

DECLARATORY RESOLUTION NO. R-_____

A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as various addresses in
Wayne Township, Fort Wayne, Indiana 46803 (Pontiac
Square Phase I Limited Partnership)

WHEREAS, Petitioner has duly filed its petition dated January 25, 2012 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 create one full-time and one part-time, permanent jobs
for a total new, annual payroll of \$62,000, with the average new annual job salary being
\$31,000; and

WHEREAS, the total estimated project cost is \$19,017,730; 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, 2011, 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:

... Said Resolution shall be filed with the Allen County Assessor;

... 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";

... 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.

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to a deduction of the assessed value of real
3 estate.

4 **SECTION 4.** That, the estimate of the number of individuals that will be employed
5 or whose employment will be retained and the estimate of the annual salaries of those
6 individuals and the estimate of the value of redevelopment or rehabilitation, all contained in
7 Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably
8 expected to result from the proposed described redevelopment or rehabilitation.

9 **SECTION 5.** That, the current year approximate tax rates for taxing units within
10 the City would be:

11 ... If the proposed development does not occur, the approximate current year tax
12 rates for this site would be \$3.1590/\$100.

13 ... If the proposed development does occur and no deduction is granted, the
14 approximate current year tax rate for the site would be \$3.1590/\$100 (the
15 change would be negligible).

16 ... If the proposed development occurs and a deduction percentage of fifty percent
17 (50%) is assumed, the approximate current year tax rate for the site would be
18 \$3.1590/\$100 (the change would be negligible).

19 **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified
20 and confirmed, or rescinded after public hearing and receipt by Common Council of the
21 above described recommendations and resolution, if applicable.

22 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
23 deduction from the assessed value of the real property shall be for a period of ten years.

24 **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits
25 can be reasonably expected to result from the project and are sufficient to justify the
26 applicable deductions.

27 **SECTION 9.** That, the taxpayer is non-delinquent on any and all property tax due
28 to jurisdictions within Allen County, Indiana.

29 **SECTION 10.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
30 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 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 11. 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 AND LEGALITY

Carol Helton, City Attorney

CITY OF FT WAYNE

7/2011

JAN 25 2012 *eme*

COMMUNITY DEVL.
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:

\$19,017,730

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:

GENERAL INFORMATION

Taxpayer's name: Pontiac Square Phase I Limited Partnership Telephone number: 312.577.5264Address listed on tax bill: See attached list of addressesName of business to be designated, if applicable: Not ApplicableYear company was established: 2011Address of property to be designated: See attached list of addressesReal estate property identification number: See attached list of PINsContact person name: David BlockContact person telephone number: 312.577.5264Contact person Email: dblock@tcbinc.orgContact person address: 135 S. LaSalle, Suite 3350, Chicago, IL 60603

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Jacques Sandberg	Authorized Agent	135 S. LaSalle, Suite 3350 Chicago, IL 60603	312.577.5280

**The List of the Real Property in the Community Builders Identified
Development Parcels**

10/19/2011

	Address	PIN number
Parcel 1	1601 E Pontiac Street	02-12-12-481-018.000-074
	1602 E Pontiac Street	02-12-13-228-001.000-074
	1631 E Pontiac Street	02-12-12-481-017.000-074
Parcel 2	2527 Winter Street	02-12-12-481-005.000-074
	2529 Winter Street (N of)	02-12-12-481-006.000-074
	2529 Winter Street	02-12-12-481-008.000-074
	2535 Winter Street	02-12-12-481-009.000-074
	2520 Lillie Street	02-12-12-481-016.000-074
	2518 Lillie Street	02-12-12-481-015.000-074
	2516 Lillie Street	02-12-12-481-014.000-074
	2512 Lillie Street	02-12-12-481-013.000-074
Parcel 3	1501 E Pontiac Street	02-12-12-480-025.000-074
	1505 E Pontiac Street	02-12-12-480-026.000-074
	1511 E Pontiac Street	02-12-12-480-027.000-074
	1515 E Pontiac Street	02-12-12-480-028.000-074
Parcel 4	1502 E Pontiac Street	02-12-13-227-001.000-074
	1506 E Pontiac Street	02-12-13-227-002.000-074
	1512 E Pontiac Street	02-12-13-227-003.000-074
	1516 E Pontiac Street	02-12-13-227-004.000-074
	1518 E Pontiac Street	02-12-13-227-005.000-074
	1522 E Pontiac Street	02-12-13-227-006.000-074
	2714 Winter Street	02-12-13-227-035.000-074
	2711 Reed Street	02-12-13-227-008.000-074
Parcel 5	2528 Winter Street	02-12-12-480-031.000-074
	2530 Winter Street	02-12-12-480-032.000-074
	2536 Winter Street	02-12-12-480-033.000-074
	2538 Winter Street	02-12-12-480-034.000-074
	2540 Winter Street	02-12-12-480-035.000-074
Parcel 6	1714 E Pontiac Street	02-12-13-229-001.000-074

