

3 **A CONFIRMING RESOLUTION designating an “Economic**  
4 **Revitalization Area” under I.C. 6-1.1-12.1 for property**  
5 **commonly known as 1626 Northland Boulevard Fort Wayne,**  
6 **Indiana 46818 (Townsend Hill Holdings, LLC)**

7 **WHEREAS**, Common Council has previously designated and declared by Declaratory  
8 Resolution the following described property as an “Economic Revitalization Area” under Sections  
9 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

10 **Attached hereto as “Exhibit A” as if a part herein;** and

11 **WHEREAS**, said project will create two full-time permanent jobs with an annual payroll of  
12 \$120,000 and an average annual salary of \$60,000 and ten part-time jobs with an annual payroll  
13 of \$200,000; and

14 **WHEREAS**, the total estimated project cost is \$3,500,000; and

15 **WHEREAS**, a recommendation has been received from the Committee on Finance; and

16 **WHEREAS**, notice of the adoption and substance of said Resolution has been published  
17 in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been  
18 conducted on said Resolution.

19 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY**  
20 **OF FORT WAYNE, INDIANA:**

21 **SECTION 1.** That, the Resolution previously designating the above described property  
22 as an “Economic Revitalization Area” is confirmed in all respects.

23 **SECTION 2.** That, the hereinabove described property is hereby declared an  
24 “Economic Revitalization Area” pursuant to I.C. 6-1.1-12.1, said designation to begin on the  
25 effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise  
26 automatically extended in five year increments per I.C. 6-1.1-12.1-9.

27 **SECTION 3.** That, said designation of the hereinabove described property as an  
28 “Economic Revitalization Area” shall apply to a deduction of the assessed value of real estate  
29 improvements to be made between March 1, 2026 and December 31, 2026. Should any delays  
30 occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County  
Auditor by Community Development staff in writing.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or  
whose employment will be retained and the estimate of the annual salaries of those individuals and  
the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner’s Statement  
of Benefits are reasonable and are benefits that can be reasonably expected to result from the  
proposed described redevelopment or rehabilitation.

**SECTION 5.** The current year approximate tax rates for taxing units within the City  
would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$2.7546/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.7546/\$100 (the change would be negligible).
- (c) If the proposed development occurs, the deduction schedule listed below in Section 8 is assumed, the approximate current year tax rate for the site would be \$2.7546/\$100 (the change would be negligible).

**SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years.

**SECTION 7.** The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

**SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 9.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

**SECTION 10.** The performance report must contain the following information

- A. The cost and description of real property improvements.

- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deductions.
- F. The tax savings resulting from the real property being abated.

**SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 13.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM A LEGALITY

  
\_\_\_\_\_  
Malak Heiny, City Attorney

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for eligible real property improvements. Townsend Hill Holdings, LLC is a real estate developer who will construct a new 14,000 square foot rock climbing gym. Townsend Hill Holdings, LLC will also provide indoor rock-climbing instruction, classes and competitions.**

EFFECT OF PASSAGE: **Investment of \$3,500,000, and the creation of two full-time jobs with an annual payroll of \$120,000 and an average annual salary of \$60,000 and the creation of ten part-time jobs with an annual payroll of \$200,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, and the creation of two full-time jobs with an annual payroll of \$120,000 and an average annual salary of \$60,000 and the creation of ten part-time jobs with an annual payroll of \$200,000.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (CHAIR & CO-CHAIR): **Geoff Paddock and Nathan Hartman**

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Townsend Hill Holdings, LLC is a real estate developer who will construct a new 14,000 square foot rock climbing gym. Townsend Hill Holdings, LLC will also provide indoor rock-climbing instruction, classes and competitions.**

EFFECT OF PASSAGE: **Investment of \$3,500,000, and the creation of two full-time jobs with an annual payroll of \$120,000 and an average annual salary of \$60,000 and the creation of ten part-time jobs with an annual payroll of \$200,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, and the creation of two full-time jobs with an annual payroll of \$120,000 and an average annual salary of \$60,000 and the creation of ten part-time jobs with an annual payroll of \$200,000.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (CHAIR & CO-CHAIR): **Geoff Paddock and Nathan Hartman**

# MEMORANDUM



**TO:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** November 26, 2025  
**RE:** Request for designation by Townsend Hill Holdings, LLC as an ERA for real property improvements.

