BILL NO. R-18- 06-27

CONFIRMING RESOLUTION NO. R-________

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property to be commonly known as 6340 Innovation Boulevard, Fort Wayne, Indiana 46818 (Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, 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, said project will create three full-time permanent jobs for a total additional payroll of $265,000 with an average annual job salary being $88,333 and retain 18 full-time permanent jobs for a current annual payroll of $1,380,000, with the average current annual job salary being $76,666; and

WHEREAS, the total estimated project cost is $1,940,000; 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. 5-3-1 and 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, 2021, 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 both a deduction of the assessed value of real estate improvements made between August 1, 2018 and April 30, 2019 and personal property for new research and development, logistical distribution and information technology equipment improvements to be made between January 1, 2019 and December 31, 2020.

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 research and development, 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 research and development, 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 $3.4092/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.4092/$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 $3.4092/$100 (the change would be negligible).

(d) If the real estate and personal property for research and development, logistical distribution and information technology equipment is not installed, the approximate current year tax rates for this site would be $3.4092/$100.

(e) If the real estate and proposed personal property for research and development, logistical distribution and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.4092/$100 (the change would be negligible).

(f) If the real estate and proposed personal property for new research and development, logistical distribution and information technology equipment equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.4092/$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, and that the deduction from the assessed value of the new research and development, logistical distribution and information technology equipment shall be for a period of seven 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	95%
3	80%
4	65%
5	50%
6	40%

7	30%
8	20%
9	10%
10	5%
11	0%

SECTION 8. The deduction schedule from the assessed value of new personal property research and development, logistical distribution and information technology equipment 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%

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 personal property, research and development, logistical distribution and information technology equipment, 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 with the deduction application. For seven subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. 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 ten 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 12. The performance report must contain the following information:

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 .

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 and/or personal property deductions.

F. The tax savings resulting from the real and/or personal property being abated.

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

SECTION 14. 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 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.

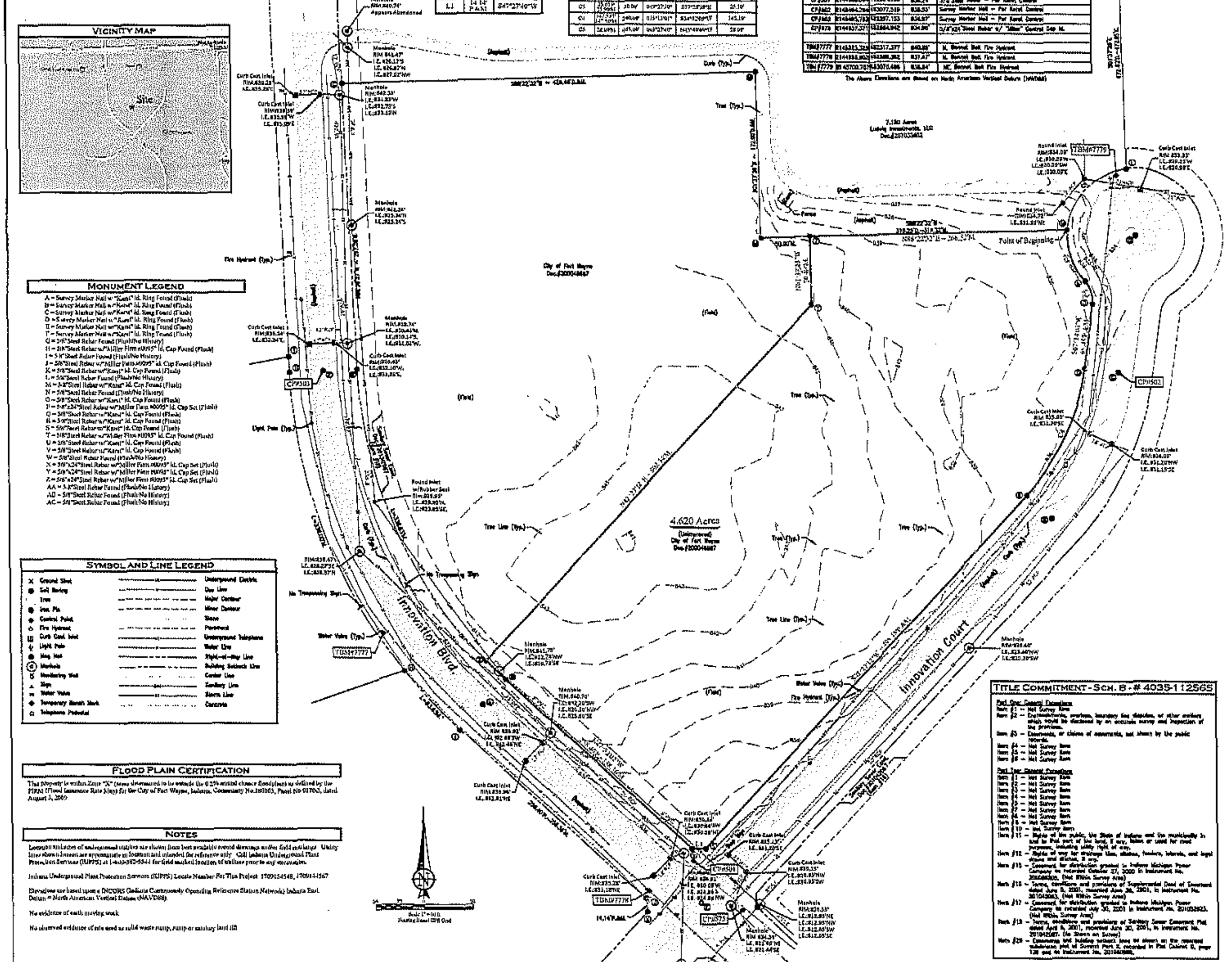
SECTION 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

