

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 436, 502, 508 E.
Washington Blvd., Fort Wayne, Indiana 46802 (Avenue
Development LLC)

WHEREAS, Petitioner has duly filed its petition dated July 7, 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 result in the occupation of an eligible vacant building
under I.C. 6-1.1-12.1-4.8; and

WHEREAS, said project will create 37 full-time permanent jobs for a total new,
annual payroll of \$2,622,633, with the average new annual job salary being \$70,881 and;

WHEREAS, the total estimated project cost is \$2,100,000; 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 occupation of an eligible vacant building.

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 the occupation of the eligible vacant building, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described occupation of the eligible vacant building.

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

(a) If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be \$3.5045/\$100.

(b) If the proposed occupation of the eligible vacant building does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.5045/\$100 (the change would be negligible).

(c) If the proposed occupation of the eligible vacant building occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3.5045/\$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 occupation of the eligible vacant building shall be for a period of one year.

SECTION 8. The deduction schedule from the assessed value of the occupation of the eligible vacant building pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%

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.

1 **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
2 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the
3 deduction amount as determined by the county auditor in accordance with section 12 of said
4 chapter if the property owner ceases operations at the facility for which the deduction was
5 granted and if the Common Council finds that the property owner obtained the deduction by
6 intentionally providing false information concerning the property owner's plans to continue
7 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

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Avenue Development LLC is requesting the designation of an Economic Revitalization Area for eligible vacant building improvements in the amount of \$2,100,000. Avenue Development LLC will develop a health care clinic.**

EFFECT OF PASSAGE: **Investment of \$2,100,000 and 37 new full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 37 full-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Glynn Hines and John Crawford**

CITY OF FT WAYNE

JUL 07 2016

03/2013



COMMUNITY DEVL.
ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

☐

Real Estate Improvements

☐

Personal Property Improvements

☒

Vacant Commercial or Industrial Building

Total cost of real estate improvements:

\$ 2,100,000

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:

\$ 2,100,000

GENERAL INFORMATION

Real property taxpayer's name: HG Avenue Ft Wayne LLCPersonal property taxpayer's name: N/ATelephone number: 317-566-2049Address listed on tax bill: 3815 River Crossing Parkway, Suite 100, Indianapolis, IN 46240Name of company to be designated, if applicable: Avenue Development LLCYear company was established: 2015Address of property to be designated: 436 E. Washington Blvd., 502 E. Washington Blvd., 508 E. Washington Blvd.Real estate property identification number: 02-12-01-351-006.000-074, 02-12-01-352-001.000-074, 02-12-01-352-002.000-074Contact person name: Mike MattinglyContact person telephone number: (317) 566-2049Contact person Email: mmattingly@avenuedev.comContact person address: 3815 River Crossing Parkway, Suite 100, Indianapolis, IN 46240

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Laurie Schultz	Principal	3815 River Crossing Pkwy, Ste 100, Indianapolis, IN 46240	(317) 566-2031
Mike Mattingly	Principal	3815 River Crossing Pkwy, Ste 100, Indianapolis, IN 46240	(317) 566-2049

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

NAME	PERCENTAGE
HG Medical, LLC	70%
Avenue Development, LLC	30%

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- ☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- ☐ Yes ☒ No Does the company's business include a retail component? If yes, answer the following questions:
 What percentage of floor space will be utilized for retail activities? _____
 What percentage of sales is made to the ultimate customer? _____
 What percentage of sales will be from service calls? _____

What is the percentage of clients/customers served that are located outside of Allen County? ⁰ _____

What is the company's primary North American Industrial Classification Code (NAICs)? ²³⁶²²⁰ _____

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

Avenue Development is a commercial property developer that primarily develops medical facilities for health and wellness management.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2015	\$ 0.00

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

Customer Name	City/State	Annual Gross Sales
Preservation on Main, LLC	Louisville, KY	\$ 165,000
Oak Street Health MSO, LLC	Chicago, IL	Customer is sublessor of space from Preservation on Main

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

Supplier Name	City/State	Annual Gross Purchases

List the company's top three competitors:

Competitor Name	City/State
Parkview Medical Group	Fort Wayne, IN
Lutheran Medical Group	Fort Wayne, IN
St. Joseph's Medical Group	Fort Wayne, IN

*These are the competitors of the entity operating out of the facility.

