

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 8645 Aviation Drive, Fort Wayne, Indiana 46809 (GH FTW II, LLC)

WHEREAS, Petitioner has duly filed its petition dated June 12, 2020 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 result in a speculative 150,000 square foot building that is expandable to up to 250,000 square feet; and

WHEREAS, the total estimated project cost is \$6,550,000; and

WHEREAS, projects involving the redevelopment or rehabilitation of a speculative building are eligible to receive a ten-year phase-in without adhering to the City's Review System; 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 September 1, 2020 and April 30, 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 ten 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	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

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2 **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits can
3 be reasonably expected to result from the project and are sufficient to justify the applicable
4 deductions.

5 **SECTION 10.** That, the taxpayer is non-delinquent on any and all property tax due to
6 jurisdictions within Allen County, Indiana.

7 **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
8 received a deduction under section 3 or 4.5 of this chapter may be required to repay the
9 deduction amount as determined by the county auditor in accordance with section 12 of said
10 chapter if the property owner ceases operations at the facility for which the deduction was
11 granted and if the Common Council finds that the property owner obtained the deduction by
12 intentionally providing false information concerning the property owner's plans to continue
13 operation at the facility.

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

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Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney



CITY OF FT. WAYNE

12/2019

JUN 12 2020

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:

6,550,000

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:

6,550,000

GENERAL INFORMATIONReal property taxpayer's name: GH FTW II, LLCPersonal property taxpayer's name: N/ATelephone number: 574.251.4400Address listed on tax bill: 112 W. Jefferson Blvd, Suite 200, South Bend, IN 46601Name of company to be designated, if applicable: N/AYear company was established: 2020Address of property to be designated: 8645 Aviation Drive, Fort Wayne, IN, 46809Real estate property identification number: 02-12-32-300-007.000-074 (PIN being divided)Contact person name: Ryan RansContact person telephone number: (574) 251-4400Contact email: rrans@greatlakescapital.comContact person address: 112 West Jefferson Boulevard, Suite 200, South Bend, IN, 46601

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Ryan Rans	Manager	112 W. Jefferson Blvd, Suite 200, South Bend	(574) 251.4400
Bradley Toothaker	Manager	112 W. Jefferson Blvd, Suite 200, South Bend	(574) 251.4400
Jeffrey Hagerman	Manager	10315 Allisonville Road, Fishers IN 46038	(317) 577-6836

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

NAME	PERCENTAGE
Mr. Ryan Rans	25%
Mr. Bradley Toothaker	25%
Mr. Jeffrey Hagerman	50%

- ☐ 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)? 233110

Describe the nature of the company's business, product, and/or service: _____

GH FTW II, LLC, is a real estate development entity. This project involves the construction of a shell building to have a space more readily available in Fort Wayne to attract tenants/users to our area.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
N/A	

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

Customer Name	City/State	Annual Gross Sales
N/A		

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

Supplier Name	City/State	Annual Gross Purchases
N/A		

List the company's top three competitors:

Competitor Name	City/State
N/A	

Describe the product or service to be produced or offered at the project site: _____
 This project involves the construction of a 150,000 square foot shell building for an as yet unidentified end user. The building will be expandable to approximately 250,000 square feet. This project will add to NE Indiana's inventory of quality buildings for prospective employers of choice. This project is similar to the recently constructed building on 8610 Avionics located on the adjacent property to the East.

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?

The property to be utilized for this shell building is, and has been, undeveloped land that has been on the market for several years. This project will complement the existing industrial zoning classification and will produce a shell building to be marketed to domestic and international employers of choice. This project is a "spec" project and intended to facilitate advancement of construction and to provide building inventory to attract tenants/users who may be evaluating Fort Wayne as potential business location.

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: _____

There are no structures currently on the 21.03 acres of land designated for this project.

Describe the condition of the structure(s) listed above: _____

N/A

Describe the improvements to be made to the property to be designated for tax phase-in purposes: _____

Construction of a 150,000 square foot shell building.

Projected construction start (month/year): 09/2020

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

☐ 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)

☐ 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:

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

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
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

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

- | | | |
|--|---|---|
| ☐ Pension Plan | ☐ Major Medical Plan | ☐ Disability Insurance |
| ☐ Tuition Reimbursement | ☐ Life Insurance | ☐ Dental Insurance |

List any benefits not mentioned above: _____

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

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

Ryan Rans, Manager

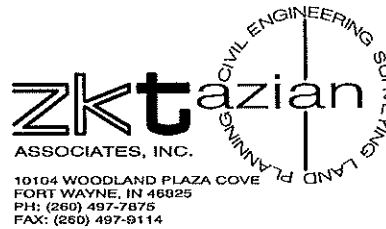
Printed Name and Title of Applicant

06/11/2020

Date

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

ZOHRAH K. TAZIAN, P.E. & L.S.



