

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as unassigned address, generally described as property bounded by West Jefferson Boulevard on the North, Ewing Street on the East, West Brackenridge Street on the South and Fairfield Avenue on the West, Fort Wayne, Indiana 46802 (Cityscape Flats, LLC)

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, the total estimated project cost is \$24,300,000; 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, 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.

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, 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:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.3570/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.3570/\$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 \$3.3570/\$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.

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	100%
3	100%
4	100%
5	100%
6	100%
7	100%
8	100%
9	100%
10	100%

SECTION 8. Notwithstanding the foregoing deduction schedule, the deduction, if not sooner terminated for non-compliance, shall terminate when the aggregate tax benefit resulting from the deduction reaches \$3,500,000 or at the completion of the ten-year deduction schedule, whichever is sooner.

SECTION 9. 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 10. 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 11. The performance report must contain the following information:

- A. The cost and description of real property improvements.
- 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 property deductions.
- F. The tax savings resulting from the real property being abated.

SECTION 12. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

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

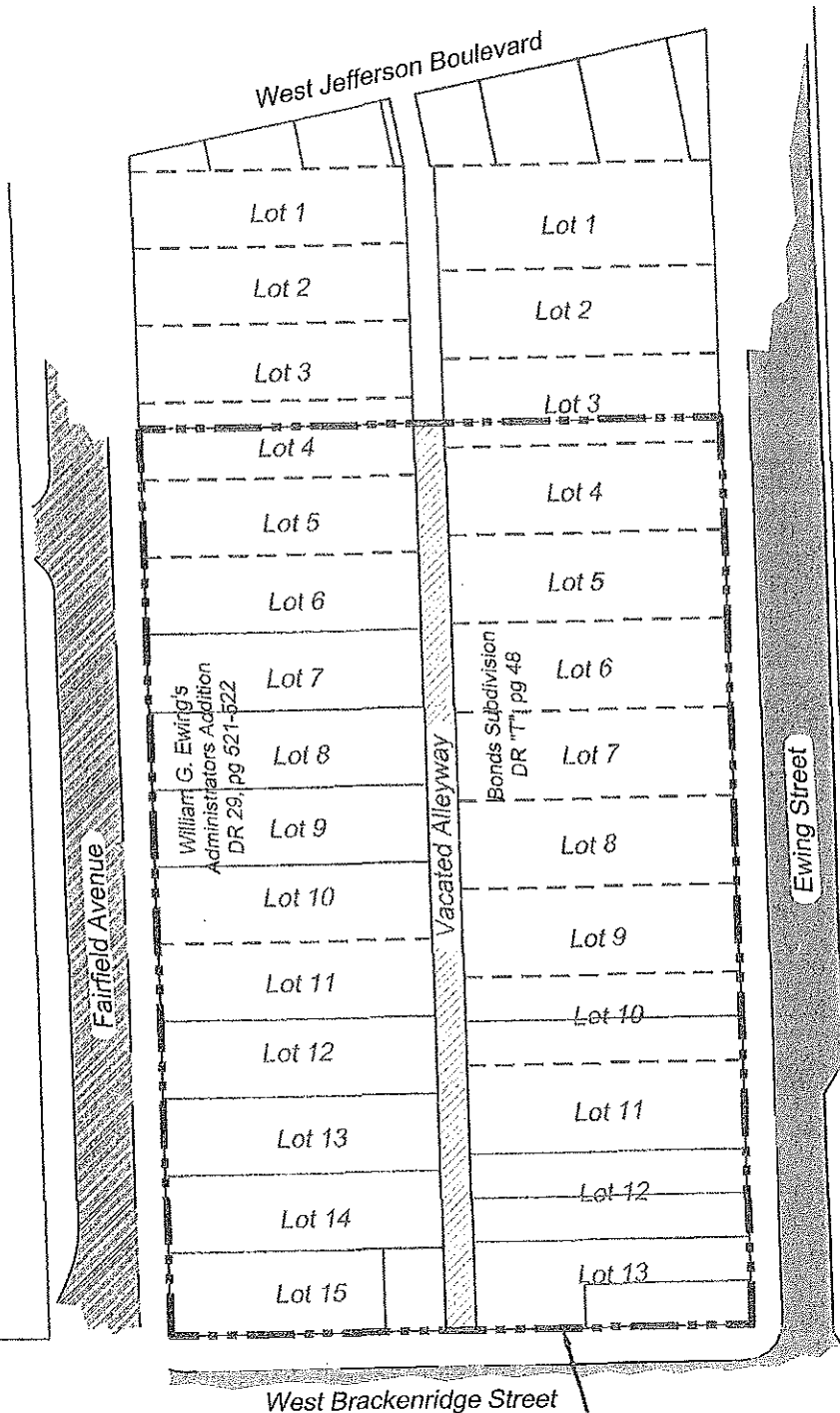
Member of Council

APPROVED AS TO FORM A LEGALITY

Carol Helton, City Attorney

Cityscape Flats

Boundary Exhibit



Legal Description:

The South 28 feet of Lot 4 in William G. Ewing's Administrators Addition to Fort Wayne, as recorded in Deed Record 29, pages 521-522 in the Office of the Recorder of Allen County, Indiana.

TOGETHER WITH:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 in William G. Ewing's Administrators Addition to Fort Wayne, as recorded in Deed Record 29, pages 521-522 in the Office of the Recorder of Allen County, Indiana.

TOGETHER WITH:

The South 13.4 feet of Lot 3 in Bonds Subdivision of Out Lot 2 of East Half, Northwest Quarter, Section 11, Township 30 North, Range 12 East, as recorded in Deed Record "T", page 49 in the Office of the Recorder of Allen County, Indiana.

