

**A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 7310 Innovation
Boulevard, Fort Wayne, Indiana 46818 (Hoffmaster
Group, 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 create 156 full-time, permanent jobs for a total new, annual payroll of \$4,873,560, with the average new annual job salary being \$31,240 and retain 98 full-time, permanent jobs for a total current annual payroll of \$3,023,216, with the average current, annual job salary being \$30,849; and

WHEREAS, the total estimated project cost is \$5,565,000; 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 manufacturing, logistical distribution and information technology equipment improvements to be made between November 1, 2018 and December 31, 2020.

1 **SECTION 4.** That, the estimate of the number of individuals that will be employed or
2 whose employment will be retained and the estimate of the annual salaries of those individuals
3 and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's
4 Statement of Benefits are reasonable and are benefits that can be reasonably expected to result
5 from the proposed described installation of the new manufacturing, logistical distribution and
6 information technology equipment.

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

- 9 (a) If the proposed new manufacturing, logistical distribution and information technology
10 equipment is not installed, the approximate current year tax rates for this site would
11 be \$3.4092/\$100.
12 (b) If the proposed new manufacturing, logistical distribution and information technology
13 equipment is installed and no deduction is granted, the approximate current year tax
14 rate for the site would be \$3.4092/\$100 (the change would be negligible).
15 (c) If the proposed new manufacturing, logistical distribution and information technology
16 equipment is installed, and a deduction percentage of eighty percent (80%) is
17 assumed, the approximate current year tax rate for the site would be \$3.4092/\$100
18 (the change would be negligible).

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

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

25

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

26

27 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be
28 reasonably expected to result from the project and are sufficient to justify the applicable
29 deductions.
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1 **SECTION 9.** For new manufacturing, logistical distribution and information technology
2 equipment, a deduction application must contain a performance report showing the extent to
3 which there has been compliance with the Statement of Benefits form approved by the Fort
4 Wayne Common Council at the time of filing. This report must be submitted to the Allen County
5 Auditor's Office, and the City of Fort Wayne's Community Development Division and must be
6 included with the deduction application. For subsequent years, the performance report must be
7 updated and submitted along with the deduction application at the time of filing.

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

- 9 (a) The cost and description of real property improvements and/or new
10 manufacturing, logistical distribution and information technology equipment
11 acquired.
12 (b) The number of employees hired through the end of the preceding calendar year
13 as a result of the deduction.
14 (c) The total salaries of the employees hired through the end of the preceding
15 calendar year as a result of the deduction.
16 (d) The total number of employees employed at the facility receiving the deduction.
17 (e) The total assessed value of the real and/or personal property deductions.
18 (f) The tax savings resulting from the real and/or personal property being abated.

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

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

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

30

Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in the Northwest one-quarter of Section 15, Township 31 North, Range 12 East and in the Northeast one-quarter of Section 16, Township 31 North, Range 12 East, Allen County, Indiana and more particularly described as follows, to wit; Commencing at the Southeast corner of the Northeast one-quarter of Section 16, Township 31 North, Range 12 East, also being the Southwest corner of the Northwest one-quarter of Section 15, Township 31 North, Range 12 East as now established by the Allen County Surveyor's reference monuments; thence North 89 degrees 21 minutes East along the South line of the Northwest one-quarter of said Section 15 a distance of 7.70 feet to a point on the West right-of-way line of the Grand Rapids & Indiana Railroad; thence North 0 degrees 04 minutes 40 seconds West along said West right-of-way line a distance of 1,641.10 feet to the point of beginning. BEGINNING at the above described point, thence North 0 degrees 04 minutes 40 seconds West along the West right-of-way line of the Grand Rapids & Indiana Railroad a distance of 960.0 feet to an iron pin set on the South right-of-way line of Cook Road as dedicated in Document #83-026073 recorded in the Allen County Recorder's Office; thence North 90 degrees 00 minutes West along said South right-of-way line and 40 feet South of the North line of said Northeast one-quarter a distance of 739.95 feet; thence on a curve to the left having a radius of 40.0 feet, an arc length of 62.89 feet and subtended by a chord of 56.61 feet bearing South 44 degrees 57 minutes 40 seconds West; thence South 0 degrees 04 minutes 40 seconds East a distance of 919.95 feet to an iron pin set; thence North 90 degrees 00 minutes East a distance of 780.0 feet to the point of beginning, containing 17.182 acres of land, more or less.

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 Hoffmaster Group, Inc. for eligible personal property improvements. Hoffmaster Group, Inc. produces premium paperware for special events. They recently acquired Aardvark, a local producer of paper straws. Hoffmaster Group, Inc. will retain straw production locally by moving into 112,000 square feet of an existing facility. New manufacturing, logistical distribution and information technology will be purchased and installed.**

EFFECT OF PASSAGE: **Investment of \$5,565,000 and creation of 156 new full-time positions with an annual payroll of \$4,873,560 and retention of 98 full-time positions with an annual payroll of \$4,873,560.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, 156 new full-time positions with an annual payroll of \$4,873,560 and retention of 98 full-time positions with an annual payroll of \$4,873,560.**

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

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