

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 10050 Auburn Park Drive,
Fort Wayne, Indiana 46825 (Credo Family Medicine)**

WHEREAS, Petitioner has duly filed its petition dated August 10, 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 12 full-time permanent and two part-time, jobs for a total new, annual payroll of \$867,200, with the average new annual job salary being \$61,942; and

WHEREAS, the total estimated project cost is \$941,261; 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.

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to a deduction of the assessed value of real
3 estate.

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

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

- 11 (a) If the proposed development does not occur, the approximate current year tax
12 rates for this site would be \$.033879/\$100.
13 (b) If the proposed development does occur and no deduction is granted, the
14 approximate current year tax rate for the site would be \$.033879/\$100 (the
15 change would be negligible).
16 (c) If the proposed development occurs and a deduction percentage of fifty percent
17 (50%) is assumed, the approximate current year tax rate for the site would be
18 \$.033879/\$100 (the change would be negligible).

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20 and confirmed, or rescinded after public hearing and receipt by Common Council of the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

22 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
23 deduction from the assessed value of the real property shall be for a period of three years.

24 **SECTION 8.** The deduction schedule from the assessed value of the real
25 property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

26

Year of Deduction	Percentage
1	100%
2	80%
3	60%
4	40%
5	20%
6	0%

27

28 **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits
29 can be reasonably expected to result from the project and are sufficient to justify the
30 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



CITY OF FT WAYNE

AUG 10 2016

COMMUNITY DEVL. 03/2013

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANAAUG 10 2016
CITY OF FT WAYNE

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



Real Estate Improvements



Personal Property Improvements



Vacant Commercial or Industrial Building

Total cost of real estate improvements:

\$ 941,261.00

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:

\$ 941,261.00

GENERAL INFORMATION

Real property taxpayer's name: FIAT PROPERTIES, LLC

Personal property taxpayer's name: _____

Telephone number: (260) 445-5829Address listed on tax bill: 10228 Dupont Circle Dr E, #100B, Fort Wayne, IN 46825Name of company to be designated, if applicable: Credo Family MedicineYear company was established: 2016Address of property to be designated: 10050 Auburn Park Dr, Fort Wayne, IN 46825Real estate property identification number: 02-08-06-126-020.006-072Contact person name: Veronica MullallyContact person telephone number: (260) 446-1940 Contact person Email: mullally.v@gmail.comContact person address: 13905 Piedmont Cove, Fort Wayne, IN 46845

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Dr. Andrew Mullally	Owner	13905 Piedmont Cv, Ft Wayne, IN 46845	(260) 445-5829
Veronica Mullally	Manager	13905 Piedmont Cv, Ft Wayne, IN 46845	(260) 446-1940

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

NAME	PERCENTAGE
<i>Dr. Andrew J. Mullally, M.D.</i>	<i>100</i>

- ☐ 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? 10

What is the company's primary North American Industrial Classification Code (NAICs)? 621111

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

We are an independent medical practice (not affiliated with any healthcare system) and we offer full-spectrum family medicine, from obstetrics to geriatrics and hospice care.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
<i>N/A</i>	<i>New office</i>

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

Customer Name	City/State	Annual Gross Sales
N/A - Individual Patients		

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

Supplier Name	City/State	Annual Gross Purchases
Medline	Mundelein, IL	(None - New Office)

List the company's top three competitors:

Competitor Name	City/State
Parkview Health	Fort Wayne, IN
Lutheran Health Network	Fort Wayne, IN

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

We offer full-spectrum family medicine, from obstetrics to geriatrics and hospice care.

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?

Through our starting an independent medical practice, during a time when most other medical practices are selling out to the larger hospital systems, we are revitalizing a traditional form of practice and offering a unique service to the area's patients through the nature of our being private. Additionally, we are able to offer to patients the ability of being their sole physician during their medical care from clinic visits through when their medical needs require a hospital stay, which is again, a dying form of practice among primary care physicians. As such, we draw patients from not only the surrounding area, but distant areas as well, as patients value and seek the services and care we can provide as a private, independent physician. By starting this independent practice, we not only →

→ acquire the autonomy we seek and provide the care patients desire, but we stand as an inspiring example to other physicians and medical residents that this form of practice is an attractive and valuable option for practicing medicine.

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 property is currently vacant.

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

N/A

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

A new physician office will be built with an adjoining parking lot.

