

A RESOLUTION Considering a Waiver of Non-Compliance for Late-Filed Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) and Late Filed Compliance with Statement of Benefits (Form CF-1/Real Property), Late-Filed Compliance with Statement of Benefits (Form CF-1/Personal Property) and Determination of Substantial Compliance or Non-Compliance with Statement of Benefits Approved under R-9-24 for 2605 Innovation Court, Fort Wayne, Indiana 46818 (TJW Industrial, Inc./Three J Properties, LLC)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution and Confirming Resolution property at 2605 Innovation Court for TJW Industrial, Inc./Three J Properties, LLC (Confirming Resolution R-9-24) 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; and

WHEREAS, The original Statement of Benefits and economic revitalization area designation application submitted by TJW Industrial, Inc./Three J Properties, LLC and approved under Confirming Resolution R-9-24 was for \$6,763,643 in real property improvements and \$2,832,544 in personal property improvements; and

WHEREAS, TJW Industrial, Inc./Three J Properties, LLC's 2026 Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) was not filed in a timely manner on, or prior to, May 10, 2026 with the Allen County Auditor's Office; and

WHEREAS, TJW Industrial, Inc./Three J Properties, LLC's 2026 Compliance with Statement of Benefits (Form CF-1/Real Property) was filed in a timely manner on, or prior to, May 15, 2026 with the City of Fort Wayne or the Allen County Auditor's Office; and

WHEREAS, TJW Industrial, Inc./Three J Properties, LLC's 2026 Compliance with Statement of Benefits (Form CF-1/Personal) was filed in a timely manner on, or prior to, May 15, 2026 with the City of Fort Wayne or the Allen County Assessor's Office; and

WHEREAS, the City has given TJW Industrial, Inc./Three J Properties, LLC notice to file their Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) with the Allen County Auditor's Office; and

WHEREAS, the City has given TJW Industrial, Inc./Three J Properties, LLC notice to submit an application for a waiver of non-compliance for a late filed Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) to the Allen County Auditor's Office; and

WHEREAS, TJW Industrial, Inc./Three J Properties, LLC has filed their Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) with the Allen County Auditor's Office; and

WHEREAS, the Common Council acknowledges that TJW Industrial, Inc./Three J Properties, LLC has requested a waiver of non-compliance which the Common Council has the power and authority to approve, under I.C. 6-1.1-12.1-9.5); and

WHEREAS, TJW Industrial, Inc./Three J Properties, LLC has fulfilled its pledge

1 to complete the project to construct a new 34,000 square foot facility and purchase and
2 install new personal property; and

3 **WHEREAS**, Based on the CF-1 statement of benefits submitted, TJW Industrial,
4 Inc./Three J Properties, LLC has established that they have substantially complied with
5 its approved statement of benefits; and

6 **WHEREAS**, I.C. 6-1.1-12.1-9.5 permits tax abatement non-compliance events
7 such as the untimely filed Application for Deduction from Assessed Valuation of
8 Structures in Economic Revitalization Areas (ERA) (Form 322/RE) paperwork to be
9 waived; and

10 **WHEREAS**, if Common Council approves the waiver of non-compliance for the
11 late filed Application for Deduction from Assessed Valuation of Structures in Economic
12 Revitalization Areas (ERA) (Form 322/RE) Common Council will also determine
13 substantial compliance or non-compliance with statement of benefits.

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

16 **[OPTION 1]**

17 ~~**SECTION 1.** That, TJW Industrial, Inc./Three J Properties, LLC's request for a waiver of
18 clerical and technical errors and nonconformities with its Application for Deduction from
19 Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form
20 322/RE) requirements is hereby denied and as such the tax phase-in granted under
21 Confirming Resolution R-9-24 for real property is terminated.~~

22 ~~**SECTION 2.** That this Resolution shall be in full force and effect from and after its
23 passage and any and all necessary approved by the Mayor.~~

24 **[OPTION 2]**

25 **SECTION 1.** That all clerical and technical errors and nonconformities of TJW Industrial,
26 Inc./Three J Properties, LLC's Application for Deduction from Assessed Valuation of
27 Structures in Economic Revitalization Areas (ERA) (Form 322/RE) requirements that are
28 waivable under State and local law, including without limitation those errors and
29 nonconformities described in I.C. 6-1.1-12.1-9.5 are hereby waived.

30 **SECTION 2. [OPTION A]** That Common Council finds that the CF-1 forms filed by
TJW Industrial, Inc./Three J Properties, LLC with an approved Economic Revitalization
Area for 2026 are in substantial compliance pursuant to I.C. 6-1.1-12.1 and Section
153.21 of the Municipal Code of the City of Fort Wayne. Therefore, the continuation of
TJW Industrial, Inc./Three J Properties, LLC's tax phase-in is hereby approved. The
Allen County Auditor and Allen County Assessor shall be supplied with a copy of this
Resolution, upon passage, and are instructed to apply the tax phase-in.

