

A RESOLUTION approving Compliance with Statement of Benefits (CF-1) form filings for 2021 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.

1 **WHEREAS**, On March 6, 2020 the State and Governor of Indiana issued Executive Order
2 20-02 Declaration of a Public Health Emergency for Coronavirus Disease 2019 Outbreak; and

3 **WHEREAS**, Executive Order 20-02 was extended multiple times through the remainder of
4 2020 and into early 2021, these executive orders and related restrictions and responses to the
5 Coronavirus Disease 2019 Outbreak affected the economy on a State, County and City level; and

6 **WHEREAS**, Pursuant to IC 6-1.1-12.1 and Section of 153.21 of the Municipal Code of the
7 City of Fort Wayne consideration is given in determining substantial compliance to businesses who
8 face outside forces beyond their control in making reasonable efforts to substantially comply with
9 their approved statement of benefits; and

10 **WHEREAS**, All of the property owners listed in Exhibit A faced outside forces beyond their
11 control during the Public Health Emergency for Coronavirus Disease 2019 Outbreak as declared
12 and extended multiple times under Executive Order 20-02; and

13 **WHEREAS**, All of the property owners listed in Exhibit A filed their 2021 compliance
14 documents in a timely manner and made efforts to be in substantial compliance or remain in
15 compliance; and

