

BILL NO. R-16-12-12

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 9823 Auburn Road, Fort Wayne, Indiana 46825 (Holy Family Birth Center/Birth Center Operations, LLC)

WHEREAS, Petitioner has duly filed its petition dated November 30, 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 four full-time and five part-time, permanent jobs for a total new, annual payroll of \$273,000, with the average new annual job salary being \$35,000; and

WHEREAS, the total estimated project cost is \$855,000; 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, 2021, 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 both a deduction of the assessed value of real estate and personal property for new technology equipment.

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 and the estimate of the value of new information technology equipment, 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 and from the installation of new technology equipment.

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 \$3.3879/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.3879/\$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 \$3.3879/\$100 (the change would be negligible).
- (d) If the proposed new information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.3879/\$100.
- (e) If the proposed new information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.3879/\$100 (the change would be negligible).
- (f) If the proposed new information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.3879/\$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 seven years, and the deduction from the assessed value of the new information technology equipment 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	85%
3	71%
4	57%
5	43%
6	29%
7	14%
8	0%

SECTION 9. The deduction schedule from the assessed value of new information technology equipment 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 11. 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 12. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 13. 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.

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SECTION 14. 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

NOV 30 2016 *ck*

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: \$800,000
 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: \$55,000
 TOTAL OF ABOVE IMPROVEMENTS: \$855,000

GENERAL INFORMATION

Real property taxpayer's name: Birth Center Operations, LLC
 Personal property taxpayer's name: Birth Center Operations, LLC
 Telephone number: 260.450.8878
 Address listed on tax bill: 10228 Dupont Circle Dr. East, Suite 100 Fort Wayne, IN. 46825
 Name of company to be designated, if applicable: Holy Family Birth Center
 Year company was established: 2016
 Address of property to be designated: 9823 Auburn Rd. Fort Wayne, IN. 46825
 Real estate property identification number: 02-08-06-180-003.000-072
 Contact person name: Dr. Christopher Stroud
 Contact person telephone number: 260.450.8878 Contact person Email: chrisstroud@mac.com
 Contact person address: 2016 Forest Glade Fort Wayne, IN. 46845
 List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Dr. Christopher Stroud	President	2016 Forest Glade Fort Wayne, IN. 46845	260.450.8878

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

NAME	PERCENTAGE
Dr. Christopher Stroud	100

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- ☒ 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? 0.5%
- What percentage of sales is made to the ultimate customer? 100%
- What percentage of sales will be from service calls? 0%

What is the percentage of clients/customers served that are located outside of Allen County? 50%

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:

The nature of this company is to provide complete pregnancy care to women and their families and allowing the option of safe out of hospital birth attended by licensed professionals.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
N/A - New Office	0

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
New Office but it will be- Medline	Mundelein, IL	\$10,000

List the company's top three competitors:

Competitor Name	City/State
Auburn Birthing Center	Auburn, Indiana
Goshen Birth Center	Goshen, Indiana
Blessed Beginnings Birth Center	Nappanee, Indiana

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

We will offer complete pregnancy care to women and their families and allow them the option of safe out of hospital birth attended by licensed professionals: Certified Nurse-Midwives and Obstetricians/Gynecologists.

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?

This area is rather unique based on its proximity to the hospitals and its size. It has been vacant long-term, likely because it is too small for most developers to find it attractive, yet the area around it is effectively all medically related. At the same time, there is an abundance of property available on both hospital campuses. The unique nature of our business: out of hospital birth, fits perfectly for this property and is probably the only opportunity for its development. Further, this is a very unique service, not offered in Allen County, and many families leave our market in search of these services.

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 an empty lot. There was an old residential structure on the property, which was removed by the previous owner.

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:

There will be a new attractive building with a parking lot and retention pond.

From this building we will provide complete pregnancy care to women and their families, allowing them the option of safe out of hospital birth attended by licensed professionals, a service not currently offered in Allen County, and a service for which many families currently leave our market to find.



Projected construction start (month/year): December 2016

Projected construction completion (month/year): June 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)

Wiring for computers, phone lines, security, electrical outlets, internet, and cable television. Electronic medical records will be used to document the care provided in addition to advanced wireless and bluetooth technology in the patient spaces.

