

2
3 DECLARATORY RESOLUTION NO. R-_____

4 A DECLARATORY RESOLUTION designating an
5 "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
6 property commonly known as 10310 E. Dupont Circle
7 Drive, Fort Wayne, Indiana 46825 (Ophthalmology Real
8 Estate Partnership)

9 WHEREAS, Petitioner has duly filed its petition dated June 18, 2012 to have the
10 following described property designated and declared an "Economic Revitalization Area"
11 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
12 I.C. 6-1.1-12.1, to wit:

13 Attached hereto as "Exhibit A" as if a part herein;
14 and

15 WHEREAS, said project will create five full-time, permanent jobs for a total new,
16 annual payroll of \$363,000, with the average new annual job salary being \$72,600 and retain
17 seven full-time, permanent jobs for a total current annual payroll of \$215,500, with the
18 average current, annual job salary being \$30,786; and

19 WHEREAS, the total estimated project cost is \$2,000,000; and

20 WHEREAS, it appears the said petition should be processed to final determination in
21 accordance with the provisions of said Division 6.

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

24 SECTION 1. That, subject to the requirements of Section 6, below, the
25 property hereinabove described is hereby designated and declared an "Economic
26 Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective
27 date of the Confirming Resolution referred to in Section 6 of this Resolution and shall
28 terminate on December 31, 2016, unless otherwise automatically extended in five year
29 increments per I.C. 6-1.1-12.1-9.

30 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 \$3.0422/\$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. 0422/\$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. 0422/\$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

12/2011

AUG 30 2012 *apn*

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: \$2,000,000.00
 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: \$2,000,000.00

GENERAL INFORMATION

Real property taxpayer's name: Ophthalmology Real Estate Partnership

Personal property taxpayer's name: _____

Telephone number: 260-436-7205Address listed on tax bill: 10186 E. Dupont Circle Drive, Fort Wayne, IN 46825

Name of company to be designated, if applicable: _____

Year company was established: 1993Address of property to be designated: 10186 E. Dupont Circle Drive, Fort Wayne, IN 46825

Real estate property identification number: _____

Contact person name: Joshua C. Neal / Barrett & McNagny LLPContact person telephone number: 260-423-9551 Contact person Email: jcn@barrettllaw.comContact person address: 215 E. Berry Street, Fort Wayne, IN 46802

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Mark Renshaw, M.D.	President	7232 Engle Road, Fort Wayne, IN 46804	260-436-7205
Jeff Hudson, M.D.	Secretary	7232 Engle Road, Fort Wayne, IN 46804	260-436-7205
Scott Miller, M.D.	Partner	7232 Engle Road, Fort Wayne, IN 46804	260-436-7205

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

NAME	PERCENTAGE
Mark Renshaw	33%
Jeff Hudson	33%
Scott Miller	33%

- ☐ 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: Medical Exams and minor procedures, limited to eye care.

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 explosive development of the Parkview Hospital campus has resulted in the reduced growth and development of the properties surrounding the Dupont Hospital. This stagnation could potentially lead to a decline in employment and subsequently, tax revenues. To continue to allow this property to remain undeveloped for what could potentially be many years would serve no purpose.

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: currently undeveloped.

Describe the condition of the structure(s) listed above: n/a

Describe the improvements to be made to the property to be designated for tax abatement purposes: a 10,000 square foot medical office.

Projected construction start (month/year): October, 2012

Projected construction completion (month/year): May, 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)

N/A

☐ 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: _____

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

Projected occupancy date (month/year): _____

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.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

http://www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Optician	29-2081	2	61,500
Medical Assistant	31-9092	3	104,000
Receptionist	43-4171	2	50,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Optician	29-2081	2	61,500
Medical Assistant	31-9092	3	104,000
Receptionist	43-4171	3	50,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Medical Assistant	31-9092	2	62,000
Optician	29-2081	1	31,000
Optometrist	29-1041	1	95,000
Physician	29-1069	1	175,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

- | | | |
|--|--|--|
| ☒ Pension Plan | ☒ 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): July, 2013

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.**

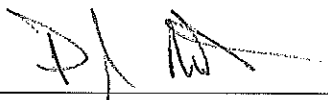
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an 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.**

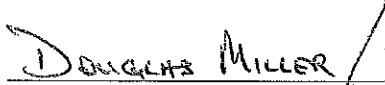
CERTIFICATION

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.

