

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 220 Pearl Street, Fort
Wayne, Indiana 46802 (Randall Lofts, LP)**

WHEREAS, Petitioner has duly filed its petition dated September 26, 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 two part-time, permanent jobs for a total new, annual payroll of \$100,000, with the average new annual job salary being \$33,333; and

WHEREAS, the total estimated project cost is \$6,900,000 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, 2016, 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;

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

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

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

8 ... If the proposed development does not occur, the approximate current year tax
9 rates for this site would be \$3.1537/\$100.

10 ... If the proposed development does occur and no deduction is granted, the
11 approximate current year tax rate for the site would be \$3.1537/\$100 (the
12 change would be negligible).

13 ... If the proposed development occurs and a deduction percentage of fifty percent
14 (50%) is assumed, the approximate current year tax rate for the site would be
15 \$3.1537/\$100 (the change would be negligible).

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17 and confirmed, or rescinded after public hearing and receipt by Common Council of the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

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

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

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

26 **SECTION 10.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
27 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the
28 deduction amount as determined by the county auditor in accordance with section 12 of said
29 chapter if the property owner ceases operations at the facility for which the deduction was
30 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

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APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

CITY OF FT WAYNE

12/2011



SEP 26 2012

ajw

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: \$6,900,000
 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

Real property taxpayer's name: SJP Investments LLC, Seller and Executive Investments, LLC Purchaser

Personal property taxpayer's name: _____

Telephone number: 317-815-5929

Address listed on tax bill: 111 N Rangeline Rd, Carmel IN 46032

Name of company to be designated, if applicable: Randall Lofts, LP

Year company was established: 2012

Address of property to be designated: 220 Pearl St, Fort Wayne, Indiana 46802

Real estate property identification number: 02-12--02-402-008-000-074

Contact person name: Ronda Shrewsbury Weybright

Contact person telephone number: 317 815 5929 Contact person Email: Ronda@RealAmericaDev.com

Contact person address: 111 N. Rangeline Rd, Carmel, IN 46032

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Ronda Shrewsbury Weybright	President	111 N Rangeline Rd, Carmel IN 46032	317-815-5929

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

NAME	PERCENTAGE
Ronda Shrewsbury Weybright	100%

- ☐ 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: Mix use property - retail on first floor and 44 units of one and two bedroom apartments on second through fifth floors of both market rate and affordable units.

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 Randall Building at 220 Pearl St has sat vacant for over 40 years. Previous attempts have been made to utilize the upper levels of the building, but to no avail. Without renovation and preservation, the historic building will continue to deteriorate. In addition, the surrounding neighborhood has made attempts to revitalize the area, but the continuance of vacant buildings, such as this one, is dampening the revitalization efforts.

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: 60,000 square foot, 5 story building, built in the 1900's. The building is both on the National and State Historic Registers. First floor currently used as retail space. Second through fifth floors are vacant.

Describe the condition of the structure(s) listed above: Cracks and missing mortar in brickwork. Broken windows. Interior of floors 3-5 and part of 2 is long vacant, unusable, & unsafe former warehouse space. Part of second floor is outdated office and light industrial space.

Describe the improvements to be made to the property to be designated for tax abatement purposes: Complete exterior restoration of brick and windows. Conversion of vacant upper floors to high-quality apartments. Installation of all new HVAC, plumbing, sprinkler system, electrical, elevators, etc.

Projected construction start (month/year): 06/2013

Projected construction completion (month/year): 06/2014

☐ 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)

☐ 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: 60,000 square foot, 5 story building, built in the 1900's.

The building is both on the National and State Historic Registers. First floor currently used as retail space. Second through fifth floors are vacant.

Describe the condition of the structure(s) listed above: First floor has been renovated but second through fifth floor are vacant and in stated of deterioration.

