BILL NO. R-26-08-08

DECLARATORY RESOLUTION NO. R-45-26

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1902 McKinnie Avenue, Fort Wayne, Indiana 46806 (Village Premier, LP/House Investments)

WHEREAS, Petitioner has duly filed its petition dated June 22, 2026 to have the following described property designated and declared 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, the project will result in two full-time permanent jobs with $80,000 in total annual salaries with an average annual salary of $40,000; and

WHEREAS, the total estimated project cost is $10,500,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

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

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 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 2. That, upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

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 August 1, 2024 and December 31, 2028. Should there be any project delays an updated timeline will be provided to the Allen County Auditor's Office in writing by Community Development Staff.

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. That, 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 $2.8327 /$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $2.8327/$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $2.8327/$100 (the change would be negligible).

SECTION 6. That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, 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 8. 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	100%
3	100%
4	100%
5	100%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

SECTION 9. That, 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 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 11. 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 12. 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 AND LEGALITY

Malak Heiny, City Attorney

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Designation of an Economic Revitalization Area for eligible real property improvements. Village Premier II, LP/House Investments is a real estate developer. Village Premier, II/House Investments will develop and manage a four story 50 unit affordable housing apartment building for those 55 years of age or older with 2,860sqft of commercial space.**

EFFECT OF PASSAGE: **Investment of $10,500,000 and a four story 50 unit affordable housing apartment building for those 55 years of age or older with 2,860sqft of commercial space.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and lack of development of a four story 50 unit apartment building for those 55 years of age or older with 2,860sqft of commercial space.**

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

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

MEMORANDUM

TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: July 30, 2026

RE: Request for designation by Village Premier II, LP/House Investments as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	**1902 McKinnie Avenue**	PROJECT LOCATED WITHIN:	**EDTA**
PROJECT COST:	**$10,500,000**	COUNCILMANIC DISTRICT:	**6**

COMPANY PRODUCT OR SERVICE:	**Village Premier II, LP/House Investments develops and provides multi-family affordable housing.**
PROJECT DESCRIPTION:	**Village Premier II, LP/House Investments will develop and manage a four story 50 unit affordable housing apartment building for those 55 years of age and older with 2,860sqft of commercial space.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**2**	JOBS RETAINED (FULL-TIME):	**0**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$80,000**	TOTAL RETAINED PAYROLL:	**$0**
AVERAGE SALARY (FULL-TIME NEW):	**$40,000**	AVERAGE SALARY (FULL-TIME RETAINED):	**$0**

COMMUNITY BENEFIT REVIEW

Yes ☒ **No** ☐ **N/A** ☐

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

Explain: The project will develop a currently vacant parcel. Village Premier II, LP/House Investments will develop and manage a four story 50 unit affordable housing building with 2,860sqft of commercial space.

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 C2, Limited Commercial. 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 ☒	ERA designation induces employment opportunities for Fort Wayne area residents?
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 phase-in/abatement policies and procedures, Village Premier II, LP/House Investments is eligible for a recommended ten year Multi-Family Affordable Housing Tax Phase-In on real property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

Previously Approved Phase-Ins

Village Premier II, LP has not previously applied for or been approved for a tax phase-in however, their parent company House Investments was previously approved as HI Clinic VP, LLC under R-18-24 for real property improvements for the construction of a building now used as a medical clinic.

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

Village Premier II, LP/House Investments

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	$10,500,000	$10,500,000	$10,500,000	100%	0%	$10,500,000	$0	0.028327	$0	$297,437
2	$10,500,000	$10,500,000	$10,500,000	100%	0%	$10,500,000	$0	0.028327	$0	$297,437
3	$10,500,000	$10,500,000	$10,500,000	100%	0%	$10,500,000	$0	0.028327	$0	$297,437
4	$10,500,000	$10,500,000	$10,500,000	100%	0%	$10,500,000	$0	0.028327	$0	$297,437
5	$10,500,000	$10,500,000	$10,500,000	100%	0%	$10,500,000	$0	0.028327	$0	$297,437
6	$10,500,000	$10,500,000	$10,500,000	50%	50%	$5,250,000	$5,250,000	0.028327	$148,718	$148,718
7	$10,500,000	$10,500,000	$10,500,000	40%	60%	$4,200,000	$6,300,000	0.028327	$178,462	$118,975
8	$10,500,000	$10,500,000	$10,500,000	30%	70%	$3,150,000	$7,350,000	0.028327	$208,206	$89,231
9	$10,500,000	$10,500,000	$10,500,000	20%	80%	$2,100,000	$8,400,000	0.028327	$237,949	$59,487
10	$10,500,000	$10,500,000	$10,500,000	10%	90%	$1,050,000	$9,450,000	0.028327	$267,693	$29,744
11	$10,500,000	$10,500,000	$10,500,000	0%	100%	$0	$10,500,000	0.028327	$297,437	$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction **$1,933,338**

