

**A CONFIRMING 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, 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 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, a recommendation has been received from the Committee on Finance on 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.

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. 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 occurs 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. 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 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	80%
3	60%
4	40%
5	20%

SECTION 8. 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 9. 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 with 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

1 located. If the taxpayer does not file a personal property tax return in the taxing district in
2 which the property is located, the information must be provided by May 15.

3 **SECTION 10.** The performance report must contain the following information

- 4 A. The cost and description of real property improvements.
5 B. The number of employees hired through the end of the preceding calendar year
6 as a result of the deduction.
7 C. The total salaries of the employees hired through the end of the preceding
8 calendar year as a result of the deduction.
9 D. The total number of employees employed at the facility receiving the deduction.
10 E. The total assessed value of the real property deductions.
11 F. The tax savings resulting from the real property being abated.

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

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

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

23 _____
24 Member of Council

25 APPROVED AS TO FORM AND LEGALITY

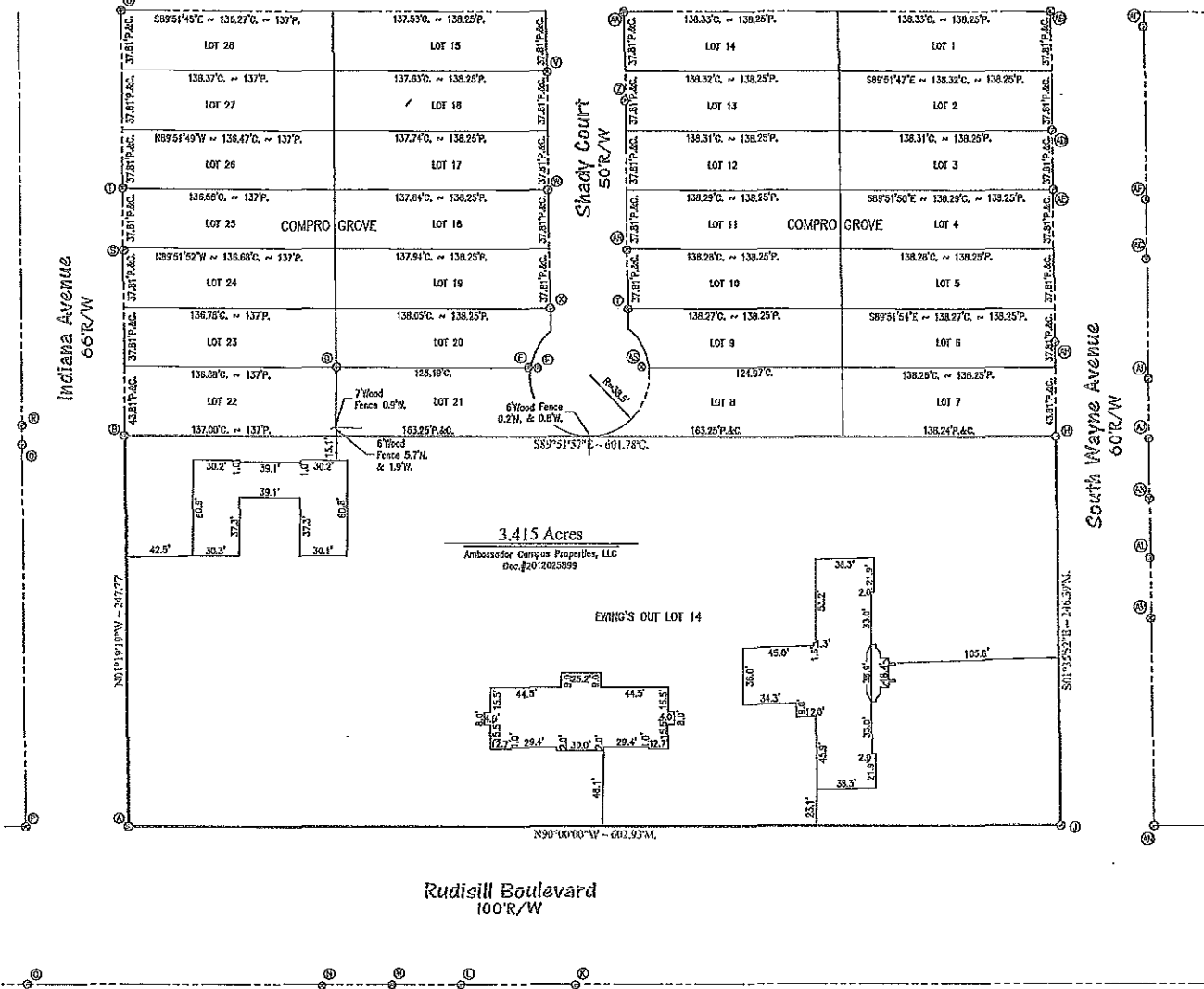
26 _____
27 Carol Helton, City Attorney

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.

Oakdale Drive
59.6'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. & 0.13W. of Actual (Flush/No History)
- D = 5/8" Steel Rebar w/ 0003" Id. Cap Fnd. 0.27N. & 0.18E. of Actual (Flush)
- E = 5/8" Steel Rebar w/ 0003" Id. Cap Fnd. 0.15N. & 1.43W. of Actual (Flush)
