

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4509 Maplecrest Road, Fort Wayne, Indiana 46835 (Collier Investments LLC)

WHEREAS, Petitioner has duly filed its petition dated October 2, 2014 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 result in the occupation of an eligible vacant building under I.C. 6-1.1-12.1-4.8; 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 \$568,000, with the average current, annual job salary being \$56,800; and

WHEREAS, the total estimated project cost is \$485,000; 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:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) 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";

(c) 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 occupation of an eligible vacant building.

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 the occupation of the eligible vacant building, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described occupation of the eligible vacant building.

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

(a) If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be \$3.2081/\$100.

(b) If the proposed occupation of the eligible vacant building occurs and no deduction is granted, the approximate current tax rate for the site would be \$3.2081/\$100 (the change would be negligible).

(c) If the proposed occupation of the eligible vacant building occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for this would be \$3.2081/\$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 occupation of the eligible vacant building shall be for a period of one year.

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

Year of Deduction	Percentage
1	100%

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

OCT 02 2014 *njn*

COMMUNITY DEVL
ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

☐

Real Estate Improvements

☐

Personal Property Improvements

☒

Vacant Commercial or Industrial Building

Total cost of real estate improvements: _____

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: _____

\$ 0

GENERAL INFORMATION

Real property taxpayer's name: COLLIER INVESTMENT LLC

Personal property taxpayer's name: _____

Telephone number: 260-493-3930Address listed on tax bill: 4509 MAPLECREST RD, FT. WAYNE, IND. 46835Name of company to be designated, if applicable: COLLIER INVESTMENTS LLCYear company was established: 1990Address of property to be designated: 4509 MAPLECREST RD. FT. WAYNE, IND. 46835Real estate property identification number: 02-08-21-478-0006 & 000-072Contact person name: JEFF COLLIERContact person telephone number: 260-414-0105 Contact person Email: JEFF@COLLIERFINANCIAL.COMContact person address: 5904 EAST STATE BLD.
FT. WAYNE, IN 46815

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
JEFF COLLIER	MEMBER	5904 E. STATE BLD.	260-414-0105
ROACH COLLIER	MEMBER	FT. WAYNE, IN. 46815	

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

NAME	PERCENTAGE
JEFFREY C. COLSEN	51%
ROBIN L. COLSEN	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 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? 0

What percentage of sales is made to the ultimate customer? 0

What percentage of sales will be from service calls? 0

What is the percentage of clients/customers served that are located outside of Allen County? 20%

What is the company's primary North American Industrial Classification Code (NAICs)? 523930 ?

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

FINANCIAL SERVICES

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	12,000,000
2013	11,000,000
2012	10,000,000

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

Customer Name	City/State	Annual Gross Sales
NA		

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

Supplier Name	City/State	Annual Gross Purchases
NA		

List the company's top three competitors:

Competitor Name	City/State
WE HAVE MANY FINANCIAL SERVICES COMPANIES IN OUR AREA, WE CONSIDER NONE OF THEM AS COMPETITORS,	

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

WE HAVE BEEN IN BUSINESS SINCE 1990 (25 YEARS)
 WE OFFER INSURANCE PRODUCTS AND ASSIST OUR
 CLIENTS IN THE AREA OF 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?

THE PROPERTY HAS BEEN VACANT FOR THE
 LAST 8 YEARS.

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:

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

☐ Yes ☐ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

☐ Yes ☐ No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

☐ Yes ☐ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? ☐ Yes ☐ No

☐ Yes ☐ No Will the equipment be leased?

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: 5600 SQ. FT. BUILDING

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

Projected occupancy date (month/year): 11-1-2014

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

THE PREVIOUS OWNER PURCHASED THE BUILDING
IN 2006. IT IS MY UNDERSTANDING THAT HE
HAD IT LISTED FOR LEASE AND FOR SALE
DURING THE LAST 8 YEARS UP UNTIL THE
TIME THAT I PURCHASED IT IN JAN OF
2014.

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
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	20,000
BOOKKEEPER	43-0000	1	12,000

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
RECEPTIONIST	43-0000	2	20,000
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
FOR CE CREDITS | ☐ Life Insurance | ☐ Dental Insurance |

List any benefits not mentioned above: _____

When will you reach the levels of employment shown above? (month/year): BETWEEN 9-1-2014

I WILL EMPLOY (2) NEW PEOPLE
WHEN WE MOVE INTO NEW OFFICE AND
(2) MORE IN THE NEXT 12 MONTHS.

