

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-
12.1 for property commonly known as 800 W.
Rudisill Blvd., Fort Wayne, Indiana 46807
(Ambassador Campus Properties, LLC/Enterprise
Pointe, LP)**

WHEREAS, Petitioner has duly filed its petition dated May 27, 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 two part-time, permanent jobs for a total current annual payroll of \$34,445, with the average current, annual job salary being \$17,222.50; and

WHEREAS, the total estimated project cost is \$6,000,000; 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 real estate.

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

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.3570/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.3570/\$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 \$3.3570/\$100 (the change would be negligible).

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 That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of five 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	80%
3	60%
4	40%
5	20%

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.

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

3 **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
4 has received a deduction under section 3 or 4.5 of said chapter may be required to repay the
5 deduction amount as determined by the county auditor in accordance with section 12 of said
6 chapter if the property owner ceases operations at the facility for which the deduction was
7 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.

8 **SECTION 12.** That, this Resolution shall be in full force and effect from and after
9 its passage and any and all necessary approval by the Mayor.

10 _____
11 Member of Council

12 APPROVED AS TO FORM AND LEGALITY

13 _____
14 Carol Helton, City Attorney



MAY 27 2015

ajp

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:

\$ 6,000,000

Total cost of manufacturing equipment improvements:

\$ 0

Total cost of research and development equipment improvements:

\$ 0

Total cost of logistical distribution equipment improvements:

\$ 0

Total cost of information technology equipment improvements:

\$ 0

TOTAL OF ABOVE IMPROVEMENTS:

\$ 6,000,000

GENERAL INFORMATION

Real property taxpayer's name: Ambassador Campus Properties, LLC (future taxpayer will be)Personal property taxpayer's name: N/ATelephone number: 260-423-3546 ext 215Address listed on tax bill: 2845 E Dupont Rd, Fort Wayne, IN 46825Name of company to be designated, if applicable: Enterprise Pointe, LP (to-be-formed)Year company was established: to-be-formedAddress of property to be designated: 800 W Rudisill Blvd, Fort Wayne, IN 46807Real estate property identification number: 02-12-14-308-019.000-074Contact person name: Steve HoffmanContact person telephone number: (260) 423-3546Contact person Email: stevehoffman@mybrightpoint.comContact person address: 227 E Washington Blvd, Fort Wayne, IN 46802

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Steve Hoffman	President/CEO	227 E Washington Blvd, Fort Wayne, IN 46802	(260) 423-3546
Sherry Early-Aden	Vice President of Operations	227 E Washington Blvd, Fort Wayne, IN 46802	(260) 423-3546
Greg Majewski	Community Economic Development	227 E Washington Blvd, Fort Wayne, IN 46802	(260) 423-3546

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

NAME	PERCENTAGE
Community Action of Northeast Indiana, Inc. d/b/a Brightpoint	100%

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) N/A
- ☒ 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? N/A
- What percentage of sales is made to the ultimate customer? N/A
- What percentage of sales will be from service calls? N/A

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

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

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

Enterprise Pointe, LP will provide affordable housing, business amenities, and business development services for business owners, entrepreneurs, artists, artisans, makers, inventors, and creative professionals.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
N/A	

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

Customer Name	City/State	Annual Gross Sales
N/A		

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
N/A	

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

Enterprise Pointe will provide affordable housing, business amenities, and business development services for business owners, entrepreneurs, artists, artisans, makers, inventors, and creative professionals.

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 development will make use of and rehabilitate the three remaining structures located at 800 W Rudisill Blvd, Fort Wayne, IN 46807. The structures are currently vacant and have been for several years. Deferred maintenance issues have prevented re-use, especially Schultz Hall on the corner of South Wayne and Rudisill, which suffered a fire in 2005 and has not been improved since then.

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:

Three structures currently exist on-site: the former Bethany Hall, Schultz Hall; and Oakwood Apartments of Taylor University. The three structures are vacant and have been unused since the University sold the property to Ambassador Campus Properties, LLC in 2012.

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

Deferred maintenance issues, and in the case of Schultz Hall, fire damage have made all three structures unusable as-is. The three buildings are currently configured for academic dormitory residences and office space.

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

Approximately \$6,000,000 in real estate improvements will be made, including the rehabilitation of the three existing structures into residential apartments and the creation of two new structures on-site. One structure will include additional residential and business amenities to support entrepreneurial activities, and one structure will house shared studio space.

