



**CITY OF FORT WAYNE
PROPOSED CHANGES TO THE POLICIES REGARDING
DESIGNATION OF ECONOMIC REVITALIZATION AREAS AND THE GRANTING OF TAX
ABATEMENTS**

AUGUST 2008

The City of Fort Wayne Common Council is considering amendments to its existing ordinance governing the designation of economic revitalization areas for tax abatement. Substantial changes to these policies have not been made since 2000. The purpose of these changes is to respond to changes in the local economy make the process more accessible to small businesses, and clarify the standards which Council uses to grant abatements.

Tax abatements phase in the taxes paid by a business on its real and personal property over a period of time. Tax abatements may occur only on new investment (with the limited exception of a building that has been vacant for two years). As an example, take a business that has an existing manufacturing building with an assessed value of \$500,000 and equipment assessed at \$1.5 million. The business wishes to expand the building and buy new equipment, creating new jobs. The assessed value of the new building is \$800,000 and they buy \$400,000 worth of new equipment. The business would continue to pay property taxes on the \$500,000 in old building and land, and the \$1.5 million in old equipment. They could receive a phase-in on the assessed value of the new building investment (\$300,000) and the new equipment (\$400,000). Every year of the abatement period (also called the deduction period), the business pays more of the taxes due on the new assessed value until at the end of the abatement they are paying 100% of the new assessed value.

Following is a section by section overview of the changes proposed. Please refer to the proposed draft for these revisions.

153.13 Delegation of Responsibility – No Changes Made

153.14 Application Fees

The following fees were changed:

- Projects that involve only real or personal property improvements will now pay a fee based on .1% of the total project cost not to exceed \$500. A flat fee of \$500 is currently charged.
- Projects that involve both real and personal property improvements will now pay a fee based on .1% of the total project cost not to exceed \$750. A flat fee of \$750 is currently charged.

The following fee was added:

- Projects that require a waiver of non compliance on a new designation (failure to file a timely application/SB-1 form) or for a waiver of non compliance of an existing designation to correct late filed tax abatement paperwork shall pay a fee of \$500. Currently, no fee is charged to recoup the public expense associated with these waivers.

153.15 Ineligible Projects – No Changes Made

153.16 Community Benefit Review

Council deliberations on the designation of economic revitalization areas shall make findings in the affirmative for certain standards. Previously, council gave consideration to any of the following standards. The proposed change calls for all of the standards to be met in order to grant an abatement.

The following changes were made to the standards:

153.16(D) – Replaced “encourage the” to “have no negative impact on the” preservation of a historically listed structure.

The following standard was added:

153.16(H) – For projects located in economic development target areas, standards (A) through (F) must be met; standard (G) is not applicable. In addition to standards (A) through (F), projects located in the downtown economic development target area must conform to the downtown design guidelines.

153.17 Review of Economic Revitalization Area Eligibility by Council

Language was added on the designation of economic revitalization areas on vacant buildings as allowed per Indiana Code 6-1.1-12.1-17.

153.18 Designation Periods – No Changes Made

153.19 Deduction Periods for Real Property

Current policy allows applicants with real property investment to qualify for a ten year deduction (abatement). New policy will limit the years of deduction (abatement) not in economic development target areas to three, five, seven or ten years based on a new evaluation system. Those projects located in economic development target areas would remain eligible for ten years of deduction. New policy also added language on the designation of economic revitalization areas on vacant buildings. A property owner or tenant of the property owner that occupies an eligible vacant building and uses it for commercial or industrial purposes may receive a deduction for no more than two years on the current assessed value of the property.

The following sections were deleted:

153.19(D) and (E) – Deletion follows changes to Indiana Code that were approved in the 2008 Indiana General Assembly session and were contained in HB 1001.

153.20 Deduction Periods for Personal Property

Current policy allows applicants with personal property investment to qualify for a five year deduction (abatement). New policy will limit the years of deduction (abatement) not in economic development target areas to three, five, seven or ten years based on a new review system.

