

4 **A DECLARATORY RESOLUTION designating an**
5 **“Economic Revitalization Area” under I.C. 6-1.1-12.1 for**
6 **property commonly known as 206 E. Rudisill Blvd., Fort**
7 **Wayne, Indiana 46806 (Circle City Fort Wayne, LLC**
8 **d/b/a Aaron’s)**

9 **WHEREAS**, Petitioner has duly filed its petition dated April 29, 2013 to have the
10 following described property designated and declared an “Economic Revitalization Area”
11 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
12 I.C. 6-1.1-12.1, to wit:

13 Attached hereto as “Exhibit A” as if a part herein;
14 and

15 **WHEREAS**, said project will retain seven full-time, permanent jobs for a total current,
16 annual payroll of \$227,000, with the average new annual job salary being \$32,429.

17 **WHEREAS**, the total estimated project cost is \$650,000; and

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

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

22 **SECTION 1.** That, subject to the requirements of Section 6, below, the
23 property hereinabove described is hereby designated and declared an “Economic
24 Revitalization Area” under I.C. 6-1.1-12.1. Said designation shall begin upon the effective
25 date of the Confirming Resolution referred to in Section 6 of this Resolution and shall
26 terminate on December 31, 2016, unless otherwise automatically extended in five year
27 increments per I.C. 6-1.1-12.1-9.

28 **SECTION 2.** That, upon adoption of the Resolution:

29 Said Resolution shall be filed with the Allen County Assessor,

30 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”;

Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and
I.C. 5-3-1 of the adoption and substance of this resolution and setting this
designation as an “Economic Revitalization Area” for public hearing;

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

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

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

11 If the proposed development does not occur, the approximate current year tax
12 rates for this site would be \$3.3124/\$100

13 If the proposed development does occur and no deduction is granted, the
14 approximate current year tax rate for the site would be \$3.3124/\$100 (the
15 change would be negligible)

16 If the proposed development occurs and a deduction percentage of fifty percent
17 (50%) is assumed, the approximate current year tax rate for the site would be
18 \$3.3124/\$100 (the change would be negligible).

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

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

24 **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits
25 can be reasonably expected to result from the project and are sufficient to justify the
26 applicable deductions.

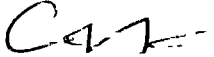
27 **SECTION 9.** That, the taxpayer is non-delinquent on any and all property tax due
28 to jurisdictions within Allen County, Indiana.

29 **SECTION 10.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
30 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.

1 **SECTION 11.** That, this Resolution shall be in full force and effect from and after
2 its passage and any and all necessary approval by the Mayor.

3
4 
5 Member of Council

6
7 **APPROVED AS TO FORM AND LEGALITY**

8 
9 Carol Helton, City Attorney

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APR 29 2013
WJF



COMMUNITY DEVL.
ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

- Real Estate Improvements
- Personal Property Improvements
- Vacant Commercial or Industrial Building

Total cost of real estate improvements: \$650,000
 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: \$650,000

GENERAL INFORMATION

Real property taxpayer's name: *Circle City Fort Wayne, LLC*
 Personal property taxpayer's name: *N/A*
 Telephone number: *317-466-1425 x3*
 Address listed on tax bill: *222 E. Rudisill Blvd, Fort Wayne, IN 46806 (Changing to 206)*
 Name of company to be designated, if applicable: *Circle City Rentals, LLC d/b/a Faron's*
 Year company was established: *1996*
 Address of property to be designated: *206 E. Rudisill Blvd, Fort Wayne, IN 46806*
 Real estate property identification number: *02-12-14-476-005.000-074*
 Contact person name: *Jeff Furlin*
 Contact person telephone number: *317-466-1425 x3* Contact person Email: *furlinj@aol.com*
 Contact person address: *8900 Keystone Crossing, Suite 670, Indianapolis, IN 46240*
 List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
<i>Jeff Furlin</i>	<i>Franchise Principal</i>	<i>8900 Keystone Crossing, Ste 670 Indianapolis, IN 46240</i>	<i>317-466-1425 x3</i>

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

NAME	PERCENTAGE
Jeff Furlin	42.86
Jeff Simell	42.86
Doug Lamphier	14.28

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? 75%

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

What percentage of sales will be from service calls? 0%

What is the percentage of clients/customers served that are located outside of Allen County? < 1%

What is the company's primary North American Industrial Classification Code (NAICs)? 442110 + 443142

Describe the nature of the company's business, product, and or service: The sale and lease of household products including furniture, appliances, electronics, and computers.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2012	\$1,230,163
2011	\$1,148,979
2010	\$1,070,676

Relocating store located at 4311 S. Anthony Blvd., Fort Wayne, IN 46806

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
Ben-A-Center	Fort Wayne, IN
Premier Regis	Fort Wayne, IN
Blue City	Fort Wayne, IN

Describe the product or service to be produced or offered at the project site: Furniture, appliances, electronics, and computers

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?

EDTA property

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. It is currently a parking lot.*

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: _____

8,000 S.F. Aaron's retail store

Projected construction start (month/year): *June/2013*

Projected construction completion (month/year): *November/2013*

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 swalés, etc.)

PERSONAL PROPERTY INFORMATION

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

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

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

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

Yes No Will the equipment be leased?

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

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

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

ELIGIBLE VACANT BUILDING INFORMATION

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

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

Describe any structure(s) that is/are currently on the property: _____

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

Projected occupancy date (month year): _____

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

http://www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
General Manager	11-1021	1	\$58,000
Sales Manager	11-2022	2	\$68,000
Retail Salesperson	41-2031	2	\$57,000
Delivery Service Driver	53-3033	2	\$44,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
General Manager	11-1021	1	\$58,000
Sales Manager	11-2022	2	\$68,000
Retail Salesperson	41-2031	2	\$57,000
Delivery Service Driver	53-3033	2	\$44,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
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PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
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Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
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Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
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Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

<input checked="" type="checkbox"/> Pension Plan <i>401k</i>	<input checked="" type="checkbox"/> Major Medical Plan	<input type="checkbox"/> Disability Insurance
<input type="checkbox"/> Tuition Reimbursement	<input checked="" type="checkbox"/> Life Insurance	<input type="checkbox"/> Dental Insurance

List any benefits not mentioned above: *Sara Farooq Employer match on 401k*

When will you reach the levels of employment shown above? (month/year): *04/2013*

REQUIRED ATTACHMENTS

The following must be attached to the application.

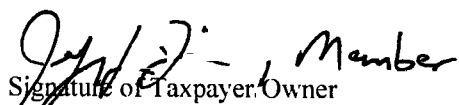
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.**

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit has been filed for construction of improvements, nor has any manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1 Real Property for real property improvements and CF-1 PP for personal property improvements) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1 PP form must be filed with the county assessor and the CF-1 Real Property must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.

 Member
Signature of Taxpayer/Owner

Jeffrey L. Furlin
Printed Name and Title of Applicant

04/29/2013
Date



STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)
Prescribed by the Department of Local Government Finance

CITY OF FORT WAYNE

20 PAY 20

APR 29 2013

FORM SB-1 / Real Property

COMMUNITY DEVL.
PRIVACY NOTICE

The cost and any specific individual's salary information is confidential. The balance of the filing is public record per IC 6-1-1-12-1-5 1(c) and (d)

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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS (IC 6-1 1-12 1)
- 2 Approval of the designating body (City Council, Town Board, County Council etc.) must be obtained prior to initiation of the redevelopment or rehabilitation. BEFORE a deduction may be approved
- 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. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year
- 4 Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits [IC 6-1 1-12 1-5 1(b) and IC 6-1 1-12 1-5 3(j)]
- 5 The schedules established under IC 6-1 1-12 1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000 unless an alternative deduction schedule is adopted by the designating body (IC 6-1 1-12 1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1 2000

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: Circle City Fort Wayne, LLC
Address of taxpayer (number and street city, state, and ZIP code): 8900 Keystone Crossing, Suite 670, Indianapolis, IN 46240
Name of contact person: Jeffrey L Furlin
Telephone number: (317) 466-1425 x3
E-mail address: furlinjl@aol.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Circle City Rentals, LLC d/b/a Aaron's
Location of property: 206 East Rudisill Boulevard, Fort Wayne, IN 46806
County: Allen
DLGF taxing district number: 074
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary): Construction of an 8,000 SF Aaron's retail building
Estimated start date (month, day, year): 06/15/2013
Estimated completion date (month, day, year): 11/01/2013

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES, INTEREST, NUMBER OF JOBS CREATED

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
7.00	\$227,000.00	7.00	\$227,000.00	0.00	\$0.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	145,600.00	145,600.00
Plus estimated values of proposed project	650,000.00	650,000.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	795,600.00	795,600.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds):
Estimated hazardous waste converted (pounds):
Other benefits: N/A

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.
Signature of authorized representative: [Signature]
Title: Member
Date signed (month, day, year): 04/29/2013

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 December 31, 2016 calendar years* (see below). The date this designation expires is
- 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) N/A
- E. The deduction is allowed for ten years* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the alternative deduction schedule to this form.

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)

Attested by (signature and title of attester)

Telephone number

(260) 427-1221

Date signed (month, day, year)

5-14-13

Designated body

Common Council

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements.
 - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 - 2. If the Economic Revitalization Area was designated after June 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.

— EXHIBIT A —

KOEHLERS EST W 3 FT LOT 11 & LOT 12 EX W
24.6 FT &
1/2 VAC ALLEY & CALHOUN PLACE ADDN LOTS
2 THRU 4

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Circle City Fort Wayne, LLC d/b/a Aaron's is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$650,000. Circle City Fort Wayne, LLC d/b/a Aaron's will construct a new 8,000 square foot retail store.**

EFFECT OF PASSAGE: **Constructing the building will allow Circle City Fort Wayne, LLC d/b/a Aaron's to develop property in an Economic Development Target Area where there is currently a parking lot. Seven full-time jobs will be retained.**

EFFECT OF NON-PASSAGE: **Potential loss of development**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Tom Smith**

MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: May 3, 2013
RE: Request for designation by Circle City Fort Wayne, LLC d/b/a Aaron's as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS: 206 E. Rudisill Blvd. **PROJECT LOCATED WITHIN:** Economic Development Target Area
PROJECT COST: \$ 650,000 **COUNCILMANIC DISTRICT:** 6
COMPANY PRODUCT OR SERVICE: Circle City Fort Wayne, LLC sells and leases household products including furniture, appliances, electronics, and computers.
PROJECT DESCRIPTION: Circle City Fort Wayne, LLC will construct a new 8,000 square foot retail store.

CREATED

JOBS CREATED (FULL-TIME):
 JOBS CREATED (PART-TIME)
 TOTAL NEW PAYROLL:
 AVERAGE SALARY (FULL-TIME NEW):

RETAINED

N/A JOBS RETAINED (FULL-TIME): 7
 N/A JOBS RETAINED (PART-TIME): 0
 N/A TOTAL RETAINED PAYROLL: \$227,000
 N/A AVERAGE SALARY (FULL-TIME RETAINED): \$32,429

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 CM2; Limited Retail and Commercial

Yes No N/A

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

Explain: The property is currently a parking lot.

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 an 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?.

Yes No N/A

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

POLICY

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

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


The project is located in an Economic Development Target Area (EDTA). Thus, under Fort Wayne Common Council's tax abatement policies and procedures, Circle City Fort Wayne, LLC is eligible for a ten year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system.

COMMENTS

Signed:


 Economic Development Specialist

Reviewed:


 Economic Development Specialist

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

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

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$650,000	\$650,000	\$650,000	100%	0%	\$650,000	\$0	0.033124	\$0	\$21,531
2	\$650,000	\$650,000	\$650,000	95%	5%	\$617,500	\$32,500	0.033124	\$1,077	\$20,454
3	\$650,000	\$650,000	\$650,000	80%	20%	\$520,000	\$130,000	0.033124	\$4,306	\$17,224
4	\$650,000	\$650,000	\$650,000	65%	35%	\$422,500	\$227,500	0.033124	\$7,536	\$13,995
5	\$650,000	\$650,000	\$650,000	50%	50%	\$325,000	\$325,000	0.033124	\$10,765	\$10,765
6	\$650,000	\$650,000	\$650,000	40%	60%	\$260,000	\$390,000	0.033124	\$12,918	\$8,612
7	\$650,000	\$650,000	\$650,000	30%	70%	\$195,000	\$455,000	0.033124	\$15,071	\$6,459
8	\$650,000	\$650,000	\$650,000	20%	80%	\$130,000	\$520,000	0.033124	\$17,224	\$4,306
9	\$650,000	\$650,000	\$650,000	10%	90%	\$65,000	\$585,000	0.033124	\$19,378	\$2,153
10	\$650,000	\$650,000	\$650,000	5%	95%	\$32,500	\$617,500	0.033124	\$20,454	\$1,077
11	\$650,000	\$650,000	\$650,000	0%	100%	\$0	\$650,000	0.033124	\$21,531	\$0
TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction)										\$106,576
TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction)										\$108,730

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

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in real property (new structures and/or rehabilitation)		
Over \$1,000,000	10	
\$500,000 to \$999,999	8	8
\$100,000 to \$499,999	6	
Under \$100,000	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,250	2	
Estimated local income taxes generated from jobs retained		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	1
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	
JOB-SAVE (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	1
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$45,000	20	
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	4
under \$25,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	
Total		34

Length of Abatement

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

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

10 year

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%
Year 11	0%

7 year

Year 1	100%
Year 2	85%
Year 3	71%
Year 4	57%
Year 5	43%
Year 6	29%
Year 7	14%
Year 8	0%

5 year

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

3 year

Year 1	100%
Year 2	66%
Year 3	33%
Year 4	0%

10 Year

Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	90%
Year 7	80%
Year 8	65%
Year 9	50%
Year 10	40%

7 Year

Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	71%
Year 7	43%

Public Hearing Date, if applicable

Read the first time in full and on motion by Councilman *John Crawford*
Read the second time by title and referred to the *Finance Committee*
Committee. Read the third time in full and on motion by Councilman
Crawford, placed on passage by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	9			
BENDER	✓			
CRAWFORD	✓			
DIDIER	✓			
HARPER	✓			
HINES	✓			
JEHL	✓			
PADDOCK	✓			
SHOAFF	✓			
SMITH	✓			

DATED: *5-14-13* *Sandra E. Kennedy*
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE
(RESOLUTION) NO. *R-48-13* on the *14th* day of
May, 2013

Sandra E. Kennedy ATTEST:
SANDRA E. KENNEDY, CITY CLERK
Thomas C. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the *20th* day
of *May*, 2013, at the hour of *2:00* o'clock *PM*. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this *20th* day of *MAY*
2013, at the hour of *2:00* o'clock *PM*. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO R-13-05-06

**REPORT OF THE COMMITTEE ON FINANCE
MAY 14, 2013**

**JOHN CRAWFORD – CHAIR
TOM SMITH – CO-CHAIR
ALL COUNCIL MEMBERS**

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 206 E. Rudisill Blvd., Fort Wayne, Indiana 46806 (Circle City Fort Wayne, LLC d/b/a Aaron's) COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Glynn Hines - Late date of vote

John Crawford
Tom Smith
James F. Rudisill
Robert B. ...
...
...

SANDRA E. KENNEDY
CITY CLERK