BILL NO. R-18-12-08

CONFIRMING RESOLUTION NO. R-________

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 713 Incentive Drive, Fort Wayne, Indiana 46825 (Key Millwork Inc./Weigand Properties, 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 ten full-time permanent jobs for a total additional payroll of $438,000 with an average annual job salary being $43,800 and retain nine full-time permanent jobs for a current annual payroll of $494,720, with the average current annual job salary being $51,168; and

WHEREAS, the total estimated project cost is $1,241,000; 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 both a deduction of the assessed value of real estate improvements made between December 1, 2018 and June 30, 2019 and personal property for new manufacturing and information technology equipment improvements to be made between January 1, 2019 and December 31, 2022.

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 manufacturing 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 manufacturing 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 new manufacturing 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 new manufacturing 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 manufacturing 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 $3.4092/$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 five years, and that the deduction from the assessed value of the new manufacturing 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	80%
3	60%
4	40%
5	20%
6	0%

SECTION 8. The deduction schedule from the assessed value of new personal property new manufacturing 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	80%
3	60%
4	40%
5	20%
6	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, new manufacturing 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 five 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 five 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.

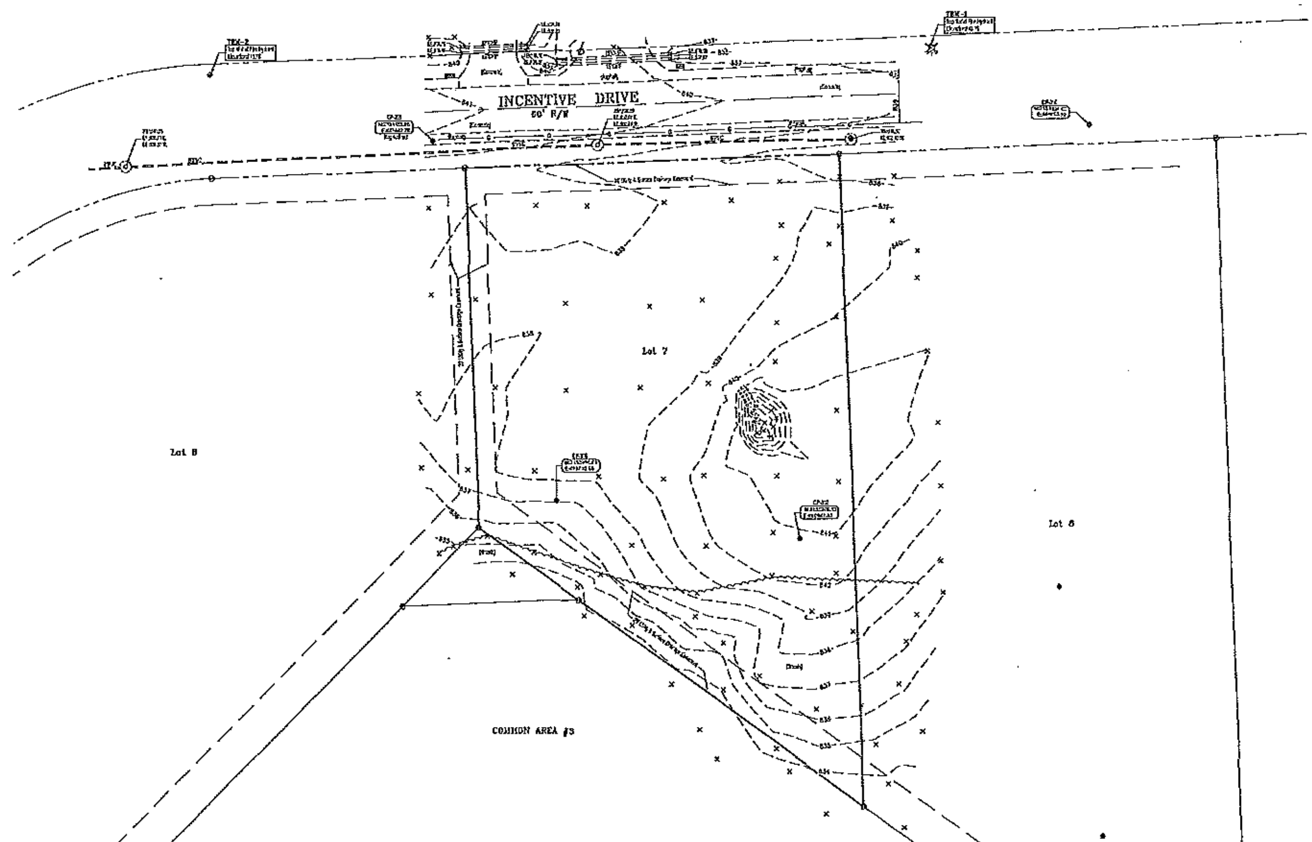
SECTION 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

____
Member of Council

APPROVED AS TO FORM A LEGALITY

____
Carol Helton, City Attorney

Exhibit A



Symbols Legend

Air Conditioning Unit · Antenna · Axle Shaft · Bench Mark · Bollard · Bolt · Boulder · Cable TV Pedestal · Clean-Out · Column · Control Point · Drain · B-Hive Inlet · Square Inlet · Curb Cast Inlet · Field Drain · Downspout · Round Inlet · Stand Pipe · Soil Boring · Guy Anchor