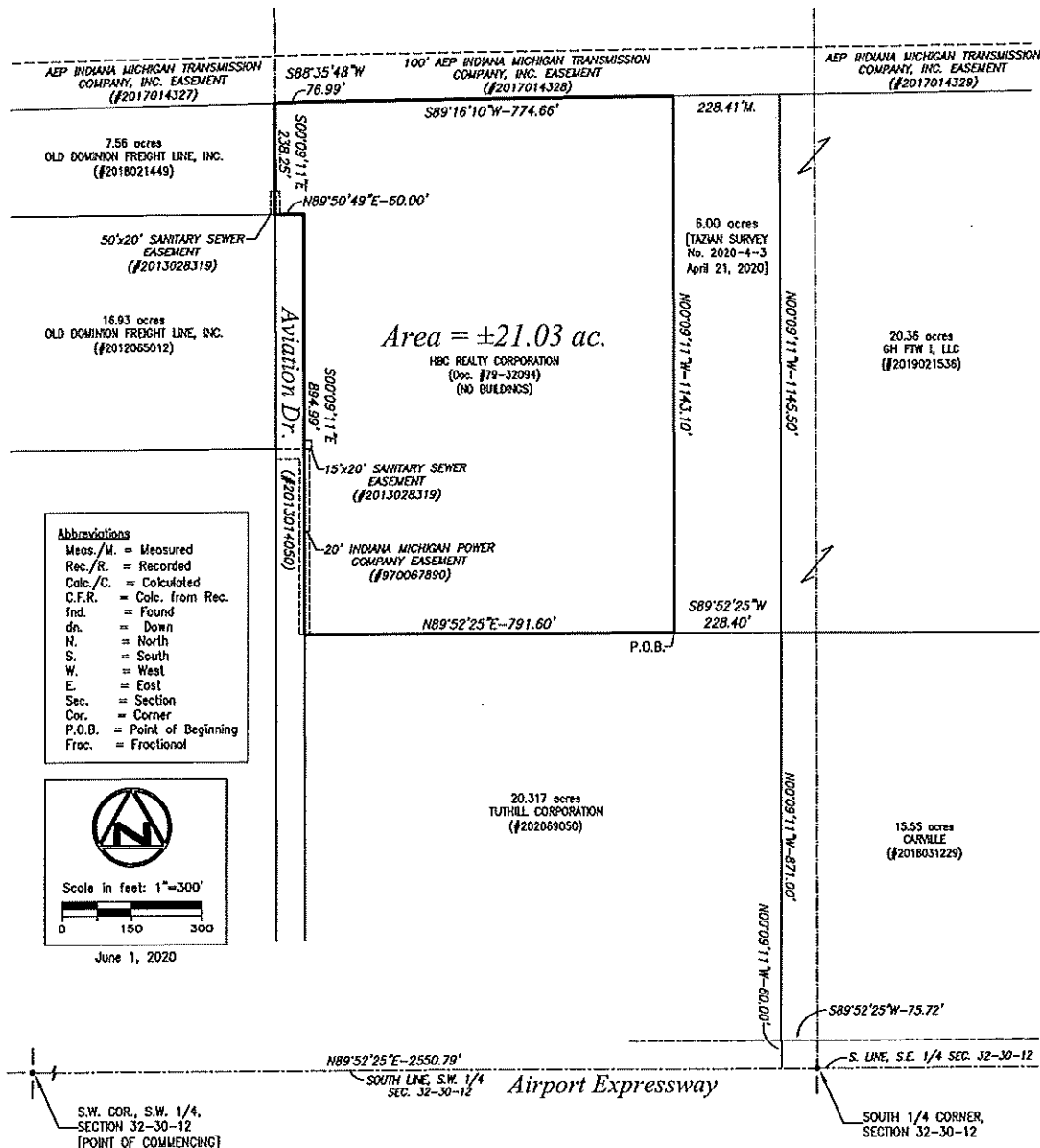
PAGE 1 OF 3

SURVEY NO. ABC NORTH REMAINDER

CERTIFICATE OF SURVEY

This document is a record of a retracement survey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's Office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet & decimals of a foot. Corners were perpetuated as indicated.

