

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVING THE PRELIMINARY FINDINGS OF THE CITY OF FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION WITH RESPECT TO THE ISSUANCE OF TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS FOR THE FINANCING OF CERTAIN ECONOMIC DEVELOPMENT FACILITIES TO BE UNDERTAKEN BY RTM VENTURES, LLC, AND AUTHORIZING AND COMMITTING THE CITY OF FORT WAYNE, INDIANA, TO PROCEED WITH SUCH FINANCING, SUBJECT TO FINAL ACTION BY THIS COMMON COUNCIL WITH RESPECT TO THE TERMS AND CONDITIONS OF SUCH FINANCING.

WHEREAS, the City of Fort Wayne, Indiana (the "City") is authorized by Indiana Code 36-7-11.9 and Indiana Code 36-7-12 (collectively, the "Act") to issue revenue bonds and other obligations for the financing of economic development facilities, the funds from said financing to be used for a portion of the acquisition, construction, installation and equipping of said facilities; and

WHEREAS, RTM Ventures, LLC (the "Company") has advised the City that there is under consideration a proposal of the Company for the acquisition, construction, installation and equipping of certain improvements to economic development facilities consisting of (a) an approximately 311,000 square foot parking garage, (b) an approximately 308,000 square foot apartment building, and (c) an approximately 31,000 square foot commercial/retail space, all to be located at or adjacent to the "Electric Works" area within the City (collectively, the "Project"); and

WHEREAS, the total cost of the portion of the Project to be financed under the Act is presently estimated in an amount not to exceed Thirty-One Million Five Hundred Thousand Dollars (\$31,500,000), plus the incidental costs of issuance of taxable economic development revenue bonds, the maximum amount of such costs of issuance of such bonds to be reflected in a certain Trust Indenture to be approved in substantially

1 final form by an Ordinance to be adopted by the Common Council of the City providing
2 final approval of the financing of a portion of the Project under the Act (the "Costs of
3 Issuance"); and

4 WHEREAS, the Company has proposed that the City issue taxable economic
5 development revenue bonds under the Act (the "Bonds") to finance a portion of the
6 acquisition, construction, installation and equipping of the Project, pursuant to a
7 financing agreement whereby the proceeds of such Bonds would be provided to the
8 Company (or an affiliate thereof acceptable to the City) to enable the Company (or such
9 affiliate) to acquire, construct, install and equip a portion of the Project, with the
10 principal of and premium, if any, and interest on the Bonds to be payable from tax
11 increment revenues pledged by the City of Fort Wayne Redevelopment Commission to
12 the payment of the Bonds; and the Company has further advised the City that a
13 determination by the City to accept such a proposal for financing a portion of the Project
14 will constitute a substantial attraction for the Company to construct the Project; and

15 WHEREAS, the City of Fort Wayne Economic Development Commission (the
16 "Commission") has given its preliminary approval of the Project and the financing of a
17 portion thereof; and

18 WHEREAS, subject to required approvals, it would appear that the Project and
19 the financing of a portion thereof would be of public benefit to the health, prosperity,
20 economic stability and general welfare of the City and its citizens;

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

23 The Common Council of the City hereby finds, determines, ratifies and confirms
24 that the promotion of diversification of economic development and job opportunities in
25 and near the City is desirable to preserve the health, prosperity, economic stability and
26

1 general welfare of the citizens of the City; and that it is in the public interest that the
2 Commission and the City take such action as they lawfully may to encourage economic
3 development, diversification of industry and promotion of job opportunities in and near
4 the City.

5
6 The Common Council of the City hereby approves, determines, ratifies and
7 confirms that the issuance and sale of the Bonds of the City under the Act in the
8 estimated principal amount not to exceed Thirty-One Million Five Hundred Thousand
9 Dollars (\$31,500,000), plus the Costs of Issuance, for the lending of the proceeds of the
10 Bonds to the Company for a portion of the acquisition, construction, installation and
11 equipping of the Project will serve the public purposes referred to above, in accordance
12 with the Act.

13
14 In order to attract the Company to make the acquisition, construction, installation
15 and equipping of the Project, the Common Council of the City hereby approves,
16 determines, ratifies and confirms that:

17 it will take or cause to be taken such actions pursuant to the Act as may be
18 required to implement the aforesaid financing, or as it may deem appropriate in
19 pursuance thereof; provided that all of the foregoing shall be mutually acceptable
20 to the City and the Company; and

21
22 it will adopt such ordinances and resolutions and authorize the execution
23 and delivery of such instruments and the taking of such action as may be
24 necessary and advisable for the authorization, issuance and sale of the Bonds; and
25 that the aforementioned purposes comply with the provisions of the Act.

26 The liability and obligation of the Common Council of the City shall be limited
27 solely to good faith efforts to consummate the proceedings leading to the issuance of the
28 Bonds to finance a portion of the acquisition, construction, installation and equipping of
29
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1 the Project, and the Bonds shall not ever constitute a general obligation of, or
2 indebtedness of, or a charge against the general credit of the City. Neither the Common
3 Council nor the City, nor their officers or agents, shall incur any liability if, for any
4 reason, the proposed issuance of the Bonds is not consummated.
5

6 This Resolution shall be effective upon its passage by the Common Council and
7 approval by the Mayor of the City, in accordance with procedures as required by law.
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9 * * * * *

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11 _____
Council Member

12 APPROVED AS TO FORM AND LEGALITY:
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15 _____
Carol Helton, City Attorney
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Fort Wayne

Economic Development Commission

CITY OF FT. WAYNE

OCT 28 2021

08/07
IRB Application

COMMUNITY DEVELOPMENT

Application for Economic Development Bond Financing

Fort Wayne Economic Development Commission by:
Staff Member CSJ
Date 10/28/21

**Please refer to the attached Application Instructions
prior to completing this application!**

General Information

COST OF PROJECT: \$126 MILLION
COST OF BOND: \$31.5 MILLION PRINCIPAL, WITH INTEREST RATE TBD

Total projected cost of bond issue (include cost of project and cost of bond issuance) \$ _____

1. Name of applicant: RTM VENTURES, LLC
2. Title of applicant: N/A
3. Address of applicant: 701 WEST MAIN STREET, SUITE 200, DURHAM, NC 27701
4. Phone and fax number of applicant: PHONE: 202.558.8865
5. Name of business: N/A
6. Address of business: N/A
7. Phone and fax number of business: N/A
8. Name of contact person: NICOLE MORRILL
9. Title of contact person: SENIOR VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION
10. Name of contact's business: ANCORA PARTNERS, LLC
11. Address of contact's business: 701 WEST MAIN STREET, SUITE 200, DURHAM, NC 27701
12. Telephone and fax number of contact: PHONE: 202.558.8865
13. Applicant is organized as a: (Check One)

☐ Not-for-Profit Corporation	☐ Subchapter S Corporation
☐ C Corporation	☐ General Partnership
☒ Limited Liability Company	☐ Joint Venture
☐ Sole Proprietorship	☐ Other _____
☐ Limited Partnership	

14. List company officers and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
JOSHUA M. PARKER OF RTM VENTURES, LLC	AUTHORIZED AGENT	701 WEST MAIN STREET, SUITE 200 DURHAM, NC 27701	919-688-9054
JOSHUA M. PARKER OF ANCORA PARTNERS, LLC	AUTHORIZED AGENT	701 WEST MAIN STREET, SUITE 200 DURHAM, NC 27701	919-688-9054

15. List all persons or firms having ten percent or more ownership interest in the applicant business and the percentage each holds:

NAME	PERCENTAGE	NAME	PERCENTAGE
TIM ASH	10%	888 S. HARRISON ST. - STE 900, FORT WAYNE, IN 46802 / (800) 589-3000	
KEVAN BIGGS	18%	522 S. 13TH ST., DECATUR, IN 46733 / (800) 589-4332	
JOSHUA M. PARKER	49%	701 W. MAIN ST. - STE 200, DURHAM, NC 27701 / (919) 688-9054	
ANCORA PARTNERS, LLC * Joshua M. Parker	95%	701 W. MAIN ST. - STE 200, DURHAM, NC 27701 / (919) 688-9054	

16. Name and nature of the business or (if others) businesses in which the applicant is engaged:

REAL ESTATE DEVELOPMENT

17. ☐ Yes ☒ No Is the applicant incorporated in the State of Indiana?

18. If yes, attach a copy of Certificate of Existence. (**Attachment #1**)

19. If no, under the laws of what state is the applicant organized? DELAWARE

20. ☒ Yes ☐ No Has the applicant received authority to do business in Indiana from the Indiana Secretary of State?

21. Provide evidence of such legal existence, including a statement from any certifying authorities. (**Attachment #2**)

22. ☐ Yes ☒ No Does the applicant operate under an assumed name in Allen County, Indiana?

23. ☐ Yes ☒ No Has the applicant filed for a Certificate of Use of Assumed Name with the Allen County, Indiana Recorder's Office?

24. If yes, under what name? _____ Date filed: _____

25. ☐ Yes ☒ No If the applicant is a sole proprietorship or general partnership, has the applicant filed for a Certificate of Assumed Business Name with the Allen County, Indiana Recorder's Office?

26. If yes, under what name? _____ Date filed: _____

27. ☐ Yes ☒ No Are any members of the Fort Wayne Economic Development Commission, Fort Wayne Common Council, or Allen County Council shareholders or holders of any debt obligation of the applicant?

