

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5001 US 30 W, Fort Wayne, Indiana 46808 (Office 30 Venture, LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated May 27, 2021 to have the following described property designated and declared 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 25 additional full-time, permanent jobs for a total additional annual payroll of \$1,365,000 and average annual payroll of \$54,600 and retain 128 current full-time permanent jobs with a retained annual payroll of \$7,277,722 and an annual average salary of \$56,857; and

**WHEREAS**, the total estimated project cost is \$4,338,980; and

**WHEREAS**, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

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

**SECTION 1.** That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 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 2.** That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

**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 real estate improvements to be made between April 26, 2021 and May 31, 2021.

**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 the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

**SECTION 5.** That, 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 \$3.3799/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.3799/\$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 \$3.3799/\$100 (the change would be negligible).

**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

**SECTION 7.** 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.

**SECTION 8.** The deduction schedule from the assessed value of the real 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%         |

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

**SECTION 11.** 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 12 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 12.** 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 AND LEGALITY

\_\_\_\_\_  
Carol Helton, City Attorney

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Office 30 Venture, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements. Office 30 Venture, LLC will remodel and update 44,795 square feet of internal space and make exterior updates and site improvements to facilitate the leasing of the space to Parts Town, LLC.**

EFFECT OF PASSAGE: **Investment of \$4,338,980, creation of 25 new full-time permanent jobs with the annual payroll of \$1,365,000 and the retention of 128 full-time permanent jobs with an annual payroll of \$7,277,722.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, creation of 25 new full-time permanent jobs with the annual payroll of \$1,365,000 and the retention of 128 full-time permanent jobs with an annual payroll of \$7,277,722.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Jason Arp and Glynn Hines**

# MEMORANDUM



**TO:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** June 1, 2021  
**RE:** Request for designation by Office 30 Venture, LLC as an ERA for real property improvements.

## BACKGROUND

|                  |              |                         |     |
|------------------|--------------|-------------------------|-----|
| PROJECT ADDRESS: | 5001 US 30 W | PROJECT LOCATED WITHIN: | N/A |
| PROJECT COST:    | \$4,338,980  | COUNCILMANIC DISTRICT:  | 3   |

|                             |                                                                                                                                                                                                |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMPANY PRODUCT OR SERVICE: | Office 30 Venture, LLC is a commercial real estate developer.                                                                                                                                  |
| PROJECT DESCRIPTION:        | Office 30 Venture, LLC will remodel and update 44,795 square feet of internal space and make exterior updates and site improvements to facilitate the leasing of the space to Parts Town, LLC. |

### CREATED

### RETAINED

|                                 |             |                                      |             |
|---------------------------------|-------------|--------------------------------------|-------------|
| JOBS CREATED (FULL-TIME):       | 25          | JOBS RETAINED (FULL-TIME):           | 128         |
| JOBS CREATED (PART-TIME):       | 0           | JOBS RETAINED (PART-TIME):           | 0           |
| TOTAL NEW PAYROLL:              | \$1,365,000 | TOTAL RETAINED PAYROLL:              | \$7,277,722 |
| AVERAGE SALARY (FULL-TIME NEW): | \$54,600    | AVERAGE SALARY (FULL-TIME RETAINED): | \$56,857    |

## COMMUNITY BENEFIT REVIEW

Yes ☐ No ☐ N/A ☒

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Yes ☒ No ☐ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

**Explain:** Property to be designated is zoned I-2, General Industrial. Use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes ☒ No ☐ N/A ☐

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

**Explain:** Office 30 Venture, LLC will remodel and update 44,795 square feet of internal space and make exterior updates and site improvements to facilitate the leasing of the space to Parts Town, LLC.

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes ☐ No ☐ N/A ☒

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ No ☐ N/A ☒

Project encourages preservation of a historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes ☐ No ☒ N/A ☐

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

## POLICY

Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

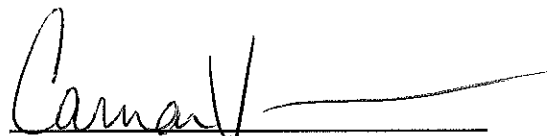
1. The period of deduction for speculative real property improvements is seven years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Office 30 Venture, LLC is eligible for a recommended seven year deduction on real property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

## PREVIOUSLY APPROVED PHASE-INS

Office 30 Venture, LLC has not previously applied for nor been approved for a tax phase-in.

Signed:

  
Economic Development Specialist

Reviewed:

  
Economic Development Administrator

# FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

## TAX ABATEMENT - ESTIMATE OF SAVINGS

\*New tax abatement percentages have been changed to reflect change in state law

Office 30 Venture, LLC

### REAL PROPERTY TAX ABATEMENT - 7 yr Schedule

| Year                                                    | Cash Value  | True Tax Value | Assessed Value | Abatement % | Tax | Tax Paid % | Deduction   | Taxable AV  | Tax Rate | Tax Paid  | Tax Saved        |
|---------------------------------------------------------|-------------|----------------|----------------|-------------|-----|------------|-------------|-------------|----------|-----------|------------------|
| 1                                                       | \$4,338,980 | \$4,338,980    | \$4,338,980    | 100%        |     | 0%         | \$4,338,980 | \$0         | 0.033799 | \$0       | \$146,653        |
| 2                                                       | \$4,338,980 | \$4,338,980    | \$4,338,980    | 85%         |     | 14%        | \$3,688,133 | \$607,457   | 0.033799 | \$20,531  | \$124,655        |
| 3                                                       | \$4,338,980 | \$4,338,980    | \$4,338,980    | 71%         |     | 29%        | \$3,080,676 | \$1,258,304 | 0.033799 | \$42,529  | \$104,124        |
| 4                                                       | \$4,338,980 | \$4,338,980    | \$4,338,980    | 57%         |     | 43%        | \$2,473,219 | \$1,865,761 | 0.033799 | \$63,061  | \$83,592         |
| 5                                                       | \$4,338,980 | \$4,338,980    | \$4,338,980    | 43%         |     | 57%        | \$1,865,761 | \$2,473,219 | 0.033799 | \$83,592  | \$63,061         |
| 6                                                       | \$4,338,980 | \$4,338,980    | \$4,338,980    | 29%         |     | 71%        | \$1,258,304 | \$3,080,676 | 0.033799 | \$104,124 | \$42,529         |
| 7                                                       | \$4,338,980 | \$4,338,980    | \$4,338,980    | 14%         |     | 85%        | \$607,457   | \$3,688,133 | 0.033799 | \$124,655 | \$20,531         |
| 8                                                       | \$4,338,980 | \$4,338,980    | \$4,338,980    | 0%          |     | 100%       | \$0         | \$4,338,980 | 0.033799 | \$146,653 | \$0              |
| TOTAL TAX SAVED REAL PROPERTY (7 yrs on 7 yr deduction) |             |                |                |             |     |            |             |             |          |           | <u>\$585,146</u> |
| TOTAL TAX PAID REAL PROPERTY (7 yrs on 7 yr deduction)  |             |                |                |             |     |            |             |             |          |           | <u>\$585,146</u> |

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered. Calculations are based on the amount of investment not assessed value.

**Real Property Abatements**

Tax Abatement Review System

Office 30 Venture, LLC

| Points<br>Possible | Points<br>Awarded |
|--------------------|-------------------|
|--------------------|-------------------|

**INVESTMENT (30 points possible)**

Total new investment in real property (new structures and/or rehabilitation)

|                        |    |    |
|------------------------|----|----|
| Over \$1,000,000       | 10 | 10 |
| \$500,000 to \$999,999 | 8  |    |
| \$100,000 to \$499,999 | 6  |    |
| Under \$100,000        | 4  |    |

Investment per employee (both jobs created and retained)

|                      |    |   |
|----------------------|----|---|
| \$35,000 or more     | 10 |   |
| \$18,500 to \$34,999 | 8  | 8 |
| \$6,250 to \$18,499  | 6  |   |
| \$1,250 to \$6,249   | 4  |   |
| less than \$1,249    | 2  |   |

Estimated local income taxes generated from jobs retained

|                      |   |   |
|----------------------|---|---|
| \$80,000 or more     | 5 | 5 |
| \$30,000 to \$79,999 | 4 |   |
| \$10,000 to \$29,999 | 3 |   |
| \$5,000 to \$9,999   | 2 |   |
| less than \$5,000    | 1 |   |

Estimated local income taxes generated from jobs created  
(Double points for start-up)

|                      |   |   |
|----------------------|---|---|
| \$30,000 or more     | 5 |   |
| \$10,000 to \$29,999 | 4 | 4 |
| \$5,000 to \$9,999   | 3 |   |
| \$3,000 to \$4,999   | 2 |   |
| less than \$3,000    | 1 |   |

**ECONOMIC BASE (20 points possible)**Location Quotient in designated Occupation Code  
(use majority Occupation Code of all created and retained jobs)  
Greater than 1.0

5

Estimated Percent of Business done outside

Allen County

|                  |    |  |
|------------------|----|--|
| Greater than 75% | 15 |  |
| 50% to 74%       | 10 |  |
| 25% to 49%       | 5  |  |

**JOBS (20 points possible)**

Total number of permanent jobs retained

|            |    |   |
|------------|----|---|
| Over 250   | 10 |   |
| 100 to 249 | 8  | 8 |
| 50 to 99   | 6  |   |
| 25 to 49   | 4  |   |
| 10 to 24   | 2  |   |
| 1 to 9     | 1  |   |

Total number of permanent jobs created (Double for start-up)

|          |    |   |
|----------|----|---|
| Over 100 | 10 |   |
| 50-99    | 8  |   |
| 25-49    | 6  | 6 |
| 10-24    | 4  |   |
| 1 to 9   | 2  |   |

**WAGES (20 points possible)**

Median salary of the jobs created and/or retained

|                      |    |    |
|----------------------|----|----|
| Over \$47,999        | 20 |    |
| \$43,000 to \$47,999 | 16 | 16 |
| \$38,000 to \$42,999 | 12 |    |
| \$33,000 to \$37,999 | 8  |    |
| \$28,000 to \$32,999 | 4  |    |
| under \$28,000       | 0  |    |

**BENEFITS (10 points possible)**

|                                                                   |   |   |
|-------------------------------------------------------------------|---|---|
| Major Medical Plan                                                | 7 | 7 |
| Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, |   |   |
| Disability Insurance,                                             | 3 | 3 |

