

3 A RESOLUTION APPROVING THE DISTRIBUTION OF FUNDS
4 FROM THE FORT WAYNE COMMUNITY TRUST LEGACY
5 FUND FOR INVESTMENT IN DOWNTOWN RIVERFRONT
6 DEVELOPMENT.

7 **Whereas**, the City of Fort Wayne ("City") has created the City of Fort
8 Wayne Community Trust to invest in projects having a collective impact which will
9 produce transformational change within the community; and

10 **Whereas**, the City through its Community Legacy Fund process has
11 received unprecedented public input from the community and has collaborated
12 with its citizens, business leaders and elected officials to identify, develop and
13 implement project priorities, the highest priority being the revitalization of the
14 City's downtown riverfront; and

15 **Whereas**, SWA Group, the internationally acclaimed consulting firm,
16 recently completed the Riverfront Action Plan for the City which provides a long-
17 term vision for the development of the City's downtown riverfront; and

18 **Whereas**, the creation of the Riverfront Action Plan involved substantial
19 community and stakeholder participation and input in each phase of development;
20 and

21 **Whereas**, the Riverfront Development Plan presents a revitalized
22 downtown riverfront that will serve as a regional destination, offering a variety of
23 nature, recreational, retail and dining experiences; and

24 **Whereas**, the implementation of the Riverfront Action Plan provides our
25 community with an opportunity increase the City's economic vibrancy and to
26 position the City for future growth; and

27 **Whereas**, the Mayor has requested the Deputy Mayor to form a
28 taskforce to identify the initial critical tasks required to begin the first phase of
29 downtown riverfront development; and

30 **Whereas**, the taskforce has convened during the previous sixty (60)
days to prepare a list of such tasks to be undertaken and a corresponding budget
to support such tasks.

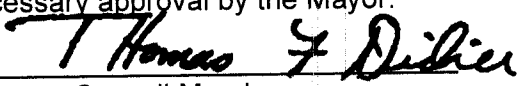
**NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA:**

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SECTION 1. The City of Fort Wayne Common Council hereby authorizes the Board of Trustees of the City of Fort Wayne Community Legacy Fund to distribute and/or appropriate the sum of Six Million and 00/100 Dollars (\$6,000,000.00) to the Board of Trustees of the City of Fort Wayne Community Trust (the "Trust") to be used by the Trust to fund the tasks and activities related to the implementation of the first phase of downtown riverfront development as presented in the Riverfront Action Plan, including, but not limited to, property appraisals; environmental studies; soil borings; topographic and bathymetric surveys; riparian master plan; promenade schematic, engineering and architectural drawings; overlay district plan; riparian maintenance and stabilization; engagement of project manager; program manager and riparian manager; riparian maintenance equipment; program activities; marketing materials; ecology center feasibility study property acquisition and contingency.

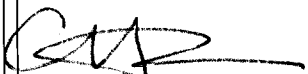
SECTION 2. For any use or distribution of Legacy Funds appropriated herein in excess of \$100,000.00, the Board of Trustees of the City of Fort Wayne Community Trust shall first present a resolution to the City Council and obtain approval of the use or distribution by a majority vote of the members of City Council

SECTION 3. This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Council Member

APPROVED AS TO FORM A LEGALITY



Carol Helton, City Attorney

Hold 2 weeks

BILL NO. R-15-04-12

REPORT OF COMMITTEE ON FINANCE

MAY 12, 2015

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

AN ORDINANCE approving the Distribution of Funds from the Fort Wayne Community Legacy Fund for investment in Downtown Riverfront Development. **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

**SANDRA E. KENNEDY
CITY CLERK**

Public Hearing Date, if applicable _____

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

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</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: 5-26-15 Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING~~) ORDINANCE
(RESOLUTION) NO. R-37-15 on the 26th day of
May, 2015

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

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day
of May, 2015, at the hour of 4:35 O'clock PM. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of MAY
2015, at the hour of 4:00 O'clock PM. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