The following sections were deleted:

153.20(A), (B) and (C)

153.21 Compliance with Statement of Benefits

Current policy requires that those applicants with approved economic revitalization areas must file a compliance with statement of benefits form each year of their deduction (abatement) to report the extent to which there has been substantial compliance with the Statement of Benefits form (SB-1) approved by the Common Council. Current policy further states that substantial compliance as: meeting 75% or more of the numbers of full-time and/or part-time jobs stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by the Common Council; and/or meeting 75% or more of the total payroll stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by the Common Council, within the time frame projected in the applicant's original approved Statement of Benefits Form. New policy requires that the applicant must meet both job and payroll requirements. New policy also allows Common Council to monitor for compliance once the company has met the substantial compliance test.

153.22 Amending Statements of Benefit

Current policy allows applicants to amend their Common Council approved Statement of Benefits if the scope of the project has changed resulting in total project investment amounting to more than 150% of the originally approved amount or if the numbers of jobs created or retained reported by the applicant for the project decreases more than 25% of the original projection. New policies will no longer allow this type of amendment.

153.23 No Affect on Prior Designations – No Changes Made

153.24 Compliance with State and Federal Law

Added language that Fort Wayne Common Council will conduct periodic reviews of the Tax Abatement Chapter to ensure that policies are responsive to community needs and expectations.

DESIGNATION OF CONOMIC REVITALIZATION AREAS AND THE GRANTING OF TAX ABATEMENTS

§ 153.13 DELEGATION OF RESPONSIBILITY.

The Common Council designates the City of Fort Wayne Community Development Division as the entity for the administration and processing of applications for economic revitalization areas. Those procedures deemed necessary for the orderly application, administration and monitoring of economic revitalization areas shall be developed by the Director of the Department of the Community Development Division, submitted to the finance committee of the Common Council, and approved by the Common Council of the whole. Any ensuing changes to same administrative procedures shall be approved by similar action of the Council.

(Ord. G-05-97, passed 4-8-97; Am. Ord. G-14-05, passed 7-26-05)

§ 153.14 APPLICATION FEES.

In order to defray costs incurred by the city in processing applications for designation of economic revitalization areas the following shall apply:

~~—(A)—Applicants shall pay a non-refundable filing fee of \$500 for projects involving personal property improvements or real property improvements.~~

~~—(B)—Applicants shall pay a non-refundable filing fee of \$750 for projects involving both personal property improvements and real property improvements.~~

(C) Applicants for projects within a designated economic development target area shall pay a reduced non-refundable filing fee of \$100 as an added inducement to re-capitalization by private investors in certain areas of the city.

(D) Applicants for amendments to a Statement of Benefits Form to extend a non-expired designation period previously allowed shall pay a nonrefundable filing fee of \$300.

(E) Applicants for waiver of non-compliance for a Statement of Benefits Form or to correct late filed tax abatement paper work shall pay a non-refundable filing fee of \$500.

(F) All filing fees shall be made payable to the "City of Fort Wayne" at the time the application is submitted to the city Community Development Division.

(A) Applicants for projects not within a designated eco dev tar area shall pay a non refundable filing fee of .1% of the total project cost not to exceed \$750 for projects involving both real property and personal property improvements.

(B) Applicants for projects not within a designated eco dev tar area shall pay a non refundable filing fee of .1% of the total project cost not to exceed \$500 for projects involving real property or personal property improvements.

(Ord. G-05-97, passed 4-8-97; Am. Ord. G-23-00, passed 9-12-00; Am. Ord. G-14-05, passed 7-26-05)

§ 153.15 INELIGIBLE PROJECTS.

(A) Common Council shall not review applications for economic revitalization area status for any of the project types noted below, nor shall the city Community Development Division accept such applications, whether or not said project is located within an economic development target area:

- (1) Massage parlor.
- (2) Hot tub facility.
- (3) Racetrack.

(4) Tobacco store or facility where tobacco or tobacco products comprise the majority (greater than 50%) of sales.

(5) Arcade facility or facility with primarily arcade games.

(6) Sales, warehousing, distribution or servicing facility where guns or other types of weaponry and/or ammunition of any type comprise the majority (greater than 50%) of sales, whether or not used for purposes of sport.

(7) Pawn shop.

(8) Package liquor store that holds a liquor dealer's permit under IC 7.1-3-10 or any other entity required to operate under a license issued under IC 7.1 et seq.

(B) It is the policy of the Common Council that no application to amend a Statement of Benefits Form will be accepted after the expiration of the designation period stated in the confirming resolution granting economic revitalization area status.