____
Member of Council

APPROVED AS TO FORM A LEGALITY

____
Carol Helton, City Attorney

Exhibit A-1



LINE TABLE

Line #	Length	Direction
L1	[illegible]	S47°27'10"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	[illegible]	70.00'	[illegible]	[illegible]	[illegible]
C2	[illegible]	70.00'	[illegible]	[illegible]	[illegible]
C3	[illegible]	30.00'	[illegible]	[illegible]	25.10'
C4	[illegible]	[illegible]	[illegible]	[illegible]	145.19'
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CONTROL TABLE

Number	North	East	Elevation	Description
CP#501	[illegible]	[illegible]	[illegible]	5/8" Steel Rebar – For Kent Control
CP#502	[illegible]	453077.519	[illegible]	Survey Marker Nail – For Kent Control
CP#503	[illegible]	452357.153	[illegible]	Survey Marker Nail – For Kent Control
CP#578	[illegible]	[illegible]	[illegible]	5/8"x24" Steel Rebar w/ "Miller" Control Cap N.
TBM#7777	[illegible]	452317.377	[illegible]	N. Bonnet Bolt Fire Hydrant
TBM#7778	[illegible]	[illegible]	[illegible]	N. Bonnet Bolt Fire Hydrant
TBM#7779	[illegible]	[illegible]	[illegible]	NE Bonnet Bolt Fire Hydrant

The Above Elevations are Based on North American Vertical Datum (NAVD88)

LEGAL DESCRIPTION

[illegible]

SURVEYOR'S REPORT

[illegible]

MONUMENT LEGEND

[illegible]

SYMBOL AND LINE LEGEND

[illegible]

FLOOD PLAIN CERTIFICATION

This Property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for the City of Fort Wayne, Indiana, Community No. [illegible], Panel No. [illegible], dated August 3, 2009

NOTES

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.

Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project 1709154548, 1709154567

Elevations are based upon a INCORS (Indiana Continuously Operating Reference Station Network) Indiana East Datum = North American Vertical Datum (NAVD88).

No evidence of earth moving work.

No observed evidence of site used as solid waste dump, sump or sanitary land fill.

TITLE COMMITMENT - SCH. B - # 4035-1125655

[illegible]

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To
Tippmann Companies LLC
City of Fort Wayne
Metropolitan Title of Indiana, LLC

File No: 4035-1125655

Effective Date: November 15, 2017 @ 8:00 am

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 22, 2017.

Date: November 28, 2017

Brett R. Miller, PLS Registration No. 20300039

BRETT R. MILLER REGISTERED No. LS20300039 STATE OF INDIANA LAND SURVEYOR

Reference Survey

Miller Land Surveying, Inc. Survey No. 17104259 Date: October 26, 2017

Kent Surveying Services, Inc. Survey No. 01031865 Date: March 22, 2001

Kent Surveying Services, Inc. Survey No. 00011406 Date: February 3, 2000

Kent Surveying Services, Inc. Survey No. 200066203 Date: May 16, 2001

Kent Surveying Services, Inc. Survey No. 01041865 Date: June 4, 2001

Legend

POB - Point of Beginning
M. - Measured
R. - Record
C. - Calculated
D. - Deed
- Right of Way (R/W)
- Building Setback Line
- Center Line

Drawn By: CAM	Fieldwork Completed: 11/22/2017	Revisions:		
Date: November 28, 2017	Drawing Name: 17104259 expt site dwg			
Job Number: 17104259	For: The City of Fort Wayne			
Approved By: BRM				

Miller Land Surveying, Inc.