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

Avenue Development will develop a healthcare clinic and lease the facility to Oak Street Health. Oak Street Health serves the Medicaid population using a concierge model of providing services to their patients. The clinic provides medical services as well as providing assistance to the patients in how to manage their bills online, hosting community events open to the public, and serving as a warming center. Oak Street Health welcomes patients who make appointments or come through the door as well as taking the initiative of going out into the community to serve the patients and bring them to the clinic for services.

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 building has been vacant for at least one year and is currently in a state of disrepair. This project will include the rehabilitation of the building and the parking lots across the street.

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:

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

☐ 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)

☐ 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:

There is currently a 15,000 sq ft building on the property.

Describe the condition of the structure(s) listed above: Poor - the structure of the building has been compromised because of vacancy and lack of maintenance.

Projected occupancy date (month/year): Occupied: August 2016; Operating: October 2016

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.

The property has been listed for sale since 2013 and there is currently no active tenant in the building. The active list price is \$530,000.

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
No current employees.			

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
Physicians/PAs	29-1062	1	██████
Nurses/Aides	29-2061	1	██████
Patient Support	39-9021	1	██████
Administration	43-1011	1	██████
Outreach	21-1094	1	██████

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
N/A			

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:

The employer provides medical care and provides contributions to 401k.

When will you reach the levels of employment shown above? (month/year): 12/2020

REQUIRED ATTACHMENTS

The following must be attached to the application.

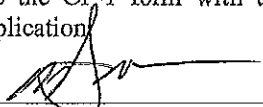
1. **Statement of Benefits Form(s)** (first page/front side completed)
2. **Full legal description of property and a plat map identifying the property boundaries.** (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.
3. **Check for non-refundable application fee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

Mike Mattingly, General Manager
Printed Name and Title of Applicant

05/23/16
Date



STATEMENT OF BENEFITS VACANT BUILDING DEDUCTION

State Form 55182 (R / 2-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

JUL 07 2016

20 16 PAY 20 17

FORM SB-1 / VBD

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

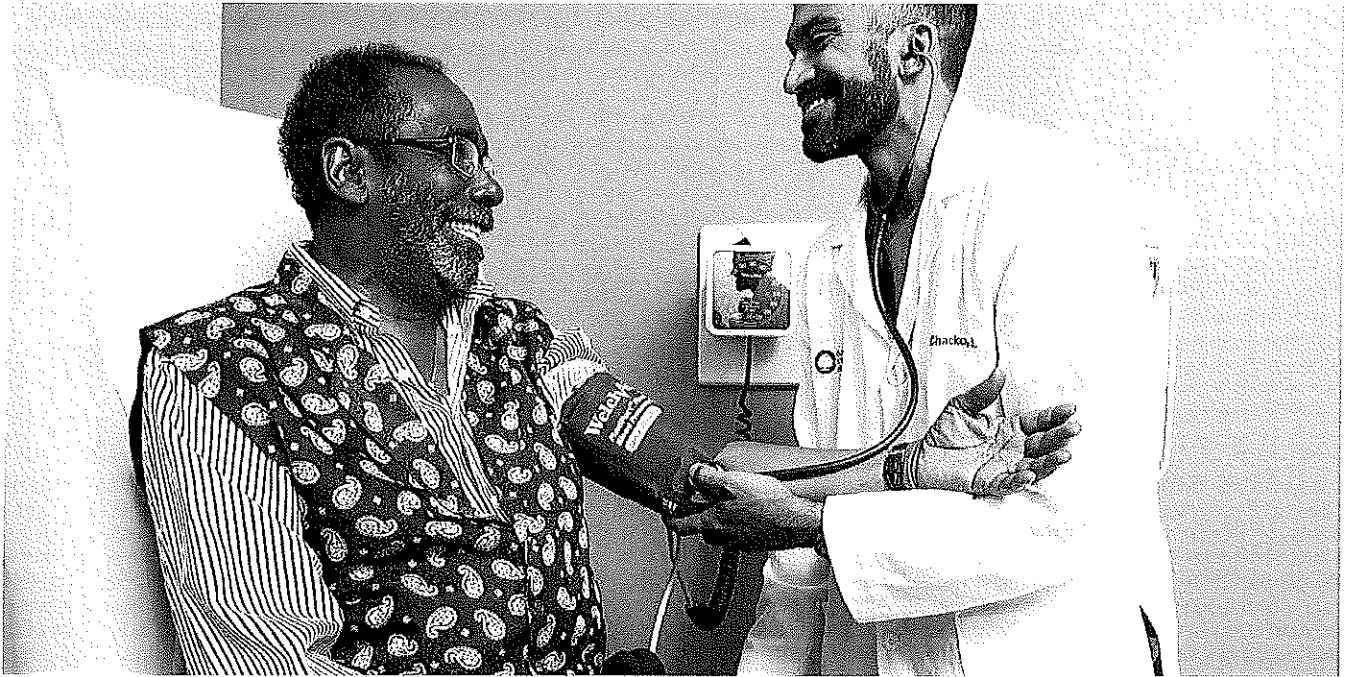
This statement is being completed for real property that qualifies as an "eligible vacant building" as defined by IC 6-1.1-12.1-1(17).

