

A RESOLUTION approving Compliance with Statement of Benefits (CF-1) form filings for 2023 for properties with approved "Economic Revitalization Areas" under I.C. 6-1.1-12.1

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution and Confirming Resolution with approved Statement of Benefits (SB-1) forms property for the following property owners as "Economic Revitalization Areas" 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, property owners whose Statement of Benefits (SB-1) form was approved after July 1, 1991 who file a deduction application under Sections 3 and 4.5 of I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne, Indiana, must file a Compliance with Statement of Benefits Form (CF-1) with the Allen County Auditor, the Allen County Assessor and the City of Fort Wayne showing information on the extent to which there has been compliance with the approved Statement of Benefits for the project; and

WHEREAS, property owners in Exhibit A have filed Compliance with Statement of Benefit Forms with the Allen County Auditor's Office, Allen County Assessor's Office and the City of Fort Wayne; and

WHEREAS, Common Council designated the City of Fort Wayne Community Development Division as the entity for the administration, application, processing and monitoring of Economic Revitalization Areas under Section 153.13 of the Municipal Code of the City of Fort Wayne; and

WHEREAS, Common Council has defined substantial compliance under Section 153.21 of the Municipal Code of the City of Fort Wayne as:

1. Meeting 75% or more of the numbers of full-time and/or part-time jobs stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by Common Council; and
2. Meeting 75% or more of the total payroll stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by Common Council; and

WHEREAS, Common Council shall determine not later than forty-five (45) days after receipt of the Compliance of Statement of Benefits Form (CF-1) that the property owner has substantially complied with the original Statement of Benefits Form (SB-1) approved by Common Council.

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

SECTION 1. That, the Compliance with Statement of Benefits Forms (CF-1) filed for property owners listed in **Exhibit A** with approved economic revitalization areas are in substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne.