Projected construction start (month/year): 03/2016

Projected construction completion (month/year): 06/2017

☐ Yes ☒ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council? The project will meet the ICC 700-2008 Gold Rating Green Building Standard as well as an Energy Star HERS rating of <80

☒ 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:

Three structures currently exist on-site: the former Bethany Hall, Schultz Hall, and Oakwood Apartments of Taylor University. The three structures are vacant and have been unused since the University sold the property to Ambassador Campus Properties, LLC in 2012.

Describe the condition of the structure(s) listed above: Vacant, disused, with deferred maintenance issues and fire damage.

Projected occupancy date (month/year): 08/2017

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.

Two structures on the site were demolished by Taylor University prior to the land purchase by Ambassador Campus Properties, LLC in 2012. Demolition was to remediate contaminated soil to make the property more attractive for future uses. The owner's desire was to identify a community focused organization to make positive use of this site while the focus of Ambassador Campus Properties, LLC's efforts are the reevelopment of the academic property south of Rudisill Blvd. Prior to ownership by Ambassador Campus Properties, LLC, the property was owned and used for academic purposes by the Fort Wayne Bible College, Summit Christian College, and Taylor University.

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
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Property Manager	8810	1	\$ 17,223
Maintenance Professional	9015	1	\$ 17,223

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:

Vision Insurance

When will you reach the levels of employment shown above? (month/year): 08/2017

REQUIRED ATTACHMENTS

The following must be attached to the application.

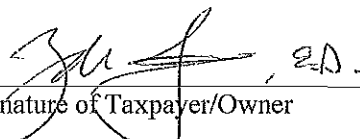
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

Zach Lesser, Executive Director

Printed Name and Title of Applicant

Date

5/26/15



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

20__ PAY 20__

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)

MAY 27 2015
 [Signature]

COMMUNITY DEVELOPMENT

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 Ambassador Campus Properties, LLC (future taxpayer will be a newly formed Limited Partnership)					
Address of taxpayer (number and street, city, state, and ZIP code) 2845 E Dupont Rd, Fort Wayne, IN 46825					
Name of contact person Greg Majewski		Telephone number (260) 423-3546 x215		E-mail address gregmajewski@mybrightpoint.org	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne Common Council				Resolution number	
Location of property 800 W Rudisill Blvd, Fort Wayne, IN		County Allen		DLGF taxing district number 074	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Renovate 3 existing buildings, construct 1 new apartment building with community space and construct 1 new studio/workshop on-site to accommodate a 48-unit multi-family affordable housing development utilizing the Low Income Housing Tax Credit program provided by the Indiana Housing and Community Development Authority.				Estimated start date (month, day, year) 03/01/16	
				Estimated completion date (month, day, year) 06/01/2017	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 2.00	Salaries \$34,445.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values				315,200.00	
Plus estimated values of proposed project		6,000,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project		6,000,000.00			
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 [Signature]				Date signed (month, day, year) 5/26/15	
Printed name of authorized representative Zach Lesser			Title Executive Director		

