

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 HOUSE INVESTMENTS, LLP, 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, House Investments, LLP (the "Company") has advised the City that there is under consideration a proposal of the Company for the construction and equipping of certain improvements to economic development facilities including but not limited to, the construction of a multi-use complex consisting of a total of approximately 208 affordable housing units together with all necessary on- and off-site infrastructure, appurtenances, related improvements and equipment, and costs of issuance, including capitalized interest and funding a debt service reserve, if necessary (collectively, "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 Three Million Three Hundred Thousand Dollars (\$3,300,000), plus the incidental costs of issuance of taxable economic development revenue bonds, including capitalized interest and funding a debt service

1 reserve, the maximum amount of such costs of issuance of such bonds to be reflected in a
2 certain Trust Indenture to be approved in substantially final form by an Ordinance to be
3 adopted by the Common Council of the City providing final approval of the financing of a
4 portion of the Project under the Act (the "Costs of Issuance"); and
5

6 WHEREAS, the Company has proposed that the City issue taxable economic
7 development revenue bonds under the Act (the "Bonds") to finance a portion of the
8 construction and equipping of the Project, pursuant to a financing agreement whereby the
9 proceeds of such Bonds would be provided to the Company (or an affiliate thereof
10 acceptable to the City) to enable the Company (or such affiliate) to construct and equip a
11 portion of the Project, with the principal of and premium, if any, and interest on the Bonds
12 to be payable from tax increment revenues pledged by the City of Fort Wayne
13 Redevelopment Commission to the payment of the Bonds and taxpayer payments; and the
14 Company has further advised the City that a determination by the City to accept such a
15 proposal for financing a portion of the Project will constitute a substantial attraction for
16 the Company to construct the Project; and
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18 WHEREAS, the City of Fort Wayne Economic Development Commission (the
19 "Commission") has given its preliminary approval of the Project and the financing of a
20 portion thereof; and
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22 WHEREAS, subject to required approvals, it would appear that the Project and the
23 financing of a portion thereof would be of public benefit to the health, prosperity, economic
24 stability and general welfare of the City and its citizens;

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

27 1. The Common Council of the City hereby finds, determines, ratifies and
28 confirms that the promotion of diversification of economic development and job
29
30

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

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7 2. The Common Council of the City hereby approves, determines, ratifies and
8 confirms that the issuance and sale of the Bonds of the City under the Act in the estimated
9 principal amount not to exceed Three Million Three Hundred Thousand Dollars
10 (\$3,300,000), plus the Costs of Issuance, for the lending of the proceeds of the Bonds to
11 the Company for a portion of the construction and equipping of the Project will serve the
12 public purposes referred to above, in accordance with the Act.

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

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

21
22 (b) it will adopt such ordinances and resolutions and authorize the
23 execution 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 4. The liability and obligation of the Common Council of the City shall be
27 limited solely to good faith efforts to consummate the proceedings leading to the issuance
28 of the Bonds to finance a portion of the construction and equipping of the Project, and the
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1 Bonds shall not ever constitute a general obligation of, or indebtedness of, or a charge
2 against the general credit of the City. Neither the Common Council nor the City, nor their
3 officers or agents, shall incur any liability if, for any reason, the proposed issuance of the
4 Bonds is not consummated.

5
6 5. This Resolution shall constitute "official action" for purposes of compliance
7 with laws requiring governmental action as authorization for future reimbursement from the
8 proceeds of bonds.

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

11 * * * * *

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14 _____
Council Member

15
16 APPROVED AS TO FORM AND LEGALITY:

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18 _____
19 Malak Heiny, City Attorney
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RESOLUTION NO. 7-21-2022

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, House Investments, LLP (the "Company") has requested that the Commission consider a proposal to finance under the Act a portion of a project for the construction and equipping of certain improvements, including but not limited to, the construction of a multi-use complex consisting of a total of approximately 208 affordable housing units together with all necessary on- and off-site infrastructure, appurtenances, related improvements and equipment, and costs of issuance, including capitalized interest and funding a debt service reserve, if necessary (collectively, "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 Three Million Three Hundred Thousand Dollars (\$3,300,000) (plus all issuance costs incurred and authorized to be financed in connection with the hereinafter mentioned bonds, including capitalized interest and funding a debt service reserve), 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 construction 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.

* * * * *

Adopted this 21st day of July, 2022.

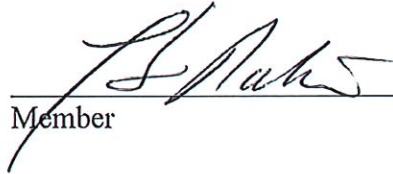
CITY OF FORT WAYNE ECONOMIC
DEVELOPMENT COMMISSION



Member



Member



Member

Member

Member

PROJECT REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION CONCERNING THE PROPOSED FINANCING OF
ECONOMIC DEVELOPMENT FACILITIES BY HOUSE INVESTMENTS,
LLP

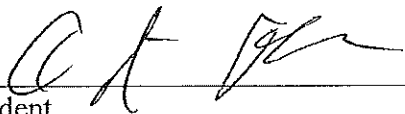
The Fort Wayne Economic Development Commission proposes to recommend to the Common Council of the City of Fort Wayne, Indiana that it provide funds for financing all or a portion of the construction and equipping of certain improvements, including but not limited to, the construction of a multi-use complex consisting of a total of approximately 208 affordable housing units together with all necessary on- and off-site infrastructure, appurtenances, related improvements and equipment, and costs of issuance, including capitalized interest and funding a debt service reserve (collectively, "Project") by House Investments, LLP ("Company"). The Project is located in or physically connected to the Posterity Heights Urban Renewal Area and the Tillman-Anthony Economic Development Area. The Project is located southeast of the intersection of South Anthony Boulevard and McKinnie Avenue in Fort Wayne, Indiana. The total cost for the construction and equipping of the Project is presently estimated to be in an amount not to exceed \$4,000,000, and incidental costs of issuance of the economic development revenue bonds.