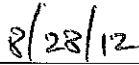
I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements and CF-1/PP for personal property improvements) with **BOTH** the City of Fort Wayne Community Development Division, **AND** the County Auditor in each year 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



Printed Name and Title of Applicant



Date

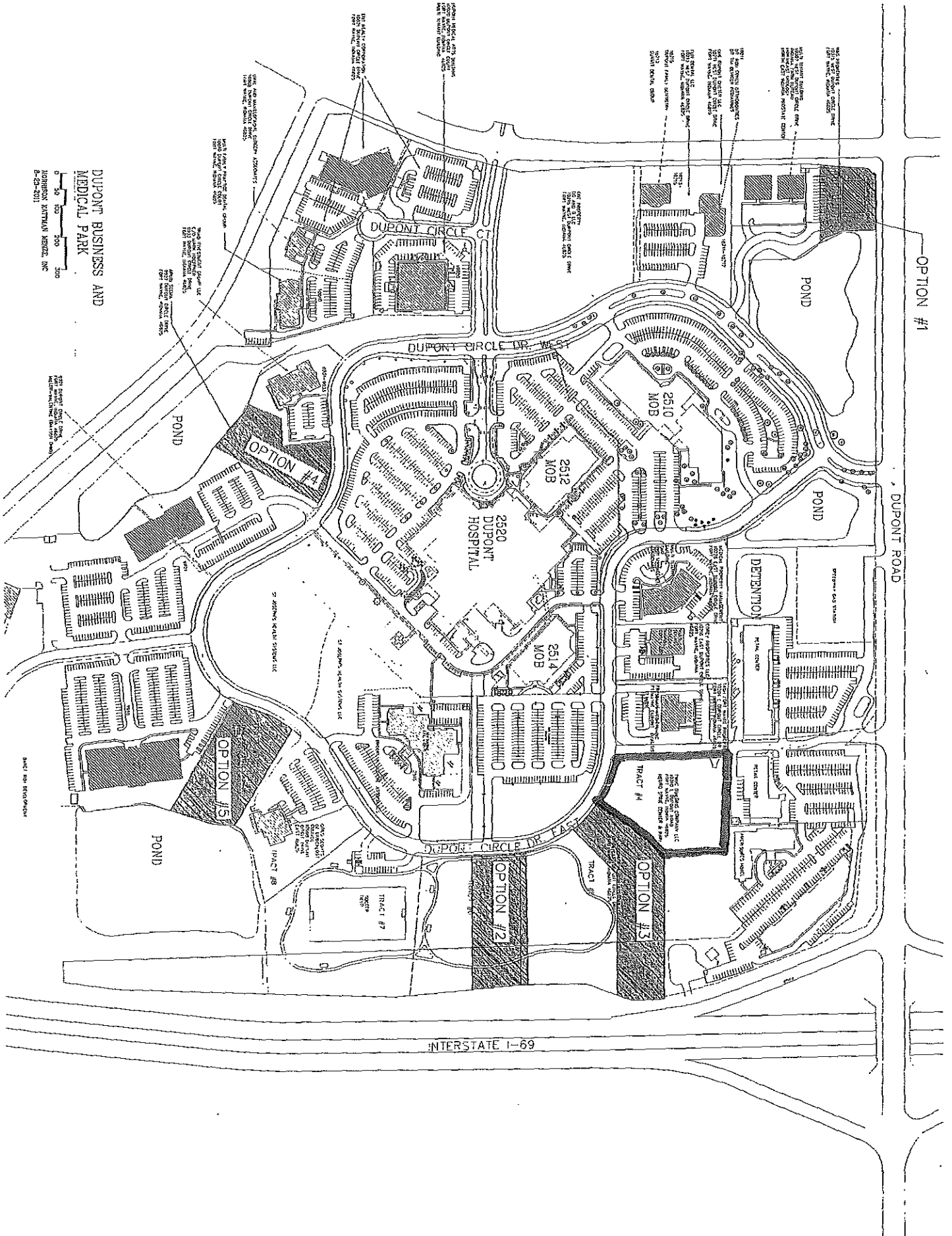
EXHIBIT A

PROPERTY DESCRIPTION

Part of the Northeast Quarter of Section 6, Township 31 North, Range 13 East of the Second Principal Meridian in Allen County, Indiana more particularly described as follows:

COMMENCING at a bronze plug on the North line of said Northeast Quarter at the intersection of the centerline of Auburn Road with the centerline of Dupont Road, said point by deed being 1619.0 feet East of the Northwest corner of Fractional Section 6; thence South 00 degrees 34 minutes 00 seconds West (assumed bearing), a distance of 85.47 feet along the centerline of said Auburn Road; thence South 89 degrees 59 minutes 44 seconds East, a distance of 85.18 feet parallel with the North line of said Northeast Quarter and centerline of said Dupont Road to the Point of Intersection of the East right-of-way line of said Auburn Road with the South right-of-way line of said Dupont Road; thence North 40 degrees 09 minutes 40 seconds East, a distance of 34.85 feet along the South right-of-way line of said Dupont Road; thence North 89 degrees 59 minutes 43 seconds East, a distance of 325.04 feet continuing along said right-of-way line; thence South 87 degrees 08 minutes 32 seconds East, a distance of 100.13 feet continuing along said right-of-way line; thence North 89 degrees 59 minutes 43 seconds East, a distance of 550.07 feet continuing along said right-of-way line; thence South 87 degrees 08 minutes 31 seconds East, a distance of 100.13 feet continuing along said right-of-way line; thence South 89 degrees 59 minutes 45 seconds East, a distance of 78.25 feet continuing along said right-of-way line to a point on the West line of an existing 8.639 acre tract conveyed to Marathon Oil Company; thence South 00 degrees 00 minutes 16 seconds West, a distance of 468.24 feet along the West line of and to the Southwest corner of said 8.639 acre tract; thence South 89 degrees 59 minutes 44 seconds East, a distance of 631.32 feet along the South line of said 8.639 acre tract to Point of Beginning of the herein described tract; thence continuing South 89 degrees 59 minutes 44 seconds East, a distance of 309.04 feet; thence South 00 degrees 05 minutes 44 seconds East, a distance of 200.00 feet; thence South 39 degrees 04 minutes 14 seconds West, a distance of 269.40 feet to a Point of Curvature on the Northerly line of a Private Road, concave to the South, having a radius of 350.00 feet; thence Northwesterly along said curve, a distance of 153.57 feet, having a central angle of 25 degrees 08 minutes 21 seconds and a chord of 152.34 feet bearing North 68 degrees 59 minutes 54 seconds West along said North right-of-way line; thence North 00 degrees 00 minutes 16 seconds East, a distance of 354.56 feet to the Point of Beginning, containing 2.407 acres, more or less.

EXHIBIT A



DUPONT BUSINESS AND
MEDICAL PARK

0 50 100 200 300
HARRISON KATHAN KENZIE, INC.
8-23-2011

INTERSTATE I-69



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

AUG 30 2012

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 6-1.1-12.1-30)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

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 Ophthalmology Real Estate Partnership					
Address of taxpayer (number and street, city, state, and ZIP code) 7232 Engle Road, Fort Wayne, Indiana 46804					
Name of contact person Douglas Miller		Telephone number (260) 436-7205		E-mail address dmiller@ophc.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne Common Council				Resolution number	
Location of property 10186 East Dupont Circle Drive		County Allen		DLGF taxing district number 072	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New construction on undeveloped property				Estimated start date (month, day, year) 10/01/2012	
				Estimated completion date (month, day, year) 05/01/2013	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 7.00	Salaries \$215,500.00	Number retained 7.00	Salaries \$215,500.00	Number additional 5.00	Salaries \$363,000.00
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			
		Plus estimated values of proposed project		2,000,000.00	
		Less values of any property being replaced			
Net estimated values upon completion of project		2,000,000.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative [Signature]		Title Administrator		Date signed (month, day, year) 8/28/12	