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

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

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

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Member of Council

APPROVED AS TO FORM A LEGALITY

Carol Helton, City Attorney

EXHIBIT A

2021 COMPLIANT WITH STATEMENT OF BENEFITS

CF-1RE	CF-1PP	COMPANY	RES #	TYPE	DESIGNATION ADDRESS
4/22/2021		121 W Wayne LLC	92-14	R	127 W Wayne St, Ste 100
4/28/2021		817 S. Calhoun LLC	34-12	R	817 S. Calhoun St.
	4/27/2021	A&L Great Lakes Laboratories Inc	25-14	P	3505 Conestoga Dr.
	4/29/2021	AALCO Distributing Company, Inc.	111-18	P	4701 W. Washington Cir Rd
4/27/2021	4/27/2021	ABZ Realty/American Sealants/Zaremba Holdings	30-15	B	9190 Yeager Lane
4/29/2021	4/29/2021	AccuGear	17-09	B	6710 Innovation Boulevard
4/29/2021	4/29/2021	Accugear, Inc.	R-10-19	B	6710 Innovation Boulevard
	4/28/2021	Accutech Mold & Machine, Inc.	R-11-16	P	2817 Goshen Road
4/28/2021	4/28/2021	Accutech Mold & Machine	R-12-17	B	2817 Goshen Road
	4/28/2021	Accutech Mold & Machine	16-18	P	2817 Goshen Road
	4/28/2021	Accutech Mold & Machine, Inc.	55-19	P	2817 Goshen Road
	4/29/2021	AccuTemp Products, Inc.	36-11	P	6021 Investment Drive
	4/29/2021	AccuTemp Products, Inc.	37-11	P	8415 N. Clinton Park Drive
			61-14	P	8415 N. Clinton Park Drive and
	5/5/2021	AccuTemp Products, Inc.	62-14	P	5021 Investment Drive
	4/19/2021	Advanced Machine & Tool Corp	56-13	P	3706 Transportation Drive
4/29/2021	4/29/2021	Afconex Specialty Products	34-18	B	7255 Chalfant Road
5/5/2021		All America City Investors	117-18	R	7310 Innovation Blvd
	5/13/2021	All Tool & Die	R-78-16	P	1916 Lakeview Drive
	5/13/2021	All Tool & Die 2	R-6-17	P	1916 Lakeview Drive
5/11/2021		Anthony Wayne Vending Company, Inc.(real under Yarnelle Realty)	11-12	R	530 Wolfe Drive
EXPIRED	4/30/2021	Applied Metals & Machine Works Inc.(real under AH Co, Inc.)	33-13	B	1036 St. Mary's Avenue
4/30/2021		Aptera Software, Inc/CT Financial Berry St	73-17	RV	113 W. Berry Street
4/28/2021	4/28/2021	Artek, Inc./Dammeyer, LLC	60-11	B	6707 Goshen Way
4/30/2021	4/30/2021	Ash Brokerage Corporation	19-15	B	888 Harrison Street
4/28/2021		Ashberry Eight, LLC	63-17	R	202 W. Berry Street
4/23/2021		AWB Holdings, LLC	2-12	B	203 East Berry Street
					2807, 2817, 2827, 2903,
					2907,2917 Westbrook Drive
4/23/2021		Biggs-RCI LLC Centlivre, LLC	22-16	R	
4/7/2021	4/7/2021	Brotherhood Mutual Insurance Company	49-09	B	6400 Brotherhood Way
4/7/2021	4/7/2021	Brotherhood Mutual Insurance Company	13-13	B	6400 Brotherhood Way
4/7/2021	4/7/2021	Brotherhood Mutual Insurance Company	25-19	B	6400 Brotherhood Way
4/26/2021		BW at Renaissance Pointe	94-17	R	Multiple Addresses
4/29/2021	4/29/2021	Calico Precision Molding LLC	45-12	B	1211 Progress Road
4/29/2021	4/29/2021	Calico Precision Molding, LLC	R-12-16	P	1211 Progress Road
4/26/2021		Circle City Fort Wayne, LLC	51-13	R	206 E. Rudisill Blvd
5/6/2021		Cityscape Flats, LLC	62-15	R	1250 Ewing Street
	5/11/2021	CNC Industries, Inc.	19-12	P	3810 Fourrier Drive
	5/11/2021	CNC Industries/Belen LLC	24-17	P	3810 Fourrier Drive
5/4/2021		Conestoga, LLC	44-12	BV	3404 Conestoga Drive
5/14/2021	5/14/2021	CPI Card Group (Personal filed under Ddler Limited Partnership)	28-14	B	613 High Street
	4/27/2021	Craftline Graphics, Inc.	4-11	B	3522 West Ferguson Road
4/8/2021	NA	Credo Family Medicine/Flat Properties	R-84-16	R	10050 Auburn Park Drive
	4/30/2021	Dana Light Axle Products LLC	52-13	P	2100 W State Blvd
	4/30/2021	Dana Light Axle Products LLC	99-14	P	2100 W State Blvd
	4/30/2021	Dana Light Axle Products LLC	R-53-16	P	2100 W. State Blvd
	4/30/2021	Dana Light Axle Products, LLC	47-11	B	2100 West State Boulevard
	4/30/2021	Dana Light Axle Products, LLC	18-12	P	2100 West State Boulevard
4/29/2021		Deister Concentrator	61-17	R	9205 Avionics Drive
4/30/2021	4/30/2021	Dirig Sheet Metal/CWSM (Personal filed under SW Watkins Limited)	105-14	BV	918 W Cook Road
4/13/2021		Don Yeoman Service Center	92-15	R	640 East Pettit Avenue
Expired		Edward Estates	99-07	R	6901 Huguenard Road
5/17/2021	5/17/2021	Edy's Nestle Dreyers Grand Ice Cream	38-12	B	3426 Wells Street
5/17/2021	5/17/2021	Edy's Nestle Dreyer's Grand Ice Cream	75-14	B	3426 Wells Street
5/17/2021		Dreyer's Grand Ice Cream	86-20	B	3426 Wells Street
	4/28/2021	Ellison Bakery, Inc.	72-16	P	4108 W. Ferguson Road
	4/28/2021	Ellison Bakery LLC	35-20	P	4108 W. Ferguson Road
	5/1/2021	EtringKlinger	15-18	P	2677 Persistence Drive
4/28/2021		WC Holdings 1/WKlink/Etring Klinger	14-18	R	2677 Persistence Drive
5/4/2021	5/4/2021	F&M Tile & Terrazzo Company, Inc	34-13	B	115 Chambeau Road
	5/4/2021	F&M Tile & Terrazzo Co., INC	16-17	P	115 Chambeau Road
4/21/2021		Fairfield Community Home, LP	9-13	R	530 Home Avenue
	4/28/2021	Faurecia Emissions Control Technologies, LLC	21-17	P	4510 Airport Expressway
4/28/2021		Faurecia for HBC Realty/Royce&Janice Carville	R-37-16	R	4510 Airport Expressway
4/28/2021		Faurecia for HBC Realty/Royce&Janice Carville	22-17	R	4510 Airport Expressway
	4/30/2021	First Gear, Inc.	24-12	P	7606 Freedom Way
	4/30/2021	First Gear, Inc.	R-77-16	P	7606 Freedom Way
	4/30/2021	First Gear, Inc.	47-18	P	7606 Freedom Way
	4/30/2021	First Gear, Inc.	66-19	P	7606 Freedom Way
4/29/2021		Fort Wayne Industrial Properties, LLC	88-13	BV	4817 Industrial Road
4/30/2021	4/30/2021	Fort Wayne Metals Quoin Enterprises, LLC d/b/a Fort Wayne Metals Research Products Corporation	54-09	B	9823 Ardmore Avenue
4/30/2021	4/30/2021	Fort Wayne Metals Quoin Enterprises, LLC d/b/a Labeca, LLC	29-09	B	3401 McArthur Drive
4/30/2021	4/30/2021	Fort Wayne Metals Research Products	26-14	B	Multiple Addresses
4/30/2021	4/30/2021	Fort Wayne Metals Research Products Corporation (Amend R-27-05)	43-07	B	9809 Indianapolis Road
4/30/2021	4/30/2021	Fort Wayne Metals Research Products/Labeca	6-15	B	Multiple Addresses
	4/30/2021	Fort Wayne Metals/Labeca, LLC	51-10	P	3401 McArthur Drive
	4/30/2021	Fort Wayne Metals/Labeca, LLC	87-17	P	Multiple Addresses
4/30/2021		Fort Wayne Metals/Quoin	85-17	R	4202 Piper Drive
4/30/2021	4/30/2021	Fort Wayne Metals/TEG Investments, LLC	86-17	B	Multiple Addresses

