

**A RESOLUTION OF THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA,
APPROVING THE DISTRIBUTION OF AVAILABLE FUNDS
FROM THE CITY OF FORT WAYNE COMMUNITY LEGACY FUND
TO ARTS UNITED OF GREATER FORT WAYNE, INC.
WITH REGARD TO AN ECONOMIC DEVELOPMENT PROJECT
CONSISTING OF THE RENOVATION AND IMPROVEMENT
OF THE ARTS CAMPUS DISTRICT IN DOWNTOWN FORT WAYNE
TO BE UNDERTAKEN BY ARTS UNITED OF GREATER FORT WAYNE, INC.**

WHEREAS, Arts United of Greater Fort Wayne, Inc. (“Arts United”) is a nonprofit corporation organized to promote arts and culture in Fort Wayne and the eleven surrounding counties of Northeast Indiana;

WHEREAS, Arts United has, as a part of its mission, developed and nurtured an arts campus in the heart of Fort Wayne’s downtown and in 2021 the arts campus was given the designation of an Indiana Cultural District by the Indiana Arts Commission (“Arts Campus”), becoming the only Indiana Cultural District located in Northeast Indiana;

WHEREAS, Arts United has developed a master plan for the further development of the Arts Campus that includes several phases, the first of which encompasses the improvement and renovation of the Louie Khan designed Arts United Center, as described on Exhibit A to this resolution (“Project”);

WHEREAS, Arts United has developed a funding plan that establishes a public private partnership for the completion of the Project, as shown on Exhibit B to this resolution (“Funding Plan”); and

1 WHEREAS, the City of Fort Wayne has established the City of Fort
2 Wayne Community Legacy Fund ("Legacy Fund") to invest in projects that will have a
3 collective impact that leads to transformational change within the community; and

4 WHEREAS, the Fort Wayne Legacy Joint Funding Committee has found
5 that the Project will have a collective impact that leads to transformational change within
6 the City and determined that the Project is worthy of investment from the Legacy Fund;
7 and
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9 WHEREAS, the Commission has requested the distribution of available
10 funds from the Legacy Fund in the amount of Three Million and No/100 Dollars
11 (\$3,000,000.00) to be used in by Arts United in the completion of the Project pursuant to
12 the Funding Plan ("Legacy Pledge"); and
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14 WHEREAS, the Common Council has determined that the completion of
15 the Project is in the best interests of the citizens and taxpayers of the City and desires to
16 support the Project through the pledge of available funds from the Legacy Fund, as
17 provided in this Resolution;

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
19 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, AS FOLLOWS:
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21 1. The Common Council finds that the Project (a) will have a
22 collective impact that leads to transformational change in the community and is worthy
23 of investment from the Legacy Fund; and (b) is in the best interests of the citizens and
24 taxpayers of the City of Fort Wayne and will support the goals of the City of Fort Wayne
25 in the Arts Campus.

26 2. The Common Council does hereby appropriate and pledge to Arts
27 United the amount of Three Million and No/100 Dollars (\$3,000,000.00) to be used by
28 Arts United for the completion of the Project, to be paid to Arts United pursuant to the
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1 schedule set forth on Exhibit C to this Resolution. The appropriation and pledge shall be
2 conditioned upon Arts United obtaining the additional funds outlined on the Funding
3 Plan.

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5 3. The Common Council does hereby authorize the Board of Trustees
6 of the City of Fort Wayne Community Trust Fund to make the distribution set forth in
7 Section 2 above.

8 4. This Resolution shall be in full force and effect from and after the
9 time it has been adopted by Common Council, approved by the Mayor and otherwise
10 executed and delivered in accordance with any and all laws appertaining thereto.
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14 _____
Thomas Freistroffer, Council Member

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16 _____
Glynn Hines, Council Member

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18 APPROVED AS TO FORM AND LEGALITY:

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Carol Helton, City Attorney
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EXHIBIT A

DESCRIPTION OF PROJECT

Arts Campus Fort Wayne is one of Northeast Indiana's most important assets and sets Fort Wayne apart from peer cities. Our community gathers here, knowing that each time they will experience something different, captivating and innovative. From the roaring applause of a standing ovation to boundary-pushing works of art that shift our worldview, Arts Campus Fort Wayne is a place where everyone can learn, evolve and dare to dream. With investment, the Arts Campus will become an even more vibrant, animated and celebrated cultural district – a regional epicenter for fun and possibility for our generation and the next.

In 2016-2018, Arts United led an inclusive master planning process for the Arts Campus, gathering the community's priorities for development through focus groups, surveys, and interviews.

1. Improve the accessibility of the Arts United Center for patrons, employees, volunteers and performers.
2. Enhance the functionality of the theatre and create a safer, more efficient and higher quality performance space.
3. Provide well-equipped workspaces to support artists, staff and volunteers.
4. Add daily vitality to Freimann Square and increase the visibility of year-round arts and educational activities.
5. Provide space for dance classes, theatre rehearsals, musical warm-up and education programs.
6. Encourage connectivity and multi-modal transportation to nearby parking, dining, parks, and trails.

