

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 888 Harrison Street, Fort Wayne, Indiana 46802 (Ash Financial Campus, LLC/Ash Brokerage Corporation)

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 create 51 full-time, permanent jobs for a total new, annual payroll of \$1,272,250.00, with the average new annual job salary being \$24,946 and retain 239 full-time, permanent jobs for a total current annual payroll of \$13,500,552.69, with the average current, annual job salary being \$56,487.67; and

WHEREAS, the total estimated project cost is \$27,250,000; 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. 5-3-1 and 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, 2016, 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 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 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 information technology 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 \$3.3065/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.3065/\$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 \$3.3065/\$100 (the change would be negligible).
- (d) If the proposed new information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.3065/\$100.
- (e) 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 \$3.3065/\$100 (the change would be negligible).
- (f) 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 \$3.3065/\$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 information technology equipment shall be for a period of seven years.

SECTION 7. The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

SECTION 8. The deduction schedule from the assessed value of new information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%

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 information technology 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 information technology 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.

1 F. The tax savings resulting from the real and/or personal property being abated.

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

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

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

12 _____
13 Member of Council

14 APPROVED AS TO FORM A LEGALITY

15 _____
16 Carol Helton, City Attorney

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Ash Financial Campus, LLC/Ash Brokerage Corporation is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$27,250,000. In order to expand, Ash Financial Campus, LLC/Ash Brokerage Corporation will construct an approximately 116,000 square foot mixed use Class A retail and office building downtown.**

EFFECT OF PASSAGE: **Constructing the new retail and office building will allow Ash Financial Campus, LLC/Ash Brokerage to develop a key block of downtown Fort Wayne which is currently a parking lot. Fifty-one full-time jobs will be created.**

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

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Thomas Didier and Russ Jehl**

EXHIBIT A

LEGAL DESCRIPTION OF ASH SITE

Lots 492 through 494 and Lots 509 through 511 in The West Part of Hanna's Addition to Fort Wayne, together with the vacated alley lying adjacent to said Lots, according to the plat thereof as originally recorded in Deed Record C, page 525 and reprinted in Plat Record 0, page 116 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

BEGINNING at the Southeasterly corner of Lot 492 in said West Part of Hanna's Addition to Fort Wayne; thence Southwesterly on the Southerly line thereof and continuing on the Southerly line of said Lot 493 and Lot 494, a distance of 180.00 feet to the Southwesterly corner of said Lot 494; thence Northwesterly on the Westerly line of said Lot 494 and continuing on the Westerly line of said Lot 509, by deflection angle to the right of 89 degrees 59 minutes 01 second from the previously described course, a distance of 314.00 feet to the Northwesterly corner of said Lot 509; thence Northeasterly on the Northerly line of said Lot 509 and continuing on the Northerly line of said Lot 510 and Lot 511, by a deflection angle to the right of 90 degrees 00 minutes 59 seconds from the previously described course, a distance of 180.00 feet to the Northeasterly corner of said Lot 511; thence Southeasterly on the Easterly line of said Lot 511 and continuing on the Easterly line of said Lot 492, by a deflection angle to the right of 89 degrees 59 minutes 01 second from the previously described course, a distance of 314.00 feet to the point of beginning, containing 56,520.00 square feet, or 1.298 acres, more or less.

