

1 **BILL NO. R-13-01-05**

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 530 Home Avenue, Fort**
7 **Wayne, Indiana 46807 (Fairfield Community Home, LP)**

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

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

14 **WHEREAS**, said project will create three full-time and two part-time, permanent jobs
15 for a total new, annual payroll of \$141,000, with the average new annual job salary being
16 \$28,200; and

17 **WHEREAS**, the total estimated project cost is \$5,170,282; and

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

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

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

28 **SECTION 2.** That, upon adoption of the Resolution:

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

30 ... 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 \$3.1537/\$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 \$3.1537/\$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 \$3.1537/\$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

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Fairfield Community Home, LP is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$5,170,282. Fairfield Community Home, LP will demolish the current vacant building and construct a new two-story, multi-family supportive housing project for young adults who are aging out of foster care.**

EFFECT OF PASSAGE: **Constructing the building will allow Fairfield Community Home, LP to develop a site that has been vacant for over twenty years. Three full-time jobs and two part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, three full-time jobs, 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: December 13, 2012
RE: Request for designation by Fairfield Community Home, LP as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	530 Home Avenue f/k/a 2828 Fairfield Avenue	PROJECT LOCATED WITHIN:	Economic Development Target Area, HUB Zone
PROJECT COST:	\$5,170,282	COUNCILMANIC DISTRICT:	5

COMPANY PRODUCT OR SERVICE:	Fairfield Community Home, LP will provide 36 units of supportive housing that target young adults who are aging out of foster care.
PROJECT DESCRIPTION:	Fairfield Community Home, LP will demolish the current vacant building and construct a new two-story, multi-family supportive housing project with a commercial training kitchen, herb/flower garden, and multiple meeting/counseling rooms.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	3	JOBS RETAINED (FULL-TIME):	N/A
JOBS CREATED (PART-TIME):	2	JOBS RETAINED (PART-TIME):	N/A
TOTAL NEW PAYROLL:	\$ 141,000	TOTAL RETAINED PAYROLL:	N/A
AVERAGE SALARY (FULL-TIME NEW):	\$ 36,667	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 CM1; Professional Offices and Personal Services

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 243% 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

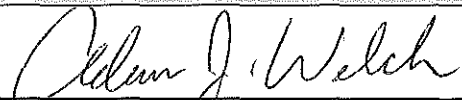
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

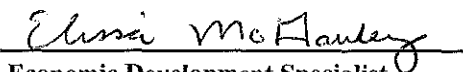
Under Fort Wayne Common Council's tax abatement policies and procedures, Fairfield Community Home, LP is eligible for a ten year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes 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	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	
201% to 300% of the Federal Minimum Wage	7	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	
Total		29

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	\$5,170,282	\$5,170,282	\$5,170,282	100%	0%	\$5,170,282	\$0	0.031537	\$0	\$163,055
2	\$5,170,282	\$5,170,282	\$5,170,282	95%	5%	\$4,911,768	\$258,514	0.031537	\$8,153	\$154,902
3	\$5,170,282	\$5,170,282	\$5,170,282	80%	20%	\$4,136,226	\$1,034,056	0.031537	\$32,611	\$130,444
4	\$5,170,282	\$5,170,282	\$5,170,282	65%	35%	\$3,360,683	\$1,809,599	0.031537	\$57,069	\$105,986
5	\$5,170,282	\$5,170,282	\$5,170,282	50%	50%	\$2,585,141	\$2,585,141	0.031537	\$81,528	\$81,528
6	\$5,170,282	\$5,170,282	\$5,170,282	40%	60%	\$2,068,113	\$3,102,169	0.031537	\$97,833	\$65,222
7	\$5,170,282	\$5,170,282	\$5,170,282	30%	70%	\$1,551,085	\$3,619,197	0.031537	\$114,139	\$48,917
8	\$5,170,282	\$5,170,282	\$5,170,282	20%	80%	\$1,034,056	\$4,136,226	0.031537	\$130,444	\$32,611
9	\$5,170,282	\$5,170,282	\$5,170,282	10%	90%	\$517,028	\$4,653,254	0.031537	\$146,750	\$16,306
10	\$5,170,282	\$5,170,282	\$5,170,282	5%	95%	\$258,514	\$4,911,768	0.031537	\$154,902	\$8,153
11	\$5,170,282	\$5,170,282	\$5,170,282	0%	100%	\$0	\$5,170,282	0.031537	\$163,055	\$0
TOTAL TAX SAVED REAL PROPERTY									(10 yrs on 10 yr deduction	<u>\$807,123</u>
TOTAL TAX PAID REAL PROPERTY									(10 yrs on 10 yr deduction	<u>\$823,429</u>

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

DEC 10 2012 *Emc*

COMMUNITY DEV
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:

\$5,170,282.⁰⁰

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:

GENERAL INFORMATION

Real property taxpayer's name: Fairfield Community Home, LP

Personal property taxpayer's name: _____

Telephone number: 260. 421. 5006Address listed on tax bill: 500 W. Main Street, Fort Wayne, INName of company to be designated, if applicable: (Same)Year company was established: 2012Address of property to be designated: 530 Home Ave, Ft Wayne, IN (f/k/a 2828 Fairfield Ave)Real estate property identification number: 02-12-14-128-014,000-074Contact person name: Rachel Tobin-SmithContact person telephone number: 260. 421. 5006 Contact person Email: rtobin-smith@scanning.orgContact person address: 500 West Main Street, Fort Wayne, INList company officer and/or principal operating personnel ☒