No public facilities to be paid for by the government will be made necessary on account of the proposed facilities.

It is tentatively found that the construction and equipping of the Project will not have an adverse competitive effect on any similar facilities already constructed or operating in or near the City because there are no such facilities.

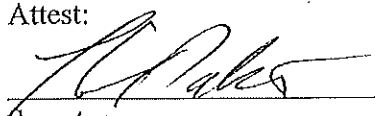
It is estimated that upon completion of the facilities and start of operations, the new operation will create approximately four (4) full-time jobs with an estimated annual payroll in excess of \$200,000.

Adopted this 21st day of July, 2022.



Vice-President

Attest:



Secretary



Fort Wayne Economic Development Commission

CITY OF FT. WAYNE
08/07
IRB
JUN 29 2022
July 06, 2022
COMMUNITY DEVELOPMENT
CR4

Application for Economic Development Bond Financing

Fort Wayne Economic Development Commission by:
Staff Member _____
Date 7/6/22 **CR4**

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

General Information

Total projected cost of bond issue (include cost of project and cost of bond issuance) \$ \$3,700,000

1. Name of applicant: House Investments, LLP and/or assigns
2. Title of applicant: Developer
3. Address of applicant: 11590 N. Meridian Street, Suite 550, Carmel, IN 46032
4. Phone and fax number of applicant: Phone: 317-580-2535, Fax: 317-580-2545
5. Name of business: Village Premier
6. Address of business: 4209 Plaza Drive, Fort Wayne, IN 46806
7. Phone and fax number of business: Phone: 317-580-2535, Fax: 317-580-2545
8. Name of contact person: Matthew S. Gadus
9. Title of contact person: Chief Investment Officer
10. Name of contact's business: House Investments, LLP
11. Address of contact's business: 11590 N. Meridian Street, Suite 550, Carmel, IN 46032
12. Telephone and fax number of contact: Phone: 317-580-2535, Fax: 317-580-2545
13. Applicant is organized as a: (Check One)
 - ☐ Not-for-Profit Corporation
 - ☐ C Corporation
 - ☐ Limited Liability Company
 - ☐ Sole Proprietorship
 - ☐ Limited Partnership
 - ☐ Subchapter S Corporation
 - ☐ General Partnership
 - ☐ Joint Venture
 - ☒ Other Limited Liability Partnership

14. List company officers and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Matthew S. Gadus	Chief Investment Officer	11590 N. Meridian Street, Suite 550, Carmel, IN 46032	317-580-2541
Timothy J. Shafer	Chief Operating Officer	11590 N. Meridian Street, Suite 550, Carmel, IN 46032	317-580-2537
Michael D. Emkes	Chief Financial Officer	11590 N. Meridian Street, Suite 550, Carmel, IN 46032	317-580-2536

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
Matthew S. Gadus	35%		
Timothy J. Shafer	35%		
Michael D. Emkes	30%		

16. Name and nature of the business or (if others) businesses in which the applicant is engaged:
Applicant is involved in the development, management, and ownership of multifamily properties.

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? _____

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):

N/A	

Project Information

29. Street address of project: 4209 Plaza Drive, Fort Wayne, IN 46806

30. Description of the project to be funded along with a brief description of the facilities to be constructed:

Project will consist of the construction of 208 affordable apartment units and necessary infrastructure.

31. Total square footage of facility to be constructed on first floor: 83,160 sf

32. Total square footage of facility to be constructed on additional floors: 143,170 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: 17.18 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>\$50,000</u>
Legal Fees:	<u>\$25,000</u>
Financing and Other Fees:	<u>\$75,000</u>
Land Purchase:	<u></u>
Site Preparation:	<u>\$1,000,000</u>
Construction (materials, equipment, labor):	<u>\$2,150,000</u>
Building Purchase:	<u></u>
Machinery:	<u></u>
Remodeling/Renovation/Restoration:	<u></u>

37. Should bond funds be insufficient to complete the proposed project, itemize any additional funds and funding sources needed to complete the project: \$19,050,000 in LIHTC equity, \$5,000,000 in READI funds, \$13,025,000 in permanent financing, \$500,000 HOME loan, and \$2,450,000 in deferred developer fees.
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: N/A
- _____
- _____
- _____

Zoning And Infrastructure Information

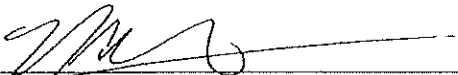
43. What is the existing zoning on the project site? R3
44. What zoning will the project require? R3
45. ☐ Yes ☒ No Is the project site located within a floodplain?
(Attach a surveyor's certificate indicating floodplain status, required.) **Attachment # 5**
46. Is the site to be used currently served 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: N/A
- _____
- _____
- _____

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 Matthew S. Gadus, Chief Investment Officer
Date Signed 6/27/2022

State of Indiana
Office of the Secretary of State

CERTIFICATE OF EXISTENCE

To Whom These Presents Come, Greeting:

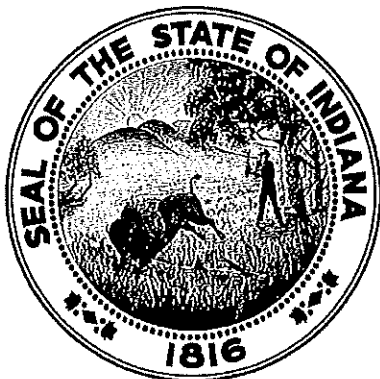
I, HOLLI SULLIVAN, Secretary of State of Indiana, do hereby certify that I am, by virtue of the laws of the State of Indiana, the custodian of the corporate records and the proper official to execute this certificate.

