BILL NO. R-11-10-03

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 3322 Cavalier Drive, Fort Wayne, Indiana 46808 (Hospital Laundry Service, Inc.)

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 retain 62 full-time, permanent jobs for a current annual payroll of $1,840,222, with the average current annual job salary being $29,681; and

WHEREAS, the total estimated project cost is $5,345,000; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning said Resolution; 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. 5-3-1and 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, 2011, 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 and personal property for new manufacturing equipment.

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 redevelopment or rehabilitation and estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new manufacturing equipment.

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 $3.0384/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.0384/$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 $3.0384/$100 (the change would be negligible).

(d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be $3.0384/$100.

(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.0384/$100 (the change would be negligible).

(f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.0384/$100 (the change would be negligible).

SECTION 6. 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, and that the deduction from the assessed value of the new manufacturing equipment shall be for a period of ten years.

SECTION 7. 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 8. For new manufacturing equipment, 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 and submitted along with the deduction application at the time of filing.

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 in 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 and/or new manufacturing equipment acquired.

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 and/or personal property deductions.

F. The tax savings resulting from the real and/or personal 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

Carol Helton, City Attorney

EXHIBIT A

007302

Mail Tax Bills To:
Lutheran Hospital of Indiana, Inc.
7950 West Jefferson Blvd.
Fort Wayne, IN 46804
Attn: Marvin Kurtz

Tax Key No. ______

CORPORATE DEED

THIS INDENTURE WITNESSETH, That CENTENNIAL DEVELOPMENT CORPORATION ("Grantor"), a not-for-profit corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS — ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ to CONSOLIDATED HOSPITAL LAUNDRY SERVICE, INC., an Indiana corporation having its principal offices xxx located in Allen County, in the State of Indiana, in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Allen County, in the State of Indiana, to-wit:

Lots Numbered 34 and 35 in Centennial Industrial Park, Section VI, an Addition to the City of Fort Wayne, according to the plat thereof, recorded in Cabinet A, page 7, in the Office of the Recorder of Allen County, Indiana.

SUBJECT TO the first installment of 1992 real estate taxes, due and payable in May of 1993, and all subsequent real estate taxes, all zoning laws and ordinances, building, use and occupancy restrictions, building lines, easements and rights-of-way of record.

GRANTOR hereby certifies under oath that no Indiana gross income tax is due or payable in respect to the transfer made by this Deed.

93 FEB 11 AM 11:54

DULY ENTERED FOR TAXATION
FEB 11 1993
[signature]
AUDITOR OF ALLEN COUNTY

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 10th day of ~~November~~ February, 19 ~~92~~ 93

CENTENNIAL DEVELOPMENT CORPORATION
(NAME OF CORPORATION)

By ______ By [signature]

______ (PRINTED NAME AND OFFICE) Gerald G. Dehner, Vice-President (PRINTED NAME AND OFFICE)

INSTRUMENT 92-13300

STATE OF INDIANA
COUNTY OF ALLEN SS:

Before me, a Notary Public in and for said County and State, personally appeared GERALD G. DEHNER, xxxx the Vice-President xxxx xxxxxxxxxx of CENTENNIAL DEVELOPMENT CORPORATION, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 10th day of ~~November~~ February, 19 ~~92~~ 93

My Commission Expires: 2/14/97 Signature [signature]

Resident of ALLEN County Printed KAREN S. GEBHART, Notary Public

This instrument prepared by Lawrence E. Shine, Baker & Daniels, Attorney at Law.
Mail to: 2400 Fort Wayne National Bank Bldg., Fort Wayne, Indiana 46802-2387.

ROTHBERG BOX

Admn. Appr.______________

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 Hospital Laundry Service, Inc. for both real and personal property improvements in the amount of $5,345,000. Hospital Laundry Service, Inc. will construct a 10,000 square foot addition to their existing facility and purchase and install new equipment for their operation.**

EFFECT OF PASSAGE: **In order to accommodate for anticipated growth for its services, Hospital Laundry Service, Inc. will expand its facility. New equipment that is more energy efficient and environmentally friendly will be purchased and installed. 62 full-time jobs will be retained as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 62 full-time jobs**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Thomas E. Smith and Elizabeth M. Brown**