

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2123 Lincoln Way Court, Fort Wayne, Indiana 46819 (IOM Health Systems, LP/Revenue Cycle Service Center, LLC)

WHEREAS, Petitioner has duly filed its petition dated February 11, 2015 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 219 full-time, permanent jobs for a total new, annual payroll of \$8,235,578, with the average new annual job salary being \$37,605 and retain 281 full-time, permanent jobs for a total current annual payroll of \$10,058,022, with the average current, annual job salary being \$35,793; and

WHEREAS, the total estimated project cost is \$1,263,785; 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.

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real
3 estate and personal property for new information technology equipment.

4 **SECTION 4.** That, the estimate of the number of individuals that will be employed
5 or whose employment will be retained and the estimate of the annual salaries of those
6 individuals and the estimate of the value of redevelopment or rehabilitation and the estimate
7 of the value of new information technology equipment, all contained in Petitioner's Statement
8 of Benefits, are reasonable and are benefits that can be reasonably expected to result from
9 the proposed described redevelopment or rehabilitation and from the installation of new
10 information technology equipment.

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

- 13 (a) If the proposed development does not occur, the approximate current year tax
14 rates for this site would be \$3.3065/\$100.
15 (b) If the proposed development does occur and no deduction is granted, the
16 approximate current year tax rate for the site would be \$3.3065/\$100 (the
17 change would be negligible).
18 (c) If the proposed development occurs and a deduction percentage of fifty percent
19 (50%) is assumed, the approximate current year tax rate for the site would be
20 \$3.3065/\$100 (the change would be negligible).
21 (d) If the proposed new information technology equipment is not installed, the
22 approximate current year tax rates for this site would be \$3.3065/\$100.
23 (e) If the proposed new information technology equipment is installed and no
24 deduction is granted, the approximate current year tax rate for the site would be
25 \$3.3065/\$100 (the change would be negligible).
26 (f) If the proposed new information technology equipment is installed and a
27 deduction percentage of eighty percent (80%) is assumed, the approximate
28 current year tax rate for the site would be \$3.3065/\$100 (the change would be
29 negligible).

30 **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, and
the deduction from the assessed value of the new information technology equipment shall be
for a period of ten 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	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

SECTION 9. The deduction schedule from the assessed value of new information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

SECTION 10. 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 11. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 12. 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

1 deduction amount as determined by the county auditor in accordance with section 12 of said
2 chapter if the property owner ceases operations at the facility for which the deduction was
3 granted and if the Common Council finds that the property owner obtained the deduction by
4 intentionally providing false information concerning the property owner's plans to continue
operation at the facility.

5 **SECTION 13.** That, this Resolution shall be in full force and effect from and after
6 its passage and any and all necessary approval by the Mayor.

7
8

Member of Council

9 APPROVED AS TO FORM AND LEGALITY

10
11
12

Carol Helton, City Attorney

CITY OF FT WAYNE

FEB 11 2015

03/2013



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: \$2,838,785
 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: \$3,540,388

TOTAL OF ABOVE IMPROVEMENTS: \$6,379,171

GENERAL INFORMATION

Real property taxpayer's name: Revenue Cycle Service Center, LLC; IOM Health Systems LP

Personal property taxpayer's name: Revenue Cycle Service Center, LLC

Telephone number: 260-443-0700

Address listed on tax bill: 1700 Magnavox Way, Ste. 101, Fort Wayne IN 46804

Name of company to be designated, if applicable: Revenue Cycle Service Center, LLC

Year company was established: 2013

Address of property to be designated: 1700 Magnavox Way, Fort Wayne, IN 46804; 2123 Lincoln Way Court, Fort Wayne, IN 46819

Real estate property identification number: 02-11-12-279-001.000-075; 02-12-34-300-012.000-074

Contact person name: Andrew D. Boxberger

Contact person telephone number: 260-423-9411 Contact person Email: aboxberger@carsonboxberger.com

Contact person address: 301 W. Jefferson Blvd., Ste. 200, Fort Wayne, IN 46802

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Carolyn Abel	Vice President	1700 Magnavox Way, Ste. 101	260-443-0700
		Fort Wayne IN 46804	

