

A CONFIRMING 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, Common Council has previously designated and declared by Declaratory Resolution the following described property as 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 additional 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 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, a recommendation has been received from the Committee on Finance concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

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

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date 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 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 and personal property for new information technology equipment.

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 redevelopment or rehabilitation and estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new information technology equipment.

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.3065/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.3065/\$100 (the change would be negligible).
- (c) 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 \$3.3065/\$100 (the change would be negligible).
- (d) If the proposed new information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.3065/\$100.
- (e) If the proposed new information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.3065/\$100 (the change would be negligible).
- (f) If the proposed new information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.3065/\$100 (the change would be negligible).

SECTION 6. 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 that the deduction from the assessed value of the new information technology equipment shall be for a period of ten years.

SECTION 7. 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 8. 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 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. For new information technology equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 12. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new information technology equipment acquired.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.

1 D. The total number of employees employed at the facility receiving the deduction.

2 E. The total assessed value of the real and/or personal property deductions.

3 F. The tax savings resulting from the real and/or personal property being abated.

4 **SECTION 13.** That, the taxpayer is non-delinquent on any and all property tax due to
jurisdictions within Allen County, Indiana.

5 **SECTION 14.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a
6 deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as
7 determined by the county auditor in accordance with section 12 of said chapter if the property owner
8 ceases operations at the facility for which the deduction was granted and if the Common Council finds that
9 the property owner obtained the deduction by intentionally providing false information concerning the
property owner's plans to continue operation at the facility.

10 **SECTION 15.** That, this Resolution shall be in full force and effect from and after its passage
and any and all necessary approval by the Mayor.

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12
13 _____
14 Member of Council

15
16 APPROVED AS TO FORM A LEGALITY

17
18 _____
19 Carol Helton, City Attorney

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: This is to confirm the designation of an Economic Revitalization Area for IOM Health Systems, LP/Revenue Cycle Service Center, LLC for both real and personal property improvements in the amount of \$1,263,785. 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 (CO-CHAIRS): Tom Didier and Russ Jehl

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:

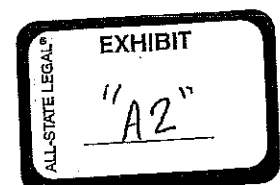
COMMENCING at an iron pin set in 1971 on the North right-of-way line of said Baer Field Expressway at its intersection by a line that is 575 feet East of and parallel to the West line of said Quarter Section; thence South 67 degrees 32 minutes West (State Highway bearing), a distance of 50.0 feet; thence 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

