

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9121 Illinois Road, Fort Wayne, Indiana 46804 (PR Investments, LLC/Regan Presser Corporation for Summit Dental Group, PC)**

**WHEREAS**, Petitioner has duly filed its petition dated October 26, 2015 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 ten full-time, permanent jobs for a total new, annual payroll of \$805,200, with the average new annual job salary being \$80,520 and retain 22 full-time and eight part-time, permanent jobs for a total current annual payroll of \$1,850,000, with the average current, annual job salary being \$61,667; and

**WHEREAS**, the total estimated project cost is \$1,432,000; 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, 2016, 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";

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

4 **SECTION 3.** That, said designation of the hereinabove described property as an  
5 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real  
6 estate and personal property for new information technology equipment.

7 **SECTION 4.** That, the estimate of the number of individuals that will be employed  
8 or whose employment will be retained and the estimate of the annual salaries of those  
9 individuals and the estimate of the value of redevelopment or rehabilitation and the estimate  
10 of the value of new information technology equipment, all contained in Petitioner's Statement  
11 of Benefits, are reasonable and are benefits that can be reasonably expected to result from  
12 the proposed described redevelopment or rehabilitation and from the installation of new  
13 information technology equipment.

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

- 16 (a) If the proposed development does not occur, the approximate current year tax  
17 rates for this site would be \$3.3286/\$100.
- 18 (b) If the proposed development does occur and no deduction is granted, the  
19 approximate current year tax rate for the site would be \$3.3286/\$100 (the  
20 change would be negligible).
- 21 (c) If the proposed development occurs and a deduction percentage of fifty percent  
22 (50%) is assumed, the approximate current year tax rate for the site would be  
23 \$3.3286/\$100 (the change would be negligible).
- 24 (d) If the proposed new information technology equipment is not installed, the  
25 approximate current year tax rates for this site would be \$3.3286/\$100.
- 26 (e) If the proposed new information technology equipment is installed and no  
27 deduction is granted, the approximate current year tax rate for the site would be  
28 \$3.3286/\$100 (the change would be negligible).
- 29 (f) If the proposed new information technology equipment is installed and a  
30 deduction percentage of eighty percent (80%) is assumed, the approximate  
current year tax rate for the site would be \$3.3286/\$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 five years, and

1 the deduction from the assessed value of the new information technology equipment shall be  
2 for a period of five years.

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

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

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10 **SECTION 9.** The deduction schedule from the assessed value of new information  
11 technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

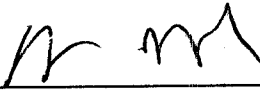
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17 **SECTION 11.** That, the benefits described in the Petitioner's Statement of Benefits  
18 can be reasonably expected to result from the project and are sufficient to justify the  
19 applicable deductions.

20 **SECTION 12.** That, the taxpayer is non-delinquent on any and all property tax due  
21 to jurisdictions within Allen County, Indiana.

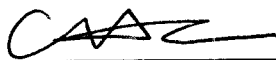
22 **SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that  
23 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the  
24 deduction amount as determined by the county auditor in accordance with section 12 of said  
25 chapter if the property owner ceases operations at the facility for which the deduction was  
26 granted and if the Common Council finds that the property owner obtained the deduction by  
27 intentionally providing false information concerning the property owner's plans to continue  
28 operation at the facility.  
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**SECTION 14.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
Carol Helton, City Attorney



OCT 20 2015 *Emc*

**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:	\$ 1,182,000
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:	\$ 250,000
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>\$ 1,432,000</b>

**GENERAL INFORMATION**

Real property taxpayer's name: PR INVESTMENTS, LLC

Personal property taxpayer's name: REGAN PRESSER CORPORATION

Telephone number: (260) 434-0099

Address listed on tax bill: 7207 ENGLE RD, SUITE B FORT WAYNE, IN 46804

Name of company to be designated, if applicable: N/A

Year company was established: 03/23/2006

Address of property to be designated: 9121 ILLINOIS RD FORT WAYNE, IN 46804

Real estate property identification number: 02-11-11-103-003.000-075

Contact person name: STEPHEN REGAN

Contact person telephone number: (260) 434-0099 Contact person Email: SDREGAN@YAHOO.COM

Contact person address: 7207 ENGLE RD, SUITE B FORT WAYNE, IN 46804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
STEPHEN REGAN	PARTNER	7207 ENGLE RD FORT WAYNE, IN 46804	(260) 434-0099
RICHARD PRESSER	PARTNER	7207 ENGLE RD FORT WAYNE, IN 46804	(260) 434-0099
ROBERT CHENOWETH	PARTNER	7207 ENGLE RD FORT WAYNE, IN 46804	(260) 434-0099

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

NAME	PERCENTAGE
STEPHEN REGAN	33.33%
RICHARD PRESSER	33.33%
ROBERT CHENOWETH	33.33%

- 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? <5%

What is the company's primary North American Industrial Classification Code (NAICs)? 621210

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

SUMMIT DENTAL GROUP OFFERS A WIDE RANGE OF DENTAL SERVICES. SERVICES INCLUDE, BUT ARE NOT LIMITED TO, ROOT CANALS, DENTURES, ORAL SCREENINGS, CROWNS, FILLINGS AND WHITENING.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	\$ 3,175,773.00
2013	\$ 2,886,388
2012	\$ 2,357,985

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

Customer Name	City/State	Annual Gross Sales
N/A (SERVICES OFFERED TO THE		
GENERAL PUBLIC)		

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

Supplier Name	City/State	Annual Gross Purchases
TAXPAYER IS NOT READILY		
PURCHASING MATERIALS FOR		
RESALE PURPOSES.		

List the company's top three competitors:

Competitor Name	City/State
ASPEN DENTAL	FORT WAYNE, IN
AFDENT DENTAL	FORT WAYNE, IN
UEBER & FRIEDRICH DENTISTRY	FORT WAYNE, IN

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

DENTAL SERVICES OF THE PRIMARY NATURE WILL BE OFFERED AT THIS PROJECT SITE, INCLUDING ROOT CANALS, DENTURES, ORAL SCREENINGS, CROWNS, FILLINGS, WHITENING, AND OTHER DENTAL SERVICES.

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 AREA CONTAINS OTHER SERVICE/RETAIL BUILDINGS AND HAS EXPERIENCED SPORADIC GROWTH DEVELOPMENT IN RECENT YEARS.

<b>REAL PROPERTY INFORMATION</b>
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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:

THE PROPERTY CURRENTLY CONSISTS OF A 1,952 SQUARE FOOT SINGLE FAMILY RESIDENCE ON 1.37 ACRES.

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

THE STRUCTURE CURRENTLY ON THE PROPERTY IS IN FAIR CONDITION.

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

THE TAXPAYER WILL DEMOLISH THE CURRENT STRUCTURE, MAKING WAY FOR THE CONSTRUCTION OF THE NEW DENTAL OFFICE BUILDING.

Projected construction start (month/year): 11/2015

Projected construction completion (month/year): 06/2016

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.)

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

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

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

THE NEW BUILDING WILL BE FURNISHED WITH DENTAL CHAIRS, DENTAL TRACK LIGHTING, COMPUTER AND PERIPHERAL EQUIPMENT, DIGITAL TELECOMMUNICATIONS EQUIPMENT, MEDICAL MONITORS, AND OTHER INFORMATION TECHNOLOGY EQUIPMENT.

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): 05/2016

Date last piece of equipment will be installed (month/year): 07/2016

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

COMPUTER AND PERIPHERAL EQUIPMENT: 5 YEARS  
MEDICAL EQUIPMENT: 5-7 YEARS

**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.

<b>PUBLIC BENEFIT INFORMATION</b>
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***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](http://www.bls.gov/oes/current/oes_23060.htm)

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
DENTAL		12	\$ 1,223,000
ADMINISTRATIVE		10	\$ 429,000

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
DENTAL		12	\$ 1,223,000
ADMINISTRATIVE		10	\$ 429,000

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
DENTAL		8	\$ 722,000
ADMINISTRATIVE		2	\$ 83,200

<b>PUBLIC BENEFIT INFORMATION</b>
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**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
DENTAL		8	\$ 198,000

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
DENTAL		8	\$ 198,000

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll

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          | <input checked="" type="checkbox"/> Major Medical Plan | <input type="checkbox"/> Disability Insurance |
| <input checked="" type="checkbox"/> Tuition Reimbursement | <input type="checkbox"/> Life Insurance                | <input type="checkbox"/> Dental Insurance     |

List any benefits not mentioned above:

VACATION, CONTINUING EDUCATION, CERTIFICATION REIMBURSEMENT, 401(K), DENTAL NEEDS COVERED

When will you reach the levels of employment shown above? (month/year): 06/2016

**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  
 STEPHEN REGAN  
 \_\_\_\_\_  
 Printed Name and Title of Applicant  
 10/22/2015  
 \_\_\_\_\_  
 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

OCT 20 2015 *Emc*

COMMUNITY DEVL

20 \_\_\_ PAY 20 \_\_\_

FORM SB-1 / Real Property

### PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>PR INVESTMENTS, LLC</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>7207 ENGLE RD, SUITE B FORT WAYNE, IN 46804</b>					
Name of contact person <b>STEPHEN REGAN</b>		Telephone number <b>(260) 434-0099</b>		E-mail address <b>SDREGAN@Yahoo.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>FORT WAYNE COMMON COUNCIL</b>				Resolution number	
Location of property <b>9121 ILLINOIS RD</b>		County <b>ALLEN</b>		DLGF taxing district number <b>038</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)				Estimated start date (month, day, year) <b>11-01-2015</b>	
				Estimated completion date (month, day, year) <b>06-30-2016</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>30</b>	Salaries <b>1,850,000</b>	Number retained <b>30</b>	Salaries <b>1,850,000</b>	Number additional <b>10</b>	Salaries <b>805,200</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			<b>1,182,000</b>		
Less values of any property being replaced					
Net estimated values upon completion of project			<b>1,182,000</b>		
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 <i>[Signature]</i>				Date signed (month, day, year) <b>10/22/15</b>	
Printed name of authorized representative <b>Dr. Steve Regan</b>			Title <b>VP</b>		

**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, 2014.
- 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) <i>John N. Crawford</i>	Telephone number <i>(260) 427-1221</i>	Date signed (month, day, year) <i>11-10-15</i>
Printed name of authorized member of designating body <i>John N. Crawford</i>	Name of designating body <i>Common Council</i>	
Attested by (signature and title of attester) <i>Michelle D. Chambers</i>	Printed name of attester <i>Michelle D. Chambers</i>	

\* 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.



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R3 / 12-13)  
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

OCT 20 2015 *Emc*

**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.

COMMUNITY DEVELOPMENT

**INSTRUCTIONS**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer <b>REGAN PRESSER CORPORATION</b>		Name of contact person <b>STEPHEN REGAN</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>7207 ENGLE RD, SUITE B FORT WAYNE, IN 46804</b>			Telephone number <b>(260) 434-0099</b>					
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body <b>FORT WAYNE COMMON COUNCIL</b>		Resolution number (s)						
Location of property <b>9121 ILLINOIS RD FORT WAYNE, IN 46804</b>		County <b>ALLEN</b>		DLGF taxing district number <b>038</b>				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.)		ESTIMATED						
		START DATE		COMPLETION DATE				
		Manufacturing Equipment						
		R & D Equipment						
		Logist Dist Equipment						
		IT Equipment		<b>05/2016</b>	<b>07/2016</b>			
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number <b>30</b>	Salaries <b>1,850,000</b>	Number retained <b>30</b>	Salaries <b>1,850,000</b>	Number additional <b>10</b>	Salaries <b>805,200</b>			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	Current values							
	Plus estimated values of proposed project						<b>250,000</b>	
	Less values of any property being replaced							
Net estimated values upon completion of project						<b>250,000</b>		
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 <i>[Signature]</i>				Date signed (month, day, year) <b>10/22/15</b>				
Printed name of authorized representative <b>Steve Regan</b>			Title <b>v.p.</b>					

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

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. Installation of new manufacturing equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Installation of new research and development equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Installation of new logistical distribution equipment.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Installation of new information technology equipment;	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

F. The amount of deduction applicable to new information technology equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- |                                 |                                 |                                 |                                 |  |               |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|--|---------------|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input checked="" type="checkbox"/> Year 5 | (see below *) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10           |               |

I. 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.

Also we have 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 by: (signature and title of authorized member of designating body) <i>John N. Crawford</i>	Telephone number <i>(260) 427-1221</i>	Date signed (month, day, year) <i>11-10-15</i>
Printed name of authorized member of designating body <i>John N. Crawford</i>	Name of designating body <i>Common Council</i>	
Attested by: (signature and title of attester) <i>Michelle D. Chambers</i>	Printed name of attester <i>Michelle D. Chambers</i>	

\* 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.

**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**

File No. 670704796

1.37 ACRES OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 30, RANGE 11 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT 1017.8 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11 ALONG THE NORTH LINE OF SAID SECTION 11; THENCE CONTINUING EAST ALONG THE AFORESAID LINE A DISTANCE OF 200.0 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 300.0 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SECTION, A DISTANCE OF 200.0 FEET; THENCE NORTH 300.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 40.0 FEET FOR ILLINOIS ROAD.

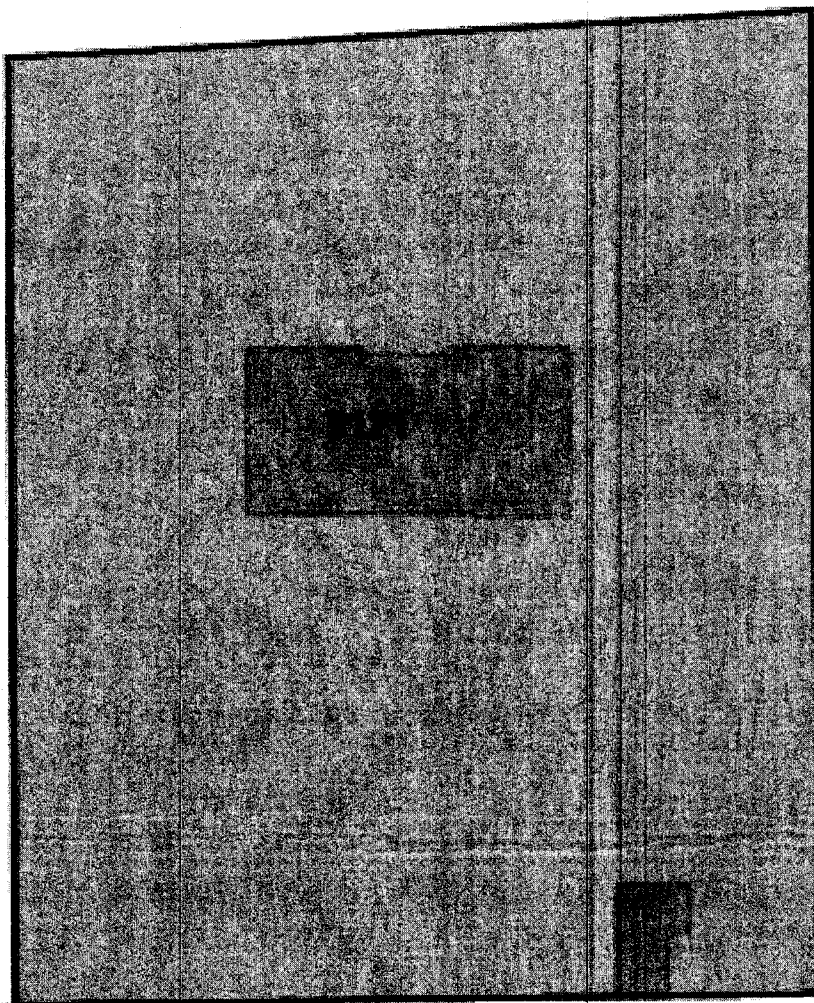
EXCEPT:

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 10 MINUTES 28 SECONDS EAST 1,218.50 FEET (371.399 METERS) (1,217.8 FEET DEDUCED FROM DEED RECORD 518, PAGE 37 AND INSTRUMENT NO. 200035576) ALONG THE NORTH LINE OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 0 DEGREES 47 MINUTES 05 SECONDS WEST 40.00 FEET (12.192 METERS) ALONG SAID PROLONGED EAST LINE TO THE NORTHEAST CORNER OF GRANTOR'S LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION, WHICH POINT IS ON THE SOUTH BOUNDARY OF S.R. 14 (ALSO KNOWN AS ILLINOIS ROAD); THENCE SOUTH 0 DEGREES 47 MINUTES 05 SECONDS WEST 19.15 FEET (5.837 METERS) ALONG THE EAST LINE OF THE GRANTOR'S LAND; THENCE NORTH 89 DEGREES 13 MINUTES 27 SECONDS WEST 106.51 FEET (32.464 METERS) TO POINT "2050" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 86 DEGREES 37 MINUTES 32 SECONDS WEST 93.73 FEET (28.569 METERS) TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 47 MINUTES 05 SECONDS EAST 26.11 FEET (7.958 METERS) ALONG SAID WEST LINE TO THE SOUTH BOUNDARY OF SAID S.R. 14; THENCE SOUTH 89 DEGREES 10 MINUTES 28 SECONDS EAST 200.00 FEET (60.960 METERS) ALONG THE BOUNDARY OF SAID S.R. 14 TO THE POINT OF BEGINNING AND CONTAINING 0.096 ACRES (0.0389 HECTARES), MORE OR LESS.

EXHIBIT A

14



9123



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **PR Investments, LLC/Regan Presser Corporation is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$1,432,000. In order to expand, Summit Dental Group, PC will construct a new dental office and purchase new information technology equipment.**

EFFECT OF PASSAGE: **In order to expand its services in Fort Wayne, Summit Dental Group, PC will add another office. Ten full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 10 full-time jobs**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Russ Jehl and Tom Didier**

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

**PERSONAL PROPERTY TAX ABATEMENT - 5 yr Schedule**

Year	True Cash Value	"Pool 2" 40% 56% 42% 32% 30% 30%	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$250,000		\$100,000	\$100,000	100%	0%	\$100,000	\$0	0.033286	\$0	\$3,329
2	\$250,000		\$140,000	\$140,000	80%	20%	\$112,000	\$28,000	0.033286	\$932	\$3,728
3	\$250,000		\$105,000	\$105,000	60%	40%	\$63,000	\$42,000	0.033286	\$1,398	\$2,097
4	\$250,000		\$80,000	\$80,000	40%	60%	\$32,000	\$48,000	0.033286	\$1,598	\$1,065
5	\$250,000		\$75,000	\$75,000	20%	80%	\$15,000	\$60,000	0.033286	\$1,997	\$499
6	\$250,000		\$75,000	\$75,000	0%	100%	\$0	\$75,000	0.033286	\$2,496	\$0
							TOTAL TAX SAVED		(10 yrs on 5 yr deduction)		\$10,718
							TOTAL TAX PAID		(10 yrs on 5 yr deduction)		\$5,925

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

**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	\$1,182,000	\$1,182,000	\$1,182,000	100%	0%	\$1,182,000	\$0	0.033286	\$0	\$39,344	
2	\$1,182,000	\$1,182,000	\$1,182,000	80%	20%	\$945,600	\$236,400	0.033286	\$7,869	\$31,475	
3	\$1,182,000	\$1,182,000	\$1,182,000	60%	40%	\$709,200	\$472,800	0.033286	\$15,738	\$23,606	
4	\$1,182,000	\$1,182,000	\$1,182,000	40%	60%	\$472,800	\$709,200	0.033286	\$23,606	\$15,738	
5	\$1,182,000	\$1,182,000	\$1,182,000	20%	80%	\$236,400	\$945,600	0.033286	\$31,475	\$7,869	
6	\$1,182,000	\$1,182,000	\$1,182,000	0%	100%	\$0	\$1,182,000	0.033286	\$39,344	\$0	
							TOTAL TAX SAVED REAL PROPERTY		(10 yrs on 10 yr deduction)		\$118,032
							TOTAL TAX PAID REAL PROPERTY (10 Yrs)		(10 yrs on 10 yr deduction)		\$78,688
							TOTAL TAX SAVED MACHINERY & BUILDING		(10 yrs on 5 yr/10 yr deduction)		\$128,750
							TOTAL TAX PAID MACHINERY & BUILDING		(10 yrs on 5 yr /10 yr deduction)		\$84,613

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

October 28, 2015

Elissa McGauley, AICP  
Fort Wayne Community Development Division  
Citizens Square  
200 East Berry St., Suite #320  
Fort Wayne, IN 46802


RE: Summit Dental Group/PR Investments, LLC

Elissa:

We are writing to request a Waiver of Noncompliance for our abatement application which was filed October 23<sup>rd</sup>, 2015. We made a mistake regarding the order of our procedures, as we inadvertently had permits pulled prior to the filing of our abatement application. It is our hope that the Waiver of Noncompliance will be sufficient for the Community Development Division to proceed with our potential abatement. If you should have any questions, feel free to contact Kara Smith who has been working with us on our application.

Thank you for assistance in this process.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Regan", with a long horizontal line extending to the right.

Stephen Regan  
Summit Dental Group

# MEMORANDUM



**TO:** City Council  
**FROM:** Elissa McGauley, Economic Development Manager  
**DATE:** November 3, 2015  
**RE:** Request for designation by PR Investments, LLC/Regan Presser Corporation as an ERA for real and personal property improvements for Summit Dental Group

## BACKGROUND

PROJECT ADDRESS: **9121 Illinois Road** PROJECT LOCATED WITHIN: **Not Applicable**  
 PROJECT COST: **\$ 1,432,000** COUNCILMANIC DISTRICT: **4**

COMPANY PRODUCT OR SERVICE: **Summit Dental Group offers a wide range of dental services including root canals, dentures, oral screenings, crowns, fillings and whitening.**  
 PROJECT DESCRIPTION: **Construction of a new dental office and purchase of new information technology equipment**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	<b>10</b>	JOBS RETAINED (FULL-TIME):	<b>22</b>
JOBS CREATED (PART-TIME):	<b>0</b>	JOBS RETAINED (PART-TIME):	<b>8</b>
TOTAL NEW PAYROLL:	<b>\$ 805,200</b>	TOTAL RETAINED PAYROLL:	<b>\$ 1,850,000</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$ 80,250</b>	AVERAGE SALARY (FULL-TIME RETAINED):	<b>\$ 61,667</b>

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

**Explain: Property to be designated has an existing single family residential structure that will be demolished.**

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 C1, Professional Office and Personal Services. Use of property is consistent with the land use policies of the City of Fort Wayne.**

Yes  No  N/A

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

Yes  No  N/A

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

**Explain: New information technology equipment will be purchased and installed.**

Yes  No  N/A 

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes  No  N/A 

Project encourages preservation of a historically or architecturally significant structure?

Yes  No  N/A 

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes  No  N/A 

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes  No  N/A 

ERA designation induces employment opportunities for Fort Wayne area residents?

**Explain: Ten full-time jobs will be created as a result of the project.**Yes  No  N/A 

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

<b>POLICY</b>
---------------

**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.
2. The period of deduction for personal property is five years.

Under Fort Wayne Common Council's tax abatement policies and procedures, PR Investments, LLC/Regan Presser Corporation is eligible for five year deductions on real and personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system as well as a calculation of estimated property tax savings with the deductions.

After receipt of the application, division staff discovered that an improvement location permit had been filed for the project on September 28, 2015. Fort Wayne Common Council's property tax phase-in policies and procedures requires an economic revitalization area designation application be filed with the division PRIOR to the applicant filing for an improvement location permit or structural permit to initiate development. To allow an economic revitalization area designation application to be processed after initiation of development, a waiver of non-compliance needs to be requested. Indiana Code 6-1.1-12.1-11.3 permits adoption of a resolution to waive non-compliance due to failure to file the Statement of Benefits (SB-1) in the appropriate timeframe. The confirming resolution for this project contains language to waive non-compliance that will allow for the final approval of an economic revitalization area designation on this property for tax phase-in. A letter from Summit Dental Group is attached explaining their request for the waiver.

<b>COMMENTS</b>
-----------------

Signed:

*Elessa McAuley*  
 Economic Development Manager

## Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
<b>INVESTMENT (30 points possible)</b>		
<b>Total new investment in real property (new structures and/or rehabilitation)</b>		
Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	
<b>Investment per employee (both jobs created and retained)</b>		
\$35,000 or more	10	
\$18,500 to \$34,999	8	8
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,250	2	
<b>Estimated local income taxes generated from jobs retained</b>		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	3
\$5,000 to \$9,999	2	
less than \$5,000	1	
<b>Estimated local income taxes generated from jobs created (Double points for start-up)</b>		
\$30,000 or more	5	
\$10,000 to \$29,999	4	4
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
<b>ECONOMIC BASE (20 points possible)</b>		
<b>Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)</b>		
Greater than 1.0	5	
<b>Estimated Percent of Business done outside Allen County</b>		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	
<b>JOBS (20 points possible)</b>		
<b>Total number of permanent jobs retained</b>		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	4
10 to 24	2	
1 to 9	1	
<b>Total number of permanent jobs created (Double for start-up)</b>		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	4
1 to 9	2	
<b>WAGES (20 points possible)</b>		
<b>Median salary of the jobs created and/or retained</b>		
Over \$45,000	20	
\$40,000 to \$44,999	16	16
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	
<b>BENEFITS (10 points possible)</b>		
<b>Major Medical Plan</b>		
	7	7
<b>Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,</b>		
	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 59**

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	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%	

## Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
<b>INVESTMENT (30 points possible)</b>		
<b>Total new investment in equipment</b>		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	4
<b>Investment per employee (both jobs created and retained)</b>		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	6
\$1,250 to \$6,249	4	
less than \$1,250	2	
<b>Estimated local income taxes generated from jobs retained</b>		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	3
\$5,000 to \$9,999	2	
less than \$5,000	1	
<b>Estimated local income taxes generated from jobs created (Double points for start-up)</b>		
\$30,000 or more	5	
\$10,000 to \$29,999	4	4
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
<b>ECONOMIC BASE (20 points possible)</b>		
<b>Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)</b>		
Greater than 1.0	5	
<b>Estimated Percent of Business done outside Allen County</b>		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	
<b>JOBS (20 points possible)</b>		
<b>Total number of permanent jobs retained</b>		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	4
10 to 24	2	
1 to 9	1	
<b>Total number of permanent jobs created (Double for start-up)</b>		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	4
1 to 9	2	
<b>WAGES (20 points possible)</b>		
<b>Median salary of the jobs created and/or retained</b>		
Over \$45,000	20	
\$40,000 to \$44,999	16	16
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	
<b>BENEFITS (10 points possible)</b>		
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 51**

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	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

Public Hearing Date, if applicable \_\_\_\_\_

Read the first time in full and on motion by Councilman Russ Jehl

Read the second time by title and referred to the Finance

Committee. Read the third time in full and on motion by Councilman

Russ Jehl, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</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: 11-10-15 Michelle D. Chambers  
MICHELLE D. CHAMBERS, 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-98-15 on the 10<sup>th</sup> day of  
November, 2015

ATTEST:  
Michelle D. Chambers MICHELLE D. CHAMBERS, CITY CLERK  
John N. Crawford PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13<sup>th</sup> day  
of November, 2015, at the hour of 11:00 o'clock Am. E.S.T.

Michelle D. Chambers  
MICHELLE D. CHAMBERS, CITY CLERK

Approved and signed by me this 16<sup>th</sup> day of November  
2015, at the hour of 11:00 O'clock Am. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

BILL NO. R-15-11-04

# REPORT OF COMMITTEE ON FINANCE

## NOVEMBER 10, 2015

**RUSS JEHL - CHAIR**  
**TOM DIDIER - CO-CHAIR**  
**ALL COUNCIL MEMBERS**

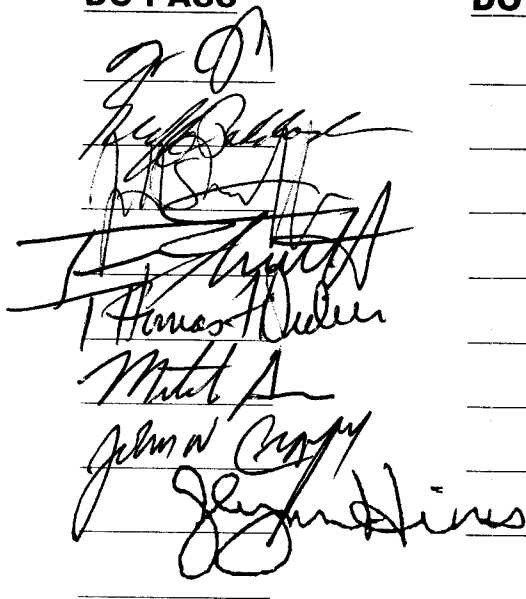
**A DECLARATORY RESOLUTION** designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9121 Illinois Road, Fort Wayne, Indiana 46804 (PR Investments, LLC/Regan Presser Corporation for Summit Dental Group, PC). **COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE** under Consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

  
The 'DO PASS' column contains several handwritten signatures in black ink. The signatures are written over horizontal lines. The names are difficult to read but appear to include 'Russ Jehl', 'Tom Didier', and others. The 'DO NOT PASS', 'ABSTAIN', and 'NO REC' columns are empty.

**MICHELLE D. CHAMBERS**  
**CITY CLERK**