BILL NO. R-18-01-09

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 223 West Jefferson Boulevard, Fort Wayne, Indiana 46802 (Hampton Inn & Suites Downtown Fort Wayne Hotel/HIWAYNE LLC/White Lodging Services Corporation)

WHEREAS, Petitioner has duly filed its petition dated December 27, 2017 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 23 full-time, permanent jobs for a total new, annual payroll of $772,000, with the average new annual job salary being $33,565 and six part-time jobs for a total new annual payroll of $193,000, with the average part-time salary being $32,166; and

WHEREAS, the total estimated project cost is $17,789,500; 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 improvements and personal property for new information technology equipment improvements to be made between May 8, 2018 and June 7, 2018.

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 information 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 $3.5721/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.5721/$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 $3.5721/$100 (the change would be negligible).

(d) If the proposed information technology equipment is not installed, the approximate current year tax rates for this site would be $3.5721/$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 $3.5721/$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 $3.0227/$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 10 years, and the deduction from the assessed value of the new information technology equipment shall be for a period of seven 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	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	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	85%
3	71%
4	57%
5	43%
6	29%
7	14%
8	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.

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

CITY OF FT WAYNE

DEC 27 2017

CRT

COMMUNITY DEVL.

03/2013

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements:	$ 17,553,000
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:	$ 236,500
TOTAL OF ABOVE IMPROVEMENTS:	$ 17,789,500

GENERAL INFORMATION

Real property taxpayer's name: HIWAYNE LLC

Personal property taxpayer's name: HIWAYNE LLC

Telephone number: (219) 472-2894

Address listed on tax bill: 701 East 83rd Avenue, Merrillville, IN 46410

Name of company to be designated, if applicable: Hampton Inn & Suites Downtown Fort Wayne Hotel

Year company was established: 2017

Address of property to be designated: 223 West Jefferson Street

Real estate property identification number: TBD

Contact person name: Bruce Hoffmann

Contact person telephone number: (219) 472-2894 Contact person Email: Bruce.Hoffmann@whitelodging.com

Contact person address: 701 East 83rd Avenue, Merrillville, IN 46410

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
TBD	TBD	TBD	

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

NAME	PERCENTAGE
Wooglin I LLC	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? TBD

What percentage of sales is made to the ultimate customer? 100%

What percentage of sales will be from service calls? NA

What is the percentage of clients/customers served that are located outside of Allen County? 95% +/-

What is the company's primary North American Industrial Classification Code (NAICs)? 721110

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

136-room Hampton Inn & Suites by Hilton Hotel with roof top food and beverage venue, ground level retail component, exercise facility, and limited meeting-space

Dollar amount of annual sales for the last three years:

Year	Annual Sales
NA	
NA	
NA	

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

Customer Name	City/State	Annual Gross Sales
NA	NA	$ 0
NA	NA	$ 0
NA	NA	$ 0

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

Supplier Name	City/State	Annual Gross Purchases
NA	NA	$ 0
NA	NA	$ 0
NA	NA	$ 0

List the company's top three competitors:

Competitor Name	City/State
Interstate Hotels & Resorts	Arlington, VA
Aimbridge Hospitality	Plano, TX
Crescent Hotels & Resorts	Fairfax, VA

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

136- room Hampton Inn & Suites by Hilton Hotel with roof top food and beverage venue, ground level retail component, exercise facility, and limited-meeting space

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?

Please reference 'Attachment B'

"ATTACHMENT B"

The proposed Hampton Inn & Suites Downtown Fort Wayne Hotel exceeds the required definitions of a project consistent with ERA Guidelines including, but not limited to the following:

1. The project will be built on a downtown Fort Wayne site (near the intersection of Jefferson and Harrison Streets) where a surface parking lot will be replaced with an upgraded mid-tier hotel.

2. The development will increase foot traffic around Parkview Field and the Grand Wayne Center, and create a new need for additional indirect development that will assist in stimulating growth. The hotel will contribute a new and stable employment base, and assist in encouraging new private sector investment in the area.

3. The proposed roof top food & beverage venue will offer unobstructed views of Parkview Field. This unique experience will serve to attract a range of visitors that might utilize other businesses while in downtown Fort Wayne.

4. The upgraded exterior façade and other interior design aspects will provide additional character to the downtown corridor and help increase the value of nearby properties.

