

3 **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF**  
4 **FORT WAYNE, INDIANA, APPROVING THE ISSUANCE OF CERTAIN**  
5 **OBLIGATIONS OF THE CITY OF FORT WAYNE REDEVELOPMENT**  
6 **DISTRICT RELATING TO THE RIVERFRONT WEDGE PROJECT**

7 WHEREAS, the City of Fort Wayne Redevelopment Commission (the  
8 "Commission"), the governing body of the City of Fort Wayne, Indiana Department of  
9 Redevelopment (the "Department") and the Redevelopment District of the City of Fort  
10 Wayne, Indiana (the "District"), exists and operates under the provisions of Indiana  
11 Code 36-7-14, as amended from time to time; and

12 WHEREAS, the Department, acting by and through the Commission, has entered  
13 into an Economic Development Agreement dated October 14, 2024 (the "Economic  
14 Development Agreement") with Wedge Capital Partners, LLC, an Indiana limited  
15 liability company (which has assigned the Economic Development Agreement to The  
16 Wedge at North River, LLC, an Indiana limited liability company), and Fort Wayne  
17 Garage Associates, Three, LLC, an Indiana limited liability company (collectively, the  
18 "Developer"), and Summit Development Corp., an Indiana nonprofit corporation, with  
19 respect to the development of a mixed-use building including residential, commercial and  
20 retail uses with a parking garage, as more particular described in the Economic  
21 Development Agreement, on real estate located generally between Wells and Ewing  
22 Street adjacent to the St. Mary's river in downtown Fort Wayne, Indiana (the "Riverfront  
23 Wedge Project"); and

24 WHEREAS, the Commission is in the process of amending the boundaries of the  
25 West End Economic Development Area to include the real estate upon which the  
26 Riverfront Wedge Project will be located; and

27 WHEREAS, pursuant to the Economic Development Agreement, the  
28 Commission has agreed as a part of the incentives provided to the Developer to obtain a  
29 loan to assist with the financing of the Project (as hereinafter defined) from the  
30 Residential Infrastructure Fund established within the Residential Infrastructure  
Assistance Program administered by the Indiana Finance Authority (the "IFA") on behalf  
of the State of Indiana (the "IFA Loan"); and

WHEREAS, on December 9, 2024, the Commission adopted its Resolution  
entitled "Resolution of the City of Fort Wayne Redevelopment Commission Authorizing  
the Issuance of Notes or Other Obligations of the City of Fort Wayne Redevelopment  
District for the Purposes of Financing Certain Costs Relating to the Riverfront Wedge  
Project" (the "Note Resolution"), which Note Resolution authorizes the issuance of one  
or more series of notes or other obligations in an aggregate principal amount not to  
exceed Four Million Dollars (\$4,000,000) (the "Notes"), the principal of and interest on  
which shall be payable from Tax Increment or Taxpayer Payments (each as defined in  
the Note Resolution), for the purpose of providing revenues with which to repay the IFA  
Loan, which will be used to finance property acquisition, redevelopment and economic

1 development in or serving the Original West End Allocation Area (as defined in the Note  
2 Resolution) (the "Allocation Area") (including, in particular, the financing and/or  
3 reimbursement of certain costs related to the construction of various public infrastructure  
4 improvements necessitated by the Riverfront Wedge Project and which are in or serving  
5 the Allocation Area, including, without limitation, site preparation, earthwork,  
6 environmental remediation, soil compaction, stormwater management, sidewalks,  
7 lighting, public area landscaping, road improvements, railings and electrical  
8 improvements (collectively, the "Project")), together with expenses incidental thereto  
9 to the extent permitted under Indiana Code 36-7-14-25.1(a) and all expenses incurred in  
10 connection with or on account of the issuance of the Notes therefor; and

11 WHEREAS, the Commission has agreed that the proceeds of the IFA Loan will  
12 be provided and disbursed to the Developer solely for the purpose of constructing the  
13 Project; and

