

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 3710 East State Boulevard, Fort Wayne, Indiana 46805 (Isabelle Gardens, LP/Keller Development, Inc.)

WHEREAS, Petitioner has duly filed its petition dated February 8, 2023 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 two part-time, permanent jobs for a total additional annual payroll of \$30,888, with the average additional, annual job salary being \$15,444; and

WHEREAS, the total estimated project cost is \$5,371,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements to be made between May 1, 2023 and July 1, 2024.

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, 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.

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 \$3.0683/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.0683/\$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 \$3.0683/\$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 ten 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	100%
3	100%
4	100%
5	100%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

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

SECTION 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 11. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the

1 Common Council finds that the property owner obtained the deduction by intentionally providing
2 false information concerning the property owner's plans to continue operation at the facility.

3 **SECTION 12.** That, this Resolution shall be in full force and effect from and after its
4 passage and any and all necessary approval by the Mayor.

5 _____
6 Member of Council

7 APPROVED AS TO FORM AND LEGALITY

8
9 _____
10 Malak Heiny, City Attorney

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Isabelle Gardens, LP/Keller Development, Inc. is requesting the designation of an Economic Revitalization Area for eligible real property improvements. Isabelle Gardens, LP/Keller Development, Inc. will construct a multi-family affordable housing complex consisting of 40 residential apartments. These apartments will be made available to those at 60% or less of the annual area median income.**

EFFECT OF PASSAGE: **Investment of \$5,371,000, the creation of two part-time jobs with an annual payroll of \$30,888.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of two part-time jobs with an annual payroll of \$30,888.**

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

ASSIGNED TO COMMITTEE (CHAIR AND CO-CHAIR): **Jason Arp and Geoff Paddock**

MEMORANDUM



TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: February 8, 2023

RE: Request for designation by Isabelle Gardens, LP/Keller Development, Inc. as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	3710 E. State Blvd.	PROJECT LOCATED WITHIN:	EDTA
PROJECT COST:	\$5,371,000	COUNCILMANIC DISTRICT:	1

COMPANY PRODUCT OR SERVICE:	Isabelle Gardens, LP/Keller Development, Inc. is a developer of affordable residential housing.
PROJECT DESCRIPTION:	Isabelle Gardens, LP/Keller Development, Inc. will construct a multi-family affordable housing community consisting of 40 residential apartments.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	0	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	2	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$30,888	TOTAL RETAINED PAYROLL:	0
AVERAGE SALARY (FULL-TIME NEW):	\$15,444	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?

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 SC-Shopping Center.

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Explain: Prior to the new development, an existing vacant commercial structure will be demolished.

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?

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: The completed project will create two part-time positions.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 improvements is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, the project is eligible for a multi-family affordable housing tax phase-in and a recommended ten year deduction on real property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

PREVIOUSLY APPROVED PHASE-INS

Keller Development, Inc. has previously been approved for the following tax phase-ins:

2005 R-88-05 Real property investment of \$7,839,269 to construct an 84 unit multi-family affordable housing community.

2007 R-99-07 Real property investment of \$4,937,340 to construct a 60 unit multi-family affordable housing community.

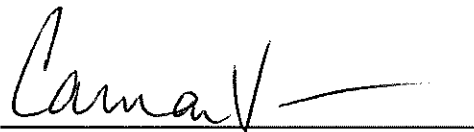
2009 R-67-09 Real property investment of \$2,954,880 to construct a 35 unit multi-family affordable housing community.

2011 R-58-11 Real property investment of \$7,028,921 to construct a 65 unit multi-family affordable housing community.

2020 R-38-20 Real property investment of \$2,375,454 to construct a 40 unit multi-family affordable housing community.

2020 R-39-20 Real property investment of \$3,654,545 to construct a 26 unit multi-family affordable housing community.

Signed:



 Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION **TAX ABATEMENT - ESTIMATE OF SAVINGS**

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

Isabelle Gardens, LP 3710 E. State Blvd.