5. The new Hampton Inn & Suites Hotel will help continue to transform Fort Wayne's urban core and will most importantly, assist in creating a destination to attract travelers and area residents back to downtown Fort Wayne.

6. As we have demonstrated through the development and management of the neighboring Courtyard by Marriott Hotel, we are committed to creating a successful project for the city and residents of Fort Wayne.

WHITE LODGING

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:

None - currently used as a surface parking lot

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

NA

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

Please see "Attachment A"

Projected construction start (month/year): 05/2018

Projected construction completion (month/year): 06/2019

☐ 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.)

"ATTACHMENT A"

The proposed project is an 136-room Hampton Inn & Suites, which is a mid-priced leader in the lodging segment and one of 14 brands in the Hilton portfolio, a leading global hospitality company. Recognizing the high profile location across from the Grand Wayne Center and adjacent to Parkview Field's grand plaza entrance, we anticipate designing and implementing features that are non-typical for the Hampton Inn brand, including (1) upgraded exterior façade that complements the surrounding urban landscape (2) roof top food & beverage venue that offers unobstructed views of Parkview Field and downtown Fort Wayne and (3) a small retail space (+/- 1,000 square feet) that could accommodate a coffee shop (or similar use) situated on the western edge of the hotel's first floor. We believe we are offering value-added amenities to both patrons of Parkview Field, corporate business individuals on weekdays and leisure/families on weekends, as well as conventioneers attending events @ Grand Wayne Center. This ground floor retail will also provide what we believe to be important connectivity with the existing retail and restaurants continuing west along Jefferson Boulevard. The anticipated total investment of the project will be approximately $23,794,000 including $17,553,000 in real property cost.

WHITE LODGING

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)

The Hampton Inn & Suites Hotel will have several Information Technology components including communication hardware/software (wireless internet throughout), audio/visual systems, security systems, Property Management System software/hardware, Point of Sale software/hardware, personal work computers, and much more.

☐ 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): 12/2018

Date last piece of equipment will be installed (month/year): 06/2019

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

The below schedule is based on the Form 103 - Long (Tangible Personal Property) Schedule - Pool #2 (5 to 8 year life)

Year 1 - $94,600
Year 2 - $132,440
Year 3 - $99,330
Year 4 - $75,680
Year 5 - $56,760
Year 6 - $42,570
Year 7 - $35,475

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**

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
Hotel Employee	TBD	23	$ 772,000

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
Hotel Employee	TBD	6	$ 193,000

[Full-time Eligibility]

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:

401K

When will you reach the levels of employment shown above? (month/year): 06/2019

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

Bruce Hoffmann

Printed Name and Title of Applicant

11/14/2017

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
DEC 27 2017
COMMUNITY DEVL.

20____ PAY 20____
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

☑ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: HIWAYNE LLC c/o White Lodging Services Corporation		
Address of taxpayer *(number and street, city, state, and ZIP code)*: 701 East 83rd Avenue, Merrillville, IN 46410		
Name of contact person: Bruce Hoffmann	Telephone number: (219) 472-2894	E-mail address: bruce.hoffmann@whitelodging.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number: TBD
Location of property: 223 West Jefferson	County: Allen	DLGF taxing district number: 074
Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*: New construction build of a 136-room Hampton Inn & Suites Hotel. The building will likely total a minimum of 85,000 square feet, including a roof top food and beverage venue, 1,000 +/- square feet of groud floor retail space, exercise facility and meeting space. Please reference 'Attachment A' for more details.		Estimated start date *(month, day, year)*: 05/08/2018 Estimated completion date *(month, day, year)*: 06/07/2019

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	$0.00	0.00	$0.00	29.00	$965,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0.00	0.00
Plus estimated values of proposed project	17,553,000.00	
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	17,553,000.00	