(Ord. G-05-97, passed 4-8-97; Am. Ord. G-14-05, passed 7-26-05)

§ 153.16 COMMUNITY BENEFIT REVIEW.

In its deliberations regarding designation of an economic revitalization area, the Common Council ~~may shall~~, pursuant to IC 6-1.1-12.1-2(f), ~~find that all of the following standards have been met: give consideration to the following general standards to determine if:~~

~~(A) — The designation will encourage the use of vacant or under-utilized land designated as appropriate for industrial or commercial development, or which is currently zoned for industrial or commercial use, as appropriate.~~

(A) The designation will encourage the use of vacant or under-utilized land or improvement or replacement of a deteriorated or obsolete structure designated as appropriate for industrial or commercial development which is currently zoned appropriately for industrial or commercial use.

(B) The proposed use of the real estate for which designation is being requested is consistent with the land use policies of the city.

~~(C) — The designation will encourage the improvement or replacement of a deteriorated or obsolete structure, deteriorated or obsolete manufacturing equipment, or result in significant conversion of solid waste or hazardous waste into energy or other useful products.~~

(C) The designation will encourage the improvement or replacement of a deteriorated or obsolete manufacturing equipment, or result in significant conversion of solid waste or hazardous waste into energy or other useful products.

(D) The designation will ~~encourage~~ have no negative impact on the preservation of a historically ~~listed or architecturally significant~~ structure.

(E) The designation will assist in the inducement of a project providing employment opportunities for Fort Wayne area residents.

(F) The designation will assist in the inducement of a project which will provide long-term benefits to the tax base of the city. It is the policy of the Common Council, therefore, that the Common Council shall denote in the appropriate space on the Statement of Benefits Form (State Form SB-1) as a precondition to the receipt of economic revitalization area status the following text: "Subject to taxpayer's non-delinquent status on any and all property tax due to taxing jurisdictions within Allen, County, Indiana". In subsequent filings by the taxpayer and/or applicant of Compliance with Statement of Benefits Forms (State Form CF-1), taxpayer/applicant must self-certify its non-delinquent status with all taxing jurisdictions within Allen County, Indiana.

(G) The mean average wage of all full-time jobs projected to be created and/or retained is at least 150% of the then federal minimum wage in effect at the time of application.

(H) For projects located in economic development target areas standards (A) through (F) must be met; standard (G) is not applicable. In addition to standards (A) through (F), projects located in the downtown economic development target areas must conform to the downtown design guidelines.

(Ord. G-05-97, passed 4-8-97)

§ 153.17 REVIEW OF ECONOMIC REVITALIZATION AREA ELIGIBILITY BY COUNCIL.

(A) After review of the information provided in the application, the Common Council may find that the real estate under consideration meets the definition and standards of an economic revitalization area as defined in I.C. 6-1.1-12.1-1(l) as amended. In such case the Common Council shall pass a resolution declaring the area an economic revitalization area. The declaring resolution must:

- (1) Contain a description of the affected area.
- (2) Note whether the application is for real property improvements and/or personal property improvements.
- (3) Be filed with the Allen County assessor.
- (4) Include a determination of the period of deduction allowed per I.C. 6-1.1-12.1-3(d).

(B) After approval of a declaratory resolution, the Common Council shall publish notice in accordance with I.C. 5-3-1, as amended. The notice must state that a description of the affected area is available and can be inspected in the county assessor's office. The notice must also name a date when the Common Council will hold a public hearing for the purpose of receiving and hearing any and all remonstrances and objections from interested persons. In addition, the Common Council shall file this information, and a notice containing a Statement of Benefits Form with the officers of each affected taxing unit with authority to fix budgets, tax rates, and tax levies under I.C. 6-1.1-17-5, at least ten days prior to the date of the public hearing.