SEE PAGE 2 OF 3 FOR DESCRIPTION OF REAL ESTATE



REMAINDER PARCEL DESCRIPTION

Part of the Southwest Quarter of Section 32, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 32, Township 30 North, Range 12 East; thence North 89 degrees 52 minutes 25 seconds East, along the South line of said Southwest Quarter and within the right-of-way of Airport Expressway, a distance of 2550.79 feet; thence North 00 degrees 09 minutes 11 seconds West, a distance of 60.00 feet to the Northerly right-of-way line of Airport Expressway and the Southeast corner of a 20.317 acre tract of land conveyed to Tuthill Corporation by deed recorded in Document Number 202069050; thence North 00 degrees 09 minutes 11 seconds West, along the Easterly line of said 20.317 acre tract, a distance of 871.00 feet to the Northeast corner thereof; thence South 89 degrees 52 minutes 25 seconds West, along the Northerly line of said 20.317 acre tract, a distance of 228.40 feet to the Southwest corner of a certain 6.00 acre tract of land, this being the Point of Beginning; thence North 00 degrees 09 minutes 11 seconds West, along the Westerly line of said 6.00 acre tract of land, a distance of 1143.10 feet to the Southerly line of a 100 foot wide AEP easement recorded in Document Number 2017014328 in the Office of the Recorder of Allen County, Indiana; thence South 89 degrees 16 minutes 10 seconds West, along the Southerly line of said easement, a distance of 774.66 feet; thence South 88 degrees 35 minutes 48 seconds West, continuing along said Southerly line, a distance of 76.99 feet to the Northeast corner of a 7.56 acre tract of land conveyed to Old Dominion Freight Line, Inc. by deed recorded in Document No. 2018021449 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 09 minutes 11 seconds East, a distance of 238.25 feet to the Northwest corner of Aviation Drive per Document No. 2013014050; thence North 89 degrees 50 minutes 49 seconds East, along the Northerly line of said Aviation Drive, a distance of 60.00 feet to the Northeast corner thereof; thence South 00 degrees 09 minutes 11 seconds East, along the Easterly line of said Aviation Drive, a distance of 894.99 feet to the Northwest corner of the aforesaid 20.317 acre tract of land; thence North 89 degrees 52 minutes 25 seconds East, along the Northerly line of said 20.317 acre tract, a distance of 791.60 feet to the Point of Beginning, containing 21.03 acres of land, subject to and/or together with all easements of record.

SURVEYOR'S REPORT

IN ACCORDANCE WITH RULE 12 OF TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES OF THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS; INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES; DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS; AND RANDOM ERRORS IN MEASUREMENTS. REFER TO THE GRAPHIC PORTION OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION. THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN CLASS SURVEY AS DEFINED IN IAC 865. CONTRACT REQUIREMENTS. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865 INDIANA ADMINISTRATIVE CODE 1-12-12 TO THE OWNER OF RECORD AND THE TITLE COMPANY OF CONTRACT FOR THE EXCLUSIVE USE IN THE CONVEYANCE OF THE ABOVE DESCRIBED REAL ESTATE.

This survey was completed without the benefit of a title commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey. The parent tract of this parcel was previously surveyed by this firm on July 31, 2015 as Survey No. 2015-7-6.

The purpose of this survey is to prepare a survey of the remainder 21.03 acre tract of real estate remaining from the parent tract described in Document No. 79-32094 as recorded in the Office of the Recorder of Allen County, Indiana.

REFERENCES: The following documents were reviewed for the preparation of this survey.

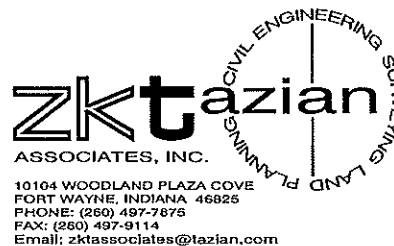
- a) The record deeds for the parent tract and adjoining parcels, as shown on the graphic portion of the survey.
- b) Allen County Surveyor's Office cornerstone records.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

In our field research for this survey, we located a sufficient number of adjacent monuments (as shown on the graphic segment of this survey), which in our opinion, provided us with enough data to verify or reestablish the deed location of the subject property relative to the applicable found and accepted governmental lines and/or corners (i.e.: section or quarter section) or adjacent lots within a platted subdivision. Unless noted otherwise on this survey, all found monuments are flush with the ground, in good material condition and firmly set in the ground.

- The South Quarter corner of Section 32-30-12: ----- 5/8-inch rod over stone found per County records.
- The Southwest corner, Southwest 1/4 of Section 32: ----- Harrison monument found per County records.
- The Southeast corner, Southeast 1/4 of Section 32: ----- Harrison monument found per County records.