I further certify that records of this office disclose that

HOUSE INVESTMENTS, LLP

duly filed the requisite documents to commence business activities under the laws of the State of Indiana on December 03, 2020, and was in existence or authorized to transact business in the State of Indiana on October 21, 2021.

I further certify this Domestic Limited Liability Partnership 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 21, 2021

HOLLI SULLIVAN
SECRETARY OF STATE

202012031441816 / 20212262701

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

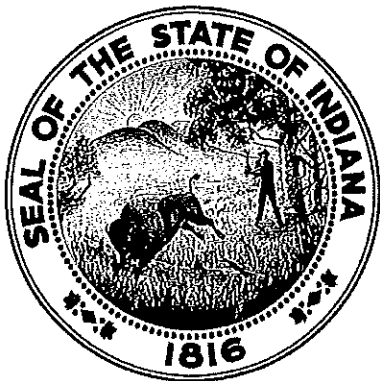
Expires on November 20, 2021.

State of Indiana
Office of the Secretary of State

Certificate of Registration of Limited Liability Partnership
of
HOUSE INVESTMENTS, LLP

I, CONNIE LAWSON, Secretary of State, hereby certify that a Registration of Limited Liability Partnership of the above Domestic Limited Liability Partnership has been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

NOW, THEREFORE, with this document I certify that said transaction will become effective Thursday, December 03, 2020.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, December 04, 2020.

Connie Lawson

CONNIE LAWSON
SECRETARY OF STATE

202012031441816 / 8804432

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>

APPROVED AND FILED
CONNIE LAWSON
INDIANA SECRETARY OF STATE
12/04/2020 08:26 AM

REGISTRATION OF LIMITED LIABILITY PARTNERSHIP

Formed pursuant to the provisions of the Indiana Code.

ARTICLE I - NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID 202012031441816
BUSINESS TYPE Domestic Limited Liability Partnership
BUSINESS NAME HOUSE INVESTMENTS, LLP
PRINCIPAL OFFICE ADDRESS 11590 North Meridian Street, Suite 550, Carmel, IN, 46032, USA

ARTICLE II - REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE Individual
NAME Michael D. Enkes
ADDRESS 11590 North Meridian Street, Suite 550, Carmel, IN, 46032, USA
SERVICE OF PROCESS EMAIL memkes@houseinvestments.com

I acknowledge that the Service of Process email provided above is the email address at which electronic service of process may be accepted.

ARTICLE III - PERIOD OF DURATION AND EFFECTIVE DATE

PERIOD OF DURATION Perpetual
EFFECTIVE DATE 12/03/2020
EFFECTIVE TIME 06:01PM

APPROVED AND FILED
CONNIE LAWSON
INDIANA SECRETARY OF STATE
12/04/2020 08:26 AM

ARTICLE IV - PRINCIPAL(S)

TITLE Limited Partner
NAME Rockway Investments, Inc. an Indiana corporation
ADDRESS 11590 North Meridian Street, Suite 550, Carmel, IN, 46032, USA

TITLE Limited Partner
NAME IER Group I, LLC an Indiana limited liability company
ADDRESS 11590 North Meridian Street, Suite 550, Carmel, IN, 46032, USA

TITLE Limited Partner
NAME Cedar Point Ventures, LLC an Indiana limited liability company
ADDRESS 11590 North Meridian Street, Suite 550, Carmel, IN, 46032, USA

ARTICLE V - GENERAL INFORMATION

STATEMENT OF PURPOSE

Any and all purposes in the furtherance of and not in limitation of the general powers conferred to partnerships by the State of Indiana.

SIGNATURE

THE SIGNATOR(S) REPRESENTS THAT THE REGISTERED AGENT NAMED IN THE APPLICATION HAS CONSENTED TO THE APPOINTMENT OF REGISTERED AGENT.

THE UNDERSIGNED, DESIRING TO FORM A LIMITED LIABILITY PARTNERSHIP PURSUANT TO THE PROVISIONS OF THE INDIANA UNIFORM PARTNERSHIP ACT, EXECUTE THIS REGISTRATION OF LIMITED LIABILITY PARTNERSHIP.

THE FILING OF THE REGISTRATION IS EVIDENCE OF THE PARTNERSHIP'S INTENTION TO ACT AS A LIMITED LIABILITY PARTNERSHIP.

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **December 3, 2020**.