(C) In reviewing the evidence the Common Council shall also review the Statement of Benefits Form. The Common Council shall determine whether the area should be designated an economic revitalization area and/or whether a deduction should be allowed for the project, based on (and after it has made) the following findings:

- (1) Whether the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature and whether the estimate of the cost of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment (if applicable) is reasonable for equipment of that type.
- (2) Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described project, or
- (3) If the designation is for new manufacturing equipment used to dispose of solid waste or hazardous waste by converting the solid waste or hazardous waste into energy or other useful products, whether the estimate of the amount of solid waste or hazardous waste that will be converted into energy or other useful products can be reasonably expected to result from the installation of the new manufacturing equipment.
- (4) Whether the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected from the proposed described project.
- (5) Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described project.
- (6) Whether, in the case of an economic revitalization area designation for an eligible vacant building as defined under IC 6-1.1-12.1-17:

- a. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed occupation of the eligible vacant building
- b. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed occupation of the eligible vacant building
- c. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed occupation of the eligible vacant building.
- d. The occupation of the eligible vacant building will increase the tax base and assist in the rehabilitation of the economic revitalization area.

(7) Whether the totality of benefits is sufficient to justify the deduction.

(D) After considering all evidence presented, the Common Council shall take final action to determine whether the qualifications for an economic revitalization area have been met and to confirm, modify and confirm, or rescind the declaratory resolution. Such action may include:

(1) Adoption by confirmation of the declaratory resolution. The confirming resolution

shall include the reasons upon which the determination is made.

(2) A finding that there is insufficient information and a deferral of action on the matter. The applicant shall be provided written notice of the reasons for deferral within ten days of that action.

(3) A determination that the real estate should not be designated as an economic revitalization area. The applicant shall be provided with written notice thereof.

(E) Upon confirming, or modifying and confirming a declaratory resolution by the procedures set forth herein, both the Allen County Auditor and the Common Council shall keep a permanent record of the designation of the subject economic revitalization area. Common Council shall also provide the Allen County Auditor with a final designation packet to be utilized in the review of applications for deduction pursuant to I.C. 6-1.1-12.1-5.

(Ord. G-05-97, passed 4-8-97; Am. Ord. G-23-00, passed 9-12-00; Am. Ord. G-19-04, passed 9-14-04)

§ 153.18 DESIGNATION PERIODS.

Designation periods for newly designated economic revitalization areas shall expire on December 31, 2011, unless otherwise automatically extended in five-year increments per I.C. 6-1.1-12.1-9 or specified by the Common Council in its confirming resolution.

(Ord. G-05-97, passed 4-8-97; Am. Ord. G-14-05, passed 7-26-05)

§ 153.19 DEDUCTION PERIODS FOR REAL PROPERTY.

In determining whether an applicant is entitled to a deduction for real property improvement projects, the Fort Wayne Common Council ~~shall use the following guidelines:~~ shall qualify a designation by:

- (A) Limiting the number of years of deduction (abatement) for improvements to real property in areas not designated as an economic development target area to three, seven, or ten years, based on a review system adopted by the Common Council; unless project is located within a designated economic development target area and not defined as ineligible under § 153.15 then such project may receive a ten year deduction (abatement).
- ~~(B) Applicants with project located within a designated economic development target area and not defined as eligible under § 153.15 may receive a ten year deduction (abatement).~~

(B)The owner of an eligible vacant building, as defined in IC 6-1.1-12.1-1 (17), is entitled to a deduction from the assessed value of the building if the property owner or tenant of the property owner occupies the eligible vacant building and uses it for commercial or industrial purposes:

- a. Property owner is entitled to the deduction for no more than two years.

b. The amount of deduction the property owner is entitled to receive for a particular year is based on the formula set forth in IC 6-1.1-12.1-4.8 (h) (i)

~~(A) Applicants with manufacturing, warehousing or distribution projects may receive a ten-year abatement, unless such applicant requests infrastructure improvements to the project site, in which case the applicant may receive a reduced abatement period.~~

~~(B) Applicants applying for commercial and/or service projects may receive a ten-year abatement period.~~

~~(C) Retail projects are eligible for tax abatement only if such projects are located within a designated Economic Development Target Area and are not defined as ineligible under § 153.15.~~

~~(D) If a real property improvement project is located within an allocation area as defined in I.C. 36-7-14-39, no abatement will be granted unless the Redevelopment Commission has first adopted a resolution consenting to the subject designation.~~

~~(E) If such consenting resolution has been adopted by the Redevelopment Commission, the Common Council will determine whether projected property tax revenues created by the project will exceed those cost which may be needed in order to induce the project. Should costs exceed projected property tax revenues created by the project over a ten-year period, then Common Council will consider the project accordingly.~~

(Ord. G-05-97, passed 4-8-97; Am. Ord. G-23-00, passed 9-12-00)

§ 153.20 DEDUCTION PERIODS FOR PERSONAL PROPERTY.