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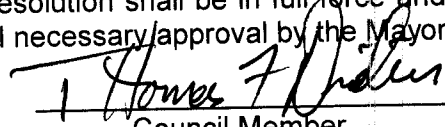
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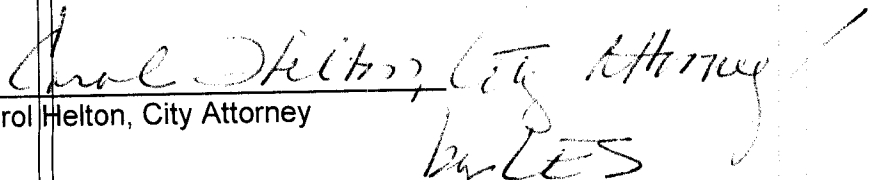
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SECTION 2. This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

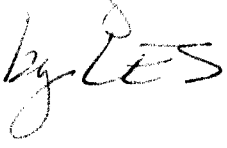


Council Member

APPROVED AS TO FORM A LEGALITY



Carol Helton, City Attorney



SECTION 2. For any use or distribution of Legacy Funds appropriated herein in excess of \$100,000.00, the Board of Trustees of the City of Fort Wayne Community Trust shall first present a resolution to City Council and obtain approval of the use or distribution by a majority vote of the members of City Council.

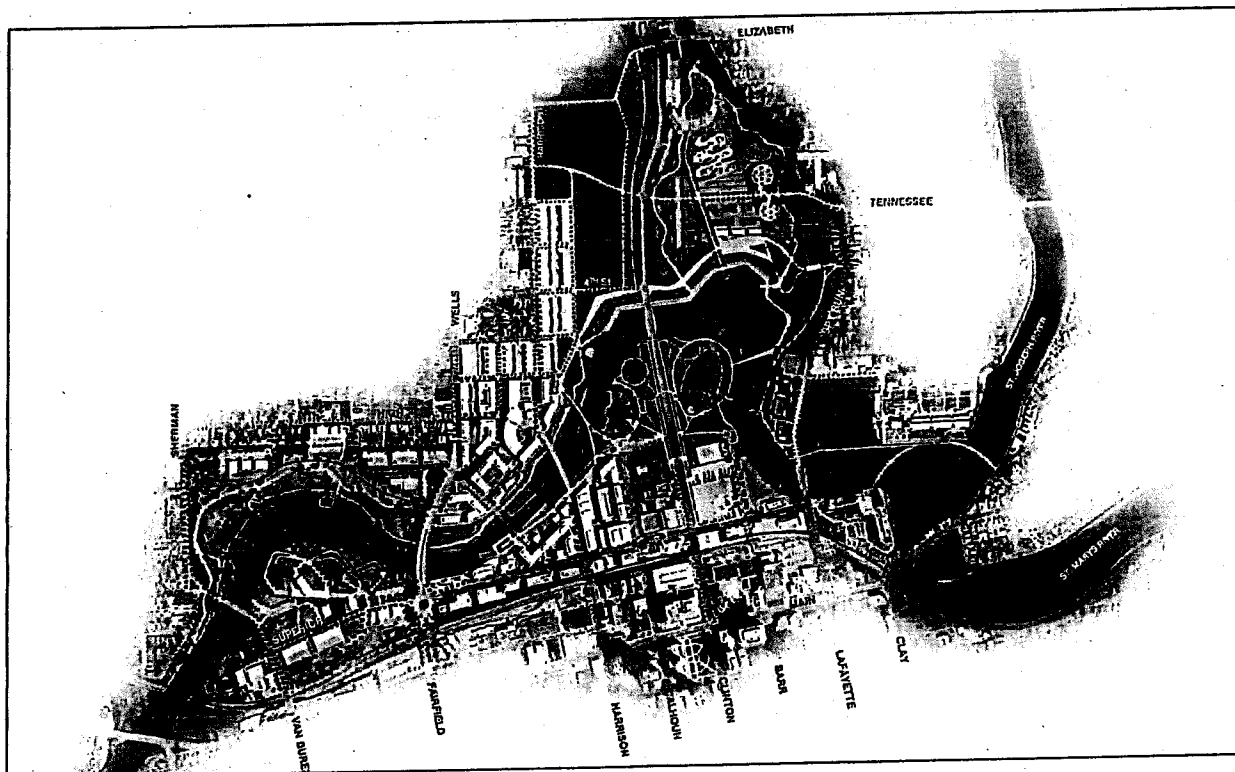
SECTION 3. This resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Legacy Fort Wayne Funding Request

