

**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 5402 Moeller Road, Fort Wayne, Indiana 46806 (Precision Ft. Wayne, 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 20 full-time, permanent jobs for a total additional annual payroll of \$1,040,000 and an annual average salary of \$52,000; and

**WHEREAS**, the total estimated project cost is \$4,000,000; and

**WHEREAS**, representatives of Precision Ft. Wayne, 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**, Precision Ft. Wayne, 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 Precision Ft. Wayne, 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 Precision Ft. Wayne, 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 Precision Ft. Wayne, 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:**

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

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

5                   (b) failure to submit the completed statement of benefits form to the common council  
6 before initiation of redevelopment or rehabilitation, and for which Precision Ft. Wayne, LLC  
7 desires to claim an Economic Revitalization Area deduction. Such waiver shall be in effect for  
8 real property improvements during the period of September 15, 2021 through the date of this  
9 resolution.

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

12                   **SECTION 3.** That, the hereinabove described property is hereby declared an  
13 "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the  
14 effective date of this Resolution and shall terminate on December 31, 2021, unless otherwise  
15 automatically extended in five year increments per I.C. 6-1.1-12.1-9.

16                   **SECTION 4.** That, said designation of the hereinabove described property as an  
17 "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate  
18 improvements made between September 15, 2021 and May 31, 2021.

19                   **SECTION 5.** That, the estimate of the number of individuals that will be employed or  
20 whose employment will be retained and the estimate of the annual salaries of those individuals and  
21 the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement  
22 of Benefits are reasonable and are benefits that can be reasonably expected to result from the  
23 proposed described redevelopment or rehabilitation.

24                   **SECTION 6.** The current year approximate tax rates for taxing units within the City  
25 would be:

26                   (a) If the proposed development does not occur, the approximate current year tax rates  
27 for this site would be \$3.1709/\$100.

28                   (b) If the proposed development occurs and no deduction is granted, the approximate  
29 current year tax rate for the site would be \$3.1709/\$100 (the change would be  
30 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 \$3.1709/\$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 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%

**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

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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

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

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to approve a waiver of non-compliance and confirm the designation of an Economic Revitalization Area for Precision Ft. Wayne, LLC for eligible real property improvements. Precision Ft. Wayne, LLC has constructed a rail terminal and spur to facilitate in bound and out bound vehicle and intermodal container demand.**

EFFECT OF PASSAGE: **Investment of \$4,000,000 and the creation of 20 new full-time permanent jobs with an annual payroll of \$1,040,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, and the creation of 20 new full-time permanent jobs with an annual payroll of \$1,040,000.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Jason Arp and Glynn Hines**