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Abatement %	Tax Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$5,371,000	\$5,371,000	\$5,371,000	100%	0%	\$5,371,000	\$0	0.030683	\$0	\$164,798
2	\$5,371,000	\$5,371,000	\$5,371,000	100%	5%	\$5,371,000	\$268,550	0.030683	\$8,240	\$164,798
3	\$5,371,000	\$5,371,000	\$5,371,000	100%	20%	\$5,371,000	\$1,074,200	0.030683	\$32,960	\$164,798
4	\$5,371,000	\$5,371,000	\$5,371,000	100%	35%	\$5,371,000	\$1,879,850	0.030683	\$57,679	\$164,798
5	\$5,371,000	\$5,371,000	\$5,371,000	100%	50%	\$5,371,000	\$2,685,500	0.030683	\$82,399	\$164,798
6	\$5,371,000	\$5,371,000	\$5,371,000	50%	60%	\$2,685,500	\$3,222,600	0.030683	\$98,879	\$82,399
7	\$5,371,000	\$5,371,000	\$5,371,000	40%	70%	\$2,148,400	\$3,759,700	0.030683	\$115,359	\$65,919
8	\$5,371,000	\$5,371,000	\$5,371,000	30%	80%	\$1,611,300	\$4,296,800	0.030683	\$131,839	\$49,440
9	\$5,371,000	\$5,371,000	\$5,371,000	20%	90%	\$1,074,200	\$4,833,900	0.030683	\$148,319	\$32,960
10	\$5,371,000	\$5,371,000	\$5,371,000	10%	95%	\$537,100	\$5,102,450	0.030683	\$156,558	\$16,480
11	\$5,371,000	\$5,371,000	\$5,371,000	0%	100%	\$0	\$5,371,000	0.030683	\$164,798	\$0
TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction)										<u>\$1,071,190</u>
TOTAL TAX PAID REAL PROPERTY (10yrs on 10 yr deduction)										<u>\$997,030</u>

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

JAN 08 2023 *ck*

COMMUNITY DEVELOPMENT

ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

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

☒ Real Estate Improvements☐ Personal Property Improvements☐ Vacant Commercial or Industrial Building

Total cost of real estate improvements:

\$5,371,000

Total cost of manufacturing equipment improvements:

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

TOTAL OF ABOVE IMPROVEMENTS:

\$5,371,000

GENERAL INFORMATION

Real property taxpayer's name: Isabelle Gardens, LPPersonal property taxpayer's name: N/ATelephone number: 260-497-9000Address listed on tax bill: 2455 W Till Rd, Fort Wayne, IN 46818Name of company to be designated, if applicable: Isabelle Gardens, LPYear company was established: 2021Address of property to be designated: 3710 E State Blvd, Fort Wayne, IN 46805Real estate property identification number: 02-08-32-326-002.000-072Contact person name: Dawn GallawayContact person telephone number: 260-497-9000 ext 222 Contact email: dawn@kellerdev.comContact person address: 2455 W Till Rd, Fort Wayne, IN 46818

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Dawn Gallaway	Member of General Partner	2455 W Till Rd, Fort Wayne, IN 46818	260-497-9000 ext 222

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

NAME	PERCENTAGE
Dawn A. Gallaway	20%
Edward E. Keller, III	20%
Tamera L. Brandt	20%
Jerry R. Keller, Sr.	20%
Larae L. Haggard	20%

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

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

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

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

Dollar amount of annual sales for the last three years:

Year	Annual Sales
N/A	

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

Customer Name	City/State	Annual Gross Sales
N/A		

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

Supplier Name	City/State	Annual Gross Purchases
N/A		

List the company's top three competitors:

Competitor Name	City/State
N/A	

Describe the product or service to be produced or offered at the project site: Affordable rental housing, this
property will be developed in conjunction with 1627 Laverne Ave for the same purpose.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The property has had a deterioration of improvements with an obsolete structure, a former
unused restaurant. 100% of units will be restricted to households making 80% or less of the
Allen County area median income.

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

Describe the condition of the structure(s) listed above: N/A

Describe the improvements to be made to the property to be designated for tax phase-in purposes: 5 apartment buildings housing a total of 40 residential units units, including a community building and outdoor amenities (playground, basketball court, sidewalks, driveways, parking).