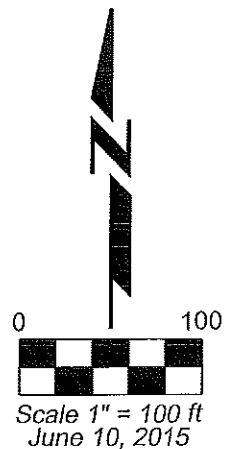
TOGETHER WITH:

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in Bonds Subdivision of Out Lot 2 of East Half, Northwest Quarter, Section 11, Township 30 North, Range 12 East, as recorded in Deed Record "T", page 49 in the Office of the Recorder of Allen County, Indiana.

DABEC

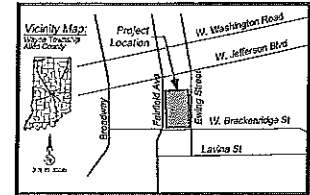
D.A. Brown Engineering Consultants
5419 County Road 427, Suite C, Auburn, IN 45706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com

Job No: 1411-03



A Site Located in Section 11, Township 30 North, Range 12 East.

This is a detailed plat map of a property located in W. Brackenridge Street. The map shows a large rectangular area divided into several lots, numbered 1 through 11. Lot 1 is at the top left, and Lot 11 is at the bottom right. The map includes various features such as parking areas, easements, and proposed water lines. Dimensions are provided for many of the lots and areas. The map is oriented with W. Brackenridge Street at the bottom and Ewing Street at the top. The map is labeled with 'Proposed Parking', 'Proposed Easement', and 'Proposed Water Line'. The map is also labeled with 'W. Brackenridge Street' and 'Ewing Street'.



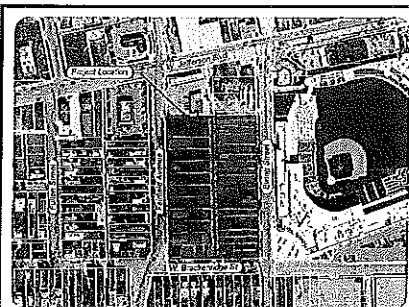
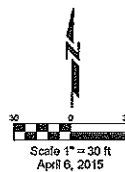
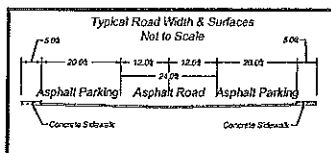
The South 28 feet of Lot 4 in William G. Eny's Administrative Addition to Fort Wayne, as recorded in Deed Record 29, pages 521-522 in the Office of the Recorder of Allen County, Indiana.

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 in William C. Ewing's Administration Addition to Fort Wayne, as recorded in Deed Record 22, pages 521-522 in the Office of the Recorder of Allen County, Indiana.

The South 13.4 feet of Lot 3 in Bondy Subdivision of Out Lot 2 of East 1/4, Northwest Quarter, Section 11, Township 30 North, Range 12 East, as recorded in Deed Record "T", page 43 in the Office of the Recorder of Allen County, Indiana.

lots 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in Block Subdivision of Our Lot 2 of East Half, Northwest Quarter, Section 11, Township 30 North, Range 12 East, as recorded in Deed Record T, page 19 in the Office of the Recorder of Allen County, Indiana.

Africa & North America & Global					
Location	Department	Age	Education	Yrs	
USA & Canada	Product	34.5 Yrs			
	Marketing	36.5 Yrs			
	Finance	34.5 Yrs			
	Legal	32.5 Yrs			
	Other	32.5 Yrs			
Europe/UK Office	Marketing	35.5 Yrs			
	Finance	35.5 Yrs			
	Legal	35.5 Yrs			
	Product	35.5 Yrs			
	Other	35.5 Yrs			
Brazil	Marketing	36.5 Yrs			
	Finance	36.5 Yrs			
	Legal	36.5 Yrs			
	Product	36.5 Yrs			
	Other	36.5 Yrs			
South Africa	Marketing	35.5 Yrs			
	Finance	35.5 Yrs			
	Legal	35.5 Yrs			
	Product	35.5 Yrs			
	Other	35.5 Yrs			

[illegible]

Area Map
Scale 1" = 200 ft

General Contractor:
Sunstone Construction Company, LLC
6455 Brauer Lane
Carmel, IN 46033
Tel: (317) 418-2200



Service
Construction Company, U.S.A.

Developer:
DOMO Development
Company, LLC
8830 Notestline Road
Fort Wayne, IN 46835
Tel: (260) 413-6342

Engineer: DABEC
D.A. Brown Engineering Consultants
5419 Courty Road #27, Suite C, Auburn, ME 47606
Phone: (207) 925-2020 Fax: (207) 925-5212
www.dabrownengineering.com

Project Leadership Summary

Essex Senior Univ.
Fort Wayne, Ind.
200 E. Gony Street
Fort Wayne, IN 46602
(260) 427-5084

Waterbury:
Fort Wayne Offices
200 E. Berry Street
Fort Wayne, IN 46802
(317) 437-6364

Drainage Approval
Fort Wayne Utilities
200 E. Berry Street
Suite 350
Fort Wayne, IN 46802
(260) 449-7625

Planning Department Approval
Allen County Department
of Planning Services
200 E. Berry Street

Tracy Street & Highway
Avenue
Fort Wayne Utilities
200 E. Berry Street
Suite 425
Fort Wayne, IN 46802
(260) 427-3111

Date: 04/06/2015 Drawn By: [Signature] Scale: As Noted Job No: 7411-03-001		Revisions Date: Description:	
Checked By: [Signature] Sheet No: 1 of 1			