

1 BILL NO. R-13-01-06

2 CONFIRMING RESOLUTION NO. R-_____

3
4 **A CONFIRMING RESOLUTION designating an**
5 **"Economic Revitalization Area" under I.C. 6-1.1-12.1 for**
6 **property commonly known as 530 Home Avenue, Fort**
7 **Wayne, Indiana 46807 (Fairfield Community Home, LP)**

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

12 **Attached hereto as "Exhibit A" as if a part herein; and**

13 **WHEREAS,** said project will create three full-time and two part-time, permanent jobs
14 for a total new, annual payroll of \$141,000, with the average new annual job salary being
15 \$28,200; and

16 **WHEREAS,** the total estimated project cost is \$5,170,282; and

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

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

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

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

26 **SECTION 2.** That, the hereinabove described property is hereby declared an
27 "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the
28 effective date of this Resolution and shall terminate on December 31, 2016, unless otherwise
29 automatically extended in five year increments per I.C. 6-1.1-12.1-9.

30 **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.

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:

... If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.1537/\$100.

... If the proposed development occurs and no deduction is granted, the approximate current year tax rate for the site would be \$3.1537/\$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 \$3.1537/\$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 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 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 9. The performance report must contain the following information

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

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 A LEGALITY

Carol Helton, City Attorney

EXHIBIT A

PARCEL I:

Lots Numbered 1 and 2 and the South 40.0 feet of Lot Number 3, together with Lots 8, 9, 10 and 11, together with the South 120.0 feet of the 12 foot wide vacated alley lying between Lot Number 8 and said Lots Numbered 1 and 2 vacated by Declaratory Resolution #1306-71 on file in the Office of the Board of Public Works, City of Fort Wayne, Indiana, together with the North 40.21 feet of the South 160.21 feet of the 12 foot side vacated alley lying between Lot Number 8 and Lot Number 3 vacated by General Ordinance No. G-10-01, recorded August 23, 2001 as Document Number 201059976, all in S.B. Bond's Amended Subdivision of Fairfield Outlot No. 22 and that part of Outlot Number 21 lying South of Shawnee Run in the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 12 East, now included in the City of Fort Wayne, Indiana, according to the recorded plat thereof, as recorded in Deed Record 91, page 278.

PARCEL II:

Lots Numbered 13, 14 and 15 all in S.B. Bond's Amended Subdivision of Fairfield Outlot Number 22 and that part of Outlot Number 21 lying South of Shawnee Run in the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 12 East, now included in the City of Fort Wayne, Indiana, according to the recorded plat thereof, as recorded in Deed Record 91, page 278.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Fairfield Community Home, LP is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$5,170,282. Fairfield Community Home, LP will demolish the current vacant building and construct a new two-story, multi-family supportive housing project for young adults who are aging out of foster care.**

EFFECT OF PASSAGE: **Constructing the building will allow Fairfield Community Home, LP to develop a site that has been vacant for over twenty years. Three full-time jobs and two part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, three full-time jobs, and two part-time jobs.**

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

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