EXHIBIT A

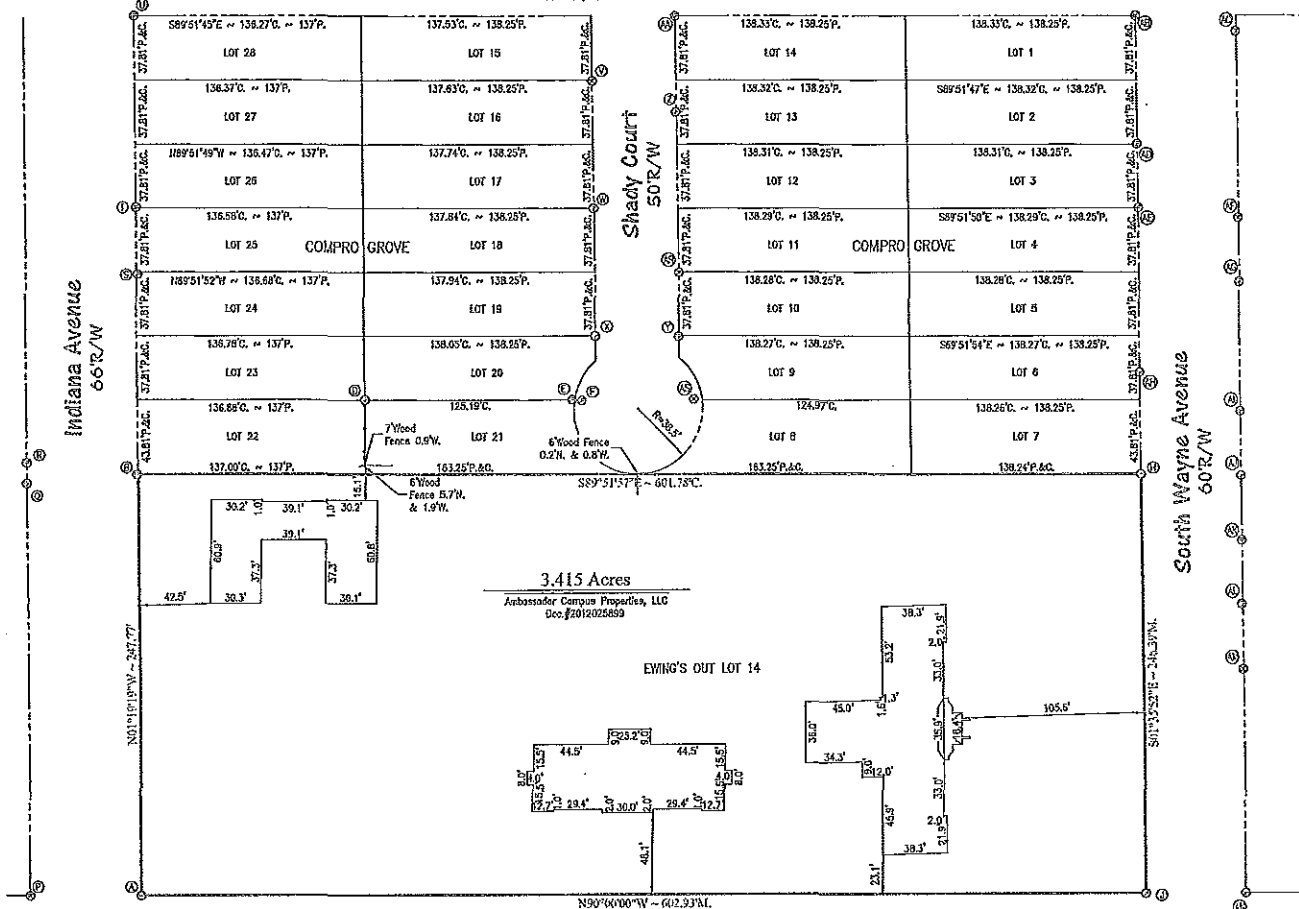
Exhibit A

Legal Description of Property

Lot Number 14 Ewing's Out Lots in the Southwest Quarter of Section 14, Township 30 North, Range 12 East, according to the plat thereof, as recorded in Deed Record 31, pages 404-408, except that part appropriated for the widening of Rudisill Boulevard, Boulevard Resolution No. 5-1913, as shown by Plat recorded in Plat Book 7, pages 86 to 89 in the Office of the Recorder of Allen County, Indiana.