In determining whether an applicant is entitled to a deduction for new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment as defined in IC 6-1.1-12.1-1(3), 6-1.1-12.1-1(12), 6-1.1-12.1-1(13) or 6-1.1-12.1-1(14), the Common Council ~~may use the following guidelines:~~ shall qualify a designation by:

(A) Limiting the number of years of deduction for eligible personal property to three, five, seven or ten years based on a review system adopted by the Common Council.

~~(A) Limiting the number of years of deduction (abatement) for manufacturing equipment to three, five, seven or ten years.~~

~~(B) Limiting the number of years of deduction (abatement) for research and development equipment to three, five, seven or ten years.~~

~~(C) Limiting the number of years of deduction (abatement) for logistical distribution equipment to three, five, seven or ten years.~~

~~(D) Limiting the number of years of deduction (abatement) for information technology equipment to three, five, seven or ten years.~~

~~(A) In the absence of extenuating circumstances, it is the policy of the Common Council to allow tax abatements on personal property for a period of five years.~~

~~(B) If the new manufacturing equipment and/or new research and development equipment project and/or new logistical distribution equipment and/or new information technology equipment is located within an allocation area as defined in IC 36-7-14-39, no tax abatement shall be granted by the Fort Wayne Common Council unless the Redevelopment Commission has first adopted a resolution consenting to the subject designation.~~

~~(C) If such consenting resolution has been adopted by the Redevelopment Commission, the Fort Wayne Common Council will determine whether the projected property tax revenues created by the project will exceed those costs which may be needed in order to induce the project. Should the costs exceed the projected property tax revenues created by the project over a five-year time period, the Common Council will consider the project accordingly.~~

(Ord. G-05-97, passed 4-8-97; Am. Ord. G-23-00, passed 9-12-00; Am. Ord. G-19-04, passed 9-14-04)

§ 153.21 COMPLIANCE WITH STATEMENT OF BENEFITS.

(A) All deduction applications filed with the Allen County Auditor for projects designated by the Common Council as economic revitalization areas must include a correct and complete Compliance with Statement of Benefits Form (CF-1) as prescribed by the Indiana State Board of Tax Commissioners. The Compliance with Statement of Benefits Form must be filed with both the Allen County Auditor and the city Community Development Division according to the filing schedule listed in IC 6-1.1-12.1-5 and IC 6-1.1-12.1-5.5, as applicable.

(B) Compliance with Statement of Benefit Forms filed by an applicant must show the extent to which there has been compliance with the Statement of Benefits Form (SB-1) approved by the Common Council in designating the area an economic revitalization area. The Compliance with Statement of Benefits Form must be updated per IC 6-1.1-12.1-1 et seq. The Common Council shall monitor for substantial compliance those projects it designates as economic revitalization areas.

(C) Substantial compliance has been defined by the Common Council as:

(1) Meeting 75% or more of the numbers of full-time and/or part-time jobs stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by the Common Council; and/or

(2) Meeting 75% or more of the total payroll stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by the Common Council, within the time frame projected in the applicant's original approved Statement of Benefits Form. ~~Once substantial compliance has been reached, the Common Council will no longer monitor for compliance.~~

(D) Within 45 days after receipt of a properly filed Compliance with Statement of Benefits Form, the Common Council will determine whether the applicant has substantially complied with the Statement of Benefits Form and, if not, whether the failure to substantially comply was caused by factors beyond the control of the applicant.

(E) Property owners that have not substantially complied with the terms of their original Statement of Benefits Form may have the remainder of their tax abatement rescinded by the Common Council.

(F) An applicant that has received a deduction for real ~~and/or personal~~ property:

(1) Ceases operations at the facility for which the deduction was granted; and

(2) Is found to have intentionally provided false information concerning plans to continue operations at the facility, may be determined by Common Council to be subject to repayment to the Allen County Treasurer of those property taxes that were deducted per the formula given in IC 6-1.1-12.1-12(e).

(Ord. G-05-97, passed 4-8-97; Am. Ord. G-14-05, passed 7-26-05)

§ 153.22 AMENDING STATEMENTS OF BENEFIT.