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

NAME	PERCENTAGE
SS ParentCo, LLC*	100.00%
*SS ParentCo, LLC is a subsidiary of CHS/Community Health Systems, Inc. ("CHS")	

☐ 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? 25%

What is the company's primary North American Industrial Classification Code (NAICs)? 541219

Describe the nature of the company's business, product, and/or service: Processes medical insurance claims, billing, appeals, and insurance collection and provides customer service for network hospitals and others.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2013	\$13 billion for CHS
2012	\$13 billion for CHS
2011	\$12 billion for CHS

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

Customer Name	City/State	Annual Gross Sales
Lutheran Hospital	Fort Wayne, Indiana	Internal Service Provider
Porter Regional Hospital	Valpraiso, Indiana	Internal Service Provider
Vista Medical Center	Waukegan, Illinois	Internal Service Provider

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

Supplier Name	City/State	Annual Gross Purchases
n/a		

List the company's top three competitors:

Competitor Name	City/State
Parkview Hospital (Lutheran)	Fort Wayne, IN
Hospital Corp. of America (CHS)	National

Describe the product or service to be produced or offered at the project site: Processes medical insurance claims, billing, appeals, and insurance collection and provides customer service for network hospitals and others.

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?

Both locations are within the corporate limits of the City of Fort Wayne. Both locations were undesirable for normal development and occupancy because they were substandard buildings.

The investments being made at both locations are necessary to facilitate the service to be offered at the respective project sites.

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: Utilizing 63,000 square feet of space within a building in excess of 200,000 square feet.

Describe the condition of the structure(s) listed above: Renovating the 63,000 square feet to be utilized.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: Moderate remodeling and renovations including, updating and expanding restroom facilities, new wiring, new carpeting, wall coverings, lighting, furniture, computer equipment, establishing a computer data room and expanding the parking lot.

Projected construction start (month/year): 08/19/2014

Projected construction completion (month/year): 11/05/2014

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

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

PERSONAL PROPERTY INFORMATION

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

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

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

Information technology equipment consisting of equipment and software used for information processing and office automation; telecommunication facilities and networks, informatics, and network administration

☐ 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): October 2014

Date last piece of equipment will be installed (month/year): December 2015

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in: Information technology equipment, some new and some leased, will be installed on the premises.

It is unknown at this time which property will be purchased and which property will be leased, therefore depreciation schedules have not been generated.

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
SEE ATTACHED			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHED			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHED			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHED			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHED			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHED			

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: Any of these benefits may be allowed to new employees, some of which may be purchased by the employee and offset or subsidized by the employer including Vision, Family Life Insurance, Accident Insurance and a Health Savings Account.