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

Estimated solid waste converted (*pounds*) 0.00

Estimated hazardous waste converted (*pounds*) 0.00

Other benefits
Not Applicable

SECTION 6 — TAXPAYER CERTIFICATION

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

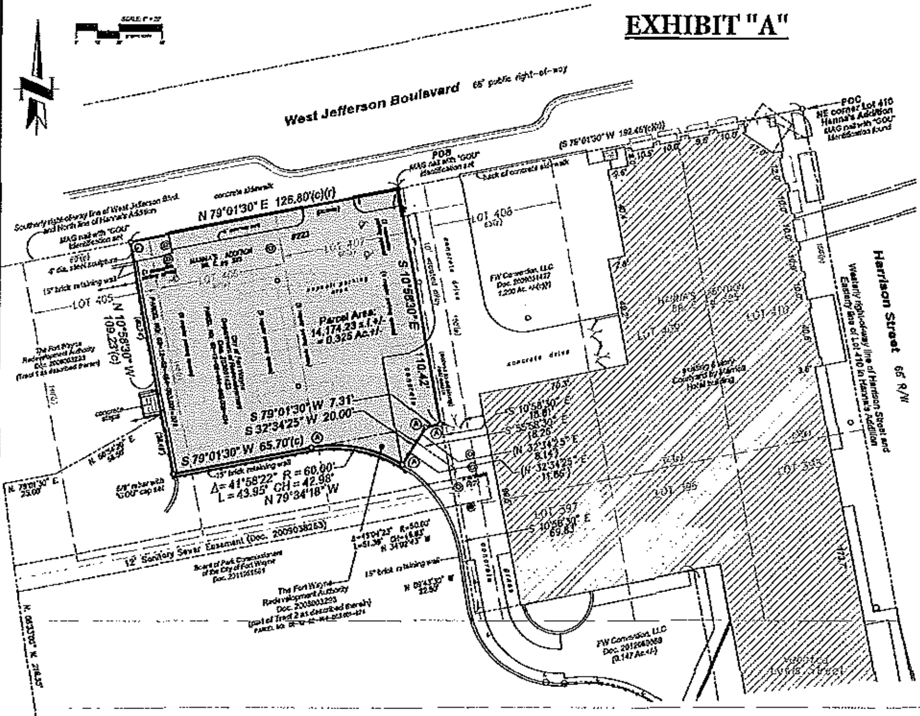
Signature of authorized representative: [signature]	Date signed *(month, day, year)*: 12/21/2017
Printed name of authorized representative: Bruce Hoffmann	Title: Senior Vice President & CFO, Investments & Development

EXHIBIT "A"

Part of Lots 405, 406 and 407 of Hanna's Addition to the City of Fort Wayne, Indiana, according to the plat thereof, as originally recorded in Plat Book OA, page 16 and recopied in Deed Record C, page 525 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at the northeast corner of Lot 410 of said Hanna's Addition; thence South 79 degrees 01 minute 30 seconds West (assumed basis of bearings) on the northerly line of said Lot 410 and the Northerly line of Lots 409, 408 and 407 of said Hanna's Addition, also being the southerly right-of-way line of West Jefferson Boulevard, a distance of 192.46 feet to a point on the northerly line of said Lot 407 and the northwest corner of real estate described in Document 2009031477 in the Office of the Recorder of Allen County, said point being the POINT OF BEGINNING; thence South 10 degrees 58 minutes 30 seconds East on the west line of said real estate, a distance of 110.42 feet; thence South 79 degrees 01 minute 30 seconds West 7.31 feet; thence South 32 degrees 34 minutes 25 seconds West 20.00 feet; thence on a non-tangent curve to the left having a central angle of 41 degrees 58 minutes 22 seconds, a radius of 60.00 feet, a length of 43.95 feet and a chord of 42.98 feet bearing North 79 degrees 34 minutes 18 seconds West; thence South 79 degrees 01 minute 30 seconds West 65.70 feet; thence North 10 degrees 58 minutes 30 seconds West 109.23 feet to the northeast corner of Tract 1 as described in Document 2008003293 in said Recorder's Office, lying on the northerly line of said Lot 405 in Hanna's Addition and the southerly right-of-way line of West Jefferson Boulevard; thence North 79 degrees 01 minute 30 seconds East on the said northerly line of Lots 405, 406 and 407, being also said southerly right-of-way line of West Jefferson Boulevard, a distance of 126.80 feet to the point of beginning, containing 0.325 acre, more or less.

EXHIBIT "A"



Surveyor's Report

Title Commitment Information

SCHEDULE B, PART II Exceptions

Items 1-11 are either not survey related or of no significance to the survey.

Parking Spaces

22 regular parking spaces
3 accessible (handicap) parking spaces

Statement of Encroachments

None noted.