Pontiac Square

Primary Development Plan Application – Parcel Boundary Descriptions

1601 & 1631 East Pontiac Street (Parcel 1)

Out lot 42 Lillie's Addition

Beginning at the South East corner of section 12 Wayne Township, Allen County, Indiana, West 348.00' along the South line of section 12. North 25' to the North R/W line of Pontiac and the west R/W line of Lillie and the POB. Thence, North 376.6' Along the East line of out lot 42 Lillie's Addition. Thence west 287.00' Along the North line of Out lot 42 Lillie's Addition to the East R/W line of Winter Street, Thence South 373.6' Along the West line of Out lot 42 Lillie's Addition to the North R/W Line of Pontiac Street. Thence East, 287.00', along the North R/W Line of Pontiac Street. to the POB.

Deed Book 52 Page 368, Office of Allen County Recorder)

2527, 2529 (N OF), 2529, 2535 Winter St and 2510, 2512, 2516, 2518, 2520 Lillie St (Parcel 2)

Lot #2 & #3 Winters Addition

Lot # 34, 35, 36, 37 & 38 Raus Sub Addition

S 16 Ft. of Lot 32 Raus Sub Addition

Beginning at the South East corner of Section 12 Wayne Township, Allen County, Indiana, West 348.00' along the South line of Section 12. North 25' to the North R/W line of Pontiac and the west R/W line of Lillie. Thence, North 285.6' to the South East corner of lot 38 Raus Sub Add. And the POB, Thence North 159.34' to a point that is Known as the S 16' of Lot# 32 Raus Sub Add. Thence west 284.00' to the East R/W line of Winter and the NW corner of lot #2 Winters Add. Thence south along the East R/W line of Winter 158.5' to the South West corner of Lot# 37 Raus Sub Add. Thence East along the North R/W of an East /West Alley 284' to the POB

Plat Book 5A Page 19, Office of Allen County Recorder

Deed Book 95, pg. 114, Office of Allen County Recorder

1501, 1505, 1511, & 1515 E. Pontiac Street (Parcel 3)

Lots # 15, 16, 17, 18 Winters Addition

Beginning at the South East corner of section 12 Wayne Township, Allen County, Indiana, West 951.50' along the South line of section 12. North 25' to the North R/W line of Pontiac and the East R/W line of Reed Street. And the POB Thence, North 100.00'. To the North West corner of Lot 18 Winters Add., Thence east 127.1' to the North East Corner of Lot 15 Winters Add. Thence south 100 to the South East corner of Lot 15 Winters Add. Thence West 127.1' along the North R/W of Pontiac Street to the POB

Plat Book 5A Page 19, Office of Allen County Recorder)

1502, 1506, 1512, 1516, 1518, 1522, 1526 E. Pontiac Street; 2711 Reed Street; and 2714 Winter Street (Parcel 4)

Lots # 1, 2, 3, 4, 5, 6, 7 Nirdlingers Sub Addition

Beginning at the South East corner of section 12 Wayne Township , Allen County, Indiana, West 951.50' along the South line of section 12 . Thence south 25' to the South R/W line of Pontiac and the East R/W line of Reed Street. and the POB,

Thence, south 135.00' along the East R/W of Reed Street to the South West corner of Lot #7 Nirdlingers Sub Addition, Thence East 270.00' Along the North R/W of an East West Alley to the South East corner of Lot #1 Nirdlingers Sub Addition.

Thence North 135.00' to the North East corner of Lot #1 Nirdlingers Sub Addition, Thence West 270.00' Along the South R/W of Pontiac Street to the POB

Plat Book 4A Page 21 , Office of Allen County Recorder

2528, 2530, 2536, 2538, 2540 Winter Street (Parcel 5)

Lot # 8, 9, 10, 11, and 12 Winters Addition

Beginning at the Northeast Corner of Lot 8, Winter Addition as recorded in Plat Book 5A, Page 19 of the Allen County Recorder's Office; thence south on the east lines of said Lots 8 through 12 of said addition to the Southeast Corner of Lot 12; thence west on the south line of said Lot 12 to the Southwest Corner thereof; thence north on the west lines of said Lots 8 through 12 to the Northwest Corner of said Lot 8; thence east on the north line of Lot 8 to the Point of Beginning.