SIGNATURE Jackson E. Taylor
TITLE Legal Representative

Business ID : 202012031441816
Filing No : 8804432

West, parallel with said McKinnle Avenue, 246.00 feet (245 feet recorded) to the East right of way line of aforesaid Queen Street; thence North 00 degrees 00 minutes 00 seconds East, on said East right of way line, 214.00 feet to a 5/8 inch rebar capped "GOU" on the South right of way line of McKinnle Avenue; thence North 90 degrees 00 minutes 00 seconds East, on said South right of way line, 486.00 feet to the Point of Beginning, containing 7.020 acres, more or less.

Tract II: PIN: 02-13-19-126-001.000-070 & 02-13-19-126-002.000-070

Part of Block 4, Block 5, Block 18, two cul de sacs lying within said Block 4, and that portion of Abbott Street lying between McKinnle Avenue and Werling Drive (formerly Anthony Wayne Drive) in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, pages 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnle Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 00 degrees 52 minutes 30 seconds West of the Northeast corner of said Block 7; thence South 90 degrees 00 minutes 00 seconds West, on said South right of way line, 536.00 feet to a 5/8 inch rebar capped "GOU" on the West right of way line of Queen Street, recorded in Deed Record 420, page 575 and 576, said point being the Point of Beginning; thence South 00 degrees 00 minutes 00 seconds West, on said West right of way line, 335.00 feet to a point of curve to the right, said curve having a radius of 442.5 feet and a chord bearing South 27 degrees 12 minutes 59 seconds West, 413.36 feet; thence on said curve to the right an arc distance of 430.08 feet (431.29 feet recorded) to a 5/8 inch rebar capped "GOU" at the Southeasterly corner of said Block 5, said corner being on the Northerly right of way line of Werling Drive (formerly Anthony Wayne Drive); thence on said Northerly right of way line, being a curve to the left having a radius of 650.00 feet, a chord bearing North 56 degrees 23 minutes 00 seconds West, 482.57 feet, and an arc length of 494.40 feet to the East right of way line of Billington Place, recorded in Deed Record 436, pages 582 through 585; thence on the right of way line of Billington Place by the following 7 courses: thence on a curve to the left having a radius of 330.00 feet, a chord bearing North 06 degrees 24 minutes 03 seconds East, 73.58 feet, and an arc length of 73.73 feet (68.5 feet recorded); thence North 00 degrees 00 minutes 00 seconds East, 208.00 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with the South right of way line of aforesaid McKinnle Avenue, 175.00 feet; thence North 00 degrees 00 minutes 00 seconds East, 72.00 feet; thence South 90 degrees 00 minutes 00 seconds West, parallel with said McKinnle Avenue, 225.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 280.00 feet to a point of curve to the right having a radius of 280.00 feet and a chord bearing South 06 degrees 41 minutes 08 seconds West, 65.20 feet; thence on said curve to the right an arc distance of 65.34 feet (60 feet recorded) to the North right of way line of said Werling Drive; thence on said North right of way line, being a curve to the left having a radius of 650.00 feet, a chord bearing South 88 degrees 38 minutes 47 seconds West, 198.01 feet, and an arc length of 198.78 feet to the East right of way line of Willoughby Place, recorded in Deed Record 436, pages 582 through 585; thence on the right of way line of Willoughby Place by the following 7 courses: thence on a curve to the right having a radius of 280.00 feet, a chord bearing North 07 degrees 10 minutes 42 seconds West, 69.98 feet, an arc length of 70.16 feet (62 feet recorded); thence North 00 degrees 00 minutes 00 seconds East, 280.00 feet; thence South 90 degrees 00 minutes 00 seconds West, parallel with the South right of way line of aforesaid McKinnle Avenue, 225.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 72.00 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with said McKinnle Avenue, 175.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 208.00 feet to a point of curve to the left having a radius of 330.00 feet and a chord bearing South 07 degrees 01 minutes 27 seconds East, 80.71 feet; thence on said curve to the right an arc distance of 80.91 feet

(75.2 feet recorded) to the North right of way line of said Werling Drive; thence on said North right of way line, being a curve to the left having a radius of 650.00 feet; a chord bearing South 69 degrees 01 minutes 38 seconds West, 145.99 feet, and an arc length of 146.30 feet (142 feet recorded) to a 5/8 inch rebar capped "GOU" at the Southwest corner of Block 4 also being the Southeast corner of Lot 28 in said Anthony Wayne Village; thence North 36 degrees 58 minutes 10 seconds West, on the West line of said Block 4, also being the Easterly line of Lots 28 through 24 in said Anthony Wayne Village, 309.00 feet to a 1/2 inch rebar at the Northeast corner of said Lot 24; thence South 50 degrees 42 minutes 00 seconds West, on the North line of said Lot 24, a distance of 135.00 feet to a 1/2 inch rebar capped "EMBURY" at the Northwest corner of said Lot 24, said point being on the Easterly right of way line of Plaza Drive (formerly Allerton Boulevard); thence on said Easterly right of way by the following 4 courses: North 37 degrees 00 minutes 00 seconds West, 67.00 feet; thence North 35 degrees 00 minutes 00 seconds West 90.00 feet; thence North 33 degrees 00 minutes 00 seconds West, 66.50 feet to a point of curve to the right, having a radius of 100.00 feet and a chord bearing North 29 degrees 53 minutes 53 seconds East, 173.38 feet; thence on said curve an arc length of 209.00 feet to the South right of way line of McKinnle Avenue; thence North 90 degrees 00 minutes 00 seconds East, on said South right of way line, 1,355.50 feet to the Point of Beginning, containing 13.454 acres, more or less.

