BILL NO. R-19-05-41

SPECIAL RESOLUTION NO. R-__-19

A SPECIAL RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FORT WAYNE ON APPLICATION OF MCCORMICK REHABILITATION, LLC AUTHORIZING CERTAIN ACTIONS AND PROCEEDINGS WITH RESPECT TO THE FINANCING CERTAIN ECONOMIC DEVELOPMENT FACILITIES TO BE OWNED AND OPERATED BY MCCORMICK REHABILITATION, LLC

WHEREAS, the City of Fort Wayne, Indiana (the "City"), is authorized by IC 36-7-11.9 and 12 (collectively, the "Act") to issue revenue bonds and lend the proceeds thereof to a developer for the purpose of financing, reimbursing or refinancing the costs of the acquisition, construction, renovation and equipping of said economic development facilities in order to foster creation or retention of opportunities for gainful employment, the creation of business opportunities and the creation or retention of affordable rental housing; and

WHEREAS, a representative of McCormick Rehabilitation, LLC, an Indiana limited liability company, or another limited liability company or a limited partnership to be formed by it (collectively, the "Borrower") has advised the City that the Borrower proposes that the City lend proceeds of an economic development financing to the Borrower to provide a portion of the funds to pay the costs of acquisition, design, construction, renovation, improvement and/or equipping of the existing apartment buildings located in the City at 2811 McCormick Place consisting of 96 units, 2 of which are used as a resident resource center and 94 are used as residential units, and certain functionally-related improvements (the "Project"), (ii) paying capitalized interest on the bonds (if necessary), (iii) funding a debt service reserve fund (if necessary), and (iv) paying incidental expenses incurred on account of the issuance of the bonds and acquiring any credit enhancement with respect thereto (if necessary); and

WHEREAS, the Project will be owned and operated by the Borrower for use as a multifamily rental housing facility which will provide affordable multifamily rental housing; and

WHEREAS, the diversification of industry, retention of job opportunities (2 retained full-time employees), the creation of approximately 68 full-time-equivalent temporary construction jobs during the renovation and providing affordable rental housing to be achieved by the acquisition, renovation and equipping of the Project will be of public benefit to the health, safety and general welfare of the City and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the City and its citizens; and

WHEREAS, it is found that the acquisition, renovation and equipping of the Project will not have an adverse competitive effect on any similar facility already constructed or operating near or in the City; and

WHEREAS, the Fort Wayne Economic Development Commission (the "Commission") has rendered its Project Report for the Project regarding the financing of proposed economic development facilities for the Borrower, and said Project Report has been sent to the City of Fort Wayne Plan Commission for comment; and

WHEREAS, the Commission conducted a public hearing on May 16, 2019, and adopted a resolution on May 22, 2019, which Resolution has been transmitted to this Common Council, finding that the financing of certain economic development facilities of the Borrower complies with the purposes and provisions of the Act and that such financing will be of benefit to the health and welfare of the City and its citizens; now therefor

BE IT RESOLVED BY THE CITY OF FORT WAYNE COMMON COUNCIL THAT:

SECTION 1. It is hereby found and determined that the promotion of diversification of economic development and job opportunities in and near the City, and the providing of affordable rental housing is desirable to preserve the health, safety and general welfare of the citizens of the City, and that it is in the public interest that the Commission and the City take such action as they lawfully may to encourage economic development, diversification of industry, promotion of job opportunities and affordable rental housing in and near the City.

SECTION 2. It is hereby found and determined that the issuance and sale of economic development revenue bonds of the City under the Act in an amount not to exceed $10,500,000 for the lending of the proceeds of the revenue bonds to the Borrower for the purpose of financing a portion of the cost of the acquisition, renovation and equipping of the Project will serve the public purposes referred to above, in accordance with the Act.

SECTION 3. In accordance with the Act, the findings and determination set forth above have been compiled and prepared into the Commission's Project Report which Project Report is hereby approved by this Common Council.

SECTION 4. At the public hearing held by the Commission, the Commission considered whether the economic development facilities would have an adverse competitive effect on any similar facilities located in or near the City, and subsequently found, based on special findings of fact set forth in the Resolution of the Commission transmitted hereto that the facilities would not have an adverse competitive effect. This Common Council hereby confirms the findings set forth in the Commission's Resolution, and concludes that the economic development facilities will not have an adverse competitive effect on any other similar facilities in or near the City and the facilities will be of benefit to the health and welfare of the citizens of the City.

SECTION 5. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the City will sell or lease the same to the Borrower or loan the proceeds from the sale of the bonds to the Borrower for the same purposes.

SECTION 6. All action taken and approvals given by this Common Council with regard to the Borrower, are based upon the evidence submitted and representations made by the Borrower, its agents or counsel. No independent examination, appraisal or inspection of the Project was made, requested, or is contemplated by this Common Council, the Commission or the City.

SECTION 7. This Common Council does not, by this or any other approval or finding, guarantee, warrant or even suggest that the bonds, coupons or series thereof will be a reasonable investment for any person, firm or corporation.

SECTION 8. This Common Council shall not be obligated, directly or indirectly, to see to the application or use of the proceeds from the sale of the bonds or to see that the contemplated improvements, if any, are constructed. This Common Council is in no way responsible to the holders of any bonds for any payment obligation created by the bonds.

SECTION 9. This Common Council does not warrant, guarantee or even suggest that interest to be paid to or income to be received by the holders of any bond, coupon, or series thereof is exempt from taxation by any local, state or federal government.

SECTION 10. The bonds shall be special, limited obligations of the City payable solely from the funds provided therefor as described in a Financing Agreement (as defined in the Act) to be approved at a later date by the Commission and this Common Council prior to the issuance of the bonds, and shall not constitute an indebtedness of the Commission or the City or a loan of the credit thereof within the meaning of any constitutional or statutory provisions.

SECTION 11. In order to induce the Borrower to proceed with the acquisition, renovation and equipping of the Project, this Common Council hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the City and the Borrower; and (ii) it will adopt such resolutions or ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds; and (iii) it will use its best efforts to assist the Borrower in procuring the issuance of additional economic development revenue bonds, if such additional bonds become necessary for refunding or refinancing the outstanding principal amount of the economic development revenue bonds, for completion of the Project and for additions to the Project, including the costs of issuing additional bonds (provided that the financing of such addition or additions to the Project is found to have a public purpose (as defined in the Act) at the time of the authorization of such additional bonds), and that the aforementioned purposes comply with the provisions of the Act.

SECTION 12. All costs of the Project incurred after the date permitted by applicable federal tax and state laws, including reimbursement or repayment to the Borrower of moneys expended by the Borrower for application fees, planning, engineering, a portion of the interest paid during acquisition, renovation and equipping, underwriting expenses, attorney and bond counsel fees, and acquisition, renovation and equipping of the Project will be permitted to be included as part of the bond issue to finance the Project, and the City will lend the proceeds from the sale of the bonds to the Borrower for the same purposes. Also, certain indirect expenses, including but not limited to, planning, architectural work and engineering incurred prior to this inducement resolution will be permitted to be included as part of the bond issue to finance the Project. This resolution shall constitute "official action" for purposes of compliance with federal and state laws requiring governmental action as authorization for future reimbursement from the proceeds of bonds.

SECTION 13. This resolution shall be in full force and effect immediately upon passage by this Common Council and signing by the President of this Common Council and by the Mayor.

COMMON COUNCIL OF THE CITY
OF FORT WAYNE, INDIANA

____
Russ Jehl, President

APPROVED AS TO FORM AND LEGALITY:

____
Carol Helton, City Attorney

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION CONCERNING THE PROPOSED FINANCING OF ECONOMIC DEVELOPMENT FACILITIES FOR MCCORMICK REHABILITATION, LLC

The Fort Wayne Economic Development Commission proposes to recommend to the Common Council of the City of Fort Wayne, Indiana that it provide a portion of the funds for the acquisition, renovation and equipping of economic development facilities for McCormick Rehabilitation, LLC, an Indiana limited liability company (the "Applicant"). Such economic development facilities will consist of the acquisition, renovation and equipping of existing multifamily housing facilities consisting of an apartment complex, currently known as McCormick Place Apartments, containing 96 units, 2 of which are used as a resident resource center and 94 are used as residential units, together with functionally related and subordinate facilities such as recreational facilities and parking areas (the "Project"). The Project is located at 2811 McCormick Avenue, in Fort Wayne, Indiana. The total cost for the acquisition, renovation and equipping of the Project is presently estimated to be in an amount of approximately $19,200,000, including incidental costs of issuance of the economic development revenue bonds.

No public facilities to be paid for by the government will be made necessary on account of the proposed facilities.

It is tentatively found that the acquisition, renovation and equipping of the Project will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

It is estimated that upon completion of the Project and start of operations, the new operation will retain 2 full-time employees, with an estimated total payroll of approximately

$116,333 annually. The acquisition, renovation and equipping of the Project will also require an estimated 68 FTE temporary construction jobs having estimated wages in the amount of $4,050,000 to complete the renovation.