The portion of the Distribution Easement granted to Indiana Michigan Power Company in Instrument No. 970067890 that crossed the remainder parcel has been released by Instrument No. 2020008625.



SURVEY NO. ABC NORTH REMAINDER

SURVEY NOTES (continued):

This property is in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as the description plots by scale on FIRM Map No. 18003C0290G, effective date August 3, 2009. No portion of the Property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject Property is located

ESTABLISHMENT OF LINES AND CORNERS:

The line between the monuments found at the Southwest corner of the Southwest Quarter of Section 32-30-12 and the South Quarter corner of Section 32-30-12 was held as the baseline for this survey. This baseline was used because the terminal ends appeared to be undisturbed monuments which were referenced by the Allen County Surveyor's Office as marking said corners. Also, the angular and distance relationships to adjacent monuments were within tolerances for an Urban class of survey when compared to data given on the record deed.

- The East line of the subject parcel was established along the Westerly line of the East adjoining 6.00 acre parcel.
- The South line of the subject parcel was established along the North line of the South adjoining 20.317 acre parcel.
- The West line of the subject parcel was established as along the Easterly line of the West adjoining 7.56 acre parcel and the Easterly right-of-way line of Aviation Drive.
- The North line of the subject parcel was established along the South line of the existing 100 foot AEP easement.
- The client for this survey is the owner, HBC Realty Corporation.

There are no apparent discrepancies in the record deed of the parent parcel.

INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES: Items, such as fences indicating occupation or possession lines, are shown on the graphic portion of this survey with dimensions indicating their position relative to the lines and corners of this survey. The dimensions are given to the nearest tenth of a foot to illustrate the difference of the inconsistencies between said occupation or possession lines with the deed or plat line(s). Any uncertainty associated with these items is limited to the significant figures indicated by the dimensions.

There is no visible evidence of possession found along the boundary lines.

It is my opinion that the relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for an Urban class of survey; 0.07 feet plus 50 parts per million, as defined in IAC 865.

NOTES:

1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. Unplatted easements, setback lines, restrictive covenants, or land use regulation affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
3. Subsurface and environmental condition were not examined or considered as a part of this survey.
4. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distance nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in this report.

THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF Title 865 I.A.C. - 1-12.

DATE: June 01, 2020


REGISTERED INDIANA LAND SURVEYOR



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Printed name: Zohrab K. Tazian.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
CR-1
JUN 12 2020

COMMUNITY DEVELOPMENT

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

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:

1. 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.
2. 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.
3. 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 March 1 and May 10 of a subsequent year.
4. 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)
5. 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 GH FTW II, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 112 West Jefferson Boulevard, Suite 200, South Bend, IN, 46601					
Name of contact person Ryan Rans			Telephone number (574) 251-4400		E-mail address rrans@greatlakescapital.com
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council					Resolution number
Location of property 8645 Aviation Drive, Fort Wayne, IN, 46809			County Allen		DLGF taxing district number 074
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a 150,000 square foot shell building - expandable to 240,000 square feet - on 21.03 acres of land at the north end of Aviation Drive, just north of Airport Road in Fort Wayne's Airport Business Center. The associated parcel number is 02-12-32-300-007.000-074, but is currently being divided.					Estimated start date (month, day, year) September 1, 2020 Estimated completion date (month, day, year) April 30, 2021
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 0.00	Salaries \$0.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		0.00			
Plus estimated values of proposed project		6,550,000.00			
Less values of any property being replaced		0.00			
Net estimated values upon completion of project		6,550,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits The property to be utilized for this shell building is, and has been, undeveloped land that has been on the market for several years. This project will complement the existing industrial zoning classification and will produce a shell building to be marketed to domestic and international employers of choice. This project is similar to the recently constructed building on 8610 Avionics located on the adjacent property to the East.					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 					Date signed (month, day, year) June 11, 2020
Printed name of authorized representative Ryan Rans			Title Manager		

EXHIBIT B

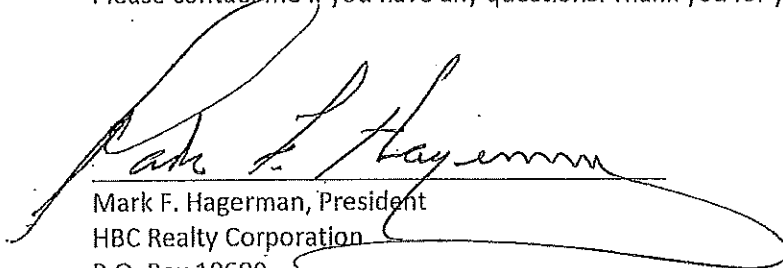
To: Ms. Carman Young
Economic Development Specialist
Fort Wayne Community Development Division
200 East Berry Street, Suite 320
Fort Wayne, Indiana 46802

From: Mark Hagerman
President
HBC Realty Corporation

The 21.03 acre parcel described in this property tax phase-in application is currently owned by HBC Realty Corporation. It will be sold in Q3 2020 to GH FTW I, LLC, so that GH FTW I, LLC can construct the 150,000 square foot shell building described in this application.

