

A RESOLUTION approving Compliance with Statement of Benefits (CF-1) form filings for 2024 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

2024 COMPLIANT WITH STATEMENT OF BENEFITS

CF-1RE	CF-1PP	COMPANY	RES #	TYPE	DESIGNATION ADDRESS
4/29/2024		121 W Wayne LLC	92-14	R	127 W Wayne Street, Suite 100
	4/30/2024	A&L Great Lakes Laboratories Inc	25-14	P	3505 Conestoga Dr.
	4/29/2024	AALCO Distributing Company, Inc.	111-18	P	4701 W. Washington Ctr Rd
5/14/2024		ABF, Inc.	30-21	R	4877 Adams Center Road
4/22/2024	4/22/2024	Acadia Hospital	21-21	B	3955 W. Washington Center Road
4/25/2024	4/25/2024	Accutech Mold & Machine	R-12-17	B	2817 Goshen Road
	4/25/2024	Accutech Mold & Machine	16-18	P	2817 Goshen Road
	4/25/2024	Accutech Mold & Machine, Inc.	55-19	P	2817 Goshen Road
5/14/2024	5/14/2024	Alconex Specialty Products	34-18	B	7255 Chalfant Road
5/14/2024	5/14/2024	American Sealants, Inc./Zaremba Holdings, LLC	85-20	B	9190 Yeager Lane
5/14/2024	5/14/2024	American Sealants/ABZ Realty/Zaremba Holdings	30-15	B	9190 Yeager Lane
	5/3/2024	Arteck, Inc./Dammeyer Enterprises, LLC/Show Realty, LLC	R-92-23	P	3619 Centennial Drive & 3311 Enterprise Road
4/29/2024		Ash Brokerage Corporation	19-15	B	888 Harrison Street
4/30/2024		Ashberry Eight, LLC	63-17	R	202 W. Berry Street
4/30/2024		AWB Holdings, LLC	2-12	B	203 East Berry Street
4/4/2024		Biggs-RCI LLC Centlivre, LLC	22-16	R	2807, 2817, 2827, 2903, 2907, 2917 Westbrook Drive
4/25/2024	4/25/2024	Brotherhood Mutual Insurance Company	13-13	B	6400 Brotherhood Way
4/25/2024	4/25/2024	Brotherhood Mutual Insurance Company	25-19	B	6400 Brotherhood Way
4/9/2024		BW at Renaissance Pointe	94-17	R	Multiple Parcels
	4/30/2024	Calico Precision Molding, LLC	R-12-16	P	1211 Progress Road
5/11/2024		Circle City Fort Wayne, LLC	51-13	R	206 E. Rudisill Blvd
5/1/2024		Cityscape Flats, LLC/Pride Cityscape Flats	62-15	R	1250 Ewing Street
4/22/2024		Clear Choice Glass	34-20	R	4051 Kraft Parkway
5/9/2024	5/9/2024	CPI Card Group/Didier Limited Partnership	28-14	B	613 High Street
	4/29/2024	Craftline Graphics, Inc.	R-8-21	P	3522 W. Ferguson Road
4/30/2024		CSW I, LLC Columbia Street waiver	52-21	R	Multiple Parcels
Last Year	5/1/2024	Dana Light Axle Products LLC	52-13	P	2100 W State Blvd
	5/1/2024	Dana Light Axle Products LLC	99-14	P	2100 W State Blvd
	5/1/2024	Dana Light Axle Products LLC	R-53-16	P	2100 W. State Blvd
	5/1/2024	Dana Light Axle Products	75-21	P	2100 W State Blvd
5/1/2024	5/1/2024	Dirig Sheet Metal/CWSW, LLC	R-3-21	B	918 W. Cook Road
4/15/2024		Don Yeoman Service Center	92-15	R	540 East Pettit Avenue
5/15/2024	5/15/2024	Edy's Nestle Dreyers Grand Ice Cream	38-12	B	3426 Wells Street
5/15/2024	5/15/2024	Edy's Nestle Dreyer's Grand Ice Cream	75-14	B	3426 Wells Street
5/15/2024	5/15/2024	Dreyer's Grand Ice Cream, Inc.	86-20	B	3426 Wells Street
5/15/2024	5/15/2024	Dreyer's Grand Ice Cream, Inc.	29-21	B	3426 Wells Street
	4/22/2024	Ellison Bakery, Inc.	72-15	P	4108 W. Ferguson Road
	4/22/2024	Ellison Bakery LLC	35-20	P	4108 W. Ferguson Road
	5/6/2024	ET Fort Wayne IV	R-33-22	R	4433 Gulfstream Drive
Last Year	5/15/2024	F&M Tile & Terrazzo Company, Inc	34-13	B	115 Chambeau Road