1714 E. Pontiac Street (Parcel 6)

Lot's 13 and 14, H. M. Zaunners Sub of Hough's Out Lot

Beginning at the South East corner of section 12 Wayne Township , Allen County, Indiana, West 308.00' along the South line of section 12 . South 25' to the South R/W line of Pontiac and the East R/W line of Lillie and the POB.. Thence East 140.00' to the North East corner of Lot 14, H. M. Zaunners Sub of Hough's Out Lot. Thence South 88.00' along the west R/W line of an North / South Alley to the SE Corner of Lot 13, H. M. Zaunners Sub of Hough's Out Lot , Thence West 140.00' to the South West corner of Lot 13 H. M. Zaunners Sub of Hough's Out Lot. Thence North 88.00' to the North West corner of Lot 14, H. M. Zaunners Sub of Hough's Out Lot and the POB
Plat Book 2B Page 54 , Office of Allen County Recorder

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

NAME	PERCENTAGE
The Community Builders, Inc. (Interim Limited Partner)	99.99%

- ☐ 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 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 Is the property for which you are requesting ERA designation located in a HUBzone? (see attached map for current areas)
- ☒ Yes ☐ No Do you plan to request state or local assistance to finance public improvements?

Describe the product or service to be produced or offered at the project site: _____

This project consists of 77 units of quality mixed-income multifamily rental housing in the Renaissance Pointe and Oxford neighborhoods. The project will include the adaptive reuse of a historic Coca-Cola bottling plant and the urban infill of newly constructed housing on vacant lots.

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 Pontiac Square Phase I Project is located along the East Pontiac Street corridor near Anthony Boulevard, which is roughly 2 miles to the southeast of downtown Ft. Wayne. A vital east-west corridor, the Pontiac Street corridor has suffered from significant disinvestment and loss of original housing stock for the past 30 years. This has resulted in large numbers of vacant parcels, thereby discouraging further private investment and preventing individuals and families from moving to this neighborhood.

This project also includes the redevelopment of an old Coca-Cola bottling plant that in its current use is an eyesore to the neighborhood. The transformation of the Coca-Cola building coupled with the quality new construction units will catalyze the market, demonstrating to the broader community that something new and exciting is happening here.

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: _____

Located at 1631 E Pontiac, there is an old Coca-Cola bottling plant that was built in 1940 and 1941. The building is currently owned and operated by a steel auger manufacturer and is partially vacant. There is also a small garage facility on this site.

Located at 1714 E Pontiac, there is an existing commercial building that has been used in the past as a small restaurant operation. All remaining addresses are vacant.

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

The commercial building at 1714 E Pontiac is currently considered to be in fair condition and offers only fair to average utility for commercially related endeavors. The Coca-Cola building at 1631 E Pontiac are of an older age vintage that are considered to be in at best fair condition and have progressed into the disintegration stage of transition.

Describe the improvements to be made to the property to be designated for tax abatement purposes: _____

The Coca-Cola bottling plant building will be historically preserved and adapted to be beautifully and modern designed lofts that will attract a diverse population to the neighborhood. On the same parcel as the Coca-Cola bottling plant building, there will be a 10-unit new multifamily building that will complement the Coca-Cola building with contemporary architecture and sympathetic materials. There will also be green space designed on the Coca-Cola bottling plant site. The remaining sites will be newly constructed townhouses and duplexes that are designed more traditionally to blend with the existing architecture of the neighborhood. These buildings will be attractive stick-frame two-story units with front or rear porches and high-quality cladding materials.

Projected construction start (month/year): August 15, 2012

Projected construction completion (month/year): August 15, 2013

☐ 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.)

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)

Not Applicable

☐ 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?

Equipment purchase date (month/year): _____

Equipment installation date (month/year): _____

Please provide the depreciation schedule term for equipment under consideration for personal property tax abatement:

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 abatement been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

Describe any structure(s) that is/are currently on the property: _____

~~Located at 1631 E Pontiac, there is an old Coca-Cola bottling plant that was built in 1940 and 1941. The building is currently owned and operated by a steel auger manufacturer and is partially vacant. Located at 1714 E Pontiac, there is an existing commercial building that has been used in the past as a small restaurant operation. All remaining addresses are vacant.~~

Describe the condition of the structure(s) listed above: ~~The commercial building at 1714 E Pontiac is currently considered to be in fair condition and offers only fair to average utility for commercially related endeavors. The Coca-Cola building at 1631 E Pontiac are of an older age vintage that are considered to be in at best fair condition and have progressed into the disintegration stage of transition.~~

Projected occupancy date (month/year): 8.15.13

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.

