

A RESOLUTION approving Compliance with Statement of Benefits (CF-1) form filings for 2013 for properties with approved "Economic Revitalization Areas" under I.C. 6-1.1-12.1

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution and Confirming Resolution with approved Statement of Benefits (SB-1) forms property for the following property owners as "Economic Revitalization Areas" 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, property owners whose Statement of Benefits (SB-1) form was approved after July 1, 1991 who file a deduction application under Sections 3 and 4.5 of I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne, Indiana, must file a Compliance with Statement of Benefits Form (CF-1) with the Allen County Auditor, the Allen County Assessor and the City of Fort Wayne showing information on the extent to which there has been compliance with the approved Statement of Benefits for the project; and

WHEREAS, property owners in Exhibit A have filed Compliance with Statement of Benefit Forms with the Allen County Auditor's Office, Allen County Assessor's Office and the City of Fort Wayne; and

WHEREAS, Common Council designated the City of Fort Wayne Community Development Division as the entity for the administration, application, processing and monitoring of Economic Revitalization Areas under Section 153.13 of the Municipal Code of the City of Fort Wayne; and

WHEREAS, Common Council has defined substantial compliance under Section 153.21 of the Municipal Code of the City of Fort Wayne as:

1. Meeting 75% or more of the numbers of full-time and/or part-time jobs stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by Common Council; and
2. Meeting 75% or more of the total payroll stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by Common Council; and

WHEREAS, Common Council shall determine not later than forty-five (45) days after receipt of the Compliance of Statement of Benefits Form (CF-1) that the property owner has

1 substantially complied with the original Statement of Benefits Form (SB-1) approved by
2 Common Council; and

3 **WHEREAS**, the City of Fort Wayne Community Development Division has previously
4 provided Common Council an annual report on property owners that filed Compliance with
5 Statement of Benefits Forms (CF-1) and their substantial compliance; and

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

8 **SECTION 1.** That, the Compliance with Statement of Benefits Forms (CF-1) filed
9 for property owners listed in Exhibit A with approved economic revitalization areas are in
10 substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code,
11 of the City of Fort Wayne.

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13 **SECTION 2.** That, this Resolution shall be in full force and effect from and after
14 its passage and any and all necessary approval by the Mayor.

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17 _____
18 Member of Council

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20 APPROVED AS TO FORM A LEGALITY

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23 Carol Helton, City Attorney

