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BILL NO. R-17-11-30

RESOLUTION NO. R-97-17

**A RESOLUTION OF THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA,
REGARDING THE APPROPRIATION OF AVAILABLE
COUNTY ECONOMIC DEVELOPMENT INCOME TAX REVENUES
TO AN ECONOMIC DEVELOPMENT PROJECT FOR A NEW
DOWNTOWN HOTEL TO BE UNDERTAKEN BY FOX AND MAIN LLC**

WHEREAS, the Fort Wayne Redevelopment Commission (the “Commission”), governing body of the City of Fort Wayne, Indiana, Department of Redevelopment (the “Department”) and the Redevelopment District of the City of Fort Wayne, Indiana, exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953, which has been codified in Indiana Code 36-7-14 et seq., as amended from time to time (the “Act”); and

WHEREAS, the Commission has previously designated and declared in accordance with the Act an area in the City of Fort Wayne, Indiana (the “City”), known as the Riverfront 1 / Columbia Street, to be a redevelopment area and an allocation area (the “Area”), adopted a Redevelopment Plan, and established an allocation fund for said Area; and

WHEREAS, the Commission desires to enter into an Economic Development Agreement with Fox and Main LLC, an Indiana limited liability company (the “Developer”) wherein the Developer will agree to develop an approximately 125-room hotel, constituting an aggregate investment of approximately Twenty-Seven Million Seven Hundred Thousand and No/100 Dollars

1 (\$27,700,000.00), that includes restaurant, bar and retail space, along with reception
2 and rooftop amenity space, to be located within the Area at the corner of Main Street
3 and Harrison Street in the City of Fort Wayne (the "Project"), and the Commission
4 will agree to provide certain economic development incentives; and
5

6 WHEREAS, the Commission has determined that the completion of
7 the Project is in the best interests of the citizens of the City and, to stimulate and
8 induce the completion of the development of the Project, the Commission desires,
9 subject to further proceedings as required by law, to provide certain economic
10 development incentives in exchange for the development of the Project; and
11

12 WHEREAS, the Commission desires to provide support to the
13 Project, pursuant to the Economic Development Agreement, in the amount of Seven
14 Hundred Fifty Thousand and No/100 Dollars (\$750,000.00) of available County
15 Economic Development Income Tax revenue to assist with the development of the
16 Project, which shall be available in the amount of One Hundred Twenty-Five
17 Thousand and No/100 Dollars (\$125,000.00) annually for a period of six (6) years;
18 and
19

20 WHEREAS, the Commission shall commit to reimburse the County
21 Economic Development Income Tax fund in the in the total amount of funds used to
22 support the Project from available tax increment revenues generated by the Project;
23 and
24

25 WHEREAS, the Common Council has determined that the
26 completion of the Project is in the best interests of the citizens of the City and desires
27 to provide for the stimulation and inducement of the Project, subject to future
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proceeding as required by law, to provide the incentives identified by the Commission;

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

1. The Common Council finds, determines, ratifies and confirms that the Project is in the best interests of the citizens of the City of Fort Wayne and will support the redevelopment goals of the City of Fort Wayne in the Area.

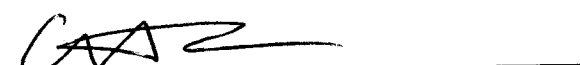
2. The Common Council does hereby appropriate and pledge to the Commission in support of the Project available County Economic Development Income Tax revenues in an amount not to exceed Seven Hundred Fifty Thousand and No/100 Dollars (\$750,000.00) to be available annually in an amount not to exceed One Hundred Twenty-Five Thousand and No/100 Dollars (\$125,000.00).

3. This Resolution shall be in full force and effect from and after the time it has been adopted by Common Council, approved by the Mayor and otherwise executed and delivered in accordance with any and all laws appertaining thereto.



Council Member

APPROVED AS TO FORM AND LEGALITY:



Carol Helton, City Attorney

DIGEST SHEET

TITLE OF RESOLUTION. A Resolution of the Common Council of the City of Fort Wayne, Indiana, regarding approval of a multi-year appropriation of CEDIT funds. Funds to be allocated for the completion of a \$27.7 million, 125-room hotel by Fox and Main, LLC.

DEPARTMENT REQUESTING RESOLUTION. Administration / Redevelopment

SYNOPSIS OF RESOLUTION. Resolution to approve CEDIT funding in the amount not to exceed \$125,000 per year for a term not to exceed 6 years, for a total appropriation of \$750,000, beginning in 2018 in connection with the construction and completion of the \$27.7 million 125-room hotel project proposed by Fox and Main, LLC, a partnership between Barbara Baekaard and Provenance Hotels. Note: this entire appropriation amount will be reimbursed by tax increment generated by the hotel project and collected by the Redevelopment Commission.

EFFECT OF PASSAGE. The multi-year not to exceed CEDIT appropriation will allow for the proposed hotel project to move forward toward construction and completion. It is anticipated that year 1 of the multi-year appropriation will be 2018; this funding will be contingent on the project closing on all required funding, public and private, necessary for the completion of the project (\$27.7 million). The CEDIT appropriation will be reimbursed in its entirety by tax increment generated by the hotel project and collected by the Redevelopment Commission.

EFFECT OF NON-PASSAGE. The estimated \$27.7 million hotel project will not likely be constructed at all or would not be completed on the anticipated schedule which is to start construction in 2018 with completion in midyear 2019. The property will continue to be publically owned.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). CEDIT appropriation for a not to exceed term of 6 consecutive years in an annual amount not to exceed \$125,000 – total \$750,000. The total amount will be reimbursed by tax increment funds generated by the hotel project and collected by the Redevelopment Commission.

ASSIGNED TO COMMITTEE (PRESIDENT). _____

BILL NO. R-17-11-30

REPORT OF COMMITTEE ON FINANCE

December 12, 2017

Jason Arp Chair

Geoff Paddock Co-Chair

All Council Members

A Resolution of the Common Council of the City of Fort Wayne, Indiana, regarding the appropriation of available County Economic Development income tax revenues to an Economic Development Project for a new downtown hotel to be undertaken by Fox and Main LLC

COMMITTEE ON 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

_____	_____	_____	_____
<i>John W. Arp</i>	<i>JG</i>	_____	_____
<i>Thomas D. Anderson</i>	_____	_____	_____
<i>John D. Arp</i>	_____	_____	_____
<i>Geoff Paddock</i>	_____	_____	_____
<i>MA</i>	_____	_____	_____
_____	<i>MA</i>	_____	_____
<i>Regina H.</i>	_____	_____	_____
_____	<i>MA</i>	_____	_____

**LANA R. KEESLING
CITY CLERK**

Lana R. Keesling

Public Hearing Date: N/A

Read the first time in full and on motion by Councilman Arp.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilman Arp, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: December 12, 2017


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-17-11-30 on the 12th day of December, 2017

ATTEST:


LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th
of December 2017, at the hour of 10:30 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13th day of December
2017, at the hour of 2:00 O'clock Pm E.S.T.


THOMAS C. HENRY, MAYOR