TOTAL TAX PAID REAL PROPERTY (10yrs on 10 yr deduction) **$1,338,465**

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

CITY OF FT. WAYNE

JUN 22 2026 CR

COMMUNITY DEVELOPMENT

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

- [x] **Real Estate Improvements**
- [ ] **Personal Property Improvements**
- [ ] **Vacant Commercial or Industrial Building**

Total cost of real estate improvements:	$10,500,000
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:	$10,500,000

GENERAL INFORMATION

Real property taxpayer's name: Village Premier II, LP

Personal property taxpayer's name: ________

Telephone number: 317-580-2535

Address listed on tax bill: 550 Congressional Blvd, Suite 310, Carmel, IN 46032

Name of company to be designated, if applicable: Village Premier II, LP

Year company was established: 2025

Address of property to be designated: 1902 McKinnie Avenue

Real estate property identification number: 02-13-19-126-001.000-070

Contact person name: Matthew S. Gadus

Contact person telephone number: 317-580-2535 Contact email: mgadus@houseinvestments.com

Contact person address: 550 Congressional Blvd, Suite 310, Carmel, IN 46032

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Matthew S. Gadus	Member	550 Congressional Blvd, Suite 310, Carmel, IN 46032	317-580-2535
Michael D. Emkes	Member	550 Congressional Blvd, Suite 310, Carmel, IN 46032	317-580-2535

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

NAME	PERCENTAGE
Village Premier II, LLC	.01%
CREA Village Premier II, LLC	99.989%
CREA SLP, LLC	.001%

☐ 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? ____________________
What percentage of sales is made to the ultimate customer? ____________________
What percentage of sales will be from service calls? ____________________

What is the percentage of clients/customers served that are located outside of Allen County? 0

What is the company's primary North American Industrial Classification Code (NAICs)? 531120

Describe the nature of the company's business, product, and/or service:
Village Premier II is a Real estate development company developing and managing
(50) Affordable apartment units for residents age 55 and older

Indiana Code allows for a property owner to voluntarily contribute a portion of the realized annual tax savings from the approved tax phase-in to a designated fund for the purpose of promoting economic development in the City of Fort Wayne. Is the property owner willing to contribute a portion of its annual tax savings to this fund?

Yes ☐ 10% ☐ 5% No ☒

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
N/A		

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

Supplier Name	City/State	Annual Gross Purchases
N/A		

List the company's top three competitors:

Competitor Name	City/State
N/A	

Describe the product or service to be produced or offered at the project site:
Village Premier II will develop and manage a 4 story, 50 unit affordable apartment unit property for residents aged 55 and older. This includes building a new structure and the coinciding site work.

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 southeast quadrant has been the most under invested quadrant in Fort Wayne with only 12% of homes in the quadrant being built since 1990.
The median age of housing units in this quadrant is 70 years which is 13 years older than the city average
The site was previously vacant, blighted buildings that were purchased and demolished by the City of Fort Wayne for the purpose of redevelopment.

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: N/A

Describe the condition of the structure(s) listed above: N/A

Describe the improvements to be made to the property to be designated for tax phase-in purposes:
Village Premier II will develop and manage a 4 story, 56,155sf, 50 unit affordable apartment unit property with 2,860sf of commercial space incorporated.

Projected construction start (month/year): 08/2026

Projected construction completion (month/year): 12/31/2028

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.

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

N/A

☐ Yes ■ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? ☐ Yes ■ No

☐ Yes ■ No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): N/A

Date last piece of equipment will be installed (month/year): N/A

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:
N/A

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.