## BACKGROUND

PROJECT ADDRESS: <b>1626 Northland Boulevard</b>	PROJECT LOCATED WITHIN:	N/A
PROJECT COST: <b>\$3,500,000</b>	COUNCILMANIC DISTRICT:	<b>3</b>

COMPANY PRODUCT OR SERVICE:	<b>Townsend Hill Holdings, LLC is a real estate developer.</b>
PROJECT DESCRIPTION:	<b>Townsend Hill Holdings, LLC will construct a 14,000sqft rock climbing gym to provide indoor rock-climbing instruction, classes and competitions.</b>

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	<b>2</b>	JOBS RETAINED (FULL-TIME):	<b>0</b>
JOBS CREATED (PART-TIME):	<b>10</b>	JOBS RETAINED (PART-TIME):	<b>0</b>
TOTAL NEW PAYROLL:	<b>\$320,000</b>	TOTAL RETAINED PAYROLL:	<b>0</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$60,000</b>	AVERAGE SALARY (FULL-TIME RETAINED):	<b>0</b>

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

**Explain: The property to be designated is currently vacant and undeveloped.**

Yes  No  N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

**Explain: Property to be designated is zoned NC, Neighborhood Center. Use of this property is consistent with the land use policies of the City of Fort Wayne.**

Yes  No  N/A

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Yes  No  N/A

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes  No  N/A

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes  No  N/A

Project encourages preservation of a historically or architecturally significant structure?

Yes  No  N/A

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes  No  N/A

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes  No  N/A

ERA designation induces employment opportunities for Fort Wayne area residents?  
**Explain: Two new full-time jobs with an annual payroll of \$120,000 will be created and ten part-time jobs with an annual payroll of \$200,000 will be created.**

Yes  No  N/A

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

**POLICY**

**Per the policy of the City of Fort Wayne, the following guidelines apply to this project:**

- 1. The period of deduction for real property improvements is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Townsend Hill Holdings, LLC is eligible for a recommended ten year deduction on real property improvements. Attached is an estimated calculation of property taxes saved/paid with the deduction.

**PREVIOUSLY APPROVED PHASE-INS**

Townsend Hill Holdings, LLC has not previously applied, nor been approved, for a tax phase-in.

Signed:

  
Economic Development Specialist

**COMMUNITY DEVELOPMENT DIVISION**

**FORT WAYNE COMMUNITY DEVELOPMENT DIVISION  
TAX ABATEMENT - ESTIMATE OF SAVINGS**

\*New tax abatement percentages have been changed to reflect change in state law

Townsend Hill Holdings, LLC

**REAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$3,500,000	\$3,500,000	\$3,500,000	100%	0%	\$3,500,000	\$0	0.027546	\$0	\$96,411
2	\$3,500,000	\$3,500,000	\$3,500,000	95%	5%	\$3,325,000	\$175,000	0.027546	\$4,821	\$91,590
3	\$3,500,000	\$3,500,000	\$3,500,000	80%	20%	\$2,800,000	\$700,000	0.027546	\$19,282	\$77,129
4	\$3,500,000	\$3,500,000	\$3,500,000	65%	35%	\$2,275,000	\$1,225,000	0.027546	\$33,744	\$62,667
5	\$3,500,000	\$3,500,000	\$3,500,000	50%	50%	\$1,750,000	\$1,750,000	0.027546	\$48,206	\$48,206
6	\$3,500,000	\$3,500,000	\$3,500,000	40%	60%	\$1,400,000	\$2,100,000	0.027546	\$57,847	\$38,564
7	\$3,500,000	\$3,500,000	\$3,500,000	30%	70%	\$1,050,000	\$2,450,000	0.027546	\$67,488	\$28,923
8	\$3,500,000	\$3,500,000	\$3,500,000	20%	80%	\$700,000	\$2,800,000	0.027546	\$77,129	\$19,282
9	\$3,500,000	\$3,500,000	\$3,500,000	10%	90%	\$350,000	\$3,150,000	0.027546	\$86,770	\$9,641
10	\$3,500,000	\$3,500,000	\$3,500,000	5%	95%	\$175,000	\$3,325,000	0.027546	\$91,590	\$4,821
11	\$3,500,000	\$3,500,000	\$3,500,000	0%	100%	\$0	\$3,500,000	0.027546	\$96,411	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$477,234**  
 TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$486,876**

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered.

