BILL NO. R-13-07-01

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 6110 Maplecrest Road, Fort Wayne, Indiana 46835 (BDW, LLC)

WHEREAS, Petitioner has duly filed its petition dated May 17, 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 one full-time, permanent job for a total new, annual payroll of $28,000, with the average new annual job salary being $28,000 and retain seven full-time and one part-time, permanent jobs for a total current annual payroll of $295,940, with the average current, annual job salary being $36,993; and

WHEREAS, the total estimated project cost is $220,000; 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 $3.1955/$100.
- If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.1955/$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 $3.1955/$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 three years.

SECTION 8. The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	66%
3	33%

SECTION 9. 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 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 11. 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 12. 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

MAY 17 2013 ajo

03/2013

COMMUNITY DEVL.

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements:	$ 220,000
Total cost of manufacturing equipment improvements:	$ 0
Total cost of research and development equipment improvements:	$ 0
Total cost of logistical distribution equipment improvements:	$ 0
Total cost of information technology equipment improvements:	$ 0
TOTAL OF ABOVE IMPROVEMENTS:	$ 220,000

GENERAL INFORMATION

Real property taxpayer's name: BDW, LLC

Personal property taxpayer's name:

Telephone number: 260-486-8833

Address listed on tax bill: 6110 Maplecrest Road, Fort Wayne, IN 46835

Name of company to be designated, if applicable: BDW, LLC

Year company was established: 2000

Address of property to be designated: 6110 Maplecrest Road, Fort Wayne, IN 46835

Real estate property identification number: 02-072-0004472

Contact person name: Dr. Martin White

Contact person telephone number: (260) 486-8833 Contact person Email: drwhite@stjoevision.com

Contact person address: 6110 Maplecrest Road, Fort Wayne, IN 446835

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Dr. Martin R. White	Memeber	8933 Dune Creek Cove, FTW, IN 46835	(260) 486-8833

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

NAME	PERCENTAGE
Dr. Martin R. White	78.78
J. Rickard Donovan	11.11
Kevin Burns	11.11

☐ 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 Do you plan to request state or local assistance to finance public improvements?

☐ 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 Does the company's business include a retail component? If yes, answer the following questions:

What percentage of floor space will be utilized for retail activities? ____________

What percentage of sales is made to the ultimate customer? ____________

What percentage of sales will be from service calls? ____________

What is the percentage of clients/customers served that are located outside of Allen County? 5%

What is the company's primary North American Industrial Classification Code (NAICs)? 621320

Describe the nature of the company's business, product, and/or service:

BDW, LLC is a real estate holding company that owns the medical office building located at 6108 and 6110 Maplecrest Road, Fort Wayne, IN 46825. The property is leased to two tenants: 1) Parkview Physcians Group / First Care Family and 2) Martin R White, O.D., Inc., respectively

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2012	$ 106,067.00
2011	$ 105,872
2010	$ 105,618

List the company's three largest customers, their locations and amount of annual gross sales:

Customer Name	City/State	Annual Gross Sales

List the company's three largest material suppliers, their locations and amount of annual purchases:

Supplier Name	City/State	Annual Gross Purchases

List the company's top three competitors:

Competitor Name	City/State

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

The property is a medical office building consisting of 6,500 sq ft. Approximately 3,900 sq ft is leased to Parkview Physicians Group / First Care Family and 2,600 is leased to Martin R. White, O.D., Inc.

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?

See attached Exhibit B

Exhibit B

(BDW, LLC)

How does the property for which you are requesting a designation meet the above definition of an ERA?

Based upon data provided by IBIS World, the private-practice optometrist owner will continue to feel growing pressure from 1) managed care (i.e. health plans that manage healthcare costs & usage), 2) sophisticated corporate competition and 3) the sale of eyewear on the internet.