EXHIBIT A

FORT WAYNE ERA DESIGNATIONS 2013 COMPLIANCE WITH STATEMENT OF BENEFITS FILINGS

CF-1 RE RECEIVED	CF-1 PP RECEIVED	CF-1/VBD RECEIVED	COMPANY NAME	RES #	TYPE	DESIGNATION ADDRESS
X			1100 Airport North Partnership, LLC	47-07	R	8414 Clinton Park Drive
X			5 Star Office Leasing Company, Inc.	87-05	R	5119 North Bend Drive
X			AccuGear	17-09	B	6710 Innovation Boulevard
	X		AccuTemp Products, Inc.	36-11	P	5021 Investment Drive
	X		AccuTemp Products, Inc.	37-11	P	8415 North Clinton Park Drive
X			Adams Properties Family LP#1 for Indiana Data Center	52-03	R	620 West Colliseum Boulevard
X			AG Plus, Inc.	48-05	B	1105 Production Road
	X		Alconex Specialty Products, Inc. (amend R-61-00)	03-06	B	4204 Ferguson Road
X	X		Aptera Software, Inc.(CT Financial, LLC)	89-08	B	201 West Main Street
		X	ARTEK, INC (amend R-56-05)	02-08	B	3311 Enterprise Road
	X		Artek, Inc./Dammeyer, LLC	60-11	B	6707 Gablon Way
			Atlee Ft. Wayne Ltd./St. Joseph Health System, LLC	37-07	R	700 Broadway
X			B&B Concepts, LLC for Edgewood Chiropractic Center, PC	37-05	R	1114 West Cook Road
	X		Benco Dental Supply Company	90-07	P	3424 Centennial Drive
X			Bill Miller Golf Cars, Inc. (KLN Investments, LLC)	65-05	R	9108 Yeager Lane
X			BMA Realty, LLC for Brooklyn Medical Associates	68-03	R	3534 Brooklyn Avenue
X	X		Brotherhood Mutual Insurance Company	49-09	B	6400 Brotherhood Way
X			Brunco, LLC for Central States Supply, Inc.	70-11	R	5316 Illinois Road
X			BVP St. Joe Place, LLC	28-08	R	3310-3402 Academic Place
X			CanLan Ice Sports (filed under Ice Sports Fort Wayne, LLC)	90-08	B	3869 Ice Way
X			Cashel Enterprises, Inc. d/b/a Connolly's Do It Best Hardware	50-02	R	5221 South Calhoun Street
X			Casselwood Investors, LLC	92-07	R	3200-3300 East Paulding Road
X			Ceruti's at Summit Park II	28-05	B	6601 Innovation Boulevard
X	X		CK Products, LLC	35-11	B	6230 Innovation Boulevard
X	X		Collins Painting & Design, LLC	19-08	B	7817 Honeywell Drive
	X		Custom Poly Packaging	14-08	P	3216 Congressional Parkway
X	X		Dana Light Axle Products, LLC	47-11	B	2100 West State Boulevard
	X		David M. Allen D.D.S. & Associates, P.C. dba Afdent Dental	78-11	P	4041 Parnell Avenue
X	X		David M. Allen, D.D.S. & Associates, PC dba Afdent	85-06	B	4041 Parnell Avenue
	X		Debrand Fine Chocolates	40-08	P	10105 Auburn Park Drive
X			DKM Embroidery, Inc.	46-07	R	3203 Caprice Court
	X		Dreyer's Grand Ice Cream	14-09	P	3426 North Wells Street
	X		Dreyer's Grand Ice Cream	24-09	P	3426 North Wells Street
X			Dupont Hospital (Amend R-40-05)	32-07	B	2520 East Dupont Road
X			Edy's Grand Ice Cream, Inc.	79-03	B	3426 North Wells Street
	X		Edy's Grand Ice Cream, Inc.	29-06	P	3426 North Wells Street
X	X		Edy's Grand Ice Cream, Inc.	53-07	B	3426 North Wells Street
X	X		Ellison Bakery, Inc.	10-06	B	4108 West Ferguson Road
	X		Essex Group, Inc.	36-09	P	3405 Meyer Road
	X		Excell Color Graphics, Inc.	5-12	P	2623 Camino Court
	X		FHH Properties (Creative Coatings)	68-06	B	7505 Freedom Way
	X		First Gear Engineering and Technology	48-05	P	7606 Freedom Way
X			Fort Wayne Associates c/o NAI Harding Dahm and Centennial Wireless	20-08	B	3811 Illinois Road