☐ 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): May 2017

Date last piece of equipment will be installed (month/year): June 2017

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:

Standard accounting practices for depreciation of technology assets.

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

⁶⁶ 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

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Site Coordinator	11-9111	1	██████
Receptionist	43-4171	1	██████
Administrator	43-1011	1	██████
Medical Director	11-9111	1	██████

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
Registered Nurse	29-1141	5	\$125,000

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): 12/2022

REQUIRED ATTACHMENTS

The following must be attached to the application.

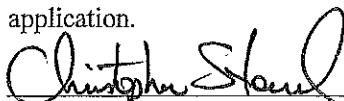
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

Christopher Stroud, President

Printed Name and Title of Applicant

11/29/2016

 Date

CITY OF FT WAYNE


**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

NOV 30 2016
CEY

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)

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 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

Birth Center Operations, LLC

Address of taxpayer (number and street, city, state, and ZIP code)

10228 Dupont Circle Dr. East, Suite 100 Fort Wayne, IN. 46825

Name of contact person

Christopher Stroud

Telephone number

(260) 450.8878

E-mail address

chrisstroud@mac.com

SECTION 2**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body

Fort Wayne Common Council

Resolution number

Location of property

9823 Auburn Rd. 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 building with a parking lot and retention pond. Eco-friendly building and basement designed for medical use.

Estimated start date (month, day, year)

12/2016

Estimated completion date (month, day, year)

06/2017

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	0	0	0	9	\$273,000

SECTION 4**ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	\$800,000	
Less values of any property being replaced		
Net estimated values upon completion of project		

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

Christopher Stroud

Date signed (month, day, year)

11/29/2016

Printed name of authorized representative

Christopher Stroud

Title

President

EXHIBIT A

Part of the Northwest Quarter of Section 6, Township 31 North, Range 13 East, of the Second Principal Meridian, Allen County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 6; thence South 01 degrees 01 minutes 10 seconds East (assumed bearing), along the West line of the Northwest Quarter of said section 6, a distance of 2148.1 feet; thence South 89 degrees 38 minutes 20 seconds East, 952.3 feet to the point of beginning; thence North 01 degrees 00 minutes 00 seconds West 156.9 feet to the centerline of a ditch; thence North 89 degrees 00 minutes 00 seconds East, said ditch, 311.0 feet to the centerline of the Old Auburn Road as presently established; thence South 24 degrees 09 minutes 30 seconds west, along said Road centerline, 179.5 feet; thence North 89 degrees 38 minutes 20 seconds West, 235.0 feet to the point of beginning, containing 1.00 acre, more or less.

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

NOV 30 2016
CPJ**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.

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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP 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/PP 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)

COMMUNITY DEVL

SECTION 1 TAXPAYER INFORMATION											
Name of taxpayer Birth Center Operations, LLC					Name of contact person Christopher Stroud						
Address of taxpayer (number and street, city, state, and ZIP code) 10228 Dupont Circle Dr. E, Suite 100 Fort Wayne, IN. 46825							Telephone number (260) 450.8878				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body Fort Wayne Common Council					Resolution number (s)						
Location of property 9823 Auburn Rd. Fort Wayne, IN. 46825				County Allen		DLGF taxing district number 072					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) IT improvements such as wiring for computers, phone lines, security, electrical outlets, internet, and cable television, innovative bluetooth and wireless customer services to improve their birth experience. Advanced electronic medical record.					ESTIMATED						
							START DATE		COMPLETION DATE		
					Manufacturing Equipment						
					R & D Equipment						
					Logist Dist Equipment						
IT Equipment		05/01/2017		06/30/2017							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current number N/A		Salaries N/A		Number retained N/A		Salaries N/A		Number additional 9		Salaries \$2 / 3,000	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT											
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values											
Plus estimated values of proposed project										\$55,000	
Less values of any property being replaced											
Net estimated values upon completion of project											
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 								Date signed (month, day, year) 11/29/2016			
Printed name of authorized representative Christopher Stroud								Title President			