28. If yes, list name(s):

Project Information

29. Street address of project: 1450 VAN BUREN, FORT WAYNE, INDIANA
30. Description of the project to be funded along with a brief description of the facilities to be constructed:
311,305 SF PARKING GARAGE
308,000 (+/-) SF RESIDENTIAL MARKET RATE AND AGE-RESTRICTED AFFORDABLE APARTMENTS
31,000 (+/-) SF COMMERCIAL (CHILDCARE, FITNESS, RETAIL, FOOD AND BEVERAGE)
31. Total square footage of facility to be constructed on first floor: 131,953 sf
32. Total square footage of facility to be constructed on additional floors: 571,079 sf
33. Legal description of project site (Required **Attachment # 3**)
34. Total acreage of the tract or parcel of property on which the project is to be located: 5.19 acres
35. ☒ Yes ☐ No Are blueprints or architectural renderings available for the facilities to be constructed?
 (If yes, a copy of the blueprints/renderings must be attached to the application. If not, a copy must be provided to the staff of the Fort Wayne Economic Development Commission no later than one week prior to the initial inducement resolution.) **Attachment # 4**
36. Itemize use of bond funds by expenditure category:
- | | |
|---|-----------------------|
| Engineering/Architectural Fees: | <u>\$1 MILLION</u> |
| Legal Fees: | <u>0</u> |
| Financing and Other Fees: | <u>0</u> |
| Land Purchase: | <u>0</u> |
| Site Preparation: | <u>0</u> |
| Construction (materials, equipment, labor): | <u>\$30.5 MILLION</u> |
| Building Purchase: | <u>0</u> |
| Machinery: | <u>0</u> |
| Remodeling/Renovation/Restoration: | <u>0</u> |

37. Should bond funds be insufficient to complete the proposed project, itemize any additional funds and funding sources needed to complete the project: FUNDS ARE INTENDED TO PAY FOR COST OF INFRASTRUCTURE CONSTRUCTION AND ARE BEING PAID AT THE BEGINNING OF THE PROJECT CONSTRUCTION. DEVELOPER WILL OBTAIN PRIVATE FUNDING FOR THE PROJECT COST.

38. ☒ Yes ☐ No Is the project located entirely within the municipal limits of the City of Fort Wayne, Indiana?

39. ☒ Yes ☐ No Is the project located within the Fort Wayne Community Schools District?

40. If no, name the applicable school district (s): _____

41. ☒ Yes ☐ No Will the proposed facility, or any portion thereof, be leased to an entity other than the applicant?

42. If yes, name all such entities, state the type of business in which they engage, and indicate the square footage of the project each is expected to lease: _____

PARKING GARAGE: 311,305 SF LEASED HOURLY / DAILY / WEEKLY / MONTHLY

RESIDENTIAL UNITS: 308,000 (+/-) SF WILL BE LEASED

COMMERCIAL SPACE: 31,000 (+/-) WILL BE LEASED

Zoning And Infrastructure Information

43. What is the existing zoning on the project site? URBAN CORRIDOR

44. What zoning will the project require? URBAN CORRIDOR

45. ☐ Yes ☒ No Is the project site located within a floodplain?

(Attach a surveyor's certificate indicating floodplain status, required.) **Attachment # 5**

46. Is the site to be used currently served by Fort Wayne City Utilities for:

- ☒ Yes ☐ No Water?

- ☒ Yes ☐ No Sanitary sewer?

- ☒ Yes ☐ No Storm sewer?

47. If not, how does applicant intend to procure proper utility infrastructure for the project?

48. Will the project cause any adverse environmental impacts to:

- ☐ Yes ☒ No Air?

- ☐ Yes ☒ No Land?

- ☐ Yes ☒ No Noise?

- ☐ Yes ☒ No Other?

- ☐ Yes ☒ No Water?

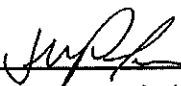
49. Describe any potential adverse environmental impacts: _____

Public Benefit Information

50. Is a fully executed "Fort Wayne Economic Development Commission Form ED-1" attached to this application? (If not, application will not be accepted.) Attachment # 6.

I certify that I am a legally authorized representative of the above named company and that, to the best of my knowledge, all information in this application and its attached exhibits are true and complete and that I am aware that such application is subject to the Public Records laws of the State of Indiana. Verification of any and all items noted within this application may be obtained from any source named herein. It is my understanding that information on the "Fort Wayne Economic Development Commission Form ED-1" which is attached as a part of this application may be monitored by the staff of the Commission. I further understand that it is my obligation to provide the Commission with an annual "Fort Wayne Economic Development Commission Form ED-2" no later than January 31 of each year during the life of the bond issue. Form ED-2 shall be used to monitor compliance with the job creation and/or retention goals listed in the original "Fort Wayne Economic Development Commission Form ED-1". Commission staff has my express consent to monitor the project during the life of the bond issuance for compliance. Should any inaccuracies be found in the information reported on form ED-2, or should the ED-2 form not be received by January 31 of each year during the life of the bond issue, the Fort Wayne Economic Development Commission may seek such remedies as are legally available to it to address those discrepancies found.

I further agree to abide by all rules and regulations of the Fort Wayne Economic Development Commission. I agree to pay, in addition to the application fee, all attorney fees incurred on behalf of the Commission in the negotiation of financing of the economic development facility for which I am applying.

Signature 
Typed Name and Title Joshua M Parker, Authorized Representative
Date Signed 10/27/2021

State of Indiana
Office of the Secretary of State

CERTIFICATE OF EXISTENCE

To Whom These Presents Come, Greeting:

I, HOLLI SULLIVAN, Secretary of State of Indiana, do hereby certify that I am, by virtue of the laws of the State of Indiana, the custodian of the corporate records and the proper official to execute this certificate.

I further certify that records of this office disclose that

RTM VENTURES, LLC

duly filed the requisite documents to commence business activities under the laws of the State of Indiana on March 21, 2017, and was in existence or authorized to transact business in the State of Indiana on October 27, 2021.

I further certify this Foreign Limited Liability Company has filed its most recent report required by Indiana law with the Secretary of State, or is not yet required to file such report, and that no notice of withdrawal, dissolution, or expiration has been filed or taken place. All fees, taxes, interest, and penalties owed to Indiana by the domestic or foreign entity and collected by the Secretary of State have been paid.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, October 27, 2021.

Holli Sullivan

HOLLI SULLIVAN
SECRETARY OF STATE

201703211187087 / 20212269845

All certificates should be validated here: <https://bsd.sos.in.gov/ValidateCertificate>

Expires on November 26, 2021.