4/30/2021	4/30/2021	Fox & Main, LLC	98-17	B	204, 226 W. Main Street
4/30/2021		GLC Skyline LLC	26-16	R	221 W. Berry Street
4/26/2021		G&L Land Development, LLC for Ryker Reserve, LP	58-11	R	1825 Laverne Avenue
4/20/2021		GH FTW I, LLC Spec	33-20	R	8645 Avallon Drive
4/20/2021		GH Land Company	3-19	R	8611 Avionics Drive
	4/8/2021	GT Automation Group	32-12	P	4422 Airport Expressway
	4/8/2021	GT Automation Group/GTA Acquisition, LLC	30-09	P	4422 Airport Expressway
5/5/2021		Heat-Power Engineering Co./HBJ Holdings, LLC	R-1-17	R	702 Incentive Way
4/7/2021		H&H Leasing/Waynedale Ventures	20-19	R	6708 Old Trail Road
4/19/2021	4/21/2021	Highmark Technologies (real estate filed under Parrot Properties, Personal under ICON)	61-13	B	8367 Clinton Park Drive
	4/30/2021	Hightech Signs	R-5-16	P	6321 Huguenard Road
	4/29/2021	Hoffmaster Group, Inc.	112-18	P	7310 Innovation Blvd
4/23/2021	4/23/2021	Home Reserve, LLC	96-18	B	3015 Cannongate Drive
4/26/2021		Hopewell Pointe	69-09	R	Multiple Addresses
4/23/2021	4/23/2021	Hospital Laundry Service, Inc.	67-11	B	3322 Cavalier Drive
5/3/2021	5/3/2021	Indiana Oxygen Company, Inc.	R-49-16	B	3806 Opillon Pass
4/28/2021	4/28/2021	Intellectual Technology, Inc	101-13	BV	2980 E. Coliseum Blvd.
4/28/2021	4/28/2021	Intellectual Technology, Inc.	22-15	B	2980 E. Coliseum Blvd.
4/28/2021	4/28/2021	Intellectual Technology, Inc.	65-17	B	2990 E. Coliseum Blvd.
	4/27/2021	International Paper Company	12-13	P	3904 Ferguson Road
4/28/2021	4/28/2021	IOM Health System, LP	23-10	B	7950 W. Jefferson Boulevard
	5/14/2021	Irwin Hodson Group LLC	34-15	P	2980 E. Coliseum Blvd.
5/13/2021	5/13/2021	JH Specialty, Inc./Hilltrans, LLC	53-09	B	6030 Huguenard Road
	5/14/2021	Johnson Controls, Inc./Claros	43-09	P	8710 Indianapolis Road
4/29/2021	4/29/2021	Key Millwork/Wegnad Properties, LLC	2-19	B	713 Incentive Drive
4/28/2021	4/28/2021	LH Carbide/LH Stamping	41-07	B	Multiple Addresses
4/29/2021	4/29/2021	LH Carbide Corporation (Real Estate filed under Harbor Investments III, LLC)	21-14	B	4420 Clubview Drive
	4/28/2021	Lincoln National Life Insurance Company	77-11	P	1300 South Clinton Street
4/29/2021		Long Term Care Investments III, LLC	71-13	R	Multiple Addresses
	4/6/2021	McCoy Bolt Works, Inc.	115-18	P	2811 Congressional Pkwy
5/13/2021	5/13/2021	Meijer Stores Limited Partnership	33-12	B	1615 Profit Drive
4/30/2021		Mill Supplies, Inc./K&A Capital, LLC	62-20	R	5105 Industrial Road
Expired	Expired	Nemcomed FW, LLC Availgn	02-10	B	8727 Clinton Park Drive
5/14/2021	5/14/2021	Nemcomed FW, LLC Availgn	25-11	B	8727 Clinton Park Drive
5/4/2021		New Harrison, LLC/Barry Real Estate	08-08	R	301 W. Jefferson Boulevard
	5/12/2021	New Process Corporation/New Process Graphics/DiederCoffman Real Estate Holdings	29-17	P	310 W. Cook Road
4/29/2021		Old Dominion Freight Line, Inc	73-12	R	8550 Aviation Drive
5/5/2021		One Summit II, LLC	70-17	R	101 E. Washington Blvd.
4/30/2021	4/30/2021	Oral & Maxillofacial Surgery Associates Holdings, LLP	93-15	B	7845 Carnegie Boulevard
4/28/2021	4/28/2021	P&A Realty, Inc.	101-13	BV	2980 E. Coliseum Blvd.
4/28/2021	4/28/2021	P&A Realty, Inc.	22-15	B	2980 E. Coliseum Blvd.
4/28/2021	4/28/2021	P&A Realty, Inc.	55-17	B	2980 E. Coliseum Blvd.
4/4/2021		Patel Building Company, LLC for Fort Wayne Allergy and Asthma Consultants, Inc.	61-11	R	7984 W. Jefferson Boulevard
