

A RESOLUTION approving Compliance with Statement of Benefits (CF-1) form filings for 2017 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.

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

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

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

11 _____
12 Member of Council

13
14 APPROVED AS TO FORM A LEGALITY

15
16 _____
17 Carol Helton, City Attorney

EXHIBIT A

2017 COMPLIANCE WITH STATEMENT OF BENEFITS- COMPLIANT

CF-1 RE	CF-1 PP	CF-1/VBD	COMPANY NAME	RES #	TYPE	DESIGNATION ADDRESS
			121 W Wayne LLC	92-14	R	127 W Wayne Street, Suite 100
5/8/2017		N/A				
4/26/2017		N/A	5 Star Office Leasing Company, Inc.	87-05	R	5119 North Bend Drive
	5/15/2017	N/A	A&L Great Lakes Laboratories Inc	25-14	P	3505 Conestoga Dr.
5/15/2017	5/15/2017	N/A	AccuGear	17-09	B	6710 Innovation Boulevard
	5/15/2017	N/A	Accutech Mold & Machine, Inc.	8-15	P	2817 Goshen Road
	5/15/2017	N/A	Accutech Mold & Machine, Inc.	R-11-16	P	2817 Goshen Road
	6/6/2017	N/A	AccuTemp Products, Inc.	36-11	P	5021 Investment Drive
	6/6/2017	N/A	AccuTemp Products, Inc.	37-11	P	8415 North Clinton Park Drive
		N/A				
	5/15/2017	N/A	AccuTemp Products, Inc.	01-14	P	8415 N. Clinton Park Drive and 5021 Investment Drive
	5/15/2017	N/A	AccuTemp Products, Inc. (Investment Drive)	02-14	P	8415 N. Clinton Park Drive and 5021 Investment Drive
	5/13/2017	N/A	Advanced Machine & Tool Corp	56-13	P	3706 Transportation Drive
5/5/2017	5/5/2017	N/A	Alconex Specialty Products, Inc. (amend R-61-00)	03-06	B	4204 Ferguson Road
	5/15/2017	N/A	All Tool & Die	76-16	P	1916 Lakeview Drive
5/12/2017		N/A	Anthony Wayne Vending Company, Inc.(real under Yarnelle Realty)	11-12	R	530 Wolfe Drive
5/15/2017	5/15/2017	N/A	Applied Metals & Machine Works Inc.(real under AM Co, Inc.)	33-13	B	1036 St. Mary's Avenue
5/5/2017		N/A	Aptera Software, Inc.(CT Financial, LLC)	89-08	B	201 West Main Street
		4/28/2017	Avenue Development	R-59-16	V	436, 502, 508 E. Washington
5/15/2017		N/A	AWB Holdings, LLC	2-12	B	203 East Berry Street
5/9/2017		N/A	Barry Real Estate/New Harrison, LLC	08-08	R	301 West Jefferson Boulevard
	5/15/2017	N/A	Becky's Die Cutting	R-4-16	P	701 Sherman Blvd
5/15/2017		N/A	Becky's Die Cutting, Inc.	93-14	R	701 Sherman Blvd.
	5/15/2017	N/A	Becky's Die Cutting, Inc.	29-15	P	701 Sherman Blvd
	5/8/2017	NA	Biggs-RCI LLC	R-16-03-27	R	2807, 2817, 2827, 2903, 2907,2917 Westbrook Drive
	5/8/2017	N/A	BRC Rubber & Plastics, Inc. (Real Estate filed under State Street Tech, LLC)	75-13	B	1029 W. State Blvd.
5/10/2017	5/10/2017	N/A	Brotherhood Mutual Insurance Company	13-13	B	6400 Brotherhood Way
5/10/2017	5/10/2017	N/A	Brotherhood Mutual Insurance Company	49-09	B	6400 Brotherhood Way
4/28/2017		N/A	Brunsko, LLC for Central States Supply, Inc.	70-11	R	5316 Illinois Road
5/12/2017		N/A	BVP St. Joe Place, LLC	28-08	R	3310-3402 Academic Place
5/15/2017	5/15/2017	N/A	Calico Precision Molding LLC	45-12	B	1211 Progress Road
	5/15/2017	N/A	Calico Precision Molding, LLC	R-12-16	P	1211 Progress Road
5/1/2017		N/A	Circle City Fort Wayne, LLC	51-13	R	206 E. Rudisill Blvd
5/9/2017		N/A	Cityscape Flats, LLC	62-15	R	Unassigned
4/28/2017	4/28/2017	N/A	Collins Painting & Design, LLC	19-08	B	7817 Honeywell Drive
5/15/2017		Expired	Conestoga, LLC	44-12	R,V	3404 Conestoga Drive
5/9/2017	5/9/2017	N/A	CPI Card Group (Real estate filed under Didier Limited Partnership)	28-14	B	613 High Street
		N/A	Credo Family Medicine	R-84-16	R	10050 Auburn Park Drive
5/15/2017	5/15/2017	N/A	Dana Light Axle Products LLC	52-13	P	2100 W State Blvd
5/15/2017	5/15/2017	N/A	Dana Light Axle Products LLC	99-14	P	2100 W State Blvd
	5/12/2017	N/A	Dana Light Axle Products LLC	53-16	P	2100 W. State Blvd
5/15/2017	5/15/2017	N/A	Dana Light Axle Products, LLC	18-12	P	2100 West State Boulevard
5/15/2017	5/15/2017	N/A	Dana Light Axle Products, LLC	47-11	B	2100 West State Boulevard
	5/15/2017	N/A	David M. Allen D.D.S. & Associates, P.C. dba Afdent Dental	78-11	P	4041 Parnell Avenue
	5/15/2017	N/A	Debrand Fine Chocolates	40-08	P	10105 Auburn Park Drive
		N/A	Diplomat Associates/Lillie Gardens L.P	R-16-03-19	R	3323 Diplomat Drive