When will you reach the levels of employment shown above? (month/year): 03/01/16

Job Description	Current/Retained Count	Proj. Count	Job Code	Total Payroll
Accounting Clerk	33	59	43-3031	
Administrative Asst II	1	2	43-6014	
Auditor Pt Financial Svcs	9	16	13-2011	
Billing Lead	1	2	43-3021	
Billing Spec I	5	9	43-3021	
Billing Specialist I	12	21	43-3021	
Billing Specialist II	28	50	43-3021	
Business Office Lead	1	2	13-1000	
Cash Posting Rep	4	7	43-3020	
Clerk	7	12	43-3020	
Cl/Svr Ops Analyst	2	4	15-2031	
Client Liason	2	4	43-4050	
Collections Clerk	9	16	43-3011	
Collections Lead	1	2	43-3011	
Collections Specialist I	39	71	43-3011	
Collections Specialist II	31	55	43-3011	
Customer Service Rep I	3	5	43-4050	
Customer Service Rep II	5	9	43-4050	
Denial Coord	9	16	13-1031	
Dir Admissions	1	1	11-3010	
Dir Business Office	1	4	11-3010	
Dir Customer Service	1	1	11-3010	
Dir Finance	1	2	11-3031	
Dir Insurance Collect	1	2	11-3010	
Exec Dir SSC	1	1	11-1020	
Facility Compliance Ofc	1	2	11-3011	
Financial Analyst	1	2	13-2051	
Financial Analyst II	1	1	13-2051	
Financial Auditor	3	5	13-2011	
Financial Counselor	4	7	13-2000	
Financial Counselor I	1	2	13-2000	
HR Generalist	1	2	13-1071	
Mgr Billing	1	2	11-3010	
Mgr Business Office	1	3	11-3010	
Mgr Collections	2	3	11-3010	
Mgr Customer Service	1	2	11-3010	
Mgr Denial Unit	1	2	11-3010	
Mgr HR	1	2	11-3120	
Quality Assurance Spec	1	2	43-4050	
Receptionist	1	1	43-4171	
Recovery Audit Coord RAC	1	2	13-2011	
Refunds Specialist II	1	2	43-3030	
Reimbursement Spec I	6	11	43-3030	
Reimbursement Spec II	11	20	43-3030	
Sup Billing	2	4	11-3010	
Sup Business Office	1	2	11-3010	
Sup Call Center	3	5	11-3010	
Sup Cash Mgmt	4	7	11-3010	
Sup Collections	7	12	11-3010	
Sup Reimburse & Contracts	1	2	11-3010	
Support Staff SSC	12	21	43-9199	
Support Svc Spec	1	2	43-9199	
Support Svcs Tech	1	2	43-9199	
VP Pat Fin Svc	1	1	11-1020	
Current/Retained Total	281			\$10,058,022.00
Projected Total		500		\$18,293,600.00

August 18, 2014

177

\$6,229,705.00

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

Martin G. Schweinhart, Executive Vice President, Administration

Printed Name and Title of Applicant

Date

2-4-2015

OWNER'S CERTIFICATE

IOM Health Systems LP is the owner of the property commonly known as 2123 Lincoln Way Court, Fort Wayne, Indiana 46819 and further identified as Parcel Number 02-12-34-300-012.000-074 in Allen County, Indiana. IOM Health Systems LP has full knowledge of Revenue Cycle Service Center, LLC's intent to apply for Economic Revitalization Area status and has no objection to the application.

IOM HEALTH SYSTEMS LP

By: Lutheran Health Network Investors, LLC, its general partner

By: James W. Doucette
Name: James W. Doucette
 Sr. VP Finance & Treasurer
Title: _____

STATE OF Tennessee)
) SS:
COUNTY OF Williamson

Before me, a notary public, in and for said county and state, personally appeared

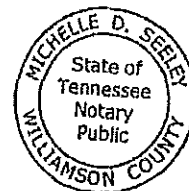
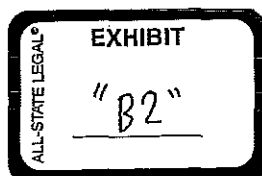
James W. Doucette on the 10th day of February, 2015,
and acknowledged the execution of the foregoing Owner's Certificate as their voluntary act and deed.

Resident of TN County, Williamson

Michelle D. Seeley
Signature of Notary Public

My Commission Expires; 11-2-2015

Michelle D. Seeley
Printed Name of Notary Public



STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R3 / 12-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

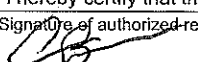
PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

FEB 11 2015 *gmc*

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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Revenue Cycle Service Center, LLC		Name of contact person Carolyn Abel						
Address of taxpayer (number and street, city, state, and ZIP code) 1700 Magnavox Way, Suite 101, Fort Wayne, IN 46804			Telephone number (260) 443-0700					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body Fort Wayne Common Council			Resolution number (s)					
Location of property 2123 Lincoln Way Court, Fort Wayne, IN 46819		County Allen		DLGF taxing district number 074				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Information technology equipment consisting of equipment and software used for information processing and office automation; telecommunication facilities and networks, informatics, and network administration		ESTIMATED						
		START DATE		COMPLETION DATE				
		Manufacturing Equipment						
		R & D Equipment						
		Logist Dist Equipment						
		IT Equipment		02/15/2015 02/31/2015				
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 281	Salaries \$10,058,022.00	Number retained 281	Salaries \$10,058,022.00	Number additional 219	Salaries \$8,235,578.00			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT	IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values							1,369,490	1,369,490
Plus estimated values of proposed project							100,000	100,000
Less values of any property being replaced							0	0
Net estimated values upon completion of project							1,469,490	1,469,490
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) 0			Estimated hazardous waste converted (pounds) 0					
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 						Date signed (month, day, year) February 11, 2015		
Printed name of authorized representative Andrew D. Boxberger						Title Attorney		



