

3 **A CONFIRMING RESOLUTION designating an "Economic**
4 **Revitalization Area" under I.C. 6-1.1-12.1 for property**
5 **commonly known as 4604 Arden Drive, Fort Wayne, Indiana**
6 **46804 (KDS Investment Properties, LLC/RetirementHomeTV**
7 **Corporation)**

8 **WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution
9 the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of
10 the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

11 **Attached hereto as "Exhibit A" as if a part herein; and**

12 **WHEREAS**, said project will create eight full-time permanent jobs for a total additional annual
13 payroll of \$360,000, with the average new annual job salary being \$45,000 and retain 22 full-time
14 permanent jobs with a total current payroll of \$1,590,000 and an average salary of \$44,008; and

15 **WHEREAS**, the total estimated project cost is \$757,000; and

16 **WHEREAS**, a recommendation has been received from the Committee on Finance concerning
17 said Resolution; and

18 **WHEREAS**, notice of the adoption and substance of said Resolution has been published in
19 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
20 Resolution.

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

23 **SECTION 1.** That, the Resolution previously designating the above described property as an
24 "Economic Revitalization Area" is confirmed in all respects.

25 **SECTION 2.** That, the hereinabove described property is hereby declared an "Economic
26 Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this
27 Resolution and shall terminate on December 31, 2021, unless otherwise automatically extended in five
28 year increments per I.C. 6-1.1-12.1-9.

29 **SECTION 3.** That, said designation of the hereinabove described property as an "Economic
30 Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements and
personal property for new logistical distribution and information technology equipment improvements to be
made between March 1, 2018 and July 31, 2018.

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 logistical distribution and
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 instillation of the new logistical distribution and 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. 5721/\$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. 5721/\$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. 5721/\$100 (the change would be negligible).
- (d) If the real estate and personal property for new logistical distribution and information technology equipment is not installed, the approximate current year tax rates for this site would be \$3. 5721/\$100.
- (e) If the real estate and proposed personal property for new logistical distribution and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3. 5721/\$100 (the change would be negligible).
- (f) If the real estate and proposed personal property for new logistical distribution and 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 \$3.5721/\$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 seven years, and that the deduction from the assessed value of the new logistical distribution and information technology equipment shall be for a period of five years.

SECTION 7. The deduction schedule from the assessed value of the real property and personal property 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%
8	0%

1
2 **SECTION 8.** The deduction schedule from the assessed value of new personal property
3 logistical distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like
4 this:

5

Year of Deduction	Percentage
1	100%
2	80%
3	60%
4	40%
5	20%
6	0%

10

11 **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits can be
12 reasonably expected to result from the project and are sufficient to justify the applicable deductions.

13 **SECTION 10.** For personal property, logistical distribution and development and information
14 technology equipment, a deduction application must contain a performance report showing the extent to
15 which there has been compliance with the Statement of Benefits form approved by the Fort Wayne
16 Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office,
17 and the City of Fort Wayne's Community Development Division and must be included with the deduction
18 application. For five subsequent years, the performance report must be updated and submitted along with
19 the deduction application at the time of filing.

20 **SECTION 11.** For real property, a deduction application must contain a performance report
21 showing the extent to which there has been compliance with the Statement of Benefits form approved by
22 the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County
23 Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in
24 the deduction application. For seven subsequent years, the performance report must be updated each
25 year in which the deduction is applicable at the same time the property owner is required to file a personal
26 property tax return in the taxing district in which the property for which the deduction was granted is
27 located. If the taxpayer does not file a personal property tax return in the taxing district in which the
28 property is located, the information must be provided by May 15.

29 **SECTION 12.** The performance report must contain the following information:

- 30 A. The cost and description of real property improvements and/or purchase of real estate and
new personal property for new manufacturing, logistical distribution, and information
technology equipment .

