BILL NO. R-13-03-12

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 2224 Reed Road, 4812 East State Boulevard, and 4820 East State Boulevard, Fort Wayne, Indiana 46815 (Collier Investments, LLC)

WHEREAS, Petitioner has duly filed its petition dated March 1, 2013 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 three full-time and one part-time, permanent jobs for a total new, annual payroll of $174,000, with the average new annual job salary being $43,500 and retain seven full-time and three part-time, permanent jobs for a total current annual payroll of $568,500, with the average current, annual job salary being $56,850; and

WHEREAS, the total estimated project cost is $850,000; and

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

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

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 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.

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

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

... If the proposed development does not occur, the approximate current year tax rates for this site would be $3.0422/$100.

... If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.0422/$100 (the change would be negligible).

... If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $3.0422/$100 (the change would be negligible).

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 That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

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

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

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

SECTION 10. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that 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

MAR 01 2013

COMMUNITY DEV

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR: (Check appropriate box(es))

- [x] **Real Estate Improvements**
- [ ] **Personal Property Improvements**
- [ ] **Vacant Commercial or Industrial Building**

Total cost of real estate improvements:	$850,000
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:	850,000

GENERAL INFORMATION

Real property taxpayer's name: COLLIER INVESTMENTS LLC

Personal property taxpayer's name: ______

Telephone number: 260-493-3930

Address listed on tax bill: 4812 & 4820 E. STATE BLVD. / 2224 REED RD.

Name of company to be designated, if applicable: COLLIER INVESTMENTS, LLC

Year company was established: 1990

Address of property to be designated: 4812 & 4820 E. STATE BLVD / 2224 REED RD.

Real estate property identification number: 020833301002000072 / 020833301003000072 / 020833301001000072

Contact person name: JEFF COLLIER

Contact person telephone number: 260-493-3936 Contact person Email: JEFF@SBPS.com

Contact person address: 5904 E. STATE BLVD FT. WAYNE, IND. 46815

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
JEFF COLLIER	MEMBER	5904 E. STATE BLVD, FT WAYNE	260-493-3936
ROBIN COLLIER	MEMBER	IND, 46815	260-493-3936

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

NAME	PERCENTAGE
JEFFREY C. COLLIER	51%
ROBIN L. COLLIER	49%

☐ 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:
FINANCIAL SERVICES

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?

THIS PROPERTY (3 VACANT LOTS) 2224 REED RD, 4812 E. STATE BLVD & 4820 E. STATE BLVD WILL HAVE A BEAUTIFUL 5600 SQ. FT. OFFICE BUILDING CONSTRUCTED ON IT. AT PRESENT IT IS VACANT LOTS WITH TREES THAT FALL DOWN FROM TIME TO TIME. WITH THE CONSTRUCTION OF THE NEW PROPOSED BUILDING - THIS PROMINENT CORNER (SE) ON STATE AND REED WILL BRING A MUCH IMPROVED VIEW AND FEELING TO THE SURROUNDING COMMUNITIES.

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: NO STRUCTURAL EXIST / VACANT LOTS

Describe the condition of the structure(s) listed above: NO STRUCTURAL EXIST

Describe the improvements to be made to the property to be designated for tax abatement purposes: BUILD A 5600 SQUARE FOOT MODERN FACILITY

Projected construction start (month/year): 5-1-2013

Projected construction completion (month/year): 11-1-2013

☐ 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.

____

N/A

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
OWNER - MGR	11-0000	1	60,000
OFFICE ASST.	43-0000	1	32,000
INSURANCE SALES	41-000	5	444,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
OWNER - MGR	11-0000	1	60,000
OFFICE ASST	43-0000	1	32,000
INSURANCE SALES	41-000	5	444,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
INSURANCE SALES	41-000	3	150,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
RECEPTIONIST	43-0000	2	20,500
BOOKKEEPER	43-0000	1	12,000

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
RECEPTIONIST	43-0000	2	20,500
BOOKKEEPER	43-0000	1	12,000

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
MARKETING	43-0000	1	24,000

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): BETWEEN 11-1-2013 & 11-1-2014

* I WILL EMPLOY (2) NEW PEOPLE WHEN WE MOVE INTO NEW BLDG., AND (2) MORE WITH THE FOLLOWING 12 MONTHS.

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

JEFFREY C. COLLIER - MEMBER

Printed Name and Title of Applicant

2-15-2013

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
MAR 01 2013
COMMUNITY DEVL.