Projected construction start (month/year): 09/2016

Projected construction completion (month/year): 02/2017

☐ 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)

☐ 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:

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

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Physician	29-1062	1	██████████
Office Manager		1	██████████
Receptionist	43-4171	1	██████████
Medical Assistant	31-9092	1	██████████
Billers			

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
Mid level (N.P. or P.A.)	29-1191 (N.P.) 29-1091 (P.A.)		
Physician (M.D. or D.O.)	29-1062		

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:

When will you reach the levels of employment shown above? (month/year): 12/2021

REQUIRED ATTACHMENTS

The following must be attached to the application.

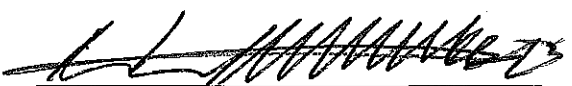
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

ANDREW J. MOLLALLY MD
Printed Name and Title of Applicant

8/10/16
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

AUG 10 2016

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:

- 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.
- 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.
- 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.
- 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)
- 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 FIAT PROPERTIES, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 1022 S Dupont Circle Dr E, #100B, Fort Wayne, IN 46825					
Name of contact person Veronica Mullally		Telephone number (260) 446-1940		E-mail address mullally.v@gmail.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council		Resolution number			
Location of property 10050 Auburn Park Dr, Fort Wayne, IN 46825		County Allen		DLGF taxing district number 072	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a new physician office		Estimated start date (month, day, year) 09/2016		Estimated completion date (month, day, year) 02/2017	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number —	Salaries	Number retained —	Salaries	Number additional 14	Salaries \$867,200
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		\$440,000			
Plus estimated values of proposed project		941,261			
Less values of any property being replaced					
Net estimated values upon completion of project		\$1,381,261			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0		Estimated hazardous waste converted (pounds) 0			
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) 8/10/16	
Printed name of authorized representative Andrew J. Mullally, M.D.				Title Owner	

EXHIBIT A

EXHIBIT A - LEGAL DESCRIPTION

A part of the Fractional Northwest Quarter of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, together with part of the Northeast Quarter of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at a bronze plug at the intersection of the North line of the Northeast Quarter of said Section 6 with the centerline of Auburn Road; thence South 00 degrees 34 minutes 00 seconds West (adjoining deed bearing) a distance of 972.36 feet along said centerline of Auburn Road to a 1/2-inch square pin set on the South line of an existing 0.61 acre tract, said point being the Point of Beginning; thence continuing South 00 degrees 34 minutes 00 seconds West, a distance of 89.24 feet along said centerline of Auburn Road to a 1/2-inch square pin set at the point of curvature of a regular curve to the right having a central angle of 23 degrees 26 minutes 56 seconds and a radius of 1188.77 feet; thence southerly along the arc of said curve, and centerline of Auburn Road, a distance of 488.51 feet (the chord of which bears South 12 degrees 17 minutes 28 seconds West, a distance of 483.13 feet) to a 1/2-inch square pin set at the point of tangency; thence South 74 degrees 00 minutes 55 seconds West, a distance of 508.33 feet along said centerline of Auburn Road to a 1/2-inch square pin set at the centerline of an open ditch being the North line of an existing 1.00 acre tract; thence South 89 degrees 01 minutes 15 seconds West, a distance of 309.23 feet along the centerline of said ditch to the Northwest corner of said existing 1.00 acre tract, said Northwest corner being North 00 degrees 44 minutes 51 seconds West, a distance of 15.06 feet from an iron pin found; thence South 00 degrees 44 minutes 51 seconds East, a distance of 156.96 feet along the West line of said 1.00 acre tract to an iron pin found at the Southwest corner of said 1.00 acre tract; thence North 89 degrees 33 minutes 42 seconds West, a distance of 951.97 feet along the North line of an existing 4.04 acre tract to a point on the West line of the Fractional Northwest Quarter of said Section 6, said point being 0.17 feet West of an angle iron found; thence North 00 degrees 59 minutes 22 seconds West, a distance of 1713.12 feet along the West line of the Fractional Northwest Quarter of said Section 6 to a 1/2-inch iron rod found at the Southwest corner of Reinig's Suburban Addition; thence North 89 degrees 46 minutes 05 seconds East, a distance of 1393.79 feet along the South line of said Reinig's

Continued on next page

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EXHIBIT A - CONT'D

Suburban Addition to a 1/2-inch square pin set at the point of intersection of the South line of said Reinig's Suburban Addition with the West line of an existing 0.71 acre tract; thence South 01 degrees 03 minutes 08 seconds East, a distance of 540.93 feet along the West line of said 0.71 acre tract and its three adjorners to a 1/2-inch square pin set at the Southwest corner of an existing 0.61 acre tract; thence North 89 degrees 10 minutes 11 seconds East, a distance of 194.78 feet along the South line of said 0.61 acre tract to the Point of Beginning, containing 55.25 acres, more or less.