~~The vacant parcels of land were acquired by the City of Fort Wayne through tax sales and foreclosure. The City of Fort Wayne demolished the structures that once existed on these parcels. The City of Fort Wayne has agreed to sell the vacant parcels to Pontiac Square Phase I Limited Partnership for \$1 for each parcel.~~

~~The Coca-Cola building is occupied and is currently under option for purchase by the City of Fort Wayne for \$341,000. The City has assigned the option to purchase this building to Pontiac Square Phase I Limited Partnership.~~

~~The building located at 1731 E Pontiac Street is current vacant and is under option for purchase by the City of Fort Wayne for \$95,700. The City has assigned the option to purchase this building to Pontiac Square Phase I Limited Partnership.~~

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION		
	Number of Employees	Total Annual Payroll
CURRENT NUMBER FULL-TIME		
CURRENT NUMBER PART-TIME		
NUMBER RETAINED FULL-TIME		
NUMBER RETAINED PART-TIME		
NUMBER ADDITIONAL FULL-TIME	1 FTE Property Manager	
NUMBER ADDITIONAL PART-TIME	1 PTE Property Super	

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

- ☒ Pension Plan (i.e. 403B)
 ☒ 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): 6/15/2013

Types of jobs to be created as a result of this project? _____

Property Manager and Building Super

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 \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + 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 neither an Improvement Location Permit nor a Structural Permit has been filed for construction of improvements, nor has any 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 abatements 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 and CF-1/PP for personal property improvements) with **BOTH** the City of Fort Wayne Community Development Division, **AND** the County Auditor in each year in which I receive a deduction. Failure to file the CF-1 form with either agency may result in a rescission of any tax abatement occurring as a result of this application.

Signature of Taxpayer/Owner

JACQUES SANDOBERG, AUTHORIZED AGENT
Printed Name and Title of Applicant

1-13-2012
Date



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

JAN 25 2012 emc

20__ PAY 20__

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

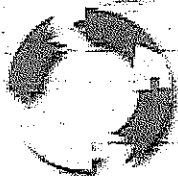
- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☒ Eligible vacant building (IC 6-1.1-12.1-4.8)

COMMUNITY DEVL.

INSTRUCTIONS:

- 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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Pontiac Square Phase I Limited Partnership					
Address of taxpayer (number and street, city, state, and ZIP code) 135 S. LaSalle, Suite 3350, Chicago, IL 60603					
Name of contact person David Block		Telephone number (312) 577-5264		E-mail address dblock@tcblnc.org	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne Common Council				Resolution number	
Location of property See attached addresses		County Allen		DLGF taxing district number 74	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) See attached explanation of project.				Estimated start date (month, day, year) 08/15/2012	
				Estimated completion date (month, day, year) 08/15/2013	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
				1.50	\$62,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
		Current values		223,250.00	360,000.00
		Plus estimated values of proposed project		18,794,480.00	
		Less values of any property being replaced		0.00	
Net estimated values upon completion of project		19,017,730.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 18,000,000.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits The project will develop 77 units of quality affordable housing as urban infill on vacant lots and as an adaptive reuse of an industrial building (i.e. former Coca-Cola bottling plant). This project will also develop green space for residents in the neighborhood. Ultimately, this project will help to beautify and attract renters and homeowners to this neighborhood.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative		Title Authorized Agent		Date signed (month, day, year) 1.13.2012	



Pontiac Square Phase I Site Control Addresses

☒ Streets ☐ Imagery ☐ Blend

The Community Builders, Inc.

2528 Winter	2527 Winter	2510 Lillie
2530 Winter	2529 Winter (N. of)	2512 Lillie
2536 Winter	2529 Winter	2516 Lillie
2538 Winter	2535 Winter	2518 Lillie
2540 Winter		2520 Lillie

Note: 2528, 2530, 2527, and 2529 Winter (N. of) and 2510 and 2512 Lillie are included in this application since they were part of the original Development Plan review. The three buildings planned there were eliminated as a cost-saving measure.

Reed Street

Winter Street

Lillie Street

1515 E Pontiac
1511 E Pontiac
1505 E Pontiac
1501 E Pontiac

1631 E Pontiac

1601 E Pontiac

E PONTIAC ST

1502 E Pontiac

2711 Reed

1506 E Pontiac
1512 E Pontiac
1516 E Pontiac
1518 E Pontiac
1522 E Pontiac

2714 Winter

1602 E Pontiac

1714 E Pontiac

Note: 1602 E-Pontiac and 2714 Winter are included for contiguity purposes only; no construction is contemplated there

Pontiac Square Phase I – A Catalyst for Neighborhood Revitalization

Renaissance Pointe / Oxford neighborhoods – Fort Wayne, Indiana

About the Project

The Community Builders, Inc ("TCB") seeks support from the Indiana Housing and Community Development Authority for a reservation of \$1,400,000 in Low Income Housing Tax Credits, plus a loan of \$500,000 from the Indiana Development Fund to finance the Pontiac Square Phase I Project (the "Project"). This Project consists of 77 units of quality mixed-income, multifamily rental housing in the Renaissance Pointe and Oxford neighborhoods in Fort Wayne, Indiana. The Project will include the adaptive reuse of a historic Coca-Cola bottling plant building and the urban infill of newly constructed multifamily housing on vacant lots.