4/7/2021	4/7/2021	Patrick Industries/Dowco, Inc./Webcor Limited Partnership II	72-12	BV	3505 Independence Drive
4/26/2021	4/26/2021	Paul Walters/Quality Engineering	60-17	B	4725 Arden Dive
	5/14/2021	Peg Perego USA, Inc.	41-11	P	3625 Independence Drive
	5/14/2021	Phoenix America Inc.	107-13	P	4717 Clubview Drive
	5/14/2021	Phoenix America, Inc.	74-12	P	4717 Clubview Drive
4/22/2021	4/22/2021	Prairie Farms Dairy	20-17	B	3400 Lima Road
4/29/2021		Prairie Quest, Inc./25 W Jefferson (real property Halay&Summers)	13-09	B	820 East Berry Street
	4/30/2021	Press-Seal Gasket Corporation	76-13	P	2424 West State Blvd
	4/30/2021	Press-Seal Gasket Corporation	1-13	P	2424 West State Blvd.
4/30/2021	4/30/2021	Pro Seal & Plastics Global Seal	49-18	B	3792 Vanguard Drive
	4/28/2021	Quake Manufacturing	17-12	P	3923 Engle Road
	4/28/2021	Quake Manufacturing, Inc.	116-18	P	3923 Engle Road
4/30/2021		Randall Lofts, LP (split into two condominium units A & B)	58-12	BV	220 Pearl Street
4/27/2021	4/27/2021	RetirementHomeTV Corporation/KDS Investment Properties, LLC	31-13	B	4604 Arden Drive
4/27/2021	4/27/2021	RetirementHomeTV/KDS Investment Properties, LLC	20-18	B	4604 Arden Drive
4/5/2021	4/5/2021	Revenue Cycle Service Center, LLC/Magnaway, LLC	20-15	B	1760 Magnavox Way
4/26/2021		RTT Investments, LLC/ Premier Truck Rental	90-14	B	9400 Bluffton Road
4/26/2021		RTT Investments/Premier Truck Rental, LLC	R-56-16	B	9138 Bluffton Road
4/30/2021		Sabert	R-1-20	B	8510 Ardmore Road
4/26/2021		Savannah Springs	67-09	R	8218 Trier Road
5/4/2021	5/4/2021	Soannell Properties #156, LLC/BAE Systems Controls, Inc. (12/14/13 - Scannell changed to ETCL Fort Wayne, LLC)	106-13	B	4260 Airport Expressway
4/22/2021	4/22/2021	Sedation Dentistry of Fort Wayne (3rd Well, LLC) Union Chappel Dentistry Personal	35-12	B	12714 Coldwater Road
5/13/2021	5/13/2021	Shambaugh & Son, LP (MoMas Investments)/PNC Equipment Finance	8-12	B	7614, 7720 Opportunity Drive
4/30/2021	4/30/2021	Shambaugh & Son, LP (MoMas Investments)/PNC Equipment Finance	67-13	B	7614, 7720 Opportunity Drive
4/20/2021		Side Out Development, LLC	R-83-16	B	3946 Ice Way
4/20/2021		Sideout Development, LLC	25-12	B	3946 Ice Way
4/26/2021		Stocum Pointe/Parkview Hospital/Brightpoint	79-17	R	2529 Curdes Avenue
	4/30/2021	States Engineering/ Chuck Bivens Services, Inc.	57-12	P	10216 Airport Drive
4/30/2021		Superior Lofts, LLC	10-15	BV	102 & 124 W. Superior Street
4/16/2021		Sulton Garten	74-19	R	5005 Industrial Road
4/30/2021	4/30/2021	Sweetwater Holdings	110-18	B	5501 W. Highway 30
4/30/2021	4/30/2021	Sweetwater Sound Holdings, LLC/Sweetwater Sound, Inc.	90-15	B	5501 US Highway 30 West
		Sweetwater Sound, Inc	15-13	B	6501 US Highway 30 West
4/21/2021		TB Southtown	28-19	R	7719 Southtown Xing
5/13/2021	5/13/2021	The Medical Protective Company	73-15	B	5814 Reed Road
		Three Rivers Apartments	56-19	R	101 Three Rivers North
4/27/2021	4/27/2021	Tippmann Innovations	48-18	B	6340 Innovation Blvd
4/26/2021		TMK Enterprises, Inc.	44-09	B	3912 Opillon Pass
5/7/2021	5/7/2021	Transformations by Wieland Inc. (Real property filed under Racquet Drive Holdings)	33-15	B	310 Racquet Drive
	5/14/2021	Trelleborg Sealing Solutions, Inc.	32-10	B	6503 Distribution Drive
4/3/2021		UTEC, Inc.	32-20	R	111 E. Wayne Street
	5/17/2021	Vita Nonwovens	38-11	P	9403 Avionics Drive