Flood Statement

Bearing Basis

Legend

Description

General Notes

Surveyor's Certificate

REVISION	DATE	COMMENT	REVISION	DATE	COMMENT

ALTA / NSPS Land Title Survey
Property Address:
223 West Jefferson Boulevard, Fort Wayne, IN 46802

GOULOFF - JORDAN SURVEYING AND DESIGN, INC.

Drawn by: TMJ

Checked by: TCG

Sheet: 1 of 1

Reset Form

STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
DEC 27 2017
CB
COMMUNITY DEVL.

FORM SB-1 / PP

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)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: HIWAYNE LLC	Name of contact person: Bruce Hoffmann
Address of taxpayer *(number and street, city, state, and ZIP code)*: 701 E 83rd Ave, Merrillville, IN 46410	Telephone number: (219) 472-2894

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number (s): TBD
Location of property: 223 West Jefferson	County: Allen	DLGF taxing district number: 074

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.)*

The Hampton Inn & Suites Downtown Fort Wayne Hotel will have several Information Technology components including communication hardware/software (wireless internet throughout), audio/visual systems, security systems, Property Management System software/hardware, Point of Sale software/hardware, personal work computers, and much more.

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment		
R & D Equipment		
Logist Dist Equipment		
IT Equipment	12/03/2018	06/03/2019

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	29	965000

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							236,500	
Less values of any property being replaced								
Net estimated values upon completion of project							236,500	

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:
Not applicable

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative: Bruce Hoffmann	Date signed *(month, day, year)*: 12/21/2017
Printed name of authorized representative: Bruce Hoffmann	Title: Senior Vice President & CFO, Investments & Development

Admn. Appr._____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Hampton Inn & Suites Downtown Fort Wayne Hotel/HIWAYNE LLC/White Lodging Services Corporation is requesting the designation of an Economic Revitalization Area for eligible real estate and personal property improvements in the amount of $17,789,500. Hampton Inn & Suites Downtown Fort Wayne Hotel/HIWAYNE LLC/White Lodging Services Corporation will construct a new 136 room hotel in downtown Fort Wayne.**

EFFECT OF PASSAGE: **Investment of $17,789,500, 23 new full-time jobs and six new part-time jobs with a combined annual payroll of $965,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, 23 new full-time jobs and six new part-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Geoff Paddock and Jason Arp**

COMMUNITY DEVELOPMENT
Fort Wayne Redevelopment Commission

Thomas C. Henry, Mayor

Engage • Innovate • Perform

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne IN 46802
260.427.1127
www.cityoffortwayne.org

November 14, 2017

To Whom It May Concern:

As the current owner of parcel # 02-12-02-464-002.000-074 located at 223 West Jefferson Boulevard, the City of Fort Wayne Department of Redevelopment is aware of, and supports, the application for tax phase-in being made by HIWAYNE, LLC/White Lodging Services Corporation/Hampton Inn & Suites Downtown Fort Wayne Hotel.

Sincerely,

Nancy Townsend

Nancy Townsend
Executive Director, Fort Wayne Redevelopment Commission

MEMORANDUM

TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: December 28, 2017

RE: Request for designation by Hampton Inn & Suites Downtown Fort Wayne Hotel/HIWAYNE LLC/White Lodging Services Corporation as an ERA for real estate and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	**223 W. Jefferson Blvd**	PROJECT LOCATED WITHIN:	**EDTA**
PROJECT COST:	**$17,789,500**	COUNCILMANIC DISTRICT:	**5**

COMPANY PRODUCT OR SERVICE:	**Hampton Inn & Suites Downtown Fort Wayne Hotel/HIWAYNE LLC/White Lodging Services Corporation is a national hotel ownership, development and management company.**
PROJECT DESCRIPTION:	**Hampton Inn & Suites Downtown Fort Wayne Hotel/HIWAYNE LLC/White Lodging Services Corporation will construct a new 136 room hotel in downtown Fort Wayne.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**23**	JOBS RETAINED (FULL-TIME):	**0**
JOBS CREATED (PART-TIME):	**6**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$965,000**	TOTAL RETAINED PAYROLL:	**0**
AVERAGE SALARY (FULL-TIME NEW):	**$33,565**	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: The property to be developed is currently a parking lot.

