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2 BILL NO. R-15-06-08

3 DECLARATORY RESOLUTION NO. R-40-15

4
5 **A DECLARATORY RESOLUTION designating an**
6 **“Economic Revitalization Area” under I.C. 6-1.1-**
7 **12.1 for property commonly known as 800 W.**
8 **Rudisill Blvd., Fort Wayne, Indiana 46807**
9 **(Ambassador Campus Properties, LLC/Enterprise**
10 **Pointe, LP)**

11 **WHEREAS**, Petitioner has duly filed its petition dated May 27, 2015 to have the
12 following described property designated and declared an “Economic Revitalization Area”
13 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
14 I.C. 6-1.1-12.1, to wit:

15 **Attached hereto as “Exhibit A” as if a part herein;**

16 and

17 **WHEREAS**, said project will create two part-time, permanent jobs for a total current
18 annual payroll of \$34,445, with the average current, annual job salary being \$17,222.50; and

19 **WHEREAS**, the total estimated project cost is \$6,000,000; and

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

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

24 **SECTION 1.** That, subject to the requirements of Section 6, below, the property
25 hereinabove described is hereby designated and declared an “Economic Revitalization Area”
26 under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming
27 Resolution referred to in Section 6 of this Resolution and shall terminate on December 31,
28 2016, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

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

30 (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;

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 (a) If the proposed development does not occur, the approximate current year tax
12 rates for this site would be \$3.3570/\$100.
- 13 (b) If the proposed development does occur and no deduction is granted, the
14 approximate current year tax rate for the site would be \$3.3570/\$100 (the
15 change would be negligible).
- 16 (c) 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 \$3.3570/\$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 five years.

24 **SECTION 8.** The deduction schedule from the assessed value of the real property
25 pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	80%
3	60%
4	40%
5	20%

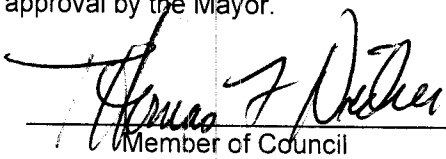
26 **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits
27 can be reasonably expected to result from the project and are sufficient to justify the
28 applicable deductions.

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

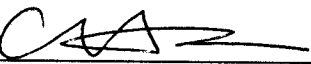
SECTION 11. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of said chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases 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 12. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney

MAY 27 2015 *ajr*



**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:	\$ 6,000,000
Total cost of manufacturing equipment improvements:	\$ 0
Total cost of research and development equipment improvements:	\$ 0
Total cost of logistical distribution equipment improvements:	\$ 0
Total cost of information technology equipment improvements:	\$ 0
TOTAL OF ABOVE IMPROVEMENTS:	<u>\$ 6,000,000</u>

GENERAL INFORMATION

Real property taxpayer's name: Ambassador Campus Properties, LLC (future taxpayer will be)
 Personal property taxpayer's name: N/A
 Telephone number: 260-423-3546 ext 215
 Address listed on tax bill: 2845 E Dupont Rd, Fort Wayne, IN 46825
 Name of company to be designated, if applicable: Enterprise Pointe, LP (to-be-formed)
 Year company was established: to-be-formed
 Address of property to be designated: 800 W Rudisill Blvd, Fort Wayne, IN 46807
 Real estate property identification number: 02-12-14-308-019.000-074
 Contact person name: Steve Hoffman
 Contact person telephone number: (260) 423-3546 Contact person Email: stevehoffman@mybrightpoint.com
 Contact person address: 227 E Washington Blvd, Fort Wayne, IN 46802

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Steve Hoffman	President/CEO	227 E Washington Blvd, Fort Wayne, IN 46802	(260) 423-3546
Sherry Early-Aden	Vice President of Operations	227 E Washington Blvd, Fort Wayne, IN 46802	(260) 423-3546
Greg Majewski	Community Economic Development	227 E Washington Blvd, Fort Wayne, IN 46802	(260) 423-3546

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

NAME	PERCENTAGE
Community Action of Northeast Indiana, Inc. d/b/a Brightpoint	100%

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

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:

Enterprise Pointe, LP will provide affordable housing, business amenities, and business development services for business owners, entrepreneurs, artists, artisans, makers, inventors, and creative professionals.

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:

Enterprise Pointe will provide affordable housing, business amenities, and business development services for business owners, entrepreneurs, artists, artisans, makers, inventors, and creative professionals.

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 development will make use of and rehabilitate the three remaining structures located at 800 W Rudisill Blvd, Fort Wayne, IN 46807. The structures are currently vacant and have been for several years. Deferred maintenance issues have prevented re-use, especially Schultz Hall on the corner of South Wayne and Rudisill, which suffered a fire in 2005 and has not been improved since then.

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:

Three structures currently exist on-site: the former Bethany Hall, Schultz Hall, and Oakwood Apartments of Taylor University. The three structures are vacant and have been unused since the University sold the property to Ambassador Campus Properties, LLC in 2012.

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

Deferred maintenance issues, and in the case of Schultz Hall, fire damage have made all three structures unusable as-is. The three buildings are currently configured for academic dormitory residences and office space.

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

Approximately \$6,000,000 in real estate improvements will be made, including the rehabilitation of the three existing structures into residential apartments and the creation of two new structures on-site. One structure will include additional residential and business amenities to support entrepreneurial activities, and one structure will house shared studio space.

Projected construction start (month/year): 03/2016

Projected construction completion (month/year): 06/2017

Yes No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council? **The project will meet the ICC 700-2008 Gold Rating Green Building Standard as well as an Energy Star HERS rating of <80**

Yes No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

PERSONAL PROPERTY INFORMATION

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

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

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

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:

Three structures currently exist on-site: the former Bethany Hall, Schultz Hall, and Oakwood Apartments of Taylor University. The three structures are vacant and have been unused since the University sold the property to Ambassador Campus Properties, LLC in 2012.

Describe the condition of the structure(s) listed above: Vacant, disused, with deferred maintenance issues and fire damage.

Projected occupancy date (month/year): 08/2017

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.

Two structures on the site were demolished by Taylor University prior to the land purchase by Ambassador Campus Properties, LLC in 2012. Demolition was to remediate contaminated soil to make the property more attractive for future uses. The owner's desire was to identify a community focused organization to make positive use of this site while the focus of Ambassador Campus Properties, LLC's efforts are the reevelopment of the academic property south of Rudisill Blvd. Prior to ownership by Ambassador Campus Properties, LLC, the property was owned and used for academic purposes by the Fort Wayne Bible College, Summit Christian College, and Taylor University.

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
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Property Manager	8810	1	\$ 17,223
Maintenance Professional	9015	1	\$ 17,223

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Pension Plan | <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:

Vision Insurance

When will you reach the levels of employment shown above? (month/year): 08/2017

REQUIRED ATTACHMENTS

The following must be attached to the application.

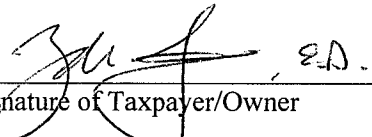
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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



Signature of Taxpayer/Owner
 Zach Lesser, Executive Director

Printed Name and Title of Applicant

5/26/15

Date



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

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.

MAY 27 2015
[Signature]

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

COMMUNITY DEVL

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
Ambassador Campus Properties, LLC (future taxpayer will be a newly formed Limited Partnership)

Address of taxpayer (number and street, city, state, and ZIP code)
2845 E Dupont Rd, Fort Wayne, IN 46825

Name of contact person Greg Majewski	Telephone number (260) 423-3546 x215	E-mail address gregmajewski@mybrightpoint.org
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SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne Common Council	Resolution number
Location of property 800 W Rudisill Blvd, Fort Wayne, IN	County Allen
DLGF taxing district number 074	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Renovate 3 existing buildings, construct 1 new apartment building with community space and construct 1 new studio/workshop on-site to accommodate a 48-unit multi-family affordable housing development utilizing the Low Income Housing Tax Credit program provided by the Indiana Housing and Community Development Authority.	Estimated start date (month, day, year) 03/01/16
	Estimated completion date (month, day, year) 06/01/2017

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	2.00	\$34,445.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		315,200.00
Plus estimated values of proposed project	6,000,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	6,000,000.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0.00	Estimated hazardous waste converted (pounds) 0.00
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Other benefits

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative [Signature]	Date signed (month, day, year) 5/26/15
Printed name of authorized representative Zach Lesser	Title Executive Director

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, 2016.
- 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. 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) <i>John N. Crawford</i>	Telephone number (260) 427-1221	Date signed (month, day, year) 6-9-15
Printed name of authorized member of designating body John N. Crawford	Name of designating body Common Council	
Attested by (signature and title of attester) <i>Sandra E. Kennedy</i>	Printed name of attester Sandra E. Kennedy	

* 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.

EXHIBIT A

Exhibit A
Legal Description of Property

Lot Number 14 Ewing's Out Lots in the Southwest Quarter of Section 14, Township 30 North, Range 12 East, according to the plat thereof, as recorded in Deed Record 31, pages 404-408, except that part appropriated for the widening of Rudisill Boulevard, Boulevard Resolution No. 5-1913, as shown by Plat recorded in Plat Book 7, pages 86 to 89 in the Office of the Recorder of Allen County, Indiana.

Oakdale Drive
59.6'R/W

Indiana Avenue
66'R/W

Shady Court
50'R/W

South Wayne Avenue
60'R/W

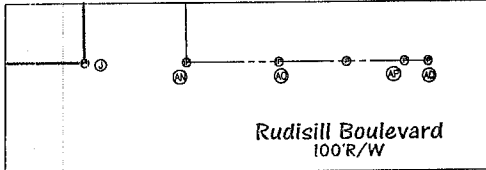
3.415 Acres
Ambassador Campus Properties, LLC
Doc. #2012025899

EWING'S OUT LOT 14

Rudisill Boulevard
100'R/W

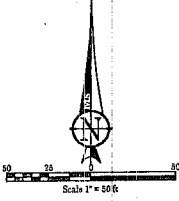
MONUMENT LEGEND

- A = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
- B = 3/8" Steel Rebar Fnd. in 1" Pipe 0.22S. & 0.33'W. of Actual (Flush/No History)
- D = 5/8" Steel Rebar w/ #0020" id. Cap Fnd. 0.27'N. & 0.18'W. of Actual (Flush)
- E = 5/8" Steel Rebar w/ #0020" id. Cap Fnd. 0.18'N. & 1.45'W. of Actual (Flush)
- F = 1/2" Steel Rebar Fnd. 0.31'S. & 4.32'E. of Actual (Flush/No History)
- H = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
- J = 5/8" x 24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- K = 3/8" Steel Rebar Fnd. 0.26'S. of Actual (Flush/No History)
- L = 1/2" Steel Rebar Fnd. of 0.13'N. Actual (Flush/No History)
- M = 1-1/2" Pipe Fnd. of Actual (Flush/No History)
- N = 1-1/2" Pipe Fnd. 0.54'S. of Actual (Flush/No History)
- O = 5/8" Steel Rebar w/ #0193" id. Cap Fnd. 0.39'N. of Actual (Flush)
- P = 3/4" Pipe Fnd. 0.11'E. of Actual (Flush/No History)
- Q = 3/4" Steel Rebar Fnd. of Actual (Flush/No History)
- R = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
- S = 5/8" Steel Rebar Fnd. 1.23'S. & 0.49'E. of Actual (Flush/No History)
- T = 1" Pipe Fnd. 0.52'N. of Actual (Flush/No History)
- U = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
- V = 1" Pipe Fnd. 0.40'S. of Actual (Flush/No History)
- W = 1/2" Steel Rebar Fnd. 0.33'W. of Actual (Flush/No History)
- X = 1/2" Steel Rebar Fnd. (Flush/No History) & 5/8" Steel Rebar w/ #0027" id. Cap Fnd. 0.15'S. & 0.17'E. of Actual (Flush/No History)
- Y = 5/8" Steel Rebar w/ unidentifiable cap Fnd. 0.27'S. & 0.23'W. of Actual (Flush)
- Z = 1/2" Steel Rebar Fnd. 0.49'W. of Actual (Flush/No History)
- AA = 1/2" Steel Rebar Fnd. 0.13'S. & 0.16'W. of Actual (Flush/No History)
- AB = 3/4" Pipe of Actual (Flush/No History)
- AC = 5/8" Steel Rebar Fnd. 0.54'W. of Actual (Flush/No History)
- AD = 1/2" Steel Rebar Fnd. 0.25'N. & 0.21'W. of Actual (Flush/No History)
- AE = 1/2" Steel Rebar Fnd. 0.25'N. & 0.22'E. of Actual (Flush/No History)
- AF = 1" Pipe Fnd. 0.38'W. of Actual (Flush/No History)
- AG = 5/8" Steel Rebar w/ "Tazina" id. Cap Fnd. 0.35'W. of Actual (Flush)
- AH = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
- AI = 3/4" Steel Rebar Fnd. 0.21'W. of Actual (Flush/No History)
- AJ = 3/4" Steel Rebar Fnd. 0.20'W. of Actual (Flush/No History)
- AK = 1/2" Steel Rebar Fnd. 0.13'W. of Actual (Flush/No History) & 1/2" Steel Rebar Fnd. 0.29'W. of Actual (Flush/No History)
- AL = 1/2" Steel Rebar Fnd. 0.24'W. of Actual (Flush/No History)
- AM = 3/4" Pipe Fnd. 0.48'W. of Actual (Flush/No History)
- AN = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
- AO = 5/8" Steel Rebar w/ unidentifiable cap Fnd. of Actual (Flush)
- AP = 1/2" Steel Rebar Fnd. of Actual (Flush/No History)
- AQ = 3/8" Steel Rebar Fnd. of Actual (Flush/No History)
- AR = 5/8" Steel Rebar Fnd. 0.26'S. of Actual (Flush/No History)
- AS = 3/4" Pipe Fnd. 0.52'N. & 4.97'W. of Actual (Flush/No History)



LEGAL DESCRIPTION
See Attached

SURVEYOR'S REPORT
See Attached



Reference Survey
Dickmeyer & Associates
Survey No. 210111
May 4, 2012

- Legend**
- FSB - Point of Beginning
 - NL - Measured
 - R - Record
 - C - Calculated
 - D - Deed
 - Right of Way (R/W)
 - - - Building Setback Line
 - Center Line

IN WITNESS WHEREOF, I hereunto place my hand and seal this 21st day of May, 2015.

Brett R. Miller
Brett R. Miller, PLS No. 20300059



<p>Project</p> <p>Lot 14 Ewing's Out Lots Fort Wayne, Allen County, Indiana</p>		<p>Description</p> <p>IAC Title 865 Boundary Survey</p>	
<p>Drawn By: ADW</p> <p>Date: May 21, 2015</p> <p>Survey Number: 15053121</p> <p>Approved By: BRM</p>		<p>Fieldwork Completed: 05-18-2015</p> <p>Drawing Name: 15053121.dwg</p> <p>For: Keller Development</p>	
<p>Corporate Office</p> <p>221 Tower Drive Monroe, IN 46772 Phone: (260) 692-6166 Fax: (260) 692-6242</p>		<p>Miller Land Surveying, Inc.</p> <p>Brett R. Miller, PLS No. LS20300059 Robert J. Marose, PLS No. LS20400028 Angela D. Wallace, PLS No. LS21200016</p> <p>www.mlswebsite.us</p> <p>MLS</p> <p>Precision and Professionalism is where we draw the line.</p>	
<p>Fort Wayne Office</p> <p>217 Airport North Office Park Fort Wayne, IN 46825 Phone: (260) 489-8571 Fax: (260) 489-8570</p>		<p>Page 1 of 4</p>	

MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: June 3, 2015
RE: Request for designation by Ambassador Campus Properties, LLC/Enterprise Pointe, LP as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	800 W. Rudisill Blvd.	PROJECT LOCATED WITHIN:	Not Applicable
PROJECT COST:	\$ 6,000,000	COUNCILMANIC DISTRICT:	5

COMPANY PRODUCT OR SERVICE:	Ambassador Campus Properties, LLC/Enterprise Pointe, LP will provide affordable housing, business amenities, and business development services for business owners, entrepreneurs, artists, artisans, makers, inventors, and creative professionals.
PROJECT DESCRIPTION:	Ambassador Campus Properties, LLC/Enterprise Pointe, LP will construct approximately \$6,000,000 in real estate improvements, including the rehabilitation of the three existing structures into residential apartments and the creation of two new structures on-site. One structure will include additional residential and business amenities to support entrepreneurial activities, and one structure will house shared studio space.

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:	\$34,445	TOTAL RETAINED PAYROLL:	\$0
AVERAGE SALARY (FULL-TIME NEW):	\$0	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 R1-Single Family Residential. The property is currently under consideration by the Plan Commission for a zoning change to C2-Limited Commercial, which, if approved, will permit the desired uses.

Yes No N/A

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

Yes No N/A

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

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

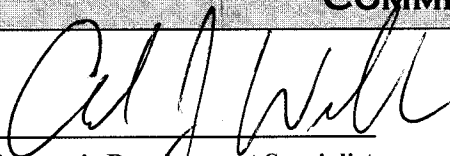
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

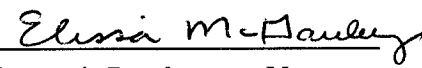
Under Fort Wayne Common Council's tax phase-in policies and procedures, Ambassador Campus Properties, LLC/Enterprise Pointe, LP is eligible for a five year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved and paid over the length of the five year deduction schedule.

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Manager

COMMUNITY DEVELOPMENT DIVISION

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	10
\$500,000 to \$999,999	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	
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	2
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	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	4
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$45,000	20	
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total 41

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

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

Real Property Deduction Schedules	Normal Depreciation	Alternative Depreciation
10 year		10 Year
Year 1: 100%		Year 1: 100%
Year 2: 95%		Year 2: 100%
Year 3: 80%		Year 3: 100%
Year 4: 65%		Year 4: 100%
Year 5: 50%		Year 5: 100%
Year 6: 40%		Year 6: 90%
Year 7: 30%		Year 7: 80%
Year 8: 20%		Year 8: 65%
Year 9: 10%		Year 9: 50%
Year 10: 5%		Year 10: 40%
Year 11: 0%		
7 year		7 Year
Year 1: 100%		Year 1: 100%
Year 2: 85%		Year 2: 100%
Year 3: 71%		Year 3: 100%
Year 4: 57%		Year 4: 100%
Year 5: 43%		Year 5: 100%
Year 6: 29%		Year 6: 71%
Year 7: 14%		Year 7: 43%
Year 8: 0%		
5 year		
Year 1: 100%		
Year 2: 80%		
Year 3: 60%		
Year 4: 40%		
Year 5: 20%		
Year 6: 0%		
3 year		
Year 1: 100%		
Year 2: 66%		
Year 3: 33%		
Year 4: 0%		

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Ambassador Campus Properties, LLC/Enterprise Pointe, LP is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$6,000,000. Ambassador Campus Properties, LLC/Enterprise Pointe, LP will improve and rehabilitate three existing structures into residential apartments and create two new structures on-site. One structure will include additional residential and business amenities to support entrepreneurial activities, and one structure will house shared studio space.**

EFFECT OF PASSAGE: **The development will allow Ambassador Campus Properties, LLC/Enterprise Pointe, LP to provide affordable housing, business amenities, and business development services for business owners, entrepreneurs, artists, artisans, makers, inventors, and creative professionals. Two part-time jobs will be created.**

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

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Thomas Didier and Russ Jehl**

**POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION
TAX ABATEMENT - ESTIMATE OF SAVINGS**

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

REAL PROPERTY TAX ABATEMENT - 5 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$6,000,000	\$6,000,000	\$6,000,000	100%	0%	\$6,000,000	\$0	0.033570	\$0	\$201,420
2	\$6,000,000	\$6,000,000	\$6,000,000	80%	20%	\$4,800,000	\$1,200,000	0.033570	\$40,284	\$161,136
3	\$6,000,000	\$6,000,000	\$6,000,000	60%	40%	\$3,600,000	\$2,400,000	0.033570	\$80,568	\$120,852
4	\$6,000,000	\$6,000,000	\$6,000,000	40%	60%	\$2,400,000	\$3,600,000	0.033570	\$120,852	\$80,568
5	\$6,000,000	\$6,000,000	\$6,000,000	20%	80%	\$1,200,000	\$4,800,000	0.033570	\$161,136	\$40,284
6	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
7	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
8	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
9	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
10	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
11	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.033570	\$201,420	\$0
								TOTAL TAX SAVED REAL PROPERTY (10 yrs)	(10 yrs on 5 yr deduction)	\$604,260
								TOTAL TAX PAID REAL PROPERTY (10 yrs)	(10 yrs on 5 yr deduction)	\$1,409,940

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

R-15-0608

To Whom It May Concern:

As I stand before you today I would like to apologize for my attire as I have been diligently working the last month to help open a business within the 07 Zip Code.

I would like to elaborate briefly on my experience in opening a business. There are countless meetings that occur, permits that need pulled, inspections that must be completed and so on.

While investing countless hours into the preparation of opening a business I have been overwhelmed with joy and confidence recognizing that a business does not need big money, tax credits or shady deals to be successful. I have realized that hard work, dedication, and commitment to a community in which I live and now work is what brings success.

In opening, I would like to remind you, that the residents elect your position as a city council member. I express great sorrow that I feel I need to remind you that you're elected not as a public official but as a public servant to the community.

Your job is not to scratch backs and keep organizations happy. Your job is to represent the common folk, the ones who pay taxes, who keep the system going, and attempt to enjoy their community.

I am saddened by the lack of information provided to the community from Bright Point, Keller Development, New Generation Management, and Ambassador.

I am disgusted that there have been blatant lies from these organizations, regarding time lines, development proposals, finances, fine details, and the suspicious activity of countless board members from all four of the listed partnerships. The consequence of these lies has done nothing but create mistrust and anger throughout our community.

I urge you all to vote No on the re-zoning, I urge you to ask more questions about this development, I ask you to get to know the residents of the 07 Zip Code who oppose the re-zoning and frankly have grave concerns regarding the purposed development. I also ask that you get to know the small business in the neighborhood that are against this development. Lastly, please follow the money trails, as receipts and tax records don't lie.

In addition, I strongly suggest that before any re-zoning or passing of this development occurs, a Structural engineer is hired to review the damages to the building from the fire. In 2005 residents of the community were informed that the building was condemned beyond repair.

I would like to raise concerns for the mold you can see inside the building and smell from the outside of the building and the likely hood of asbestosis. These are concerns the city of Fort Wayne cannot turn a blind eye too. In addition, the Structural engineer should not be on the payroll of any listed partnership or have any connection or benefit to the property what so ever.

I am proud to see our community finally take a stance against big cooperate bullies, City Government and these "Non- Profit" agencies that are doing nothing but putting a Band-Aid on a problem that just so happens to be in our back yards.

As a resident, a taxpayer, and a dedicated member to the 07 community ~~of the Neighborhood~~ I strongly oppose the rezoning and the development purposed by Bright Point. I hope you all remember my thoughts and the thoughts of many others while making your decision.

Public Hearing Date, if applicable _____

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

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>5</u>	<u>2</u>	<u>2</u>	_____
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	_____	<u>✓</u>	_____	_____
HINES	_____	_____	<u>✓</u>	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	_____	<u>✓</u>	_____	_____
SHOAFF	_____	_____	<u>✓</u>	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 6-9-15 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-40-15 on the 9th day of
June, 2015

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY,
CITY CLERK

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day
of June, 2015, at the hour of 12:30 O'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of June
2015, at the hour of 9:00 O'clock AM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-15-06-08

REPORT OF COMMITTEE ON FINANCE

JUNE 9, 2015

THOMAS DIDIER – CHAIR
RUSS JEHL – CO-CHAIR
ALL COUNCIL MEMBERS

Declaratory

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 800 W. Rudisill Blvd., Fort Wayne, Indiana 46807 (Ambassador Campus Properties, LLC/Enterprise Pointe, LP). **COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE** under Consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

John A. ...
Robert ...
Thomas ...
Smith

DO NOT PASS

Russ Jehl
+
Matt ...

ABSTAIN

[Signature]

NO REC

SANDRA E. KENNEDY
CITY CLERK