- F = 1/2" Steel Rebar Fnd. 0.31S. & 4.32E. of Actual (Flush/No History)
- H = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
- I = 5/8" x 24" Steel Rebar w/ Miller Firm #099" Id. Cap Set (Flush)
- K = 3/8" Steel Rebar Fnd. 0.26S. of Actual (Flush/No History)
- L = 1/2" Steel Rebar Fnd. of 0.13N. 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. 0.35N. 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. 1.25S. & 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. & 0.21W. of Actual (Flush)
- Z = 1/2" Steel Rebar Fnd. 0.45W. 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. 0.38W. of Actual (Flush/No History)
- AG = 5/8" Steel Rebar w/ Torlock" 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. 0.23W. of Actual (Flush/No History)
- AL = 1/2" Steel Rebar Fnd. 0.24W. of Actual (Flush/No History)
- AM = 3/4" Pipe Fnd. 0.48W. of Actual (Flush/No History)
- AN = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
- AO = 5/8" Steel Rebar w/ unidentifiable cap Fnd. of Actual (Flush)
- 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. & 4.57W. of Actual (Flush/No History)

Rudisill Boulevard
100'R/W

LEGAL DESCRIPTION

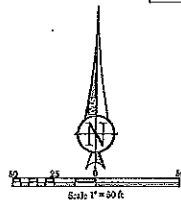
See Attached

SURVEYOR'S REPORT

See Attached

IN WITNESS WHEREOF, I hereto place my hand and seal this 21st day of May, 2015.

B. R. Miller
Brett R. Miller, PLS NO. 20300059



Reference Survey
Dickmeyer & Associates
Survey No. 210-111
May 4, 2012

Legend	
POB	Point of Beginning
M	Measured
R	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	FIELDWORK COMPLETED 05-18-2015	CORPORATE OFFICE 221 Tower Drive Monroe, IN 46712 Phone: (260) 692-4166 Fax: (260) 692-6242		Fort Wayne Office 217 Airport North Office Park Fort Wayne, IN 46825 Phone: (260) 489-8571 Fax: (260) 489-8570	
DATE May 21, 2015	DRAWING NAME 15053121.dwg	Miller Land Surveying, Inc. Brett R. Miller, PLS No. 20300059 Robert J. Muehl, PLS No. LS20400628 Angela D. Wallace, PLS No. LS20200016		Precision and Professionalism is where we draw the line.	
STAMP NUMBER 15053121	FOR Keller Development	Page 1 of 4			
Approved By: BRM					

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming 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**