COMMUNITY DEVL.

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 occupation of the eligible vacant building for which the person wishes to claim a deduction.
2. To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
3. A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated each year in which the deduction is applicable.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer HG Avenue Ft Wayne LLC f/b/o Avenue Development LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 3815 River Crossing Parkway, Suite 100, Indianapolis, IN 46240					
Name of contact person Mike Mattingly			Telephone number (317) 566-2049		E-mail address
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Fort Wayne				Resolution number	
Location of property 436 E Washington Blvd, 502 E. Washington Blvd, 508 E. Washington Blvd, Ft Wayne, IN 46802			County Allen		DLGF taxing district number 02-074
Description of eligible vacant building that the property owner or tenant will occupy (use additional sheets if necessary). The building at 436 E. Washington Blvd. is a 15,000 sq.ft. building that has been unoccupied for at least one year. It will be renovated to become a health care clinic primarily serving the Medicare population.				Estimated occupancy date (month, day, year) 08/01/2016	
				Estimated date placed-in-use (month, day, year) 10/01/2016	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT					
Current number 0	Salaries 0.00	Number retained 0	Salaries 0.00	Number additional 36	Salaries 2,622,631.00
SECTION ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
			COST		
			ASSESSED VALUE		
Current values			380,900.00		
Plus estimated values of proposed project			2,100,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			2,100,000.00		
SECTION 5 EFFORTS TO SELL OR LEASE VACANT BUILDING					
Described efforts by the owner or previous owner to sell, lease, or rent the building during period of vacancy: The property has been listed for sale since 2013 and there is no active tenant since the former closed.					
Show amount for which the building was offered for sale, lease, or rent during period of vacancy. Listed sale price: \$530,000					
List any other benefits resulting from the occupancy of the eligible vacant building. The building will be used as a health care clinic for the Medicare population. The operator of the facility also provides community events that the public is welcome to and will open the clinic as a warming center when necessary.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Mike Mattingly</i>			Title General Manager		Date signed (month, day, year) 05/23/16



We are Oak Street Health

We're real people who are passionate about your health and well-being.

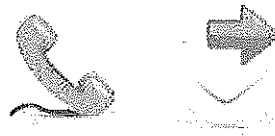
WE CARE ABOUT YOU

We know that investing in our patients' everyday health is the best way to improve their quality of life. That's why our providers take the time to listen to each patient, understand their individual circumstances, and develop comprehensive care plans that address their needs.

Oak Street Health is tailored to the unique healthcare needs of people with Medicare. Our doctors see fewer patients than most doctors, so they spend more time with you. This allows us to take the time to understand your individual circumstances and develop a comprehensive care plan for you.

We are committed to the communities we serve.

We are proud to reflect the diversity of the patients we serve through our community clinics. Each clinic features a community room with unique programming including fitness classes, computer lessons, and movie nights. Many of our patients take advantage of our door-to-door transportation options for their appointments. Ask today to see if you can as well!