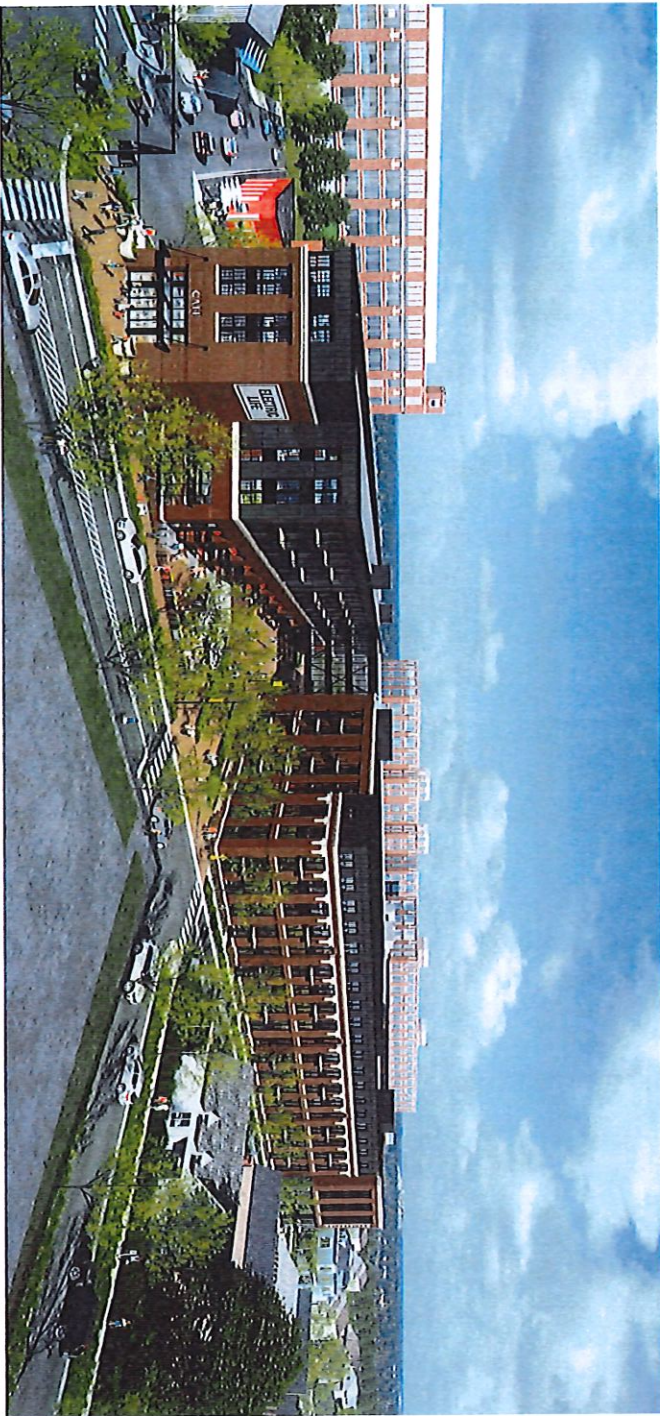
DESCRIPTION OF DEVELOPMENT PARCEL

Part of Ayres Addition to Fort Wayne (Deed Record Q, page 215), Chipman's Addition to the City of Fort Wayne (Deed Record N, page 475), McMaken's Addition to Fort Wayne (Plat Record O, page 72) and proposed vacated alleys and streets in the City of Fort Wayne, Allen County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of Lot 8 in Ayres Addition to Fort Wayne, being also the intersection of the east line of Union Street and the north right-of-way line of the CSX Railroad; thence North 01 degree 44 minutes 09 seconds West (bearing based on the State Plane Coordinate System (NAD82)(2011), Indiana East zone) on the east line of Union Street and the west line of Ayres Addition, a distance of 306.53 feet to a 5/8" rebar found marking the northwest corner of a parcel of land described in Document 2011009084 in the Office of the Recorder of Allen County; thence North 89 degrees 08 minutes 09 seconds East on the north line thereof, a distance of 85.15 feet to a 1/2" rebar found marking the northeast corner of said parcel of land; thence North 01 degree 04 minutes 39 seconds West 3.72 feet to a 5/8" rebar with Miller cap found marking the southwest corner of a parcel of land described in Document 2018003536 in said Recorder's Office; thence North 88 degrees 40 minutes 12 seconds East on the south line thereof, a distance of 87.12 feet to a 5/8" rebar with Miller cap found marking the southeast corner of said parcel of land and the west line of Jackson Street; thence North 11 degrees 59 minutes 03 seconds West on the east line of said parcel of land and the west line of Jackson Street, a distance of 91.03 feet to the northeast corner of said parcel of land and the northeast corner of Lot 1 in Ayres Addition; thence North 89 degrees 10 minutes 48 seconds East 50.04 feet to the east line of Jackson Street and the west line of Lot 10 in Chipman's Addition; thence North 12 degrees 20 minutes 39 seconds West on said east line of Jackson Street and the west line of said Lot 10, a distance of 26.04 feet to the Northwest corner of said Lot 10 and the south line of Lavina Street; thence North 89 degrees 24 minutes 18 seconds East on the north line of Chipman's Addition and the north line of McMaken's Addition, being also the south line of Lavina Street, a distance of 540.05 feet to the northeast corner of Lot 2 in McMaken's Addition and the northwesterly line of Broadway; thence South 35 degrees 01 minute 10 seconds West on the northwesterly line of Broadway and the southeasterly line of McMaken's Addition and Chipman's Addition, a distance of 506.82 feet to the north right-of-way line of the CSX Railroad; thence North 79 degrees 50 minutes 32 seconds West on said north right-of-way line, a distance of 28.57 feet; thence South 00 degrees 41 minutes 38 seconds East on said north right-of-way line, a distance of 19.24 feet; thence South 89 degrees 18 minutes 22 seconds West on said north right-of-way line of the CSX Railroad, a distance of 409.76 feet to the point of beginning, containing 5.24 acres, more or less.

ELECTRIC WORKS - PHASE II

1450 VAN BUREN ST, FORT WAYNE, INDIANA
RESIDENTIAL APARTMENTS



- OWNER**
ANCORA
701 WEST MAIN ST.
FLOOR 200
FORT WAYNE, IN 46804
TEL: (317) 468-9054

CIVIL ENGINEER
ENGINEERING REQUIREMENTS
4175 NEW VISION DRIVE
FORT WAYNE, IN 46804
TEL: (317) 490-1023

LANDSCAPE ARCHITECT
ANDERSON-CHAMBERLAIN
1004 VIRGINIA AVENUE
FLOOR 200
FORT WAYNE, IN 46804
TEL: (317) 319-2044

STRUCTURAL ENGINEER
TEAM
17005 PARK FOREST AVE.
PORTSMOUTH, IN 46364
TEL: (317) 881-1441

MECHANICAL & PLUMBING ENG. DESIGN BUILD
R.T. MOORE ENGINEERING
6400 LAKE AVE. SW.
INDIANAPOLIS, IN 46248
TEL: (317) 222-5195

ELECTRICAL ENGINEER DESIGN BUILD
LA ELECTRIC
703 INDIANAPOLIS BLVD.
FORT WAYNE, IN 46804
TEL: (317) 877-0230

INTERIOR DESIGNER
BROOKLYN DESIGN
2014 BROOK BLVD. AVE. NE
WASHINGTON, DC 20018
TEL: (202) 242-0344

ACCESSIBILITY SPECIALIST
JAY REE CIVIL & ROAD
INCORPORATED
2017 REE CIVIL ROAD
MARTIN, INDIAN 46804
TEL: (317) 814-8273

BUILDING CODE / LIFE SAFETY CONSULTANT
MIR CONSULTANTS, INC.
4440 PARADISE PLACE
INDIANAPOLIS, IN 46254
TEL: (317) 324-7070

CONSTRUCTION MANAGER
7000 HUNTERFIELD DR.
FORT WAYNE, IN 46804
TEL: (317) 490-5449

ELECTRIC WORKS - PHASE II
1450 VAN BUREN ST, FORT WAYNE, INDIANA

ANCORA
701 WEST MAIN ST.
FLOOR 200
FORT WAYNE, IN 46804
TEL: (317) 468-9054

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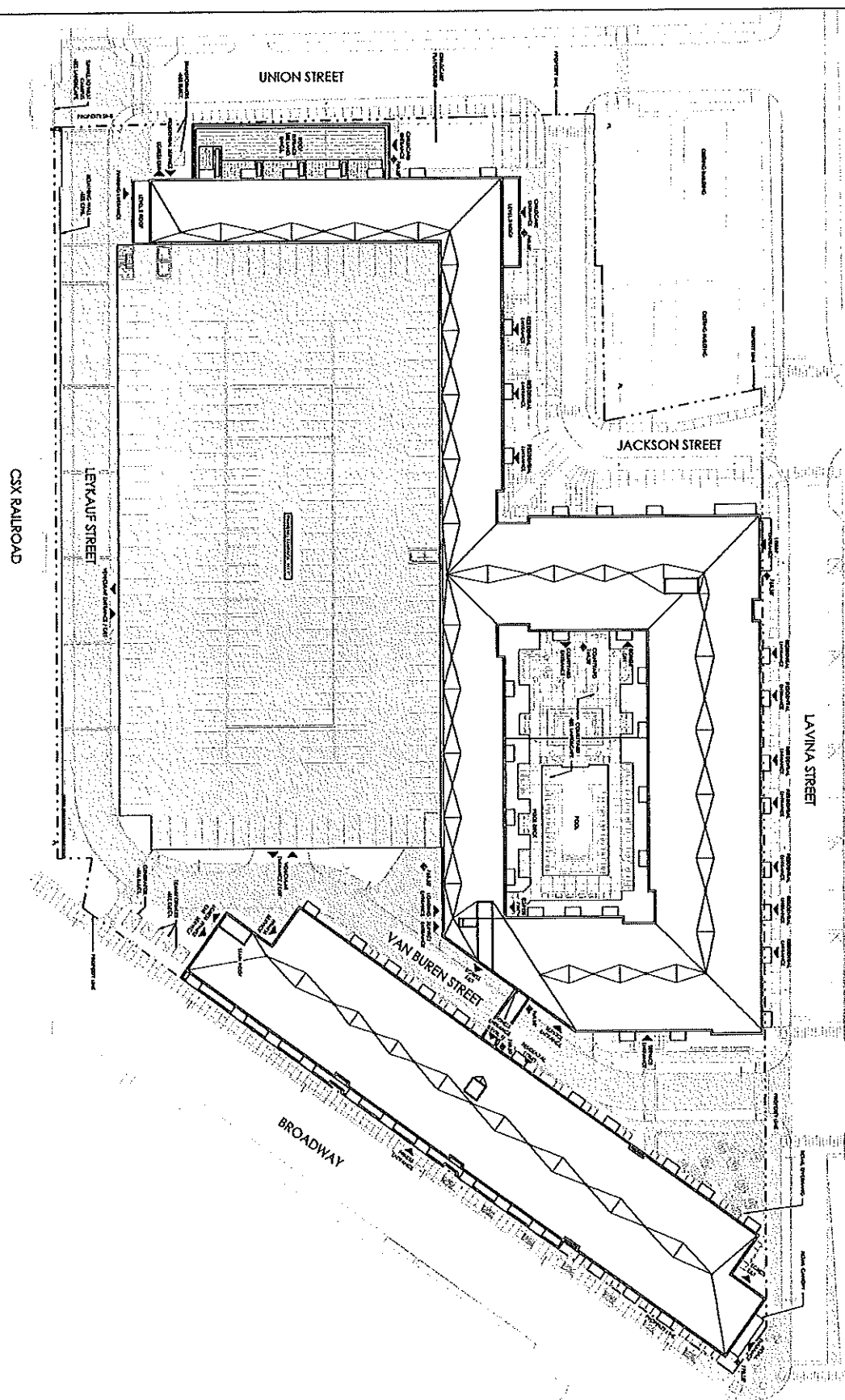
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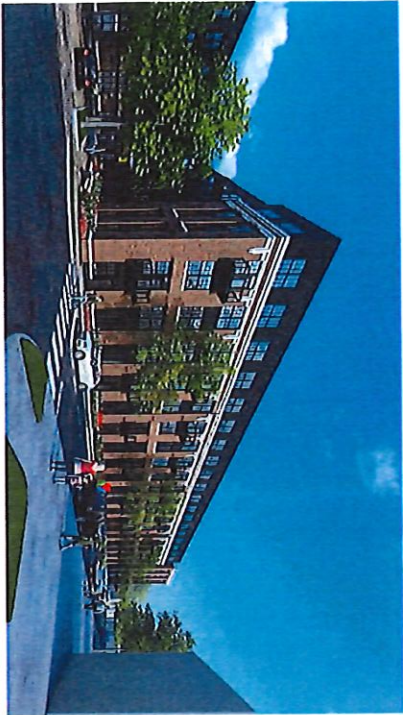
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ELECTRIC WORKS - PHASE II
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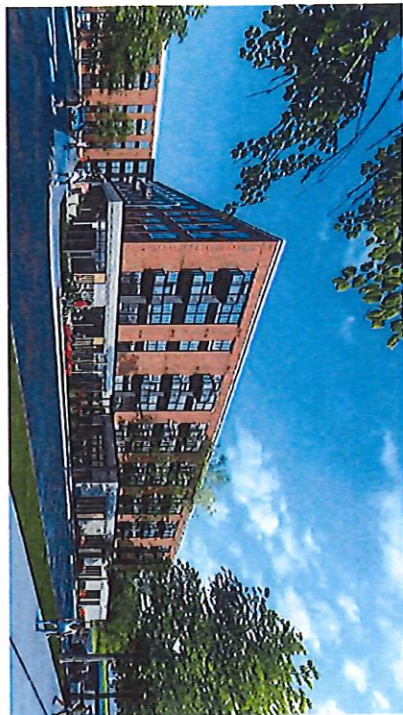
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75 WEST MAIN ST.
CHICAGO, IL 60610