Adopted this 22nd day of May, 2019.

President

Attest:

Secretary

RESOLUTION NO. 5-22-2019

A RESOLUTION OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION ON APPLICATION OF MCCORMICK REHABILITATION, LLC AUTHORIZING CERTAIN ACTIONS AND PROCEEDINGS WITH RESPECT TO THE FINANCING CERTAIN ECONOMIC DEVELOPMENT FACILITIES TO BE OWNED AND OPERATED BY MCCORMICK REHABILITATION, LLC

WHEREAS, the City of Fort Wayne, Indiana (the *"City"*), is authorized by IC 36-7-11.9 and 12 (collectively, the *"Act"*) to issue revenue bonds and lend the proceeds thereof to a developer for the purpose of financing, reimbursing or refinancing the costs of the acquisition, construction, renovation and equipping of economic development facilities in order to foster creation or retention of opportunities for gainful employment, the creation of business opportunities and the creation or retention of affordable rental housing; and

WHEREAS, a representative of McCormick Rehabilitation, LLC, an Indiana limited liability company, or another limited liability company or a limited partnership to be formed by it (collectively, the ***"Borrower"***) has advised the City that the Borrower proposes that the City lend proceeds of an economic development financing to the Borrower to provide a portion of the funds to pay the costs of acquisition, design, construction, renovation, improvement and/or equipping of the existing apartment buildings located in the City at 2811 McCormick Place consisting of 96 units, 2 of which are used as a resident resource center and 94 are used as residential units, and certain functionally-related improvements (the ***"Project"***), (ii) paying capitalized interest on the bonds (if necessary), (iii) funding a debt service reserve fund (if necessary), and (iv) paying incidental expenses incurred on account of the issuance of the bonds and acquiring any credit enhancement with respect thereto (if necessary); and

WHEREAS, the Project will be owned and operated by the Borrower for use as a multifamily rental housing facility which will provide affordable multifamily rental housing; and

WHEREAS, the diversification of industry, retention of job opportunities (2 retained full-time employees), the creation of approximately 68 full-time-equivalent temporary construction jobs during the renovation and providing affordable rental housing to be achieved by the acquisition, renovation and equipping of the Project will be of public benefit to the health, safety and general welfare of the City and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the City and its citizens; and

WHEREAS, it is found that the acquisition, renovation and equipping of the Project will not have an adverse competitive effect on any similar facility already constructed or operating near or in the City;

NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in and near the City, and the providing of affordable rental housing is desirable to preserve the health, safety and general welfare of the citizens of the City, and that it is in the public interest that the Commission and the City take such action as they lawfully may to encourage economic development, diversification of industry, promotion of job opportunities and affordable rental housing in and near the City.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds of the City under the Act in an amount not to exceed $10,500,000 for the lending of the proceeds of the revenue bonds to the Borrower for the purpose of financing a portion of the cost of the acquisition, renovation and equipping of the Project will serve the public purposes referred to above, in accordance with the Act.

3. Based solely upon information provided to it, the Commission reports, finds and determines pursuant to the provisions of the Act that:

A. The Project will consist of the acquisition, renovation and equipping of existing multifamily housing facilities consisting of an apartment complex currently known as McCormick Place Apartments containing 96 units, 2 of which are used as a resident resource center and 94 are used as residential units, together with functionally related and subordinate facilities such as recreational facilities and parking areas. The Project is located at 2811 McCormick Avenue, in the City.

B. The Project will be owned and operated by the Borrower for use as a multifamily rental housing facility;

C. No public works or services not already existing or available, or for which provision has not been made, will be made necessary or desirable on account of the Project as such facilities will be provided either by the Borrower, private utilities, or existing public facilities, or pursuant to agreements with respect to such public facilities with the City;

D. The total cost of the Project will approximate $19,200,000 of which an amount not to exceed $10,500,000 will be financed by economic development revenue bonds;

E. It is estimated that upon completion of the Project and start of operations, the new operation will retain 2 full-time employees, with an estimated total payroll of approximately $116,333 annually. The acquisition, renovation and equipping of the Project will also require an estimated 68 FTE temporary construction jobs having estimated wages in the amount of $4,050,000 to complete the renovation;

F. The Project will not have an adverse competitive effect on any similar facilities already constructed or operating in or near the City;

G. The proposed financing of the Project will be of benefit to the health and general welfare of the citizens of the City; and

H. The proposed financing of the Project complies with the purposes and provisions of the Act, as supplemented and amended.

4. In accordance with the Act, the findings and determination set forth above have been compiled and prepared into a report (the ***"Report"***) which Report is hereby approved by the Commission and the Secretary of the Commission is hereby directed to submit, or have submitted on the Commission's behalf, the Report to the Executive Director or Chairperson of the Plan Commission having jurisdiction over the Project and, if applicable, to the superintendent of the school corporation where the Project will be located pursuant to I.C. 36-7-12-23(b).

5. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the City will sell or lease the same to the Borrower or loan the proceeds from the sale of the bonds to the Borrower for the same purposes.

6. All action taken and approvals given by the Commission with regard to the Borrower, are based upon the evidence submitted and representations made by the Borrower, its agents or counsel. No independent examination, appraisal or inspection of the Project was made, requested, or is contemplated by the Commission or the City.

7. The Commission does not, by this or any other approval or finding, guarantee, warrant or even suggest that the bonds, coupons or series thereof will be a reasonable investment for any person, firm or corporation.

8. The Commission shall not be obligated, directly or indirectly, to see to the application or use of the proceeds from the sale of the bonds or to see that the contemplated improvements, if any, are constructed. The Commission is in no way responsible to the holders of any bonds for any payment obligation created by the bonds.

9. The Commission does not warrant, guarantee or even suggest that interest to be paid to or income to be received by the holders of any bond, coupon, or series thereof is exempt from taxation by any local, state or federal government.

10. The bonds shall be special, limited obligations of the City payable solely from the funds provided therefor as described in a Financing Agreement (as defined in the Act) to be approved at a later date by the Commission and the Common Council of the City prior to the issuance of the bonds, and shall not constitute an indebtedness of the Commission or the City or a loan of the credit thereof within the meaning of any constitutional or statutory provisions.

11. In order to induce the Borrower to proceed with the acquisition, renovation and equipping of the Project, the Commission hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid

financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the City and the Borrower; and (ii) it will adopt such resolutions or ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds; and (iii) it will use its best efforts to assist the Borrower in procuring the issuance of additional economic development revenue bonds, if such additional bonds become necessary for refunding or refinancing the outstanding principal amount of the economic development revenue bonds, for completion of the Project and for additions to the Project, including the costs of issuing additional bonds (provided that the financing of such addition or additions to the Project is found to have a public purpose (as defined in the Act) at the time of the authorization of such additional bonds), and that the aforementioned purposes comply with the provisions of the Act.

12. All costs of the Project incurred after the date permitted by applicable federal tax and state laws, including reimbursement or repayment to the Borrower of moneys expended by the Borrower for application fees, planning, engineering, a portion of the interest paid during acquisition, renovation and equipping, underwriting expenses, attorney and bond counsel fees, and acquisition, renovation and equipping of the Project will be permitted to be included as part of the bond issue to finance the Project, and the City will lend the proceeds from the sale of the bonds to the Borrower for the same purposes. Also, certain indirect expenses, including but not limited to, planning, architectural work and engineering incurred prior to this inducement resolution will be permitted to be included as part of the bond issue to finance the Project. This resolution shall constitute "official action" for purposes of compliance with federal and state laws requiring governmental action as authorization for future reimbursement from the proceeds of bonds.

13. The Commission hereby authorizes the Vice-President and Secretary of the Commission to sign this resolution and the Report of the Fort Wayne Economic Development Commission Concerning the Proposed Financing of Economic Development Facilities for McCormick Rehabilitation, LLC dated May 22, 2019.

Adopted this 22nd day of May, 2019.

FORT WAYNE ECONOMIC
DEVELOPMENT COMMISSION

By: ______________________
Its: President

Attest:

By: ______________________
Its: Secretary

CITY OF FT. WAYNE
CQ
APR 23 2019
COMMUNITY DEVELOPMENT

08/07
IRB Application

Fort Wayne Economic Development Commission

Application for Economic Development Bond Financing

Fort Wayne Economic Development Commission by:
Staff Member Carman Young
Date 4/23/19

Please refer to the attached Application Instructions prior to completing this application!