Managed Care

The ever changing insurance landscape continues to be a challenge for optometrists. Employer healthcare plans are beginning to include vision care (typically a yearly eye exam) with supplemental vision care plans providing some coverage, including a discount on glasses. To earn business from members of managed-care and vision plans, optometrists have little choice but to accept discounted prices. Medicare reimbursement has barely kept up with inflation and the industry has been dealing with threats of large cuts to reimbursements.

External Competition

Many optometrists sell eyeglasses and contact lenses in their practices in addition to performing routine eye exams, which places the industry in direct competition with the Eye Glasses and Contact Lens Stores industry. External competition is expected to increase during 2012, representing a potential threat to the private-practice optometrist.

Industry Forecast

As an industry, optometry is forecast to grow over the next five years through 2018 based upon an aging population. To meet this demand, the new addition will allow the practice to expand its services through the addition of an optician which will earn $28,000 annually.

Fort Wayne census statistics

Total Population, 2010 355,329
Projected Population, 2020 379,731
Total Households, 2010 137,851
Median Age, 2010 35.3
Population Breakdown by Age, 2010

0-14 years 22.5%	25-44 years 26.1%	85+ years 1.8%
15-17 years 4.5%	45-64 years 25.6%	
18-24 years 9.4%	65-84 years 10.1%	

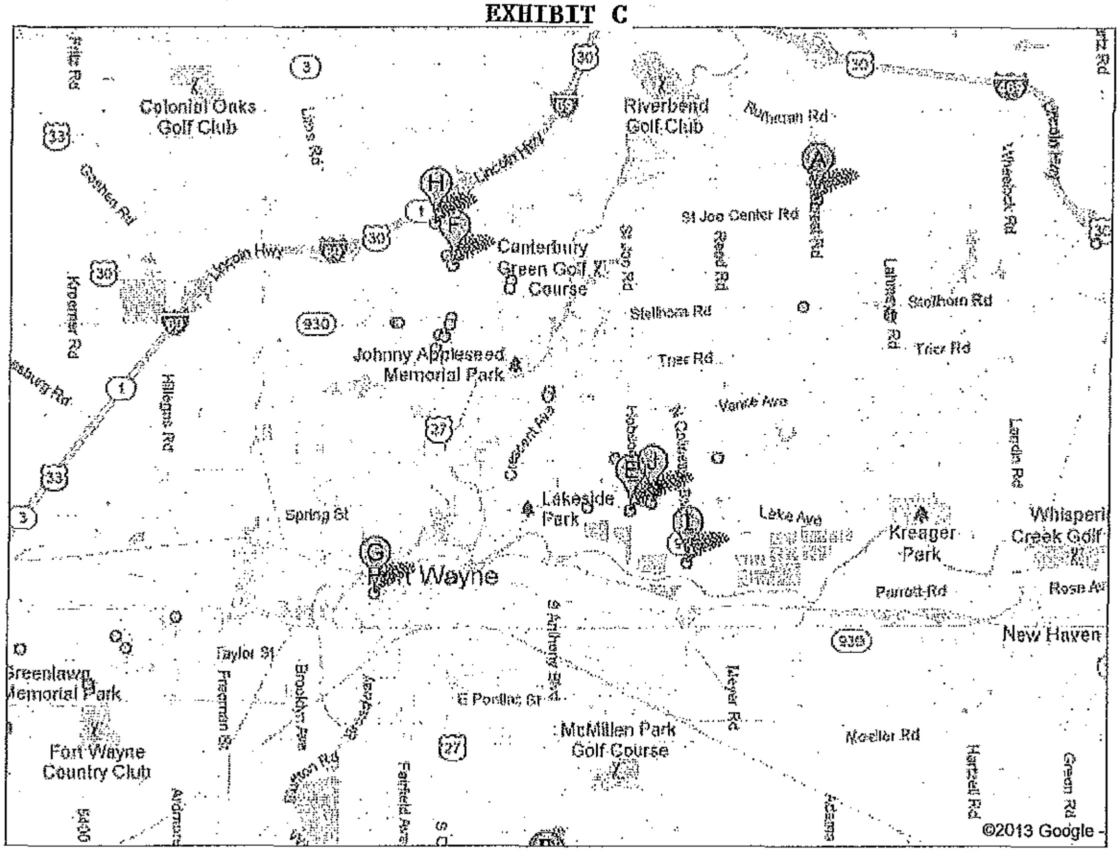
Private Practice Concentration in Fort Wayne

When looking at the location of optometrists in the Fort Wayne market area, St Joe Vision - Dr. Martin R White, OD is not located in a concentrated area of other optometric practices as shown in Exhibit C.