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FEB 11 2015 *Emc*

COMMUNITY DEVL

20 15 PAY 20 16

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
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. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer IOM Health Systems LP					
Address of taxpayer (number and street, city, state, and ZIP code) c/o Baden Tax Management, P.O. Box 8040, Fort Wayne, IN 46898					
Name of contact person Carolyn Abel		Telephone number (260) 443-0700		E-mail address cabel@lhn.net	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council		Resolution number			
Location of property 2123 Lincoln Way Court, Fort Wayne, IN 46819		County Allen		DLGF taxing district number 074	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Moderate remodeling and renovations including updating and expanding restroom facilities, new wiring, new carpeting, wall coverings, lighting, and expanding the parking lot.				Estimated start date (month, day, year) February 2, 2015	
				Estimated completion date (month, day, year) December 31, 2015	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 281.00	Salaries \$10,058,022.00	Number retained 281.00	Salaries \$10,058,022.00	Number additional 219.00	Salaries \$8,235,578.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		2,005,600.00		2,005,600.00	
Plus estimated values of proposed project		1,163,785.00		1,163,785.00	
Less values of any property being replaced		1,000,000.00		1,000,000.00	
Net estimated values upon completion of project		2,169,385.00		2,169,385.00	
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 				Date signed (month, day, year) February 11, 2015	
Printed name of authorized representative Andrew D. Boxberger				Title Attorney	

CASE NO. 00004458

EXHIBIT A - LEGAL DESCRIPTION

PARCEL I:

Part of the Southwest Quarter of Section 34, Township 30 North, Range 12 East, Allen County, Indiana, lying Northerly of the Baer Field Expressway, Project U377(10), described as follows:

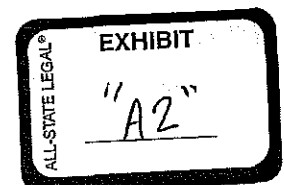
COMMENCING at an iron pin set in 1971 on the North right-of-way line of said Baer Field Expressway at its intersection by a line that is 575 feet East of and parallel to the West line of said Quarter Section; thence South 67 degrees 32 minutes West (State Highway bearing), a distance of 50.0 feet; thence Northwesterly by a deflection right of 90 degrees 00 minutes, a distance of 400.0 feet; thence Northeasterly by a deflection right of 90 degrees 00 minutes, a distance of 750.0 feet; thence Southeasterly by a deflection right of 90 degrees 00 minutes, a distance of 390 feet, more or less, to the North right-of-way line of said Baer Field Expressway, as situated 80 feet introrsely concentric to the 2 degrees centerline curve thereof; thence Southwesterly on the said North right-of-way line, as situated 80 feet introrsely concentric to said 2 degrees centerline curve, a distance of 22 feet, more or less, to an iron pin previously set at P.C. Station 176+58.25; thence continuing South 65 degrees 56 minutes West on said right-of-way line, a distance of 358.35 feet to an iron pin previously set, as situated 70 feet normally distant Northwestward of said Highway centerline; thence South 67 degrees 32 minutes West along the said 70 foot right-of-way line, a distance of 319.6 feet to the Point of Beginning, containing 6.84 acres, more or less.