**Real Property Abatements**

Tax Abatement Review System

	Points Possible	Points Awarded
<b>Townsend Hill Holdings, LLC</b>		
<b>INVESTMENT (30 points possible)</b>		
<b>Total new investment in real property (new structures and/or rehabilitation)</b>		
Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	
<b>Investment per employee (both jobs created and retained)</b>		
\$35,000 or more	10	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	
<b>Estimated local income taxes generated from jobs retained</b>		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
<b>Estimated local income taxes generated from jobs created (Double points for start-up)</b>		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	6
\$3,000 to \$4,999	2	
less than \$3,000	1	
<b>ECONOMIC BASE (20 points possible)</b>		
<b>Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)</b>		
Greater than 1.0	5	
<b>Estimated Percent of Business done outside Allen County</b>		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	5
<b>JOBS (20 points possible)</b>		
<b>Total number of permanent jobs retained</b>		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
<b>Total number of permanent jobs created (Double for start-up)</b>		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	8
1 to 9	2	
<b>WAGES (20 points possible)</b>		
<b>Median salary of the jobs created and/or retained</b>		
Over \$47,999	20	20
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	
\$33,000 to 37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

**BENEFITS (10 points possible)**

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance,		
Disability Insurance,	3	

**SUSTAINABILITY**

Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	5

**Total 71**

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

\* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, then the applicant is eligible for an alternate deduction schedule.

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
<b>10 year</b>	<b>10 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
<b>7 year</b>	<b>7 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
<b>5 year</b>	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
<b>3 year</b>	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

NOV 25 2025  
021

12/2019

COMMUNITY DEVELOPMENT



**ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA**

APPLICATION IS FOR: (Check appropriate box(es))

- Real Estate Improvements
- Personal Property Improvements
- Vacant Commercial or Industrial Building

Total cost of real estate improvements: \$ 3,500,000  
 Total cost of manufacturing equipment improvements: \_\_\_\_\_  
 Total cost of research and development equipment improvements: \_\_\_\_\_  
 Total cost of logistical distribution equipment improvements: \_\_\_\_\_  
 Total cost of information technology equipment improvements: \_\_\_\_\_  
 TOTAL OF ABOVE IMPROVEMENTS: \$ 3,500,000

**GENERAL INFORMATION**

Real property taxpayer's name: Townsend Hill Holdings, LLC  
 Personal property taxpayer's name: \_\_\_\_\_  
 Telephone number: (260) 444-9702  
 Address listed on tax bill: 1232 Nuttman Ave Fort Wayne, IN 46807  
 Name of company to be designated, if applicable: Townsend Hill Holdings LLC  
 Year company was established: 2025  
 Address of property to be designated: 1626 Northland Blvd  
 Real estate property identification number: 02-07-10-251-00.001-073  
 Contact person name: Dean Hill  
 Contact person telephone number: (260) 444-9702 Contact email: deanhill1971@gmail.com  
 Contact person address: 11201 Dell Loch Way Fort Wayne, IN 46814  
 List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Dean Hill	Owner	11201 Dell Loch Way	(260) 444-9702
Benjamin Townsend	Owner	1232 Nuttman Ave	(260) 247-8418

List all persons or firms having ownership interest in the applicant business and the percentage each holds:

NAME	PERCENTAGE
Ben Townsend	39.5
Dean Hill	39.5
Scott and Catherine Hill	3%
Doug Long	3%
Amy Gustin	15%

- Yes  No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) \_\_\_\_\_
- Yes  No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- Yes  No Do you plan to request state or local assistance to finance public improvements?
- Yes  No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- Yes  No Does the company's business include a retail component? If yes, answer the following questions:  
 What percentage of floor space will be utilized for retail activities? 5%  
 What percentage of sales is made to the ultimate customer? 100%  
 What percentage of sales will be from service calls? 0%

What is the percentage of clients/customers served that are located outside of Allen County? 30%

What is the company's primary North American Industrial Classification Code (NAICs)? \_\_\_\_\_

Describe the nature of the company's business, product, and/or service: \_\_\_\_\_

Rock climbing gym with ropes, retail space, classes for kids and adults, event use.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
	N/A

List the company's three largest customers, their locations and amount of annual gross sales:

Customer Name	City/State	Annual Gross Sales

List the company's three largest material suppliers, their locations and amount of annual purchases:

Supplier Name	City/State	Annual Gross Purchases

List the company's top three competitors:

Competitor Name	City/State
YMCA	Fort Wayne, IN
Sky Zone	Fort Wayne, IN
Summit City Climbing Co.	Fort Wayne, IN

Describe the product or service to be produced or offered at the project site: Provide rock climbing  
indoors, classes, instruction, and competitions.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?  
The property to be designated is currently vacant and  
undeveloped.