**SUSTAINABILITY**

|                                                                                    |   |
|------------------------------------------------------------------------------------|---|
| Construction uses green building techniques (ie LEED Certification)                | 5 |
| Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs) | 5 |

|              |           |
|--------------|-----------|
| <b>Total</b> | <b>67</b> |
|--------------|-----------|

**Length of Abatement**

20 to 39 points - 3 year abatement  
40 to 59 points - 5 year abatement  
60 to 69 points - 7 year abatement  
70 to 100 points - 10 year abatement

\* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, then the applicant is eligible for an alternate deduction schedule.

| Real Property Deduction Schedules | Alternative Deduction Real Property Schedules |
|-----------------------------------|-----------------------------------------------|
| <b>10 year</b>                    | <b>10 Year</b>                                |
| Year 1: 100%                      | Year 1: 100%                                  |
| Year 2: 95%                       | Year 2: 100%                                  |
| Year 3: 80%                       | Year 3: 100%                                  |
| Year 4: 65%                       | Year 4: 100%                                  |
| Year 5: 50%                       | Year 5: 100%                                  |
| Year 6: 40%                       | Year 6: 90%                                   |
| Year 7: 30%                       | Year 7: 80%                                   |
| Year 8: 20%                       | Year 8: 65%                                   |
| Year 9: 10%                       | Year 9: 50%                                   |
| Year 10: 5%                       | Year 10: 40%                                  |
| Year 11: 0%                       |                                               |
| <b>7 year</b>                     | <b>7 Year</b>                                 |
| Year 1: 100%                      | Year 1: 100%                                  |
| Year 2: 85%                       | Year 2: 100%                                  |
| Year 3: 71%                       | Year 3: 100%                                  |
| Year 4: 57%                       | Year 4: 100%                                  |
| Year 5: 43%                       | Year 5: 100%                                  |
| Year 6: 29%                       | Year 6: 71%                                   |
| Year 7: 14%                       | Year 7: 43%                                   |
| Year 8: 0%                        |                                               |
| <b>5 year</b>                     |                                               |
| Year 1: 100%                      |                                               |
| Year 2: 80%                       |                                               |
| Year 3: 60%                       |                                               |
| Year 4: 40%                       |                                               |
| Year 5: 20%                       |                                               |
| Year 6: 0%                        |                                               |
| <b>3 year</b>                     |                                               |
| Year 1: 100%                      |                                               |
| Year 2: 66%                       |                                               |
| Year 3: 33%                       |                                               |
| Year 4: 0%                        |                                               |



CITY OF FT. WAYNE  
MAY 27 2021 12/2019

**ECONOMIC REVITALIZATION AREA APPLICATION**  
**CITY OF FORT WAYNE, INDIANA**

APPLICATION IS FOR: (Check appropriate box(es))

☒ Real Estate Improvements

☐ Personal Property Improvements

☐ Vacant Commercial or Industrial Building

Total cost of real estate improvements: \$4,338,980

Total cost of manufacturing equipment improvements: \_\_\_\_\_

Total cost of research and development equipment improvements: \_\_\_\_\_

Total cost of logistical distribution equipment improvements: \_\_\_\_\_

Total cost of information technology equipment improvements: \_\_\_\_\_

**TOTAL OF ABOVE IMPROVEMENTS: \$4,338,980**

**GENERAL INFORMATION**

Real property taxpayer's name: Office 30 Venture, LLC

Personal property taxpayer's name: N/A

Telephone number: 260-422-3406

Address listed on tax bill: 5001 US 30 W, Fort Wayne, Indiana 46808

Name of company to be designated, if applicable: \_\_\_\_\_

Year company was established: 2017

Address of property to be designated: 5001 US 30 W, Fort Wayne, Indiana 46808

Real estate property identification number: 02-07-20-301-001.000-073

Contact person name: Henry P. Najdeski, Legal Counsel

Contact person telephone number: 260-423-8835 Contact email: hpn@barrettllaw.com

Contact person address: Barrett McNagny LLP, 215 East Berry Street, Fort Wayne, Indiana 46802

List company officer and/or principal operating personnel

| NAME      | TITLE                 | ADDRESS                   | PHONE NUMBER |
|-----------|-----------------------|---------------------------|--------------|
| Bill Bean | Member Representative | 7108 Covington Road       | 260-422-3406 |
|           |                       | Fort Wayne, Indiana 46804 |              |
|           |                       |                           |              |
|           |                       |                           |              |
|           |                       |                           |              |

List all persons or firms having ownership interest in the applicant business and the percentage each holds:

| NAME                             | PERCENTAGE |
|----------------------------------|------------|
| Hanning & Bean Enterprises, Inc. | 100%       |
|                                  |            |
|                                  |            |
|                                  |            |
|                                  |            |

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) \_\_\_\_\_
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- ☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?
- ☐ Yes ☒ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- ☐ Yes ☒ No Does the company's business include a retail component? If yes, answer the following questions:  
 What percentage of floor space will be utilized for retail activities? \_\_\_\_\_  
 What percentage of sales is made to the ultimate customer? \_\_\_\_\_  
 What percentage of sales will be from service calls? \_\_\_\_\_

What is the percentage of clients/customers served that are located outside of Allen County? N/A

What is the company's primary North American Industrial Classification Code (NAICs)? N/A

Describe the nature of the company's business, product, and/or service: Real estate holding company. The Company's single asset is 5001 US 30 W, Fort Wayne, Indiana 46808.