X			Fort Wayne Metals Research Products Corporation (Amend R-27-05)	44-06	B	9609 Indianapolis Road (Ardmore Avenue)
X			Fort Wayne Metals Research Products Corporation (Amend R-44-06)	43-07	B	9609 Indianapolis Road (Ardmore Avenue)
	X		Fort Wayne Newspapers	50-05	B	600 and 800-824 West Main Street
X			Fort Wayne Realty Development, LLC	15-02	R	various addresses
X			FW Convention, LLC	46-08	R	1150 South Harrison Street
	X		FXI, Inc.	40-11	P	3005 Commercial Road
X			G&L Land Development, LLC for Ryker Reserve, LP	58-11	R	1825 Laverne Avenue
	X		GCG Industries	18-09	P	4636 Newago Road
X	X		Global Seal Logistics, Inc. for Pro Seat & Plastics, LLC	52-07	B	9100 Airport Drive
	X		GTA Acquisition, LLC	08-07	P	4422 Airport Expressway
	X		GTA Acquisition, LLC for GT Automation Group	30-09	P	4422 Airport Expressway
X			Haggard & Stocking Associates, Inc.(filed under 3508 Focus, LLC)	98-07	R	3508 Focus Drive
X	X		Heritage Food Service Equipment, Inc.	12-10	B	5130 Executive Boulevard
X			Home Reserve (amend R-56-03)	34-05	B	3015 Cannongate Drive
	X		Hospital Laundry Service, Inc.	67-11	B	3322 Cavalier Drive
X			Indiana Medical Associates	83-06	R	7900 West Jefferson Blvd
X			Inquest Health System, PC d/b/a Upright MRI	72-09	B	6811 Lima Road (actual address 6819 Lima Road)
X			IOM Health Network/Lutheran Hospital of Indiana, Inc.	35-06	B	7950 West Jefferson Boulevard
X	X		IOM Health System, LP	23-10	B	7950 West Jefferson Boulevard
X			J.D. Ventures II, LLC for Advanced Healthcare	36-04	R	3120 Congressional Parkway
X			J.D. Ventures II, LLC for Applied Industrial Technologies	39-02	R	3210 Congressional Parkway
	X		JB Tool, Die & Engineering, Inc.	38-07	P	1415, 1509 and 1617 Dividend Road
X	X		JH Specialty, Inc./Hilltrans, LLC	53-09	B	6030 Huquena Road
X			JJJA Investments, LLC/Experienced Office Solutions	37-09	B	9809-9811 Dawson's Creek Boulevard
X			Johnloz Family, LLC/United Art and Education, Inc.	85-04	B	4413 Airport Expressway
	X		Johnson Controls, Inc.	43-09	P	8710 Indianapolis Road
X			KAMEN CORPORATION	84-01	R	128 West Washington Boulevard
X			Klopfenstein Homerooms, Inc. (filed under AK Distribution, LLC)	67-09	R	3725 North Wells Street
	X		Labaca, LLC	51-10	P	3401 McArthur Drive
	X		LH Carbide/LH Stamping	41-07	B	4420 Clubview Drive, 4708 Clubview Drive, and 4326 Engle Ridge C
X	X		LH Medical Corporation	2-11	B	6932 Gettysburg Pike
X	X		LL Fort Wayne Realty, LLC and LL Fort Wayne, LLC d/b/a Lamplight In	34-10	B	300 East Washington Boulevard
X			Logikos, Inc.	19-11	R	9812 Dawson's Creek Boulevard
X			LP & P Investments, LLC	43-03	R	2615 South Clinton Street
X			LTHS, LLC (Abra Cadabra)	75-06	R	Lot 15 In Huegenard Industrial Park
X			Ludwig Investments, LLC / The Trane Company	15-07	B	6602 Innovation Boulevard and Tract 8 Summit Park II
X			MD Imaging (equipment acquired by St. Joseph Health System)	25-07	B	801 West Main Street and 702 Van Buren Street
	X		Medical Informatics Engineering, Inc. (K&L Holdings, Inc.)	74-06	B	6302 Constitution Drive
X			MER Group, LLC (Magnifi, LLC)	53-03	R	6721 Old Trail Road
X			Metro Real Estate, Inc.	01-10	R (and Vacant)	2042 Broadway
X			Midtowne Real Estate, LLC	24-10	R	927 South Harrison Street