**REAL PROPERTY INFORMATION**

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

Describe any structure(s) that is/are currently on the property: The property is currently vacant and undeveloped.

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Describe the improvements to be made to the property to be designated for tax phase-in purposes: A 3.5 million dollar building will be placed to house a 14,000 square foot rock climbing facility.

Projected construction start (month/year): 3/1/2026

Projected construction completion (month/year): 12/31/2026

Yes  No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes  No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

**This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.**

**ELIGIBLE VACANT BUILDING INFORMATION**

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

Yes  No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

What year was the structure built? \_\_\_\_\_

Describe any structure(s) that is/are currently on the property: \_\_\_\_\_

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Projected occupancy date (month/year): \_\_\_\_\_

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.**

**Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.**

**PUBLIC BENEFIT INFORMATION**

**EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED**

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE  
FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

[http://www.bls.gov/oes/current/oes\\_23060.htm](http://www.bls.gov/oes/current/oes_23060.htm)

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manager		1	
Rate-Setter		1	

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Rate-Setter		4	\$100,000
Front Desk		4	\$60,000
Cleaner		2	\$40,000

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- Pension Plan                     
  Major Medical Plan                     
  Disability Insurance  
 Tuition Reimbursement                     
  Life Insurance                     
  Dental Insurance

List any benefits not mentioned above: Health Insurance

When will you reach the levels of employment shown above? (month/year): 12/31/2026



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)  
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

NOV 25 2025  
CR-1

20 ___ PAY 20 ___
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b>
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

COMMUNITY DEVELOPMENT

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer Townsend Hill Holdings LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 1232 Muttman Ave Fort Wayne, IN 46807		
Name of contact person Dean Hill	Telephone number (260) 444 9702	E-mail address deanh11971@gmail.com

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body Fort Wayne Common Council	Resolution number
Location of property 1626 Northland Blvd	County Allen
DLGF taxing district number 073	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Provide rock climbing indoors, classes, instruction, and competitions, in a new 14,000 square foot facility.	Estimated start date (month, day, year) 3/1/2026
	Estimated completion date (month, day, year) 12/31/2026

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current Number 0	Salaries	Number Retained	Salaries	Number Additional 12	Salaries 320,000 /
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**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	\$ 3,500,000	
Plus estimated values of proposed project		
Less values of any property being replaced		
Net estimated values upon completion of project	\$ 3,500,000	

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
--	--

Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

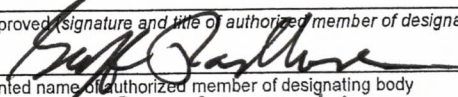
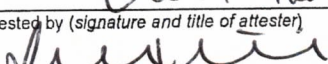
Signature of authorized representative Ben Townsend	Date signed (month, day, year) 10/27/2025
Printed name of authorized representative Ben Townsend	Title Owner

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is December 31, 2026. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ Unlimited.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) 	Telephone number <u>(260) 427-2977</u>	Date signed (month, day, year) <u>1/13/2026</u>
Printed name of authorized member of designating body <u>Geoff Paddock</u>	Name of designating body <u>City Council</u>	
Attested by (signature and title of attester)  Admin Assistant	Printed name of attester <u>Iliana Phillips</u>	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

