

**A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 4701 W.
Washington Center Road, Fort Wayne, Indiana 46825
(AALCO Distributing Company, Inc.)**

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 retain 79 full-time, permanent jobs and 15 part-time jobs for a total current annual payroll of \$4,579,268, with the average current, annual job salary being \$48,715 and ; and

WHEREAS, the total estimated project cost is \$1,108,286; and

WHEREAS, a recommendation has been received from the Committee on Finance on 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; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

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 of the assessed value of personal property for new logistical distribution and information technology equipment improvements to be made between November 1, 2018 and May 31, 2019.

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

1 and the estimate of the value of the new logistical distribution and information technology
2 equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits
3 that can be reasonably expected to result from the proposed described installation of the new
4 manufacturing equipment.

5 **SECTION 5.** The current year approximate tax rates for taxing units within the City
6 would be:

7 (a) If the proposed new logistical distribution and information technology equipment is
8 not installed, the approximate current year tax rates for this site would be
9 \$3.4092/\$100.

10 (b) If the proposed new logistical distribution and information technology equipment is
11 installed and no deduction is granted, the approximate current year tax rate for the
12 site would be \$3.4092/\$100 (the change would be negligible).

13 (c) If the proposed new logistical distribution and information technology equipment is
14 installed, and a deduction percentage of eighty percent (80%) is assumed, the
15 approximate current year tax rate for the site would be \$3.4092/\$100 (the change
16 would be negligible).

17 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from
18 the assessed value of the new logistical distribution and information technology equipment shall
19 be for a period of five years.

20 **SECTION 7.** The deduction schedule from the assessed value of new logistical
21 distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like
22 this:

23

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%
8	0%

24

25 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be
26 reasonably expected to result from the project and are sufficient to justify the applicable
27 deductions.

28 **SECTION 9.** For new manufacturing equipment, a deduction application must contain a
29

1 performance report showing the extent to which there has been compliance with the Statement of
2 Benefits form approved by the Fort Wayne Common Council at the time of filing. This report
3 must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community
4 Development Division and must be included with the deduction application. For subsequent
5 years, the performance report must be updated and submitted along with the deduction
6 application at the time of filing.

7 **SECTION 10.** The performance report must contain the following information

8 (a) The cost and description of real property improvements and/or new logistical
9 distribution and information technology equipment acquired.

10 (b) The number of employees hired through the end of the preceding calendar year
11 as a result of the deduction.

12 (c) The total salaries of the employees hired through the end of the preceding
13 calendar year as a result of the deduction.

14 (d) The total number of employees employed at the facility receiving the deduction.

15 (e) The total assessed value of the real and/or personal property deductions.

16 (f) The tax savings resulting from the real and/or personal property being abated.

17 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to
18 jurisdictions within Allen County, Indiana.

19 **SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
20 received a deduction under section 3 or 4.5 of said chapter may be required to repay the
21 deduction amount as determined by the county auditor in accordance with section 12 of said
22 chapter if the property owner ceases operations at the facility for which the deduction was
23 granted and if the Common Council finds that the property owner obtained the deduction by
24 intentionally providing false information concerning the property owner's plans to continue
25 operation at the facility.

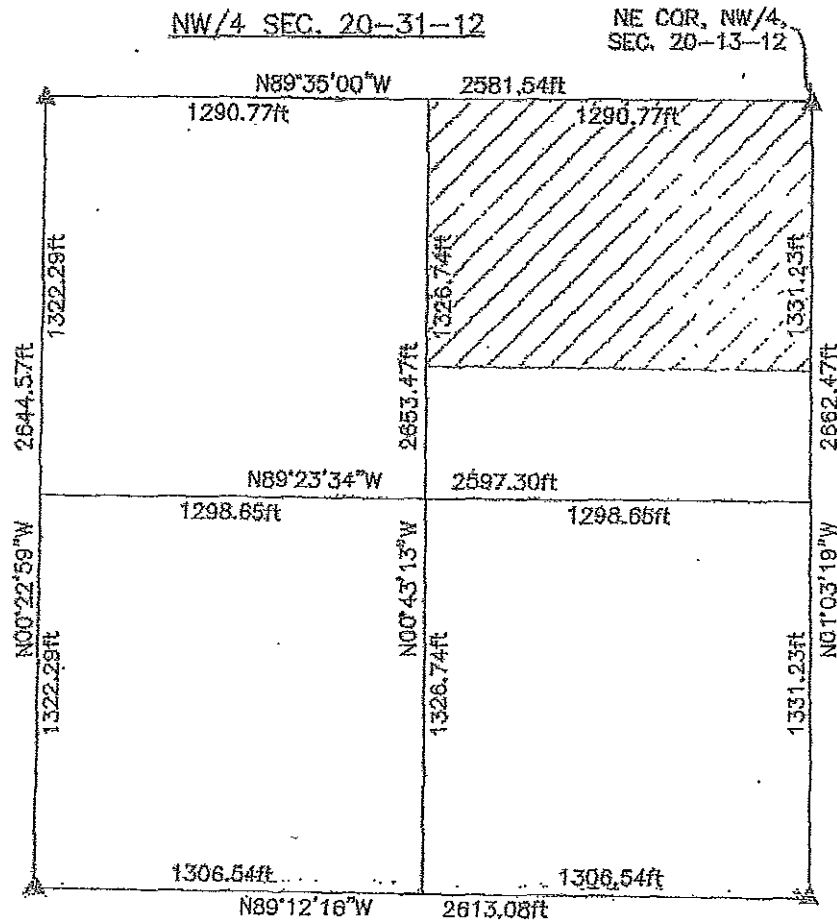
26 **SECTION 13.** That, this Resolution shall be in full force and effect from and after its
27 passage and any and all necessary approval by the Mayor.

28 _____
29 Member of Council

30 APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

Exhibit A



LEGAL DESCRIPTION

A tract of land deeded as the North 27 acres of the East Half of the Northwest Quarter of Section 20, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Beginning at the Northeast corner of said Northwest Quarter; thence West on and along the North line of said Northwest Quarter, being within the right of way of Washington Center Road (formerly U.S. #30) a distance of 1201.7 feet to the Northwest corner of the East Half of said Northwest Quarter; thence Southerly by an interior angle of 89 degrees 17 minutes on and along the West line of said East Half, a distance of 884.4 feet to a survey pipe found at the Southwest corner of said North 27 acres; thence Easterly by an interior angle of 91 degrees 07 minutes on and along the South line of said North 27 acres, a distance of 1301.9 feet to a survey pipe found on the East line of said Northwest Quarter at the Southeast corner of said North 27 acres, thence Northerly by an interior angle of 88 degrees 14 minutes 30 seconds on and along the East line of said Northwest Quarter, a distance of 893.7 feet to the point of beginning, containing 24.461 acres of land.

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 AALCO Distributing Company, Inc. for eligible personal property improvements in the amount of \$1,108,286. AALCO Distributing Company, Inc. will purchase and install logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$1,108,286 and retention of 79 full-time jobs with an annual payroll of \$4,414,693 and 15 part-time jobs with an annual payroll of \$1,645,575.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and retention of 79 full-time and 15 part-time jobs with an annual payroll of \$1,645,575.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **John Crawford and Jason Arp**