General Information

Total projected cost of bond issue (include cost of project and cost of bond issuance) $ 10,500,000 request of TE bonds
$ 19,200,000 total project cost

1. Name of applicant: McCormick Rehabilitation, LLC (FEIN #83-4390555)
2. Title of applicant: N/A
3. Address of applicant: 4011 80th Street, Kenosha, WI 53142
4. Phone and fax number of applicant: Phone - 262.842.0456, Fax - 262.842.0457
5. Name of business: Fort Wayne Housing Authority / Bear Development, LLC
6. Address of business: 7315 Hanna St, Fort Wayne, IN 46816 / 4011 80th Street, Kenosha, WI 53142
7. Phone and fax number of business: 260-267-9300 / 312-405-3277
8. Name of contact person: George Guy / Adam Templer
9. Title of contact person: Executive Director / Vice President
10. Name of contact's business: See above
11. Address of contact's business:
12. Telephone and fax number of contact:
13. Applicant is organized as a: (Check One)

- ☐ Not-for-Profit Corporation
- ☐ C Corporation
- ☑ Limited Liability Company
- ☐ Sole Proprietorship
- ☐ Limited Partnership
- ☐ Subchapter S Corporation
- ☐ General Partnership
- ☐ Joint Venture
- ☐ Other

14. List company officers and/or principal operating personnel

NAME	TITLE	ADDRESS	*PHONE NUMBER*
George Guy	Executive Director	7315 Hanna Street, Fort Wayne, IN 46816	260-267-9300
Adam Templer	Vice President	4011 80th Street, Kenosha, WI 53142	312-405-3277

15. List all persons or firms having ten percent or more ownership interest in the applicant business and the percentage each holds:

NAME	PERCENTAGE	NAME	PERCENTAGE
Fort Wayne Housing Authority	51%		
Bear Development, LLC	49%		

16. Name and nature of the business or (if others) businesses in which the applicant is engaged:
Construction, rehabilitation and management of affordable housing.

17. ☒ Yes ☐ No Is the applicant incorporated in the State of Indiana?
18. If yes, attach a copy of Certificate of Existence. (**Attachment #1**)
19. If no, under the laws of what state is the applicant organized? ____________________
20. ☒ Yes ☐ No Has the applicant received authority to do business in Indiana from the Indiana Secretary of State?
21. Provide evidence of such legal existence, including a statement from any certifying authorities. (**Attachment #2**)
22. ☐ Yes ☒ No Does the applicant operate under an assumed name in Allen County, Indiana?
23. ☐ Yes ☒ No Has the applicant filed for a Certificate of Use of Assumed Name with the Allen County, Indiana Recorder's Office?
24. If yes, under what name? ____________________ Date filed: ____________
25. ☐ Yes ☒ No If the applicant is a sole proprietorship or general partnership, has the applicant filed for a Certificate of Assumed Business Name with the Allen County, Indiana Recorder's Office?
26. If yes, under what name? ____________________ Date filed: ____________

27. ☐ Yes ☒ No Are any members of the Fort Wayne Economic Development Commission, Fort Wayne Common Council, or Allen County Council shareholders or holders of any debt obligation of the applicant?

28. If yes, list name(s):

Project Information

29. Street address of project: 2811 McCormick Avenue, Fort Wayne, IN 46803

30. Description of the project to be funded along with a brief description of the facilities to be constructed:
Rehabilitation of 94 units of existing public housing under HUD's RAD program. Development also includes common areas used for the management of the development. There will be no new construction or modification to current bedrooms sizes and unit mix.

31. Total square footage of facility to be constructed on first floor: No new construction; all rehab; 128,967 sf

32. Total square footage of facility to be constructed on additional floors: No new construction; all rehab; 128,967 sf

33. Legal description of project site (Required **Attachment # 3)**

34. Total acreage of the tract or parcel of property on which the project is to be located: 8.137 acres

35. ☒ Yes ☐ No Are blueprints or architectural renderings available for the facilities to be constructed?
(If yes, a copy of the blueprints/renderings must be attached to the application. If not, a copy must be provided to the staff of the Fort Wayne Economic Development Commission no later than one week prior to the initial inducement resolution.) **Attachment # 4**

36. Itemize use of bond funds by expenditure category:

Engineering/Architectural Fees:	
Legal Fees:	
Financing and Other Fees:	
Land Purchase:	
Site Preparation:	
Construction (materials, equipment, labor):	$4,000,000
Building Purchase:	$6,500,000
Machinery:	
Remodeling/Renovation/Restoration:	

37. Should bond funds be insufficient to complete the proposed project, itemize any additional funds and funding sources needed to complete the project: 221(d)(4) Loan - $6,200,000 Tax Exempt Seller Note - $6,500,000 Low-Income Housing Tax Credit Equity- $6,244,753

38. ☑ Yes ☐ No Is the project located entirely within the municipal limits of the City of Fort Wayne, Indiana?

39. ☑ Yes ☐ No Is the project located within the Fort Wayne Community Schools District?

40. If no, name the applicable school district (s): ______

41. ☑ Yes ☐ No Will the proposed facility, or any portion thereof, be leased to an entity other than the applicant?

42. If yes, name all such entities, state the type of business in which they engage, and indicate the square footage of the project each is expected to lease: Apartment units will be leased to low and moderate income person and families per FWHA, HUD and IHCDA guidelines.

Zoning And Infrastructure Information

43. What is the existing zoning on the project site? R-3 Multifamily

44. What zoning will the project require? R-3 Multifamily

45. ☐ Yes ☑ No Is the project site located within a floodplain?
(Attach a surveyor's certificate indicating floodplain status, required.) **Attachment # 5**

46. Is the site to be used currently served by Fort Wayne City Utilities for:

☑ Yes ☐ No Water?

☑ Yes ☐ No Sanitary sewer?

☑ Yes ☐ No Storm sewer?

47. If not, how does applicant intend to procure proper utility infrastructure for the project?

______

48. Will the project cause any adverse environmental impacts to:

☐ Yes ☑ No Air?

☐ Yes ☑ No Noise?

☐ Yes ☑ No Water?

☐ Yes ☑ No Land?

☐ Yes ☑ No Other?

49. Describe any potential adverse environmental impacts: ______

Public Benefit Information

50. Is a fully executed "Fort Wayne Economic Development Commission Form ED-1" attached to this application? (If not, application will not be accepted.) **Attachment # 6.**

I certify that I am a legally authorized representative of the above named company and that, to the best of my knowledge, all information in this application and its attached exhibits are true and complete and that I am aware that such application is subject to the Public Records laws of the State of Indiana. Verification of any and all items noted within this application may be obtained from any source named herein. It is my understanding that information on the "Fort Wayne Economic Development Commission Form ED-1" which is attached as a part of this application may be monitored by the staff of the Commission. I further understand that it is my obligation to provide the Commission with an annual "Fort Wayne Economic Development Commission Form ED-2" no later than January 31 of each year during the life of the bond issue. Form ED-2 shall be used to monitor compliance with the job creation and/or retention goals listed in the original "Fort Wayne Economic Development Commission Form ED-1". Commission staff has my express consent to monitor the project during the life of the bond issuance for compliance. Should any inaccuracies be found in the information reported on form ED-2, or should the ED-2 form not be received by January 31 of each year during the life of the bond issue, the Fort Wayne Economic Development Commission may seek such remedies as are legally available to it to address those discrepancies found.

I further agree to abide by all rules and regulations of the Fort Wayne Economic Development Commission. I agree to pay, in addition to the application fee, all attorney fees incurred on behalf of the Commission in the negotiation of financing of the economic development facility for which I am applying.

Signature ____________________

Typed Name and Title Adam C. Templer

Date Signed 04/22/2019

State of Indiana
Office of the Secretary of State

CERTIFICATE OF EXISTENCE

To Whom These Presents Come, Greeting:

I, CONNIE LAWSON, Secretary of State of Indiana, do hereby certify that I am, by virtue of the laws of the State of Indiana, the custodian of the corporate records and the proper official to execute this certificate.

I further certify that records of this office disclose that

MCCORMICK REHABILITATION, LLC

duly filed the requisite documents to commence business activities under the laws of the State of Indiana on April 04, 2019, and was in existence or authorized to transact business in the State of Indiana on April 18, 2019.

I further certify this Domestic Limited Liability Company has filed its most recent report required by Indiana law with the Secretary of State, or is not yet required to file such report, and that no notice of withdrawal, dissolution, or expiration has been filed or taken place. All fees, taxes, interest, and penalties owed to Indiana by the domestic or foreign entity and collected by the Secretary of State have been paid.

SEAL OF THE STATE OF INDIANA 1816

In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, April 18, 2019

Connie Lawson

CONNIE LAWSON
SECRETARY OF STATE

201904041315038 / 2019950617

All certificates should be validated here: https://bsd.sos.in.gov/ValidateCertificate

Expires on May 18, 2019.

State of Indiana
Office of the Secretary of State

Certificate of Organization
of
MCCORMICK REHABILITATION, LLC

I, CONNIE LAWSON, Secretary of State, hereby certify that Articles of Organization of the above Domestic Limited Liability Company have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

NOW, THEREFORE, with this document I certify that said transaction will become effective Thursday, April 04, 2019.