EXCEPT THE FOLLOWING:

A part of the Fractional Northwest Quarter and a part of the Northeast Quarter of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section; thence North 88 degrees 30 minutes 18 seconds East, 134.00 feet along the North line of said Section to the Southeast corner of Section 34, Township 32 North, Range 12 East, Allen County, Indiana, and the centerline of Auburn Road; thence South 1 degree 07 minutes 03 seconds East, 45.60 feet along said centerline; thence South 0 degrees 54 minutes 03 seconds East, 929.65 feet along said centerline to the Northeast corner of the owner's land and the Point of Beginning of this description; thence continuing South 0 degrees 54 minutes 03 seconds East, 97.08 feet along said centerline; thence along said centerline southwesterly 489.25 feet along an arc to the right and having a radius of 1,145.32 feet and subtended by a long chord having a bearing of South 10 degrees 49 minutes 49 seconds West and a length of 445.37 feet; thence South 22 degrees 33 minutes 41 seconds West, 516.07 feet along said centerline to the Southeast corner of the owner's land; thence South 87 degrees 45 minutes 28 seconds West, 22.03 feet along the South line of the owner's land to the Eastern boundary of said Auburn Road; thence North 22 degrees 33 minutes 41 seconds East, 57.10 feet along the boundary of said Auburn Road; thence North 11 degrees 15 minutes 05 seconds East, 74.49 feet; thence North 21 degrees 49 minutes 58 seconds East, 391.25 feet; thence North 17 degrees 23 minutes 31 seconds East, 199.23 feet; thence North 5 degrees 39 minutes 39 seconds East 252.75 feet; thence North 0 degrees 34 minutes 03 seconds West, 96.67 feet to the North line of the owner's land; thence North 88 degrees 30 minutes 18 seconds East, 40.00 feet along said North line to the Point of Beginning, and containing 0.964 acres, more or less.

ALSO EXCEPTING THE FOLLOWING:

Continued on next page.

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EXHIBIT A

EXHIBIT A - CONT'D

A part of the Fractional Northwest Quarter and a part of the Northeast Quarter of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said section; thence North 88 degrees 30 minutes 18 seconds East, 134.00 feet along the North line of said section to the Southeast corner of Section 34, Township 32 North, Range 13 East, Allen County, Indiana, and the center line of Auburn Road; thence South 1 degree 07 minutes 03 seconds East, 45.60 feet along said center line; thence South 0 degrees 54 minutes 03 seconds East, 929.65 feet along said center line (the foregoing portion of this description is quoted from Instrument No. 94-63411) to the prolonged North line of the owner's land; thence South 88 degrees 30 minutes 18 seconds West, 40.00 feet (distance quoted from Instrument No. 94-63411) along said prolonged North line to the West boundary of said Auburn Road; thence South 0 degrees 54 minutes 03 seconds East, 96.67 feet along the boundary of said Auburn Road; thence South 5 degrees 39 minutes 39 seconds West, 108.39 feet along said boundary to the point of beginning of this description; thence continuing South 5 degrees 39 minutes 39 seconds West, 144.25 feet along said boundary; thence South 17 degrees 23 minutes 31 seconds West, 199.29 feet along said boundary; thence South 21 degrees 49 minutes 58 seconds West, 191.25 feet along said boundary; thence South 11 degrees 15 minutes 05 seconds West, 76.48 feet along said boundary; thence South 22 degrees 33 minutes 41 seconds West, 57.10 feet along said boundary to the Southeast corner of the owner's land; thence South 87 degrees 45 minutes 28 seconds West, 27.54 feet along the South line of the owner's land; thence North 22 degrees 33 minutes 41 seconds East, 536.08 feet; thence North 17 degrees 23 minutes 31 seconds East, 198.39 feet; thence North 7 degrees 38 minutes 21 seconds East, 143.87 feet to the point of beginning and containing 0.165 acres, more or less.