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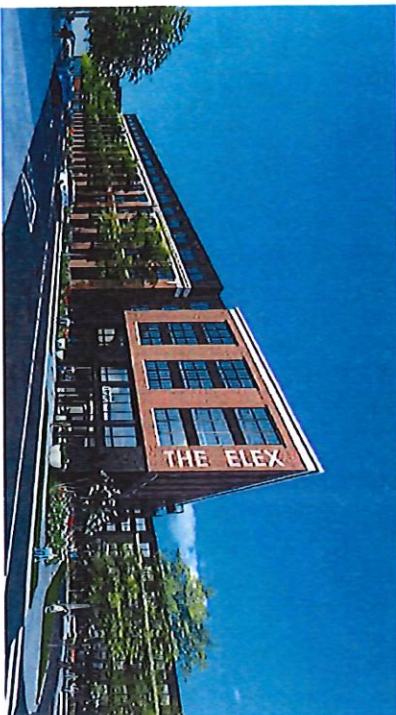




5. PERSPECTIVE VIEW - LAVINA STREET AND BUREN STREET



2. PERSPECTIVE VIEW - JACKSON STREET AND UNION STREET



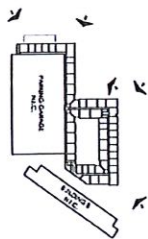
4. PERSPECTIVE VIEW - LAVINA STREET AND JACKSON STREET



1. PERSPECTIVE VIEW - UNION STREET AND LEYKAUF STREET



3. PERSPECTIVE VIEW - JACKSON STREET



WDG

W.D. GROUP, INC.
1000 CONCORD AVENUE, SUITE 200
FARMINGTON, CT 06030
TEL: (860) 676-1000
WWW.WDGROUP.COM

STRUCTURAL ENGINEER
SEAL
1205 PARK FOREST DRIVE, AVE.
FARMINGTON, CT 06030
TEL: (860) 676-1000

LANDSCAPE ARCHITECT
ANDERSON-KOZAKOWSKI LLC
1000 CONCORD AVENUE, SUITE 200
FARMINGTON, CT 06030
TEL: (860) 676-1000

INTERIOR DESIGN
ANDERSON-KOZAKOWSKI LLC
1000 CONCORD AVENUE, SUITE 200
FARMINGTON, CT 06030
TEL: (860) 676-1000

ARCHITECT
ANDERSON-KOZAKOWSKI LLC
1000 CONCORD AVENUE, SUITE 200
FARMINGTON, CT 06030
TEL: (860) 676-1000

ELECTRIC WORKS - PH II - BLDG A
877 LAVINA STREET, FORT WAYNE, INDIANA

ANCORA
201 WEST 200
DURHAM, NC 27703

DATE: 08/11/2014
DRAWN: J. J. JONES
CHECKED: J. J. JONES
APPROVED: J. J. JONES

PROFESSIONAL SEAL

PROJECT NO.
PROJECT VIEWS

A1.11

GENERAL NOTES

SEE PLAN LAYOUT AND NOTES FOR SPECIFICATIONS OF MATERIALS

WDG
WILLIAM D. GILBERT
ARCHITECT
1000 N. WASHINGTON ST.
FARMINGTON, CT 06030
TEL: 860/633-1111
FAX: 860/633-1112

ELECTRICAL ENGINEER
JAMES H. KELLY, P.E.
12401 PARK HIGHLAND AVE.
FARMINGTON, CT 06030
TEL: 860/633-1111
FAX: 860/633-1112

MECHANICAL ENGINEER
JAMES H. KELLY, P.E.
12401 PARK HIGHLAND AVE.
FARMINGTON, CT 06030
TEL: 860/633-1111
FAX: 860/633-1112

PLUMBING ENGINEER
JAMES H. KELLY, P.E.
12401 PARK HIGHLAND AVE.
FARMINGTON, CT 06030
TEL: 860/633-1111
FAX: 860/633-1112

ANCOBA
201 WEST MAIN ST.
BIRMINGHAM, AL 35201
TEL: 205/261-1111
FAX: 205/261-1112

ELECTRIC WORKS - PH II - BLDG A
677 LAVINA STREET, FORT WAYNE, INDIANA

DATE	2/1/2000
BY	W.D.G.
CHECKED	W.D.G.
APPROVED	W.D.G.
SCALE	AS SHOWN

PROFESSIONAL SEAL

W.D.G.
WILLIAM D. GILBERT
ARCHITECT
1000 N. WASHINGTON ST.
FARMINGTON, CT 06030
TEL: 860/633-1111
FAX: 860/633-1112

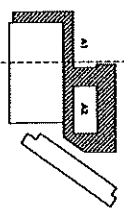
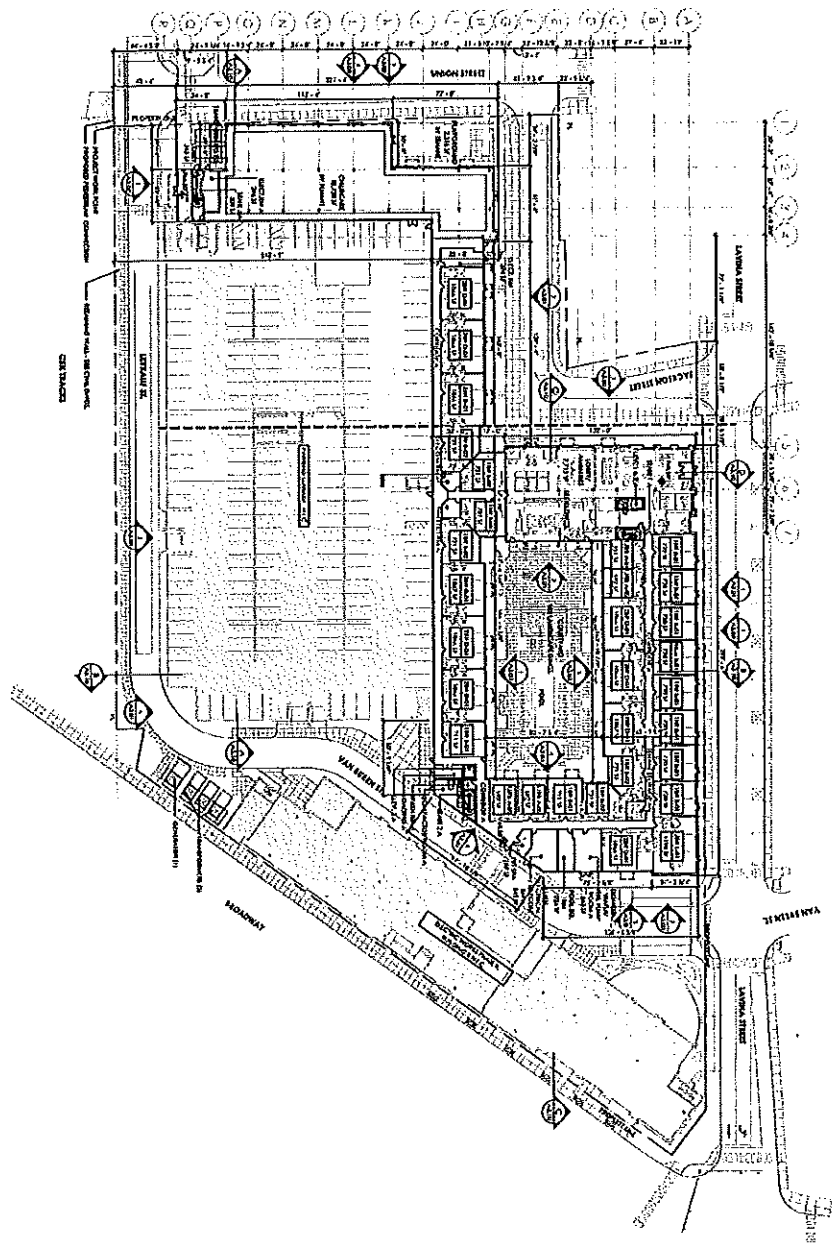
PH II - BLDG A

OVERALL PLAN

A2.00

PH II - BLDG A

OVERALL PLAN



GENERAL NOTES

1. SEE "GENERAL NOTES" AND "SPECIFICATIONS" FOR ALL WORK.

W.D.G. CONSULTING, INC.
1000 WEST 10TH AVENUE
FORT WAYNE, IN 46806
TEL: 331-221-0000
FAX: 331-221-0001

DESIGNED BY
W.D.G. CONSULTING, INC.
1000 WEST 10TH AVENUE
FORT WAYNE, IN 46806
TEL: 331-221-0000
FAX: 331-221-0001

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FORT WAYNE, IN 46806
TEL: 331-221-0000
FAX: 331-221-0001