Dollar amount of annual sales for the last three years: N/A

| Year | Annual Sales |
|------|--------------|
|      |              |
|      |              |
|      |              |

List the company's three largest customers, their locations and amount of annual gross sales: N/A

| Customer Name | City/State | Annual Gross Sales |
|---------------|------------|--------------------|
|               |            |                    |
|               |            |                    |
|               |            |                    |

List the company's three largest material suppliers, their locations and amount of annual purchases: N/A

| Supplier Name | City/State | Annual Gross Purchases |
|---------------|------------|------------------------|
|               |            |                        |
|               |            |                        |
|               |            |                        |

List the company's top three competitors: N/A

| Competitor Name | City/State |
|-----------------|------------|
|                 |            |
|                 |            |
|                 |            |

Describe the product or service to be produced or offered at the project site: Project will provide office space for  
Parts Town, LLC, an Illinois limited liability company and a technology-driven distributor of  
replacement parts for commercial food service equipment.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

See schedule 1, attached hereto.

# REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

Describe any structure(s) that is/are currently on the property: Office building and appurtenant improvements.

Describe the condition of the structure(s) listed above: Good condition.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: \_\_\_\_\_  
Construction of significant real estate improvements to the interior and exterior of the building, consisting  
of: complete remodel (44,795 S.F.), replace all remaining HVAC units, renovate entire 1,700 car parking lot,  
new entrance, relocate server room, paint building, and roof. All such improvements will be made because  
of and in connection with taxpayer's underlying lease with Parts Town, LLC.

Projected construction start (month/year): 04/2021

Projected construction completion (month/year): 09/2021

☐ Yes ☒ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

☐ Yes ☒ No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

**This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.**

**Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.**

## PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

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☐ Yes ☐ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? ☐ Yes ☐ No

☐ Yes ☐ No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): \_\_\_\_\_

Date last piece of equipment will be installed (month/year): \_\_\_\_\_

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:

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## ELIGIBLE VACANT BUILDING INFORMATION

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

☐ Yes ☐ No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

What year was the structure built? \_\_\_\_\_

Describe any structure(s) that is/are currently on the property: \_\_\_\_\_

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Projected occupancy date (month/year): \_\_\_\_\_

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

**This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.**

**Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.**

# **PUBLIC BENEFIT INFORMATION**

## **EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED**

### **ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION**

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

[http://www.bls.gov/oes/current/oes\\_23060.htm](http://www.bls.gov/oes/current/oes_23060.htm)

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

#### **Current Full-Time Employment**

| Occupation     | Occupation Code | Number of Jobs | Total Payroll |
|----------------|-----------------|----------------|---------------|
| Executive      | 11-1011         | 1              | [REDACTED]    |
| Professional   | 11-1021         | 35             | 3,033,443     |
| Administrative | 43-4051         | 92             | 4,004,279     |
|                |                 |                |               |
|                |                 |                |               |

#### **Retained Full-Time Employment**

| Occupation     | Occupation Code | Number of Jobs | Total Payroll |
|----------------|-----------------|----------------|---------------|
| Executive      | 11-1011         | 1              | [REDACTED]    |
| Professional   | 11-1021         | 35             | 3,033,443     |
| Administrative | 43-4051         | 92             | 4,004,279     |
|                |                 |                |               |
|                |                 |                |               |

#### **Additional Full-Time Employment**

| Occupation     | Occupation Code | Number of Jobs | Total Payroll |
|----------------|-----------------|----------------|---------------|
| Professional   | 11-1021         | 8              | 600,000       |
| Administrative | 43-4051         | 17             | 765,000       |
|                |                 |                |               |
|                |                 |                |               |

\*Employment figures provided relate to the employees of taxpayer's tenant, Parts Town, LLC.

|                                   |
|-----------------------------------|
| <b>PUBLIC BENEFIT INFORMATION</b> |
|-----------------------------------|

**Current Part-Time or Temporary Jobs**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|------------|-----------------|----------------|---------------|
|            |                 | 0              |               |
|            |                 |                |               |
|            |                 |                |               |
|            |                 |                |               |
|            |                 |                |               |

**Retained Part-Time or Temporary Jobs**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|------------|-----------------|----------------|---------------|
|            |                 | 0              |               |
|            |                 |                |               |
|            |                 |                |               |
|            |                 |                |               |
|            |                 |                |               |

**Additional Part-Time or Temporary Jobs**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|------------|-----------------|----------------|---------------|
|            |                 | 0              |               |
|            |                 |                |               |
|            |                 |                |               |
|            |                 |                |               |
|            |                 |                |               |

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- |                                                |                                                        |                                                          |
|------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Pension Plan          | <input checked="" type="checkbox"/> Major Medical Plan | <input checked="" type="checkbox"/> Disability Insurance |
| <input type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance     | <input checked="" type="checkbox"/> Dental Insurance     |

List any benefits not mentioned above: 401(k)