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 DC-Downtown Core. 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 personal property 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: 23 full-time and six part-time jobs will be created as a result of the 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 ten years.
2. The period of deduction for personal property is seven years

Under Fort Wayne Common Council's tax abatement policies and procedures, Hampton Inn & Suites Downtown Fort Wayne Hotel/HIWAYNE LLC/White Lodging Services Corporation is eligible for a ten year deduction on real property improvements and a seven 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: Carma Y

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

Hampton Inn & Suites Downtown Fort Wayne Hotel

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	$17,553,000	$17,553,000	$17,553,000	100%	0%	$17,553,000	$0	0.035721	$0	$627,011
2	$17,553,000	$17,553,000	$17,553,000	95%	5%	$16,675,350	$877,650	0.035721	$31,351	$595,660
3	$17,553,000	$17,553,000	$17,553,000	80%	20%	$14,042,400	$3,510,600	0.035721	$125,402	$501,609
4	$17,553,000	$17,553,000	$17,553,000	65%	35%	$11,409,450	$6,143,550	0.035721	$219,454	$407,557
5	$17,553,000	$17,553,000	$17,553,000	50%	50%	$8,776,500	$8,776,500	0.035721	$313,505	$313,505
6	$17,553,000	$17,553,000	$17,553,000	40%	60%	$7,021,200	$10,531,800	0.035721	$376,206	$250,804
7	$17,553,000	$17,553,000	$17,553,000	30%	70%	$5,265,900	$12,287,100	0.035721	$438,907	$188,103
8	$17,553,000	$17,553,000	$17,553,000	20%	80%	$3,510,600	$14,042,400	0.035721	$501,609	$125,402
9	$17,553,000	$17,553,000	$17,553,000	10%	90%	$1,755,300	$15,797,700	0.035721	$564,310	$62,701
10	$17,553,000	$17,553,000	$17,553,000	5%	95%	$877,650	$16,675,350	0.035721	$595,660	$31,351
11	$17,553,000	$17,553,000	$17,553,000	0%	0%	$0	$0	0.035721	$0	$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction **$3,103,703**

TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction **$3,166,404**

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

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

PERSONAL PROPERTY TAX ABATEMENT - 7 yr Schedule Hampton Inn & Suites Downtown Fort Wayne Hotel

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	$236,500	40%	$94,600	$94,600	100%	0%	$94,600	$0	0.035721	$0	$3,379
2	$236,500	56%	$132,440	$132,440	85%	15%	$112,574	$19,866	0.035721	$710	$4,021
3	$236,500	42%	$99,330	$99,330	71%	29%	$70,524	$28,806	0.035721	$1,029	$2,519
4	$236,500	32%	$75,680	$75,680	57%	43%	$43,138	$32,542	0.035721	$1,162	$1,541
5	$236,500	30%	$70,950	$70,950	43%	57%	$30,509	$40,442	0.035721	$1,445	$1,090
6	$236,500	30%	$70,950	$70,950	29%	71%	$20,576	$50,375	0.035721	$1,799	$735
7	$236,500	30%	$70,950	$70,950	14%	86%	$9,933	$61,017	0.035721	$2,180	$355
8	$236,500	30%	$70,950	$70,950	0%	100%	$0	$70,950	0.035721	$2,534	$0
							TOTAL TAX SAVED		(7 yr deduction)		**$13,640**
							TOTAL TAX PAID		(7 yr deduction)		**$10,859**

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

Hampton Inn & Suites Downtown Fort Wayne Hotel

		Points Possible	Points Awarded
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	$236,500	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	$8,155	6	6
$1,250 to $6,249		4	
less than $1,249		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	$13,036	4	8
$5,000 to $9,999		3	
$3,000 to $4,999		2	
less than $3,000		1	
ECONOMIC BASE (20 points possible)			
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)			
Greater than 1.0		5	
Estimated Percent of Business done outside Allen County			
Greater than 75%		15	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	29	6	12
10-24		4	
1 to 9		2	
WAGES (20 points possible)			
Median salary of the jobs created and/or retained			
Over $47,999		20	
$43,000 to $47,999		16	
$38,000 to $42,999		12	
$33,000 to 37,999	$33,297	8	8
$28,000 to $32,999		4	
under $28,000		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

Total 63

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

*** If Average annual salary of the full-time jobs created by listed occupation is 10% or greater than the average salary for Allen County using current occupational employment statistics, then the applicant is eligible for an alternate deduction schedule.**

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%	