EXHIBIT A

2017 COMPLIANCE WITH STATEMENT OF BENEFITS- COMPLIANT

5/11/2017	5/11/2017	Expired	Dirig Sheet Metal (Personal filed under SW Watkins Limited)	105-14	B,V	918 W Cook Road
5/5/2017		N/A	DKM Embroidery, Inc	42-13	P	3203 Caprice Ct.
5/5/2017		N/A	DKM Embroidery, Inc. (Real Estate filed under Mattox, Ronald & Deborah)	46-07	R	3203 Caprice Court
4/20/2017		N/A	Don Yeoman Service Center	92-15	R	540 East Pettit Avenue
5/15/2017	5/15/2017	Expired	Dowco, Inc.	72-12	B,V	3505 Independence Drive
	5/10/2017	N/A	Dreyer's Grand Ice Cream	14-09	P	3426 North Wells Street
	5/10/2017	N/A	Dreyer's Grand Ice Cream	24-09	P	3426 North Wells Street
5/10/2017	5/10/2017	N/A	Edy's Grand Ice Cream, Inc.	53-07	B	3426 North Wells Street
5/9/2017	5/9/2017	N/A	EFTT Equities, LLC Earth First (purchased by Advanced Disposal Services, Kirk.Salerno@AdvancedDisposal.com, 260-436-8700)	41-13	B	4429 Allen Martin Drive
	5/15/2017	N/A	Ellison Bakery, Inc.	72-15	P	4108 W. Ferguson Road
	5/15/2017	N/A	Excell Color Graphics, Inc.	5-12	P	2623 Camino Court
	5/15/2017	N/A	F&M Tile & Terrazzo Company, Inc	34-13	B	115 Chambeau Road
5/13/2017		N/A	Fairfield Community Home, LP	9-13	R	530 Home Avenue
5/15/2017		Expired	Fort Wayne Industrial Properties, LLC	88-13	R,V	4817 Industrial Road
5/15/2017	5/15/2017	N/A	Fort Wayne Metals Research Products Corporation (Amend R-27-05)	44-06	B	9609 Indianapolis Road (Ardmore Avenue)
5/15/2017	5/15/2017	N/A	Fort Wayne Metals Research Products Corporation (Amend R-44-06)	43-07	B	9609 Indianapolis Road (Ardmore Avenue)
5/15/2017		N/A	GLC Skyline LLC	R-16-04-10	R	221 W. Berry Street
5/5/2017	Expired	N/A	Global Seal Logistics, Inc. for Pro Seal & Plastics, LLC	52-07	B	9100 Airport Drive
5/9/2017		N/A	Haggard & Stocking Associates, Inc.(filed under 3508 Focus, LLC)	98-07	R	3508 Focus Drive
		N/A	HBC Realty Corporation	37-16	R	Unassigned NW corner of Airport Expressway/Avionics Drive
		N/A	Heat-Power Engineering Co./HBJ Holdings, LLC	R-1-17	R	702 Incentive Way
5/15/2017	5/15/2017	N/A	Highmark Technologies (real estate filed under Parrot Properties, Personal under ICON)	61-13	B	8367 Clinton Park Drive
5/15/2017	5/15/2017	N/A	Hospital Laundry Service, Inc.	67-11	B	3322 Cavalier Drive
5/15/2017	5/15/2017	N/A	Indiana Oxygen Company, Inc.	49-16	B	3806 Option Pass
	5/12/2017	N/A	International Paper Company	12-13	P	3904 Ferguson Road
5/15/2017	5/15/2017	N/A	IOM Health System, LP	23-10	B	7950 West Jefferson Boulevard
6/5/2017		N/A	JJJA Investments, LLC/Experienced Office Solutions	37-09	B	9809-9811 Dawson's Creek Boulevard
		N/A	LH Carbide/LH Stamping	41-07	B	4420 Clubview Drive, 4708 Clubview Drive, and 4325 Engle Ridge Drive
	3/27/2017	N/A	Lincoln Printing Corporation	27-10	P	3310 Congressional Parkway
		5/10/2017	Live Wire - Fort Wayne, LLC	34-16	R,V	7601 S. Anthony Blvd