When will you reach the levels of employment shown above? (month/year): 09/2026

## REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Statement of Benefits Form(s) (first page/front side completed)
2. Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.
3. Check for non-refundable application fee made payable to the City of Fort Wayne.
 

|                                                                |                                                 |
|----------------------------------------------------------------|-------------------------------------------------|
| ERA filing fee (either real or personal property improvements) | .1% of total project cost not to exceed \$1,000 |
| ERA filing fee (both real and personal property improvements)  | .1% of total project cost not to exceed \$1,500 |
| ERA filing fee (vacant commercial or industrial building)      | \$500                                           |
| ERA filing fee in an EDTA                                      | \$200                                           |
| Amendment to extend designation period                         | \$300                                           |
| Waiver of non-compliance with ERA filing                       | \$1,000 + ERA filing fee                        |
4. Owner's Certificate (if applicant is not the owner of property to be designated).  
Should be marked as Exhibit B if applicable.

## CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit have been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property and CF-1/VBD must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.

  
Signature of Taxpayer/Owner

Bill Bean (Vice President of Hanning & Bean Enterprises, Inc., Manager  
of Office 30 Venture, LLC)  
Printed Name and Title of Applicant

5-26-21  
Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802

## **SCHEDULE 1**

The subject real property located at 5001 US 30 W (the "Property") lies in the city limits of Fort Wayne. The current taxpayer, Office 30 Venture, LLC, a locally owned Indiana limited liability company, purchased the Property in December 2017. Prior to Office 30 Venture, LLC's acquisition of the Property, the prior owner (North American Van Lines, Inc.) operated its business in the entirety of the building. The building is massive in size, and the concept of a single user is no longer practical. After the Property was sold to Office 30 Venture, LLC, the building became vacant, as North American Van Lines, Inc. relocated its enormous staff to Fort Wayne's downtown. The building was in need of revitalization, reinvestment, and additional tenants for future development and use of the Property. Since it acquired the Property, Office 30 Venture, LLC has been filling portions of the building over time with tenants unrelated to Office 30 Venture, LLC. Parts Town, LLC has just recently entered into a lease with Office 30 Venture, LLC for a portion of the building; however, in order for the lease to be effectuated, Office 30 Venture, LLC must undertake the construction of significant and expensive interior and exterior improvements to the building. As such, the construction project represents an attempt to address and resolve the current challenges of revitalizing the building to avoid cessation of growth, deterioration of improvements, and obsolescence. Based on all of the foregoing, the Property meets the definition of an Economic Revitalization Area.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL I:**

Part of the West Half of the Northwest Quarter of Section 20, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to wit:

Beginning at the intersection of the South line of said West Half and the South right-of-way line of U.S. Highway #30, said point of beginning being situated 489.1 feet South 89 degrees 09 minutes East from the Southwest corner of said Northwest Quarter; thence Northeasterly, on and along the South right-of-way line of U.S. Highway #30, being a regular curve to the left having a radius of 5829.58 feet, an arc distance of 514.16 feet (the chord of which bears North 85 degrees 50 minutes 54 seconds East for a length of 513.99 feet); thence North 79 degrees 07 minutes 53 seconds East, along said South right-of-way line, 305.3 feet to the East line of said West Half; thence South 03 degrees 25 minutes East, on and along said East line, being established by an existing line fence, 106.7 feet to the South line of said West Half; thence North 89 degrees 09 minutes West, on and along said South line 818.9 feet to the point of beginning.

**PARCEL II:**

Part of the East Half of the Northwest Quarter of Section 20, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to wit:

Beginning at the Southwest corner of the East Half of said Northwest Quarter, said point of beginning being situated 1308.0 feet South 89 degrees 09 minutes East from the Southwest corner of said Northwest Quarter; thence South 89 degrees 09 minutes East, on and along the South line of said East Half, 818.0 feet (recorded 822.8 feet) to the Northwest corner of Elkridge Addition to the City of Fort Wayne, Indiana; thence North 01 degrees 14 minutes West, 316.6 feet to the South right-of-way line of U.S. Highway #30; thence South 74 degrees 08 minutes West, on and along said South right-of-way line, 213.8 feet; thence Southwesterly, on and along said South right-of-way line, being a regular curve to the right having a radius of 5814.58 feet, an arc distance of 425.02 feet (the chord of which bears South 76 degrees 13 minutes 38 seconds West for a length of 424.92 feet); thence South 79 degrees 07 minutes 53 seconds West, along said South right-of-way line, 202.83 feet to the West line of said East Half; thence South 03 degrees 25 minutes East, on and along said West line, being established by an existing line fence, 106.7 feet to the point of beginning.

**PARCEL III:**

Part of the East one half of the Southwest quarter of Section 20, Township 31 North, Range 12 East, more particularly described as follows:

Beginning at the Northwest corner of said East one half of said Southwest Quarter, thence East on the North line thereof 822.8 feet; thence South parallel with the West line thereof 1535.2 feet; thence West parallel with the North line thereof 822.8 feet to the West line thereof; thence North on the West line thereof 1535.2 feet to the place of beginning.