Summary

In summary, with the increased competition from large corporate providers and lower insurance reimbursements, margins will continue to contract and thereby negatively impact the performance of private-practice optometrists. The tax abatement would allow some temporary financial relief. In addition, the expansion will create another job - an optician which will earn $28,000 annually.

EXHIBIT C



(A) location of St Joe Vision - Dr. Martin White, O.D. Inc

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:

The existing structure is a medical office building consisting of 6,500 square feet and located on 1.57 acres of land

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

The structure was constructed in 2001 and is in good condition

Describe the improvements to be made to the property to be designated for tax phase-in purposes:

Addition of 1,200 sq ft of medical office space to be used by Martin R. White, O.D., Inc. - common address is 6110 Maplecrest Road, Fort Wayne, IN 46835

Projected construction start (month/year): 07/2013

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

☐ 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)

NA

☐ 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?

Date first piece of equipment will be purchased (month/year): ______________________

Date last piece of equipment will be installed (month/year): ______________________

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:

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 phase-in 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. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne **http:www.bls.gov/oes/current/oes_23060.htm**

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Optician	29-2081	2	$ 61,045
Optometry Tech	29-2507	2	$ 55,136
Billing Specialist	43-3021	1	$ 28,109
Receptionist	43-4171	1	$ 20,150
Optometrist	29-1041	1	$ 80,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
All to be retained			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Optician	29-2081	1	$ 28,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Optometrist	29-1041	1	$ 51,500

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
All to be retained			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

- [x] Pension Plan
- [ ] Major Medical Plan
- [ ] Disability Insurance
- [ ] Tuition Reimbursement
- [ ] Life Insurance
- [ ] Dental Insurance

List any benefits not mentioned above:

Wellness and vision benefits

When will you reach the levels of employment shown above? (month/year): 07/2015

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 phase-ins 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) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.

Signature of Taxpayer/Owner

Dr. Martin R. White, Member

Printed Name and Title of Applicant

05/06/13

Date

CITY OF FT WAYNE

MAY 17 2013

COMMUNITY DEVL.

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)
Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM SB-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1(c) and (d).

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)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

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, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.*
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 apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: BDW, LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*): 6110 Maplecrest Road, Fort Wayne, IN 46835		
Name of contact person: Dr. Martin White	Telephone number: (260) 486-8833	E-mail address: drwhite@stjoevision.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Counsel		Resolution number:
Location of property: 6108 and 6110 Maplecrest Road, Fort Wayne, IN 43835	County: Allen	DLGF taxing district number: 72
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): Site development and construction of approximately 1,200 square foot building addition and renovations to the existing space of 6110 Maple Crest Road leased to Dr. Martin R. White O.D. Inc		Estimated start date (*month, day, year*): 07/01/2013 Estimated completion date (*month, day, year*): 11/01/2013

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
8.00	$295,940.00	8.00	$295,940.00	1.00	$28,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	725,039.00	684,600.00
Plus estimated values of proposed project	220,000.00	220,000.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	945,309.00	884,600.00