ALSO:

All of the right-of-way of Willoughby Place, as recorded in Deed Record 436, pages 582-585, in the Office of the Recorder of Allen County, Indiana, as vacated by General Ordinance No. G-13-17 and recorded as Document Number 2017031348.

ALSO:

All of the right-of-way of Billington Place, as recorded in Deed Record 436, pages 582-585, in the Office of the Recorder of Allen County, Indiana, as vacated by General Ordinance No. G-14-17 and recorded as Document Number 2017031349.

EXCEPTING THEREFROM:

Part of Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the Intersection of the South right of way line of McKinnle Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West (bearing and description based upon a boundary survey recorded as Instrument Number 2016060819 in said recorder's office) along said South right of way line, 1,251.71 feet to the POINT OF BEGINNING; thence South 02 degrees 38 minutes 32 seconds East 406.62 feet; thence South 47 degrees 38 minutes 32 seconds East 21.75 feet to the north line of Werling Drive; thence southwesterly along said north line 81.71 feet along a curve to the left, having a radius of 650.00 feet and subtended by a long chord having a bearing of South 85 degrees 51 minutes 25 seconds West and a length of 81.66 feet; thence North 42 degrees 21 minutes 28 seconds East 22.97 feet; thence North 02 degrees 38 minutes 32 seconds West 284.06 feet; thence North 47 degrees 38 minutes 32 seconds West 4.24 feet; thence North 02 degrees 38 minutes 32 seconds West 120.83 feet to said South right of way line; thence North 87 degrees 21 minutes 28 seconds East along said south line 53.00 feet to the POINT OF BEGINNING, containing 0.498 acres of land, more or less.

ALSO EXCEPTING THEREFROM:

Part of Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnle Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West (bearing and description based upon a boundary survey recorded as Instrument Number 2016060819 in said recorder's office), on said South right of way line, 1,520.80 feet to the POINT OF BEGINNING, marked by a 5/8" rebar with cap stamped "Structurepoint #0094" (hereafter referred to as Structurepoint rebar); thence South 02 degrees 38 minutes 32 seconds East 356.03 feet to a Structurepoint rebar; thence South 02 degrees 40 minutes 46 seconds East 120.05 feet to the North right of way line of Werling Drive, marked by a Structurepoint rebar; thence along said right of way southwesterly 43.00 feet along a curve to the left, having a radius of 650.00 feet and subtended by a long chord having a bearing of South 61 degrees 49 minutes 44 seconds West and a length of 42.99 feet to the easternmost corner of Block 3 in said subdivision; thence North 39 degrees 36 minutes 42 seconds West along the easternmost line of said Block 3 a distance of 308.91 feet to the northernmost corner of said Block 3, marked by a 5/8" diameter rebar; thence North 02 degrees 32 minutes 45 seconds West 247.60 feet to the South right of way line of McKinnle Avenue, marked by a Structurepoint rebar; thence North 87 degrees 21 minutes 28 seconds East along said right of way 224.07 feet to the POINT OF BEGINNING, containing 2.013 acres of land, more or less.

ALSO EXCEPTING THEREFROM:

Part of Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnle Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West (bearing and description based upon a boundary survey recorded as Instrument Number 2016060819 in said recorder's office), on said South right of way line, 990.92 feet to the POINT OF BEGINNING, marked by a 5/8" rebar with cap stamped "Structurepoint #0094" (hereafter referred to as Structurepoint rebar); thence South 02 degrees 39 minutes 08 seconds East 362.50 feet to a Structurepoint rebar; thence South 87 degrees 21 minutes 28 seconds West 260.85 feet to a Structurepoint rebar marking the east right of way of a proposed road (0.498 acres to be dedicated); thence North 02 degrees 38 minutes 32 seconds West along said proposed right of way 362.50 feet to the South right of way of McKinnle Avenue, marked by a Structurepoint rebar; thence North 87 degrees 21 minutes 28 seconds East along said right of way 260.79 feet to the POINT OF BEGINNING, containing 2.171 acres of land, more or less.

Tract 3: PIN: 02-13-19 -128 -004 .000- 070

Block 11 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnle Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 00 degrees 52 minutes 30 seconds West of the Northeast corner of said Block 7; thence South 90 degrees 00 minutes 00 seconds West, on said South right of way line, 536.00 feet to a 5/8 inch rebar capped "GOU" on the West right of way line of Queen Street, recorded in Deed Record 420, page 575 and 576; thence South 00 degrees 00 minutes 00 seconds West, on said West right of way line, 335.00 feet to a point of curve to the right, said curve having a radius of 442.5 feet and a chord bearing South 27 degrees 12 minutes 59 seconds West, 413.36 feet; thence on said curve to the right an arc distance of 430.08 feet (431.29 feet recorded) to a 5/8 inch rebar capped "GOU" at the Southeasterly corner of said Block 5, said corner being on the Northerly right of way line of Worling Drive (formerly Anthony Wayne Drive); thence continuing on said West right of way line, South 53 degrees 35 minutes 00 seconds West, 50.00 feet to a 5/8 inch rebar capped "GOU" at the Northeast corner of said Block 11, said point being on the South right of way line of Worling Drive and being the Point of Beginning; thence continuing on said West right of way line, also being the Easterly line of said Block 11, South 53 degrees 35 minutes 00 seconds West, 139.60 feet to a 5/8 inch rebar capped "GOU" at the Southeasterly corner of said Block 11, said point also being the Northeast corner of Lot 179 in the replat of Anthony Wayne Village, recorded in Plat Record 18, page 116; thence on the Southerly line of said Block 11 by the following 3 courses: thence North 35 degrees 55 minutes 00 seconds West, on the Northerly line of Lots 179 and 178 in said replat of Anthony Wayne Village, 137.00 feet to a 1/2 inch rebar at the Northwest corner of said Lot 178; thence North 70 degrees 52 minutes 00 seconds West, on the Northerly line of Lots 177 through 173 in said replat of Anthony Wayne Village, 262.00 feet; thence South 08 degrees 31 minutes 30 seconds West, on the Northerly line of Lots 173 through 170 in said replat of Anthony Wayne Village, 256.00 feet to a 1/2 inch rebar at the Northwest corner of said Lot 170; thence North 38 degrees 58 minutes 10 seconds West, on the West line of said Block 11, also being the East line of Lots 168 and 167 in replat of Anthony Wayne Village, 113.00 feet to a 5/8 inch rebar capped "GOU" at the Northwest corner of said Block 11, also being the Northeast corner of said Lot 167, being on the South right of way line of Worling Drive; thence on said South right of way line, being a curve to the right having a radius of 600.00 feet, a chord bearing of South 75 degrees 29 minutes 51 seconds East, 789.25 feet and an arc length of 861.33 feet to the Point of Beginning, containing 2.437 acres, more or less.