____

____

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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

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
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Property, Real Estate and Community Manager	11-9141	1	[redacted]
Maintenance and Repair Workers, General	49-9071	1	[redacted]

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

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

- [ ] Pension Plan
- [x] Major Medical Plan
- [ ] Disability Insurance
- [ ] Tuition Reimbursement
- [ ] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above: ______________________________

____

Estimated current number of City of Fort Wayne resident employees 2

When will you reach the levels of employment shown above? (month/year): April 2028

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. **Statement of Benefits Form(s) (first page/front side completed and signed)**

2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**

3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed $2,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed $3,000
ERA filing fee (vacant commercial or industrial building)	$1000
ERA filing fee in an EDTA	$400
Waiver of non-compliance with ERA filing	$2,000 + ERA filing fee

4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.**

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit have been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased, installed and placed in service as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property and CF-1/VBD must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.

MAtthew S. Gadus

Signature of Taxpayer/Owner

Matthew S. Gadus

Printed Name and Title of Applicant

06/15/2026

Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802
Please do not staple forms together.

Commitment No. NCS-1307030-INDY

EXHIBIT A

The Land referred to herein below is situated in the County of **Allen**, State of **Indiana**, and is described as follows:

Part of Block 4 and Block 18 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar found marking the northeasterly corner of Lot 24 in said Anthony Wayne Village Subdivision; thence South 48 degrees 02 minutes 59 seconds West, on the northwesterly line of said Lot 24, a distance of 135.00 feet to a 5/8 inch rebar capped "OPOKU" marking the northwesterly corner of said Lot 24, said point being on the Easterly right of way line of Plaza Drive (formerly Allerton Boulevard); thence on said Easterly right of way by the following 4 courses: North 39 degrees 38 minutes 57 seconds West (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone), 67.00 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT #0094"; thence North 37 degrees 38 minutes 57 seconds West 90.00 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT #0094"; thence North 35 degrees 38 minutes 57 seconds West, 66.50 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT #0094"; thence on a curve to the right, having a radius of 100.00 feet, a length of 209.80 feet and a chord of 173.38 feet bearing North 29 degrees 53 minutes 53 seconds East to the south right of way line of McKinnie Avenue; thence North 87 degrees 21 minutes 03 seconds East, on said south right of way line, a distance of 146.63 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT #0094" marking the northwest corner of a 2.013 acre parcel of land described in Document 2017043544 in said Recorder's Office; thence South 02 degrees 33 minutes 10 seconds East on the west line of said parcel of land, a distance of 247.80 feet to the point of beginning, containing 1.410 acres, more or less.

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R8 / 5-25)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
CR-1
JUN 22 2026
COMMUNITY DEVELOPMENT

20____ PAY 20_____

FORM SB-1 / Real Property

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-1.1.

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)
- ☐ New agricultural improvement (IC 6-1.1-12.1-4)

INSTRUCTIONS:
1. *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 initiation of the redevelopment or rehabilitation of real property or a new agricultural improvement for which the person wishes to claim a deduction.*
2. *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.*
3. *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)*
4. *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.*

SECTION 1 — TAXPAYER INFORMATION

Name of Taxpayer: Village Premier II, LP

Address of Taxpayer (*number and street, city, state, and ZIP code*): 550 Congressional Blvd, Suite 310, Carmel, IN 46032

Name of Contact Person	Telephone Number	Email Address
Matthew Gadus	(317) 580-2535	mgadus@houseinvestments.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of Designating Body	Resolution Number
Village Premier II, LP	

Location of Property	County	DLGF Taxing District Number
1902 McKinnie Ave	Allan	070

Description of Real Property Improvements, Redevelopment, or Rehabilitation (*use additional sheets, if necessary*):
Village Premier II will develop a 4 story, 50 unit affordable apartment unit property for residents aged 55 and older. This includes structure and the coinciding site work

Estimated Start Date (*month, day, year*): 08/01/2026
Estimated Completion Date (*month, day, year*): 04/30/2028

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES FROM PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
				2.00	80,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current Values		25000
(+) Plus Estimated Values of Proposed Project	10,500,000	1,340,000
(–) Less Values of Any Property Being Replaced		
Net Estimated Values Upon Completion of Project	10,500,000	1,365,000

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 schedule are true.