ALSO EXCEPTING THE FOLLOWING:

ALSO, a part of the Northeast Quarter of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, described as follows:

COMMENCING at the Northwest corner of said Quarter Section; thence North 88 degrees 30 minutes 18 seconds East, 134.00 feet along the North line of said section to the Southeast corner of Section 34, Township 32 North, Range 13 East, Allen County, Indiana, and the center line of Auburn Road; thence South 1 degree 07 minutes 03 seconds East, 45.60 feet along said center line; thence South 0 degrees 54 minutes 03 seconds East, 929.65 feet along said center line (the foregoing portion of this description is quoted from Instrument No. 94-63411) to the prolonged North line of the owner's land; thence South 88 degrees 30 minutes 18 seconds West, 40.00 feet (distance quoted from Instrument No. 94-63411) along said prolonged North line to the West boundary of said Auburn Road and the point of beginning of this description; thence South 0 degrees 54 minutes 03 seconds East, 96.67 feet along the boundary of said Auburn Road; thence South 5 degrees 39 minutes 39 seconds West, 108.39 feet along said boundary; thence North 1 degree 10 minutes 11 seconds East, 204.44 feet to the North line of the owner's land; thence North 88 degrees 30 minutes 18 seconds East, 5.00 feet along said North line to the point of beginning and containing 0.025 acres, more or less.

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EXHIBIT A - CONT'D

feet along said center line (the foregoing portion of this description is quoted from Instrument No. 94-63411) to the prolonged North line of the owner's land; thence South 88 degrees 30 minutes 18 seconds West, 40.00 feet (distance quoted from Instrument No. 94-63411) along said prolonged North line to the West boundary of said Auburn Road and the point of beginning of this description; thence South 0 degrees 54 minutes 03 seconds East, 96.67 feet along the boundary of said Auburn Road; thence South 5 degrees 39 minutes 39 seconds West, 108.39 feet along said boundary; thence North 1 degree 10 minutes 11 seconds East, 204.44 feet to the North line of the owner's land; thence North 88 degrees 30 minutes 18 seconds East, 5.00 feet along said North line to the point of beginning and containing 0.025 acres, more or less.

IN ORDER TO COMBINE THE ABOVE DESCRIPTIONS INTO ONE TRACT WITH THE SAME BASIS OF BEARINGS, THE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A part of the Fractional Northwest Quarter and part of the Northeast Quarter of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at a bronze plug at the intersection of the North line of the Northeast Quarter of said Section 6 with the centerline of Auburn Road said point being the Southeast corner of Section 34, Township 32 North, Range 13 East; thence South 0 degrees 34 minutes 00 seconds West, 972.13 feet along said centerline to a rebar; thence South 89 degrees 10 minutes 11 seconds West, 45.00 feet to the point of beginning; thence South 01 degree 50 minutes 05 seconds West, 204.44 feet; thence South 08 degrees 18 minutes 10 seconds West, 143.87 feet; thence South 18 degrees 03 minutes 24 seconds West, 192.39 feet; thence South 23 degrees 13 minutes 34 seconds West, 533.45 feet; thence South 89 degrees 01 minutes 15 seconds West, 275.65 feet; thence South 00 degrees 44 minutes 51 seconds East, 156.90 feet to a 1/2-inch rebar; thence North 89 degrees 34 minutes 14 seconds West, 551.95 feet to a 5/8-inch rebar; thence North 00 degrees 59 minutes 22 seconds West, 1713.26 feet to a 1/2-inch rebar; thence North 89 degrees 46 minutes 05 seconds East, 1393.79 feet to a 1/2-inch rebar; thence South 01 degrees 08 minutes 08 seconds East, 540.93 feet to a 1/2-inch rebar; thence North 89 degrees 10 minutes 11 seconds East, 149.78 feet to the point of beginning, containing 54.28 acres, more or less.

Per Survey by Blodson Tapp & Co., Inc. dated April 26, 1995, Job #0292.

END OF EXHIBIT A

-4-

RICHARD K. KARST, PLS No. LS80040561
BRETT R. MILLER, PLS No. LS20300059
ROBERT J. MARUCCI, PLS No. LS20400028

(Original Name: 3597.dwg)

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for Credo Family Medicine for real property improvements in the amount of \$941,261. Credo Family Medicine will build a new physician's office with adjoining parking lot.**

EFFECT OF PASSAGE: **Investment of \$941,261 in real property improvements, 12 new full-time and two new part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 12 new full-time and two new part-time jobs.**

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

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

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: August 16, 2016
RE: Request for designation by Credo Family Medicine as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	10050 Auburn Park Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$941,261	COUNCILMANIC DISTRICT:	2

COMPANY PRODUCT OR SERVICE:	Credo Family Medicine is an independent medical practice who offers full-spectrum family medicine from obstetrics to geriatrics including hospice care.
PROJECT DESCRIPTION:	Credo Family Medicine will build a new physician's office with adjoining parking lot.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	12	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	2	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$867,200	TOTAL RETAINED PAYROLL:	\$ 0
AVERAGE SALARY (FULL-TIME NEW):	\$55,600	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 developed is currently vacant.