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) 0.00

Estimated hazardous waste converted (*pounds*) 0.00

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*)
	Member	05/14/13

EXHIBIT A

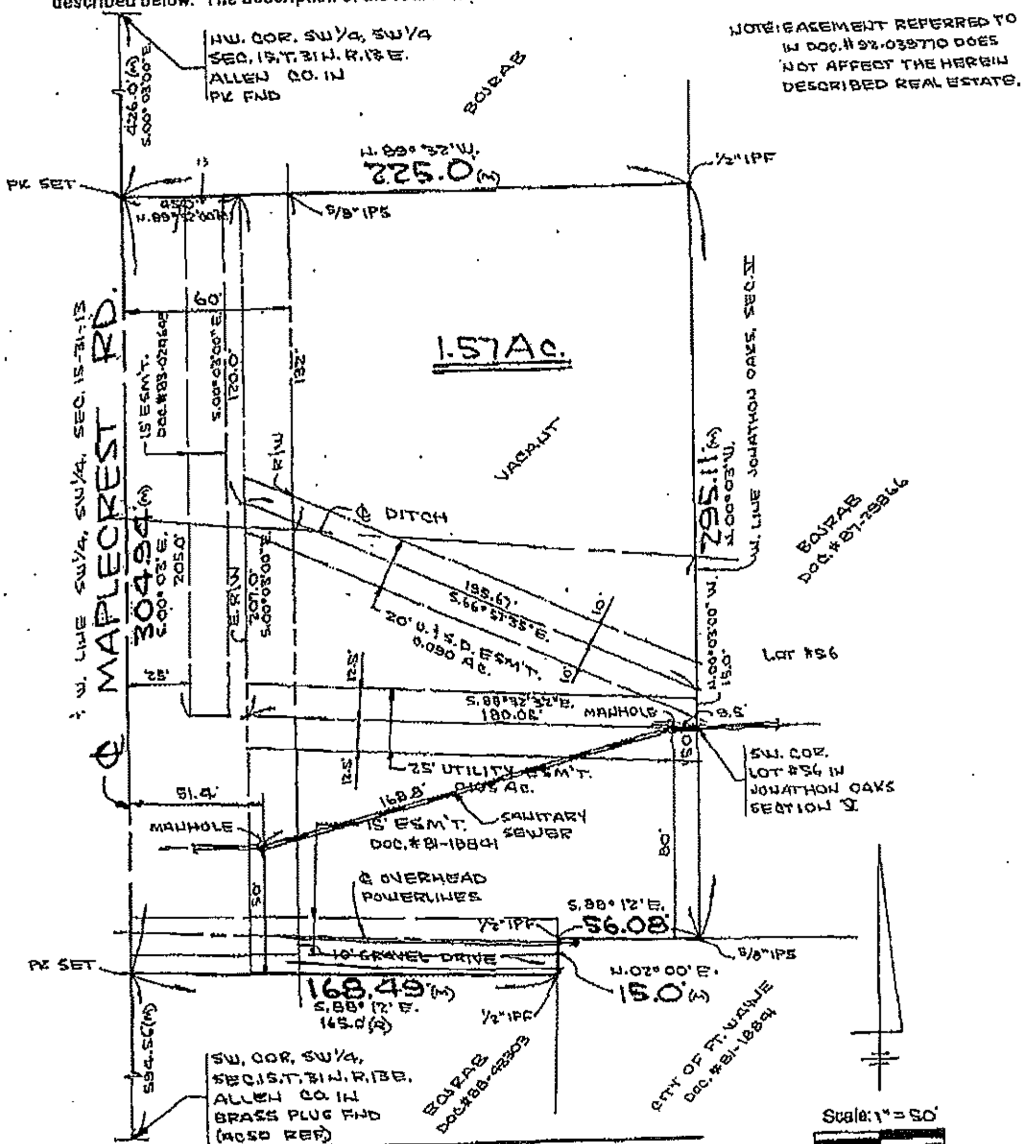
CERTIFICATE OF SURVEY

GREGORY L. ROBERTS PLS S0548 IN
KENNETH W. HARRIS PLS S500021 IN

DONOVAN ENGINEERING INC
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9021 IN
FRANCIS X. MUELLER PLS S0193 IN

The undersigned has made a re-survey of the real estate located in ALLEN County, Indiana, as shown and described below. The description of the real estate is as follows: SEE ATTACHED SHEET!



