

3 A CONFIRMING RESOLUTION designating an "Economic
4 Revitalization Area" under I.C. 6-1.1-12.1 for property
5 commonly known as 7614 and 7720 Opportunity Drive, Fort
6 Wayne, Indiana 46825 (Shambaugh & Son, LP)

7 WHEREAS, Common Council has previously designated and declared by Declaratory Resolution
8 the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of
9 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 25 full-time, permanent jobs for a total additional annual
12 payroll of \$1,500,000, with the average new annual job salary being \$60,000 and retain 297 full-time,
13 permanent jobs for a current annual payroll of \$19,899,000, with the average current annual job salary
14 being \$67,000; and

15 WHEREAS, the total estimated project cost is \$2,120,050; and

16 WHEREAS, a recommendation has been received from the Committee on Finance concerning
17 said Resolution; and

18 WHEREAS, notice of the adoption and substance of said Resolution has been published in
19 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
20 Resolution.

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

23 SECTION 1. That, the Resolution previously designating the above described property as an
24 "Economic Revitalization Area" is confirmed in all respects.

25 SECTION 2. That, the hereinabove described property is hereby declared an "Economic
26 Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this
27 Resolution and shall terminate on December 31, 2011, unless otherwise automatically extended in five
28 year increments per I.C. 6-1.1-12.1-9.

29 SECTION 3. That, said designation of the hereinabove described property as an "Economic
30 Revitalization Area" shall apply to a deduction of the assessed value of real estate and personal property
for new manufacturing, logistical distribution and information technology 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, logistical
distribution and information technology 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, logistical distribution and information technology equipment.

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

- ... If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.0384/\$100.
- ... 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).
- ... 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).
- ... If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.0384/\$100.
- ... 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).
- ... 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).
- ... If the proposed new logistical distribution equipment is not installed, the approximate current year tax rates for this site would be \$3.0384/\$100.
- ... If the proposed new logistical distribution 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).
- ... If the proposed new logistical distribution 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).
- ... If the proposed new information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.0384/\$100.
- ... If the proposed new information technology 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).
- ... If the proposed new information technology 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, logistical distribution and information technology equipment shall be for a period of ten years.

1 **SECTION 7.** That, the benefits described in the Petitioner's Statement of Benefits can be
2 reasonably expected to result from the project and are sufficient to justify the applicable deductions.

3 **SECTION 8.** For new manufacturing, logistical distribution and information technology
4 equipment, a deduction application must contain a performance report showing the extent to which there
5 has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council
6 at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort
7 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.

8 **SECTION 9.** For real property, a deduction application must contain a performance report
9 showing the extent to which there has been compliance with the Statement of Benefits form approved by
10 the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County
11 Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in
12 the deduction application. For subsequent years, the performance report must be updated each year in
13 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.

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

- 15 . The cost and description of real property improvements and/or new manufacturing, logistical
16 distribution and information technology equipment acquired.
- 17 . The number of employees hired through the end of the preceding calendar year as a result of
the deduction.
- 18 . The total salaries of the employees hired through the end of the preceding calendar year as a
19 result of the deduction.
- 20 . The total number of employees employed at the facility receiving the deduction.
- 21 . The total assessed value of the real and/or personal property deductions.
- 22 . The tax savings resulting from the real and/or personal property being abated.

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

25 **SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a
26 deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as
27 determined by the county auditor in accordance with section 12 of said chapter if the property owner
28 ceases operations at the facility for which the deduction was granted and if the Common Council finds that
29 the property owner obtained the deduction by intentionally providing false information concerning the
30 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

Legal Description

7614 Opportunity Drive – COOK ROAD OFFICE & INDUSTRIAL PARK SEC I
LOT 3 & LOT 2

7720 Opportunity Drive – COOK ROAD OFFICE & INDUSTRIAL PARK SEC I
LOT 4

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 Shambaugh & Son, LP for both real and personal property improvements in the amount of \$2,120,050. Shambaugh & Son, LP will construct additional facility space for its operations and purchase and install new manufacturing, logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **The expansion of its facilities will allow Shambaugh & Son, LP to bring more engineering, CAD design, and fabrication in house versus subcontracting these services to non-local firms. 25 full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 25 full-time jobs**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Mitch Harper and John Shoaff**