ELECTRIC WORKS - PH II - BLDG A
877 LAVINA STREET, FORT WAYNE, INDIANA

ANCORA
70 WEST MAIN ST.
FORT WAYNE, IN 46806
TEL: 331-221-0000
FAX: 331-221-0001

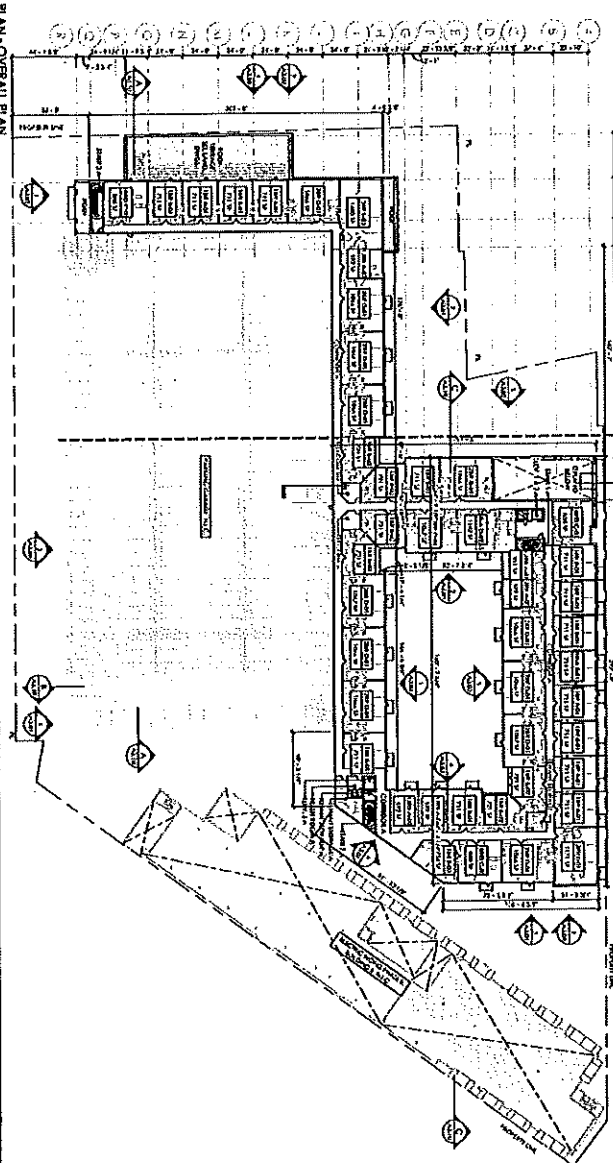
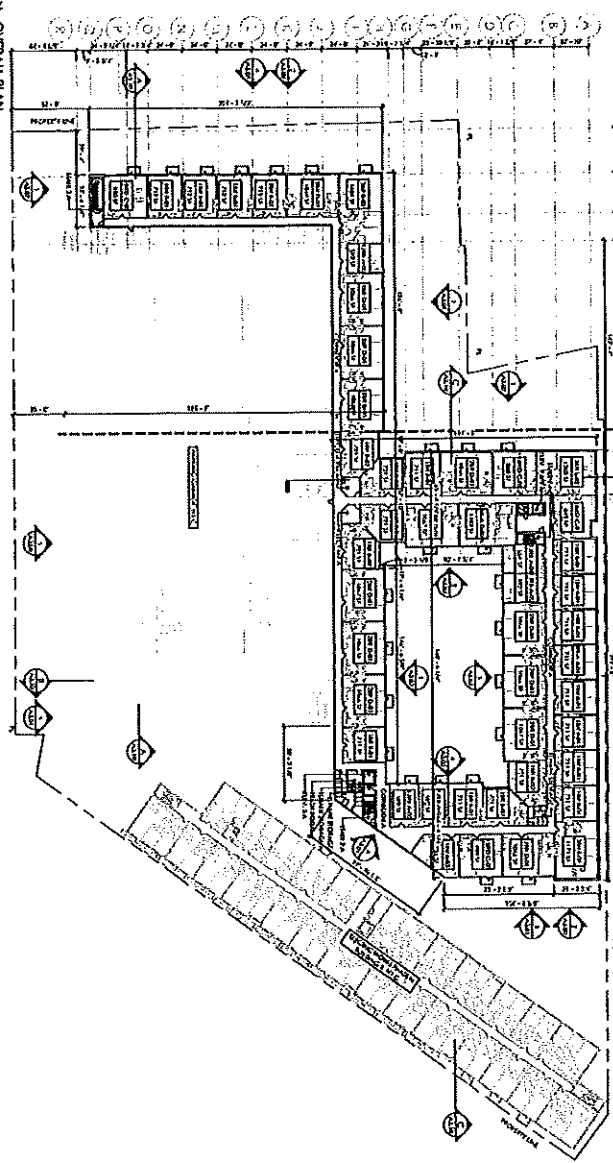
DATE	10/1/00
BY	W.D.G.
CHECKED BY	W.D.G.
APPROVED BY	W.D.G.
DATE	10/1/00
BY	W.D.G.
CHECKED BY	W.D.G.
APPROVED BY	W.D.G.

MECHANICAL S.D.A.

1000 WEST 10TH AVENUE
FORT WAYNE, IN 46806
TEL: 331-221-0000
FAX: 331-221-0001

SECOND & THIRD
FLOOR PLAN -
OVERALL PLANS

A2.01



GENERAL NOTES

1. SEE LAYOUT AND ELEVATION SHEETS FOR DIMENSIONS.

W.D.G. CONSULTING, INC.
1000 W. 10TH STREET
FORT WAYNE, IN 46802
PHONE: (219) 733-1000
FAX: (219) 733-1001

PROJECT: BLDG. A
1000 W. 10TH STREET
FORT WAYNE, IN 46802
DATE: 01/11/01

DESIGNED BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 01/11/01

W.D.G. CONSULTING, INC.
1000 W. 10TH STREET
FORT WAYNE, IN 46802
PHONE: (219) 733-1000
FAX: (219) 733-1001

ELECTRIC WORKS - PH II - BLDG A 877 LAVINA STREET, FORT WAYNE, INDIANA

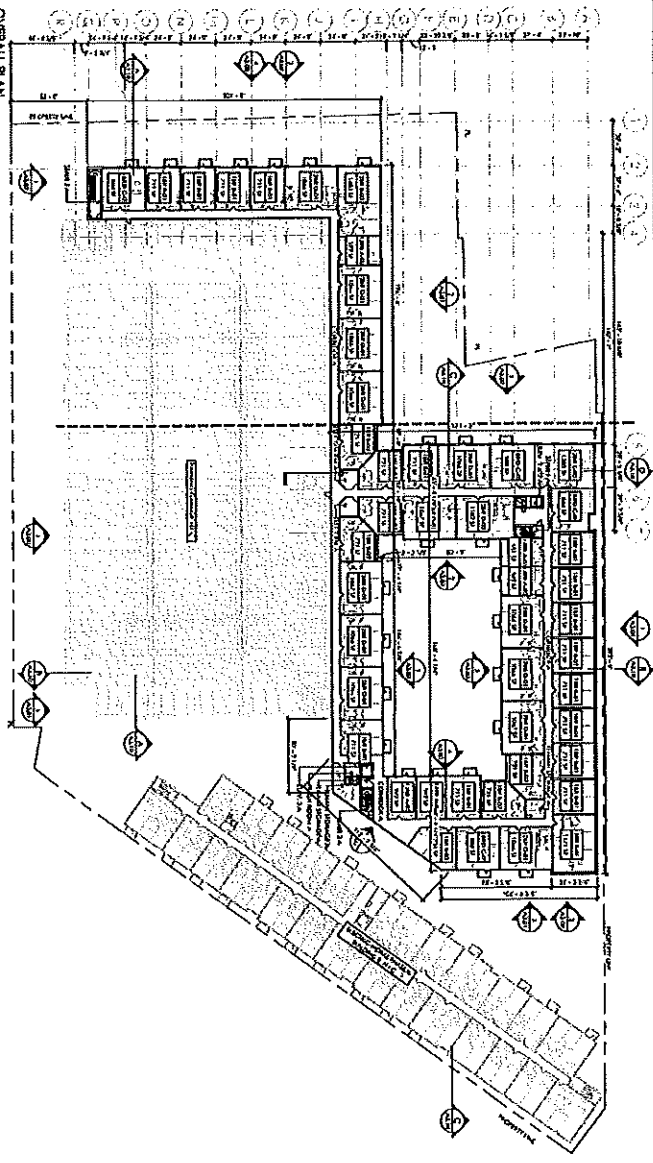
ANCORA
20 WEST MAIN ST.
FORT WAYNE, IN 46802

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/11/01
2	REVISED FOR FIELD	01/11/01
3	REVISED FOR FIELD	01/11/01
4	REVISED FOR FIELD	01/11/01
5	REVISED FOR FIELD	01/11/01

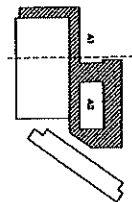
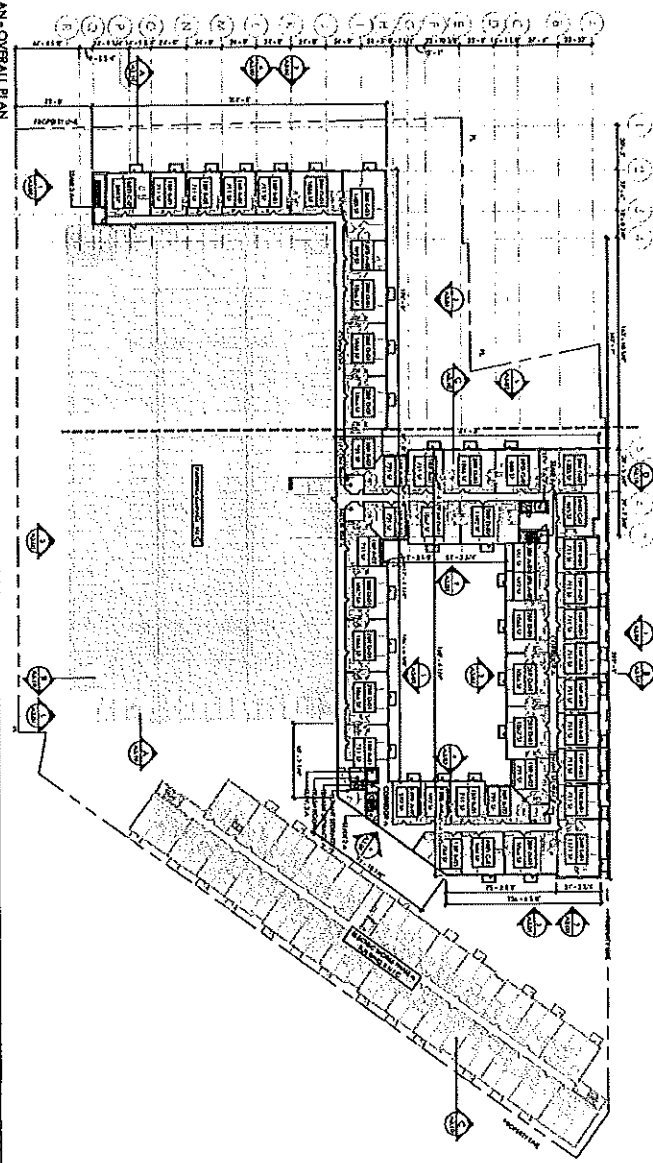
NOTES: SEE SHEET 201