SEAL OF THE STATE OF INDIANA 1816

In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, April 05, 2019

Connie Lawson

CONNIE LAWSON
SECRETARY OF STATE

201904041315038 / 8233582

To ensure the certificate's validity, go to https://bsd.sos.in.gov/PublicBusinessSearch

Approved and Filed
201904041315038/8233582
Filing Date: 04/05/2019
Effective :04/04/2019 10:54
CONNIE LAWSON
Indiana Secretary of State

ARTICLES OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY

State Form 49459 (R9 / 8-18)

Indiana Code 23-18-2-4
23-0.5-9-19

FILING FEE: $100.00

ARTICLES OF ORGANIZATION

The undersigned, desiring to form a Limited Liability Company *(hereinafter referred to as "LLC")* pursuant to the provisions of the Indiana Business Flexibility Act, executes the following Articles of Organization.

ARTICLE I – NAME AND PRINCIPAL OFFICE

Name of LLC *(The name must include the words Limited Liability Company or an abbreviation thereof.)*
McCormick Rehabilitation, LLC

Address of Principal Office *(number and street)*	City	State	ZIP code
4011 80th Street	Kenosha	WI	53142

ARTICLE II – REGISTERED AGENT INFORMATION

To determine if your Registered Agent is a Commercial Registered Agent (CRA), go to INBIZ.in.gov.

Electronic Service of Process Information

Sending an e-mail to the e-mail address provided by a registered agent is NOT sufficient to effectuate valid service of process.

The Secretary of State is currently collecting a service of process e-mail address for registered agents. Until the Indiana Supreme Court writes rules and develops a technical solution, valid service may not be effectuated electronically.

If you do not want to provide a service of process e-mail address, you may choose to use a commercial registered agent. Because all commercial registered agents are required to have a service of process e-mail address on record with the Secretary of State, choosing to use a commercial registered agent means that you are not required to provide another service of process e-mail address.

Provide either commercial registered agent or noncommercial registered agent information below.

☑ Commercial registered agent — Name of registered agent *(Do not provide address.)*: Cogency Global, Inc.

OR

☐ Noncommercial registered agent — Name of registered agent:

Address *(number and street) (A P.O. Box is not acceptable unless accompanied by a Rural Route number.)*	City	State	ZIP code
		IN	

E-mail address of the registered agent at which the registered agent will accept electronic service of process:

☑ By checking the box, the Signator(s) represent(s) that the Registered Agent named in the Articles of Organization has consented to the appointment of Registered Agent.

ARTICLE III – DISSOLUTION

☑ The LLC is perpetual until dissolution.
OR
☐ The latest date upon which the LLC is to dissolve *(month, day, year)*: ______________

ARTICLE IV – MANAGEMENT

The LLC will be managed by its manager or managers. ☑ Yes ☐ No

☐ The LLC will be a single member LLC *(optional)*.

In Witness Whereof, the undersigned executes these Articles of Organization and verifies, subject to penalties of perjury, that the statements contained herein are true, this 4th day of April, 20 19.

Signature

Printed name: Kurt Swan

Title: Organizer

2019 APR -4 AM 10:54
INDIANA SECRETARY OF STATE
RECEIVED

File No.: NCS-950929-INDY

The Land referred to herein below is situated in the County of Allen, State of Indiana, and is described as follows:

LOTS 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65 AND 66 IN HOMESTEAD PARK AMENDED ADDITION TO THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA; EXCEPT THAT PART OF LOT 54 CONVEYED TO THE CITY OF FORT WAYNE FOR STREET PURPOSES BY A DEED RECORDED IN DEED RECORD 300, PAGE 171, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; EXCEPT LAND CONVEYED TO THE CITY OF FORT WAYNE FOR ALLEY PURPOSES ON THE 17TH DAY OF AUGUST, 1946, BY WORKERS' HOUSING CORP., AS SHOWN BY DEED RECORD 390, PAGE 581, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA;

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48 IN TOOLE'S EAST WAYNE ADDITION TO THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN DEED RECORD 109, PAGE 256, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; ALSO THAT PORTION OF PITT STREET LYING BETWEEN LOTS 11 AND 12, 32 AND 33 IN SAID TOOLE'S ADDITION, VACATED UNDER DECLARATORY RESOLUTION 465-1923; EXCEPT FROM THE ABOVE LOTS, THE NORTH 12 FEET OF LOTS 23 AND 24 TOOLE'S ADDITION TO THE CITY OF FORT WAYNE, APPROPRIATED FOR THE WIDENING OF SCHELE AVENUE UNDER DECLARATORY RESOLUTION 295-1914; ALSO, EXCEPT A STRIP 25 FEET WIDE OFF THE EAST SIDE OF LOTS 38, 39 AND 40 IN TOOLE'S ADDITION TO THE CITY OF FORT WAYNE, APPROPRIATED FOR THE OPENING OF FENKER AVENUE UNDER DECLARATORY RESOLUTION 465-1923; EXCEPT LAND CONVEYED TO THE CITY OF FORT WAYNE FOR ALLEY PURPOSES ON THE 17TH DAY OF AUGUST, 1946, BY WORKERS' HOUSING CORP., AS SHOWN BY DEED RECORD 390, PAGES 581, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA;

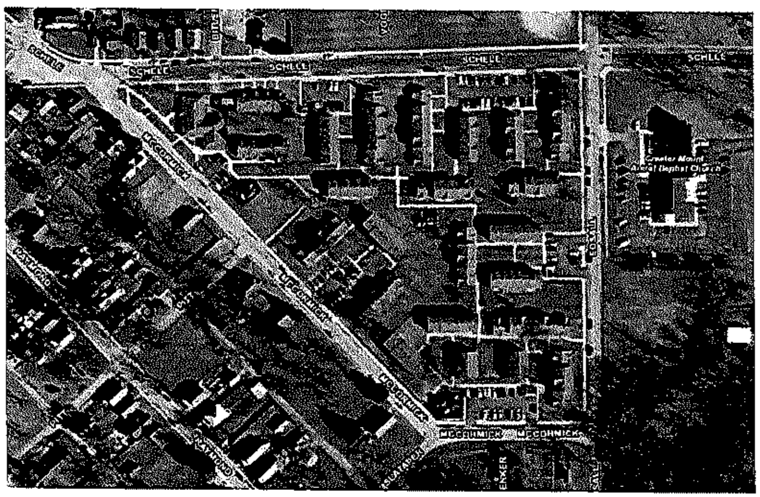
COMMENCING AT THE NORTHEAST CORNER OF TWO ACRES OF LAND CONVEYED BY SIMON EDSALL TO ANNA M. MCMAKEN AND SYLVENIS S. COLEMAN ON NOVEMBER 22, 1893; THENCE WEST ALONG THE NORTH LINE OF SAID MCMAKEN'S AND COLEMAN'S LAND, 581.57 FEET TO THE EAST LINE OF FENKER AVENUE FOR A POINT OF BEGINNING; THENCE NORTH 72-10/12 FEET; THENCE EAST PARALLEL WITH MCMAKEN'S AND COLEMAN'S NORTH LINE, 132.84 FEET; THENCE SOUTH 72-10/12 FEET; THENCE WEST 132.07 FEET TO THE PLACE OF BEGINNING; COMMENCING 20-2/12 FEET NORTH OF THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED BY SIMON-EDSALL TO GEORGE MICHAEL ON MAY 25, 1889, CONTAINING TWO ACRES SITUATED IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 EAST; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID MICHAEL'S LINE, 449.5 FEET TO THE NORTHWEST CORNER OF THE INTERSECTION OF EDSALL AVENUE AND MCCORMICK STREET, IN THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA, FOR A POINT OF BEGINNING; THENCE WEST 130.76 FEET TO THE EAST LINE OF FENKER AVENUE; THENCE NORTH 125.5 FEET; THENCE EAST 132.07 FEET; THENCE SOUTH 125.5 FEET TO THE PLACE OF BEGINNING.