~~**SECTION 2. [OPTION B]** That Common Council finds that the CF-1 forms filed by
TJW Industrial, Inc./Three J Properties, LLC with an approved Economic Revitalization
Area with an approved Economic Revitalization Area for 2026 are not in substantial
compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the
City of Fort Wayne. Therefore, TJW Industrial, Inc./Three J Properties, LLC's tax phase-
in is hereby terminated. The Allen County Auditor and Allen County Assessor shall be
supplied with a copy of this Resolution, upon passage, and are instructed to terminate
the tax phase-in for real and personal property.~~

SECTION 3. 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



INTERIM AD DRAFT

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

Notice ID: A83tfdw7NwvTa1u9Ghmb | **Proof Updated: Aug. 12, 2026 at 08:52am EDT**
Notice Name: R-26-08-30

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

08/14/2026: Government Notice 28.08

Subtotal	\$28.08
Tax %	0
Processing Fee	\$0.00
Total	\$28.08

See Proof on Next Page

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
RESOLUTION NO. R-26-08-30**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON AUGUST 25, 2026, AT 5:30 P.M. IN ROOM 035 - COUNCIL COURT ROOM - GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802, CONSIDERING A WAIVER OF NON-COMPLIANCE FOR LATE-FILED COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1/REAL PROPERTY) AND DETERMINATION OF SUBSTANTIAL COMPLIANCE OR NON-COMPLIANCE WITH STATEMENT OF BENEFITS APPROVED UNDER R-9-24 FOR A PROPERTY COMMONLY KNOWN AS:

2605 Innovation Court, Fort Wayne,
Indiana 46818 (TJW Industrial, Inc./
Three J Properties, LLC)

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.

JOHN D. MCGAULEY
CITY CLERK
8--14 hspaxlp

The Journal Gazette

Allen County, Indiana

Account Name

Gov: Fort Wayne City Clerk's Office

Notice ID: A83tfdw7NwvTa1u9Ghmb

PUBLISHER'S CLAIM**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

52

COMPUTATION OF CHARGES52 lines, 1 column(s) wide equal:52 equivalent lines at \$ 0.5400 cents per line

\$28.08

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

\$

Electronic processing fee

\$0.00

TOTAL AMOUNT OF CLAIM

\$28.08

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:

8/14/26

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:

8/14/26



Legal Clerk

ATTACH COPY OF ADVERTISEMENT

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JOHN D. MCGAULEY
CITY CLERK
8--14 hspaxlp

BILL NO. R-26-08-30

REPORT OF COMMITTEE ON FINANCE

August 25, 2026

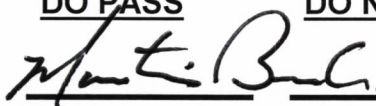
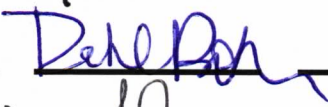
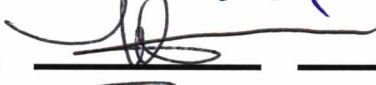
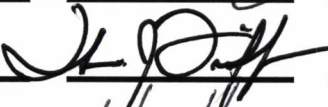
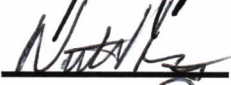
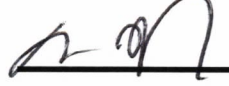
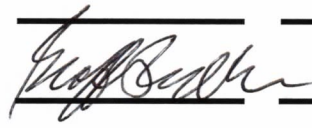
Nathan Hartman Chair

Geoff Paddock Co-Chair

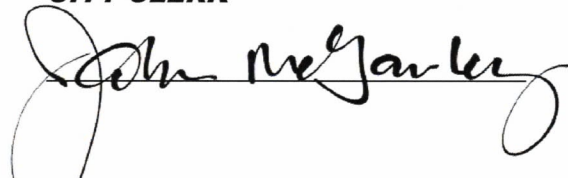
All Council Members

A Resolution considering a Waiver of Non-Compliance for Late-Filed Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) and Late Filed Compliance with Statement of Benefits (Form CF-1/Real Property), Late-Filed Compliance with Statement of Benefits (Form CF-1/Personal Property) and Determination of Substantial Compliance or Non-Compliance with Statement of Benefits Approved under R-9-24 for 2605 Innovation Court, Fort Wayne, Indiana 46818 (TJW Industrial, Inc./Three J Properties, 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>
<u>BENDER</u>			
<u>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**JOHN D. MCGAULEY
CITY CLERK**



Public Hearing Date: 08/25/2026

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:

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

DATED: August 25, 2026

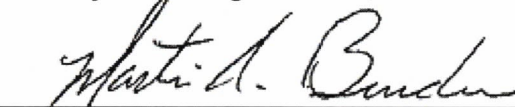

JOHN D. MCGAULEY, CITY CLERK

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

Resolution No. R-26-08-30 on the 25th day of August, 2026

ATTEST:


JOHN D. MCGAULEY
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th
of August 2026, at the hour of 11:35 o'clock A.M. E.S.T.


JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 26th day of August 2026, at the
hour of 3:35 o'clock P.M. E.S.T.


SHARON TUCKER, MAYOR

Fort Wayne Indiana
Office of the City Clerk

AUG 26 2026

RECEIVED