SECTION 2. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM A LEGALITY

Malak Heiny, City Attorney

EXHIBIT A

2023 COMPLIANT WITH STATEMENT OF BENEFITS

CF-1RE	CF-1PP	BUSINESS	RES #	TYPE	DESIGNATION ADDRESS
5/1/2023		121 W Wayne LLC	92-14	R	127 W Wayne Street, Suite 100
	5/1/2023	A&L Great Lakes Laboratories Inc	25-14	P	3505 Conestoga Dr.
	5/9/2023	AALCO Distributing Company, Inc.	111-18	P	4701 W. Washington Ctr Rd
5/15/2023		ABF, Inc.	30-21	R	4877 Adams Center Road
	4/24/2023	Advanced Machine & Tool Corp	56-13	P	3706 Transportation Drive
4/27/2023	4/27/2023	American Sealants, Inc./Zaremba Holdings, LLC	85-20	B	9190 Yeager Lane
4/27/2023	4/27/2023	American Sealants/ABZ Realty/Zaremba Holdings	30-15	B	9190 Yeager Lane
EXPIRED		Anthony Wayne Vending Company, Inc./Yarnelle Realty	11-12	R	530 Wolfe Drive
	5/1/2023	Applied Metals & Machine Works Inc./AM Co, Inc.	33-13	B	1036 St. Mary's Avenue
4/24/2023	4/24/2023	Artek, Inc./Dammeyer, LLC	60-11	B	6707 Gabion Way
4/28/2023	4/28/2023	Ash Brokerage Corporation	19-15	B	888 Harrison Street
4/27/2023		Ashberry Eight, LLC	63-17	R	202 W. Berry Street
4/27/2023		AWB Holdings, LLC	2-12	B	203 East Berry Street
RE-File		Biggs-RCI LLC Centilivre, LLC	22-16	R	2807, 2817, 2827, 2903, 2907, 2917 Westbrook Drive
EXPIRED	EXPIRED	Brotherhood Mutual Insurance Company	49-09	B	6400 Brotherhood Way
4/24/2023	4/24/2023	Brotherhood Mutual Insurance Company	13-13	B	6400 Brotherhood Way
4/24/2023	4/24/2023	Brotherhood Mutual Insurance Company	26-19	B	6400 Brotherhood Way
4/10/2023		BW at Renaissance Pointe	94-17	R	Multiple Addresses
	4/28/2023	Calico Precision Molding, LLC	R-12-16	P	1211 Progress Road
4/28/2023		Circle City Fort Wayne, LLC	51-13	R	206 E. Rudisill Blvd
5/11/2023		Cityscape Flats, LLC/Pride Cityscape Flats	62-15	R	1250 Ewing Street
4/27/2023	4/27/2023	CPI Card Group/Dtdler Limited Partnership	28-14	B	613 High Street
	4/27/2023	Craftline Graphics, Inc.	R-8-21	P	3522 W. Ferguson Road
4/27/2023		CSW I, LLC Columbia Street waiver	52-21	R	128 W. Columbia Street, 135 W. Columbia Street, 613 S. Harrison Street, 617 S. Harrison Street
4/29/2023	4/29/2023	Dana Light Axle Products, LLC	47-11	B	2100 West State Boulevard
5/4/2023	5/4/2023	Dana Light Axle Products, LLC	18-12	P	2100 West State Boulevard
5/4/2023	5/4/2023	Dana Light Axle Products LLC	52-13	P	2100 W State Blvd
5/4/2023	5/4/2023	Dana Light Axle Products LLC	99-14	P	2100 W State Blvd
5/4/2023	5/4/2023	Dana Light Axle Products LLC	R-53-16	P	2100 W. State Blvd
5/4/2023	5/4/2023	Dana Light Axle Products	75-21	P	2100 W State Blvd
5/2/2023	5/2/2023	Dirig Sheet Metal/CWSW, LLC	R-3-21	B	918 W. Cook Road
4/8/2023		Don Yeoman Service Center	92-15	R	540 East Pettit Avenue
5/11/2023	5/11/2023	Edy's Nestle Dreyers Grand Ice Cream	38-12	B	3426 Wells Street
5/11/2023	5/11/2023	Edy's Nestle Dreyer's Grand Ice Cream	75-14	B	3426 Wells Street
5/11/2023	5/11/2023	Dreyer's Grand Ice Cream, Inc.	86-20	B	3426 Wells Street
5/11/2023	5/11/2023	Dreyer's Grand Ice Cream, Inc.	29-21	B	3426 Wells Street
4/26/2023	4/26/2023	Ellison Bakery, Inc.	72-15	P	4108 W. Ferguson Road
4/27/2023	4/27/2023	Ellison Bakery LLC	35-20	P	4108 W. Ferguson Road
5/1/2023		ET Fort Wayne IV	R-33-22	R	4433 Gulfstream Drive
	5/14/2023	F&M Tile & Terrazzo Company, Inc	34-13	B	115 Chambeau Road
	5/14/2023	F&M Tile & Terrazzo Co. , INC	16-17	P	115 Chambeau Road
5/1/2023		Fairfield Community Home, LP	9-13	R	530 Home Avenue
	4/17/2023	Faurecia Emissions Control Technologies, LLC	21-17	P	4510 Airport Expressway
4/17/2023		Faurecia for HBC Realty/Royce&Janice Carville	R-37-16	R	4510 Airport Expressway
4/17/2023		Faurecia for HBC Realty/Royce&Janice Carville	22-17	R	4510 Airport Expressway
	4/27/2023	First Gear, Inc.	47-18	P	4321 Goshen Road
	4/27/2023	First Gear, Inc.	66-19	P	4321 Goshen Road
	4/27/2023	First Gear	R-77-22	P	4321 Goshen Road
4/28/2023		Fort Wayne Industrial Properties, LLC	88-13	RV	4817 Industrial Road
5/12/2023	5/12/2023	Fort Wayne Metals Quoin Enterprises, LLC d/b/a Fort Wayne Metals Research Products Corporation	54-09	B	9823 Ardmore Avenue
4/30/2023	4/30/2023	Fort Wayne Metals Quoin Enterprises, LLC d/b/a Labeca, LLC	29-09	B	3401 McArthur Drive
	4/30/2023	Fort Wayne Metals/Labeca, LLC	51-10	P	3401 McArthur Drive
5/12/2023	5/12/2023	Fort Wayne Metals Research Products	26-14	B	Multiple
5/12/2023	EXPIRED	Fort Wayne Metals Research Products Corporation	43-07	B	9609 Indianapolis Road (Ardmore Avenue)
4/30/2023	4/30/2023	Fort Wayne Metals Research Products/Labeca	6-15	B	Multiple
	4/28/2023	Fort Wayne Metals/Labeca, LLC	87-17	P	Multiple Addresses
5/12/2023	5/12/2023	Fort Wayne Metals Reserch Products, LLC Pleasant Twp	R-7-22	B	Multiple
4/28/2023	4/28/2023	Fort Wayne Metals Reserch Products, LLC Wane Twp	R-8-22	B	Multiple
5/12/2023		Fort Wayne Metals/Quoin	85-17	R	4202 Piper Drive
5/12/2023	5/12/2023	Fort Wayne Metals/TEG Investments, LLC	86-17	B	Multiple Addresses