Riverfront Fort Wayne Phase 1 Implementation

What is the Project?

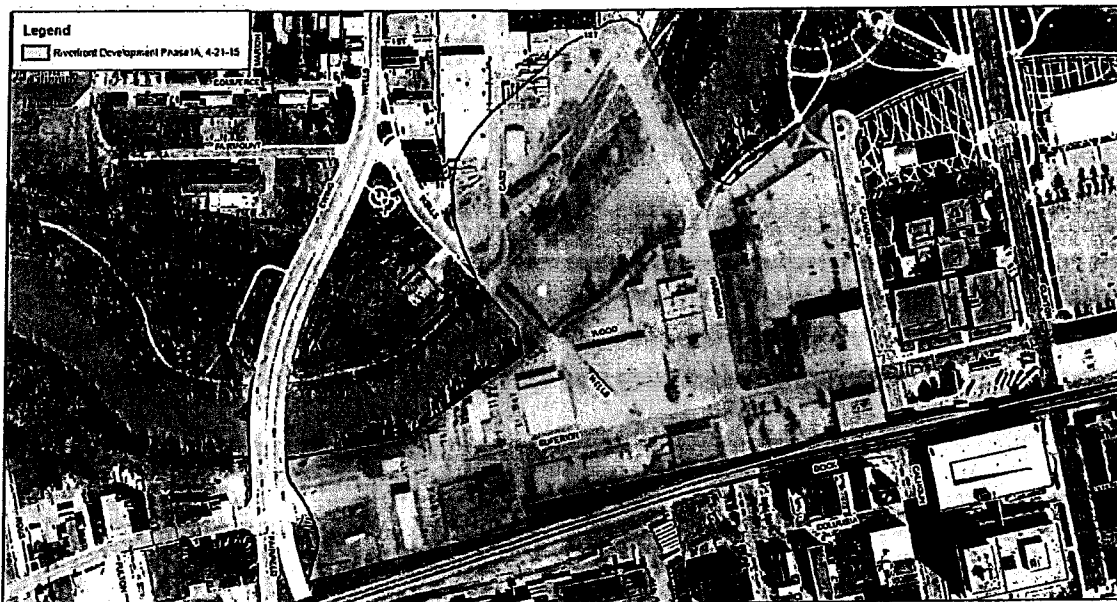
Downtown and its rivers represent the heart of Fort Wayne and the northeast Indiana region. Our rivers have been touted as one of our most precious assets, but one of our most underutilized assets. The recently completed Riverfront Fort Wayne Conceptual Master Plan (see below) funded with Legacy Fort Wayne Funds suggests development that includes a balance of nature, recreation and development. This mix of residential, retail, mixed-use and recreation, along with improved natural areas and active recreation spaces, will attract all ages and offer something for everyone.



Investment in the downtown riverfront area will attract new people to the area and encourage others to stay in the community. Recommended new civic infrastructure along the rivers will allow greater access and opportunities for the community to recreate and enjoy the rivers, and increase the opportunity for new businesses to locate in the area. This plan will guide our efforts to revive our rivers and reconnect citizens to our downtown riverfront.