Signature of Authorized Representative	Date Signed (*month, day, year*)
MAtthew S. Gadus	06/15/2026

Printed Name of Authorized Representative	Title
Matthew S. Gadus	Member

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
3. New agricultural improvement ☐ Yes ☒ No

C. The amount of the deduction 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	Date Signed *(month, day, year)*
[signature]	(260) 427-2977	08/11/2026
Printed Name of Authorized Member of Designating Body	**Name of Designating Body**	
Nathan Hartman	City Council	
Attested by *(signature and title of attester)*	**Printed Name of Attester**	
[signature] — Administrative Assistant	Anne Barton	

* 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.

In accordance with IC 6-1.1-12.1-17, where the Form SB-1/Real Property was approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period should be as follows:

A. For residentially distressed areas, the deduction period may not exceed ten (10) years.
B. For the redevelopment or rehabilitation of real property, the deduction period may not exceed ten (10) years.
C. For a new agricultural improvement, the deduction period may not exceed five (5) years.

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.
- **(5)** In the case of a deduction for new farm equipment or new agricultural improvement, an agreement by the deduction applicant to predominately use the area for agricultural purposes for a period specified by the designating body.

(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 subsection (d) and section 18 of this chapter, 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.

(d) An abatement schedule for new farm equipment or new agricultural improvement may not exceed five (5) years.

BILL NO. R-26-   -

CONFIRMING RESOLUTION NO. R-________

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1902 McKinnie Avenue Fort Wayne, Indiana 46806 (Village Premier, LP/House Investments)

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, the project will result in two full-time permanent jobs with $80,000 in total annual salaries with an average annual salary of $40,000; and

WHEREAS, the total estimated project cost is $10,500,000; 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 August 1, 2026 and December 31, 2028. Should there be any project delays an updated timeline will be provided to the Allen County Auditor's Office in writing by Community Development Staff.

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 $2.8327/$100.

(b) If the proposed development occurs and no deduction is granted, the approximate current year tax rate for the site would be $2.8327/$100 (the change would be negligible).

(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $2.8327/$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	100%
3	100%
4	100%
5	100%
6	50%
7	40%
8	30%
9	20%
10	10%
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

BILL NO. R-26-08-08

REPORT OF COMMITTEE ON FINANCE

August 11, 2026

Nathan Hartman Chair

Geoff Paddock Co-Chair

All Council Members

A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1902 McKinnie Avenue, Fort Wayne, Indiana 46806 (Village Premier, LP/House Investments)

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

COUNCIL MEMBER	DO PASS	DO NOT PASS	ABSTAIN
BENDER	Martin Bender		
BOOKER	[signature]		
CHAMBERS	[signature]		
ENSLEY		[signature]	
FREISTROFFER	Tom Freistroffer		
HARTMAN	Nathan Hartman		
JEHL	[signature]		
MYERS			
PADDOCK	Geoff Paddock		

JOHN D. MCGAULEY
CITY CLERK

John McGauley

Public Hearing Date: N/A
Read the first time in full and on motion by Councilperson Hartman.
Read the second time by title and referred to the Finance Committee.
Read the third time in full and on motion by Councilperson Hartman, placed on passage by the following vote:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT
BENDER	☒	☐	☐	☐
BOOKER	☒	☐	☐	☐
CHAMBERS	☒	☐	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☒	☐	☐	☐
HARTMAN	☒	☐	☐	☐
JEHL	☒	☐	☐	☐
MYERS	☐	☐	☐	☒
PADDOCK	☒	☐	☐	☐

DATED: August 11, 2026

John McGauley
JOHN D. MCGAULEY, CITY CLERK

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

Resolution No. R-26-08-08 on the 11th day of August , 2026

ATTEST:

John McGauley
JOHN D. MCGAULEY
CITY CLERK

Martin A. Bender
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of August 2026, at the hour of 9:15 **o'clock A.M. E.S.T.**

John McGauley
JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 12th **day of** August **2026, at the hour of** 12:12 **o'clock** p.m. **. E.S.T.**

SHARON TUCKER, MAYOR

Fort Wayne Indiana
Office of the City Clerk
AUG 1 2 2026
RECEIVED