NAME	TITLE	ADDRESS	PHONE NUMBER
Rachel Tobin-Smith	Ex Dir - SCAN, Inc	500 W. Main Street	260 421 5006
Jeff Greggs	CFO - SCAN, Inc	500 W. Main Street	260 421 5000 ext 225

Ⓢ The general partner of Fairfield Community Home, LP, is Fairfield Community Home GP, LLC. SCAN, Inc. is the sole member of Fairfield Community Home GP, LLC

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

NAME	PERCENTAGE
Fairfield Community Home GP, LLC	.01 %
Great Lakes Capital Fund for Housing Limited Partnership XXVI; and 1 st Source Bank	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: The Courtyard of Fort Wayne will provide 36 units of supportive housing that target young adults who are aging out of foster 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 site currently contains a brick and concrete multi-story structure that has been vacant for 20+ years. The structure is a blight on the neighborhood. The building's windows are boarded up and it has been repeatedly vandalized and subjected to theft of copper and other building materials. The property is in an Economic Development Target Area. The current project for which tax abatement is being requested will include the demolition of the current vacant structure and the redevelopment of the site with a new 36-unit supportive housing project serving young adult aging out of foster care.

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: multi-story brick and concrete former office/medical building, Vacant for 20+ years - boarded up - vandalized - blighted condition
 Describe the condition of the structure(s) listed above: see above

Describe the improvements to be made to the property to be designated for tax abatement purposes: Demolition of current structure. New construction of a two-story multi-family supportive housing project with commercial training kitchen, herb/flower garden and many meeting/counseling rooms
 Projected construction start (month/year): Jan 2013
 Projected construction completion (month/year): Dec 2013

☒ Yes ☐ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council? To be built to standards required to meet ICC 700-2008 Silver Rating National Green Building Standard

☒ Yes ☐ No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.) Underground cistern is being installed to collect rain water to be used to water herb/flower garden in the courtyard area.

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: _____

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 *None*

Occupation	Occupation Code	Number of Jobs	Total Payroll
<i>N/A</i>			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
<i>N/A</i>			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
<i>Bachelor Level Life Coach</i>		<i>2</i>	<i>79,000</i>
<i>Master Level Director</i>		<i>1</i>	<i>40,000</i>
<i>Property Manager</i>			

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
Property Manager		1	17,000
Maintenance Staff		1	14,000

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): April 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.

Fairfield Community Home, LP
By: Fairfield Community Home, LP - its general partner
By: [Signature] - authorized member
 Signature of Taxpayer/Owner

Zachary Tolson Smith, Executive Director
 Printed Name and Title of Applicant

Dec 10, 2012
 Date



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R / 1-06)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / RE

DEC 10 2012 *enc*

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, Form 322 ERA, Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas, 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 submit Form CF-1/RE annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1(b))
5. The schedules established under IC 6-1.1-12.1-4(d) effective July 1, 2000, apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer <i>Fairfield Community Home, LP</i>			
Address of taxpayer (number and street, city, state, and ZIP code) <i>500 W. Main Street, Fort Wayne, IN</i>			
Name of contact person <i>Rachel Tobin-Smith</i>		Telephone number <i>(269) 421 5006</i>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body <i>Fort Wayne Common Council</i>		Resolution number	
Location of property <i>530 Home Ave, Fort Wayne, IN</i>		County <i>Allen</i>	DLGF taxing district number <i>74</i>
Description of real property improvements, redevelopment, or rehabilitation. (use additional sheets if necessary) <i>New construction of a two-story multi-family supportive housing project with commercial training kitchen, herb/flower garden and many meeting/counseling rooms.</i>		ESTIMATED Start Date <i>Jan 2013</i> Completion Date <i>Dec 2013</i>	
SECTION 3			
ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number <i>0</i>	Salaries <i>141,000</i>	Number retained <i>0</i>	Salaries <i>N/A</i>
		Number additional <i>5</i>	Salaries <i>141,000</i>
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		<i>5,170,282.00</i>	<i>100%</i>
Less values of any property being replaced			
Net estimated values upon completion of project		<i>5,170,282.00</i>	
SECTION 5			
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) <i>N/A</i>		Estimated hazardous waste converted (pounds) <i>N/A</i>	
Other benefits:			
SECTION 6			
TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>[Signature]</i>		Title <i>Executive Director</i>	Date signed (month, day, year) <i>12-10-12</i>

on behalf of Fairfield Community Home & PLLC, as general partner of Fairfield Community Home, LP - owner

EXHIBIT A

PARCEL I:

Lots Numbered 1 and 2 and the South 40.0 feet of Lot Number 3, together with Lots 8, 9, 10 and 11, together with the South 120.0 feet of the 12 foot wide vacated alley lying between Lot Number 8 and said Lots Numbered 1 and 2 vacated by Declaratory Resolution #1306-71 on file in the Office of the Board of Public Works, City of Fort Wayne, Indiana, together with the North 40.21 feet of the South 160.21 feet of the 12 foot side vacated alley lying between Lot Number 8 and Lot Number 3 vacated by General Ordinance No. G-10-01, recorded August 23, 2001 as Document Number 201059976, all in S.B. Bond's Amended Subdivision of Fairfield Outlot No. 22 and that part of Outlot Number 21 lying South of Shawnee Run in the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 12 East, now included in the City of Fort Wayne, Indiana, according to the recorded plat thereof, as recorded in Deed Record 91, page 278.

PARCEL II:

Lots Numbered 13, 14 and 15 all in S.B. Bond's Amended Subdivision of Fairfield Outlot Number 22 and that part of Outlot Number 21 lying South of Shawnee Run in the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 12 East, now included in the City of Fort Wayne, Indiana, according to the recorded plat thereof, as recorded in Deed Record 91, page 278.