14 WHEREAS, the Developer will enter into a Taxpayer Agreement with the  
15 Commission pursuant to which the Developer will make Taxpayer Payments which may  
16 be used to repay the IFA Loan or to reimburse the Commission for payments made with  
17 respect to the IFA Loan; however, in order to obtain the IFA Loan, it is necessary that the  
18 Commission pledge the Tax Increment to the repayment of the IFA Loan; and

19 WHEREAS, pursuant to the Note Resolution, the Commission has pledged the  
20 Tax Increment to pay the principal of and interest on the IFA Loan, and the Commission  
21 will cause to be issued the Notes to evidence the Commission's agreement to utilize Tax  
22 Increment to repay the IFA Loan; and

23 WHEREAS, Indiana Code 36-7-14-25.1(p) provides that bonds, notes or other  
24 obligations authorized by a resolution of a redevelopment commission may not be issued  
25 without the approval of the legislative body of the unit; and

26 WHEREAS, the Common Council (the "Common Council") of the City of Fort  
27 Wayne, Indiana (the "City") is the legislative body of the City; and

28 WHEREAS, to permit the Commission to proceed with the issuance of the Notes,  
29 the Common Council desires to approve of the issuance of the Notes in accordance with  
30 Indiana Code 36-7-14-25.1(p); and

WHEREAS, the Common Council further desires to set forth in this Resolution  
certain terms and other matters related to the Notes as required by Indiana Code 36-7-14-  
25.1(c);

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

Section 1: As required by Indiana Code 36-7-14-25.1(p), the issuance of the  
Notes of the District payable from such sources as described in the Note Resolution to  
provide revenues sufficient to repay the IFA Loan in order to finance the Project shall be  
and is hereby approved.



## **DIGEST SHEET**

**TITLE OF RESOLUTION.** A Resolution of the Common Council of the City of Fort Wayne, Indiana, Approving the Issuance of Certain Obligations of the City of Fort Wayne Redevelopment District Relating to the Riverfront Wedge Project

**DEPARTMENT REQUESTING RESOLUTION.** Redevelopment

**SYNOPSIS OF RESOLUTION.** The resolution approves the issuance of up to \$4,000,000 in obligations (Notes) by the City of Fort Wayne Redevelopment District to finance a portion of the public infrastructure costs of the Riverfront Wedge Project (the "Project"). This mixed-use development will include residential, commercial, and retail spaces, along with a parking garage near downtown Fort Wayne.

The loan, issued by the Indiana Finance Authority (IFA), must be made to a municipality rather than a private developer. To meet this requirement, the City has structured the arrangement so that the Redevelopment Commission will use Tax Increment Financing (TIF) funds from the West End TIF District to make loan payments to the State. However, the developer will immediately reimburse the Commission for these payments pursuant to a Taxpayer Agreement. Effectively, the developer is responsible for the loan payments, with the City acting as an intermediary. The loan has a term of 20 years and an interest rate that will not exceed 3%. Entering into obligations such as this requires approval from Council.

**EFFECT OF PASSAGE.** Passage enables the Redevelopment District to secure a \$4,000,000 loan from the Indiana Finance Authority for the project. The loan offers a maximum interest rate of 3%, which is significantly below market rates. Additionally, it can be layered on top of conventional debt that the project may secure, making it an exceptionally attractive source of capital.

**EFFECT OF NON-PASSAGE.** Non-passage would prevent the issuance of the Notes and the approval of the IFA loan, delay or jeopardize funding for the Riverfront Wedge Project, potentially causing the developer to reconsider or scale back the project, and stall anticipated economic development and infrastructure upgrades in the affected area.

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS).** TIF funds from the existing West End TIF District are the sole source of repayment for the loan, ensuring that no other public funds are at risk. Additionally, the Developer will reimburse the Commission for loan payments under a Taxpayer Agreement, which must be executed before the IFA loan closes and before the Redevelopment Commission conveys the project real estate to the Developer.

