BILL NO. R-16-03-18

DECLARATORY RESOLUTION NO. R-_______

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3323 Diplomat Drive, Fort Wayne, Indiana 46806 (Diplomat Associates/Lillie Gardens L.P.)

WHEREAS, Petitioner has duly filed its petition dated March 9, 2016 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 one full-time and one part-time, permanent jobs for a total new, annual payroll of $52,000, with the average new annual job salary being $26,000 and retain two full-time, permanent jobs for a total current annual payroll of $52,650, with the average current, annual job salary being $26,325; and

WHEREAS, the total estimated project cost is $5,219,509; 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 $3.3053/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.3053/$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 $3.3053/$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%
6	0%

SECTION 9. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

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

SECTION 11. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

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

____
Member of Council

APPROVED AS TO FORM AND LEGALITY

____
Carol Helton, City Attorney

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Diplomat Associates/Lillie Gardens L.P. is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of $5,219,509. Diplomat Associates/Lillie Gardens L.P. will rehabilitate 140 residential housing units.**

EFFECT OF PASSAGE: **140 residential housing units will be rehabilitated, one full-time and one part-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of investment to rehabilitate 140 residential housing units, one full-time and one part-time job.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **This project is also supported by a $5 million economic development revenue bond approved by Fort Wayne City Council on Tuesday March 8, 2016.**

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Glynn Hines and John Crawford**

CITY OF FT WAYNE

03/2013

MAR 09 2016 Emc

COMMUNITY DEVL

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

- [x] Real Estate Improvements
- [ ] Personal Property Improvements
- [ ] Vacant Commercial or Industrial Building

Total cost of real estate improvements: $ 5,219,509
Total cost of manufacturing equipment improvements: ____
Total cost of research and development equipment improvements: ____
Total cost of logistical distribution equipment improvements: ____
Total cost of information technology equipment improvements: ____

TOTAL OF ABOVE IMPROVEMENTS: $ 5,219,509

GENERAL INFORMATION

Real property taxpayer's name: Diplomat Associates / Lillie Gardens L.P.

Personal property taxpayer's name: ____

Telephone number: 260-447-0112

Address listed on tax bill: 3323 Diplomat Drive, Fort Wayne, IN 46806

Name of company to be designated, if applicable: ____

Year company was established: 2015

Address of property to be designated: 3323 Diplomat Drive, Fort Wayne, IN 46806

Real estate property identification number: 6500170034

Contact person name: Ifeanyi (Vop) Osili

Contact person telephone number: (317) 716-7894 Contact person Email: voposili@yahoo.com

Contact person address: 133 West Market Street, Unit 184, Indianapolis, IN 46204

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Ifeanyi Osili	General Partner	133 W. Market, Unit 184, Indpls, IN 46204	(317) 716-7894

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

Customer Name	City/State	Annual Gross Sales
NA		

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

Supplier Name	City/State	Annual Gross Purchases
NA		

List the company's top three competitors:

Competitor Name	City/State
NA	

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

NA

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The property currently known as Diplomat Apartments was constructed in 1967 and has been in a state of disrepair and deteriorating for several years. Occupancy levels have dropped to 35% and the resulting spiral does not allow for any improvements to be completed. Applicant is recapitalizing the property will a full gut rehabilitation using Bond financing and Rental Housing Tax Credits.

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:

The Diplomat Apartments is made up of 10 one story brick and vinyl siding buildings scattered over 8.73 acres. Each building contains either 12 or 16 one bedroom units for a total of 140 units in the the property. The property also has a leasing office attached to one of the 10 buildings.

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

Four of the 10 buildings are currently offline due to disrepair and code violations. The other 6 buildings have scattered occupants but are in poor condition. All buildings have original appliances, paint and cabinets. The site, in particular the roads through the development are in such a state of deterioration, with many large potholes 4 to 6 inches deep, that it is difficult to drive through the complex.

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

Improvements on the exterior will include all new hardy plank siding, instead of vinyl, new roads through the complex, new sidewalk configurations, fencing and landscaping. The interiors will have new walls and paint, appliances, mechanicals, wiring, cabinets, open floor plans, hardwood flooring, doors and windows.

Projected construction start (month/year): 05/2016

Projected construction completion (month/year): 07/2017

☐ 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)

NA

☐ 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:

NA

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

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Leasing Agent	11-9141	1	[redacted]
Maintenance	49-9099	1	[redacted]

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Leasing Agent	11-9141	1	[redacted]
Maintenance	49-9099	1	[redacted]

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Property Manager	11-9141	1	[redacted]

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Maintenance	49-9099	1	[redacted]

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- [ ] Pension Plan
- [x] Major Medical Plan
- [ ] Disability Insurance
- [ ] Tuition Reimbursement
- [ ] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (month/year): 07/2017

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 no Improvement Location Permit or Structural Permit has been filed for construction of improvements, the occupation of the vacant building has not taken place and no 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, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) 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 and CF-1/VBD 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

Ifeanyi Osili, General Partner

Printed Name and Title of Applicant

03/03/2016

Date

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
MAR 09 2016 Emc
COMMUNITY DEVL.

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)

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: Diplomat Associates / Lilie Gardens L.P.

Address of taxpayer (*number and street, city, state, and ZIP code*): 3323 Diplomat Drive, Fort Wayne, IN 46806

Name of contact person	Telephone number	E-mail address
Ifeanyi Osili	(317) 716-7894	voposili@yahoo.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Fort Wayne Common Council		
Location of property	**County**	**DLGF taxing district number**
3323 Diplomat Drive, Fort Wayne, IN 46806	Allen	70

Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*):
Improvements to the exterior will include all new hardy plank siding, instead of vinyl, new roads through the complex, new sidewalk configurations, fencing and landscaping. The interiors will new drywall and paint, appliances, mechanicals, electrical wiring, cabinets, open floor plans, hard surface flooring, doors and windows.