Designed by world famous architect Louis Kahn in 1973, the Arts United Center is the flagship of the Arts Campus and utilized by Civic Theatre, Youtheatre, Ballet, Dance Collective, Philharmonic, and other local performing arts organizations. Unlike other performance venues that host traveling productions, the Arts United Center is specifically designed for local performing arts with spaces for auditions, rehearsals, set design and scenery construction, costume design, classes and workshops, performances, and more.

Like most 50-year old buildings, this iconic theatre needs to be renovated to address electrical systems and lighting, mechanical systems (HVAC), envelope (roofing, bricks, windows, etc.), accessibility (ADA), safety for employees and volunteers (OSHA), security for patrons and performers, modern stage technology, and historic preservation.

Economic Impact and Community Benefit:

1) COMMUNITY ENGAGEMENT - Central to positioning Northeast Indiana as a vibrant and inviting place is bolstering the capacity of our creative scene – and the people and organizations that drive it. Anchored by 17 resident and presenting arts and culture nonprofits, Arts Campus Fort Wayne includes 7 structures, a public park and an outdoor farmer's market. Our community gathers here to experience festivals, music, dance, cinema, theatre, visual art, outdoor markets, local history, and more throughout the year. Together, Arts Campus resident and presenting organizations served more than 533,000 people in 2019.

Fort Wayne stands out in the nation as a pioneer for creative placemaking. In 1959, Arts United (then known as the Fine Arts Foundation) embarked on an ambitious partnership with the City of Fort Wayne and Allen County to revitalize downtown Fort Wayne by building a multi-venue cultural district modeled after Lincoln Center in New York City. After an extensive search, Arts United hired world-famous architect Louis I. Kahn – the equivalent of Frank Lloyd Wright or Eero Saarinen – to envision a multi-building cultural district. The Arts United Center, completed in 1973, was the only building realized of Kahn's original 11-building vision. Kahn was present for the grand opening and died 6 months later. The Arts United Center is the only Kahn commission in the Midwest and his only theater in the world – an internationally-significant architectural work of art.

Inspired by Kahn's vision, our community has progressively developed Arts Campus Fort Wayne.

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| 1959 | Needs assessment for arts and culture nonprofits |
| 1961 | Louis I. Kahn's first vision |
| 1972 | Freimann Square |
| 1973 | Arts United Center (owned and operated by Arts United) |
| 1980 | Old City Hall (operated by The History Center) |

1984 Fort Wayne Museum of Art (land owned by Arts United; venue owned and operated by the Museum)
 1988 Barr Street Market (operated by The History Center)
 1991 Hall Community Art Center (owned and operated by Arts United)
 2006 Arts United Center Plaza (owned and operated by Arts United)
 2010 Alexander T. Rankin House (ARCH)
 2011 Auer Center for Arts & Culture (owned and operated by Arts United)
 2014 Parkview Physicians Group ArtsLab (owned and operated by Arts United)
 2021 Cultural District designation by Fort Wayne City Council (local) and Indiana Arts Commission (state)

2) DOWNTOWN VIBRANCY – The development of the Arts Campus is informed by and supports community plans: Vision to Vibrant (2020, Greater Fort Wayne, Inc.); Public Realm Action Plan (2018, City of Fort Wayne and Downtown Improvement District); Downtown Blueprint (2016, City of Fort Wayne); Road to One Million (2015, Northeast Indiana Regional Partnership); and Plan-It Allen! (2006; City of Fort Wayne and Allen County). The Arts Campus promotes year-round activity in the northeast quadrant of Downtown Fort Wayne, making the nearby development of apartments, condominiums, hotels, and business locations more attractive. In 2019, the Arts United Center alone hosted 94 public events, had a total of 918 daily bookings (auditions, rehearsals, classes, etc.), and declined about 50 events in 2019 due to unavailability of dates or lack of accessibility. According to Americans for the Arts, the average attendee of an arts or cultural event spends \$31.47 per person, per event, not including the cost of admission on meals, transportation, lodging, retail, or childcare - discretionary spending that stays local and supports nearby local businesses. In 2016, when plans for the nearby development of The Landing and Promenade Park were announced to the community, the events took place in the Arts United Center to highlight the proximity of the Arts Campus to these areas to public sector leaders, potential business tenants, and private developers. In 2019, Promenade Park opened to the community, and the Redevelopment Commission announced plans to develop the Lofts at Headwaters Park and Riverfront at Promenade Park. The Landing opened in 2020. In 2021, the Public Art Commission will install a street mural on Calhoun Street connecting pedestrians walking to/from Freimann Square, Rousseau Centre Plaza, and The Landing. Currently, the City is building more pedestrian, vehicular, and bicycle linkages between downtown nodes of activity and new developments.