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)

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: JEFFREY C. COLLIER / SENIOR BENEFITS & PLANNING, LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*): 5904 E. STATE BLVD FT. WAYNE, IND. 46815		
Name of contact person: JEFF COLLIER	Telephone number: 260-493-3930	E-mail address: JEFF@SBPS.COM

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: FORT WAYNE COMMON COUNCIL		Resolution number:
Location of property: 2224 REED RD. 4812 E STATE BLVD & 4820 E. STATE BLVD	County: ALLEN	DLGF taxing district number: 72
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): A NEW 5600 SQ. FT OFFICE BUILDING WITH (24) PARKING SPACES		Estimated start date (*month, day, year*): 5-1-2013 Estimated completion date (*month, day, year*): 11-1-2013

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
10	568,500	10	568,500	4	174,000

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	REAL ESTATE IMPROVEMENTS ASSESSED VALUE
Current values		
Plus estimated values of proposed project		
Less values of any property being replaced		
Net estimated values upon completion of project	850,000	-0-

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	Date signed (*month, day, year*)
[signature]	MEMBER	2-15-2013

EXHIBIT A

Lot 1
Lot Number 1 and the West 15 feet of Lot Number 2 in Statewood Park Addition. Section "A", to the City of Fort Wayne, Indiana, according to the plat thereof recorded in Plat Record 17, page 120, in the Office of the Recorder of Allen County, Indiana, except the North 10 feet thereof

Lot 2
Lot Numbered 1 and Lot Numbered 2, except the East 10 feet, in Statewood Park, Section "A" as recorded in the Plat thereof in the Office of the Recorder in Allen County, Indiana, except the North 10 feet thereof, for the widening of East State Boulevard.

Lot 3
Statewood Park
Lot 3 Ex Pt to City & E 10 ft
Lot 2

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Collier Investments, LLC is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of $850,000. In order to expand, Collier Investments, LLC will construct a new 5,600 square foot facility.**

EFFECT OF PASSAGE: **Constructing the building will allow Collier Investments, LLC to develop a prominent corner at East State Boulevard and Reed Road while providing an opportunity for employment for area citizens. Three full-time jobs and one part-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, three full-time jobs, and one part-time job.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Tom Smith**

MEMORANDUM

TO: City Council

FROM: Adam Welch, Economic Development Specialist

DATE: March 6, 2013

RE: Request for designation by Collier Investments, LLC as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	**2224 Reed Road, 4812 East State Blvd, and 4820 East State Blvd.**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$850,000**	COUNCILMANIC DISTRICT:	**1**

COMPANY PRODUCT OR SERVICE:	**Collier Investments, LLC provides investment, insurance, and financial services.**
PROJECT DESCRIPTION:	**Collier Investments, LLC will construct a 5,600 square foot facility.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**3**	JOBS RETAINED (FULL-TIME):	**7**
JOBS CREATED (PART-TIME):	**1**	JOBS RETAINED (PART-TIME):	**3**
TOTAL NEW PAYROLL:	**$ 174,000**	TOTAL RETAINED PAYROLL:	**$568,500**
AVERAGE SALARY (FULL-TIME NEW):	**$ 50,000**	AVERAGE SALARY (FULL-TIME RETAINED):	**$76,571**

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 Office 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 508% 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 332% 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, Collier Investments, LLC 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: [signature]
Economic Development Specialist

Reviewed: Elissa McGauley
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	
$500,000 to $999,999	8	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	4
Under 10	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	
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	2
Project is located in a HUBzone	10	
	Total	24

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.**

<u>10 Year</u>	
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%
<u>7 Year</u>	
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	$850,000	$850,000	$850,000	100%	0%	$850,000	$0	0.030422	$0	$25,859
2	$850,000	$850,000	$850,000	95%	5%	$807,500	$42,500	0.030422	$1,293	$24,566
3	$850,000	$850,000	$850,000	80%	20%	$680,000	$170,000	0.030422	$5,172	$20,687
4	$850,000	$850,000	$850,000	65%	35%	$552,500	$297,500	0.030422	$9,051	$16,808
5	$850,000	$850,000	$850,000	50%	50%	$425,000	$425,000	0.030422	$12,929	$12,929
6	$850,000	$850,000	$850,000	40%	60%	$340,000	$510,000	0.030422	$15,515	$10,343
7	$850,000	$850,000	$850,000	30%	70%	$255,000	$595,000	0.030422	$18,101	$7,758
8	$850,000	$850,000	$850,000	20%	80%	$170,000	$680,000	0.030422	$20,687	$5,172
9	$850,000	$850,000	$850,000	10%	90%	$85,000	$765,000	0.030422	$23,273	$2,586
10	$850,000	$850,000	$850,000	5%	95%	$42,500	$807,500	0.030422	$24,566	$1,293
11	$850,000	$850,000	$850,000	0%	100%	$0	$850,000	0.030422	$25,859	$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction **$128,001**

TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction **$130,586**

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