MULTI-FAMILY HOUSING REHABILITATION

MCCORMICK PLACE APARTMENTS

2811 MCCORMICK AVE
FT. WAYNE, IN 46803

BEAR DEVELOPMENT



PROJECT INFORMATION:

SITE ADDRESS:
2811 MCCORMICK AVE
FT. WAYNE, IN 46803

SITE AREA: 8.137 ACRES

96 PARKING SPACES PROVIDED

ZONING: R-3

BUILDING INFO:

BUILDING TYPE A (2 TOTAL)
(4) ONE-BEDROOM UNITS PER BLDG
BUILDING TYPE B (6 TOTAL)
(2) TWO-BEDROOM UNITS PER BLDG
(2) FOUR-BEDROOM UNITS PER BLDG
BUILDING TYPE C (4 TOTAL)
(2) TWO-BEDROOM UNITS PER BLDG
(4) THREE-BEDROOM UNITS PER BLDG
BUILDING TYPE D (2 TOTAL)
(4) THREE BEDROOM UNITS PER BLDG
BUILDING TYPE E (3 TOTAL)
(2) THREE BEDROOM UNITS PER BLDG
(2) FOUR-BEDROOM UNITS PER BLDG
BUILDING TYPE F (4 TOTAL)
(2) THREE BEDROOM-UNITS PER BLDG
(2) FIVE BEDROOM UNITS
BUILDING TYPE G (1 TOTAL)
(2) FIVE BEDROOM UNITS

(8) ONE-BEDROOM UNITS
(20) TWO-BEDROOM UNITS
(38) THREE-BEDROOM UNITS
(18) FOUR-BEDROOM UNITS
(10) FIVE-BEDROOM UNITS

(94) UNITS TOTAL

10% OR (10) TO BE ACCESSIBLE

2% OR (3) UNITS TO BE AV ACCESSIBLE

DEVELOPMENT TEAM:

BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI
PHONE: 262-842-0456

FT WAYNE HOUSING AUTHORITY
7315 S HANNA STREET
FT WAYNE, IN

HOOKER DEJONG ARCHITECTS & ENGINEERS
ERIC MARING, PROJECT ARCHITECT
316 MORRIS AVE STE 410
MUSKEGON, MI 49440
PHONE: 231-722-3407

APPLICABLE CODES

1. INDIANA BUILDING CODE, 2014 EDITION (IBC, 2012 EDITION)
2. ANSI A117.1 - 2009
3. INDIANA PLUMBING CODE, 2012 (IPC, 2006 EDITION)
4. INDIANA MECHANICAL CODE, 2014 EDITION
5. INDIANA ELECTRICAL CODE, 2009 EDITION (NFPA 70-2008)
6. INDIANA ENERGY CONSERVATION CODE, 2010 EDITION (ASHRAE 90.1, 2007 EDITION)
7. INDIANA FIRE CODE, 2014 EDITION (IFC, 2012 EDITION)
8. FAIR HOUSING ACT DESIGN MANUAL

ENERGY CODE INFORMATION:

CLIMATE ZONE: 5

FENESTRATION U-FACTOR: 0.32
GLAZING FENESTRATION FACTOR: NR
CEILING R-VALUE: R-49
WOOD FRAMED WALL: R-20
SLAB R-VALUE - R-10 FOR 24"

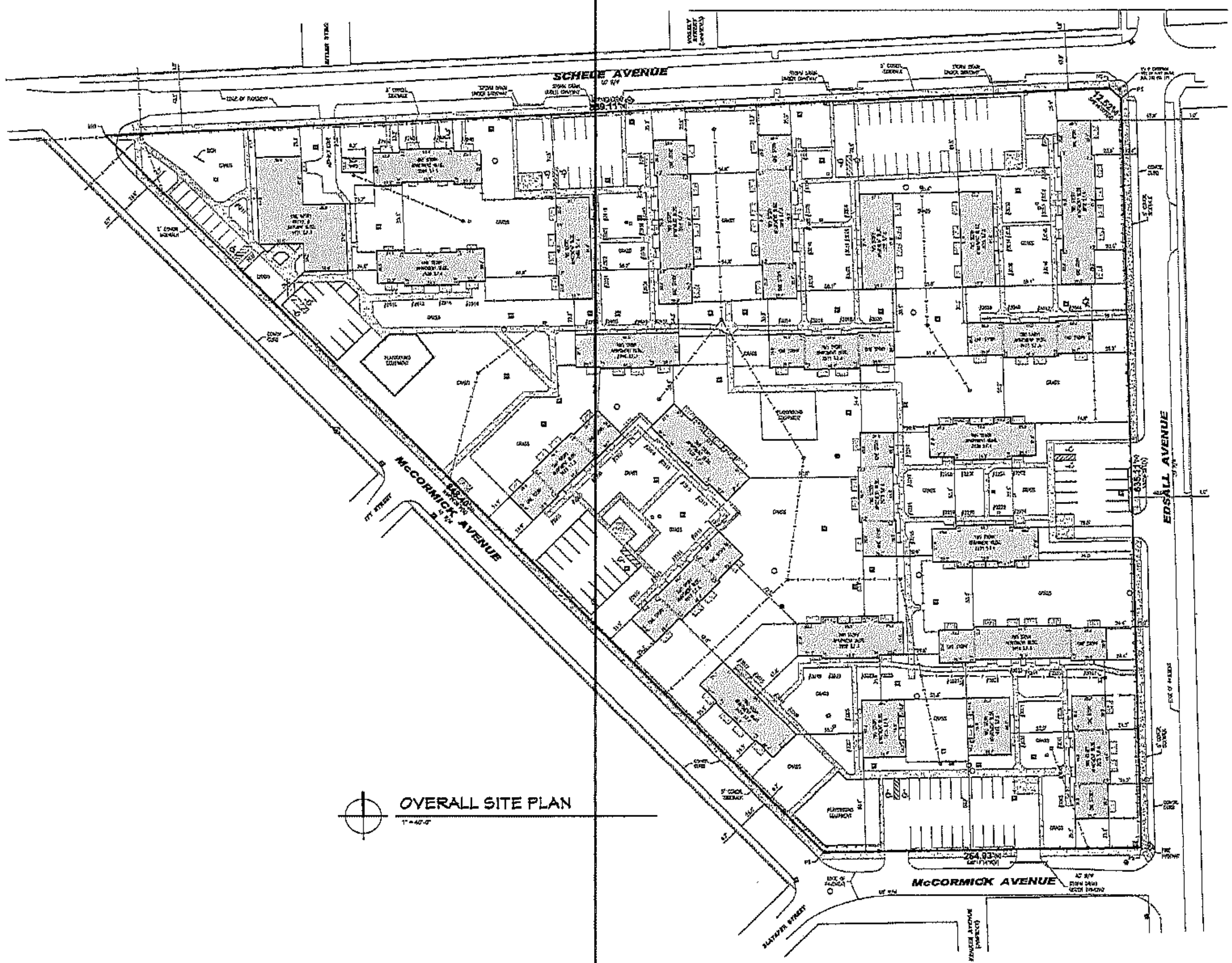
SHEET INDEX:

HDJ

PRELIMINARY: 4/22/2019

MCCORMICK PLACE APARTMENTS

4-1155



OVERALL SITE PLAN

1" = 40'-0"

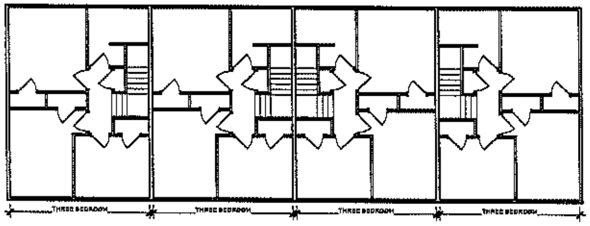
HOOKER | DE JONG
ARCHITECTS & ENGINEERS

PRELIMINARY
NOT FOR
CONSTRUCTION

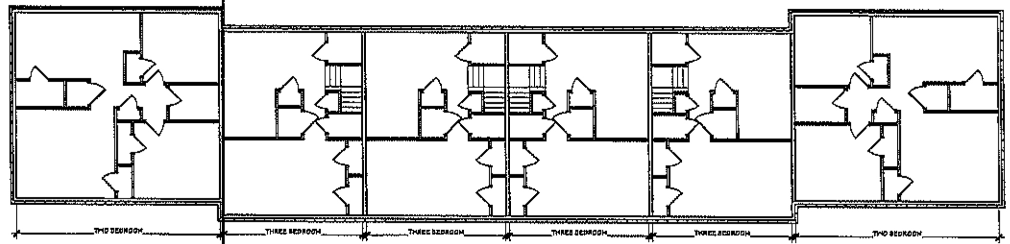
OVERAL SITE PLAN
BEAR DEVELOPMENT
MCCORMICK PLACE APARTMENTS
2811 MCCORMICK AVE
FT. WAYNE, IN 46803

A-2

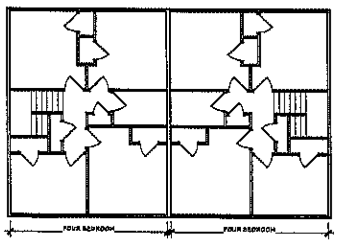
Project #: 4-1155
Date: 04/22/19



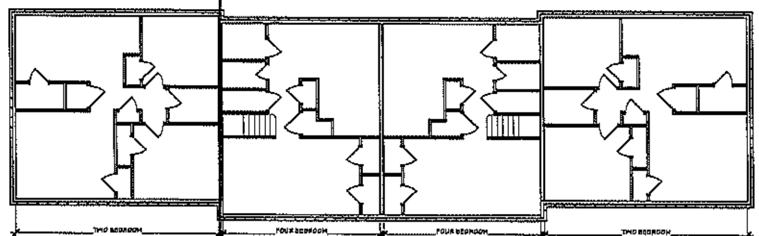
5 A-3 SECOND FLOOR PLAN - BUILDING C
1/8" = 1'-0"