EXHIBIT A

Part of the Northwest Quarter of Section 6, Township 31 North, Range 13 East, of the Second Principal Meridian, Allen County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 6; thence South 01 degrees 01 minutes 10 seconds East (assumed bearing), along the West line of the Northwest Quarter of said section 6, a distance of 2148.1 feet; thence South 89 degrees 38 minutes 20 seconds East, 952.3 feet to the point of beginning; thence North 01 degrees 00 minutes 00 seconds West 156.9 feet to the centerline of a ditch; thence North 89 degrees 00 minutes 00 seconds East, said ditch, 311.0 feet to the centerline of the Old Auburn Road as presently established; thence South 24 degrees 09 minutes 30 seconds west, along said Road centerline, 179.5 feet; thence North 89 degrees 38 minutes 20 seconds West, 235.0 feet to the point of beginning, containing 1.00 acre, more or less.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Holy Family Birth Center is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements in the amount of \$855,000. Holy Family Birth Center will build a new medical office with adjoining parking lot.**

EFFECT OF PASSAGE: **Investment of \$855,000 in real and personal property improvements, four new full-time and five new part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and four new full-time and five 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**

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: December 7, 2016
RE: Request for designation by Holy Family Birth Center as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	9823 Auburn Road	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$855,000	COUNCILMANIC DISTRICT:	2

COMPANY PRODUCT OR SERVICE:	Holy Family Birth Center will provide complete pregnancy care to women and their families, allowing for the option of a safe out of hospital birth attended by licensed professionals.
PROJECT DESCRIPTION:	Holy Family Birth Center will construct a new medical office and adjoining parking lot on currently vacant property.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	4	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	5	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$273,000	TOTAL RETAINED PAYROLL:	\$ 0
AVERAGE SALARY (FULL-TIME NEW):	\$35,000	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 zoned C-2 Limited Retail. 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: New information technology equipment will be purchased and installed.

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: Four full-time and five part-time jobs will be created as a result of this project.

Yes ☒ No ☐ N/A ☐

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

POLICY

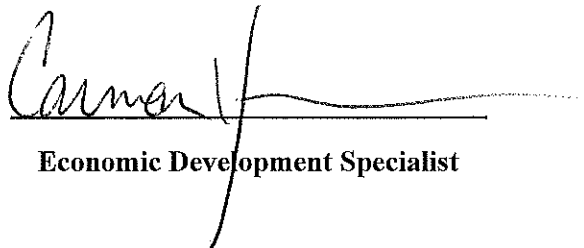
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Holy Family Birth Center is eligible for a seven year deduction on real improvements and a five year deduction on personal 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

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

*New tax abatement percentages have been changed to reflect change in state law **Holy Family Birth Center**

PERSONAL PROPERTY TAX ABATEMENT - 5 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$55,000	40%	\$22,000	\$22,000	100%	0%	\$22,000	\$0	0.038790	\$0	\$853
2	\$55,000	56%	\$30,800	\$30,800	80%	20%	\$24,640	\$6,160	0.038790	\$239	\$956
3	\$55,000	42%	\$23,100	\$23,100	60%	40%	\$13,860	\$9,240	0.038790	\$358	\$538
4	\$55,000	32%	\$17,600	\$17,600	40%	60%	\$7,040	\$10,560	0.038790	\$410	\$273
5	\$55,000	30%	\$16,500	\$16,500	20%	80%	\$3,300	\$13,200	0.038790	\$512	\$128
6	\$55,000	30%	\$16,500	\$16,500	0%	100%	\$0	\$16,500	0.038790	\$640	\$0
TOTAL PERSONAL TAX SAVED									(5 yrs on 5 yr deduction)	<u>\$2,748</u>	
TOTAL PERSONAL TAX PAID									(5 yrs on 5 yr deduction)	<u>\$2,159</u>	

REAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$800,000	\$800,000	\$800,000	100%	0%	\$800,000	\$0	0.038790	\$0	\$31,032
2	\$800,000	\$800,000	\$800,000	85%	14%	\$680,000	\$112,000	0.038790	\$4,344	\$26,377
3	\$800,000	\$800,000	\$800,000	71%	29%	\$568,000	\$232,000	0.038790	\$8,999	\$22,033
4	\$800,000	\$800,000	\$800,000	57%	43%	\$456,000	\$344,000	0.038790	\$13,344	\$17,688
5	\$800,000	\$800,000	\$800,000	43%	57%	\$344,000	\$456,000	0.038790	\$17,688	\$13,344
6	\$800,000	\$800,000	\$800,000	29%	71%	\$232,000	\$568,000	0.038790	\$22,033	\$8,999
7	\$800,000	\$800,000	\$800,000	14%	85%	\$112,000	\$680,000	0.038790	\$26,377	\$4,344
8	\$800,000	\$800,000	\$800,000	0%	100%	\$0	\$800,000	0.038790	\$31,032	\$0
TOTAL TAX SAVED REAL PROPERTY									(7 yrs on 7 yr deduction)	<u>\$123,818</u>
TOTAL TAX PAID REAL PROPERTY (7 yrs)									(7 yrs on 7 yr deduction)	<u>\$123,818</u>
TOTAL TAX SAVED										<u>\$126,566</u>
TOTAL TAX PAID										<u>\$125,977</u>

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

Personal Property Abatements

Tax Abatement Review System

Holy Family Birth Center

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in equipment

Over \$5,000,000		10	
\$1,000,000 to \$4,999,999		8	
\$500,000 to \$999,999		6	
\$0 to \$499,999	\$55,000	4	4

Investment per employee (both jobs created and retained)

\$35,000 or more		10	
\$18,500 to \$34,999		8	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249	\$6,111	4	4
less than \$1,250		2	

Estimated local income taxes generated from jobs retained

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

Estimated local income taxes generated from jobs created (Double points for start-up)

\$30,000 or more		5	
\$10,000 to \$29,999		4	
\$5,000 to \$9,999		3	
\$3,000 to \$4,999	\$3,685	2	4
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	29-1141 Reg. Nurse	5	5
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Estimated Percent of Business done outside

Allen County

Greater than 75%		15	
50% to 74%	50%	10	10
25% to 49%		5	

JOBS (20 points possible)

Total number of permanent jobs retained

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

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

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

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$45,000		20	
\$40,000 to \$44,999		16	
\$35,000 to \$39,999	\$35,000	12	12
\$30,000 to \$34,999		8	
\$25,000 to \$29,999		4	
under \$25,000		0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	58
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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.

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	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%	

Real Property Abatements

Tax Abatement Review System

Holy Family Birth Center

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 \$800,000	8	8
\$100,000 to \$499,999	6	
Under \$100,000	4	

Investment per employee (both jobs created and retained)

\$35,000 or more \$800,000 / 9 = \$88,888	10	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,250	2	

Estimated local income taxes generated from jobs retained

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

Estimated local income taxes generated from jobs created
(Double points for start-up)

\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999 \$3,865	2	4
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 29-1141 Reg. Nurse	5	5
--	---	---

Estimated Percent of Business done outside

Allen County

Greater than 75%	15	
50% to 74% 50%	10	10
25% to 49%	5	

JOBS (20 points possible)

Total number of permanent jobs retained

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

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

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

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$45,000	20	
\$40,000 to \$44,999	16	
\$35,000 to \$39,999 \$35,000	12	12
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	68
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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%	

Public Hearing Date, if applicable _____

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

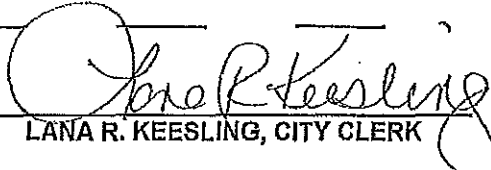
Read the second time by title and referred to the _____

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

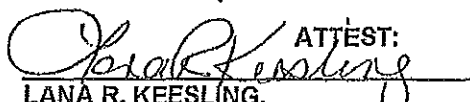
_____ placed on passage by the following vote:

	<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: _____

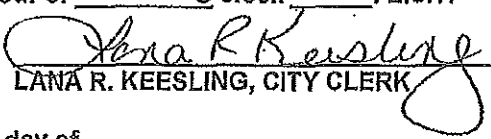

LANA R. KEESLING, CITY CLERK

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