- 1 B. The number of employees hired through the end of the preceding calendar year as a result of
2 the deduction.
3 C. The total salaries of the employees hired through the end of the preceding calendar year as a
4 result of the deduction.
5 D. The total number of employees employed at the facility receiving the deduction.
6 E. The total assessed value of the real and/or personal property deductions.
7 F. The tax savings resulting from the real and/or personal property being abated.

8 **SECTION 13.** That, the taxpayer is non-delinquent on any and all property tax due to
9 jurisdictions within Allen County, Indiana.

10 **SECTION 14.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a
11 deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as
12 determined by the county auditor in accordance with section 10 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.

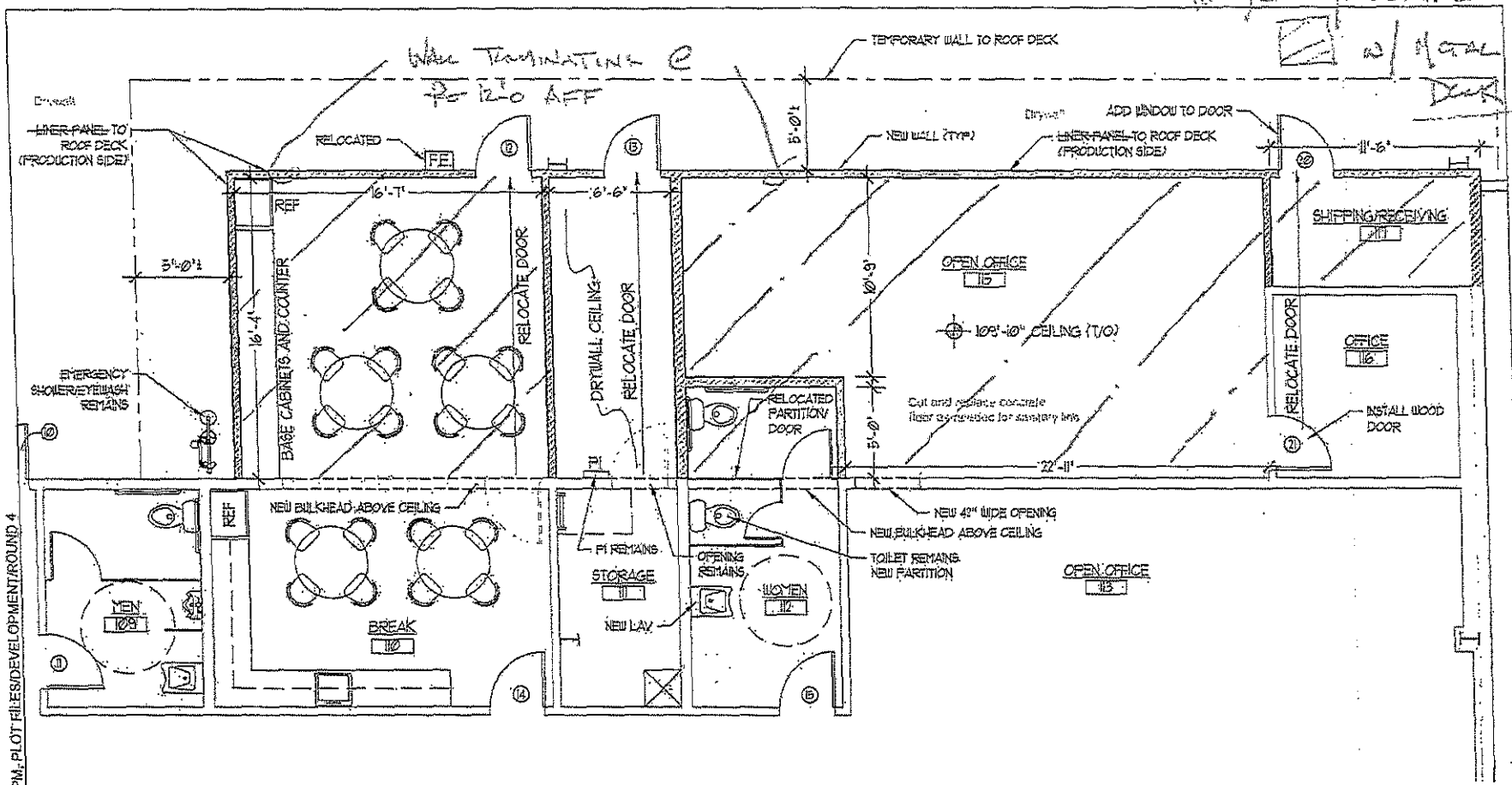
13 **SECTION 15.** That, this Resolution shall be in full force and effect from and after its passage
14 and any and all necessary approval by the Mayor.

