

A RESOLUTION determining SUBSTANTIAL COMPLIANCE OR NON-COMPLIANCE with Statement of Benefits (CF-1) form filing for 2017 for Coram USA, LLC/JD Summit Associates for property at 6911 Innovation Boulevard, Fort Wayne, IN 46818 under Confirming Resolution R-98-13 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 Coram USA, LLC/JD Summit Associates 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, Coram USA, LLC/JD Summit Associates 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**, Coram USA, LLC/JD Summit Associates **appeared/failed to appear**
2 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 Coram USA, LLC/JD Summit Associates for an approved
8 economic revitalization area for 2017 is not in substantial compliance pursuant to I.C. 6-1.1-
9 12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne for failure to create
10 75% of the jobs that were stated to be created and/or 75% of the annual payroll stated to be
11 generated by the created jobs on the approved Statement of Benefits form.

12 **SECTION 2a.** Coram USA, LLC/JD Summit Associates appeared before council
13 and provided additional information on its compliance with the approved Statement of
14 Benefits and from this information it was determined that notwithstanding Coram USA,
15 LLC/JD Summit Associates' failure to substantially comply with its approved Statement of
16 Benefits form, Coram USA, LLC/JD Summit Associates did make reasonable efforts to
17 substantially comply with the approved Statement of Benefits and Coram USA, LLC/JD
18 Summit Associates' failure to substantially comply was caused by factors beyond the control
19 of Coram USA, LLC/JD Summit Associates. Therefore, the continuation of Coram USA,
20 LLC/JD Summit Associates' deduction/abatement under R-98-13 is hereby approved.

21 **SECTION 2b.** That Coram USA, LLC/JD Summit Associates appeared and
22 provided additional information on its compliance with the approved Statement of Benefits
23 and from this information it was determined that notwithstanding Coram USA, LLC/JD
24 Summit Associates' failure to substantially comply by its failure to create the requisite number
25 of jobs and/or the amount of annual payroll stated to be created from those jobs, that Coram
26 USA, LLC/JD Summit Associates did not make reasonable efforts to substantially comply
27 with the statement of benefits and Coram USA, LLC/JD Summit Associates' failure to
28 substantially comply was not caused by factors beyond the control of Coram USA, LLC/JD
29 Summit Associates. Council therefore directs the Community Development Division to mail
30 written notice to Coram USA, LLC/JD Summit Associates 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 Coram USA, LLC/JD Summit Associates' 2017
compliance with statement of benefits.

SECTION 2c. That Coram USA, LLC/JD Summit Associates failed to appear and
otherwise provide additional information on its compliance with statement of benefits and has
caused Council to conclude and find that Coram USA, LLC/JD Summit Associates is not in

1 substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code
2 of the City of Fort Wayne on their 2017 filing. Council therefore directs the Community
3 Development Division to mail written notice to Coram USA, LLC/JD Summit Associates
4 explaining the reasons for Council's determination and a date, time, place of a hearing to be
5 conducted by Council for the purpose of further considering Coram USA, LLC/JD Summit
Associates' 2017 compliance with statement of benefits.

6 **SECTION 3.** That, this Resolution shall be in full force and effect from and after
7 its passage and any and all necessary approval by the Mayor.
8
9
10

11 _____
12 Member of Council
13

14 APPROVED AS TO FORM A LEGALITY
15

16 _____
17 Carol Helton, City Attorney
18
19
20
21
22
23
24
25
26
27
28
29
30

Admn. Appr. _____

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 Coram USA, LLC 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