**PARCEL IV:**

The West half of the Southwest Quarter of Section 20, Township 31 North, Range 12 East, EXCEPTING THEREFROM that part thereof described in a deed to Hanning & Bean Enterprises, Inc. in Document Number 2009037275 in the Office of the Recorder of Allen County, Indiana, said part described in said deed as follows:

Part of the West Half of the Southwest Quarter of Section 20, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at a Harrison Monument found and accepted as the Southwest corner of Section 20, Township 31 North, Range 12 East; thence South 89 degrees 32 minutes 19 seconds East (bearings in this description are based on the John C. Sauer survey of the parent

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tract (survey number 008-100, dated March 25, 1998)), along the apparent South line of said Section and within the right-of-way of California Road, 41.89 feet (40.01 per Sauer survey) to a railroad spike found at the point of beginning; thence North 00 degrees 55 minutes 42 seconds West, 1001.05 feet (1000.97 feet Sauer survey) to a found 5/8 inch diameter rebar (Sauer cap); thence North 89 degrees 04 minutes 18 seconds East, 10.02 feet (10.00 feet Sauer survey) to a found 5/8 inch diameter rebar (Sauer cap); thence North 00 degrees 55 minutes 42 seconds West, 395.22 feet to a set mag nail (Tazian disk); thence North 89 degrees 24 minutes 03 seconds East, 724.82 feet to a set mag nail (Tazian disk); thence South 00 degrees 35 minutes 57 seconds East, 113.00 feet to a set 5/8 inch diameter rebar (Tazian cap); thence South 87 degrees 17 minutes 37 seconds East, 544.53 feet to a 5/8 inch diameter rebar (Tazian cap) set on the apparent East line of the West Half of said Southwest Quarter; thence South 00 degrees 52 minutes 51 seconds East (South 00 degrees 53 minutes 15 seconds East per Sauer survey), along said East line, 1275.55 feet to a railroad spike found and accepted as the Southeast corner of the West Half of said Southwest Quarter; thence North 89 degrees 32 minutes 19 seconds West, along the apparent South line of said Section, 1276.91 feet (1276.89 feet Sauer survey) to the point of beginning, containing 39.59 acres, more or less.

**THE ABOVE PARCELS I, II, III AND IV BEING MORE PARTICULARLY DESCRIBED IN A NEW ORIGINAL CONSOLIDATED REMAINDER DESCRIPTION:**

Part of the Southwest Quarter, together with part of the Northwest Quarter, all in Section 20, Township 31 North, Range 12 East, in Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Southwest Quarter, being marked by a cast iron monument; thence North 00 degrees 55 minutes 42 seconds West (deed bearing and basis of all bearings in this description), on and along the West line of said Southwest Quarter, being within the right-of-way of Kroemer Road, a distance of 1395.98 feet; thence North 89 degrees 24 minutes 03 seconds East, a distance of 52.02 feet to a survey nail at the Northwest corner of a 39.59 acre tract of real estate described in a deed to Hanning & Bean Enterprises, Inc., in Document Number 2009037275 in the Office of the Recorder of Allen County, Indiana, being a point on the Easterly right-of-way line of Kroemer Road, this being the true point of beginning; thence North 00 degrees 55 minutes 42 seconds West, on and along said Easterly right-of-way line, a distance of 1204.55 feet to a #5 rebar at the point of intersection of said East right-of-way line with the Southerly right-of-way line of U.S. Highway #30 West; thence Easterly on and along said Southerly right-of-way line as defined by the following courses and distances; North 37 degrees 57 minutes 16 seconds East, a distance of 63.03 feet to a #5 rebar; thence South 89 degrees 23 minutes 19 seconds East, a distance of 175.34 feet to a #4 rebar at the point of curvature of a tangent circular curve to the left having a radius of 5829.58 feet; thence Easterly on and along the arc of said curve, an arc distance of 738.87 feet, being subtended by a long chord having a length of 738.38 feet and a bearing of North 86 degrees 58 minutes 49 seconds East to a #4 rebar; thence North 79 degrees 07 minutes 48 seconds East, a distance of 508.13 feet to a #4 rebar at the point of curvature of a non-tangent circular curve to the left having a radius of 5814.58 feet; thence Easterly on and along the arc of said curve, an arc distance of 103.12 feet, being subtended by a long chord having a length of 103.12 feet and a bearing of North 77 degrees 48 minutes 43 seconds East to a #5 rebar at the most Westerly corner of a 0.185 acre tract of real estate described in a deed to the State of Indiana in Document Number 2015061178 in the Office of said Recorder; thence North 84 degrees 49 minutes 52 seconds East, on and along the South line of said 0.185 acre tract, a distance of 102.63 feet to a #5 rebar at a South corner thereof; thence North 75 degrees 17 minutes 17 seconds East, continuing on and along said South line, a distance of 203.48 feet to a #5 rebar at a South corner thereof; thence North 76 degrees 50 minutes 24 seconds East, continuing on and along said South line, a distance of 225.04 feet to a #5 rebar on the West line of a 21.38 acre tract of real estate described in a deed to Cross Properties, LLC, in Document Number 2014054967 in the Office of said Recorder; thence South 01 degrees 11 minutes 18 seconds East, on and along said West line, a distance of 290.98 feet to a #4 rebar at the Southwest corner of said 21.38 acre tract, also being the Northeast corner of a base tract described in a deed to NAVL, Inc., in Document Number 940071577 in the Office of said Recorder; thence South 01 degrees 13 minutes 36 seconds East, on and along the East line of said base tract, a distance of 1536.77 feet to a #5 rebar at the Southeast corner thereof; thence North 89 degrees 18 minutes 27 seconds West, on and along the South line of said base tract, a distance of 816.48 feet to a #5 rebar at the Southwest corner thereof, also being a point on the West line of the East Half of said Southwest Quarter; thence North 00 degrees 52 minutes 51 seconds West, on and along said West line, a distance of 165.49 feet to a #5 rebar at a Northeast corner of said 39.59 acre tract; thence North 87 degrees 17 minutes 37 seconds West, on and along a North line of said 39.59 acre tract, a distance of 544.53 feet to a #5 rebar at a North corner thereof; thence North 00 degrees 35 minutes 57 seconds West, on and along an East line of said 39.59 acre tract, a distance of 113.00 feet to a North corner thereof; thence South 89 degrees 24 minutes 03 seconds West, on and along a North line of said 39.59 acre tract, a distance of 724.82 feet to the true point of beginning, containing 70.816 acres of land, and subject to all easements of record.