Tract 4: PIN: 02-13-19-126-001.001-070

Part of Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnle Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West (bearing and description based upon a boundary survey recorded as Instrument Number 2016060819 in said recorder's office) along said South right of way line, 1,251.71 feet to the POINT OF BEGINNING; thence South 02 degrees 38 minutes 32 seconds East 406.62 feet; thence South 47 degrees 38 minutes 32 seconds East 21.75 feet to the north line of Worling Drive; thence southwesterly along said north line 81.71 feet along a curve to the left, having a radius of 650.00 feet and subtended by a long chord having a bearing of South 85 degrees 51 minutes 25 seconds West and a length of 81.66 feet; thence North 42 degrees 21 minutes 28 seconds East 22.97 feet; thence North 02 degrees 38 minutes 32 seconds West 284.06 feet; thence North 47 degrees 38 minutes 32 seconds West 4.24 feet; thence North 02 degrees 38 minutes 32 seconds West 120.83 feet to said South right of way line; thence North 87 degrees 21 minutes 28 seconds East along said south line 53.00 feet to the POINT OF BEGINNING, containing 0.498 acres of land, more or less.

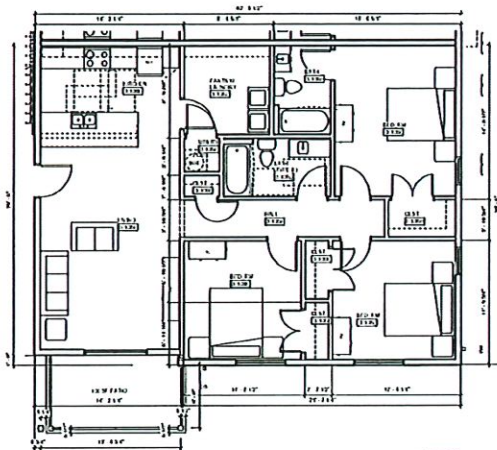
Site Plan No. 100000



VILLAGE PREMIER REDEVELOPMENT
05.10.2022

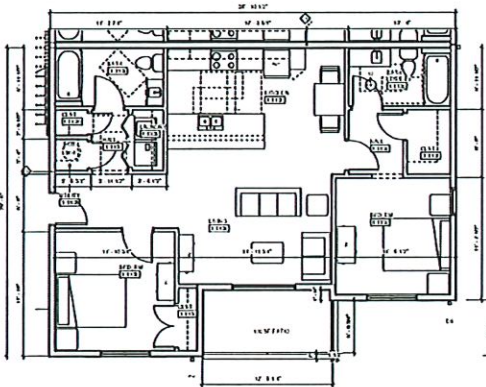


SEE PLANS 11.02.20



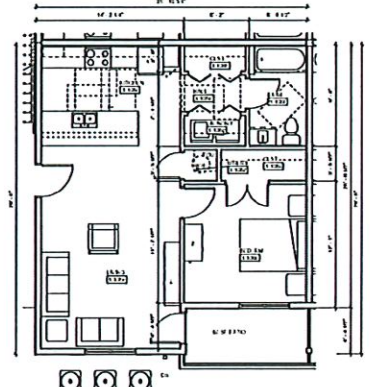
3-BED FLOOR PLAN - UNIT C

UNIT C
11.02.20



2-BED FLOOR PLAN - UNIT B

UNIT B
11.02.20



1-BED FLOOR PLAN - UNIT A

UNIT A
11.02.20

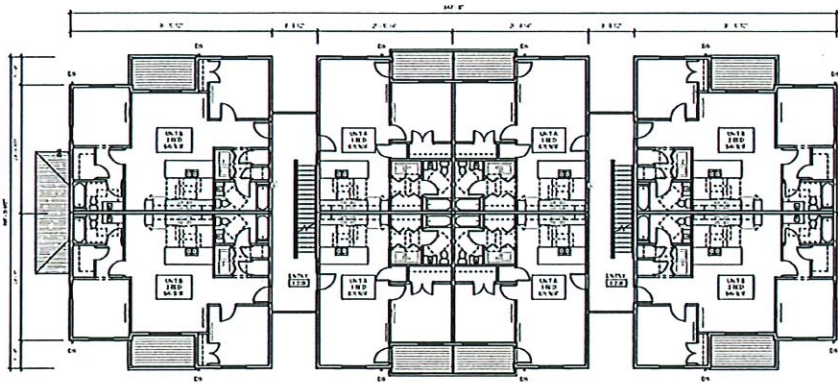
- All 1st Floor units to be Type B Adaptable