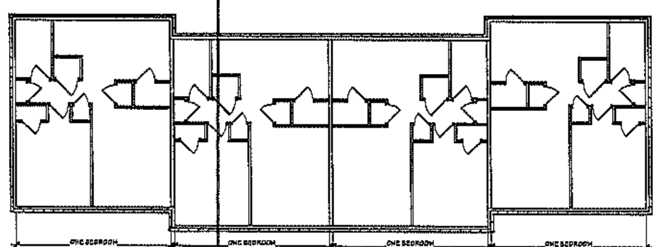
4 A-3 FIRST FLOOR PLAN - BUILDING C
1/8" = 1'-0"



3 A-3 SECOND FLOOR PLAN - BUILDING B
1/8" = 1'-0"



2 A-3 FIRST FLOOR PLAN BUILDING B
1/8" = 1'-0"



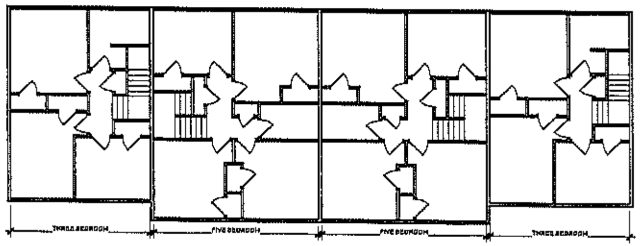
1 A-3 FIRST FLOOR PLAN - BUILDING A
1/8" = 1'-0"

H DJ HOOKER | DE JONG
ARCHITECTS & ENGINEERS

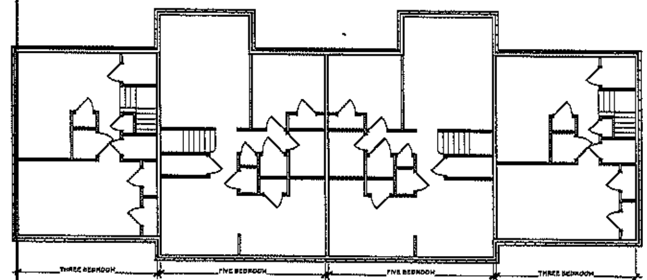
PRELIMINARY
NOT FOR
CONSTRUCTION

OVERALL BUILDING PLANS
BEAR DEVELOPMENT
MCCORMICK PLACE APARTMENTS
2811 MCCORMICK AVE
FT. WAYNE, IN 46803

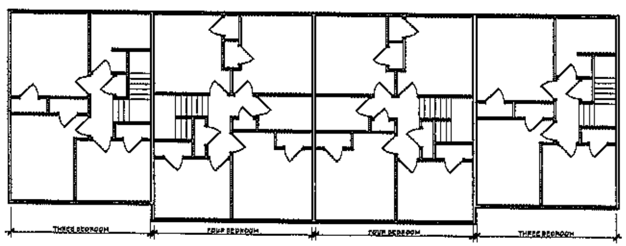
A-3
Project #: 4-1155
Date: 04/22/19



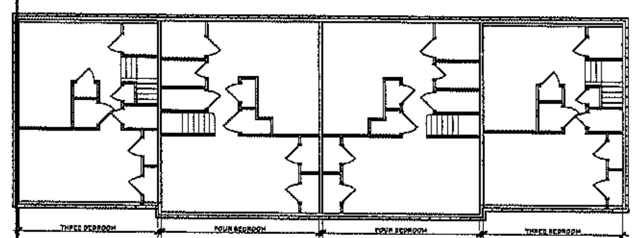
6 A-4 SECOND FLOOR PLAN - BUILDING F
1/8" = 1'-0"



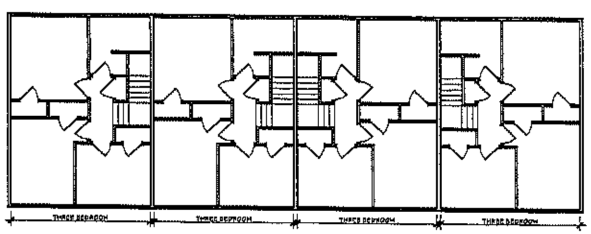
5 A-4 FIRST FLOOR PLAN - BUILDING F
1/8" = 1'-0"



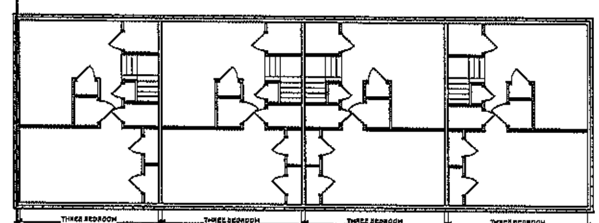
4 A-4 SECOND FLOOR PLAN - BUILDING E
1/8" = 1'-0"



3 A-4 FIRST FLOOR PLAN - BUILDING E
1/8" = 1'-0"



2 A-4 SECOND FLOOR PLAN - BUILDING D
1/8" = 1'-0"



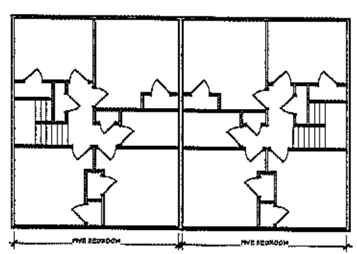
1 A-4 FIRST FLOOR PLAN - BUILDING D
1/8" = 1'-0"