EXHIBIT A

FORT WAYNE ERA DESIGNATIONS 2013 COMPLIANCE WITH STATEMENT OF BENEFITS FILINGS

CF-1 RE RECEIVED	CF-1 PP RECEIVED	CF-1/VBD RECEIVED	COMPANY NAME	RES # TYPE	DESIGNATION ADDRESS
X			Midtowne Real Estate, LLC for Harrison Street Professional Center	69-03 R	927 South Harrison Street
X	X		Mullnux Packages, Inc.	88-05 B	3511 Engle Road
	X		MURRAY EQUIPMENT	16-07 B	2515 Charleston Place
X			Nemcomed FW, LLC	78-05 B	8551 North Clinton Street
X	X		Nemcomed FW, LLC	02-10 B	8727 Clinton Park Drive
X	X		Nemcomed FW, LLC	25-11 B	8727 Clinton Park Drive
X			Old Mill Properties, LLC (Knitting Off Broadway)	67-08 R	1305-1309 Broadway
X	X		Olde York Potato Chips, Inc.	84-05 B	918 West Cook Road
	X		OTTENWELLER COMPANY (amend R-07-02, amend R-39-04)	04-05 B	3011 Congressional Parkway
X			OTTENWELLER COMPANY, INC	11-05 B	3010 Independence Drive
X			Paramount Properties, LLC	21-08 R	7729 Westfield Drive
X			Patel Building Company, LLC/Fort Wayne Allergy and Asthma Consult	61-11 R	7964 West Jefferson Boulevard
	X		Peg Perego USA, Inc.	41-11 P	3625 Independence Drive
X			Peg-Perego USA, Inc.	05-04 B	3616 Independence Drive
X			PERFECTION BAKERIES, INC.	85-01 R	4001 Kraft Parkway
X			PGE Realty, Inc./Aalco Distributing Company	77-04 B	909 Grant Avenue
X	X		PolyMod Technologies, Inc.	62-08 B	4146 Engleton Drive
X			Poorman's Heating & Air Conditioning	21-05 R	1417 Martin Street
X	X		Prairie Quest, Inc.(real property filed under 525 W Jefferson, LLC)	13-09 B	620 East Berry Street
	X		Press Seal Gasket Corporation	12-11 P	2424 West State Boulevard
	X		Pyromation	70-06 P	5211 Industrial Road
	X		Pyromation	69-06 P	5227 Industrial Road
X	X		Pyromation, Inc.	39-11 B	5211 Industrial Road
	X		Quake Manufacturing, Inc.	47-06 B	3923 Engle Road
X			Quoin Enterprises, LLC d/b/a Fort Wayne Metals Research Products	13-08 B	9733 Ardmore Avenue
X	X		Quoin Enterprises, LLC d/b/a Fort Wayne Metals Research Products	64-09 B	9823 Ardmore Avenue
X	X		Quoin Enterprises, LLC d/b/a Labeca, LLC	29-09 B	3401 McArthur Drive
X	X		Quoin Enterprises, LLC d/b/a Labeca, LLC (Amend R-30-05)	42-07 B	3118 Ferguson Road and 10222 Airport Drive
X			Rogers Markets, Inc.	93-05 R	621 West Washington Boulevard
X			Rothberg Realty, LLC	31-09 R (and Vacant)	505 East Washington Boulevard
X			RTT Investments, LLC	42-09 R	2108 West Washington Center Road
X			S&W Investments, LLC for Voss Automotive, Inc.	37-10 R	7625 Disalle Boulevard
X			SDS Properties, LLC for Brothers Express, Inc.	83-03 R	3227 West Coliseum Boulevard
X			SES Environmental (Terrapin, LLC)	02-05 B	3807 Transportation Drive
X			Show 2 Realty for SPS Corporation	24-02 R	3328 and 3330 Congressional Parkway
X			Solfire Contract Manufacturing	65-11 B	4939 Decatur Road
X	X		SRE Ventures, LLC/Swiss Re	20-09 B	1670 Magnavox Way
X			Sri Sai, PC for Dr. Anuradha Kollipara (filed under Revathi, LLC)	44-08 R	7972 West Jefferson Boulevard
X			Stellhorn Apartments, LP	60-06 R	7540 Hope Drive
X			Subway Systems, Inc. for Subway Sandwiches	84-07 R	1115 South Clinton Street and 206 East Jefferson Boulevard
X	X		Sweetwater Holdings, LLC and Sweetwater Sound, Inc.	36-06 B	5003 U.S. Highway 30 West
	X		The Medical Protective Company	98-05 P	5814 Reed Road
X			The Real McCulloch House, LLC	14-06 R	334 East Berry Street
X	X		TMK Enterprises, Inc.	44-09 B	3912 Option Pass
X			TOFIR, LLC for Eagle Tile Distributors	76-04 R	220 Fernhill Avenue
X			Tom Enterprises, LLC	18-06 R	1135 West Dupont Road
	X		TransWorks (Amend R-88-04)	98-05 P	9910 Dupont Circle Drive East
