BILL NO. R-18-02-39 RESOLUTION NO. R-_________

A RESOLUTION of the Common Council of Fort Wayne regarding the issue of local public support for the Electric Works project.

WHEREAS, the city of Fort Wayne desires strong economic growth; and

WHEREAS, the rehabilitation of abandoned buildings and underperforming properties in and around our downtown is essential for our continued growth and prosperity; and

WHEREAS, only with the growth and prosperity of those rehabilitations may the rest of the community and the region continue to have a renaissance of development that will lead to increased jobs, innovation, tax base, and acclaim; and

WHEREAS, the former General Electric Campus is 1,259,919 square feet of existing, unused buildings and 39.3 acres of potential development in a severely distressed census tract, in a medically underserved area and food desert, mere blocks from our thriving downtown; and

WHEREAS, current economic development plans intend to focus on medical and educational innovation, with a proven track record in each, and the intent to bring new companies, jobs, and innovation potential into Fort Wayne, creating catalytic conditions for not only this transformational project, but many more in the future in a troubled, but developing corridor; and

WHEREAS, private equity has bought the property from General Electric, and multiple elected and appointed bodies have advanced funding; and

WHEREAS, the IEDC has provided the largest ever Industrial Recovery Tax Credit of $50 million dollars, and the project will be eligible for $50 million dollars of federal historic preservation tax credits, injecting $100 million dollars into Fort Wayne's economy; and

WHEREAS, if the project does not go forward, that $100 million dollars of state and federal funding will be lost and go to other cities; and

WHEREAS, without an initial favorable review of the broad outline of the plan for Local Government Funding, the developers will not be able to approach lenders for the loans required and the project will die now.

WHEREAS, Common Council has reviewed the initial broad outline as presented to secure the funds from the City of Fort Wayne and other local government entities all of which will need to secure their funds. .

WHEREAS, the details of all of the Common Council commitments and other local commitments still need to be finalized for final review and vote.

NOW THEREFORE BE IT RESOLVED by Common Council of the City of Fort Wayne as follows:

1. Common Council supports the concept of the initial outline of the points the Fort Wayne Common Council will need to consider in the future, said initial points stated as follows:

   a. A SIX MILLION and 00/100 DOLLAR ($6,000,000.00) LOAN from the corpus of the Legacy Fund to the Redevelopment Commission to be repaid with TIF revenues generated by the project, anticipated to be $1.6 million per year upon project completion. Analysis done by an external third party.

   b. 50% of incoming revenues to the Legacy fund from 2019-2024 to the Redevelopment Commission as a GRANT. This amount is SEVEN MILLION FIVE HUNDRED EIGHTY-THREE THOUSAND THREE HUNDRED THIRTY-THREE and 00/100 DOLLARS ($7,583,333.00) over the duration of the revenues.

   c. FIVE HUNDRED THOUSAND and 00/100 DOLLARS ($500,000.00) per year from 2020-2026 ($3,000,000.00) from Fort Wayne CEDIT revenues.

   d. THREE MILLION AND 00/100 DOLLARS ($3,000,000.00) from Legacy Fund corpus to be used as debt reserve for the bond issued by the Redevelopment Authority. This money would not be taken out of the corpus in any way, but would be encumbered as debt reserve.

   e. Consideration of a lease purchase agreement between the Redevelopment Commission and the Redevelopment Authority, with the general obligation property tax backer

f. May consider, the bond issuance of the Redevelopment Authority from the purchase of the roads from the Redevelopment Commission.

g. May consider, the SIX MILLION AND 00/100 DOLLARS ($6,000,000.00) TIF bond issued by the Fort Wayne Redevelopment Commission to be sold by the developers.

2. Common Council as a result of this resolution will continue to undertake its research and due diligence with regard to the above-stated plan and will consider taking the appropriate steps to bring the appropriate ordinances and resolutions back to Common Council for consideration.

3. This resolution is a non-binding statement of Council's intention as noted herein and no approval is required by the Mayor.

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John Crawford, Council Member

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Geoff Paddock, Council Member

APPROVED AS TO FORM A LEGALITY

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Joseph G. Bonahoom