**ASSIGNED TO COMMITTEE (PRESIDENT).** \_\_\_\_\_



# COMMUNITY DEVELOPMENT

*Vibrant. Prosperous. Growing.*

Sharon Tucker, Mayor

City of Fort Wayne  
Community Development  
200 East Berry Street, Suite 320  
Fort Wayne, IN 46802

260 427-1127 [fwcommunitydevelopment.org](http://fwcommunitydevelopment.org)

November 21, 2024

## MEMO

**To:** City of Fort Wayne Common Council

**Copy:** Jonathan Leist, Community Development Director  
Alec Johnson, Redevelopment Director

**From:** Alec Johnson, 260-427-6425

**Re:** **Approving the Issuance of Certain Obligations Relating to the Riverfront Wedge Project**

The Redevelopment Commission respectfully requests that the Common Council consider and approve the attached resolution authorizing the issuance of Notes to support a \$4,000,000 loan from the Indiana Finance Authority (IFA) for the Wedge mixed-use project.

This resolution is one of three related to the development of the Wedge project. The other two, provided separately, include approval of a Parking Structure Lease and an amendment to the West End TIF District to incorporate the Wedge project real estate. A detailed description of the project is included in the Parking Structure Lease materials.

Earlier this year, the IFA launched a program to address the state's housing shortage by offering low-interest loans through a competitive process to finance public infrastructure for qualifying projects. The Wedge project secured a \$4,000,000 loan at a 3% interest rate, significantly below market rates.

Although Barrett Realty will ultimately fund the loan payments, the IFA requires the loan to be made to a municipality. To meet this requirement, the Redevelopment Commission will enter into a loan agreement with the IFA. Under this agreement, the Commission will use Tax Increment Financing (TIF) funds from the West End TIF District to make payments to the IFA. Barrett Realty will then reimburse the Commission under a Taxpayer Agreement. Council approval is required for obligations of this type, and Barrett Realty's obligation to reimburse the Commission is outlined in the Taxpayer Agreement.

If you have any questions, please contact me at 260-427-6425 or  
[Alec.Johnson@cityoffortwayne.org](mailto:Alec.Johnson@cityoffortwayne.org)

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**BILL NO. R-24-12-14**

**REPORT OF COMMITTEE ON FINANCE**

**December 17, 2024**



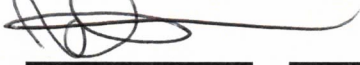
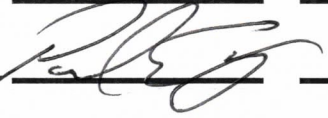

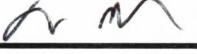

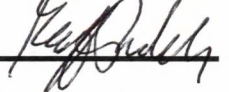
***Marty Bender Chair***

***Rohli Booker Co-Chair***

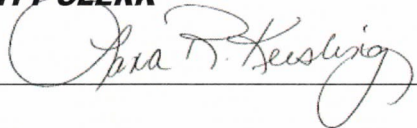
***All Council Members***

A Resolution of the Common Council of the City of Fort Wayne, Indiana, approving the issuance of certain obligations of the City of Fort Wayne Redevelopment District relating to the Riverfront Wedge Project

COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
<u>BENDER</u>			
<u>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A


Read the first time in full and on motion by Councilperson Bender.

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: December 17, 2024

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

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

Resolution No. R-24-12-14 on the 17th day of December, 2024

ATTEST:

  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

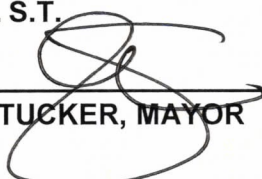
  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 18th of December 2024, at the hour of 2:15 o'clock P.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 20<sup>th</sup> day of December 2024, at the hour of 11:20' o'clock A.M. E.S.T.

RECEIVED  
 DEC 20 2024  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 SHARON TUCKER, MAYOR