**Sec. 17. (a)** A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

## EXHIBIT A

### Parent Parcel Real Estate Description

#### PART I.

A PART OF THE FLAT OF NORTHLAND, PHASE I, IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH RANGE 12 EAST, WASHINGTON TOWNSHIP, ALLEN COUNTY, INDIANA, AS SAME IS RECORDED IN FLAT CABINET A, PAGE 14, AS DOCUMENT NUMBER 84-02116, IN THE RECORDS OF THE ALLEN COUNTY RECORDER AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE FLAT OF NORTHLAND, ALSO BEING THE NORTHWEST CORNER OF THE FLAT OF HILLSTONE VILLAGE, SECTION IV (PLAT CABINET B, PAGE 103); THENCE NORTH 84 DEGREES 40 MINUTES 14 SECONDS WEST (ASSUMED BEARING AND BASIS FOR ALL BEARINGS THIS DESCRIPTION) ALONG THE NORTH LINE OF SAID NORTHLAND, A DISTANCE OF 818.94 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED LAM 8-0447 SET FLUSH SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 84 DEGREES 40 MINUTES 14 SECONDS WEST ALONG SAID NORTH LINE OF NORTHLAND, A DISTANCE OF 478.48 FEET TO A STEEL PIN FOUND IN PLACE MARKING THE NORTHWEST CORNER OF NORTHLAND AND BEING IN THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (LIMA ROAD); THENCE SOUTH 00 DEGREES 38 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 189.58 FEET TO A STEEL PIN MARKING A POINT OF CURVATURE OF A 312494.44 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND STATE ROAD 5 RIGHT-OF-WAY, AN ARC LENGTH OF 116.82 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED LAM 8-0447, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST AND HAVING A CHORD LENGTH OF 116.82 FEET; THENCE SOUTH 84 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF 488.02 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED LAM 8-0447 SET FLUSH THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.521 ACRES, MORE OR LESS.

#### PARCEL II.

AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL I, DATED MAY 7, 1991 AND RECORDED JUNE 8, 1991 AS DOCUMENT NUMBER 990041086 OVER AND ACROSS THE FOLLOWING:

COMMENCING AT THE NORTHEAST CORNER OF THE FLAT OF NORTHLAND, ALSO BEING THE NORTHWEST CORNER OF THE FLAT OF HILLSTONE VILLAGE, SECTION IV (PLAT CABINET B, PAGE 103); THENCE NORTH 84 DEGREES 40 MINUTES 14 SECONDS WEST (ASSUMED BEARING AND BASIS FOR ALL BEARINGS THIS DESCRIPTION) ALONG THE NORTH LINE OF SAID NORTHLAND, A DISTANCE OF 818.94 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED LAM 8-0447 SET FLUSH; THENCE SOUTH 00 DEGREES 08 MINUTES 22 SECONDS WEST, A DISTANCE OF 250.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 84 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 29.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 08 MINUTES 22 SECONDS WEST, A DISTANCE OF 547.19 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHLAND BOULEVARD; THENCE SOUTH 84 DEGREES 35 MINUTES 38 SECONDS EAST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST A DISTANCE OF 547.19 FEET TO A POINT; THENCE NORTH 84 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING.

### New Parcel Real Estate Description

THE INTENT OF THIS REAL ESTATE DESCRIPTION IS TO DESCRIBE A NEW TAX PARCEL BEING A PORTION OF THE LANDS OF YODER DEVELOPMENT, LLC AS RECORDED IN DOCUMENT NUMBER 201082909 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. THIS REAL ESTATE DESCRIPTION IS BASED UPON AN ALTA/SUBS LAXD TITLE SURVEY COMPLETED BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 238607, DATED JUNE 30TH, 2023, CERTIFIED BY TODD BAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 21800007.