15
16 _____
Member of Council

17
18 APPROVED AS TO FORM A LEGALITY

19
20 _____
Carol Helton, City Attorney

404 / SF MEZZAINE
 2 / 11 TOTAL
 Deck



910SF ± REMODEL PLAN

SCALE: 3/16" = 1'-0"



FLOOR PLAN: 12/4/2017 3:23:37 PM, PLOT FILE: DEVELOPMENT/ROUND 4

PROJECT: RETIREMENT HOME TV	DWG: REMODEL PLAN	CAD NAME: RHT PLAN 12-4-17	NOTICE: THIS DOCUMENT IS THE PROPERTY OF BRINER BUILDING. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRINER BUILDING. THE USER OF THIS DOCUMENT AGREES TO HOLD BRINER BUILDING HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST BRINER BUILDING BY ANY THIRD PARTY AS A RESULT OF THE USER'S MISUSE OF THIS DOCUMENT.
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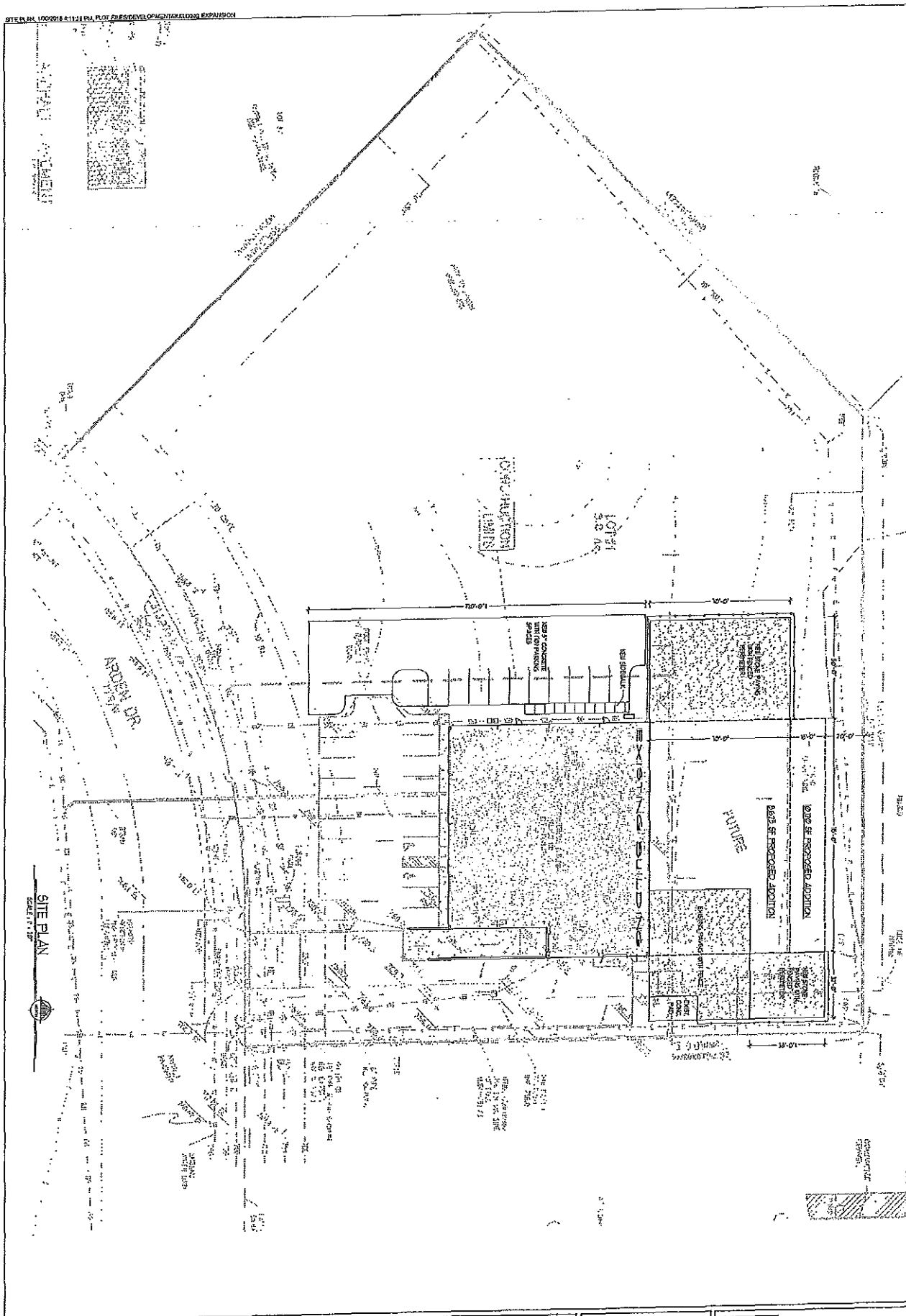
Design-Build Contractor