4/30/2024		Fairfield Community Home, LP	9-13	R	530 Home Avenue
	4/18/2024	Faurecia Emissions Control Technologies, LLC	21-17	P	4510 Airport Expressway
4/18/2024		Faurecia for HBC Realty/Royce&Janice Carville	R-37-16	R	4510 Airport Expressway
4/18/2024		Faurecia for HBC Realty/Royce&Janice Carville	22-17	R	4510 Airport Expressway
	4/23/2024	First Gear, Inc.	47-18	P	4321 Goshen Road
	4/23/2024	First Gear, Inc.	66-19	P	4321 Goshen Road
	4/23/2024	First Gear	R-77-22	P	4321 Goshen Road
5/15/2024	5/15/2024	Fort Wayne Metals Quoin Enterprises, LLC/Labeca, LLC	29-09	B	3401 McArthur Drive
	5/15/2024	Fort Wayne Metals/Labeca, LLC	51-10	P	3401 McArthur Drive
5/15/2024	5/15/2024	Fort Wayne Metals Research Products	26-14	B	9503, 9609, 9733, 9735, 9821, 9823 Ardmore Avenue, 4010 Piper Drive, 9307 Avionics Drive, 3618 Ferguson Road, 10222 Airport Drive, 3401 McArthur Drive
	5/15/2024	Fort Wayne Metals/Labeca, LLC	87-17	P	Multiple Addresses
	5/15/2024	Fort Wayne Metals/Quoin	85-17	R	4202 Piper Drive
5/15/2024	5/15/2024	Fort Wayne Metals/TEG Investments, LLC	86-17	B	Multiple Parcels
5/15/2024	5/15/2024	Fort Wayne Metals Reserch Products, LLC Pleasant Twp	R-7-22	B	Multiple Parcels
5/15/2024	5/15/2024	Fort Wayne Metals Reserch Products, LLC Wane Twp	R-8-22	B	Multiple Parcels
5/1/2024	5/1/2024	Fox & Main, LLC	98-17	B	204, 226 W. Main Street
4/29/2024		GH FTW II, LLC Spec	33-20	R	8645 Aviation Drive
4/29/2024		GH Land Company	3-19	R	8611 Avionics Drive
4/29/2024		GLC Skyline LLC	26-16	R	221 W. Berry Street
4/5/2024		H&H Leasing/Waynedale Ventures	20-19	R	6708 Old Trail Road
5/1/2024		HardHell	R-25-22	R	4455 & 4453 Airway Avenue
5/1/2024		HDS, LLC	R-27-22	RV	9107 Yeager Lane
5/1/2024		Heat-Power Engineering Co./HBJ Holdings, LLC	R-1-17	R	702 Incentive Way
4/29/2024	4/29/2024	Highmark Technologies/Parrot Properties/ICON	61-13	B	8367 Clinton Park Drive
4/30/2024	4/30/2024	Home Reserve, LLC	96-18	B	3015 Cannongate Drive

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5/15/2024	5/15/2024	Indiana Oxygen Company, Inc.	R-49-16	B	3806 Option Pass
	4/17/2024	International Paper Company	12-13	P	3904 Ferguson Road
5/1/2024	5/1/2024	Intellectual Technology, Inc	101-13	BV	2980 E. Coliseum Blvd.
5/1/2024	5/1/2024	Intellectual Technology, Inc.	22-15	B	2980 E. Coliseum Blvd.
5/1/2024	5/1/2024	Intellectual Technology, Inc.	55-17	B	2990 E. Coliseum Blvd.
	5/1/2024	L3Harris Technologies, Inc.	R-38-23	P	1919 W. Cook Road
	4/24/2024	McCoy Bolt Works, Inc.	115-18	P	2811 Congressional Pkwy
5/1/2024	5/1/2024	Meijer Stores Limited Partnership	33-12	B	1515 Profit Drive
	4/25/2024	Murray Equipment	R-33-23	P	2515 Charleston Place
EXPIRED	5/14/2024	Nemcomed FW, LLC Avalign	25-11	B	8727 Clinton Park Drive
4/26/2024		New Harrison, LLC/Barry Real Estate	08-08	R	301 West Jefferson Boulevard
4/30/2024	4/30/2024	New Process Graphics	R-76-22	B	310 W. Cook Road
5/1/2024		Office 30 Venture	31-21	R	5001 US 30 W
5/15/2024		Old Dominion Freight Line, Inc	73-12	R	8550 Aviation Drive
5/1/2024		One Summit II, LLC	70-17	R	101 E. Washington Blvd.
	4/30/2024	Ottenweller	3-22	P	2910 3011 3111 Congressional Parkway
5/1/2024	5/1/2024	P&A Realty, Inc.	101-13	BV	2980 E. Coliseum Blvd.
