

A RESOLUTION determining SUBSTANTIAL COMPLIANCE OR NON-COMPLIANCE with Statement of Benefits (CF-1) form filing for 2017 for Castleton Village Center, Inc. d/b/a Hightech Signs for property at 6321 Huguenard Road, Fort Wayne, IN 46818 under Confirming Resolution R-5-16 with an "Economic Revitalization Area" approved 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 Castleton Village Center, Inc. d/b/a Hightech Signs 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; 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, Castleton Village Center, Inc. d/b/a Hightech Signs has filed its Compliance with Statement of Benefit Forms with the Allen County Assessor's office and the City of Fort Wayne for 2017; 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

1 **WHEREAS**, Castleton Village Center, Inc. d/b/a Hightech Signs **appeared/failed to**
2 **appear** before council to provide additional information on its compliance with the approved
3 Statement of Benefits.

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

6 **SECTION 1.** That, Common Council finds that the Compliance with Statement of
7 Benefits Form (CF-1) filed by Castleton Village Center, Inc. d/b/a Hightech Signs for an
8 approved economic revitalization area for 2017 is not in substantial compliance pursuant to
9 I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne for failure
10 to create 75% of the jobs that were stated to be created and/or 75% of the annual payroll
11 stated to be generated by the created jobs on the approved Statement of Benefits form.

12 **SECTION 2a.** Castleton Village Center, Inc. d/b/a Hightech Signs appeared before
13 council and provided additional information on its compliance with the approved Statement of
14 Benefits and from this information it was determined that notwithstanding Castleton Village
15 Center, Inc. d/b/a Hightech Signs' failure to substantially comply with its approved Statement
16 of Benefits form, Castleton Village Center, Inc. d/b/a Hightech Signs did make reasonable
17 efforts to substantially comply with the approved Statement of Benefits and Castleton Village
18 Center, Inc. d/b/a Hightech Signs' failure to substantially comply was caused by factors
19 beyond the control of Castleton Village Center, Inc. d/b/a Hightech Signs. Therefore, the
20 continuation of Castleton Village Center, Inc. d/b/a Hightech Signs' deduction/abatement
21 under R-5-16 is hereby approved.

22 **SECTION 2b.** That Castleton Village Center, Inc. d/b/a Hightech Signs appeared
23 and provided additional information on its compliance with the approved Statement of
24 Benefits and from this information it was determined that notwithstanding Castleton Village
25 Center, Inc. d/b/a Hightech Signs' failure to substantially comply by its failure to create the
26 requisite number of jobs and/or the amount of annual payroll stated to be created from those
27 jobs, that Castleton Village Center, Inc. d/b/a Hightech Signs did not make reasonable efforts
28 to substantially comply with the statement of benefits and Castleton Village Center, Inc. d/b/a
29 Hightech Signs' failure to substantially comply was not caused by factors beyond the control
30 of Castleton Village Center, Inc. d/b/a Hightech Signs. Council therefore directs the
Community Development Division to mail written notice to Castleton Village Center, Inc. d/b/a
Hightech Signs explaining the reasons for Council's determination and a date, time, place of
a hearing to be conducted by Council for the purpose of further considering Castleton Village
Center, Inc. d/b/a Hightech Signs' 2017 compliance with statement of benefits.

SECTION 2c. That Castleton Village Center, Inc. d/b/a Hightech Signs failed to
appear and otherwise provide additional information on its compliance with statement of

benefits and has caused Council to conclude and find that Castleton Village Center, Inc. d/b/a Hightech Signs is not in substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne on their 2017 filing. Council therefore directs the Community Development Division to mail written notice to Castleton Village Center, Inc. d/b/a Hightech Signs explaining the reasons for Council's determination and a date, time, place of a hearing to be conducted by Council for the purpose of further considering Castleton Village Center, Inc. d/b/a Hightech Signs' 2017 compliance with statement of benefits.

SECTION 3. 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

DIGEST SHEET

TITLE OF ORDINANCE: Resolution determining substantial compliance with a Statement of Benefits (SB-1) for 2017

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: This resolution determines whether Compliance with Statement of Benefits (CF-1) Form filings made by Hightech Signs Castleton Village Center in May 2017 with an approved economic revitalization area are in substantial compliance pursuant to both Council policy and Indiana law.

EFFECT OF PASSAGE: Will allow property owners with existing economic revitalization area designation to continue to receive their economic revitalization area deduction (property tax abatement/phase-in) benefit if determined to be in substantial compliance or provide notice to company if determined to be in substantial non-compliance and a hearing will be scheduled

EFFECT OF NON-PASSAGE: Potential retention or loss of economic revitalization area deduction (property tax abatement/phase-in)

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

ASSIGNED TO COMMITTEE (PRESIDENT): Geoff Paddock and Jason Arp