PARCEL II:

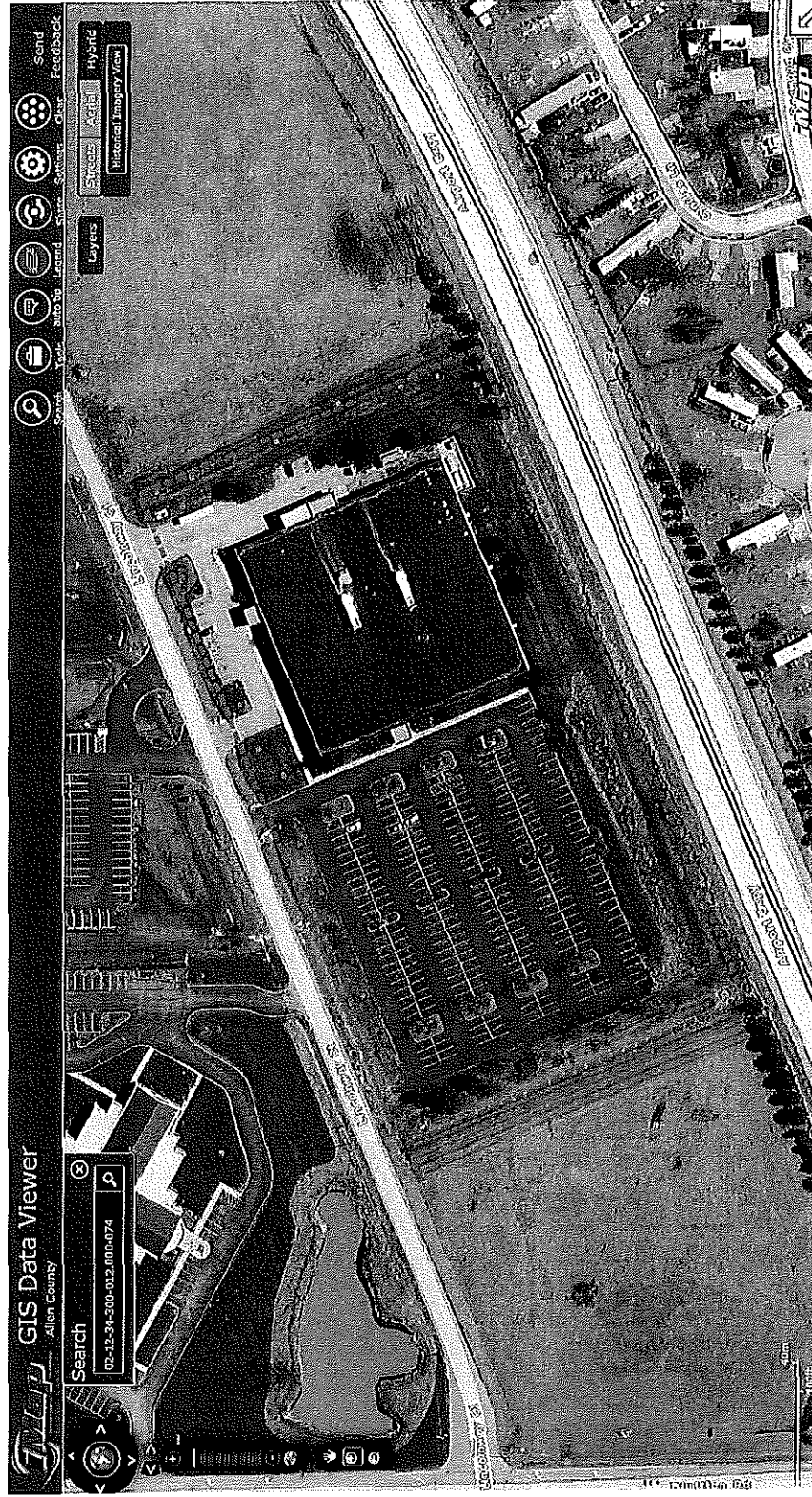
Part of the Southwest Quarter of Section 34, Township 30 North, Range 12 East, Allen County, Indiana, lying Northerly of the Baer Field Thruway, Project U377(10), more particularly described as follows:

COMMENCING at a point on the North right-of-way line of Baer Field Thruway, Project U377(10), said point being 575 feet East of the West line of the Southwest Quarter of Section 34, Township 30 North, Range 12 East, Allen County, Indiana; thence North 67 degrees 32 minutes East (State Highway bearing) along the said North right-of-way line and 70 feet and parallel to the centerline of Baer Field Thruway, a distance of 319.6 feet; thence North 65 degrees 56 minutes East along said North right-of-way line a distance of 358.35 feet to a point 80 feet Northwest of the centerline of Baer Field Thruway, said point being Station 176+58.25; thence Northeasterly along said North right-of-way line on a curve that is situated 80 feet introrsely concentric to said 02 degrees centerline curve, a distance of 22.2 feet to the True Point of Beginning; thence North 22 degrees 28 minutes West a distance of 389.29 feet to a point on the South right-of-way line of Lincolnway Court; thence North 67 degrees 32 minutes East along the South right-of-way line of Lincolnway Court Extended Easterly a distance of 300.0 feet; thence South 23 degrees 53 minutes 50 seconds East a distance of 369.71 feet to a point on the North right-of-way line of Baer Field Thruway as situated 80 feet introrsely concentric to the 02 degrees centerline curve of Baer Field Thruway; thence Southwesterly on the said North right-of-way line as situated 80 feet introrsely concentric to said 02 degrees centerline curve, a distance of 310.0 feet to the Point of Beginning, containing 2.65 acres.

END OF EXHIBIT A



2123 Lincoln Way Court



DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **IOM Health Systems, LP/Revenue Cycle Service Center, LLC is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$1,263,785. In order to expand, Revenue Cycle Service Center, LLC will remodel their office space including expanding the restroom facilities and parking lot. New wiring, carpeting, wall coverings, and lighting will be installed. New information technology equipment will be purchased and installed.**

EFFECT OF PASSAGE: **In order to effectively manage the processing of medical insurance claims, billing, appeals, and insurance collections, Revenue Cycle Service Center, LLC will expand its Fort Wayne operations. 219 full-time jobs will be created and 281 full-time jobs will be retained as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 219 full-time jobs**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Tom Didier and Russ Jehl**

MEMORANDUM



To: City Council

FROM: Elissa McGauley, Economic Development Specialist

DATE: February 18, 2015

RE: Request for designation by IOM Health Systems, LP/Revenue Cycle Service Center, LLC as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	2123 Lincoln Way Court	PROJECT LOCATED WITHIN:	Not Applicable
PROJECT COST:	\$1,263,785	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	Revenue Cycle Service Center processes medical insurance claims, billing, appeals, and insurance collections. The company provides customer service for network hospitals and others.
PROJECT DESCRIPTION:	Moderate remodeling will be done to the building including expanding restroom facilities and the parking lot. New wiring, carpeting, wall coverings, and lighting will be installed. New information technology equipment will be purchased and installed.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	219	JOBS RETAINED (FULL-TIME):	281
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 8,235,578	TOTAL RETAINED PAYROLL:	\$ 10,058,022
AVERAGE SALARY (FULL-TIME NEW):	\$ 37,605	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 35,793

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 C1, professional office and personal services zoning classification. Use of property is consistent with the land use policies of the City of Fort Wayne.

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 a 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: 219 jobs will be created as a result of the project.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.
2. The period of deduction for personal property is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, IOM Health Systems, LP/Revenue Cycle Service Center, LLC is eligible for ten year deductions on real and personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system as well as an estimate of the property taxes saved and paid over the length of the ten year deduction schedule.

COMMENTS

Signed:

Elissa McDevaney
Economic Development Manager

Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	8
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	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	5
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	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	
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	5
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	10
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	10
50-99	8	
25-49	6	
10-24	4	
1 to 9	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	12
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	

BENEFITS (10 points possible)

Major Medical Plan	7	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	71
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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.