MLS

MLS

Oakdale Drive
59.6'R/WRudisill Boulevard
100'R/W

MONUMENT LEGEND

A = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
 B = 5/8" Steel Rebar Fnd. in a 1" Pipe 0.22S. & 0.23W. of Actual (Flush/No History)
 D = 5/8" Steel Rebar w/0026" Id. Cap Fnd. 0.27N. & 0.18E. of Actual (Flush)
 E = 5/8" Steel Rebar w/0026" Id. Cap Fnd. 0.18N. & 1.43W. of Actual (Flush)
 F = 1/2" Steel Rebar Fnd. 0.11S. & 4.37E. of Actual (Flush/No History)
 H = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
 J = 5/8" x 24" Steel Rebar w/ Miller Firm #0093" Id. Cap Set (Flush)
 K = 3/8" Steel Rebar Fnd. 0.26S. of Actual (Flush/No History)
 L = 1/2" Steel Rebar Fnd. of 0.17N. Actual (Flush/No History)
 M = 1-1/2" Pipe Fnd. of Actual (Flush/No History)
 N = 1-1/2" Pipe Fnd. 0.54S. of Actual (Flush/No History)
 O = 5/8" Steel Rebar w/0193" Id. Cap Fnd. 0.39N. of Actual (Flush)
 P = 3/4" Pipe Fnd. 0.11E. of Actual (Flush/No History)
 Q = 3/4" Steel Rebar Fnd. of Actual (Flush/No History)
 R = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
 S = 5/8" Steel Rebar Fnd. 1.22S. & 0.49E. of Actual (Flush/No History)
 T = 1" Pipe Fnd. 0.52N. of Actual (Flush/No History)
 U = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
 V = 1" Pipe Fnd. 0.40S. of Actual (Flush/No History)
 W = 1/2" Steel Rebar Fnd. 0.33W. of Actual (Flush/No History)
 X = 1/2" Steel Rebar Fnd. (Flush/No History) & 5/8" Steel Rebar w/0027" Id. Cap Fnd. 0.15S. & 0.17E. of Actual (Flush/No History)
 Y = 5/8" Steel Rebar w/ unidentifiable cap Fnd. 0.27S. & 0.22W. of Actual (Flush)
 Z = 1/2" Steel Rebar Fnd. 0.49W. of Actual (Flush/No History)
 AA = 1/2" Steel Rebar Fnd. 0.13S. & 0.16W. of Actual (Flush/No History)
 AB = 3/4" Pipe of Actual (Flush/No History)
 AC = 5/8" Steel Rebar Fnd. 0.54W. of Actual (Flush/No History)
 AD = 1/2" Steel Rebar Fnd. 0.25N. & 0.21W. of Actual (Flush/No History)
 AE = 1/2" Steel Rebar Fnd. 0.25N. & 0.22E. of Actual (Flush/No History)
 AF = 1" Pipe Fnd. 0.35W. of Actual (Flush/No History)
 AG = 5/8" Steel Rebar w/ "Tazara" Id. Cap Fnd. 0.35W. of Actual (Flush)
 AH = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
 AI = 3/4" Steel Rebar Fnd. 0.21W. of Actual (Flush/No History)
 AJ = 3/4" Steel Rebar Fnd. 0.20W. of Actual (Flush/No History)
 AK = 1/2" Steel Rebar Fnd. 0.13W. of Actual (Flush/No History) & 1/2" Steel Rebar Fnd. 0.25W. of Actual (Flush/No History)
 AL = 1/2" Steel Rebar Fnd. 0.34W. of Actual (Flush/No History)
 AN = 2-1/2" Pipe Fnd. 0.48W. of Actual (Flush/No History)
 AO = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
 AP = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
 AQ = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
 AR = 5/8" Pipe Fnd. 0.26S. of Actual (Flush/No History)
 AS = 3/4" Pipe Fnd. 0.52N. & 4.97W. of Actual (Flush/No History)

Rudisill Boulevard
100'R/W

LEGAL DESCRIPTION

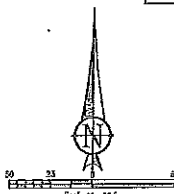
See Attached

SURVEYOR'S REPORT

See Attached

IN WITNESS WHEREOF, I hereunto place my hand and seal this 21st day of May, 2015.
 Revised: May 26, 2015

Brent R. Miller
 Brent R. Miller, PLS No. 20300039



Reference Survey
 Dikmeyer & Associates
 Survey No. 218411
 May 4, 2012

Legend

POB • Point of Beginning
 M • Measured
 P • Record
 C • Calculated
 D • Deed
 --- Right of Way (R/W)
 --- Building Setback Line
 --- Center Line

Project
 Lot 14 Ewing's Out Lots
 Fort Wayne, Allen County, Indiana

Description
 IAC Title 865 Boundary Survey

REVISIONS
 May 26, 2015 - Excluded Lot 21

Drawn By: ADW
 Date: May 21, 2015
 Survey Number: 15053121
 Approved By: BRM

Holdback Complete: 05-18-2015
 Drawing Name: 15053121.dwg
 For: Keller Development

Corporate Office
 221 Tower Drive
 Monroe, IN 46772
 Phone: (260) 692-6166
 Fax: (260) 692-6242

Brent R. Miller, PLS No. LS20300039
 Robert J. Marcell, PLS No. LS20400028
 Angela D. Wallace, PLS No. LS21200016

Miller Land Surveying, Inc.

www.mlswebsite.us

MLS

Precision and Professionalism is where we draw the line.