This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 123-144, dated June 29, 2017.

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# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE  
MAY 27 2021

|                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20 <u>21</u> PAY 20 <u>22</u>                                                                                                                                       |
| FORM SB-1 / Real Property                                                                                                                                           |
| <b>PRIVACY NOTICE</b>                                                                                                                                               |
| Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1. |

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

## INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

| SECTION 1                                                                                                                                                 |                       | TAXPAYER INFORMATION                                             |                       |                                                            |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------|-----------------------|------------------------------------------------------------|-----------------------|
| Name of taxpayer<br>Office 30 Venture, LLC                                                                                                                |                       |                                                                  |                       |                                                            |                       |
| Address of taxpayer (number and street, city, state, and ZIP code)<br>7108 Covington Road, Fort Wayne, Indiana 46804                                      |                       |                                                                  |                       |                                                            |                       |
| Name of contact person<br>Henry P. Najdeski                                                                                                               |                       | Telephone number<br>(260 ) 423-8835                              |                       | E-mail address<br>hpn@barrettllaw.com                      |                       |
| SECTION 2                                                                                                                                                 |                       | LOCATION AND DESCRIPTION OF PROPOSED PROJECT                     |                       |                                                            |                       |
| Name of designating body<br>Fort Wayne Common Council                                                                                                     |                       | Resolution number<br>TBD                                         |                       | DLGF taxing district number<br>073-FW Washington           |                       |
| Location of property<br>5001 US 30 W, Fort Wayne, Indiana 46808                                                                                           |                       | County<br>Allen                                                  |                       | Estimated start date (month, day, year)<br>05/24/2021      |                       |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)<br><br>See Exhibit "A", attached hereto. |                       |                                                                  |                       | Estimated completion date (month, day, year)<br>09/30/2021 |                       |
| SECTION 3                                                                                                                                                 |                       | ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT |                       |                                                            |                       |
| Current Number<br>128                                                                                                                                     | Salaries<br>7,277,722 | Number Retained<br>128                                           | Salaries<br>7,277,722 | Number Additional **<br>25                                 | Salaries<br>1,365,000 |
| SECTION 4                                                                                                                                                 |                       | ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT               |                       |                                                            |                       |
|                                                                                                                                                           |                       | REAL ESTATE IMPROVEMENTS                                         |                       |                                                            |                       |
|                                                                                                                                                           |                       | COST                                                             |                       | ASSESSED VALUE                                             |                       |
| Current values                                                                                                                                            |                       |                                                                  |                       |                                                            |                       |
| Plus estimated values of proposed project                                                                                                                 |                       | 4,338,980                                                        |                       | TBD                                                        |                       |
| Less values of any property being replaced                                                                                                                |                       |                                                                  |                       |                                                            |                       |
| Net estimated values upon completion of project                                                                                                           |                       | 4,338,980                                                        |                       | TBD                                                        |                       |
| SECTION 5                                                                                                                                                 |                       | WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER      |                       |                                                            |                       |
| Estimated solid waste converted (pounds) N/A                                                                                                              |                       | Estimated hazardous waste converted (pounds) N/A                 |                       |                                                            |                       |
| Other benefits<br><br>None                                                                                                                                |                       |                                                                  |                       |                                                            |                       |
| SECTION 6                                                                                                                                                 |                       | TAXPAYER CERTIFICATION                                           |                       |                                                            |                       |
| I hereby certify that the representations in this statement are true.                                                                                     |                       |                                                                  |                       |                                                            |                       |
| Signature of authorized representative<br>                                                                                                                |                       |                                                                  |                       | Date signed (month, day, year)<br>5-26-2021                |                       |
| Printed name of authorized representative<br>Henry P. Najdeski                                                                                            |                       |                                                                  |                       | Title<br>Authorized Legal Representative                   |                       |

\*Employment figures of taxpayer's tenant, Parts Town, LLC

Page 1 of 2

\*\*By 9/1/2026

# FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is December 31, 2021 NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No  
 2. Residentially distressed areas ☐ Yes ☒ No
- C. The amount of the deduction applicable is limited to \$ Unlimited.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* see below)  
☐ Year 6 ☒ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☒ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

|                                                                         |                          |                                |
|-------------------------------------------------------------------------|--------------------------|--------------------------------|
| Approved (signature and title of authorized member of designating body) | Telephone number<br>( )  | Date signed (month, day, year) |
| Printed name of authorized member of designating body                   | Name of designating body |                                |
| Attested by (signature and title of attester)                           | Printed name of attester |                                |