9-1-2015

REQUIRED ATTACHMENTS

The following must be attached to the application.

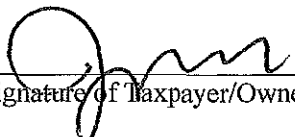
- ✓ 1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
- ✓ 3. **Check for non-refundable application 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.

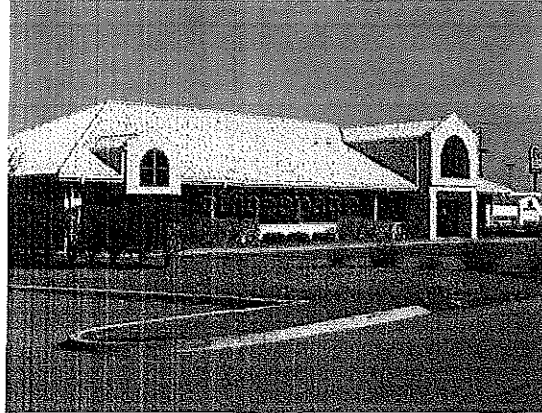

Signature of Taxpayer/Owner

JEFFREY C. COLLIER - member
Printed Name and Title of Applicant

9.30.2014
Date



Office Space For Lease > Fort Wayne, IN > Maplecrest Road Office Building

Suite 1 • 4509 Maplecrest Road, Fort Wayne, IN 46815**Additional Information**

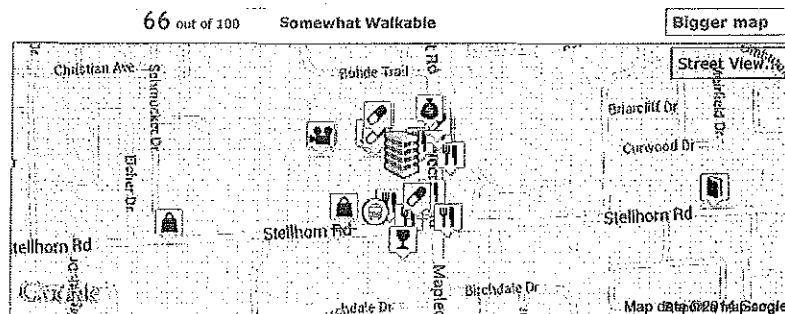
Lease Rate: Up to \$2,200 per month (DETAILS)

Time on Market: over 2 years

Space ID: 18321

Size: 5,356 sq. ft.

Lease Rate: Up to \$2,200 per month (DETAILS)

Location**Restaurants:** KFC .03mi**Coffee:** Starbucks .1mi**Bars:** Cocktails Lounge .1mi**Transit Score:** 20 #2 Georgetown bus .09mi**More Places:** Go**Tenant Reviews of This Property**

For Sale For Lease Sales Comps Property Records Find a Broker Add Listing

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Property Record for 4509 Maplecrest Road, Fort Wayne, IN 46835

Information for the Office property located at 4509 Maplecrest Road, Fort Wayne, IN 46835 includes data gathered from Allen County tax records, public records data providers and LoopNet historical listing and sales records.

Search our Large Inventory of Commercial and Investment Properties Available for Sale and Lease.

For Sale For Lease

All properties for sale

Enter a location

Search

Advanced search



LoopNet Property Records

LoopNet Property Records display available information such as historical listings, property details, property tax records, property deeds, owners, mortgages, tenants, and more. Information is aggregated from the LoopNet marketplace, LoopNet research, leading independent data providers, Allen County tax records, and LoopNet members.

Office Property Record

4509 Maplecrest Road, Fort Wayne, IN 46835

Summary Sale & Lease Stats & Trends Property Owner & Mortgage Tenant Tax More ▾

Sale & Lease History



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LoopNet's Research Team reviews all submissions prior to publishing new information.