This request for \$6,000,000 in Legacy Fort Wayne Funds is expected to be leveraged by the Community Foundation of Greater Fort Wayne and the Allen County - Fort Wayne Capital Improvement Board and will be used for property acquisition and pre-development activities in the area defined as Phase 1-A of Riverfront Fort Wayne Plan (see map below) along with maintenance and programming for the entire downtown riverfront area.

RIVERFRONT DEVELOPMENT PHASE 1-A



Guiding Principles and Key Economic/Community Impact Criteria

Transformative Outcome

Focusing on riverfront development in the downtown area as a way to promote both the use of the rivers and the downtown area is a natural marriage with a promise of transformative change for the downtown, the city and the region. The Phase 1 implementation area recommended by the Riverfront Fort Wayne Plan envisions a mixed-use destination, paired with a community promenade on both sides of the river. The development is anticipated to feature retail, food and beverage, entertainment, and residential land uses. Cultural facilities that celebrate Fort Wayne's industrial past will include Headwaters Junction, a historic railroad experience with interpretive exhibits highlighting the historic Wabash and Erie Canal system. The Wells Street Bridge serves as the center piece for the project and connects the various amenities on both sides of the river.

The realization of the Riverfront Fort Wayne vision will impact the entire region by improving quality of life, spurring economic development, boosting downtown revitalization efforts, and increasing the tax base of the area. Developing our riverfronts will accelerate our emergence as a premier community in which to live, work, and invest in by creating an extraordinary and unique place for our residents and visitors alike. The enhanced riverfront will keep Fort Wayne competitive with other top cities and further strengthen the core of the city. The collar neighborhoods that surround the downtown can also expect to experience increased demand for retail and housing.

These dollars will be utilized to complete infrastructure and pre-development work necessary to attract private investment to the Phase 1 area of the project. This work is a necessary and vital component to realizing community's vision for development of the promenade areas and tourist attractions along the St. Mary's River.

Landing located just to the south of this project area. There is also potential to leverage investment to the north along the Wells Street Corridor.

Alignment with Community Plans

In addition to the recently completed Riverfront Fort Wayne Conceptual Master Plan, the City of Fort Wayne has conducted a variety of planning studies that encompass the city's riverfront and adjacent lands. Plan-it Allen, the Downtown BluePrint, Blueprint Plus, the Downtown Housing Study, and the North River Report are examples of studies that have focused on the opportunities that the riverfront provided. It is in response to these previous studies and community support through the Legacy Fort Wayne Initiative that the City embarked on the creation of the Riverfront Fort Wayne Plan

Legacy Fort Wayne Major Areas of Focus

Downtown and Riverfront Development was one of the three primary recommendations of the Legacy Fort Wayne Task Force in 2011. As a result of this recommendation the development of the Riverfront Fort Wayne Conceptual Master Plan was approved to be funded with Legacy Fort Wayne dollars. The investment of Legacy dollars in the first phase of the implementation is the next step in realizing the positive economic and catalytic impact of riverfront development in the downtown area.

Alignment with identified community priorities

The following areas have been identified as community priorities through the Legacy Fort Wayne Process:

- 21st Century Talent (e.g. education, training, workforce development);
- Economic Development (e.g. retaining, growing and attracting businesses);
- Entrepreneurship (e.g. new/start-up businesses, venture capital);
- Infrastructure (e.g. services and facilities that support economic development); and
- Quality of Life (e.g. arts and cultural resources, community amenities, aesthetics).

The realization of the Riverfront Fort Wayne vision will have positive impacts on the entire region touching on all five of the community priorities noted above by improving quality of life, spurring economic development, boosting downtown revitalization efforts, and increasing the tax base of the area. Developing our riverfronts will accelerate our emergence as a premier community in which to live, work, and invest in by creating an extraordinary and unique place for our residents and visitors alike. The enhanced riverfront will keep Fort Wayne competitive with other mid-size cities and further strengthen the core of the city. The collar neighborhoods that surround the downtown can also expect to see increased demand for retail and housing.