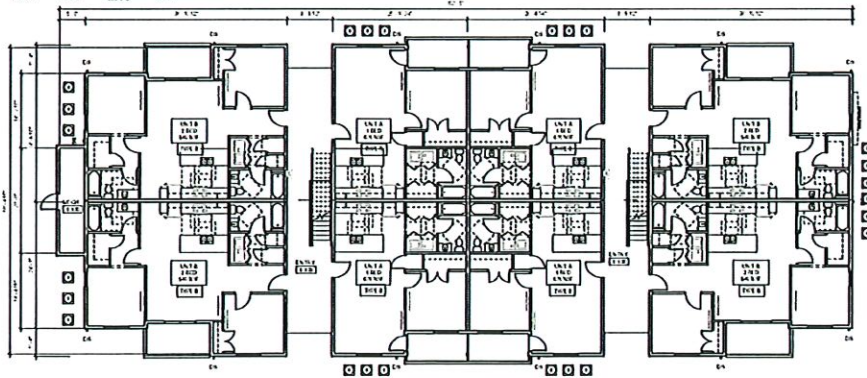
VILLAGE PREMIER REDEVELOPMENT

05.10.2022

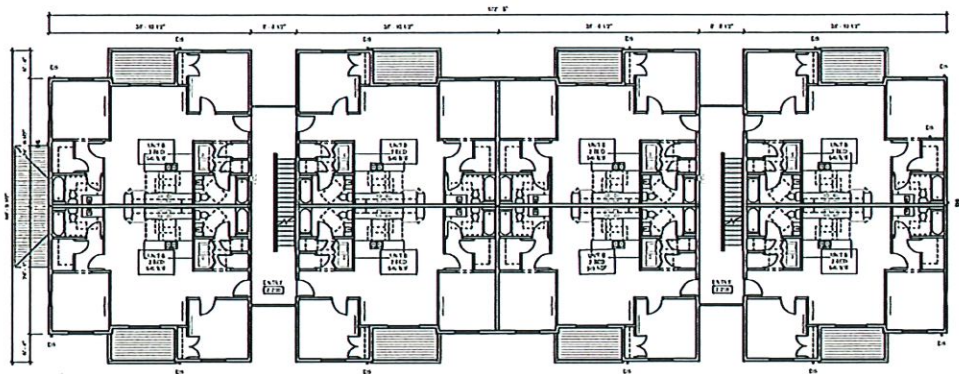




SECOND/ THIRD FLOOR SCHEMATIC PLAN - BUILDING TYPE 1
11' x 10'

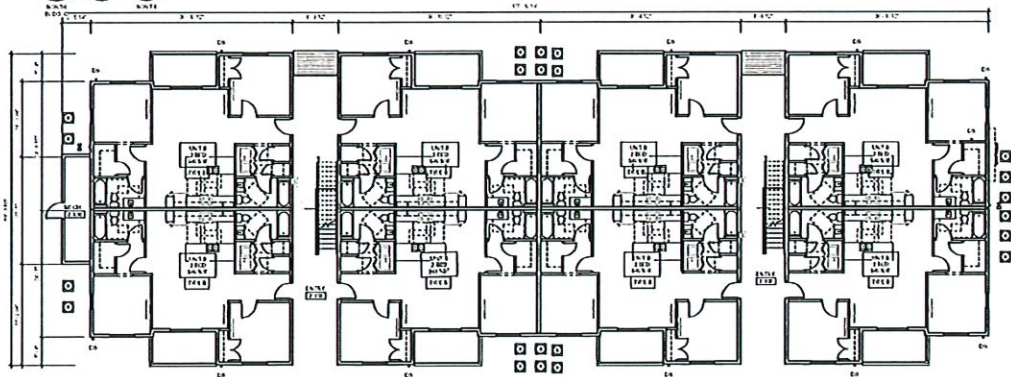


FIRST FLOOR PLAN - BLDG. TYPE 1
11' x 10'






SECOND/ THIRD FLOOR SCHEMATIC PLAN - BUILDING TYPE 2
 18' x 10'






FIRST FLOOR PLAN - BLDG. TYPE 2
 18' x 10'