W.D.G. CONSULTING, INC.
1000 W. 10TH STREET
FORT WAYNE, IN 46802
PHONE: (219) 733-1000
FAX: (219) 733-1001

2. 8TH FLOOR PLAN - OVERALL PLAN



1. 4TH FLOOR PLAN - OVERALL PLAN



GENERAL NOTES

1. REFER TO ALL OTHER DRAWINGS AND SPECIFICATIONS.
2. SEE ALL CITY, STATE AND FEDERAL REQUIREMENTS.

WDG
WILLIAM D. GILBERT & ASSOCIATES, INC.
1000 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804
PHONE: (219) 733-1461
FAX: (219) 733-1462

STRUCTURAL ENGINEER
JAMES J. WILSON, P.E.
1100 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804
PHONE: (219) 733-1461
FAX: (219) 733-1462

MECHANICAL ENGINEER
JAMES J. WILSON, P.E.
1100 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804
PHONE: (219) 733-1461
FAX: (219) 733-1462

ELECTRICAL ENGINEER
JAMES J. WILSON, P.E.
1100 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804
PHONE: (219) 733-1461
FAX: (219) 733-1462

INTERIOR DESIGNER
JAMES J. WILSON, P.E.
1100 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804
PHONE: (219) 733-1461
FAX: (219) 733-1462

LANDSCAPE ARCHITECT
JAMES J. WILSON, P.E.
1100 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804
PHONE: (219) 733-1461
FAX: (219) 733-1462

ARCHITECT
JAMES J. WILSON, P.E.
1100 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804
PHONE: (219) 733-1461
FAX: (219) 733-1462

ELECTRIC WORKS - PH II - BLDG A
877 LAVINA STREET, FORT WAYNE, INDIANA

ANCORA
701 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804

CONTRACTOR
JAMES J. WILSON, P.E.
1100 WEST 10TH AVENUE
SUITE 200
FORT WAYNE, IN 46804

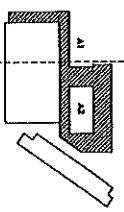
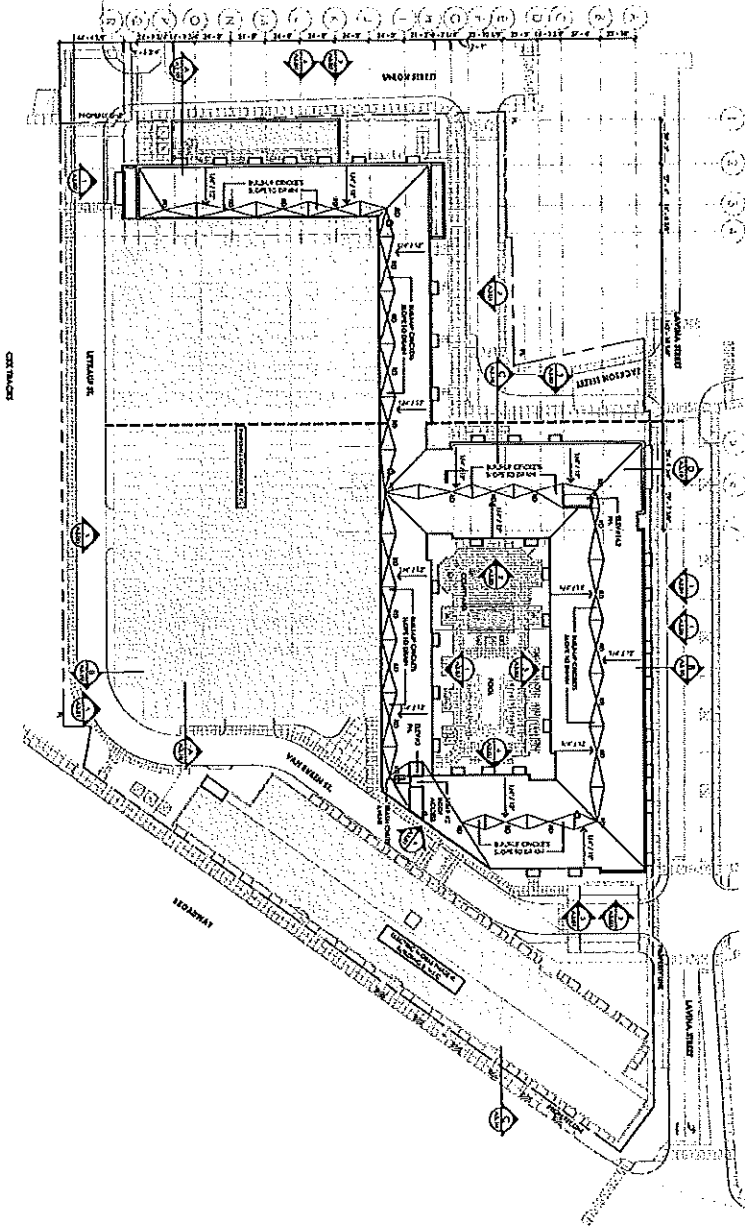
GENERAL NOTES
1. REFER TO ALL OTHER DRAWINGS AND SPECIFICATIONS.
2. SEE ALL CITY, STATE AND FEDERAL REQUIREMENTS.

PROFESSIONAL SEAL

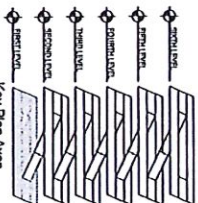
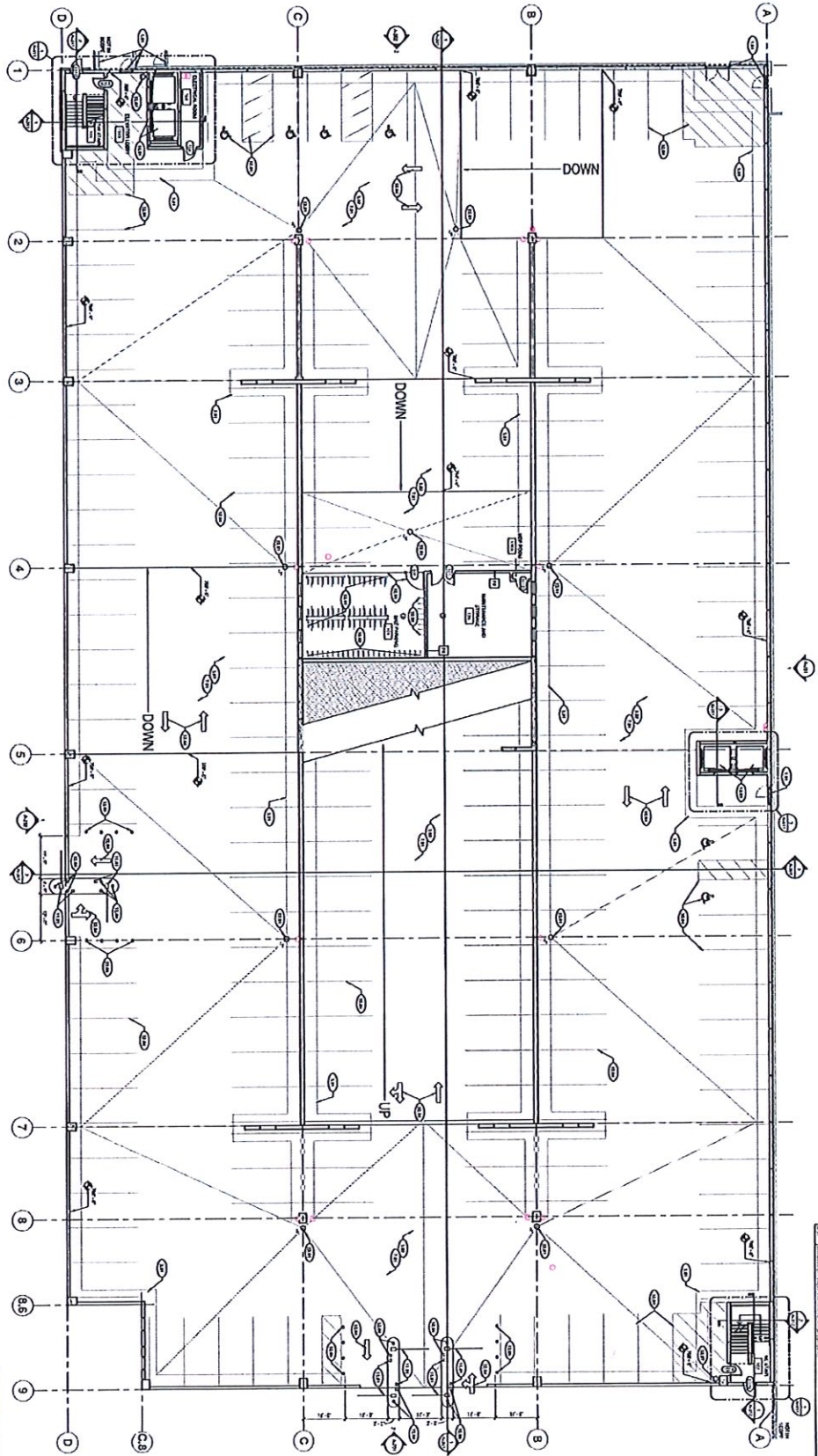
PROJECT INFORMATION
PROJECT NO. 1000
PROJECT NAME: ELECTRIC WORKS - PH II - BLDG A
PROJECT LOCATION: 877 LAVINA STREET, FORT WAYNE, INDIANA

A2.03

1. ROOF PLAN - OVERALL PLAN



Overall First Level Architectural Plan



FLOOR PLAN NOTES	
1.	SEE GENERAL NOTES FOR ALL DETAILS.
2.	SEE GENERAL NOTES FOR ALL DETAILS.
3.	SEE GENERAL NOTES FOR ALL DETAILS.
4.	SEE GENERAL NOTES FOR ALL DETAILS.
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FLOOR PLAN NOTES	
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9.	SEE GENERAL NOTES FOR ALL DETAILS.