A PORTION OF THE LANDS OF YODER DEVELOPMENT, LLC AS RECORDED IN DOCUMENT NUMBER 201082909 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING A PORTION OF THE FLAT OF NORTHLAND PHASE I AS RECORDED IN FLAT CABINET A, PAGE 14 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE NORTHEAST CORNER OF SAID FLAT OF NORTHLAND, ALSO BEING THE NORTHWEST CORNER OF THE FLAT OF HILLSTONE VILLAGE, SECTION III AS RECORDED IN FLAT CABINET B, PAGE 94 WITHIN THE OFFICE OF THE ALLEN COUNTY RECORDER, THENCE SOUTH 87 DEGREES 48 MINUTES 01 SECONDS WEST (INDIANA STATE PLANE COORDINATE ZONE EAST GRID BEARINGS AND BASIS OF BEARINGS TO FOLLOW) ON AND ALONG THE NORTH LINE OF SAID FLAT OF NORTHLAND AND THE SOUTH LINE OF THE FLAT OF BEVERLY HEIGHTS AS RECORDED IN FLAT BOOK II, PAGE 16 WITHIN THE OFFICE OF THE ALLEN COUNTY RECORDER, A DISTANCE OF 818.94 FEET TO A 5/8" REBAR WITH 'LAMP IDENTIFICATION CAP MARKING THE NORTHEAST CORNER OF SAID LANDS OF YODER DEVELOPMENT, LLC, BEING ONE AND THE SAME AS THE NORTHWEST CORNER OF THE LANDS OF CAMAR PROPERTIES, LLC AS RECORDED IN DOCUMENT NUMBER 202094848 WITHIN THE OFFICE OF THE ALLEN COUNTY RECORDER, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE SOUTH 02 DEGREES 24 MINUTES 27 SECONDS EAST, ON AND ALONG THE EAST LINE OF SAID LANDS OF YODER DEVELOPMENT, LLC AND THE WEST LINE OF SAID LANDS OF CAMAR PROPERTIES, LLC, A DISTANCE OF 299.80 FEET TO THE SOUTHEAST CORNER OF SAID LANDS OF YODER DEVELOPMENT, LLC BEING ONE AND THE SAME AS THE NORTHEAST CORNER OF THE LANDS OF HRES PARTS SERVICE, INC AS RECORDED IN DOCUMENT NUMBER 202023622 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, SAID CORNER BEING MARKED BY A FN. NAIL FOUND 0.1 FEET WEST; THENCE SOUTH 87 DEGREES 48 MINUTES 48 SECONDS WEST, ON AND ALONG THE SOUTH LINE OF SAID LANDS OF YODER DEVELOPMENT, LLC AND THE NORTH LINE OF SAID LANDS OF HRES PARTS SERVICE, INC, A DISTANCE OF 174.02 FEET TO A 5/8" REBAR WITH 'OPORK' IDENTIFICATION CAP FOUND; THENCE NORTH 02 DEGREES 24 MINUTES 04 SECONDS WEST, A DISTANCE OF 186.88 FEET TO A MAG NAIL WITH 'FORESIGHT CONSULTING, LLC - BOUNDARY' IDENTIFICATION HASHES; THENCE SOUTH 87 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 24.43 FEET TO A 5/8" BY 24" REBAR WITH 'FORESIGHT CONSULTING, LLC - BOUNDARY' IDENTIFICATION CAP; THENCE NORTH 02 DEGREES 11 MINUTES 54 SECONDS WEST, A DISTANCE OF 148.71 FEET TO A POINT ON THE NORTH LINE OF SAID FLAT OF NORTHLAND, THE NORTH LINE OF SAID LANDS OF YODER DEVELOPMENT, LLC, AND THE SOUTH LINE OF SAID FLAT OF BEVERLY HEIGHTS, SAID POINT BEING MARKED BY A 5/8" BY 24" REBAR WITH 'FORESIGHT CONSULTING, LLC - BOUNDARY' IDENTIFICATION CAP; THENCE NORTH 87 DEGREES 48 MINUTES 01 SECONDS EAST, ON AND ALONG THE NORTH LINE OF SAID FLAT OF NORTHLAND, THE NORTH LINE OF SAID LANDS OF YODER DEVELOPMENT, LLC, AND THE SOUTH LINE OF SAID FLAT OF BEVERLY HEIGHTS, A DISTANCE OF 174.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.274 ACRES (89,848.6 SQUARE FEET) OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

#### TOGETHER WITH:

AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL I, DATED MAY 7, 1991 AND RECORDED JUNE 8, 1991 AS DOCUMENT NUMBER 990041086 OVER AND ACROSS THE FOLLOWING:

COMMENCING AT THE NORTHEAST CORNER OF THE FLAT OF NORTHLAND, ALSO BEING THE NORTHWEST CORNER OF THE FLAT OF HILLSTONE VILLAGE, SECTION IV (PLAT CABINET B, PAGE 103); THENCE NORTH 84 DEGREES 40 MINUTES 14 SECONDS WEST (ASSUMED BEARING AND BASIS FOR ALL BEARINGS THIS DESCRIPTION) ALONG THE NORTH LINE OF SAID NORTHLAND, A DISTANCE OF 818.94 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED LAM 8-0447 SET FLUSH; THENCE SOUTH 00 DEGREES 08 MINUTES 22 SECONDS WEST, A DISTANCE OF 250.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 84 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 29.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 08 MINUTES 22 SECONDS WEST, A DISTANCE OF 547.19 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHLAND BOULEVARD; THENCE SOUTH 84 DEGREES 35 MINUTES 38 SECONDS EAST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST A DISTANCE OF 547.19 FEET TO A POINT; THENCE NORTH 84 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING.