2/14/2021		Vita Nonwovens	49-13	R	9403 Avionics Drive
2/14/2021	2/14/2021	Vita Nonwovens	13-15	B	9403 Avionics Drive
2/14/2021	2/14/2021	Vita Nonwovens	35-18	B	9403 Avionics Drive
5/11/2021	5/11/2021	VOSS Automotive	2-13	B	4640 Hillegas Road
5/11/2021	5/11/2021	VOSS Automotive	83-18	B	4640 Hillegas Road
	5/5/2021	Ward Corporation	33-11	P	642 Growth Avenue
5/5/2021	5/5/2021	Ward Corporation	25-15	B	642 Growth Avenue
	5/5/2021	Ward Corporation	33-16	P	7603 Opportunity Drive
5/8/2021	5/8/2021	Wayne Estates, LLC for Midwest Veterinary Supply, Inc.	1-11	B	6251 Innovation Boulevard
	4/27/2021	Whitcraft Enterprises, Inc	65-12	P	4323 Merchant Road
4/27/2021	4/27/2021	Whitcraft Enterprises, Inc. d/b/a Precise Manufacturing	40-10	B	4323 Merchant Road
5/10/2021		White Lodging FW Conventlon, LLC	46-08	R	1150 South Harrison Street
5/17/2021	5/17/2021	White Lodging Hampton Inn & Suites Downtown Fort Wayne Hotel	R-2-18	B	223 W. Jefferson Blvd

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: Resolution Approving Compliance with Statement of Benefits (CF-1) Form filings for 2021

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 in May 2021 with approved economic revitalization areas are in compliance pursuant to both Council policy and Indiana law.

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 Glynn Hines