(A) Amendments to Statement of Benefits Forms are required if the designation period initially granted is insufficient to complete the project as stated in the initial Statement of Benefits Form; ~~and/or if the project scope has changed significantly, resulting in a total project investment amount of more than 150% of that originally projected; and/or if the numbers of jobs created or retained by the project will decrease by more than 25% of that originally projected.~~

(B) It is the policy of the Common Council that no application from an applicant to amend a Statement of Benefits Form will be accepted after the expiration of the designation period stated in the confirming resolution granting economic revitalization area status.

(Ord. G-05-97, passed 4-8-97)

§ 153.23 NO AFFECT ON PRIOR DESIGNATIONS.

All real estate previously designated by the Common Council as economic revitalization areas under the provisions of the Common Council then in effect shall remain in effect for the time periods proscribed in the respective confirming

resolutions, unless the real estate receives approval by the Common Council of an amended Statement of Benefits after the effective date of this section, in which case the later city code provisions shall apply.

(Ord. G-05-97, passed 4-8-97)

§ 153.24 COMPLIANCE WITH STATE AND FEDERAL LAW.

If any part of this policy and chapter is found to be in noncompliance with any State of Indiana or Federal statute, then such noncompliant part shall be declared void without any effect on the validity of the remaining portions of this chapter. Should the Indiana Code sections referenced in this chapter be modified and/or re-codified, then this chapter shall be deemed to refer to the re-codified sections of same. [The Fort Wayne Common Council shall conduct periodic reviews of this Chapter as assurance that policies are responsive to community needs and expectations.](#)

(Ord. G-05-97, passed 4-8-97)

Real Property Abatements

Tax Abatement Review System

Real Property Abatements

Points Possible

Points Awarded

Total New Investment in Real Property (New Structures and/or Rehabilitation)

Over \$1,000,000	5
\$500,000 to \$999,999	4
\$100,000 to \$499,999	3
under \$100,000	2

Total Number of Jobs Created and/or Retained

Over 150	5
75 to 149	4
25 to 74	3
10 to 24	2
under 10	1

Average Annual Salary of Full-Time Jobs Created and/or Retained are % of the Federal Minimum Wage

Greater than 300% of the Federal Minimum Wage	10
201% to 300% of the Federal Minimum Wage	7
151% to 200% of the Federal Minimum Wage	3
150% of the Federal Minimum Wage	1

Health Insurance Provided by the Company

Benefits Provided	5
No Benefits Provided	0

Project involves business investment in a location within a three (3) mile radius of the dividing intersection of Calhoun and Main Streets

10

Project involves reinvestment at current location of a business

10

Project involves new or startup business in a location outside downtown radius

5

Will Construction Use Green Building Techniques (ie LEED Certification)?

5

Will Construction Use Techniques to Minimize Impact on Combined Sewer Overflows?

5

Is project located in HUBzone?

5

8 to 15 Points	Three Year Abatemen
16 to 24 Points	Five Year Abatement
25 to 29 Points	Seven Year Abatement
30 to 50 Points	Ten Year Abatement

Totals

Personal Property Abatements

Tax Abatement Review System

Personal Property Abatements

Points Possible

Points Awarded

Total New Investment in Equipment

Over \$5,000,000	5
\$1,000,000 to \$4,999,999	4
\$500,000 to \$999,999	3
\$0 to \$499,999	2

Total Number of Jobs Created and/or Retained

Over 150	5
75 to 149	4
25 to 74	3
10 to 24	2
under 10	1

Average Annual Salary of Full-Time Jobs Created and/or Retained are % of the Federal Minimum Wage

Greater than 300% of the Federal Minimum Wage	10
201% to 300% of the Federal Minimum Wage	7
151% to 200% of the Federal Minimum Wage	3
150% of the Federal Minimum Wage	1

Employee Benefits Package Provided by the Company

Benefits Provided	5
No Benefits Provided	0

Project involves business investment in a location within a three (3) mile radius of the dividing intersection of Calhoun and Main Streets

10

Project involves reinvestment at current location of a business

10

Project involves new or startup business in a location outside downtown radius

5

Is project located in HUBzone?

5

9 to 14 Points	Three Year Abatement
15 to 24 Points	Five Year Abatement
25 to 34 Points	Seven Year Abatement
35 to 45 Points	Ten Year Abatement

Totals