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

## IC 6-1.1-12.1-17

### Abatement schedules

**Sec. 17. (a)** A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

**(b)** This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

**(c)** An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

## **EXHIBIT "A"**

### **to Statement of Benefits Real Estate Improvements**

#### **Section 2. Location and Description of Proposed Project.**

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

Construction of significant real estate improvements to the interior and exterior of the building, consisting of: complete remodel (44,795 S.F.), replace all remaining HVAC units, renovate entire 1,700 car parking lot, new entrance, relocate server room, paint building, and roof. All such improvements will be made because of and in connection with taxpayer's underlying lease with Parts Town, LLC.

**A CONFIRMING RESOLUTION approving a waiver of non-compliance and designating an "Economic Revitalization Area" and under I.C. 6-1.1-12 for property commonly known as 5001 US 30 W, Fort Wayne, Indiana 46808 (Office 30 Venture, 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 25 additional full-time, permanent jobs for a total additional annual payroll of \$1,365,000 and average annual payroll of \$54,600 and retain 128 full-time permanent jobs with a retained annual payroll of \$7,277,722 and an annual average salary of \$56,857; and

**WHEREAS**, the total estimated project cost is \$4,338,980; and

**WHEREAS**, representatives of Office 30 Venture, LLC informed Common Council that the real property improvements for which they are requesting designation of an Economic Revitalization Area under I.C. 6-1.1-12.1 are complete; and

**WHEREAS**, Office 30 Venture, LLC has submitted a written request for a waiver of non-compliance under I.C. 6-1.1-12.1-11.3; and

**WHEREAS**, I.C. 6-1.1-12.1-11.3 permits non-compliance events such as the untimely filing of an application, statement of benefits, or another document required to be filed under I.C. 6-1.1-12.1; and

**WHEREAS**, the Common Council acknowledges that Office 30 Venture, LLC has requested a waiver of non-compliance which the Common Council has the power and authority to approve under I.C. 6-1.1-12.1-11.3; and

**WHEREAS**, Common Council finds that Office 30 Venture, LLC did not comply with I.C. 6-1.1-12.1 by:

(a) failure to provide the completed statement of benefits forms to the Common Council before the public hearing,

(b) failure to submit the completed statement of benefits form to the Common Council before initiation of redevelopment or rehabilitation,

**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, I.C. 6-1.1-12.1-11.3(c) and I.C. 5-3-1 and a public hearing has been conducted on said Resolution and waiver.

**WHEREAS**, representatives of Office 30 Venture, LLC were in attendance and presented testimony on why a waiver should be granted; and

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

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

**SECTION 1.** That, Common Council hereby adopts a waiver of non-compliance with I.C. 6-1.1-12.1-11.3 regarding:

(a) failure to provide the completed statement of benefits forms to the common council before the public hearing,

(b) failure to submit the completed statement of benefits form to the common council before initiation of redevelopment or rehabilitation, and for which Office 30 Venture, LLC desires to claim an Economic Revitalization Area deduction. Such waiver shall be in effect for real property improvements during the period of April 26, 2021 through the date of this resolution.

**SECTION 2.** That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

**SECTION 3.** 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 4.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements made between April 26, 2021 and May 31, 2021.

**SECTION 5.** 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 the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

**SECTION 6.** 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 \$3.3799/\$100.
- (b) If the proposed development occurs and no deduction is granted, the approximate current year tax rate for the site would be \$3.3799/\$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 \$3.3799/\$100 (the change would be negligible).

**SECTION 7.** 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.

**SECTION 8.** The deduction schedule from the assessed value of the real 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%         |

**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 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 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 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 11.** The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing, logistical distribution and information technology equipment acquired.
- 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 12.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 13.** 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 12 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 14.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM A LEGALITY

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Carol Helton, City Attorney



CITY OF FT. WAYNE  
Cky  
MAY 27 2021

COMMUNITY DEVELOPMENT

Henry P. Najdeski  
Direct: (260) 423-8835  
[hpn@barrettlaw.com](mailto:hpn@barrettlaw.com)

May 27, 2021

Carman Young, Economic Development Specialist  
City of Fort Wayne  
200 E. Berry Street, Suite 320  
Fort Wayne, Indiana 46802

**Re: Office 30 Venture, LLC**

Dear Carman:

For and on behalf of Office 30 Venture, LLC, we are applying for a waiver of non-compliance. The non-compliance was caused or triggered by Office 30 Venture, LLC filing its real estate tax abatement application after initiating the project by applying for permits with the county's building department. The sole reason for applying for the permits was to allow for *demolition* work only. Accordingly, Office 30 Venture, LLC hereby requests the waiver. Also, Office 30 Venture, LLC included an additional \$1,000 in its filing fee check to cover this waiver request.

Should you have any questions, please contact the undersigned.

Very truly yours,

BARRETT MCNAGNY LLP

Henry P. Najdeski

HPN:tmv:2977241

cc: Bill Bean