Power Pole w/ Elec. Drop · Electric Box · Electric Meter · Electric Panel · Electric Pedestal · Electric Transformer · Light Pole Base Only · Light Pole · Yard Light · Power Pole · Strain Pole · Finish Floor · Flag · Ground Shot · Gas Regulator · Gas Curb Stop · Gas Meter · Gas Valve · Handicap · Harrison Marker

Iron Pin · Mag Nail · Mailbox · Manhole · Monitoring Well · Pine Tree · Pay Phone · Paper Box · Parking Block · Parking Meter · Boundary Mon. – Pipe · Chiseled "X" · PK Nail · Post · I Beam Post · Railroad Rail Post · Railroad Spike · Satellite Dish · Sign · Signal Pole

Sanitary Tap · Stump · Survey Marker Nail · T-Bar Post · Temporary Bench Mark · Telephone Pedestal · Telephone Pole · Tree · Vault · Automatic Sprinkler · Irrigation Control Valve · Fire Hydrant · Water Curb Stop · Well · Water Meter · Warning Riser · Water Valve · Yard Hydrant · Post Indicator Valve · Vent

Underground Cable Television · Overhead Electric · Underground Electric · Fence · Gas Line · Overhead Telephone · Underground Telephone · Water Line · Right-of-Way Line · Fiber Optic Line

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.

I Nana A. Opoku certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that to the best of my knowledge, information and belief all information shown hereon is true and accurate.

NANA A. OPOKU REGISTERED No. LS21200012 STATE OF INDIANA LAND SURVEYOR

Nana A. Opoku PLS 21200012

Scale 1" = 30'

BENCHMARK INFO

U.S.G.S. Benchmark
Designation L 305
PID: MI0712
ELEVATION 825.45 (NAVD 88)

UTILITY CONTACTS

GAS
NIPSCO
1501 Hale Ave.
Fort Wayne, IN 46802
Contact: Dave Schoofamo
dschoofamo@nisource.com

ELECTRIC
AEP
J. Jay Marlow
260-408-3447

WATER & SEWER & TRAFFIC LIGHTS
City of Fort Wayne
200 E. Berry Street, Suite 40
Fort Wayne, IN 46802
Contact: Mario Trevino
260-427-2695
Mario.trevino@cityoffortwayne.org

TELEPHONE
Frontier
8001 W. Jefferson Blvd.
Fort Wayne, IN 46804
Contact: Mark Waters
260-413-0986
mark.waters@ftr.com

CABLE TV
Comcast
720 Taylor St.
Fort Wayne, IN 46802
Contact: John Gayday
260-458-5107
john_gayday@cable.comcast.com

Drawn By: NAO Date of Field Work: 10/25/2018 Date of Drawing: 10/23/2018 Approved By: NAO	**APEX Consulting & Surveying, Inc.** LAND SURVEYING LAND PLANNING & DESIGN 613 W. BRACKENRIDGE STREET FORT WAYNE, IN. 46802 PH: (260) 755-5993 FAX: (888) 808-4177	APEX Consulting & Surveying	TOPOGRAPHIC SURVEY LOT 7 NORTHROP INDUSTRIAL PARK 713 INCENTIVE DRIVE FORT WAYNE, INDIANA	Sheet No.: 1 of 1

REVISIONS		
BY	DATE	DESCRIPTION

Exhibit A

LEGAL DESCRIPTION

Lot Number 7 in Northrop Industrial Park, as recorded in Plat Cabinet E, page 51, and Document Number 990064402, in the Office of the Recorder of Allen County, Indiana.

TOGETHER WITH:

Part of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Second Principal Meridian, Allen County, Indiana, more particularly described as follows:

BEGINNING at the Southeast corner of Lot Number 8 in Northrop Industrial Park, said point being monumented by a #5 rebar; thence South 52 degrees 35 minutes 49 seconds East (recorded bearing from the Plat of Northrop Industrial Park and the basis for all bearings in this description) on the Southerly line of Lot Number 7 in said Park, a distance of 65.85 feet to a #5 rebar; thence North 90 degrees 00 minutes 00 seconds West, a distance of 94.51 fee to a #5 rebar on the Southerly line of said Lot Number 8; thence North 46 degrees 32 minutes 06 seconds East on aforesaid Southerly line a distance of 58.14 feet to the Point of Beginning. Containing 1890.13 square feet.

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 Key Millwork, Inc. and Weigand Properties, LLC together they are requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements in the amount of $1,241,000. Weigand Properties will construct a new 120' x 130' production facility into which Key Millwork, Inc. will relocate from the Urban Enterprise Center where it has been a long time tenant.**

EFFECT OF PASSAGE: **Investment of $1,241,000, creation of ten new full-time jobs with an annual payroll of $438,000 and retention of nine current full-time jobs with an annual payroll of $494,720.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, creation of ten new full-time jobs with an annual payroll of $438,000, and retention of nine current full-time jobs with an annual payroll of $494,720.**

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

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