All History Sale History Lease History

Sort by LoopNet Listing ▾

Display Rental Rate as Entered

	Date	Change	Price/Rent
 View Sales Comp	Dec 2013	Sold	
 View Historical Sale Listing	Dec 2013	Set Off-Market	
 View Historical Sale Listing	Jun 2012	New Listing	✓
	Jun 2010	Set Off-Market	✓
 View Historical Sale Listing	Jun 2010	New Listing	✓
	Jun 2008	New Listing	✓
 View Historical Lease Listing	Jun 2012	Rent Changed	
	Jun 2010	Rent Changed	
 View Historical Lease Listing	Jun 2010	New Space	
	Jun 2008	New Space	

COLLIER INVESTMENTS
AS SHOWN ON
PROPERTY CARD



[View Historical Lease Listing](#)

	Date	Change	Price/Rent
 5,356 SF Great single tenant building with 5,356 s q. ft. and includes 738 sq. ft. mezzanine/ storage. Nice re...	Jun 2008	Set Off-Market	
	Oct 2007	New Space	
 View Historical Lease Listing	Aug 2007	Set Off-Market	
5,365 SF Attractive 5,356 SF freestanding office or possible retail building in a superb locati on. Great sin...	Jan 2006	New Space	

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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02-08-21-478-006.000-072

Collier Investments LLC

4509 MAPLECREST RD

447, Office Bldg (1 or 2 Story)

St Joe / Ft Wayne - Newer 0 1/2

General Information

Parcel Number
02-08-21-478-006.000-072

Local Parcel Number
75-0021-0056

Tax ID:

Ownership

Collier Investments LLC
4509 Maplecrest Rd
Fort Wayne, IN 46835

Legal

W 135 OF E 375 OF N 140 OF
S 490 FT SE 1/4 SEC 21

Routing Number

4-21-1-012

Property Class 447

Office Bldg (1 or 2 Story)

Year: 2014

Location Information

County
Allen

Township
ST. JOSEPH TOWNSHIP

District 072 (Local 075)
072 FT WAYNE ST JOSEPH (75)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 90807-072
St Joe / Ft Wayne - Newer 072

Section/Plat
0213113

Location Address (1)
4509 MAPLECREST RD
FORT WAYNE, IN 46835

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage

Other
Printed Friday, May 23, 2014

Data Source N/A

Collector

Appraiser

Date	Owner	Doc ID	Code	Book/Page	Sale Price
12/23/2013	Collier Investments LLC	2013071258	WR	/	\$485,000
05/14/2012	Bastress Family Limited Pa	2012026297	WR	/	\$0
01/17/2006	BASTRESS THOMAS G	206001987	WD	/651	\$600,000
01/01/1900	WEHRLY RALPH E		WD	/	\$0

Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2014	Assessment Year	2014	2013	2012	2011	2010
WIP	Reason For Change	AA	AA	GenReval	AA	AA
02/10/2014	As Of Date	05/16/2014	05/09/2013	05/23/2012	08/06/2011	07/12/2010
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☒	☐	☒	☒
\$74,900	Land	\$74,900	\$74,900	\$74,900	\$74,900	\$74,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$74,900	Land Non Res (3)	\$74,900	\$74,900	\$74,900	\$74,900	\$74,900
\$324,400	Improvement	\$324,400	\$306,400	\$299,800	\$372,300	\$367,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$324,400	Imp Non Res (3)	\$324,400	\$306,400	\$299,800	\$372,300	\$367,600
\$399,300	Total	\$399,300	\$381,300	\$374,700	\$447,200	\$442,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$399,300	Total Non Res (3)	\$399,300	\$381,300	\$374,700	\$447,200	\$442,500

Land Data (Standard Depth: Res 200' CI 200')											
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Value
11	OS		0	18730.00	1.00	\$4	\$4	\$74,920	0%	0% 1.0000	\$74,920

Land Computations

Calculated Acreage	0.43
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.43
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	0.43
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$74,900
Total Value	\$74,900

General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	office bldg	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided

SB	B	1	U
Wall Type			
1(161'),2(161')			
Heating			
5364 sqft			
A/C			
5364 sqft			
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal	
Full Bath	0	0	0	☐ Wood	☐ Asphalt	☐ Slate	
Half Bath	0	0	0	☐ Other			
Kitchen Sinks	0		0	GCK Adjustments			
Water Heaters	0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio	
Add Fixtures	0	0	7	☐ SteelGP	☐ AluSR	☐ Int Liner	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 32sqft	\$860	1 x Drink Fount	\$800
Mezz 720sqft	\$7,848		