Investment Leverage

Mayor Henry has taken a leadership role and is committed to building a strong foundation for the ultimate success of a revitalized downtown riverfront. The initial work is being focused in three critical areas: maintenance of the river and riverbanks, events and programming in and around the rivers, and development in key areas. The success of the riverfront development will depend on strong public-private partnerships and the successful leveraging of private sector dollars.

This request for \$6,000,000 in Legacy Fort Wayne Funds is expected to be leveraged by the Community Foundation of Greater Fort Wayne and the Allen County - Fort Wayne Capital Improvement Board and will be used for property acquisition and pre-development activities in the area defined as Phase 1-A of Riverfront Fort Wayne Plan along with maintenance and programming for the entire downtown riverfront area. The requested funding is anticipated to be leveraged with \$3,000,000 from the Community Foundation of Greater Fort Wayne and \$3,000,000 from the Allen County - Fort Wayne Capital Improvement Board for a total of \$12,000,000 in this first phase of Riverfront Fort Wayne Implementation. Together these resources will be used for property appraisals; environmental studies; soil borings; topographic and bathymetric surveys; riparian master plan; promenade schematic, engineering and architectural drawings; overlay district plan; riparian maintenance and stabilization; project manager; program manager; riparian manager; riparian maintenance equipment; program activities; marketing materials; ecology center feasibility study and contingency within and area defined as Phase 1-A. This collaboration between City government and local nonprofits will help set the stage for private investment in the area.

Ability to Serve as a Catalyst for Additional Development

Focusing riverfront development in the downtown area as a way to promote increased use of the rivers and downtown revitalization is a natural marriage. A high priority will be given to creating a world class downtown riverfront district which will be a magnet for private investment. The recently completed Riverfront Fort Wayne Conceptual Master Plan included multiple economic impact and engineering studies, providing supportive research for future development. The studies provide detailed market analysis indicating the level of commercial, retail, dining and residential square footage supportable in the project area, which translates to local construction and permanent jobs.

"A bustling, vibrant urban core is a key component to building a strong and economically viable region. By pursuing a quality of life initiative that is tied to the region's history and natural resources, we're bringing our past with us into the future and capitalizing on existing strengths. Developing the riverfront in downtown Fort Wayne will help create a dynamic metro center for the region and can serve as a catalyst for future development throughout Northeast Indiana". (Taken directly from Northeast Indiana Regional Partnership/Vision 2020 website)

As previously stated, the success of the riverfront development will depend on strong public-private partnerships and the successful leveraging of private sector dollars. Soon after the "Big Reveal" of the Riverfront Fort Wayne Plan investors started inquiring about potential opportunities in the project area. This investment will lay the necessary foundation and serve as the catalyst needed to attract additional private sector dollars. This section of the river has been identified as the heart of the Riverfront Study area due to its ease of connectivity to Downtown via Harrison Street and Calhoun Street. Investment in this area has great potential to encourage and leverage investment in other downtown priority planning areas including The

Riverfront Implementation Committee members

Karl Bandemer, Deputy Mayor, City of Fort Wayne
Wendell Bontrager, Old National Bank
Bill Brown, Downtown Improvement District
Pam Holocher, Deputy Director, Community Dev., City of FW and Riverfront Project Manager
Greg Leatherman, Director, Community Development, City of Fort Wayne
Al Moll, Director, Fort Wayne Parks & Recreation
Dan Ross, Arts United
Tom Smith, Fort Wayne City Council
Don Steininger, Community Foundation of Greater Fort Wayne
John Urbahns, Greater Fort Wayne Inc.
Stephanie Veit, Young Leaders of Northeast Indiana
Irene Walters, River advocate
Dan Wire, Tri-State Watershed Alliance

~~Grants -~~
~~Donor~~
~~Mike Foellmer~~

Councilman Shoaff - Brought up the 6,000,000 -
and anything spent under 100,000
will not have Council approval.