**A CONFIRMING RESOLUTION designating an  
“Economic Revitalization Area” under I.C. 6-1.1-12.1 for  
property commonly known as 1626 Northland  
Boulevard Fort Wayne, Indiana 46818 (Townsend Hill  
Holdings, LLC)**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution the following described property as an “Economic Revitalization Area” under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

**Attached hereto as “Exhibit A” as if a part herein; and**

**WHEREAS**, said project will create two full-time permanent jobs with an annual payroll of \$120,000 and an average annual salary of \$60,000 and ten part-time jobs with an annual payroll of \$200,000; and

**WHEREAS**, the total estimated project cost is \$\$3,500,000; and

**WHEREAS**, a recommendation has been received from the Committee on Finance; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, the Resolution previously designating the above described property as an “Economic Revitalization Area” is confirmed in all respects.

**SECTION 2.** That, the hereinabove described property is hereby declared an “Economic Revitalization Area” pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**SECTION 3.** That, said designation of the hereinabove described property as an “Economic Revitalization Area” shall apply to a deduction of the assessed value of real estate improvements to be made between March 1, 2026 and December 31, 2026. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner’s Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

**SECTION 5.** The current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$2.7546/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.7546/\$100 (the change would be negligible).
- (c) If the proposed development occurs, the deduction schedule listed below in Section 8 is assumed, the approximate current year tax rate for the site would be \$2.7546/\$100 (the change would be negligible).

**SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years.

**SECTION 7.** The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

**SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 9.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

**SECTION 10.** The performance report must contain the following information

- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deductions.
- F. The tax savings resulting from the real property being abated.

**SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 13.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM A LEGALITY

\_\_\_\_\_  
Malak Heiny, City Attorney



## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Journal Gazette**.

Notice ID: EQ2ZLNMDwF8GMQ8A1Jqz | **Proof Updated: Dec. 10, 2025 at 12:18pm EST**  
Notice Name: R-25-12-03 | Publisher ID: F37606

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

**FILER**

Iliana Phillips  
iliana.phillips@cityoffortwayne.org  
(260) 427-1221

**FILING FOR**

Journal Gazette

**Columns Wide: 1**

**Ad Class: Legals**

12/12/2025: Government Notice 31.56  
Notice

Subtotal	\$31.56
Tax %	0
Processing Fee	\$0.00
<b>Total</b>	<b>\$31.56</b>

See Proof on Next Page

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
CONFIRMING RESOLUTION NO. R-25-  
12-03**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON JANUARY 13, 2026 AT 5:30 P.M. IN ROOM 035 - COUNCIL COURTROOM - GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; DESIGNATING AN ECONOMIC REVITALIZATION AREA UNDER SECTION I.C. 6-1-1-12.1 FOR A PROPERTY COMMONLY KNOWN AS:

**626 Northland Boulevard Fort Wayne,  
Indiana 46818 (Townsend Hill Holdings, LLC)**

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY JANUARY 13, 2026.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2026.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF FORT WAYNE WILL MAKE REASONABLE ACCOMMODATIONS TO PEOPLE WITH DISABILITIES. ANY PERSON WITH SPECIAL NEEDS SHOULD CONTACT THE ADA COORDINATOR, HEATHER VANWAGNER AT 260.427.1176 AT LEAST 72 HOURS BEFORE THE SCHEDULED MEETING TO DISCUSS NECESSARY SPECIAL ACCOMMODATIONS.