Building Computations			
Sub-Total (all floors)	\$403,614	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$422,922
Plumbing	\$9,800	Quality (Grade)	\$465,216
Other Plumbing	\$800	Location Multiplier	0.92
Special Features	\$8,708	Repl. Cost New	\$427,997
Exterior Features	\$0		

Floor/Use Computations	
Pricing Key	GCR
Use	GENOFF
Use Area	5364 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	322'
PAR	6
# of Units / AC	/ N
Avg Unit size	
Floor	1
Wall Height	12'
Base Rate	\$75.25
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$75.25
BPA Factor	1.00
Sub Total (rate)	\$75.25
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$75.25
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$403,614

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: office bldg	0%	1	Wood Frame	C+2	1993	1997	17 A		0.92			\$427,997	25%	\$321,000	0%	100%	1.00	1.0000	\$321,000
2: Paving C 01	0%	1		C	1993	1993	21 A	\$2.50	0.92	\$2.50	7200 sqft	\$16,560	80%	\$3,310	0%	100%	1.00	1.0000	\$3,300
3: Fencing C 01	0%	1		C	1993	1993	21 A	\$14.35	0.92	\$14.35	30' x 5'	\$396	80%	\$80	0%	100%	1.00	1.0000	\$100



STATEMENT OF BENEFITS VACANT BUILDING DEDUCTION

State Form 55182 (R / 2-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

20____ PAY 20____

FORM SB-1 / VBD

This statement is being completed for real property that qualifies as an "eligible vacant building" as defined by IC 6-1.1-12.1-1(17).

COMMUNITY DEVL.

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).

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 occupation of the eligible vacant building for which the person wishes to claim a deduction.
2. To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building 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.
3. A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated each year in which the deduction is applicable.

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer JEFFREY C. COLLIER / COLLIER INVESTMENTS LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 5904 E. STATE BLVD. FORT WAYNE, IN 46815					
Name of contact person JEFF COLLIER		Telephone number (260) 493-3930		E-mail address JEFF@COLLIERFINANCIAL.COM	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body FORT WAYNE COMMON COUNCIL				Resolution number	
Location of property 4509 MAPLECREST RD. FORT WAYNE, IN 46835		County ALLEN		DLGF taxing district number 072	
Description of eligible vacant building that the property owner or tenant will occupy (use additional sheets if necessary). A VACANT BUILDING, GOOD SHAPE - 22 PARKING SPACES - 5600 SQ FT.				Estimated occupancy date (month, day, year) NOV. 1, 2014	
				Estimated date placed-in-use (month, day, year)	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT			
Current number 10	Salaries 568,000	Number retained 10	Salaries 568,000	Number additional 4	Salaries 174,000
SECTION		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project					
Less values of any property being replaced					
Net estimated values upon completion of project		485,000			
SECTION 5		EFFORTS TO SELL OR LEASE VACANT BUILDING			
Described efforts by the owner or previous owner to sell, lease, or rent the building during period of vacancy: SEE ATTACHED					
Show amount for which the building was offered for sale, lease, or rent during period of vacancy.					
List any other benefits resulting from the occupancy of the eligible vacant building.					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 		Title MEMBER		Date signed (month, day, year) 9-30-2014	

Policy Issued By: First American Title Insurance Company

SCHEDULE A

File No.: 50871A

Amount of Insurance:

\$202,000.00

Date of Policy:

December 23, 2013 @ 2:21 PM

Policy Number:

50871A

Loan No.:

1. Name of Insured:
Community Development Corporation of Fort Wayne, and/or United States Small Business Administration, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy.
2. The estate or interest in the land which is covered by this Policy is:
Fee Simple
3. Title to the estate or interest in the land is vested in:
Collier Investments, LLC, an Indiana limited liability company

4. The insured mortgage and the assignments thereof, if any, are described as follows:

Mortgage in the original amount of \$202,000.00 executed by Collier Investments, LLC an Indiana Limited Liability Company to Community Development Corporation of Fort Wayne, dated December 20, 2013, recorded December 23, 2013, in Instrument No. 2013071261, which mortgage was assigned to Small Business Administration, an Agency of the United States Government, by Assignment of Mortgage dated December 20, 2013 and recorded December 23, 2013, as Instrument No. 2013071263, Allen County Records.