Projected occupancy date (month/year): 6/2014

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 subject building as been primarily vacant since 1973. In the last two years the first floor has been renovated and occupied by retail tenants. The property went into foreclosure approximately three years ago and was purchased by one of the original investors. Since that time the building has been on the market for a price of \$739,000.

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

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Site Manager	11-9141	1	\$60,000

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
Maintenance Technician	49-9071	2	\$40,000

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): June, 2014

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

Ronda Shrewsbury Weybright

Printed Name and Title of Applicant

September 20, 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

SEP 26 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 6-1.1-12.1-4)
- ☒ Eligible vacant building (IC 6-1.1-12.1-4.8)

COMMUNITY DEVL.

INSTRUCTIONS:

1. 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)
2. 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.
3. 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.
4. 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)]
5. 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 SJP Investments LLC, Seller and Executive Investments, LLC Purchaser					
Address of taxpayer (number and street, city, state, and ZIP code) 309 Golfway Dr. Fort Wayne IN 46814 (SJP Invest.) & 111 N Rangeline Rd, Carmel IN 46032 (Executive Invest.)					
Name of contact person Ronda Shrewsbury Weybright		Telephone number (317) 815-5929		E-mail address ronda@realamericadev.co	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne Common Council				Resolution number	
Location of property 220 Pearl St, Fort Wayne IN		County Allen		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Renovation of a partially vacant 5 story building for the use of mix use income. First floor will remain retail while upper floors will be converted into 1 and 2 bedroom apartment lofts.				Estimated start date (month, day, year) 06/01/2013	
				Estimated completion date (month, day, year) 06/01/2014	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
				3.00	\$100,000.00
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			739,000.00	739,000.00	
Plus estimated values of proposed project			6,200,000.00	6,200,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project			6,900,000.00	6,900,000.00	
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 		Title President		Date signed (month, day, year) 09/20/2012	

Exhibit A

SCHEDULE C

Commitment No.: NCS-560585-INDY

Legal Description: A PART OF LOTS 560, 561, 562, AND 563 OF HANNA'S ADDITION TO THE CITY OF FORT WAYNE, INDIANA AS RECORDED IN PLAT BOOK O, PAGE 16, IN THE ALLEN COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 563, ALSO BEING THE SOUTHEAST FOUNDATION CORNER OF A BRICK BUILDING' THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINES OF THE SAID LOTS A DISTANCE OF 166.58 FEET TO A "MAG" NAIL; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS WEST PARALLEL WITH (MORE OR LESS) AND 2 FEET EAST OF A BRICK BUILDING ON SAID LOT 560 A DISTANCE OF 153.74 FEET TO A "MAG" NAIL, THENCE NORTH 59 DEGREES 48 MINUTES 20 SECONDS EAST A DISTANCE OF 18.41 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 73.50 FEET TO AN IRON PIN FOUND IN THE ASPHALT; THENCE NORTH 89 DEGREES 59 MINUTES 01 SECONDS EAST PARALLEL WITH AND 89.50 FEET NORTH OF THE SOUTH LINE OF SAID LOTS A DISTANCE OF 150.00 FEET TO THE EAST LINE OF SAID LOT 563; THENCE SOUTH 00 DEGREES 15 MINUTES 04 SECONDS EAST ON AND ALONG SAID EAST LINE A DISTANCE OF 89.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.367 ACRES, MORE OR LESS.

PG 50 NW



Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Randall Lofts, LP is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$6,900,000. In order to expand, Randall Lofts, LP will complete an exterior restoration of brick and windows and convert the currently vacant upper floors into high-quality apartments.**

EFFECT OF PASSAGE: **Restoring the exterior of the building and converting the upper floors to high-quality apartments will allow Randall Lofts, LP to remediate the existing downtown building. One full-time job and two part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development and one full-time job and two part-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 27, 2012
RE: Request for designation by Randall Lofts, LP as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	220 Pearl St.	PROJECT LOCATED WITHIN:	Economic Development Target Area, HUBzone, Economic Improvement District
PROJECT COST:	\$6,900,000	COUNCILMANIC DISTRICT:	5