Estimated start date (*month, day, year*): 5/1/2016
Estimated completion date (*month, day, year*): 7/1/2017

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
2.00	$52,650.00	2.00	$52,650.00	2.00	$52,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1,500,000.00	1,410,100.00
Plus estimated values of proposed project	5,219,609.00	
Less values of any property being replaced	75,000.00	
Net estimated values upon completion of project	6,554,609.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) ____________ Estimated hazardous waste converted (*pounds*) ____________

Other benefits
NA

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed (*month, day, year*)
	3/3/2016
Printed name of authorized representative	**Title**
Ifeanyi Osili	General Partner

MEMORANDUM

TO: City Council
FROM: Elissa McGauley, Economic Development Specialist
DATE: March 9, 2016
RE: Request for designation by Diplomat Associates/Lillie Gardens L.P. as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	**3323 Diplomat Drive**	PROJECT LOCATED WITHIN:	**Not Applicable**
PROJECT COST:	**$ 5,219,509**	COUNCILMANIC DISTRICT:	**Sixth Councilmanic District**

COMPANY PRODUCT OR SERVICE:	**Multifamily Residential Rentals**
PROJECT DESCRIPTION:	**Rehabilitation of 140 Apartments**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**One**	JOBS RETAINED (FULL-TIME):	**Two**
JOBS CREATED (PART-TIME):	**One**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$ 52,000**	TOTAL RETAINED PAYROLL:	**$ 52,650**
AVERAGE SALARY (FULL-TIME NEW):	**$ 33,280**	AVERAGE SALARY (FULL-TIME RETAINED):	**$ 26,325**

COMMUNITY BENEFIT REVIEW

Yes ☐ **No** ☒ **N/A** ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
Explain: Project will rehabilitate 140 residential units.

Yes ☒ **No** ☐ **N/A** ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?
Explain: Property is zoned RP-Planned Residential.

Yes ☒ **No** ☐ **N/A** ☐

Project encourages the improvement or replacement of a deteriorated or obsolete structure?
Explain: Project will rehabilitate 140 residential units.

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?
Explain:

Yes ☐ **No** ☐ **N/A** ☒

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

Yes ☐ No ☐ N/A ☒ — Project encourages preservation of an historically or architecturally significant structure?
Explain:

Yes ☐ No ☒ N/A ☐ — Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?
Explain:

Yes ☐ No ☒ N/A ☐ — Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)
Explain:

Yes ☒ No ☐ N/A ☐ — ERA designation induces employment opportunities for Fort Wayne area residents?
Explain:

Yes ☒ No ☐ N/A ☐ — Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.
Explain:

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 abatement policies and procedures, 3323 Diplomat Drive 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 a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed: Carman Young
Economic Development Specialist

Reviewed: Elissa McGauley
Economic Development Manager

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION
TAX ABATEMENT - ESTIMATE OF SAVINGS

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

Diplomat Associates/Lillie Gardens

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	$5,219,509	$5,219,509	$5,219,509	100%	0%	$5,219,509	$0	0.033053	$0	$172,520
2	$5,219,509	$5,219,509	$5,219,509	80%	20%	$4,175,607	$1,043,902	0.033053	$34,504	$138,016
3	$5,219,509	$5,219,509	$5,219,509	60%	40%	$3,131,705	$2,087,804	0.033053	$69,008	$103,512
4	$5,219,509	$5,219,509	$5,219,509	40%	60%	$2,087,804	$3,131,705	0.033053	$103,512	$69,008
5	$5,219,509	$5,219,509	$5,219,509	20%	80%	$1,043,902	$4,175,607	0.033053	$138,016	$34,504
6	$5,219,509	$5,219,509	$5,219,509	0%	100%	$0	$5,219,509	0.033053	$172,520	$0
7	$0	$0	$0	0%	0%	$0	$0	0.000000	$0	$0
8	$0	$0	$0	0%	0%	$0	$0	0.000000	$0	$0
9	$0	$0	$0	0%	0%	$0	$0	0.000000	$0	$0
10	$0	$0	$0	0%	0%	$0	$0	0.000000	$0	$0
11	$0	$0	$0	0%	0%	$0	$0	0.000000	$0	$0

TOTAL TAX SAVED REAL PROPERTY (5 yrs on 5 yr deduction) **$517,561**

TOTAL TAX PAID REAL PROPERTY (5 yrs on 5 yr deduction) **$517,561**

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

Real Property Abatements

Tax Abatement Review System

Diplomat Associates/Lillie Gardens L.P.		Points Possible	Points Awarded
INVESTMENT (30 points possible)			
Total new investment in real property (new structures and/or rehabilitation)			
Over $1,000,000	$5,219,509	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	$1,304,877.25	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	$52,650x.0135= $710.77	1	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	$52,000x.0135= $702	1	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	Maintenance 1.27	5	5
Estimated Percent of Business done outside Allen County			
Greater than 75%		15	
50% to 74%		10	
25% to 49%		5	0
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	2	1	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	1	2	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	
$30,000 to 34,999		8	
$25,000 to $29,999	$26,325	4	4
under $25,000		0	

BENEFITS (10 points possible)

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	

SUSTAINABILITY

Construction uses green building techniques (ie LEED Certification)	5
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5

Total	41

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%	