The Project is located along the East Pontiac Street corridor near Anthony Boulevard, which is roughly 2 miles to the southeast of downtown Ft. Wayne. A vital east-west connector, the Pontiac Street corridor has suffered from significant disinvestment and loss of original housing stock over the last 30 years. The loss of significant numbers of housing units and large numbers of vacant parcels in the area discourages private investment and is unattractive to renters and homeowners that have other options in the marketplace. Pontiac Street is one of the crucial 'front doors' to the Renaissance Pointe and Oxford neighborhoods. Therefore, the Pontiac Square Project will fill in many of the 'missing teeth' along the Pontiac Corridor and demonstrate to the broader market that *something new and exciting is happening here*.

Pontiac Square is an ambitious development initiative designed to achieve multiple physical and economic objectives. The Project will transform the Coca-Cola bottling plant from an eyesore to beautiful and spacious loft apartments. Pontiac Square will also catalyze the market by introducing a sympathetically designed product that complements and supports other ongoing initiatives in the area (including the IHCD-funded Ideal Homes lease-purchase development further west and the recent Phoenix Place market-rate development to the north). The Project is designed to demonstrate that the local real estate market of Renaissance Pointe / Oxford area continues to strengthen, and remains a strong focus for ongoing neighborhood revitalization investment by the public and private sectors. The redevelopment of the Coca-Cola bottling plant will capture the attention of the 13,000+ cars per day that drive through the intersection of Pontiac and Anthony, sparking interest and curiosity in those who have other choices in the market and reinforcing the decision of homeowners living near the development to remain invested in their properties.

Some of the unique features of this project include:

A True Private – Public Partnership: Since the project's conception, TCB has worked closely with the City of Fort Wayne to bring this project to fruition. TCB considers the City a true partner, providing support in the form of zoning approval, tax abatement, significant resource commitment, and a favorable Rental Housing Tax Credit application score. TCB has entered into a Memorandum of Understanding with the City of Fort Wayne outlining respective roles and responsibilities for the development of the project.

Targeted Location: Over the last 5 years, the City of Fort Wayne has targeted the Southeast neighborhoods for planning efforts and considerable public resources aimed at redevelopment and revitalization. The City commissioned the Southeast Area Development Strategy as a 10-year vision for the future of the Southeast



area of Fort Wayne. The City also secured a Neighborhood Revitalization Strategy Area grant from HUD for the Hanna-Creighton neighborhood (now rebranded as Renaissance Pointe). The Pontiac Square Project is located in the heart of the Southeast area, less than 2 miles from downtown Fort Wayne. The neighborhood currently boasts new lease purchase rental housing as well as other homeownership opportunities. Over the last couple of years, the YMCA, Allen County Public Library and the Urban League have all built new state-of-the-art facilities within a mile of the site.

Adaptive Reuse of Industrial Site: The Project will construct 31 new units within the Coca-Cola bottling plant. This building is currently being used to manufacture and paint steel augers. The building is in operation during work hours, but otherwise is fenced off from the neighborhood by barbed wire fence. The current use of the site does not align with the existing neighborhood fabric, which consists of two-story single-family homes and small locally owned businesses. The Pontiac Square Phase I Project will transform this eyesore into a beautiful historically preserved residential building that will attract new and positive energy to the neighborhood, and integrate it into the surrounding residential community. The project will also address significant environmental contamination at the bottling plant and adjacent fueling station site – the site qualifies as a brownfield under City and State guidelines, and TCB will remediate the site to residential standards.

Solution to Vacant & Abandoned Properties: The Pontiac Square Phase I Project will also construct new multifamily residences and townhomes on vacant lots contiguous to the Coca-Cola bottling plant. These new buildings, totaling 46 units, are designed with an eye toward the existing architectural context (but with a modern flair) that respects and aligns with the existing neighborhood fabric.

A Plan for Future Development: The Pontiac Square Phase I Project is just one of three phases included in the development scheme for this area, bringing roughly \$50 million of public and private investment to the area over the next 5 – 7 years. Multiple phases of development will allow TCB to strategically leverage resources into this neighborhood. A long-term investment strategy is critical to genuine transformation of this neighborhood.

Promoting Mixed-Income Neighborhoods: The Pontiac Square Phase I Project will be rented to tenants with a mix of income levels (40%, 50% and 60% of area median income), while a portion of units will be reserved as unrestricted or market rate. Some of the Pontiac Square residents will be considered low-income, but the vast majority of the tenants will be working class individuals and families.