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	5/11/2017	N/A	Long Term Care Investments III, LLC	71-13	R	7504 Abolte Center Road, 7518 Abolte Center Road, 4127 Rosewood Drive, 4113 Rosewood Drive, 7005 Oriole Circle, 6291 Oriole Circle, 6911 Oriole Circle
4/28/2017	ERA Expired	N/A	Ludwig Investments, LLC / The Trane Company	15-07	B	6602 Innovation Boulevard and Tract 9 Summit Park II
5/10/2017	5/10/2017	N/A	Meijer Stores Limited Partnership	33-12	B	1515 Profit Drive
5/3/2017		N/A	Midtowne Real Estate, LLC	24-10	R	927 South Harrison Street
5/15/2017	NA	N/A	Nemcomed FW, LLC	78-05	B	8551 North Clinton Street
5/15/2017	5/15/2017	N/A	Nemcomed FW, LLC	02-10	B	8727 Clinton Park Drive
5/15/2017	5/15/2017	N/A	Nemcomed FW, LLC	25-11	B	8727 Clinton Park Drive
5/10/2017	5/10/2017	N/A	Nestle Dreyer's Grand Ice Cream	75-14	B	3426 Wells Street
4/24/2017		N/A	Old Dominion Freight Line, Inc	73-12	R	8550 Aviation Drive
5/13/2017	5/13/2017	N/A	Oral & Maxillofacial Surgery Associates Holdings, LLP	93-15	B	7845 Carnegie Boulevard
	5/15/2017	N/A	Phoenix America Inc.	107-13	P	4717 Clubview Drive
	5/15/2017	N/A	Phoenix America, Inc.	74-12	P	4717 Clubview Drive
	5/9/2017	N/A	Precision Die Technologies, Inc.	4-12	P	4716 Speedway Drive
	5/15/2017	N/A	Press Seal Gasket Corporation	12-11	P	2424 West State Boulevard
	5/15/2017	N/A	Press-Seal Gasket Corporation	76-13	P	2424 West State Blvd
	5/15/2017	N/A	Press-Seal Gasket Corporation	1-13	P	2424 West State Blvd.
	5/13/2017	N/A	Pyromation	69-06	P	5227 Industrial Road
5/31/2017		N/A	Quake Manufacturing, Inc.	47-06	B	3923 Engle Road
5/15/2017		N/A	Quoin Enterprises, LLC d/b/a Fort Wayne Metals Research Products	13-08	B	9733 Ardmore Avenue
5/15/2017	5/15/2017	N/A	Quoin Enterprises, LLC d/b/a Fort Wayne Metals Research Products Corporation	54-09	B	9823 Ardmore Avenue
5/15/2017		N/A	Quoin Enterprises, LLC d/b/a Labeca, LLC	29-09	B	3401 McArthur Drive
	5/15/2017	N/A	Quoin Enterprises, LLC d/b/a Labeca, LLC (Amend R-30-05)	42-07	B	3118 Ferguson Road and 10222 Airport Drive
	5/15/2017	N/A	Quoin Labeca, LLC	51-10	P	3401 McArthur Drive
5/13/2017		N/A	Randall Lofts, LP (split into two condominium units A & B)	58-12	R,V	220 Pearl Street
5/15/2017	5/15/2017	N/A	RetirementHomeTV Corporation/KDS Investment Properties, LLC	31-13	B	4604 Arden Drive
5-10-207		N/A	RTT Investments, LLC/Premier Truck Rental	42-09	R	2108 West Washington Center Road
5/12/2017		N/A	RTT Investments, LLC/Premier Truck Rental	90-14	B	9400 Bluffton Road
5/12/2017		N/A	RTT Investments/Premier Truck Rental, LLC	56-16	B	9138 Bluffton Road
5/15/2017	5/11/2017	N/A	Scannell Properties #156, LLC/BAE Systems Controls, Inc. (12/14/13 - Scannell changed to ET Fort Wayne, LLC)	106-13	B	unassigned, 4300 block of Airport Expressway
5/9/2017	5-092017	N/A	Sedation Dentistry of Fort Wayne (3rd Well, LLC) Union Chappel Dentsirty Personal	35-12	B	12714 Coldwater Road
5/3/2017	5/3/2017	N/A	Side Out Development, LLC	83-16	B	3946 Ice Way
5/3/2017	5/3/2017	N/A	Sideout Development, LLC	25-12	B	3800 Block of Ice Way
5/12/2017	6/6/2017	N/A	SRE Ventures, LLC/Swiss Re	20-09	B	1670 Magnavox Way
4/20/2017		N/A	Sri Sai, PC for Dr. Anuradha Kollipara (filed under Revathi, LLC)	44-08	R	7972 West Jefferson Boulevard
	5/15/2017	N/A	St. Joe Vision/BDW, LLC	66-13	R	6110 Maplecrest Road
	5/13/2017	N/A	States Engineering/ Chuck Bivens Services, Inc.	57-12	P	10216 Airport Drive