Riverfront Development BUDGET

Sources:

Legacy	6,000,000
CIB Real Estate Funding	3,000,000
Community Foundation	3,000,000
	12,000,000

Uses:

Real Estate:

Property Appraisals		Legacy	
Property Acquisition		Legacy	Cap Imprvmts Bd
Phase I Environmental		Legacy	
Phase II Environmental			Foundation

Architectural / Engineering / Design:

Schematic Drawings - South		Legacy	Foundation
Promenade Engineering & Design		Legacy	Foundation
Overpass Feature Design			Foundation
Entry Feature- Design			Foundation

Construction:

Initial Promenade Construction			Foundation
Building Demo & Site Prep			Foundation
Riparian - Development		Legacy	Foundation
Entry Feature - Construction			Foundation
Boat Docks			Foundation

Studies / Plans / Surveys / Zoning:

Riparian Master Plan			Foundation
Soil Borings		Legacy	
Topographical & Bathymetric Surveys		Legacy	Foundation
River Overlay District		Legacy	
Headwaters Junction Feasibility Study			Foundation
Ecology Center Feasibility		Legacy	

Programming:

Programming Manager		Legacy	
Program Activities		Legacy	
Marketing Materials		Legacy	Foundation
Pontoon Boats			Foundation
Signage			Foundation


Maintenance:

Riparian Manager		Legacy	
Riparian - Maintenance		Legacy	Foundation
Equipment		Legacy	
Landscaping			Foundation

Miscellaneous:


Project Manager		Legacy	
Contingency		Legacy	Foundation

Community Legacy- Project Status as of April 30, 2015 (in millions)



	Approved	Spent	Approved-Not Spent
Youth Sports Assessment	\$.20	\$.11	\$.09
McMillen Community Ctr	2.00	1.90	.10
Ewing/Fairfield Roundabout	3.00	2.60	.40
Trail Development	1.00	.40	.60
Downtown Overpasses	.70	.15	.55
Gateways	.50	.15	.35
Downtown Trust	1.00	1.00	-
Riverfront Study	.50	.50	-
Indiana Tech	1.00	1.00	-
Neighborhood Infrastructure	5.00	2.00	3.00
Questa Scholarship/Educational Svcs	.90	-	.90
Embassy Theatre	.75	.75	-
Saint Francis	3.00	-	3.00
Front Door FW	.25	-	.25
Air Service	.30	-	.30
Skyline Garage/Ash	5.00	5.00	-
Winter Storm	1.40	1.40	-
Total	\$26.50	\$16.96	\$9.54

Community Legacy Fund (in millions)



	Cash Balance as of 12/31	Projected Balance through 2025
2013	\$ 51.7	\$ 111.3
2014	42.4	97.9
2015	39.9	88.1*

*Includes Riverfront \$6m

Community Legacy Fund (in millions)

	<u>Investment Earnings</u>
2010	\$ 4.2
2011	(1.3)
2012	4.4
2013	3.4
2014	<u>2.1</u>
Since Lease Expired	\$ 12.8
Since Inception in 1995	\$ 30.3
Projected to 2025	\$ 45.8

Roll call vote on R-15-04-12

Public Hearing Date, if applicable Legis fund for 6,000,000

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

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____
BENDER	_____	_____	_____	_____
CRAWFORD	_____	_____	_____	_____
DIDIER	_____	_____	_____	_____
HARPER	_____	_____	_____	_____
HINES	_____	_____	_____	_____
JEHL	_____	_____	_____	_____
PADDOCK	_____	_____	_____	_____
SHOAF	_____	_____	_____	_____
SMITH	_____	_____	_____	_____

DATED: _____

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE
(RESOLUTION) NO. _____ on the _____ day of
_____, 2015

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

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day
of _____, 2015, at the hour of _____ O'clock _____ E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this _____ day of _____
2015, at the hour of _____ O'clock _____ E.S.T.

THOMAS C. HENRY, MAYOR