Community Engagement Process: The Community Builders have engaged the members and organizations of the Oxford and Renaissance Pointe neighborhoods in the planning and conception of the Pontiac Square Phase I. Their engagement has been accomplished through various community outreach meetings and discussions where TCB has presented the project, while at the same time, requesting the support and feedback of neighborhood residents. Additionally, TCB organized a site visit for the City of Fort Wayne and residents of the neighborhood to tour Park DuValle and Liberty Green, two of TCB's signature neighborhood revitalization projects totalling more than 1,000 units in Louisville, Kentucky. Finally, the City of Fort Wayne has engaged residents and community stakeholders of the Oxford and Renaissance Pointe neighborhoods over the last 10 years to design and develop the Hanna-Creighton Plan for Neighborhood Revitalization Strategy, as well as the Southeast Area Development Strategy.



High Quality & Uniquely Designed: Pontiac Square Phase I has been uniquely designed to attract positive attention and excitement to this neighborhood, so as to display that public investment can transform a neighborhood. This starts with the adaptive reuse and historic preservation of the bottling plant. The Coca-Cola building will boast beautifully designed loft units that will attract a diverse population to the neighborhood both in residents and passersby. Additionally, the loft units may also be attractive to existing neighborhood residents who would like a modern option for housing. On the same parcel as the Coca-Cola bottling plant building, TCB has designed a 10-unit new multifamily building on the site of a former fuel station adjacent to the bottling plant site designed to complement the Coca-Cola building with contemporary architecture and sympathetic materials.

The remaining 11 buildings will be new construction townhomes and duplexes that are designed more traditionally to blend with the existing architecture of the neighborhood. These buildings will be attractive stick-framed two-story units with front or rear porches and high-quality cladding materials.

Bringing Jobs and Economic Investment to Fort Wayne: TCB is committed to developing up to three phases that will invest up to \$50 million in private and public funds directly into the neighborhood. Over the course of the anticipated 5-7 year development cycle, TCB anticipates that up to 250-300 construction jobs will be created (of which at least 100 will be created in the current Phase I), with a target of providing a significant number of those jobs to neighborhood and Fort Wayne residents, through local hiring programs and a focus on Minority- and Women-Owned contractors. TCB has included meaningful levels of Minority- and Women-owned businesses on its design team, including nationally regarded master planner/architect David Lee of Stull and Lee Architects, and locally-based DLZ, an engineering and survey firm, and Crandall Engineering.

About The Community Builders, Inc.

The Community Builders is one of the nation's most accomplished developers of affordable, mixed-income housing, and is a leader in comprehensive neighborhood revitalization. Since its founding in 1964, TCB has developed more than 25,000 units of mixed-income, special needs, and senior housing, and currently manages a portfolio consisting of 102 residential developments housing more than 16,000 residents. TCB was one of only four non-profit recipients nationwide of federal Neighborhood Stabilization Program 2 funding, and is using this funding to carry out a multi-state, multi-family neighborhood stabilization program in neighborhoods experiencing abandonment and foreclosure – including the current project in Fort Wayne. TCB also has a strong track record of providing economic opportunities to neighborhoods through construction contracting and hiring.

EXHIBIT A

The List of the Real Property in the Community Builders Identified Development Parcels

10/19/2011

Address	PIN number
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Parcel 1

1601 E Pontiac Street	02-12-12-481-018.000-074
1602 E Pontiac Street	02-12-13-228-001.000-074
1631 E Pontiac Street	02-12-12-481-017.000-074

Parcel 2

2527 Winter Street	02-12-12-481-005.000-074
2529 Winter Street (N of)	02-12-12-481-006.000-074
2529 Winter Street	02-12-12-481-008.000-074
2535 Winter Street	02-12-12-481-009.000-074
2520 Lillie Street	02-12-12-481-016.000-074
2518 Lillie Street	02-12-12-481-015.000-074
2516 Lillie Street	02-12-12-481-014.000-074
2512 Lillie Street	02-12-12-481-013.000-074
2510 Lillie Street	02-12-12-481-012.000-074

Parcel 3

1501 E Pontiac Street	02-12-12-480-025.000-074
1505 E Pontiac Street	02-12-12-480-026.000-074
1511 E Pontiac Street	02-12-12-480-027.000-074
1515 E Pontiac Street	02-12-12-480-028.000-074

Parcel 4

1502 E Pontiac Street	02-12-13-227-001.000-074
1506 E Pontiac Street	02-12-13-227-002.000-074
1512 E Pontiac Street	02-12-13-227-003.000-074
1516 E Pontiac Street	02-12-13-227-004.000-074
1518 E Pontiac Street	02-12-13-227-005.000-074
1522 E Pontiac Street	02-12-13-227-006.000-074
2714 Winter Street	02-12-13-227-035.000-074
2711 Reed Street	02-12-13-227-008.000-074