781 N MAIN STREET
 ELLETTSVILLE, IN 47114
 260.824.2120
 BRINERBUILDING.COM

Plans 2/8/18 Interior Addition

SITE PLAN, 1/30/2018 4:11:38 PM, PLOT FILES\DEVELOPMENT\BUILDING EXPANSION

Extension Activities

[illegible]

DONOVAN
1987 2013
FENG CHIEH KONG, INC.
3521 Lake Avenue, Suite 2
Port Wayne, Indiana 46080
Office 260.424.7416
Fax 260.424.1918
www.donovanfeng.com

DONOVAN ENGINEERING
 1001 N. W. 10th Ave.
 Fort Wayne, Indiana 46825
 Phone: 335-4771
 Fax: 335-4772
 www.donovan-eng.com

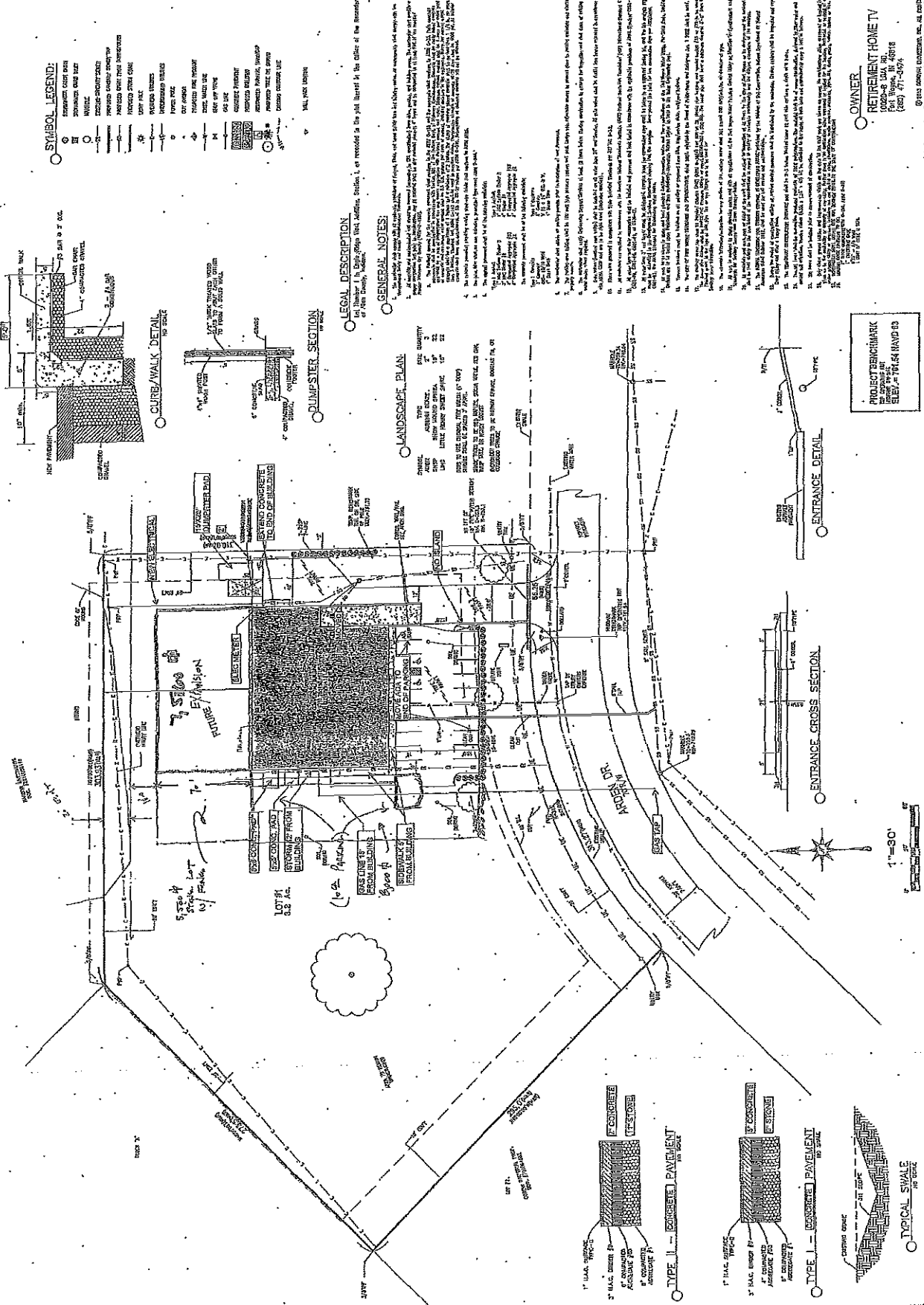
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 1001 N. W. 10th Ave.
 Fort Wayne, Indiana 46825
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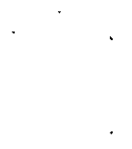
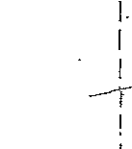
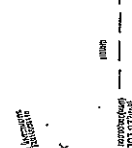
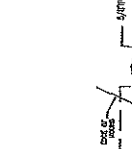
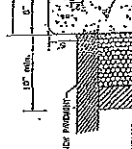
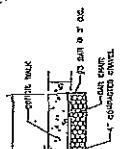
SECONDARY DEVELOPMENT PLAN
RETIREMENT HOME TV
 4604 ARDEN DRIVE
 FORT WAYNE, INDIANA 46825

REVISIONS	
NO.	DESCRIPTION
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9	REVISED
10	REVISED

OWNER
RETIREMENT HOME TV
 1000-B JAWA BL.
 Fort Wayne, IN 46816
 (317) 477-4545



- SYMBOL LEGEND:**
- 1. EXISTING CURB AND GUTTER
 - 2. EXISTING SIDEWALK
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LEGAL DESCRIPTION
 Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for KDS Investment Properties, LLC/RetirementHomeTV Corporation for eligible real estate improvements and personal property improvements. KDS Investment Properties, LLC/RetirementHomeTV Corporation will construct a 10,120 square foot addition to their existing warehouse, increase internal office space by 1,100 square feet, and purchase and install new logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$757,000, eight new full-time jobs and 22 full-time jobs retained with a combined annual payroll of \$1,695,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and eight new full-time jobs and 22 new full-time jobs.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Geoff Paddock and Jason Arp**