5. The land referred to in this Policy, situated in the County of Allen, State of Indiana, is described as follows:

TRACT I:

A parcel of land located in the Southeast One-Quarter of Section 21, Township 31 North, Range 13 East, Allen County, Indiana, and more particularly described as follows, to wit:

Commencing at the Southeast corner of Section 21, Township 31 North, Range 13 East, as marked by a P.K. nail found; thence North 1 degree, 22 minutes 02 seconds West (bearing basis for this description) along the East line of said Southeast One-Quarter as now established, a distance of 490.0 feet (deed) to a P.K. nail found; thence South 88 degrees, 27 minutes, 30 seconds West, a distance of 240.0 feet to a 5/8" Iron pin found to the point of beginning. Beginning at the above described point; thence South 1 degree, 22 minutes, 02 seconds East and parallel to said East line, a distance of 140.0 feet to a 5/8" Iron pin found; thence South 88 degrees, 27 minutes 30 seconds West, a distance of 135.0 feet to a 5/8" Iron pin set; thence North 1 degree, 22 minutes, 02 seconds West, a distance of 140.0 feet to a steel pipe found; thence North 88 degrees, 27 minutes, 30 seconds East, a distance of 135.0 feet to the point of beginning, said in prior deed to contain .434 acres.

TRACT II:

A Non-Exclusive Easement for Ingress and Egress over the real estate described and or depicted in the following documents:

- a) Access Easement Agreement recorded as Document Number 93-058844;
- b) Declaration of Easements recorded as Document Number 94-011665;
- c) Declaration of Reciprocal Easements recorded as Document Number 94-011667;
- d) Reciprocal Easement Agreement recorded as Document Number 93-058843;
- e) Agreement to Be Bound By Reciprocal Easement Agreement recorded as Document Number 93-068238;
- f) Amended Agreement to Be Bound By Reciprocal Easement Agreement recorded as Document Number 94-011671;
- g) Assignment recorded as Document Number 201042281

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Collier Investments LLC is requesting the designation of an Economic Revitalization Area for the occupation of an eligible vacant building. Collier Investments LLC will occupy a vacant building for their business which provides investment, insurance, and financial services.**

EFFECT OF PASSAGE: **Occupying the vacant structure will allow Collier Investments LLC to expand their business and create employment opportunities for local residents. 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): **Russ Jehl and John Crawford**

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 the occupation of an eligible vacant building. Collier Investments LLC will occupy a vacant building for their business which provides investment, insurance, and financial services.**

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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): **Russ Jehl and John Crawford**

MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: October 3, 2014
RE: Request for designation by Collier Investments LLC as an ERA for eligible vacant building improvements

BACKGROUND

PROJECT ADDRESS:	4509 Maplecrest Road	PROJECT LOCATED WITHIN:	Not Applicable
PROJECT COST:	\$ 485,000	COUNCILMANIC DISTRICT:	1

COMPANY PRODUCT OR SERVICE:	Collier Investments LLC provides investment, insurance, and financial services.
PROJECT DESCRIPTION:	Collier Investments LLC will occupy a 5,356 square foot building which has been vacant for approximately eight years.

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:	\$568,000
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?

Explain: Property has been vacant for eight years

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 C2; Limited Commercial

Yes ☐ No ☒ N/A ☐

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

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes ☐ No ☐ N/A ☒

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ No ☐ N/A ☒

Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes ☐ No ☒ N/A ☐

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: Three full-time jobs and one part-time job will be created.

Yes ☒ No ☐ N/A ☐

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

POLICY

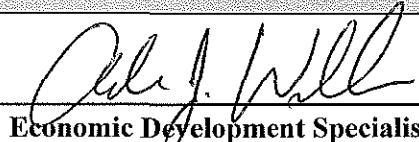
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for the eligible vacant building is one year.

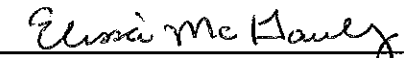
Under Fort Wayne Common Council's tax phase-in policies and procedures, Collier Investments LLC is eligible for a one year vacant building deduction.

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Specialist