Corporate Office
221 Tower Drive
Monroe, IN 46772
Phone (260) 692-6166

Brett R. Miller, PS No. LS20300039
Robert J. Marcum, PS No. LS20400028
www.millersurveying.com

Fort Wayne Office
217 Airport North Office Park
Fort Wayne, IN 46825
Phone (260) 489-8371

Precision and Professionalism is where we draw the line.

Washington Twp. Sect. 16, T31N, R12E
Allen County, Indiana
4.620 Acres

ALTA/NSPS Land Title Survey

Page 1 of 1

Exhibit A-2

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 16, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, more particularly described as follows:

Commencing at a Mag Nail marking the Northeast corner of said Southeast Quarter; thence South 88 degrees 22 minutes 32 seconds West (GPS grid bearing and basis of bearings to follow), a distance of 552.57 feet (552.61 feet Deee) along the North line of said Southeast Quarter and within the right-of-way of Ludwig Road to the East line of an existing 7.150 acre tract described in Document Number 207033602 in the Office of the Recorder of Allen County, Indiana; thence South 01 degrees 37 minutes 28 seconds East, a distance of 472.85 feet (472.82 feet Deed) along said East line to a 5/8" steel rebar found on the right-of-way of Innovation Court, said point also being the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 70.00 feet, thence Southwesterly along said curve and along said right-of-way a distance of 95.07 feet (95.18 feet Deed), having a central angle of 77 degrees 49 minutes 08 seconds and a chord of 87.93 feet bearing South 43 degrees 50 minutes 16 seconds West, to 5/8" steel rebar with a "Karst" identification cap found on the South line of said 7.150 acre tract, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way and along said curve, concave to the East, having a radius of 70.00 feet, a distance of 57.61 feet, having a central angle of 47 degrees 09 minutes 06 seconds and a chord of 55.99 feet bearing South 18 degrees 38 minutes 51 seconds East to a 5/8" steel rebar found at the point of curvature of a reverse curve, concave to the Southwest, having a radius of 30.00 feet, thence Southeasterly along said curve and along said right-of-way, a distance of 25.90 feet (25.65 feet Plat), having a central angle of 49 degrees 27 minutes 30 seconds and a chord of 25.10 feet bearing South 17 degrees 29 minutes 39 seconds East to a 5/8" steel rebar with a "Karst" identification cap found at the point of tangency; thence South 07 degrees 14 minutes 06 seconds West, a distance of 68.45 feet (plat) along said right-of-way to a 5/8" steel rebar with a "Karst" identification cap found at the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 240.00 feet, thence Southwesterly along said curve and along said right-of-way a distance of 147.50 feet (147.53 feet Plat), having a central angle of 35 degrees 13 minutes 01 seconds, and a chord of 145.19 feet bearing South 24 degrees 52 minutes 05 seconds West to a 5/8" steel rebar with a "Karst" identification cap found; thence South 42 degrees 27 minutes 12 seconds West, a distance of 495.15 feet (plat) along said right-of-way line to a 5/8" steel rebar with a "Karst" identification cap found; thence South 87 degrees 27 minutes 40 seconds West, a distance of 14.14 feet (Plat) along said right-of-way line to a 5/8" steel rebar with a "Karst" identification cap found on the Northeasterly right-of-way line of Innovation Boulevard; thence North 47 degrees 32 minutes 02 seconds West, a distance of 258.36 feet (258.40 feet Plat) along said right-of-way line to a 5/8" steel rebar found at the point of curvature, of a non-tangent curve, concave to the Northeast, having a radius of 465.00 feet, thence Northwesterly along said curve and along said right-of-way a distance of 28.09 feet, having a central angle of 03 degrees 27 minutes 40 seconds, and a chord of 28.08 feet bearing North 45 degrees 49 minutes 09 seconds West to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 42 degrees 27 minutes 12 seconds East, a distance of 502.34 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 01 degrees 37 minutes 28 seconds West, a distance of 70.40 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the South line of said 7.150 acre tract; thence North 88 degrees 22 minutes 32 seconds East, a distance of 266.32 feet along said South line to the Point of Beginning. Containing 4.620Acres, more or less. Subject to easements of record.

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm for Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, LLC the designation of an Economic Revitalization Area for eligible real and personal property improvements in the amount of $1,940,000. Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, LLC will construct a new 31,000 square foot facility consisting of office, storage, research and development, and cold storage space.**

EFFECT OF PASSAGE: **Investment of $1,940,000, three new full-time jobs and retention of 18 full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, three new full-time jobs and retention of 18 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**