Parcel 5

2528 Winter Street	02-12-12-480-031.000-074
2530 Winter Street	02-12-12-480-032.000-074
2536 Winter Street	02-12-12-480-033.000-074
2538 Winter Street	02-12-12-480-034.000-074
2540 Winter Street	02-12-12-480-035.000-074

Parcel 6

1714 E Pontiac Street	02-12-13-229-001.000-074
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EXHIBITA

Pontiac Square

Primary Development Plan Application – Parcel Boundary Descriptions

1601 & 1631 East Pontiac Street (*Parcel 1*)

Out lot 42 Lillie's Addition

Beginning at the South East corner of section 12 Wayne Township, Allen County, Indiana, West 348.00' along the South line of section 12. North 25' to the North R/W line of Pontiac and the west R/W line of Lillie and the POB. Thence, North 376.6' Along the East line of out lot 42 Lillie's Addition. Thence west 287.00' Along the North line of Out lot 42 Lillie's Addition to the East R/W line of Winter Street, Thence South 373.6' Along the West line of Out lot 42 Lillie's Addition to the North R/W Line of Pontiac Street. Thence East, 287.00', along the North R/W Line of Pontiac Street. to the POB .

Deed Book 52 Page 368, Office of Allen County Recorder)

2527, 2529 (N OF), 2529, 2535 Winter St and 2510, 2512, 2516, 2518, 2520 Lillie St (*Parcel 2*)

Lot #2 & #3 Winters Addition

Lot # 34, 35, 36, 37 & 38 Raus Sub Addition

S 16 Ft. of Lot 32 Raus Sub Addition

Beginning at the South East corner of Section 12 Wayne Township, Allen County, Indiana, West 348.00' along the South line of Section 12 . North 25' to the North R/W line of Pontiac and the west R/W line of Lillie. Thence, North 285.6' to the South East corner of lot 38 Raus Sub Add. And the POB, Thence North 159.34' to a point that is Known as the S 16' of Lot# 32 Raus Sub Add. Thence west 284.00' to the East R/W line of Winter and the NW corner of lot #2 Winters Add. Thence south along the East R/W line of Winter 158.5' to the South West corner of Lot# 37 Raus Sub Add. Thence East along the North R/W of an East /West Alley 284' to the POB

Plat Book 5A Page 19, Office of Allen County Recorder

Deed Book 95, pg. 114, Office of Allen County Recorder

1501, 1505, 1511, & 1515 E. Pontiac Street (*Parcel 3*)

Lots # 15, 16, 17, 18 Winters Addition

Beginning at the South East corner of section 12 Wayne Township , Allen County, Indiana, West 951.50' along the South line of section 12 . North 25' to the North R/W line of Pontiac and the East R/W line of Reed Street. And the POB Thence , North 100.00'. To the North West corner of Lot 18 Winters Add., Thence east 127.1' to the North East Corner of Lot 15 Winters Add. Thence south 100 to the South East corner of Lot 15 Winters Add. Thence West 127.1' along the North R/W of Pontiac Street to the POB

Plat Book 5A Page 19, Office of Allen County Recorder)

EXHIBIT A

1502, 1506, 1512, 1516, 1518, 1522, 1526 E. Pontiac Street; 2711 Reed Street; and 2714 Winter Street (Parcel 4)

Lots # 1, 2, 3, 4, 5, 6, 7 Nirdlingers Sub Addition

Beginning at the South East corner of section 12 Wayne Township , Allen County, Indiana, West 951.50' along the South line of section 12 . Thence south 25' to the South R/W line of Pontiac and the East R/W line of Reed Street. and the POB,

Thence, south 135.00' along the East R/W of Reed Street to the South West corner of Lot #7 Nirdlingers Sub Addition, Thence East 270.00' Along the North R/W of an East West Alley to the South East corner of Lot #1 Nirdlingers Sub Addition.

Thence North 135.00' to the North East corner of Lot #1 Nirdlingers Sub Addition, Thence West 270.00' Along the South R/W of Pontiac Street to the POB

Plat Book 4A Page 21 , Office of Allen County Recorder

2528, 2530, 2536, 2538, 2540 Winter Street (Parcel 5)

Lot # 8, 9, 10, 11, and 12 Winters Addition

Beginning at the Northeast Corner of Lot 8, Winter Addition as recorded in Plat Book 5A, Page 19 of the Allen County Recorder's Office; thence south on the east lines of said Lots 8 through 12 of said addition to the Southeast Corner of Lot 12; thence west on the south line of said Lot 12 to the Southwest Corner thereof; thence north on the west lines of said Lots 8 through 12 to the Northwest Corner of said Lot 8; thence east on the north line of Lot 8 to the Point of Beginning.