X	X		Trelleborg Sealing Solutions, Inc.	32-10 B	5503 Distribution Drive
X			Triple Crown Services Company	37-04 R	2536 Wayne Trace
X	X		U.S. Silicones, LLC	66-08 B	3193 Cannongate Drive
X			United Parcel Service	101-07 B	2727 Independence Drive
	X		Valbruna Slater Stainless, Inc.	13-06 B	2400 Taylor Street
	X		Vita Nonwovens	09-08 P	9403 Avionics Drive
	X		Vita Nonwovens	38-11 P	9403 Avionics Drive
X	X		Wagner-Melnert, Inc.	57-07 B	7617 Freedom Way
X	X		Wagner-Melnert, Inc.	6-10 B	7617 Freedom Way
	X		Ward Aluminum Casting/Ward Pattern and Engineering	91-05 B	842 Growth Avenue
	X		Ward Corporation	33-11 P	842 Growth Avenue
	X		Ward Heat Treating, Inc.	92-05 B	7603 Opportunity Drive
X			Watkins Motor Lines/FedEx National LTL, Inc.	61-05 R	4901 Adams Center Road
	X		Wayne Estates, LLC for Midwest Veterinary Supply, Inc.	1-11 B	6251 Innovation Boulevard
X			Whipp Capital Partners, LLC d/b/a National Tube Form	62-05 B	3406 Engle Road
X	X		Whitcraft Enterprises, Inc. d/b/a Precise Manufacturing	40-10 B	4323 Merchant Road
	X		WM Acquisition, LLC	14-11 P	4202 Piper Drive
X			Woodview Memory Care	68-09 R	3320 East State Boulevard
X	X		Shambaugh & Son, LP	8-12 B	7614 and 7720 Opportunity Drive
			Anthony Wayne Vending Company, Inc.	11-12 R	530 Wolfe Drive
	X		Quake Manufacturing	17-12 P	3923 Engle Road
	X		Dana Light Axle Products, LLC	18-12 P	2100 West State Boulevard
	X		First Gear, Inc.	24-12 P	7606 Freedom Way
X			Sideout Development, LLC	25-12 B	3800 Block of Ice Way
X	X	X	Meijer Stores Limited Partnership	33-12 B	1615 Profit Drive
	X		Hoosier Pride Plastics	62-12 P	6120 Highview Drive
	X		GT Automation Group	32-12 P	4422 Airport Expressway
X			817 S. Calhoun LLC	34-12 R	817 S. Calhoun St.
	X		Tuthill Corporation	41-12 P	8825 Aviation Drive
X			Sedation Dentistry of Fort Wayne	35-12 B	12714 Coldwater Road
X		X	Conestoga, LLC	44-12 R (and Vacant)	3404 Conestoga Drive
X	X		Wagner-Melnert, LLC	54-12 B	7617 Freedom Way
	X		States Engineering	57-12 P	10216 Airport Drive
	X		Whitcraft Enterprises, Inc (Precise Manufacturing)	65-12 P	4323 Merchant Road
X	X	X	Dowco, Inc.	72-12 B (and Vacant)	3505 Independence Drive
	X		Press-Seal Gasket Corporation	1-13 P	2424 West State Blvd.
X			EFTT Equities, LLC	41-13 B	4429 Allen Martin Drive

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FORT WAYNE ERA DESIGNATIONS 2013 COMPLIANCE WITH STATEMENT OF BENEFITS FILINGS

CF-1 RE RECEIVED	CF-1 PP RECEIVED	CF-1/VBD RECEIVED	COMPANY NAME	RES #	TYPE	DESIGNATION ADDRESS
X	X		Accelerated Tanks and Trailers	20-13	B	5201 Investment Drive
	X		international Paper Company	12-13	P	3904 Ferguson Road
X			Press Seal Gasket Corporation	19-13	R	2424 West State Blvd.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: Resolution Approving Compliance with Statement of Benefits (CF-1) Form filings May 2013

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: This resolution affirms that Compliance with Statement of Benefits (CF-1) Form filings made by property owners in May 2013 with approved economic revitalization areas are in substantial compliance pursuant to both Council policy and Indiana law.

EFFECT OF PASSAGE: Will allow property owners with existing economic revitalization area designations to continue to receive their tax abatement benefit

EFFECT OF NON-PASSAGE: Potential loss of new development

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

ASSIGNED TO COMMITTEE (PRESIDENT): Glynn Hines and Russell Jehl