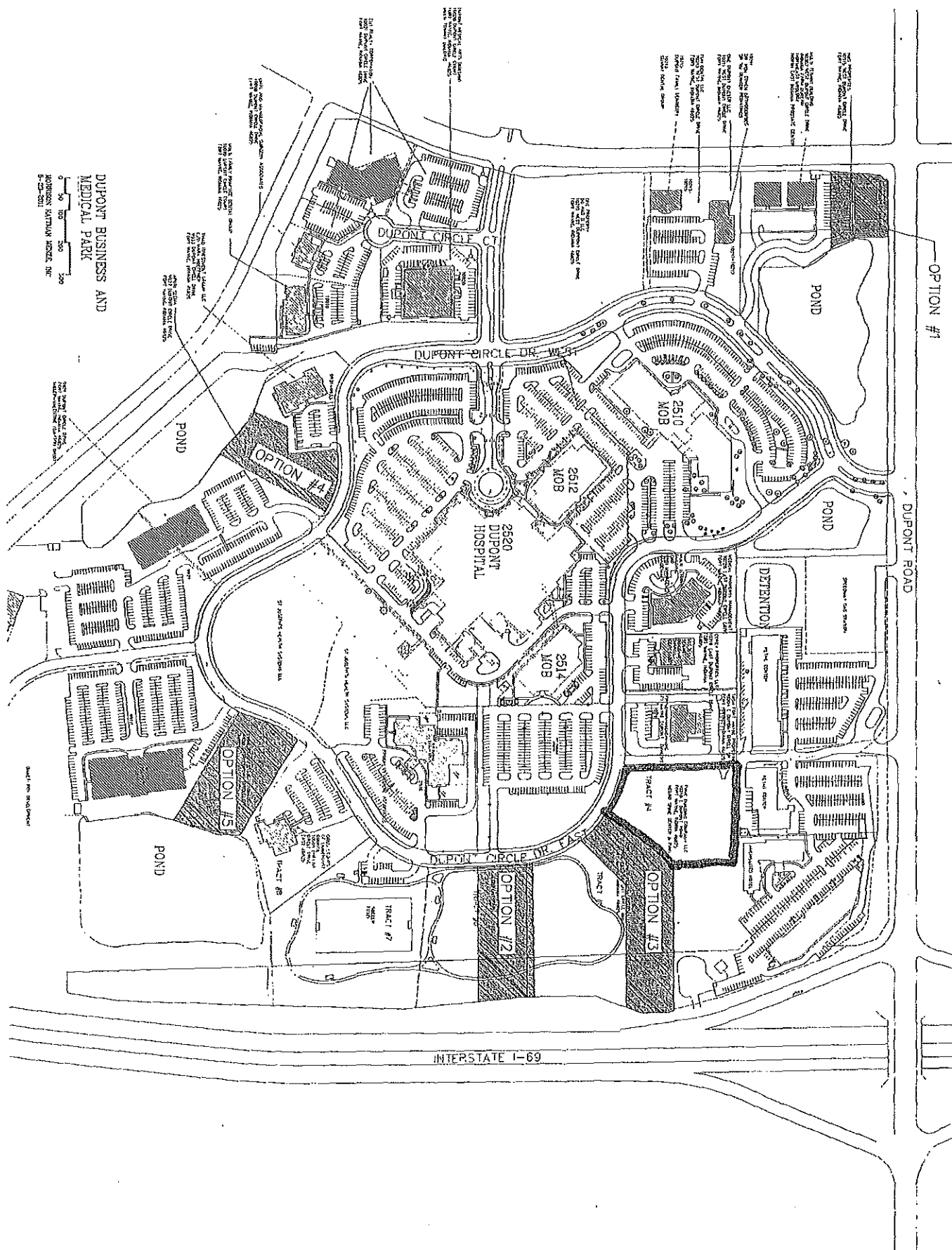
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EXHIBIT A



Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Ophthalmology Real Estate Partnership is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$2,000,000 for Ophthalmology Consultants of Fort Wayne. In order to expand, Ophthalmology Real Estate Partnership will construct a new 10,000 square foot physicians office.**