1714 E. Pontiac Street (Parcel 6)

Lot's 13 and 14, H. M. Zaunner's Sub of Hough's Out Lot

Beginning at the South East corner of section 12 Wayne Township , Allen County, Indiana, West 308.00' along the South line of section 12 . South 25' to the South R/W line of Pontiac and the East R/W line of Lillie and the POB.. Thence East 140.00' to the North East corner of Lot 14, H. M. Zaunner's Sub of Hough's Out Lot. Thence South 88.00' along the west R/W line of an North / South Alley to the SE Corner of Lot 13, H. M. Zaunner's Sub of Hough's Out Lot , Thence West 140.00' to the South West corner of Lot 13 H. M. Zaunner's Sub of Hough's Out Lot. Thence North 88.00' to the North West corner of Lot 14, H. M. Zaunner's Sub of Hough's Out Lot and the POB
Plat Book 2B Page 54 , Office of Allen County Recorder

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Pontiac Square Phase I Limited Partnership is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$19,017,730. Pontiac Square Phase I Limited Partnership will construct 77 units of mixed-income multi-family rental housing in the Renaissance Pointe and Oxford neighborhoods. The project also includes the renovation of the former Coca-Cola bottling plant on Pontiac Street.**

EFFECT OF PASSAGE: **Pontiac Square Phase I Limited Partnership will be constructing new housing units in the Renaissance Pointe and Oxford neighborhoods which have seen disinvestment and a loss of original housing stock. New units will be built on vacant lots which aid in the redevelopment of these neighborhoods and offering individuals and families with new choices in housing.**

EFFECT OF NON-PASSAGE: **Potential loss of development**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Mitch Harper and John Shoaff**

MEMORANDUM



TO: City Council

FROM: Elissa McGauley, Economic Development Specialist

DATE: February 8, 2012

RE: Request for designation by Pontiac Square Phase I Limited Partnership as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	Various Addresses	PROJECT LOCATED WITHIN:	Urban Enterprise Zone, HUB Zone, and Economic Development Target Area
PROJECT COST:	\$ 19,017,730	COUNCILMANIC DISTRICT:	6

COMPANY PRODUCT OR SERVICE:

PROJECT DESCRIPTION:

Pontiac Square Phase I Limited Partnership will construct 77 units of mixed-income multi-family rental housing in the Renaissance Pointe and Oxford neighborhoods. The project also includes the renovation of the former Coca Cola bottling plant on Pontiac Street.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	1	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	1	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 62,000	TOTAL RETAINED PAYROLL:	\$ 0
AVERAGE SALARY:	\$ 31,000	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: Properties to be developed are vacant. Former Coca Cola bottling plant is mostly vacant.

Yes ☒ No ☐ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Properties to be designated are zoned for commercial and residential use. Parcel 1 is zoned CM5C. Parcel 2 is zoned R2. Parcel 3 is zoned CM5C. Parcel 4 is zoned CM5C. Parcel 5 is zoned R2. Parcel 6 is zoned CM5C. Use of 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 an 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?

Explain: One part-time and one full-time jobs will be created as a result of the project.

Yes ☒ No ☐ N/A ☐

Average wage of all full-time jobs to be created is at least 150% of current Federal minimum wage.

Yes ☐ No ☐ N/A ☒

Average wage of all full-time jobs to be retained is at least 150% of current Federal minimum wage.

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 real property is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Pontiac Square Phase I Limited Partnership is eligible for a ten year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system.

COMMENTS

Signed:

Elissa McHaulley

Economic Development Specialist

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
Total new investment in real property (new structures and/or rehabilitation)		10
Over \$1,000,000	10	
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	
Total number of jobs created and/or retained		2
Over 150	10	
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	
Current # of employees increases 50-99%	6	0
Current # of employees increases 100% or more	8	0
Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage		7
Greater than 300% of the Federal Minimum Wage	10	
201% to 300% of the Federal Minimum Wage	7	
151% to 200% of the Federal Minimum Wage	3	
150% of the Federal Minimum Wage	1	
Health Insurance provided by the company	5	5
Project involves reinvestment at current location of a business	10	0
Project involves new or startup business	5	5
Construction uses green building techniques (ie LEED Certification)	5	0
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	2	2
Project is located in a HUBzone	10	10
Total		41

7 to 11 points - Three Year Abatement
12 to 16 points - Five Year Abatement
17 to 23 points - Seven Year Abatement
24 to 67 points - Ten Year Abatement

* If Average annual salary of the full-time jobs created by listed occupation is 10% or greater than the average salary for Allen County using current occupational employment statistics, then the applicant is eligible for an alternate deduction schedule.

10 Year

Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	90%
Year 7	80%
Year 8	65%
Year 9	50%
Year 10	40%

7 Year

Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	71%
Year 7	43%