CF-1RE	CF-1PP	Business	RES #	TYPE	DESIGNATION ADDRESS
4/28/2023	4/28/2023	Fox & Maln, LLC	98-17	B	204, 226 W. Main Street
5/1/2023		GH FTW II, LLC Spec	33-20	R	8645 Aviation Drive
5/1/2023		GH Land Company	3-19	R	8611 Avlonics Drive
5/1/2023		GLC Skyline LLC	25-16	R	221 W. Berry Street
4/7/2023		H&H Leasing/Waynedale Ventures	20-19	R	6708 Old Trail Road
5/10/2023		HDS, LLC	R-27-22	RV	9107 Yeager Lane
5/11/2023		Heat-Power Engineering Co./HBJ Holdings, LLC	R-1-17	R	702 Incentive Way
4/26/2023	4/26/2023	Highmark Technologies/ Parrot Properties/ ICON)	61-13	B	8367 Clinton Park Drive
4/28/2023	4/28/2023	Home Reserve, LLC	96-18	B	3015 Cannongate Drive
5/1/2023	5/1/2023	Intellectual Technology, Inc	101-13	BV	2980 E. Coliseum Blvd.
5/1/2023	5/1/2023	Intellectual Technology, Inc.	22-16	B	2980 E. Coliseum Blvd.
5/1/2023	5/1/2023	Intellectual Technology, Inc.	55-17	B	2990 E. Coliseum Blvd.
	4/17/2023	International Paper Company	12-13	P	3904 Ferguson Road
	5/1/2023	Irwin Hodson Group LLC	34-16	P	2980 E. Coliseum Blvd.
	5/11/2023	McCoy Bolt Works, Inc.	115-18	P	2811 Congressional Pkwy
5/1/2023	5/1/2023	Meijer Stores Limited Partnership	33-12	B	1515 Profit Drive
5/8/2023		Mill Supplies, Inc./K&A Capital, LLC	62-20	R	5105 Industrial Road
EXPIRED	4/28/2023	Nemcomed FW, LLC Availign	25-11	B	8727 Clinton Park Drive
4/26/2023		New Harrison, LLC/Barry Real Estate	08-08	R	301 West Jefferson Boulevard
5/15/2023		Office 30 Venture	31-21	R	5001 US 30 W
5/2/2023		Old Dominion Freight Line, Inc	73-12	R	8550 Aviation Drive
5/15/2023		One Summit II, LLC	70-17	R	101 E. Washington Blvd.
4/24/2023	4/24/2023	Oral & Maxillofacial Surgery Associates Holdings, LLP	93-15	B	7845 Carnegie Boulevard
	4/27/2023	Ottenweller	3-22	P	2910 3011 3111 Congressional Parkway
5/1/2023	5/1/2023	P&A Realty, Inc.	22-15	B	2980 E. Coliseum Blvd.
5/1/2023	5/1/2023	P&A Realty, Inc.	55-17	B	2990 E. Coliseum Blvd.
5/1/2023	5/1/2023	P&A Realty, Inc.	101-13	BV	2980 E. Coliseum Blvd.
5/1/2023	5/1/2023	Patrick Industries/Dowco, Inc./Webcor LP II	72-12	BV	3505 Independence Drive
	5/12/2023	Peg Perego USA, Inc.	41-11	P	3625 Independence Drive
5/1/2023	5/1/2023	Prairie Farms Dairy	20-17	B	3400 Lima Road
	4/13/2023	Precision Ft. Wayne waiver	32-21	R	5402 Moeller Road
4/14/2023	4/14/2023	Premier Truck Rental/RTT Investments, LLC	90-14	B	9400 Bluffton Road
4/14/2023	4/14/2023	Premier Truck Rental, LLC/RTT Investments	R-56-16	B	9138 Bluffton Road
5/4/2023		Project Mastodon Ft Wayne LLC	18-21	R	5510 Flaugh Road
	4/26/2023	Quake Manufacturing	17-12	P	3923 Engle Road
	4/26/2023	Quake Manufacturing, Inc.	116-18	P	3923 Engle Road
		RetirementHomeTV	31-13	B	4604 Arden Drive
4/25/2023	4/25/2023	Corporation/KDS Investment Properties, LLC			