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	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%	

Real Property Abatements

Tax Abatement Review System

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new Investment in real property (new structures and/or rehabilitation)

Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	4
less than \$1,250	2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	5
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	

**Estimated local income taxes generated from jobs created
(Double points for start-up)**

\$30,000 or more	5	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	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	
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Estimated Percent of Business done outside

Allen County		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	5

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	10
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	

Total number of permanent jobs created (Double for start-up)

Over 100	10	10
50-99	8	
25-49	6	
10-24	4	
1 to 9	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	12
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	

BENEFITS (10 points possible)

Major Medical Plan	7	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	71
--------------	-----------

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**

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$3,540,386	40%	\$1,416,154	\$1,416,154	100%	0%	\$1,416,154	\$0	0.033065	\$0	\$46,825
2	\$3,540,386	56%	\$1,982,616	\$1,982,616	90%	10%	\$1,784,355	\$198,262	0.033065	\$6,556	\$59,000
3	\$3,540,386	42%	\$1,486,962	\$1,486,962	80%	20%	\$1,189,570	\$297,392	0.033065	\$9,833	\$39,333
4	\$3,540,386	32%	\$1,132,924	\$1,132,924	70%	30%	\$793,046	\$339,877	0.033065	\$11,238	\$26,222
5	\$3,540,386	30%	\$1,062,116	\$1,062,116	60%	40%	\$637,269	\$424,846	0.033065	\$14,048	\$21,071
6	\$3,540,386	30%	\$1,062,116	\$1,062,116	50%	50%	\$531,058	\$531,058	0.033065	\$17,559	\$17,559
7	\$3,540,386	30%	\$1,062,116	\$1,062,116	40%	60%	\$424,846	\$637,269	0.033065	\$21,071	\$14,048
8	\$3,540,386	30%	\$1,062,116	\$1,062,116	30%	70%	\$318,635	\$743,481	0.033065	\$24,583	\$10,536
9	\$3,540,386	30%	\$1,062,116	\$1,062,116	20%	80%	\$212,423	\$849,693	0.033065	\$28,095	\$7,024
10	\$3,540,386	30%	\$1,062,116	\$1,062,116	10%	90%	\$106,212	\$955,904	0.033065	\$31,607	\$3,512
11	\$3,540,386	30%	\$1,062,116	\$1,062,116	0%	100%	\$0	\$1,062,116	0.033065	\$35,119	\$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$245,130**

TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$164,590**

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

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	\$2,838,785	\$2,838,785	\$2,838,785	100%	0%	\$2,838,785	\$0	0.033065	\$0	\$93,884
2	\$2,838,785	\$2,838,785	\$2,838,785	95%	5%	\$2,696,846	\$141,939	0.033065	\$4,693	\$89,171
3	\$2,838,785	\$2,838,785	\$2,838,785	80%	20%	\$2,271,028	\$567,757	0.033065	\$18,773	\$75,092
4	\$2,838,785	\$2,838,785	\$2,838,785	65%	35%	\$1,845,210	\$993,575	0.033065	\$32,853	\$61,012
5	\$2,838,785	\$2,838,785	\$2,838,785	50%	50%	\$1,419,393	\$1,419,393	0.033065	\$46,932	\$46,932
6	\$2,838,785	\$2,838,785	\$2,838,785	40%	60%	\$1,135,514	\$1,703,271	0.033065	\$56,319	\$37,546
7	\$2,838,785	\$2,838,785	\$2,838,785	30%	70%	\$851,636	\$1,987,150	0.033065	\$65,705	\$28,159
8	\$2,838,785	\$2,838,785	\$2,838,785	20%	80%	\$567,757	\$2,271,028	0.033065	\$75,092	\$18,773
9	\$2,838,785	\$2,838,785	\$2,838,785	10%	90%	\$283,879	\$2,554,907	0.033065	\$84,478	\$9,386
10	\$2,838,785	\$2,838,785	\$2,838,785	5%	95%	\$141,939	\$2,696,846	0.033065	\$89,171	\$4,693
11	\$2,838,785	\$2,838,785	\$2,838,785	0%	100%	\$0	\$2,838,785	0.033065	\$93,884	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$464,629**

TOTAL TAX PAID REAL PROPERTY (10 yrs) (10 yrs on 10 yr deduction) **\$474,015**

TOTAL TAX SAVED MACHINERY & BUILDING (10 yrs on 10 yr deduction) **\$709,759**

TOTAL TAX PAID MACHINERY & BUILDING (10 yrs on 10 yr deduction) **\$638,606**

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