Job No. 1557J
Job for: ST. JOE DEV. CORP

Date: 1-26-98
REV. 6-10-98
REV. 9-15-99
REV. 5-12-00

LEGEND

IPF	Iron Pin Found
PF	Iron Pipe Found
IPS	5/8" re-bar set (with cap stamped #0027)
PK	P.K. Nail
(M)	Measured
(R)	Recorded
(C)	Calculated

All monuments are at grade except as noted. All property line distances are recorded dimensions, except as noted. Monuments found have no documented history, except as noted.

Date of field work: 1-20-98

GREGORY L. ROBERTS
REGISTERED
No. S0548
STATE OF INDIANA
LAND SURVEYOR

I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the survey requirements set forth in 865 IAC 1-12.

SHT #1 OF 2

EXHIBIT A

CERTIFICATE OF SURVEY

GREGORY L. ROBERTS PLS S0548 IN
KENNETH W. HARRIS PLS 9500021 IN

DONOVAN ENGINEERING INC
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9921 IN
FRANCIS X. MUELLER PLS S0193 IN

The undersigned has made a re-survey of the real estate located in ALLEN County, Indiana, as shown and described below. The description of the real estate is as follows:

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Beginning at a nail on the West line of the Southwest Quarter of the Southwest Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana, said point being 426.0 feet South of a nail marking the Northwest corner of the SW ¼ of the SW ¼ of Section 15-31-13; thence South 00 degrees 03 minutes East (assumed bearing) along the West line of the SW ¼ of the SW ¼ of Section 15-31-13 a distance of 304.94 feet to a nail; thence South 88 degrees 12 minutes East a distance of 168.49 feet (165.0 feet, deed) to a ½ inch iron pin; thence North 02 degrees 00 minutes East a distance of 15.0 feet to a ½ inch iron pin; thence South 88 degrees 12 minutes East a distance of 56.08 feet to a 5/8 inch iron pin; thence North 00 degrees 03 minutes West a distance of 295.11 feet to a 5/8 inch iron pin; thence North 89 degrees 32 minutes West, a distance of 225.0 feet to the point of beginning containing 1.57 acres, subject to road rights of way and easements.

NOTE: According to the Flood Insurance Rate Map (FIRM) number 18003C0170 D, dated Sept. 28, 1990, the herein described real estate is located in Zone "X" and is not within the 100 year flood hazard area. The accuracy of this flood hazard statement is subject to map scale uncertainty.

Job No. 15573
Job for: ST. JOE PEN. CORP.

Date: 1-26-98
REV. 9-15-99

LEGEND

IPF	Iron Pin Found
PF	Iron Pipe Found
IPS	5/8" re-bar set (with cap stamped #0027)
PK	P.K. Nail
(M)	Measured
(R)	Recorded
(C)	Calculated

All monuments are at grade except as noted.
All property line distances are record dimensions, except as noted.
Monuments found have no documented history, except as noted.

Scale:

Date of field work: 1-20-98

GREGORY L. ROBERTS
REGISTERED
No. S0548
STATE OF
INDIANA

SHT. #2 OF 2

I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the survey requirements set forth in 865 IAC 1-12.

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **BDW, LLC d/b/a St. Joe Vision – Dr. Martin White, O.D., Inc. is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of $220,000. In order to expand, BDW, LLC d/b/a St. Joe Vision – Dr. Martin White, O.D., Inc. will construct 1,200 square feet of additional medical office space.**

EFFECT OF PASSAGE: **Constructing the additional space will allow BDW, LLC d/b/a St. Joe Vision – Dr. Martin White, O.D., Inc. to remain competitive with many of the larger corporate providers. One full-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development and one full-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: June 21, 2013

RE: Request for designation by BDW, LLC d/b/a St. Joe Vision – Dr. Martin R. White, O.D., Inc. as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	**6110 Maplecrest Road**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$220,000**	COUNCILMANIC DISTRICT:	**1**