Fort Wayne Office
 217 Airport North Office Park
 Fort Wayne, IN 46825
 Phone: (260) 489-8371
 Fax: (260) 489-8370

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MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: June 3, 2015
RE: Request for designation by Ambassador Campus Properties, LLC/Enterprise Pointe, LP as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	800 W. Rudisill Blvd.	PROJECT LOCATED WITHIN:	Not Applicable
PROJECT COST:	\$ 6,000,000	COUNCILMANIC DISTRICT:	5

COMPANY PRODUCT OR SERVICE:	Ambassador Campus Properties, LLC/Enterprise Pointe, LP will provide affordable housing, business amenities, and business development services for business owners, entrepreneurs, artists, artisans, makers, inventors, and creative professionals.
PROJECT DESCRIPTION:	Ambassador Campus Properties, LLC/Enterprise Pointe, LP will construct approximately \$6,000,000 in real estate improvements, including the rehabilitation of the three existing structures into residential apartments and the creation of two new structures on-site. One structure will include additional residential and business amenities to support entrepreneurial activities, and one structure will house shared studio space.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	0	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	2	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$34,445	TOTAL RETAINED PAYROLL:	\$0
AVERAGE SALARY (FULL-TIME NEW):	\$0	AVERAGE SALARY (FULL-TIME RETAINED):	\$0

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Yes ☐ No ☒ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned R1-Single Family Residential. The property is currently under consideration by the Plan Commission for a zoning change to C2-Limited Commercial, which, if approved, will permit the desired uses.

Yes ☒ No ☐ N/A ☐

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

Yes ☐ No ☐ N/A ☒

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

Yes ☐ No ☒ N/A ☐

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

Yes ☒ No ☐ N/A ☐

Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐

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

Yes ☒ No ☐ N/A ☐

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

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?

Yes ☒ No ☐ N/A ☐

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

POLICY

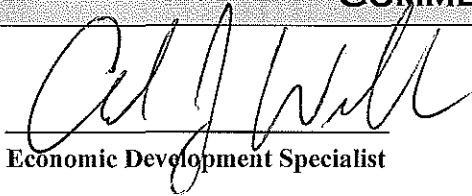
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property is five years.

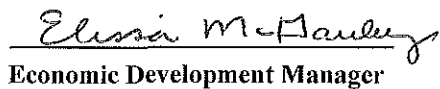
Under Fort Wayne Common Council's tax phase-in policies and procedures, Ambassador Campus Properties, LLC/Enterprise Pointe, LP is eligible for a five year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved and paid over the length of the five year deduction schedule.

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Manager

COMMUNITY DEVELOPMENT DIVISION

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

Estimated local income taxes generated from jobs retained

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

Estimated local income taxes generated from jobs created

(Double points for start-up)

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

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	

JOBS (20 points possible)

Total number of permanent jobs retained

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

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

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

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$45,000	20	
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
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	5

Total	41
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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.

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%	

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Ambassador Campus Properties, LLC/Enterprise Pointe, LP is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$6,000,000. Ambassador Campus Properties, LLC/Enterprise Pointe, LP will improve and rehabilitate three existing structures into residential apartments and create two new structures on-site. One structure will include additional residential and business amenities to support entrepreneurial activities, and one structure will house shared studio space.**

EFFECT OF PASSAGE: **The development will allow Ambassador Campus Properties, LLC/Enterprise Pointe, LP to provide affordable housing, business amenities, and business development services for business owners, entrepreneurs, artists, artisans, makers, inventors, and creative professionals. Two part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development and two part-time jobs.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Thomas Didier and Russ Jehl**

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION
TAX ABATEMENT - ESTIMATE OF SAVINGS

*New tax abatement percentages have been changed to reflect change in state law

REAL PROPERTY TAX ABATEMENT - 5 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$6,000,000	\$6,000,000	\$6,000,000	100%	0%	\$6,000,000	\$0	0.033570	\$0	\$201,420
2	\$6,000,000	\$6,000,000	\$6,000,000	80%	20%	\$4,800,000	\$1,200,000	0.033570	\$40,284	\$161,136
3	\$6,000,000	\$6,000,000	\$6,000,000	60%	40%	\$3,600,000	\$2,400,000	0.033570	\$80,568	\$120,852
4	\$6,000,000	\$6,000,000	\$6,000,000	40%	60%	\$2,400,000	\$3,600,000	0.033570	\$120,852	\$80,568
5	\$6,000,000	\$6,000,000	\$6,000,000	20%	80%	\$1,200,000	\$4,800,000	0.033570	\$161,136	\$40,284
6	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
7	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
8	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
9	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
10	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
11	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0

TOTAL TAX SAVED REAL PROPERTY	(10 yrs on 5 yr deduction)	<u>\$604,260</u>
TOTAL TAX PAID REAL PROPERTY (10 yrs)	(10 yrs on 5 yr deduction)	<u>\$1,409,940</u>

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