(773) 922-7884 (tel:1-773-922-7884)

info@oakstreethealth.com (mailto:info@oakstreethealth.com)

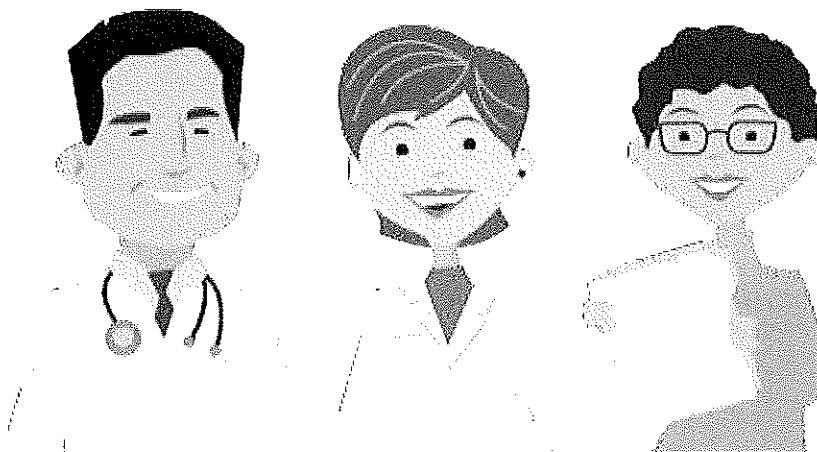
To make an appointment, schedule a tour, or
learn more about Oak Street Health, send us
an email or give us a call.

[Media \(/media\)](#) [Careers \(/careers\)](#) [Leadership \(/leadership\)](#) [Insurance Advisors \(/insurance_advisors\)](#) [FAQ \(/faq\)](#)

[HIPAA Notice \(/hipaa\)](#) [Privacy Policy \(/privacy\)](#)

<https://twitter.com/oakstreethealth> <https://www.facebook.com/OakStreetHealth>

@ 2015 Oak Street Health
213 N Racine, Chicago, IL 60607



MEMORANDUM



TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: July 19, 2016

RE: Request for designation by Avenue Development, LLC as an ERA for eligible vacant building improvements

BACKGROUND

PROJECT ADDRESS: 436, 502, 508 E. Washington Blvd. **PROJECT LOCATED WITHIN:** Economic Development Target Area

PROJECT COST: \$2,100,000 **COUNCILMANIC DISTRICT:** 5

COMPANY PRODUCT OR SERVICE: Avenue Development, LLC is a commercial property developer that primarily develops medical facilities for health and wellness.

PROJECT DESCRIPTION: Avenue Development, LLC will develop a health care clinic and lease it to Oak Street Health.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	37	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$2,622,633	TOTAL RETAINED PAYROLL:	\$0
AVERAGE SALARY (FULL-TIME NEW):	\$70,881	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?

Explain: Property to be designated has been vacant for at least one year.

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 DE- Downtown Edge. The Downtown Edge district permits medical facilities.

Yes ☒ No ☐ N/A ☐

Project encourages the improvement or replacement of a deteriorated or obsolete structure? **The property to be designated has been vacant for at least one year and is currently is a state of disrepair. This project will include the rehabilitation of the building and the parking lot across the street.**

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?

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?
Explain: 37 full-time jobs will be created

Yes ☒ No ☐ N/A ☐

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

POLICY

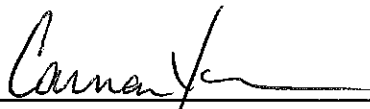
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for eligible vacant building is one year.

Under Fort Wayne Common Council's tax abatement policies and procedures, Avenue Development, LLC is eligible for a one year deduction on eligible vacant building 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 and Reviewed:


Economic Development Specialist

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

Avenue Development, LLC

REAL PROPERTY TAX ABATEMENT - 1yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
				Abatement %	Tax Paid %					
1	\$2,100,000	\$2,100,000	\$2,100,000	100%	0%	\$2,100,000	\$0	0.035045	\$0	\$73,595
TOTAL TAX SAVED REAL PROPERTY (1 yr on 1 yr deduction)										<u>\$73,595</u>
TOTAL TAX PAID REAL PROPERTY (1 yr on 1 yr deduction)										<u>\$0</u>

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

Avenue Development LLC

Points Possible	Points Awarded
--------------------	-------------------

INVESTMENT (30 points possible)

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

Over \$1,000,000	\$2,100,000	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	\$56,756	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	5
\$10,000 to \$29,999	\$2,622,633 x .0135= \$35,405	4	
\$5,000 to \$9,999		3	
\$3,000 to \$4,999		2	
less than \$3,000		1	

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

(use majority Occupation Code of all created and retained jobs)

Greater than 1.0	29-2061 Nurse 1.23	5	5
------------------	--------------------	---	---

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	37	6	6
10-24		4	
1 to 9		2	

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$45,000	\$61,633	20	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	

SUSTAINABILITY

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

Total	63
--------------	-----------

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%	