COMPANY PRODUCT OR SERVICE:	**St. Joe Vision provides comprehensive eye examinations, contact lens evaluation and fitting, full service optical and frame selection, and treatment of eye disease and infection.**
PROJECT DESCRIPTION:	**BDW, LLC will construct 1,200 square feet of additional medical office space to be used by St. Joe Vision – Dr. Martin R. White, O.D., Inc.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	1	JOBS RETAINED (FULL-TIME):	7
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	1
TOTAL NEW PAYROLL:	$ 28,000	TOTAL RETAINED PAYROLL:	$295,940
AVERAGE SALARY (FULL-TIME NEW):	$ 28,000	AVERAGE SALARY (FULL-TIME RETAINED):	$34,920

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 R1; Single Family Residential. In 2000, the Board of Zoning Appeals (BZA) approved use variance 9-2000 which allowed an office use in an R1 zoning district. On June 20, 2013, the BZA approved an appeal to amend the conditions of use variance 9-2000 by permitting the proposed 1,200 square foot expansion as described in this tax phase-in request.

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** ☐	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 three years.

Under Fort Wayne Common Council's tax abatement policies and procedures, BDW, LLC d/b/a St. Joe Vision – Dr. Martin R. White, O.D., Inc. is eligible for a three 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 three year deduction schedule.

COMMENTS

Signed: Adam J. Wild

Economic Development Specialist

Reviewed: Elissa McGauley

Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in real property (new structures and/or rehabilitation)		
Over $1,000,000	10	
$500,000 to $999,999	8	
$100,000 to $499,999	6	6
Under $100,000	4	
Investment per employee (both jobs created and retained)		
$35,000 or more	10	
$18,500 to $34,999	8	8
$6,250 to $18,499	6	
$1,250 to $6,249	4	
less than $1,250	2	
Estimated local income taxes generated from jobs retained		
$80,000 or more	5	
$30,000 to $79,999	4	
$10,000 to $29,999	3	
$5,000 to $9,999	2	
less than $5,000	1	1
Estimated local income taxes generated from jobs created (Double points for start-up)		
$30,000 or more	5	
$10,000 to $29,999	4	
$5,000 to $9,999	3	
$3,000 to $4,999	2	
less than $3,000	1	1
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	5
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	1
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	2
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over $45,000	20	
$40,000 to $44,999	16	
$35,000 to $39,999	12	
$30,000 to 34,999	8	
$25,000 to $29,999	4	4
under $25,000	0	

BENEFITS (10 points possible)

Major Medical Plan	7	
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3

SUSTAINABILITY

Construction uses green building techniques (ie LEED Certification)	5
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5

Total 31

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 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.

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

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 - 3 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	$220,000	$220,000	$220,000	100%	0%	$220,000	$0	0.031955	$0	$7,030
2	$220,000	$220,000	$220,000	66%	33%	$145,200	$72,600	0.031955	$2,320	$4,640
3	$220,000	$220,000	$220,000	33%	66%	$72,600	$145,200	0.031955	$4,640	$2,320
4	$220,000	$220,000	$220,000	0%	100%	$0	$220,000	0.031955	$7,030	$0
5	$220,000	$220,000	$220,000	0%	100%	$0	$220,000	0.031955	$7,030	$0
6	$220,000	$220,000	$220,000	0%	100%	$0	$220,000	0.031955	$7,030	$0
7	$220,000	$220,000	$220,000	0%	100%	$0	$220,000	0.031955	$7,030	$0
8	$220,000	$220,000	$220,000	0%	100%	$0	$220,000	0.031955	$7,030	$0
9	$220,000	$220,000	$220,000	0%	100%	$0	$220,000	0.031955	$7,030	$0
10	$220,000	$220,000	$220,000	0%	100%	$0	$220,000	0.031955	$7,030	$0
11	$220,000	$220,000	$220,000	0%	100%	$0	$220,000	0.031955	$7,030	$0

TOTAL TAX SAVED REAL PROPERTY	(10 yrs on 3 yr deduction)	**$13,990**
TOTAL TAX PAID REAL PROPERTY	(10 yrs on 3 yr deduction)	**$56,170**

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