COMPANY PRODUCT OR SERVICE:	Randall Lofts, LP develops and constructs both market rate and affordable housing through the use of tax credits
PROJECT DESCRIPTION:	Randall Lofts, LP will complete exterior restoration of brick and windows. The currently vacant upper floors will be converted to high-quality apartments. Randall Lofts, LP will also install an all new HVAC, plumbing, a sprinkler system, electrical, and elevators.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	1	JOBS RETAINED (FULL-TIME):	N/A
JOBS CREATED (PART-TIME):	2	JOBS RETAINED (PART-TIME):	N/A
TOTAL NEW PAYROLL:	\$ 100,000	TOTAL RETAINED PAYROLL:	N/A
AVERAGE SALARY (FULL-TIME NEW):	\$ 60,000	AVERAGE SALARY (FULL-TIME RETAINED):	N/A

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 CM5A; Central Downtown District

Yes ☒ No ☐ N/A ☐

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Explain: The building has been primarily vacant since 1973. The property went into foreclosure approximately three years ago and was purchased by one of the original investors. Since that time, the building has been on the market.

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?

Explain: The building is on both the National and State Historic Registers

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 full-time job and two part-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.

Explain: The average wage of full-time jobs created is 398% 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.

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

POLICY

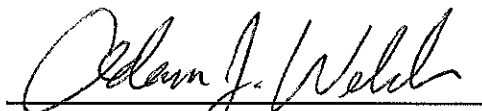
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property is ten years.

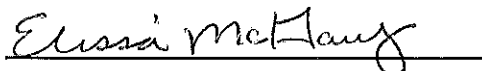
Under Fort Wayne Common Council's tax abatement policies and procedures, Randall Lofts, LP is eligible for a ten year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system.

COMMENTS

Signed:


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	2
Current # of employees increases 50-99%	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	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	10
Total		42

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	\$6,900,000	\$6,900,000	\$6,900,000	100%	0%	\$6,900,000	\$0	0.031537	\$0	\$217,605
2	\$6,900,000	\$6,900,000	\$6,900,000	95%	5%	\$6,555,000	\$345,000	0.031537	\$10,880	\$206,725
3	\$6,900,000	\$6,900,000	\$6,900,000	80%	20%	\$5,520,000	\$1,380,000	0.031537	\$43,521	\$174,084
4	\$6,900,000	\$6,900,000	\$6,900,000	65%	35%	\$4,485,000	\$2,415,000	0.031537	\$76,162	\$141,443
5	\$6,900,000	\$6,900,000	\$6,900,000	50%	50%	\$3,450,000	\$3,450,000	0.031537	\$108,803	\$108,803
6	\$6,900,000	\$6,900,000	\$6,900,000	40%	60%	\$2,760,000	\$4,140,000	0.031537	\$130,563	\$87,042
7	\$6,900,000	\$6,900,000	\$6,900,000	30%	70%	\$2,070,000	\$4,830,000	0.031537	\$152,324	\$65,282
8	\$6,900,000	\$6,900,000	\$6,900,000	20%	80%	\$1,380,000	\$5,520,000	0.031537	\$174,084	\$43,521
9	\$6,900,000	\$6,900,000	\$6,900,000	10%	90%	\$690,000	\$6,210,000	0.031537	\$195,845	\$21,761
10	\$6,900,000	\$6,900,000	\$6,900,000	5%	95%	\$345,000	\$6,555,000	0.031537	\$206,725	\$10,880
11	\$6,900,000	\$6,900,000	\$6,900,000	0%	100%	\$0	\$6,900,000	0.031537	\$217,605	\$0
TOTAL TAX SAVED REAL PROPERTY									(10 yrs on 10 yr deduction)	<u>\$1,077,146</u>
TOTAL TAX PAID REAL PROPERTY									(10 yrs on 10 yr deduction)	<u>\$1,098,907</u>

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