HDJ HOOKER | DE JONG
ARCHITECTS & ENGINEERS

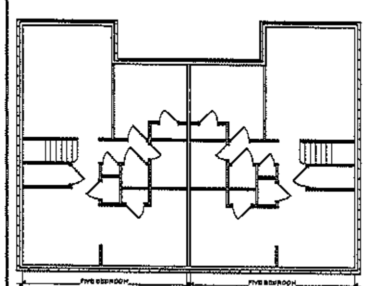
PRELIMINARY
NOT FOR
CONSTRUCTION

OVERALL BUILDING PLANS
BEAR DEVELOPMENT
MCCORMICK PLACE APARTMENTS
2411 MCCORMICK AVE
FT. WAYNE, IN 46803

A-4
Project #: 4-1155
Date: 04/22/19



2 A-5 SECOND FLOOR PLAN - BUILDING G
1/8" = 1'-0"



1 A-5 FIRST FLOOR PLAN - BUILDING G
1/8" = 1'-0"

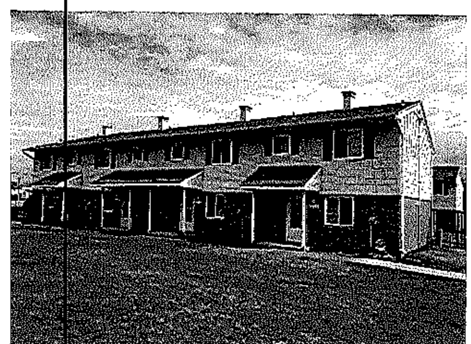
HOOKER | DE JONG
ARCHITECTS & ENGINEERS

PRELIMINARY
NOT FOR
CONSTRUCTION

OVERALL BUILDING PLANS
BEAR DEVELOPMENT
MCCORMICK PLACE APARTMENTS
2811 MCCORMICK AVE
FT. WAYNE, IN 46803

A-5

Project#: 4-1155
Date: 04/22/10



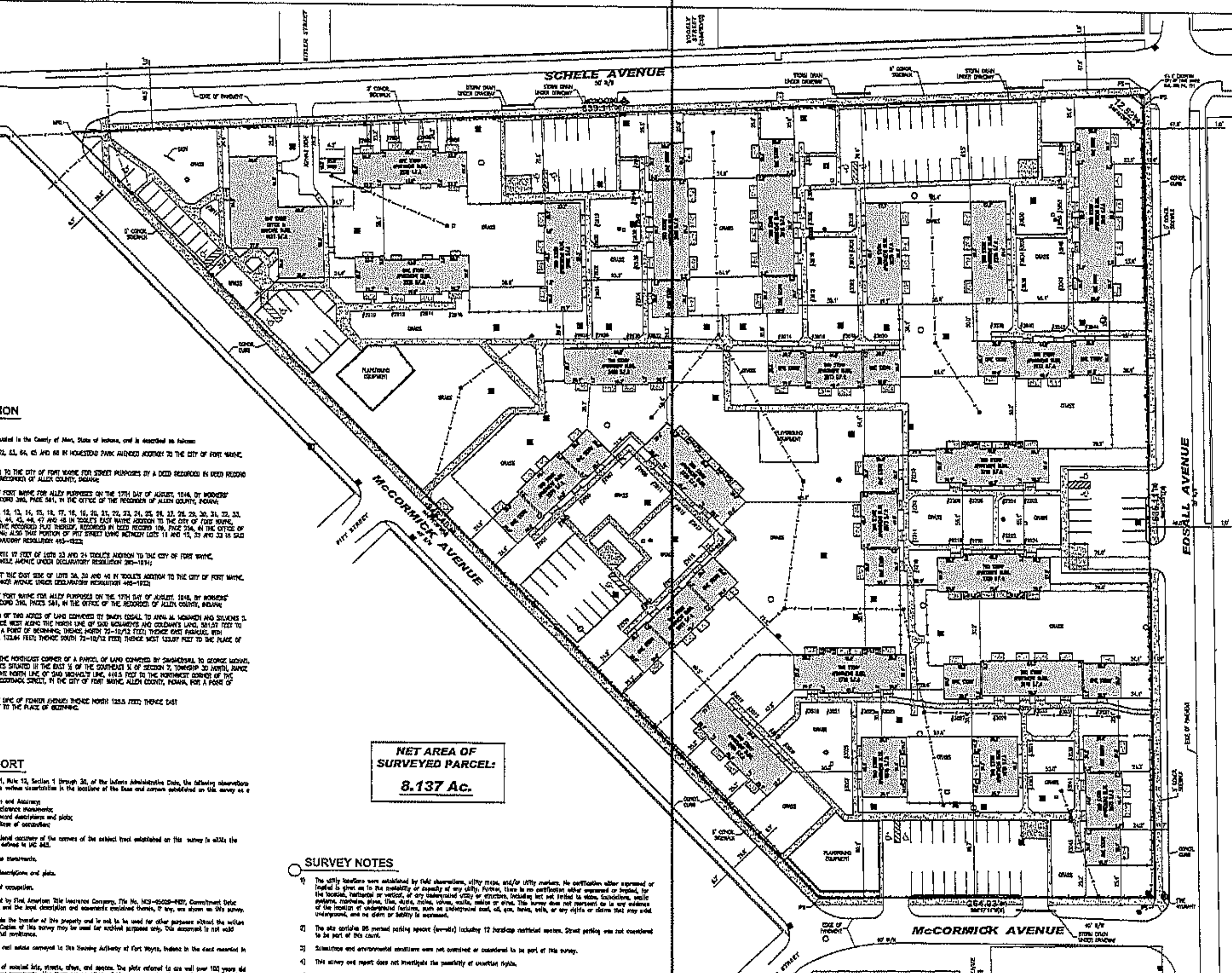
HOOKER | DE JONG
ARCHITECTS & ENGINEERS

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING EXTERIOR PHOTOS
BEAR DEVELOPMENT
MCCORMICK PLACE APARTMENTS
2211 MCCORMICK AVE
FT. WAYNE, IN 46803

A-6

Project #: 4-1155
Date: 04/22/19



LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Allen, State of Indiana, and is described as follows:

LOTS 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65 AND 66 IN HOMESTEAD PARK AMENDED ADDITION TO THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA;

EXCEPT THAT PART OF LOT 54 CONVEYED TO THE CITY OF FORT WAYNE FOR STREET PURPOSES BY A DEED RECORDED IN DEED RECORD 300, PAGE 171, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA;

EXCEPT LAND CONVEYED TO THE CITY OF FORT WAYNE FOR ALLEY PURPOSES ON THE 17TH DAY OF AUGUST, 1948, BY WORKERS' HOUSING CORP., AS SHOWN BY DEED RECORD 386, PAGE 581, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA;

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48 IN TOOLE'S EAST WAYNE ADDITION TO THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN DEED RECORD 109, PAGE 234, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; ALSO THAT PORTION OF PITT STREET LYING BETWEEN LOTS 11 AND 12, 37 AND 38 IN SAID TOOLE'S ADDITION, VACATED UNDER DECLARATORY RESOLUTION 445-1922;

EXCEPT FROM THE ABOVE LOTS, THE NORTH 17 FEET OF LOTS 23 AND 24 TOOLE'S ADDITION TO THE CITY OF FORT WAYNE, APPROPRIATED FOR THE WIDENING OF SCHELE AVENUE UNDER DECLARATORY RESOLUTION 285-1914;

ALSO, EXCEPT A STRIP 25 FEET WIDE OFF THE EAST SIDE OF LOTS 38, 39 AND 40 IN TOOLE'S ADDITION TO THE CITY OF FORT WAYNE, APPROPRIATED FOR THE OPENING OF FENKER AVENUE UNDER DECLARATORY RESOLUTION 446-1922;

EXCEPT LAND CONVEYED TO THE CITY OF FORT WAYNE FOR ALLEY PURPOSES ON THE 17TH DAY OF AUGUST, 1948, BY WORKERS' HOUSING CORP., AS SHOWN BY DEED RECORD 386, PAGES 581, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA;

COMMENCING AT THE NORTHEAST CORNER OF TWO ACRES OF LAND CONVEYED BY SIMON EDSALL TO ANNA M. MCMAKEN AND SILVENUS S. COLEMAN ON NOVEMBER 22, 1902; THENCE WEST ALONG THE NORTH LINE OF SAID MCMAKEN'S AND COLEMAN'S LAND, 581.57 FEET TO THE EAST LINE OF FENKER AVENUE FOR A POINT OF BEGINNING; THENCE NORTH 72-10/12 FEET; THENCE EAST PARALLEL WITH MCMAKEN'S AND COLEMAN'S NORTH LINE, 132.84 FEET; THENCE SOUTH 72-10/12 FEET; THENCE WEST 132.07 FEET TO THE PLACE OF BEGINNING;

COMMENCING 72-2/12 FEET NORTH OF THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED BY SIMON EDSALL TO GEORGE MICHAEL ON MAY 25, 1939, CONTAINING TWO ACRES SITUATED IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 EAST; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID MICHAEL'S LINE, 449.5 FEET TO THE NORTHWEST CORNER OF THE INTERSECTION OF EDSALL AVENUE AND MCCORMICK STREET, IN THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA, FOR A POINT OF BEGINNING;

THENCE WEST 130.78 FEET TO THE EAST LINE OF FENKER AVENUE; THENCE NORTH 125.5 FEET; THENCE EAST 132.07 FEET; THENCE SOUTH 125.5 FEET TO THE PLACE OF BEGINNING.

SURVEYOR'S REPORT

1) In accordance with Title 865, Article 1, Rule 12, Section 1 through 30, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

A) Degree of Precision and Accuracy;
B) Variances in the reference monuments;
C) Discrepancies in record descriptions and plats;
D) Inconsistencies in lines of occupation;

A) The acceptable relative positional accuracy of the corners of the subject tract established on this survey is within the specifications for a Suburban Survey as defined in IAC 865.

B) No variances in the reference monuments.

C) No discrepancies in record descriptions and plats.

D) No inconsistencies in lines of occupation.

A Commitment For Title Insurance, issued by First American Title Insurance Company, File No. NCS-95020-INDY, Commitment Date March 17, 2019, was received, reviewed, and the legal description and easements contained therein, if any, are shown on this survey.

The survey has been prepared to facilitate the transfer of this property and is not to be used for other purposes without the written permission of Donovan Engineering, Inc. Copies of this survey may be used for archival purposes only. This document is not valid without the original hand and seal and full remittance.

2) This is an retracement survey of the real estate conveyed to The Housing Authority of Fort Wayne, Indiana in the deed recorded in Deed Book 880, pages 288-291.

The description of the property consists of vacated lots, streets, alleys, and spaces. The plats referred to are well over 100 years old and there are no remaining original survey monuments. Also there are no other reliable survey monuments, on-site or nearby, that could be used to establish the boundary lines of the property.

It has been determined that the property is bounded by the South right-of-way line Schele Avenue, the West right-of-way of Edsall Avenue, and the North and Northwest right-of-way lines of McCormick Avenue. Due the lack of any reliable survey monuments, these right-of-way lines were established by the existing street improvements as shown hereon. Where curb lines were not available, sidewalks were used as the controlling monuments for this survey.

I estimate the uncertainty of the location of any boundary line established hereon due to the factors described above to be 1 to 2 feet.

Subsurface and environmental conditions were not examined or considered to be part of this survey.

This survey and report does not investigate the possibility of unwritten rights.

It is not the intent of this survey or Surveyor to determine ownership, rights of ownership, nor title of the property.

This survey is the opinion of a licensed Professional Surveyor in the State of Indiana as to the actual location of the lines and corners called for on the deed description/plat. This opinion is based on logic, relevant field and research evidence, and established Standard of Care.

NET AREA OF SURVEYED PARCEL:
8.137 Ac.

SURVEY NOTES

1) The utility locations were established by field observations, utility maps, and/or utility markers. No certification either expressed or implied is given as to the availability or capacity of any utility. Further, there is no certification either expressed or implied, for the location, horizontal or vertical, of any underground utility or structure, including but not limited to storm, foundations, septic systems, manholes, pipes, tiles, ducts, mains, valves, vaults, cables or wires. This survey does not represent as to any evidence of the location of underground features, such as underground coal, oil, gas, tanks, wells, or any rights or claims that may exist underground, and no claim or liability is expressed.

2) The site contains 86 marked parking spaces (on-site) including 12 handicap restricted spaces. Street parking was not considered to be part of this count.

3) Subsurface and environmental conditions were not examined or considered to be part of this survey.