WEIGAND
CONSTRUCTION
171 N. Main Street, Suite 200
Burlington, NC 27217

ELECTRIC WORKS
BROADWAY DISTRICT
Phase II - Parking Garage
1450 Van Buren St.
Fort Wayne, IN 46802

A-101
Overall Plan - First Level

FLOOR PLAN NOTES	
1.	SEE ELECTRICAL SYMBOLS FOR EQUIPMENT AND MATERIALS.
2.	SEE ELECTRICAL SYMBOLS FOR EQUIPMENT AND MATERIALS.
3.	SEE ELECTRICAL SYMBOLS FOR EQUIPMENT AND MATERIALS.
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FLOOR PLAN NOTES	
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19.	SEE ELECTRICAL SYMBOLS FOR EQUIPMENT AND MATERIALS.
20.	SEE ELECTRICAL SYMBOLS FOR EQUIPMENT AND MATERIALS.

ELEVATUS

1111 Market Street, Suite 200
Fort Wayne, IN 46802
Phone: (317) 234-1111
Fax: (317) 234-1112
www.elevatus.com



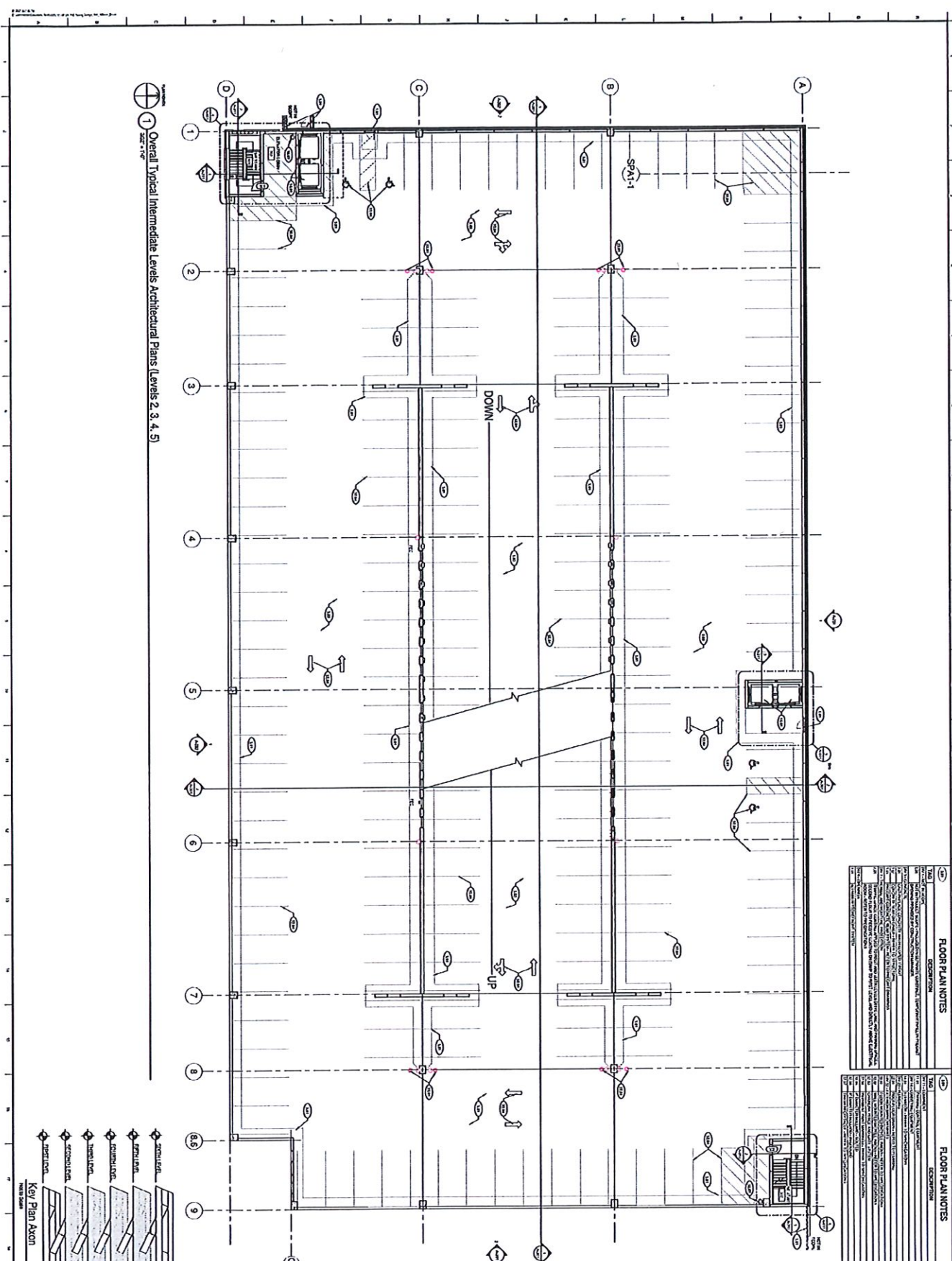
WEIGAND
CONSTRUCTION
1111 Market Street, Suite 200
Fort Wayne, IN 46802
Phone: (317) 234-1111
Fax: (317) 234-1112
www.weigandconstruction.com

ELECTRIC WORKS
BROADWAY DISTRICT
Phase II - Parking Garage
1150 Van Buren St.
Fort Wayne, IN 46802

A-102

Overall Plan - Intermediate Levels

Key Plan Axon



Overall Typical Intermediate Levels Architectural Plans (Levels 2, 3, 4, 5)



ELEVATUS
ARCHITECTURE
11111 N. 19th Avenue, Suite 100, Phoenix, AZ 85028
PHOTOGRAPHY: JEFFREY J. HARRIS
www.elevatusarchitecture.com

ELECTRIC WORKS
BROADWAY | DISTRICT
Phase II - Parking Garage
1450 Van Buren St.
Fort Wayne, IN 46802

Broadway Redevelopment
Periwat, LLC
 701 W Main Street, Suite 200
 Durham, NC 27701

WEIGAND
CONSTRUCTORS

IN

As the General Contractor, we are proud to be part of the team that is making a difference in the lives of the people of Durham. We are committed to the highest quality of work and the highest standards of safety. We are committed to the community and the environment. We are committed to the future.

10

[illegible]

NO.	NAME	DATE
102	A-103	10/10/10

PROJECT NAME	PROJECT NO.
PHASE	DATE
2-20-2010	
Meeting and Planning Fee	

Overall Plan - Sixth Level

A-103

CITY OF FT. WAYNE
 OCT 28 2021
 COMMUNITY DEVELOPMENT

FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
 FORM ED-1

Business Name RTM VENTURES, LLC / ANCORA PARTNERS, LLC
 Business Address 701 WEST MAIN STREET - SUITE 200, DURHAM, NC 27701
 Telephone No. 202-558-8865
 Fax No. _____
 CEO Name JOSHUA M. PARKER
 CEO Title _____

Contact Person NICOLE MORRILL
 Contact Title SENIOR VICE PRESIDENT, DEVELOPMENT AND CONSTRUCTION
 Contact Phone No. 202-558-8865

Projected Cost of Project \$126,500,939.00

EMPLOYMENT INFORMATION	# Full-Time	# Part-Time	* Total FT+PT Payroll	* Mean Avg. Annual Wages, FT Only	* Median Avg. Annual Wages FT Only
Current Fort Wayne Employment	N/A	N/A	\$ 0	\$ 0	\$ 0
Retained Fort Wayne Employment	N/A	N/A	\$ 0	\$ 0	\$ 0
# of Jobs Created at Opening	6	1	\$ 392,489.00	\$ 56,069.00	\$ 56,250.00
# of Jobs Created Within Three Years	15	11	\$ 1,161,239.00	\$ 51,458.00	\$ 51,562.00

Will the jobs created or retained provide the following benefits? Please check all that apply.

☐ Pension Plan ☐ Life Insurance ☐ Tuition Reimbursement
☐ Major Medical Plan ☐ Dental Insurance
☐ Disability Insurance ☐ Vision Insurance

What Percentage of the above benefits are paid by the employee? _____%

* Excludes pay of owners and/or officers of company.

**FOR CLARITY - RTM Ventures, LLC and Ancora Partners, LLC will not directly employ any person(s). It is anticipated the garage, market rate multi-family and affordable senior housing components will be managed and operated by independent third-party firms, who are generally responsible for determining appropriate staffing levels, compensation and related employer-provided fringe benefits. The figures above also make broad, but conservative assumptions, about staffing levels at the ground-floor retail spaces based on currently anticipated uses. It is worth noting, using Phase I of Electric Works as a point of comparison, the staffing levels for these types of proposed uses are generally lower than what would otherwise be expected for a development and community investment of this scale.

Multiple employers and/or management companies are anticipated. Employer-provided benefits and coverages will be determined on a case-by-case basis upon the specific circumstances of the end-user/manager of individual components of the development, in compliance with federal, state and local regulations as they may apply.



**FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
FORM ED-2**

Business Name _____
Business Address _____
Telephone No. _____
Fax No. _____
CEO Name _____
CEO Title _____

Contact Person _____
Contact Title _____
Contact Phone No. _____

Actual Cost of Project

EMPLOYMENT INFORMATION	# Full- Time	# Part- Time	* Total FT+PT Payroll	* Mean Avg. Annual Wages, FT Only	* Median Avg. Annual Wages FT Only
Current Fort Wayne Employment			\$	\$	\$
Retained Fort Wayne Employment			\$	\$	\$
# of Jobs Created at Opening			\$	\$	\$
# of Jobs Created Within Three Years			\$	\$	\$

Do the jobs created or retained provide the following benefits? Please check all that apply.

☐ Pension Plan ☐ Life Insurance ☐ Tuition Reimbursement
☐ Major Medical Plan ☐ Dental Insurance
☐ Disability Insurance ☐ Vision Insurance

What Percentage of the above benefits are paid by the employee? _____%

* Excludes pay of owners and/or officers of company.