3) ENTREPRENEURSHIP AND INNOVATION - In 2019, Arts Campus's 17 resident and presenting nonprofits employed about 300 full-time and part-time jobs and offered a steady work for about 450 artists and creative businesses. The co-location of creative entrepreneurs is a key component of the success of the Arts Campus and attractive for creatives in many industries to Northeast Indiana. Northeast Indiana's 11 counties are home to more than 18,500 creative sector jobs – about as many as in the banking and insurance industry and in the construction industry – according to a 2016 study by the Purdue Fort Wayne Community Research Institute.

4) GROW THE WORKFORCE - The quality and strength of our arts and culture ecosystem is no small reason why Fort Wayne is now the fastest-growing community in the Great Lakes region. In 2019, Realtor.com ranked Fort Wayne as the nation's hottest real estate market in part because of our "burgeoning art scene." A 2020 survey conducted by Greater Fort Wayne, Inc. found that 90% of businesses indicated that downtown Fort Wayne's revitalization has a strong impact on talent attraction and retention – the #1 community attribute cited by businesses – and the strength and diversity of arts and culture has contributed to the success of downtown. 79% of businesses said that arts and culture has a strong impact on their ability to attract and retain talent.

5) RETURN ON INVESTMENT - In 2019, Arts campus resident organizations had a total economic impact of \$28.6 million, with \$15.8 million in spending by the organizations and \$12.8 million in spending by their audiences. This resulted in local government revenue of nearly \$1.3 million and state government revenue of nearly \$1.6 million. Investment in the renovation of the Kahn-designed Arts United Center will sustain and increase this impact by supporting:

- Increased event attendance for events in the Arts United Center
- Increased usage of the Arts United Center's gallery, stage and rehearsal halls by local arts and culture nonprofits
- Increased accessibility of the Arts United Center for people with disabilities as patrons, performers, volunteers, employees, and students

EXHIBIT B
FUNDING PLAN

ARTS CAMPUS FORT WAYNE - A SOARING VISION PROJECT BUDGET

For the period 2016 - 2025

Updated September 13, 2021

REVENUES

Master Planning Pledges	625,000	2%	Committed
Public Sector			
City of Fort Wayne	3,000,000		
Allen County	3,000,000		
Capital Improvement Board	3,000,000		Pledged
READI grant	6,000,000		
Subtotal, Public Sector	15,000,000	45%	
Private Sector (Committed)			
AWS Foundation	2,000,000		
Auer Foundation	2,000,000		
English Bonter Mitchell Foundation	750,000		
Board, Staff and Committee Members	562,670		
McMillen Foundation	500,000		
Don Wood Family	400,000		
Wilson Foundation	300,000		
Other Foundations	140,000		
Subtotal, Private Sector Committed	6,652,670	20%	
Private Sector (Remaining Campaign)	10,851,043	33%	
TOTAL REVENUES	33,128,713		

EXPENSES

Hard Costs

District Development/Site Work	1,500,000	
Theater Renovation/Accessibility	13,000,000	
Theater Technology	5,000,000	
Loading Dock and Freight Elevator	1,000,000	
Orchestra Pit and Trap Room	-	unbudgeted Phase 1 growth opportunity
Family Performing Arts Center	-	Phase 2
Event Pavilion	-	Phase 2

Subtotal	20,500,000	
Escalation	1,650,000	
Hard Costs Subtotal	22,150,000	67%

Soft Costs

Project Contingency	2,215,000	10% of Hard Costs
Architecture & Engineering	1,993,500	9% of Hard Costs
Construction Management Fees	886,000	4% of Hard Costs

Soft Costs Subtotal	5,094,500	15%
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Destination Enhancements

Freimann Square Enhancements	-	Phase 2
District Signage	250,000	New marquee sign would add additional expense
Lighting, Parking Lot Enhancements	250,000	
Furniture, Fixtures, Equipment	100,000	

Destination Subtotal	600,000	2%
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Financing and Professional Services

Tax Credit Study	25,000	
Historic Preservation Consultant	25,000	
Misc. Legal and Other Services	105,000	
Construction Loan Financing	2,500,000	To be determined based on pledge payment schedule

Financing Subtotal	2,655,000	8%
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Master Planning, Fundraising, and Startup Costs

Master Planning Expenses	675,000	
Fundraising Consultants, Materials, Hospitality	203,750	
Communication, Advocacy, and Marketing	703,755	
Arts United Staff Time and Administrative Capacity	833,431	
Other Campaign Startup Expenses	213,277	
Master Planning, Fundraising, and Startup Costs	2,629,213	8%

TOTAL EXPENSES	33,128,713	
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EXHIBIT C
FUNDING SCHEDULE

The City of Fort Wayne will pay the Legacy Fund grant to Arts United of Greater Fort Wayne, Inc. in three installments:

\$1,000,000 by 6/30/2024

\$1,000,000 by 6/30/2025

\$1,000,000 by 6/30/2026