4) This survey and report does not investigate the possibility of unwritten rights.

5) It is not the intent of this survey or Surveyor to determine ownership, rights of ownership, nor title of the property.

6) Commitment for Title Insurance, issued by First American Title Insurance Company, File No. NCS-95020-INDY, Commitment Date March 13, 2019, was received, reviewed, and the legal description and easements contained therein, if any, are shown on this survey.

7) There were no plottable Schedule B, Part II items in the title commitment.

8) For purposes of clarity, the vacated lots, streets, alleys, and spaces called for in the title description were not shown.

FLOOD NOTE

According to the Flood Insurance Rate Map (FIRM) number 18003C0326G, dated August 3, 2009, the herein described real estate is located in Zone "X", and is not in a "Special Flood Hazard Area". The accuracy of this flood hazard statement is subject to map scale uncertainty.

CERTIFICATION

To: THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA; BEAR DEVELOPMENT, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY:

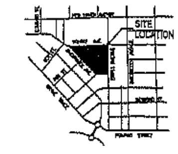
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items (1), 2, 3, 4, 7(a), 8, 9, 12, and 13 of Table A thereof. The field work was completed on April 8, 2019.

I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IAC 1-12.

Date of Plat or Map: April 16, 2019

KENNETH W HARRIS, PS NO. 29300021 INDIANA

KENNETH W. HARRIS
REGISTERED
No. LS29300021
STATE OF INDIANA
LAND SURVEYOR



VICINITY MAP
1"=N.T.S.

1"=40'
0' 40' 80'

SYMBOL LEGEND

■ ●	Stormwater Catch Basin/Inlet
○	Manhole
☼	Light Pole
	Fire Hydrant
▫	Communications Utility Box
●	Power Pole
	Fence
—E—	Overhead Utilities
♿	Handicap Space Designation
	CONCRETE PAVEMENT
	BUILDING

SURVEY LEGEND

IPF	Iron Pin (Rebar) Found
PF	Pipe Found
RRF	Railroad Spike Found or (S) Set
PKF	P.K. Nail Found or (S) Set
MNF	Mag Nail Found or (S) Set
IPS	5/8" rebar set w/cap stamped "DO FIRM #0037"
R/W	Right-Of-Way Line
ℙ	Property Line
℄	Center Line
(M)	Measured
(R)	Recorded
(P)	Platted
(C)	Calculated
⑫	ITEM NUMBER IN SCHEDULE B OF TITLE COMMITMENT

All monuments are at grade except as noted.

All Property line distances are recorded dimensions, except as noted.

Monuments found have no documented history, except as noted.

Job Number: 19-3165

Date of Latest Field Work: 4-08-19

DEI JOB NO.: 19-3165

McCORMICK AVENUE\McCORMICK PLACE ALTA.DWG

1967 DONOVAN ENGINEERING, INC 2019
3521 Lake Avenue, Suite 2
Fort Wayne, Indiana 46805
Office 260.424.7418
Fax 260.424.1918
www.donovan-eng.com
GREGORY L. ROBERTS, PS #-6540

PROJECT: **ALTA/NSPS LAND TITLE SURVEY**

ADDRESS: **2100 BLOCK EDSALL AVENUE FORT WAYNE, INDIANA 46803**

CLIENT: **BEAR DEVELOPMENT, LLC**

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-16-19	FLOOD NOTE	KWH

DRAWN BY: KWH
CHECKED BY: KWH / GLR
DATE: 4-16-19

TITLE: **ALTA/NSPS LAND TITLE SURVEY**

SHEET: **S1**

FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
FORM ED-1

CITY OF FT. WAYNE
APR 23 2019
COMMUNITY DEVELOPMENT

McCormick Place Apartments

Business Name McCormick Rehabilitation, LLC
Business Address 4011 80th Street, Kenosha, WI 53142
Telephone No. 312.405.3277
Fax No. 262.842.0457
CEO Name S.R. Mills
CEO Title Chief Executive Officer

Contact Person Adam Templer
Contact Title Vice President
Contact Phone No. 312-405-3277
$ 19,200,000
Projected Cost of Project

EMPLOYMENT INFORMATION	# Full-Time	# Part-Time	* Total FT+ PT Payroll	* Mean Avg. Annual Wages, FT Only	* Median Avg. Annual Wages FT Only
Current Fort Wayne Employment	2		$ 116,333	$ 58,200 (incl benefits)	$
Retained Fort Wayne Employment	2		$ 116,333	$ 58,200 (incl benefits)	$
# of Jobs Created at Opening***	68		$ 4,050,000	$ 59,560	$
# of Jobs Created Within Three Years			$	$	$

Will the jobs created or retained provide the following benefits? Please check all that apply.

____Pension Plan
_x_Major Medical Plan
_x_Disability Insurance
_x_Life Insurance
_x_Dental Insurance
_x_Vision Insurance
____Tuition Reimbursement

What Percentage of the above benefits are paid by the employee? See --> ____%

0%- Pension (only what employee wishes to contribute)
30%- Major medical
0%- Disability
0%- Life insurance
0%- Dental
100%- Vision

* Excludes pay of owners and/or officers of company.

*****NOTE:*** The project includes the rehabilitation of existing affordable housing which is owned/operated by the Fort Wayne Housing Authority. As such, the current employees on site (property manager and maintenance technician) will be retained. Along with the retention of the staff that operate the property, there will be new construction jobs created to complete the rehabilitation work. Based on total construction costs of $8.1 million, it equates to 68 FTEs during construction (8.34 FTEs per $1 million of construction work). These are temporary jobs during the 16 month construction. Using an estimated factor of 50% of costs being labor, it equates to $4,050,000 of wages or $59,560 per job.

x 4/22/2019

FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
FORM ED-2

Business Name ____________________ Contact Person ____________________
Business Address ____________________ Contact Title ____________________
Telephone No. ____________________ Contact Phone No. ____________________
Fax No. ____________________
CEO Name ____________________
CEO Title ____________________ Actual Cost of Project ____________________

EMPLOYMENT INFORMATION	# Full-Time	# Part-Time	* Total FT+ PT Payroll	* Mean Avg. Annual Wages, FT Only	* Median Avg. Annual Wages FT Only
Current Fort Wayne Employment			$	$	$
Retained Fort Wayne Employment			$	$	$
# of Jobs Created at Opening			$	$	$
# of Jobs Created Within Three Years			$	$	$

Do the jobs created or retained provide the following benefits? Please check all that apply.

____Pension Plan ____Life Insurance ____Tuition Reimbursement
____Major Medical Plan ____Dental Insurance
____Disability Insurance ____Vision Insurance

What Percentage of the above benefits are paid by the employee? __________%

* Excludes pay of owners and/or officers of company.

BEAR
DEVELOPMENT

CITY OF FT. WAYNE
crl
APR 23 2019
COMMUNITY DEVELOPMENT

Fort Wayne Community Development Division
Attn: Economic Development Commission
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

RE: Application for Economic Development Bond Financing- McCormick Place Apartments

To whom it may concern:

Bear Development, LLC ("Bear") and the Fort Wayne Housing Authority ("FWHA") are partnering to re-develop the McCormick Place Apartments located at 2811 McCormick Avenue, Fort Wayne, IN 46803. The development provides 94-units of housing for FWHA's low- and moderate-income residents under FWHA's public housing program. The re-development of McCormick Place will include extensive upgrades to the facility which will be financed in part with low-income housing tax credits ("LIHTC") provided by the Indiana Housing and Community Development Authority. The 4% LIHTC that will provide a substantial financing source for the development require that tax exempt bonds are issued to pay for at least 50% of the qualified basis on the development. It is our request that the City of Fort Wayne acts as the issuer of the tax-exempt bonds and enclosed is our application for the tax-exempt financing.

The lender that we are working with is Merchants Capital and bond counsel is Jim Crawford at Krieg DeVault LLP. Jim can be reached at jcrawford@kdlegal.com or 317-238-6239. It is our understanding that he has worked with the City of Fort Wayne on several bond issuances.

Please reach me at the phone and email listed below with any comments or concerns. Mr. George Guy, CEO of FWHA can be reached at GGuy@fwha.org or 260-267-9300

We appreciate your consideration.

Best Regards,

Adam Templer
Vice President- Development
Bear Real Estate Group
312.405.3277
adam@beardevelopment.com

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **A special resolution of the common council of the City of Fort Wayne on application of McCormick Rehabilitation, LLC with respect to the financing of certain economic development facilities to be owned and operated by McCormick Rehabilitation, LLC.**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **McCormick Rehabilitation, LLC is seeking approval of the City's participation with economic development revenue bond financing in an amount not to exceed $10,500,000 toward the rehabilitation of McCormick Place Apartments.**

EFFECT OF PASSAGE: **$10,500,000 investment in the rehabilitation of McCormick Place Apartments and retention of two full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of development and retention of two full-time jobs.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS):

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Russ Jehl and Jason Arp**