LANA R. KEESLING  
CITY CLERK  
12--12 hspaxlp

# The Journal Gazette

Allen County, Indiana

Account Name  
Gov: Fort Wayne City Clerk's Office  
Notice ID: EQ2ZLNMDwF8GMQ8A1Jqz

## PUBLISHER'S CLAIM

ATTACH COPY OF ADVERTISEMENT

### LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines \_\_\_\_\_

Head -- number of lines \_\_\_\_\_

Body -- number of lines \_\_\_\_\_

Tail -- number of lines \_\_\_\_\_

Total number of lines in notice 60

### COMPUTATION OF CHARGES

60 lines, 1 column(s) wide equal:  
60 equivalent lines at \$ 0.5260 cents per line \$31.56

Additional charges for notices containing rule or tabular work (50 percent of above amount) \$

Electronic processing fee \$0.00

TOTAL AMOUNT OF CLAIM \$31.56

### DATA FOR COMPUTING COST

Width of single column in picas . . . . 9.8    Size of type . . . . 7point.  
 Number of Insertions . . . . 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper.

The dates of publication being as follows:

12/12/25    \_\_\_\_\_    \_\_\_\_\_  
 \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.

Date: 12/12/25

  
 \_\_\_\_\_  
 Legal Clerk

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL**

**CONFIRMING RESOLUTION NO. R-25-  
12-03**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON JANUARY 13, 2026 AT 6:30 PM IN ROOM 035 - COUNCIL COURTROOM - GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY FORT WAYNE, INDIANA 46802; DESIGNATING AN ECONOMIC REVITALIZATION AREA UNDER SECTION I.C. 6-1-1-12.1 FOR A PROPERTY COMMONLY KNOWN AS :

**626 Northland Boulevard Fort Wayne,  
Indiana 46818 (Townsend Hill Holdings, LLC)**

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IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2026.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF FORT WAYNE WILL MAKE REASONABLE ACCOMMODATIONS TO PEOPLE WITH DISABILITIES. ANY PERSON WITH SPECIAL NEEDS SHOULD CONTACT THE ADA COORDINATOR, HEATHER VANWAGNER AT 260-427-1176 AT LEAST 72 HOURS BEFORE THE SCHEDULED MEETING TO DISCUSS NECESSARY SPECIAL ACCOMMODATIONS.

LANA R. KEESLING  
CITY CLERK  
12--12 hspaxlp

**BILL NO. R-25-12-03**

**REPORT OF COMMITTEE ON FINANCE**

**January 13, 2026**

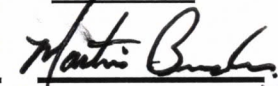
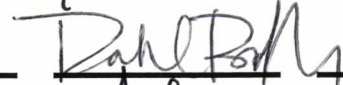





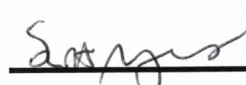
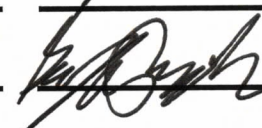
**Geoff Paddock Chair**

**Nathan Hartman Co-Chair**

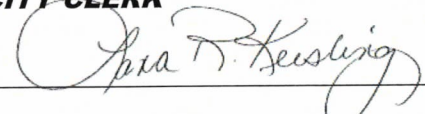
**All Council Members**

A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6- 1.1-12.1 for property commonly known as 1626 Northland Boulevard Fort Wayne, Indiana 46825 (Townsend Hill Holdings, LLC)

**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: 1-13-2026

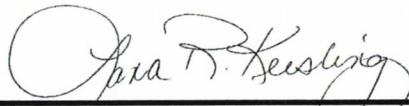
Read the first time in full and on motion by Councilperson Paddock.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilperson Paddock, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: January 13, 2026



LANA R. KEESLING, CITY CLERK

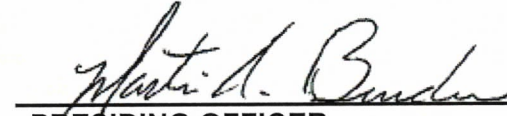
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-25-12-03 on the 13th day of January, 2026

ATTEST:

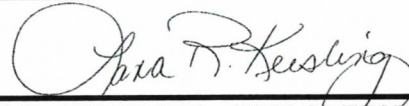


LANA R. KEESLING  
CITY CLERK



PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of January 2026, at the hour of 9:55 o'clock A.M. E.S.T.



LANA R. KEESLING, CITY CLERK

Approved and signed by me this 15<sup>th</sup> day of January 2026, at the hour of 8:09 o'clock A.M. E. S.T.

SHARON TUCKER, MAYOR