RESOLUTION NO. 11-18-2021

RESOLUTION OF THE CITY OF FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION

WHEREAS, the City of Fort Wayne Economic Development Commission (the "Commission") is a commission operating and existing under and pursuant to the authority of Indiana Code 36-7-11.9 and Indiana Code 36-7-12 (collectively, the "Act"); and

WHEREAS, the Commission is authorized by the Act to investigate, study and survey the need for job opportunities, industrial diversification, water services and pollution control facilities in the City of Fort Wayne, Indiana (the "City"), and to recommend action to improve or promote job opportunities, industrial diversification, water services and the availability of pollution control facilities in the City; and

WHEREAS, RTM Ventures, LLC (the "Company") has requested that the Commission consider a proposal to finance under the Act a portion of a project for the acquisition, construction, installation and equipping of certain improvements to economic development facilities consisting of (a) an approximately 311,000 square foot parking garage, (b) an approximately 308,000 square foot apartment building, and (c) an approximately 31,000 square foot commercial/retail space, all to be located at or adjacent to the "Electric Works" area within the City (collectively, the "Project"); and

WHEREAS, the Commission has studied the Project and the proposed financing of a portion of the Project and the effect thereof on the health, prosperity, economic stability and general welfare of the City and its citizens; and

WHEREAS, subject to all required approvals under the Act, it appears that the Project and the proposed financing of a portion of the Project will be of benefit to the health, prosperity, economic stability and general welfare of the City and its citizens; and

WHEREAS, the Commission has considered a form of resolution with respect to the Project (the "Common Council Resolution") and has considered recommending that the Common Council of the City (the "Common Council") adopt the Common Council Resolution in such form;

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby finds that because of the need to promote employment opportunities and additional payroll and because the Project will create and/or retain employment opportunities and additional payroll in the City, the proposed financing of a portion of the Project in a maximum amount not to exceed Thirty-One Million Five Hundred Thousand Dollars (\$31,500,000) (plus all issuance costs incurred and authorized to be financed in connection with the hereinafter mentioned bonds), through the issuance of taxable economic development revenue bonds under the Act, will be of benefit to the health, prosperity, economic stability and general welfare of the City and its citizens and complies with the purposes and provisions of the Act.

BE IT FURTHER RESOLVED, that, in order to attract the Company to make the acquisition, construction, installation and equipping of the Project, this Commission hereby undertakes that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the financing of a portion of the Project, or as it may deem appropriate in pursuance thereof, provided that all of the foregoing shall be as authorized by law and is mutually acceptable to the City and the Company; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be

necessary and advisable for the authorization, issuance and sale of the aforementioned taxable economic development revenue bonds, subject to all required approvals as may be required under the Act.

BE IT FURTHER RESOLVED, that the Commission hereby approves the form of the Common Council Resolution and recommends that it be adopted by the Common Council as a resolution, and the Commission hereby directs that copies of this resolution, and the form of the Common Council Resolution be transmitted to the Clerk of the City for presentation to the Common Council with the recommendation that the Common Council Resolution be adopted as a resolution.

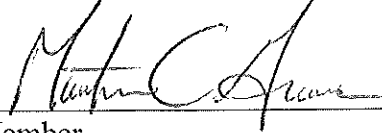
BE IT FURTHER RESOLVED, that the Report of the Commission relating to the financing of the Project, and the Findings of Fact attached thereto, each as presented to this meeting, are hereby approved.

BE IT FURTHER RESOLVED, that the Commission hereby authorizes the Secretary of the Commission to cause to be published a notice of public hearing in accordance with Indiana Code 36-7-12-24(a) and Indiana Code 5-3-1 at such time as it is determined to proceed with the financing of a portion of the Project as described herein.

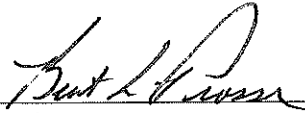
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Adopted this 18th day of November, 2021.

CITY OF FORT WAYNE ECONOMIC
DEVELOPMENT COMMISSION



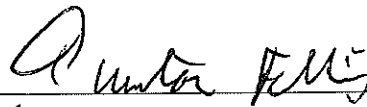
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**REPORT OF THE CITY OF FORT WAYNE ECONOMIC
DEVELOPMENT COMMISSION CONCERNING THE
PROPOSED FINANCING OF ECONOMIC DEVELOPMENT
FACILITIES FOR RTM VENTURES, LLC**

The City of Fort Wayne Economic Development Commission (the "Commission") proposes to recommend to the Common Council of the City of Fort Wayne, Indiana (the "City") that it provide net proceeds of an economic development revenue bond financing in an approximate amount of Thirty-One Million Five Hundred Thousand Dollars (\$31,500,000) to RTM Ventures, LLC (or an affiliate thereof) (the "Company"), which is to be applied to a portion of the acquisition, construction, installation and equipping of (a) an approximately 311,000 square foot parking garage, (b) an approximately 308,000 square foot apartment building, and (c) an approximately 31,000 square foot commercial/retail space, all to be located at or adjacent to the "Electric Works" area within the City (collectively, the "Project"), to be located in the area within the City heretofore designated as the Broadway-Taylor Economic Development Area (the "Area"), and to the costs of issuance of such revenue bonds. The total cost of the Project, which will be financed in part by the proceeds of the Bonds, is presently estimated to be approximately One Hundred Twenty-Five Million Dollars (\$125,000,000).

No additional public works or services will be necessary or desirable on account of the Project.

As set out in the attached "Findings of Fact Regarding the Proposed Economic Development Facilities," which findings of fact are incorporated herein, the Commission has considered any adverse competitive effect the Project may have on similar facilities already constructed or operating in the Area.

It is further estimated that upon the completion of the acquisition, construction, installation and equipping of the Project (and occupancy thereof), the Project will result in the

creation of approximately twenty-six (26) jobs with an estimated total annual payroll of \$1,161,239, and will provide continued future opportunities for employment.

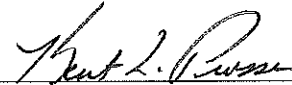
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Adopted this 18th day of November, 2021.

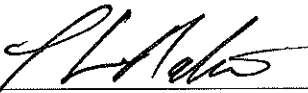
CITY OF FORT WAYNE
ECONOMIC DEVELOPMENT COMMISSION



Member



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FINDINGS OF FACT REGARDING THE PROPOSED ECONOMIC DEVELOPMENT FACILITIES

Based on a careful consideration of evidence and testimony submitted to the City of Fort Wayne Economic Development Commission (the "Commission"), the Commission hereby makes the following findings of fact with respect to the proposed economic development facilities of RTM Ventures, LLC (or an affiliate thereof) (the "Company") and any adverse competitive effect such facilities may have on similar facilities already constructed or operating in the City of Fort Wayne, Indiana (the "City"):

1. The proposed economic development facilities project to be financed consists of a portion of the acquisition, construction, installation and equipping of (a) an approximately 311,000 square foot parking garage, (b) an approximately 308,000 square foot apartment building, and (c) an approximately 31,000 square foot commercial/retail space, all to be located at or adjacent to the "Electric Works" area within the City (collectively, the "Project"), to be constructed in the area within the City heretofore designated as the Broadway–Taylor Economic Development Area (the "Area").

2. The total cost of the Project is estimated to be approximately One Hundred Twenty-Five Million Dollars (\$125,000,000). The costs of the portion of the Project to be financed with the proposed economic development bonds of the City equals approximately Thirty-One Million Five Hundred Thousand Dollars (\$31,500,000).

3. It is presently estimated that upon completion of the acquisition, construction, installation and equipping of the Project (and occupancy thereof), the Project will result in the creation of approximately twenty-six (26) jobs with an estimated

total annual payroll of \$1,161,239, and will provide continued future opportunities for employment.

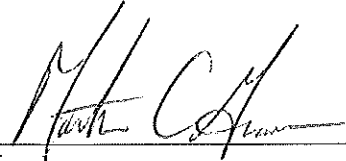
4. The Project will be of benefit to the health, prosperity, economic stability and general welfare of the City and its citizens and complies with the purposes and provisions of Indiana Code 36-7-11.9 and Indiana Code 36-7-12.

5. The Project will not have an adverse competitive effect on similar facilities already constructed or operating in the City because there are no other similar facilities located in the proximity of the Area.

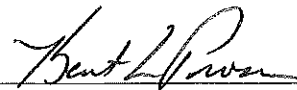
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Adopted this 18th day of November, 2021.

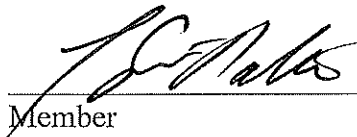
CITY OF FORT WAYNE
ECONOMIC DEVELOPMENT COMMISSION



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DIGEST SHEET

TITLE OF ORDINANCE: A Resolution of the Common Council of the City of Fort Wayne, Indiana, approving the preliminary findings of the City of Fort Wayne Economic Development Commission with respect to the issuance of taxable economic development revenue bonds for the financing of certain economic facilities to be undertaken by RTM Ventures, LLC and authorizing and committing the City of Fort Wayne, Indiana to proceed with such financing, subject to final action by this common council with respect to the terms and conditions of such financing.

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: RTM Ventures, LLC is seeking approval of the City's participation with economic development revenue bond financing toward the construction of a mixed use development project that will result in 311,305 square feet of parking, 308,000 square feet of residential market rate and age restricted affordable apartments, and 31,000 square feet of commercial (childcare, fitness, retail, food and beverage).

EFFECT OF PASSAGE: Construction of a mixed use development project that will result in 311,305 square feet of parking, 308,000 square feet of residential market rate and age restricted affordable apartments, and 31,000 square feet of commercial (childcare, fitness, retail, food and beverage).

EFFECT OF NON-PASSAGE: Potential loss of development

ASSIGNED TO COMMITTEE (CO-CHAIRS): Jason Arp and Glynn Hines