EFFECT OF PASSAGE: **Constructing the building will allow Ophthalmology Real Estate Partnership to develop vacant and under-utilized land on property surrounding Dupont Hospital. Five full-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development and five full-time jobs.**

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: Adam Welch, Economic Development Specialist
DATE: September 4, 2012
RE: Request for designation by Ophthalmology Real Estate Partnership as an ERA for real property improvements for Ophthalmology Consultants of Fort Wayne

BACKGROUND

PROJECT ADDRESS:	10310 E. Dupont Circle Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$2,000,000	COUNCILMANIC DISTRICT:	2

COMPANY PRODUCT OR SERVICE:	Ophthalmology Consultants perform medical exams and minor procedures limited to eye care
PROJECT DESCRIPTION:	Ophthalmology Real Estate Partnership will construct a new 10,000 square foot physicians office

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	5	JOBS RETAINED (FULL-TIME):	7
JOBS CREATED (PART-TIME):	N/A	JOBS RETAINED (PART-TIME):	N/A
TOTAL NEW PAYROLL:	\$ 363,000	TOTAL RETAINED PAYROLL:	\$215,500
AVERAGE SALARY (FULL-TIME NEW):	\$ 72,600	AVERAGE SALARY (FULL-TIME RETAINED):	\$30,786

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Yes ☒ No ☐ N/A ☐

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

Explain: Property to be designated is zoned CM2; Limited Retail and Commercial

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?

Yes ☒ No ☐ N/A ☐

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

Explain: The average wage of full-time jobs created is 481% of the current Federal minimum wage rate.

Yes ☒ No ☐ N/A ☐

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

Explain: The average wage of full-time jobs created is 204% of the current Federal minimum wage rate.

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.

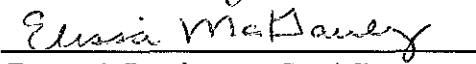
Under Fort Wayne Common Council's tax abatement policies and procedures, Ophthalmology Real Estate Partnership is eligible for a ten year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved and paid over the length of the ten year deduction schedule.

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
Total new investment in real property (new structures and/or rehabilitation)		
Over \$1,000,000	10	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		
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	6
Current # of employees increases 100% or more	8	
Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage		
Greater than 300% of the Federal Minimum Wage	10	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	
Project involves new or startup business	5	
Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	2	
Project is located in a HUBzone	10	
Total		31

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%

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION
TAX ABATEMENT - ESTIMATE OF SAVINGS

*New tax abatement percentages have been changed to reflect change in state law

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$2,000,000	\$2,000,000	\$2,000,000	100%	0%	\$2,000,000	\$0	0.030422	\$0	\$60,844
2	\$2,000,000	\$2,000,000	\$2,000,000	95%	5%	\$1,900,000	\$100,000	0.030422	\$3,042	\$57,802
3	\$2,000,000	\$2,000,000	\$2,000,000	80%	20%	\$1,600,000	\$400,000	0.030422	\$12,169	\$48,675
4	\$2,000,000	\$2,000,000	\$2,000,000	65%	35%	\$1,300,000	\$700,000	0.030422	\$21,295	\$39,549
5	\$2,000,000	\$2,000,000	\$2,000,000	50%	50%	\$1,000,000	\$1,000,000	0.030422	\$30,422	\$30,422
6	\$2,000,000	\$2,000,000	\$2,000,000	40%	60%	\$800,000	\$1,200,000	0.030422	\$36,506	\$24,338
7	\$2,000,000	\$2,000,000	\$2,000,000	30%	70%	\$600,000	\$1,400,000	0.030422	\$42,591	\$18,253
8	\$2,000,000	\$2,000,000	\$2,000,000	20%	80%	\$400,000	\$1,600,000	0.030422	\$48,675	\$12,169
9	\$2,000,000	\$2,000,000	\$2,000,000	10%	90%	\$200,000	\$1,800,000	0.030422	\$54,760	\$6,084
10	\$2,000,000	\$2,000,000	\$2,000,000	5%	95%	\$100,000	\$1,900,000	0.030422	\$57,802	\$3,042
11	\$2,000,000	\$2,000,000	\$2,000,000	0%	100%	\$0	\$2,000,000	0.030422	\$60,844	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$301,178**
TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$307,262**

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered.