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4 **A DECLARATORY RESOLUTION designating an**
5 **“Economic Revitalization Area” under I.C. 6-1.1-12.1 for**
6 **property commonly known as 7988 W. Jefferson Blvd,**
7 **Fort Wayne, Indiana 46825 (Women's Health**
8 **Advantage)**

9 **WHEREAS**, Petitioner has duly filed its petition dated December 9, 2015 to have the
10 following described property designated and declared an “Economic Revitalization Area”
11 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
12 I.C. 6-1.1-12.1, to wit:

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

14 and

15 **WHEREAS**, said project will create 12 full-time permanent jobs for a total new,
16 annual payroll of \$813,280, with the average new annual job salary being \$27,653 and retain
17 62 full-time permanent jobs for a total current annual payroll of \$4,206,048, with the average
18 current, annual job salary being \$67,773; and

19 **WHEREAS**, the total estimated project cost is \$4,500,000; 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
25 property hereinabove described is hereby designated and declared an “Economic
26 Revitalization Area” under I.C. 6-1.1-12.1. Said designation shall begin upon the effective
27 date of the Confirming Resolution referred to in Section 6 of this Resolution and shall
28 terminate on December 31, 2016, unless otherwise automatically extended in five year
29 increments per I.C. 6-1.1-12.1-9.

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

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance requesting a
recommendation from said committee concerning the advisability of designating
the above area an “Economic Revitalization Area”;

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

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 \$3.3286/\$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 \$3.3286/\$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 \$3.3286/\$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 seven years.

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

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

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


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

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



DEC 09 2015

COMMUNITY DEVL *ced*

**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: \$ 4,500,000
 Total cost of manufacturing equipment improvements: _____
 Total cost of research and development equipment improvements: _____
 Total cost of logistical distribution equipment improvements: _____
 Total cost of information technology equipment improvements: _____
TOTAL OF ABOVE IMPROVEMENTS: \$ 4,500,000

GENERAL INFORMATION

Real property taxpayer's name: WHA Building, LLC
 Personal property taxpayer's name: Associated Surgeons & Physicians, LLC
 Telephone number: 260-432-4400
 Address listed on tax bill: 2518 East Dupont Road, Fort Wayne, IN 46825
 Name of company to be designated, if applicable: Women's Health Advantage
 Year company was established: 1970 (original company)
 Address of property to be designated: 7988 W. Jefferson Blvd., Fort Wayne, IN 46804
 Real estate property identification number: 02-11-23-226-003.001-075
 Contact person name: Trish Warren, CFO
 Contact person telephone number: (260) 432-4400 Contact person Email: twarren@isapin.com
 Contact person address: 2518 East Dupont Road, Fort Wayne, IN 46825

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
See attached listing			

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

NAME	PERCENTAGE
See attached listing	

- 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? 39%

What is the company's primary North American Industrial Classification Code (NAICs)? 621111

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

Obstetrics, gynecology, urogynecology, digital mammography, dexa scans, surgery, laboratory, weight loss programs, clinical trials, ultrasound, maternal fetal medicine (high risk obstetrics)

Dollar amount of annual sales for the last three years: private company - sales information not published

Year	Annual Sales

**WHA Building, LLC dba Women's Health Advantage
Attachment to Economic Revitalization Area Application
City of Fort Wayne, Indiana
List of Executive Board**

Name	Title	Address	Phone Number
Kathryn Garner, MD	Board Chair	2518 E. Dupont Rd, Fort Wayne IN	260-432-4400
Scott Boyd, MD		2518 E. Dupont Rd, Fort Wayne IN	260-432-4400
Keith Davis, MD		2518 E. Dupont Rd, Fort Wayne IN	260-432-4400
Francis Esguerra, MD		2518 E. Dupont Rd, Fort Wayne IN	260-432-4400
Thomas Lorenc, MD		2518 E. Dupont Rd, Fort Wayne IN	260-432-4400
Ravi Raju, MD		2518 E. Dupont Rd, Fort Wayne IN	260-432-4400

**WHA Building, LLC dba Women's Health Advantage
Attachment to Economic Revitalization Area Application
City of Fort Wayne, Indiana
List of Owners**

Name	Percentage
Bellevance, Tracy L.	5.3%
Boyd, Scott C.	5.3%
Coats, Stephen E.	5.3%
Davis, Keith R.	5.3%
Esguerra, Francis	5.3%
Fouts, Lucia A.	5.3%
Garner, Kathryn A.	5.3%
Hanson, Craig E.	5.3%
Krizmanich, Sandra	5.3%
Levenda, Nina	5.3%
Lorenc, Thomas J.	5.3%
Raju, Ravi D.	5.3%
Rumsey, Todd C.	5.3%
Scott, Michael B.	5.3%
Sporre, Roger E.	5.3%
Sprunger, Matthew J.	5.3%
Thomas, Amy	5.3%
Watkins, Marianne	5.3%
Wheeler, Thomas C.	5.3%

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

Customer Name	City/State	Annual Gross Sales
Women in and around Allen County		

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

Supplier Name	City/State	Annual Gross Purchases
MedAssets (group purchasing)	Alpharetta GA	\$ 207,000
Bayer	Rockville MD	\$ 209,000

List the company's top three competitors:

Competitor Name	City/State
Lutheran Medical Group	Fort Wayne, IN
Parkview Physicians Group	Fort Wayne, IN

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

Obstetrics, gynecology, urogynecology, digital mammography, dexa scans, surgery, laboratory, weight loss programs, clinical trials, ultrasound

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 land at this location is currently undeveloped. Women's Health Advantage currently leases office space in southwest Fort Wayne. That location is too small for its future needs. The new location will allow Women's Health Advantage to build a new 31,600 square foot facility suitable for future growth.

**WHA Building LLC dba Women's Health Advantage
Application for Designation as an Economic
Revitalization Area- City of Fort Wayne**

Women's Health Advantage is one of the largest providers of women's health care in the Midwest with board certified physician specialists and mid-level providers. It traces its roots back to 1970 when it was known as Fort Wayne OB Gyn. It merged with OB Gyn Consultants in 2000 and was renamed to Women's Health Advantage in 2006. It is still locally owned by physicians, who all live in and around the Fort Wayne area. The company's headquarters are located at 2518 E. Dupont Road, in Fort Wayne.

The proposed project includes a new 31,600 square foot medical office building, to be built on vacant ground, on the Lutheran Hospital campus. The company currently leases a building on W. Jefferson Blvd. which is too small to meet its current and future needs. The new building will allow the company to expand. The project will result in the retention of 62 jobs with annual salaries of \$4,206,048 and 12 new jobs with estimated annual salaries of \$813,280, including two new physicians.

We believe that this project is worthy of the tax abatements for several reasons. First, Women's Health Advantage is moving into a large facility because it is expanding its operations and hiring new employees. They will own the building instead of leasing. The owners will maintain the building and surrounding landscaping. Second, adding the building will provide an increase to the tax base. Currently, this land is not improved and is on the tax rolls as land-only. Third, the jobs that are being created are high-paying jobs.

Sam
DEC 04 REC'D
4:11 PM

REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

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

None. Land is currently undeveloped.

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

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

One story 31,600 square foot medical office building, consisting of 33 exam rooms, 3 ultrasound rooms, 1 mammography room, and 1 special exam room (procedure room) with full lower level.

Projected construction start (month/year): 12/2015

Projected construction completion (month/year): 12/2016

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.)

PERSONAL PROPERTY INFORMATION

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

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

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

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

Yes No Will the equipment be leased?

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

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

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

ELIGIBLE VACANT BUILDING INFORMATION

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

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

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

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

Projected occupancy date (month/year): _____

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

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

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

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne http://www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See attached			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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 checked="" 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:

When will you reach the levels of employment shown above? (month/year): 12/2017

**WHA Building, LLC dba Women's Health Advantage
Attachment to Economic Revitalization Area Application
City of Fort Wayne, Indiana
Public Benefit Information**

Current Full-Time Employment - also Retained

Occupation	Occupation Code	Number of Jobs	Total Payroll
Medical Reception, Medical Records, Scheduling & Office Manager	43-4171, 31-9094 , 31-9099 & 11-3011	[REDACTED]	[REDACTED]
Mammography, Ultrasound, Dexa, Medical Assistant	29-2032 & 31-9092	[REDACTED]	[REDACTED]
RN, Phone Nurses, NP, Physicians	29-1141, 29-1171, 29-1069	[REDACTED]	[REDACTED]

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Medical Reception, Medical Records, Scheduling & Office Manager	43-4171, 31-9094 , 31-9099 & 11-3011	[REDACTED]	[REDACTED]
Mammography, Ultrasound, Dexa, Medical Assistant	29-2032 & 31-9092	[REDACTED]	[REDACTED]
RN, Phone Nurses, NP, Physicians	29-1141, 29-1171, 29-1069	[REDACTED]	[REDACTED]

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.

Trish Warren

Signature of Taxpayer/Owner

Trish Warren, CFO

Printed Name and Title of Applicant

12-4-15

Date

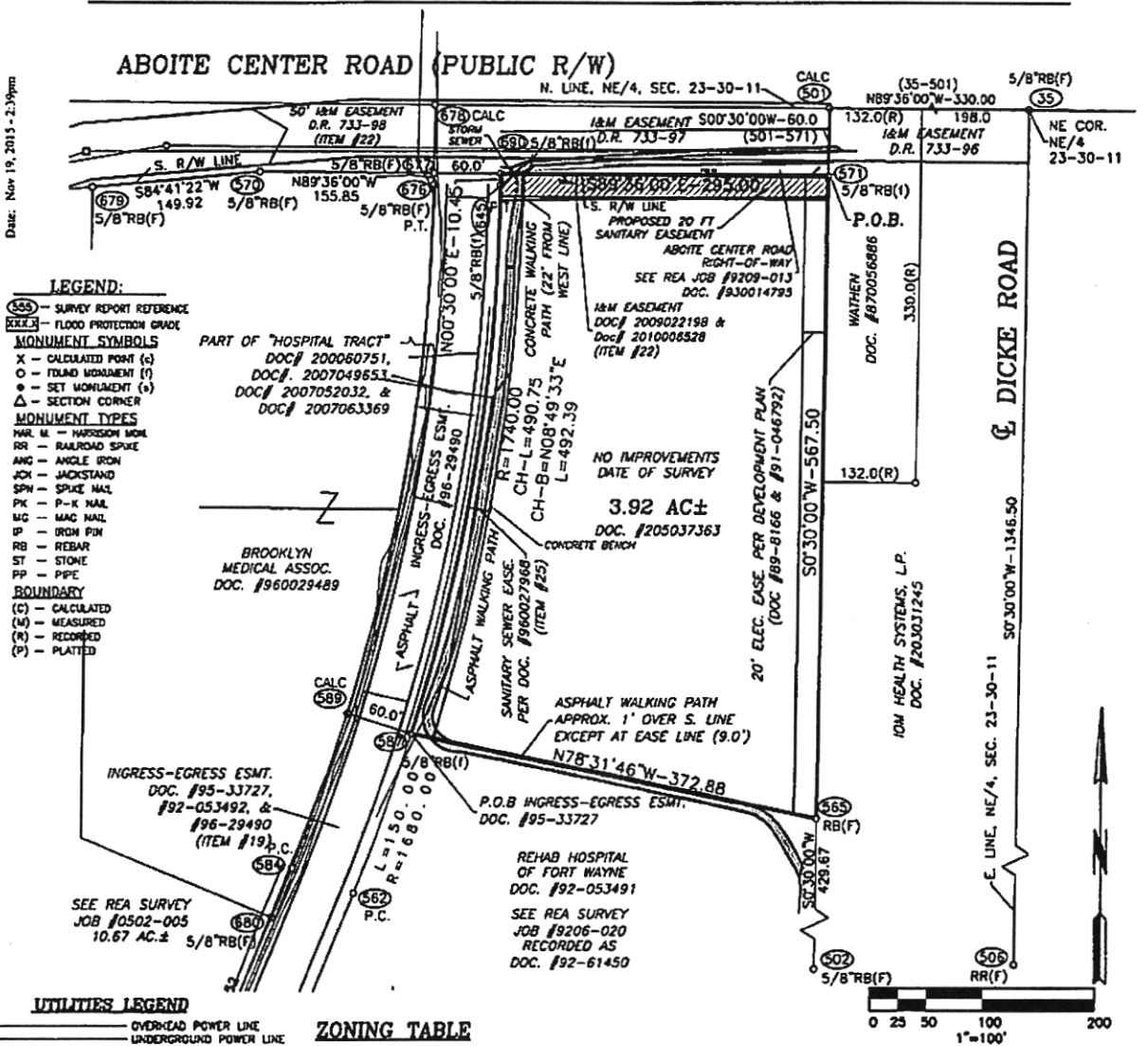
EXHIBIT A

STEVEN A. MAXWELL P.E. & R.L.S.
R.L.S. NO. 29900007

Maxwell
Surveying &
Engineering

P.O. BOX 5068
HUNTINGTON, IN 46750
260-224-6813

Date: Nov 19, 2013 - 2:30pm



- LEGEND:**
- (555) - SURVEY REPORT REFERENCE
 - (FLOOD) - FLOOD PROTECTION GRADE
 - MONUMENT SYMBOLS**
 - X - CALCULATED POINT (C)
 - O - FIELD MONUMENT (F)
 - - SET MONUMENT (S)
 - Δ - SECTION CORNER
 - MONUMENT TYPES**
 - RR - IRON ROD
 - RR - RAILROAD SPIKE
 - ANG - ANGLE IRON
 - CH - JACKSTAND
 - SPH - SPIKE NAIL
 - PK - P-K NAIL
 - MG - MAG NAIL
 - IR - IRON PIN
 - RB - REBAR
 - ST - STONE
 - PP - PIPE
 - BOUNDARY**
 - (C) - CALCULATED
 - (M) - MEASURED
 - (R) - RECORDED
 - (P) - PLATTED

- UTILITIES LEGEND**
- OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - SANITARY SEWER
 - GRAVITY SEWER SERVICE
 - LOW PRESSURE SEWER
 - FORCE MAIN
 - STORM SEWER
 - UNDERGROUND TELEPHONE
 - OVERHEAD TELEPHONE
 - CABLE TV
 - FIBER OPTIC
 - GAS LINE
 - WATER MAIN

ZONING TABLE

ZONE "C-1"	PROFESSIONAL OFFICE & PERSONAL SERVICES
ZONE "C-1" RESTRICTIONS	
HEIGHT RESTRICTION	40 FEET
FRONT SETBACK	25 FEET
REAR SETBACK	10 FEET FOR BUILDINGS UP TO 30 FEET IN HEIGHT; 25 FEET FOR BUILDINGS OVER 30 FEET IN HEIGHT WHEN THE LAND IS NOT LOCATED NEXT TO RESIDENTIAL DISTRICT. THE REAR SETBACKS ARE INCREASED TO 25 FEET AND 50 FEET, RESPECTIVELY, FOR LAND LOCATED ADJACENT TO A RESIDENTIAL DISTRICT.
SIDE SETBACK	FOR A CORNER LOT, THERE IS A MINIMUM SIDE YARD OF 25 FEET ON THE STREET SIDE YARD. OTHERWISE, FOR BUILDINGS UP TO 30 FEET IN HEIGHT, THE REQUIRED SIDE YARD IS 10 FEET. FOR BUILDINGS OVER 30 FEET IN HEIGHT, THE REQUIRED SIDE YARD IS 25 FEET. THE SIDE YARDS ARE INCREASED TO 25 FEET AND 50 FEET, RESPECTIVELY, WHEN LAND IS LOCATED ADJACENT TO A RESIDENTIAL DISTRICT.
PARKING REQUIREMENTS:	A Doctor's Office requires Six(6) Parking Spaces per every Practitioner & One(1) Space per every Employee. A Hospital requires One(1) Parking Space per every 600 sq. ft. of Building Floor Space.

FLOOD MAP NOTE:
THE SURVEY TRACT LIES WITHIN ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NUMBERS 18003C286G, DATED AUG. 3, 2009

TO:
Land Services USA, Inc.
First American Title Insurance Company
WHA Building Company, LLC
IOM HEALTH SYSTEM, L.P.

NOTE: REF ITEM#- REFERS TO ITEM # IN SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT

SEE SHEET 2 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR SURVEYOR'S REPORT
SEE SHEET 4 FOR TABLE "A" COMMENTS
SEE SHEET 5, 6, & 7 FOR COMMENTS TO TITLE COMMITMENT #INFA15-3137.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 11(a), 13, and 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 7, 2014.

I FURTHER CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION, AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH INDIANA TITLE 865-IAC 1-12-7 AND ALL OTHER AMENDMENTS THERETO, AND THAT THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY, DUE TO MEASUREMENT, IS CERTIFIED TO NOT EXCEED THE ACCEPTABLE ACCURACY OF A "SUBURBAN" CLASSIFICATION AS DEFINED BY TITLE 865-IAC-1-12-7.



DATED THIS 14 DAY OF SEPTEMBER, 2015
REV: 10/1/2015 PER COMMENTS
REV: 10/9/2015 LEGAL DESCRIPTION
REV: 10/17/15-ADD WALK PATH AND STORM SEWER
STEVEN A. MAXWELL P.E., LS 29900007
REV: 11/19/2015 PROPOSED SANITARY EASEMENT

ALTA SURVEY OF SURVEY A 3.92 AC±
PARCEL LOCATED IN NE/4,
SEC. 23-T30N-R11E,
FORT WAYNE, ALLEN CO., INDIANA

LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 23, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, and more particularly described as follows:

Commencing at a 5/8 inch iron pin (rebar) marking the Northeast Corner of the Northeast Quarter of said Section 23; thence North 89 deg. 36 min. 00 sec. West (basis of bearings) along the North line of said Northeast Quarter, a distance of 330.00 feet; thence South 00 deg. 30 min. 00 sec. West, a distance of 60.00 feet to a point on the South right-of-way of Aboite Center Road, said point also being the POINT OF BEGINNING;

Thence continuing South 00 deg. 30 min. 00 sec. West, and parallel with the East line of the Northeast Quarter of said section 23, a distance of 567.50 feet to the Northeast Corner of that tract of land owned by Rehab Hospital of Fort Wayne as described in Document #92-53491; thence North 78 deg. 31 min. 46 sec. West, along the Northerly line of said Rehab Hospital of Fort Wayne Tract, a distance of 372.77 feet to a point on the Easterly line of a Ingress-Egress Easement as described in Document #960029490 and being on a non-tangent curve to the left, thence along said Document #960029490 and along said curve having a radius of 1680.00 feet, an arc length of 492.94 feet, and a chord bearing North 08 deg. 48 min. 24 sec. East, a distance of 491.17 feet to the point of tangency of said curve; thence continuing along said Document #960029490, North 00 deg. 30 min. 00 sec. East, and parallel with the East line of this tract, a distance of 10.03 feet to the South right-of-way of Aboite Center Road; thence South 89 deg. 36 min. 00 sec. East along said South right-of-way, a distance of 295.00 feet to the POINT OF BEGINNING; containing 3.92 Acres more or less.

Subject to all easements, visible and recorded, as well as all restrictions, assessments and limitations of record, all applicable zoning ordinances, and all legal streets and highways.

JOB No.1507-007

FOR THE USE OF: IOM HEALTH SYSTEM, L.P./WHA Building Company, LLC,

DATED: September 14, 2015

SHEET 3 OF 8.

LAND SURVEYORS * CIVIL ENGINEERS * LAND PLANNERS

F:\active-surveys\1507-007-WHA\documents\1507-007-Legal-Description.odt

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Women's Health Advantage is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$4,500,000. In order to expand, Women's Health Advantage will construct a new medical office building on a vacant lot on the Lutheran Hospital campus.**

EFFECT OF PASSAGE: **This project will result in a new 31,600sq/ft medical office building and 12 new full-time permanent positions.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 12 full-time jobs.**

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

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

MEMORANDUM



TO: City Council
FROM: Elissa McGauley, Economic Development Specialist
DATE: December 10, 2015
RE: Request for designation by Women's Health Advantage as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS: **7988 W. Jefferson Blvd** PROJECT LOCATED WITHIN: **Not Applicable**
 PROJECT COST: **\$ 4,500,000** COUNCILMANIC DISTRICT: **4**

COMPANY PRODUCT OR SERVICE: **Women's Health Advantage is one of the largest providers of women's health care in the Midwest.**
 PROJECT DESCRIPTION: **Women's Health Advantage will build a 31,600sq/ft medical office building that will allow them to expand their operations and hire additional staff.**

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	12	JOBS RETAINED (FULL-TIME):	62
JOBS CREATED (PART-TIME):		JOBS RETAINED (PART-TIME):	
TOTAL NEW PAYROLL:	\$ 813,280	TOTAL RETAINED PAYROLL:	\$ 4,206,048
AVERAGE SALARY (FULL-TIME NEW):	\$ 27,653	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 67,773

COMMUNITY BENEFIT REVIEW

Yes No N/A

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

Explain: Women's Health Advantage is constructing a 31,600sq/ft building on vacant land.

Yes No N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property is designated C1/Professional Office and Personal Services.

Yes No N/A

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

Explain:

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:

Yes No N/A

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

Explain:

Yes No N/A

Project encourages preservation of an historically or architecturally significant structure?

Explain:

Yes No N/A

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

Explain:

Yes No N/A

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

Explain:

Yes No N/A

ERA designation induces employment opportunities for Fort Wayne area residents?

Explain: Project will result in 12 new full-time positions

Yes No N/A

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

Explain:

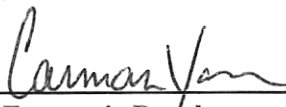
POLICY

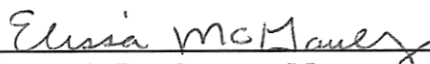
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Women's Health Advantage is eligible for a seven year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed: 
Economic Development Specialist

Reviewed: 
Economic Development Manager



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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

2015 PAY 2016
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 6-1-12.1-5.1.

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)

DEC 09 2015

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** the redevelopment or rehabilitation of real property 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 initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- 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.
- 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)
- 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.
 FORT WAYNE
 DEC 09 2015 Eme
 COMMUNITY DEVL.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer WHA BUILDING, LLC DBA WOMEN'S HEALTH ADVANTAGE		
Address of taxpayer (number and street, city, state, and ZIP code) 7988 W JEFFERSON BLVD FORT WAYNE IN 46804		
Name of contact person TRISH WARREN	Telephone number (260) 432-4400	E-mail address TWARREN@ISAPIN.COM

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body FORT WAYNE COMMON COUNCIL	Resolution number
Location of property 7988 W JEFFERSON BLVD FORT WAYNE IN 46804	County ALLEN
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 31,600 SQUARE FOOT MEDICAL OFFICE BUILDING	DLFG taxing district number 02-075
	Estimated start date (month, day, year) 12/01/2015
	Estimated completion date (month, day, year) 12/31/2016

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
62	4,206,048	62	4,206,048	12	813,280

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	4,500,000	3,375,000
Less values of any property being replaced		
Net estimate values upon completion of project	4,500,000	3,375,000

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.

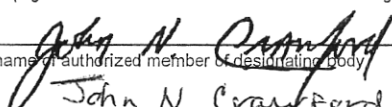
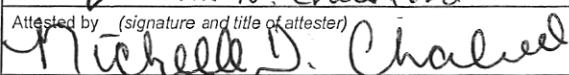
Signature of authorized representative Trish Warren	Date signed (month, day, year) 12/10/15
Printed name of authorized representative Trish Warren	Title CFO

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution or to be adopted by this body. Said resolution, passed or to be passed adopted 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 deduction applicable is limited to \$ Unlimited.
- D. Other limitations or conditions (specify) Unlimited
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved (signature and title of authorized member of designating body) 	Telephone number <u>260-427-1221</u>	Date signed (month, day, year) <u>12-22-15</u>
Printed name of authorized member of designating body <u>John N. Crawford</u>	Name of designating body <u>Common Council</u>	
Attested by (signature and title of attester) 	Printed name of attester <u>Michelle D. Chambers</u>	

* 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.

Real Property Abatements

Tax Abatement Review System

Women's Health Advantage

	Points Possible	Points Awarded
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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	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	4
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code
(use majority Occupation Code of all created and retained jobs)

Greater than 1.0	5	5
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Estimated Percent of Business done outside

Allen County

Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	5

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	
100 to 249	8	
50 to 99	6	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	4
1 to 9	2	

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$45,000	20	
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	4
under \$25,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	62
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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	Alternative Deduction Real Property Schedules
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%	

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

Women's Health Advantage 7988 W. Jefferson Blvd Fort Wayr Aboite Township 3.3286

REAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
				Abatement %	Tax Paid %					
1	\$4,500,000	\$4,500,000	\$4,500,000	100%	0%	\$4,500,000	\$0	0.033286	\$0	\$149,787
2	\$4,500,000	\$4,500,000	\$4,500,000	85%	14%	\$3,825,000	\$630,000	0.033286	\$20,970	\$127,319
3	\$4,500,000	\$4,500,000	\$4,500,000	71%	29%	\$3,195,000	\$1,305,000	0.033286	\$43,438	\$106,349
4	\$4,500,000	\$4,500,000	\$4,500,000	57%	43%	\$2,565,000	\$1,935,000	0.033286	\$64,408	\$85,379
5	\$4,500,000	\$4,500,000	\$4,500,000	43%	57%	\$1,935,000	\$2,565,000	0.033286	\$85,379	\$64,408
6	\$4,500,000	\$4,500,000	\$4,500,000	29%	71%	\$1,305,000	\$3,195,000	0.033286	\$106,349	\$43,438
7	\$4,500,000	\$4,500,000	\$4,500,000	14%	85%	\$630,000	\$3,825,000	0.033286	\$127,319	\$20,970
8	\$4,500,000	\$4,500,000	\$4,500,000	0%	100%	\$0	\$4,500,000	0.033286	\$149,787	\$0
9	\$0	\$0	\$0	0%	0%	\$0	\$0	0.000000	\$0	\$0
10	\$0	\$0	\$0	0%	0%	\$0	\$0	0.000000	\$0	\$0
11	\$0	\$0	\$0	0%	0%	\$0	\$0	0.000000	\$0	\$0

TOTAL TAX SAVED REAL PROPERTY (7 yrs on 7 yr deduction) **\$597,650**
 TOTAL TAX PAID REAL PROPERTY (7 yrs on 7 yr deduction) **\$597,650**

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

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: 12-22-15 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-110-15 on the 22nd day of
December, 2015

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day
of December, 2015, at the hour of 11:00 o'clock PM E.S.T.

Michelle D. Chambers
MICHELLE D. CHAMBERS, CITY CLERK

Approved and signed by me this 28th day of December
2015, at the hour of 9:00 O'clock AM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-15-12-18

REPORT OF COMMITTEE ON FINANCE
DECEMBER 15, 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 7988 W. Jefferson Blvd., Fort Wayne, Indiana 46825 (Women's Health Advantage). **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

[Handwritten signatures in the 'DO PASS' column: Russ Jehl, Tom Didier, and others]

MICHELLE D. CHAMBERS
CITY CLERK

[Handwritten signature of Michelle D. Chambers]