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 NC- Neighborhood Center. Intended use of property is consistent with the land use policies of the City of Fort Wayne.

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?

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 a 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: 12 full-time and two part-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

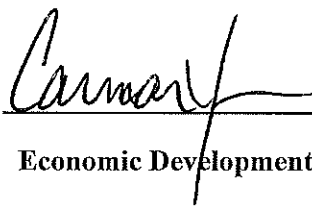
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Credo Family Medicine 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 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

Credo Family Medicine

REAL PROPERTY TAX ABATEMENT - 5 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
				Abatement %	Tax Paid %					
1	\$941,261	\$941,261	\$941,261	100%	0%	\$941,261	\$0	0.033879	\$0	\$31,889
2	\$941,261	\$941,261	\$941,261	80%	20%	\$753,009	\$188,252	0.033879	\$6,378	\$25,511
3	\$941,261	\$941,261	\$941,261	60%	40%	\$564,757	\$376,504	0.033879	\$12,756	\$19,133
4	\$941,261	\$941,261	\$941,261	40%	60%	\$376,504	\$564,757	0.033879	\$19,133	\$12,756
5	\$941,261	\$941,261	\$941,261	20%	80%	\$188,252	\$753,009	0.033879	\$25,511	\$6,378
6	\$941,261	\$941,261	\$941,261	0%	100%	\$0	\$941,261	0.033879	\$31,889	\$0
TOTAL TAX SAVED REAL PROPERTY (5 yrs on 5 yr deduction)										<u>\$89,289</u>
TOTAL TAX PAID REAL PROPERTY (5 yrs on 5 yr deduction)										<u>\$38,267</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

Credo Family Medicine

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	
\$500,000 to \$999,999	\$941,261	8	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	\$67,232	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	\$867,200 X .0135 \$11,707	4	8
\$5,000 to \$9,999	Double for Start Up	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	Medical Assistant 1.04	5	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	12	4	8
1 to 9	Double for Start Up	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		4	
under \$25,000	\$20,800	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	46
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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: **Credo Family Medicine is requesting the designation of an Economic Revitalization Area for eligible real property improvements in the amount of \$941,261. Credo Family Medicine will build a new physician's office with adjoining parking lot.**

EFFECT OF PASSAGE: **Investment of \$941,261 in real property improvements, 12 new full-time and two new part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 12 new full-time and two new part-time jobs.**

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

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

Public Hearing Date, if applicable _____

Read the first time in full and on motion by Councilman _____

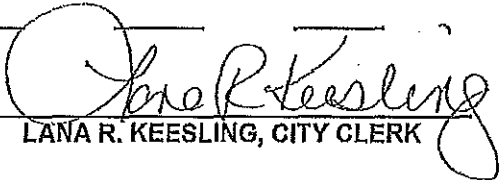
Read the second time by title and referred to the _____

Committee. Read the third time in full and on motion by Councilman _____

_____ placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____
ARP	_____	_____	_____	_____
BARRANDA	_____	_____	_____	_____
CRAWFORD	_____	_____	_____	_____
DIDIER	_____	_____	_____	_____
ENSLEY	_____	_____	_____	_____
FREISTOFFER	_____	_____	_____	_____
HINES	_____	_____	_____	_____
JEHL	_____	_____	_____	_____
PADDOCK	_____	_____	_____	_____

DATED: _____

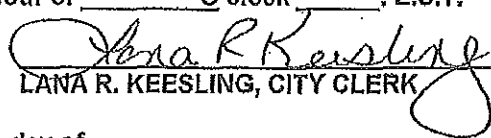

LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE
(RESOLUTION) NO. _____ on the _____ day of _____, 2016


ATTEST:
LANA R. KEESLING,
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day
of _____, 2016, at the hour of _____ O'clock _____ E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this _____ day of _____

2016, at the hour of _____ O'clock _____ E.S.T.

THOMAS C. HENRY, MAYOR