4/25/2023	4/25/2023	RetirementHomeTV/KDS Investment Properties, LLC	20-18	B	4604 Arden Drive
5/1/2023		Rogers Markets	43-18	R	3850 Concept Court
5/1/2023	5/1/2023	Sabert	R-1-20	B	8510 Ardmore Road
5/15/2023	5/15/2023	Scannell Properties #156, LLC/BAE Systems Controls, Inc	106-13	B	4250 Airport Expressway
4/26/2023	EXPIRED	Sedation Dentistry of Fort Wayne (3rd Well, LLC) Union Chappel Dentistry Personal	35-12	B	12714 Coldwater Road
5/1/2023	5/1/2023	Shambaugh & Son, LP (MoMas Investments)/PNC Equipment Finance	8-12	B	7614 and 7720 Opportunity Drive
5/1/2023	5/1/2023	Shambaugh & Son, LP (MoMas Investments)/PNC Equipment Finance	67-13	B	7614 and 7720 Opportunity Drive
5/3/2023		Slocum Pointe/Parkview Hospital/Brightpoint	79-17	R	2529 Curdes Avenue
	5/10/2023	Smith Brothers	R-23-22	P	9107 Yeager Lane
MOVED	5/15/2023	Strataflo Products	38-21	B	2010 Lake View Drive
4/28/2023		Superior Lofts, LLC	10-15	BV	102 & 124 West Superior Street
4/5/2023		Sutton Garten	74-19	R	5005 Industrial Road
4/27/2023	4/27/2023	Sweetwater Sound, Inc	15-13	B	5501 U.S. Highway 30 West
4/27/2023	4/27/2023	Sweetwater Sound Holdings, LLC/Sweetwater Sound, Inc.	90-15	B	5501 US Highway 30 West
4/27/2023	4/27/2023	Sweetwater Holdings	110-18	B	5501 W. Highway 30
5/9/2023		TB Southtown	28-19	R	7719 Southtown Xing
4/28/2023	4/28/2023	The Medical Protective Company	73-15	B	5814 Reed Road
5/8/2023		UTEC, Inc.	32-20	R	111 E. Wayne Street
	5/1/2023	Vita Nonwovens	38-11	P	9403 Avionics Drive
5/1/2023		Vita Nonwovens	49-13	R	9403 Avionics Drive
5/15/2023	5/15/2023	VOSS Automotive	2-13	B	4640 Hillegas Road
5/15/2023	5/15/2023	VOSS Automotive	83-18	B	4640 Hillegas Road
	4/28/2023	Whitcraft Enterprises, Inc	65-12	P	4323 Merchant Road
	4/28/2023	Whitcraft Enterprises/Precise Manufacturing	R-9-21	P	4323 Merchant Road
4/6/2023	4/6/2023	White Lodging Hampton Inn & Suites Downtown Fort Wayne Hotel	R-2-18	B	223 W. Jefferson Blvd

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: A Resolution approving Compliance with Statement of Benefits (CF-1) Form filings for 2023 for properties with approved "Economic Revitalization Areas" under I.C. 6-1.1-12.1

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: This resolution affirms that Compliance with Statement of Benefits (CF-1) Form filings made by property owners listed on Exhibit A in May 2023 with approved economic revitalization areas are in substantial compliance pursuant to both City of Fort Wayne Code and Indiana Code.

EFFECT OF PASSAGE: Will allow property owners with existing economic revitalization area designations to continue to receive their tax abatement benefit

EFFECT OF NON-PASSAGE: Potential loss of new development

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

ASSIGNED TO COMMITTEE (PRESIDENT): Jason Arp and Geoff Paddock