GH FTW I, LLC is applying for property tax phase-in with the full knowledge and support of HBC Realty Corporation.

Please contact me if you have any questions. Thank you for your assistance in this matter.



Mark F. Hagerman, President
HBC Realty Corporation
P.O. Box 10690
Fort Wayne, IN 46853-0690

June 1, 2020
Date

MEMORANDUM



TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: July 22, 2020

RE: Request for designation by GH FTW II, LLC as an ERA for speculative real property improvements.

BACKGROUND

PROJECT ADDRESS:	8645 Aviation Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$6,500,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	GH FTW II, LLC is a commercial real estate developer.
PROJECT DESCRIPTION:	GH FTW II, LLC will build a 150,000 square foot speculative building that has the potential to expand to 250,000 square feet.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	0	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	0	TOTAL RETAINED PAYROLL:	0
AVERAGE SALARY (FULL-TIME NEW):	0	AVERAGE SALARY (FULL-TIME RETAINED):	0

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

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

Explain: The speculative building will be located on a 42.81 acre parcel of land that is currently undeveloped.

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?

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

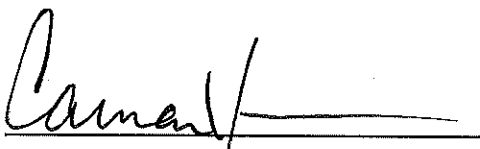
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, GH FTW II, LLC is eligible for a recommended ten year deduction on speculative real property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed:



 Economic Development Specialist

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION TAX ABATEMENT - ESTIMATE OF SAVINGS

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

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule GH FTW II, LLC

Year	Cash Value	True Tax Value	Assessed Value	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
				Abatement %	Tax Paid %					
1	\$6,500,000	\$6,500,000	\$6,500,000	100%	0%	\$6,500,000	\$0	0.033799	\$0	\$219,694
2	\$6,500,000	\$6,500,000	\$6,500,000	95%	5%	\$6,175,000	\$325,000	0.033799	\$10,985	\$208,709
3	\$6,500,000	\$6,500,000	\$6,500,000	80%	20%	\$5,200,000	\$1,300,000	0.033799	\$43,939	\$175,755
4	\$6,500,000	\$6,500,000	\$6,500,000	65%	35%	\$4,225,000	\$2,275,000	0.033799	\$76,893	\$142,801
5	\$6,500,000	\$6,500,000	\$6,500,000	50%	50%	\$3,250,000	\$3,250,000	0.033799	\$109,847	\$109,847
6	\$6,500,000	\$6,500,000	\$6,500,000	40%	60%	\$2,600,000	\$3,900,000	0.033799	\$131,816	\$87,877
7	\$6,500,000	\$6,500,000	\$6,500,000	30%	70%	\$1,950,000	\$4,550,000	0.033799	\$153,785	\$65,908
8	\$6,500,000	\$6,500,000	\$6,500,000	20%	80%	\$1,300,000	\$5,200,000	0.033799	\$175,755	\$43,939
9	\$6,500,000	\$6,500,000	\$6,500,000	10%	90%	\$650,000	\$5,850,000	0.033799	\$197,724	\$21,969
10	\$6,500,000	\$6,500,000	\$6,500,000	5%	95%	\$325,000	\$6,175,000	0.033799	\$208,709	\$10,985
11	\$6,500,000	\$6,500,000	\$6,500,000	0%	100%	\$0	\$6,500,000	0.033799	\$219,694	\$0
TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction)										\$1,087,483
TOTAL TAX PAID REAL PROPERTY (10yrs on 10 yr deduction)										\$1,329,146

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **GH FTW II, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements. GH FTW II, LLC will construct a 150,000 square foot speculative building that is expandable to 250,000 square feet investing \$6,550,000.**

EFFECT OF PASSAGE: **Investment of \$6,550,000 and a new speculative building.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and new speculative building.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Jason Arp and Sharon Tucker**