Projected construction start (month/year): 05/2023

Projected construction completion (month/year): 07/2024

☐ 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.)

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.

Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

☐ Yes ☐ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? ☐ Yes ☐ No

☐ Yes ☐ No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): _____

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

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

ELIGIBLE VACANT BUILDING INFORMATION

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

☐ Yes ☐ No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

What year was the structure built? _____

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.

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

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

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
Property Manager	11-9141	1	\$15,444
Maintenance Technician	37-2011	1	\$15,444

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

☐ Pension Plan

☒ Major Medical Plan

☐ Disability Insurance

☐ Tuition Reimbursement

☐ Life Insurance

☐ Dental Insurance

List any benefits not mentioned above: _____

When will you reach the levels of employment shown above? (month/year): 07/2024

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 \$1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$1,500
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$200
Amendment to extend designation period	\$300
Waiver of non-compliance with ERA filing	\$1,000 + 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 have 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

Dawn Gallaway, Member of General Partner

Printed Name and Title of Applicant

02/08/2023

Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802

EXHIBIT A

3710 E. State Street

A part of Lots Numbered 26, 27 and 28 in Feichter's Gardenview Addition to the City of Fort Wayne, Indiana as recorded in Plat Book 7A, page 3 in the Office of the Recorder of Allen County, Indiana. The subject tract of land being more particularly defined as follows: Beginning at a point on the South right-of-way line of East State Boulevard, said point being situated 49.5 feet East and 10 feet South of the Northwest corner of Lot #27 in Feichter's Gardenview Addition; thence South 89 degrees 58 minutes 48 seconds East (assumed) along the South right-of-way line of East State Boulevard, said right-of-way line being established by dedication in instrument recorded as Document Number 72-01384, a distance of 140.0 feet to the Northwest corner of a parcel of land conveyed to Franchise Realty Corporation by deed recorded as Document Number 71-19737 in Office of the Recorder; thence along the West and South boundary of the said Franchise Realty Parcel by the following 2 (two) courses; South 00 degrees 00 minutes 00 seconds West along a line parallel with and 140.5 feet West of the East line of Lot #26 in Feichter's Gardenview Addition, a distance of 190.0 feet; thence South 89 degrees 58 minutes 48 seconds West a distance of 115.5 feet to a point on the East boundary line of Harris Court Addition to the City of Fort Wayne, Indiana; thence North 00 degrees 00 minutes 00 seconds East along the said East boundary a distance of 25.0 feet to a point on the North right-of-way line of Forest Avenue; thence North 89 degrees 58 minutes 48 seconds West along the said North right-of-way line a distance of 165.0 feet to a point situated 182.5 feet East of the East right-of-way line of LaVerne Avenue; thence leaving the North right-of-way of Forest Avenue and proceeding North 00 degrees 00 minutes 00 seconds East and parallel with the East right-of-way line of LaVerne Avenue a distance of 164.5 feet; thence North 89 degrees 58 minutes 48 seconds West along a line parallel with the North right-of-way line of Forest Avenue a distance of 177.5 feet to a point on the East right-of-way line of LaVerne Avenue as established by right-of-way grant dated February 6, 1972 and recorded as Document #72-04972 in Office of Recorder, said right-of-way being situated 37 feet East of the West line of Lot #28 in Feichter's Gardenview Addition; thence North 00 degrees 00 minutes 00 seconds East along the said East right-of-way line a distance of 275.0 feet to a point situated 200.0 feet South of the said Lot #28; thence leaving the East right-of-way of LaVerne Avenue South 89 degrees 58 minutes 48 seconds East along a line parallel with the North line of Lots #28 and #27 a distance of 177.5 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 190.0 feet to the point of beginning, containing 4.63 acres more or less and subject to a non-exclusive perpetual easement for ingress and egress over the following described real estates.

Beginning at a point on the South right-of-way line of East State Boulevard and 24.5 feet West of the West line of Lot #26 in Feichter's Gardenview Addition; thence South and parallel to the West line of said Lot #26 a distance of 200 feet; thence West and parallel to the South right-of-way line of East State Boulevard, a distance of 54 feet; thence North and parallel to the West line of said Lot #26 a distance of 200 feet to a point on the South right-of-way line of East State Boulevard; thence East along the said right-of-way line a distance of 54 feet to the point of beginning, containing 0.248 acres, more or less.

Together with an easement for the installation, maintenance, operation and repair for sewer purposes over and along Part of Lot #26, Lot #27 and Lot #28 in Feichter's Gardenview Addition as recorded in Plat

Book #7A, page 3 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at point on the South right-of-way line of East State Boulevard, said point being 182.5 feet East of the East right-of-way line of LaVerne Avenue, said point also being 10 feet South of the original North line of Lot #27 in Feichter's Gardenvue Addition as recorded in Plat Book #7A, page 3 in the Office of the Recorder of Allen County, Indiana and being now on the existing North line of said Lot #27; 49.5 feet East of the Northwest corner of Lot #27; thence East along the South right-of-way line of East State Boulevard and along the existing North line of Lot #27 and Lot #26 a distance of 66 feet; thence South with a deflection angle to the right of 90 degrees, 04 minutes, and parallel to the East line of Lot #26 in Feichter's Gardenvue Addition a distance of 20 feet; thence East and parallel to the South right-of-way line of East State Boulevard a distance of 20 feet to a point parallel to the East line of said Lot #26; thence North and parallel to the East line of Lot #26 a distance of 20 feet to a point located on the South line of East State Boulevard; thence West along said line 20 feet; together with 7 feet each side of a line beginning 10 feet North of the South line of East State Boulevard on the West line of the 54 foot easement granted herein to the Grantee and terminating 86 feet South of the South line of East State Boulevard on the East line of the 54 foot easement granted herein and all other easements of record



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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

CITY OF FT. WAYNE
JAN 08 2023
COMMUNITY DEVELOPMENT

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.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Isabelle Gardens, LP					
Address of taxpayer (number and street, city, state, and ZIP code) 2455 W Till Rd, Fort Wayne, IN 46818					
Name of contact person Dawn Gallaway		Telephone number (260) 497-9000 ext 222		E-mail address dawn@kellerdev.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne City Council				Resolution number	
Location of property 3710 E State Blvd, Fort Wayne, IN 46805		County Allen		DLGF taxing district number 072	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Redevelopment, demolition of existing vacant building, new construction of 40 affordable residential rental units in 5 buildings for households at or below 60% of area median income, building with leasing office and common space, outdoor amenities. Property will be developed with 1627 Laverne and share employees (salary is 50% of total).				Estimated start date (month, day, year) 05/01/2023	
				Estimated completion date (month, day, year) 07/01/2024	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 2.00	Salaries \$30,888.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values				288,000.00	
Plus estimated values of proposed project			5,371,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			5,371,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Dawn Gallaway				Date signed (month, day, year) 02/08/2023	
Printed name of authorized representative Dawn Gallaway				Title Member of General Partner	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is December 31, 2026.

B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☒ No

C. The amount of the deduction applicable is limited to \$ unlimited.

D. Other limitations or conditions (specify) _____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☒ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

☒ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. 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. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. 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. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 3710 East State
Boulevard, Fort Wayne, Indiana 46805 (Isabelle
Gardens, LP/Keller Development, Inc.)**

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as 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 two part-time, permanent jobs for a total additional annual payroll of \$30,888, with the average additional, annual job salary being \$15,444; and

WHEREAS, the total estimated project cost is \$5,371,000; and

WHEREAS, a recommendation has been received from the Committee on Finance; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:**

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements to be made between May 1, 2023 and July 1, 2024.

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, 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.

SECTION 5. 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 \$3.0683/\$100.
- (b) If the proposed development occurs and no deduction is granted, the approximate current year tax rate for the site would be \$3.0683/\$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 \$3.0683/\$100 (the change would be negligible).

SECTION 6. 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 ten years.

SECTION 7. 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	100%
3	100%
4	100%
5	100%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

SECTION 8. 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 9. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 10. The performance report must contain the following information

- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deductions.
- F. The tax savings resulting from the real property being abated.

SECTION 11. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 12. 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 13. 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 A LEGALITY

Malak Heiny, City Attorney