5/1/2024	5/1/2024	P&A Realty, Inc.	22-15	B	2980 E. Coliseum Blvd.
5/1/2024	5/1/2024	P&A Realty, Inc.	55-17	B	2990 E. Coliseum Blvd.
	5/12/2024	Peg Perego USA, Inc.	41-11	P	3625 Independence Drive
4/24/2024	4/24/2024	Prairie Farms Dairy	20-17	B	3400 Lima Road
4/30/2024		Precision Ft. Wayne waiver	32-21	R	5402 Moeller Road
4/30/2024	n/a	Premier Truck Rental/RTT Investments, LLC	90-14	B	9400 Bluffton Road
4/30/2024	n/a	Premier Truck Rental, LLC/RTT Investments	R-56-16	B	9138 Bluffton Road
4/30/2024	n/a	Premier Truck Rental, LLC/RTT Investments	R-34-22	B	9138 Bluffton Road
5/15/2024		Project Mastodon Ft Wayne LLC	18-21	R	5510 Flaugh Road
5/1/2024	5/1/2024	PSP Seals, LLC/Pro Seal & Plastics Global Seal Logistics	49-18	B	3702 Vanguard Drive
	4/30/2024	Quake Manufacturing	17-12	P	3923 Engle Road
	4/30/2024	Quake Manufacturing, Inc.	116-18	P	3923 Engle Road
4/17/2024		Randall Lofts, LP (split into two units A & B)	58-12	BV	220 Pearl Street
4/16/2024	4/16/2024	RetirementHomeTV Corporation/KDS Investment Properties, LLC	31-13	B	4604 Arden Drive
4/16/2024	4/16/2024	RetirementHomeTV/KDS Investment Properties, LLC	20-18	B	4604 Arden Drive
4/29/2024		Rogers Markets	43-18	R	3850 Concept Court
4/13/2024	4/13/2024	Sabert	R-1-20	B	8510 Ardmore Road
5/3/2024	5/3/2024	Scannell Properties #156, LLC/ETCL Fort Wayne, LLC/BAE	106-13	B	4250 Airport Expressway
EXPIRED	5/2/2024	Shambaugh & Son, LP (MoMas Investments)/PNC Equipment Finance	8-12	B	7614 and 7720 Opportunity Drive
5/2/2024	5/2/2024	Shambaugh & Son, LP (MoMas Investments)/PNC Equipment Finance	67-13	B	7614 and 7720 Opportunity Drive
4/30/2024		Silverado Cook Properties, LLC	R-99-22	R	1919 W. Cook Road
4/22/2024		Slocum Pointe/Parkview Hospital/Brightpoint	79-17	R	2529 Curdes Avenue
	5/1/2024	Smith Brothers	R-23-22	P	9107 Yeager Lane
4/17/2024		Superior Lofts, LLC	10-15	BV	102 & 124 West Superior Street
4/23/2024		Sutton Garten	74-19	R	5005 Industrial Road
4/23/2024	4/23/2024	Sweetwater Sound, Inc	15-13	B	5501 U.S. Highway 30 West
4/23/2024	4/23/2024	Sweetwater Sound Holdings, LLC/Sweetwater Sound, Inc.	90-15	B	5501 US Highway 30 West
4/23/2024	4/23/2024	Sweetwater Holdings	110-18	B	5501 W. Highway 30
4/23/2024		TB Southtown	28-19	R	7719 Southtown Xing
5/15/2024	5/15/2024	The Medical Protective Company	73-15	B	5814 Reed Road
4/22/2024	4/24/2024	Tippmann Innovations	48-18	B	6340 Innovation Blvd
5/7/2024		UTEC, Inc.	32-20	R	111 E. Wayne Street
5/12/2024	5/12/2024	Vita Nonwovens	13-15	B	9403 Avionics Drive
5/12/2024	5/12/2024	Vita Nonwovens	35-18	B	9403 Avionics Drive
5/15/2024	5/15/2024	VOSS Automotive	2-13	B	4640 Hillegas Road
5/15/2024	5/15/2024	VOSS Automotive	83-18	B	4640 Hillegas Road
	5/1/2024	Whitcraft Enterprises, Inc	65-12	P	4323 Merchant Road
	5/1/2024	Whitcraft Enterprises/Precise Manufacturing	R-9-21	P	4323 Merchant Road
4/30/2024	4/30/2024	White Lodging Hampton Inn & Suites Downtown Fort Wayne Hotel	R-2-18	B	223 W. Jefferson Blvd
	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 2024 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 in Exhibit A in May 2024 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 (CHAIR & CO-CHAIR): Rohli Booker and Marty Bender