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5/12/2017		N/A	Subway Systems, Inc. for Subway Sandwiches	84-07	R	1115 South Clinton Street and 206 East Jefferson Boulevard
5/10/2017		N/A	Sweetwater Holdings, LLC and Sweetwater Sound, Inc.	36-06	B	5003 U.S. Highway 30 West
5/10/2017	5/15/2017	N/A	Sweetwater Sound Holdings, LLC/Sweetwater Sound, Inc.	90-15	B	5501 US Highway 30 West
5/15/2017	5/15/2017	N/A	Sweetwater Sound, Inc	15-13	B	5501 U.S. Highway 30 West
5/15/2017		N/A	The Medical Protective Company	73-15	B	5814 Reed Road
5/10/2017	6/6/2017	N/A	TMK Enterprises, Inc.	44-09	B	3912 Option Pass
5/10/2017	5/10/2017	Expired	Transformations by Wieland Inc. (Real property filed under Racquet Drive Holdings)	33-15	B	310 Racquet Drive
		N/A	Transpoint Intermodal, LLC	35-16	B	Unassigned Adams Center Rd Logistic Drive
	5/17/2017	N/A	U.S. Silicones, LLC	66-08	B	3103 Cannongate Drive
5/13/2017		N/A	Valbruna Slater Stainless, Inc.	13-06	B	2400 Taylor Street
	5/15/2017	N/A	Vita Nonwovens	38-11	P	9403 Avionics Drive
	5/15/2017	N/A	Vita Nonwovens	13-15	B	9403 Avionics Drive
	5/13/2017	N/A	VOSS Automotive	2-13	B	4640 Hillegas Road
	5/15/2017	N/A	Ward Corporation	33-11	P	642 Growth Avenue
5/15/2017	5/15/2017		Ward Corporation	25-15	B	642 Growth Avenue
5/8/2017		N/A	Wayne Estates, LLC for Midwest Veterinary Supply, Inc.	1-11	B	6251 Innovation Boulevard
5/10/2017		N/A	Woodview Memory Care (sold to CSL Fort Wayne, LLC; c/o Capital Senior Living, 14160 Dallas Parkway Suite 300, Dallas, Texas, 75254.)	39-07 and 68-09	R	3310/3320 East State Boulevard

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: Resolution Approving Compliance with Statement of Benefits (CF-1) Form filings for 2017

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 2017 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): Geoff Paddock and Jason Arp