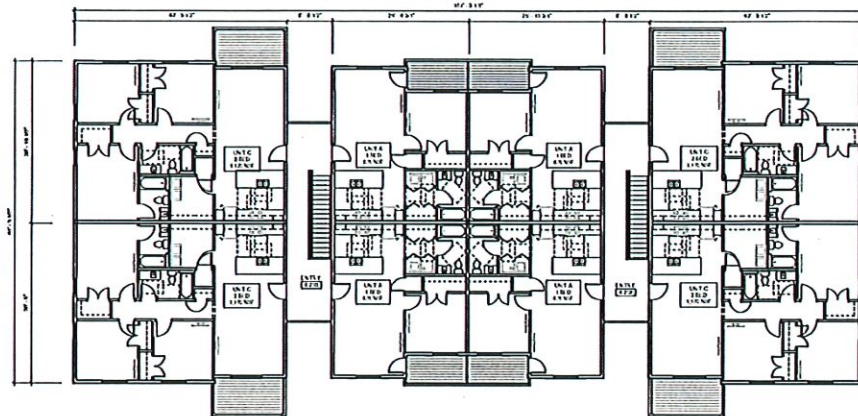


VILLAGE PREMIER REDEVELOPMENT
05.10.2022

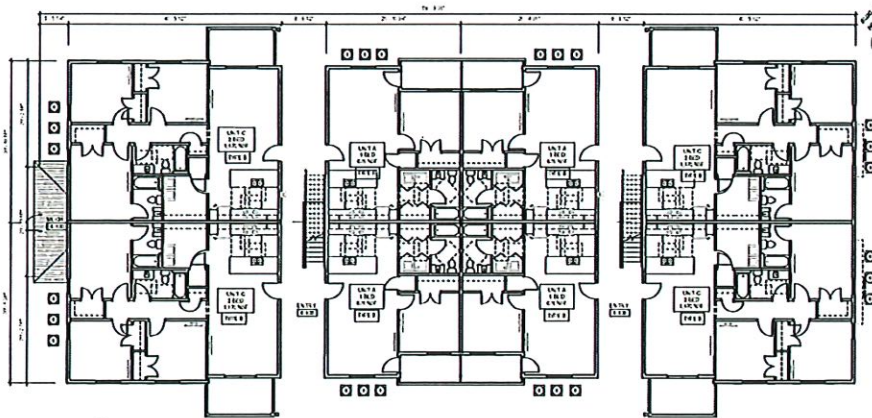




1100 West 42nd Street, Suite 100, W 42nd St
 New York, NY 10018-3603
 Tel: 212 693 1100 Fax: 212 693 1101



SECOND FLOOR SCHEMATIC PLAN - BUILDING TYPE 4



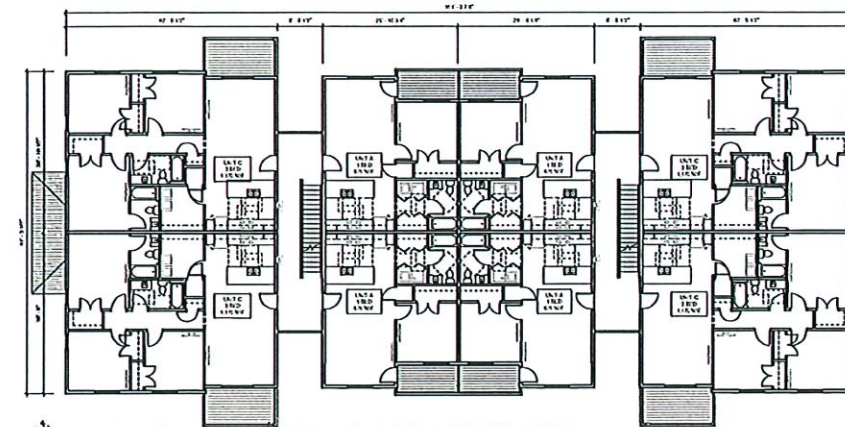
FIRST FLOOR PLAN - BUILDING TYPE 4



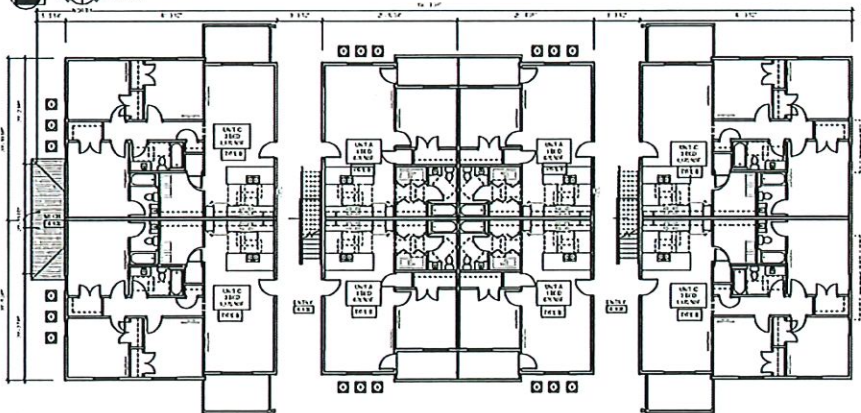
VILLAGE PREMIER REDEVELOPMENT

05.10.2022

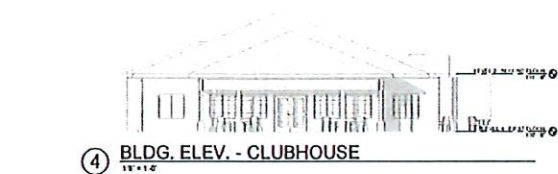




SECOND FLOOR SCHEMATIC PLAN - BUILDING TYPE 5
18' x 10'



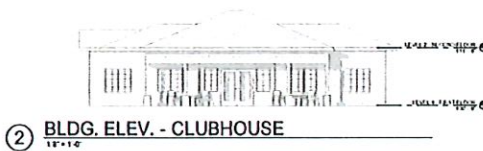
FIRST FLOOR PLAN - BUILDING TYPE 5
18' x 10'



④ BLDG. ELEV. - CLUBHOUSE
18' x 10'



③ BLDG. ELEV. - CLUBHOUSE
18' x 10'

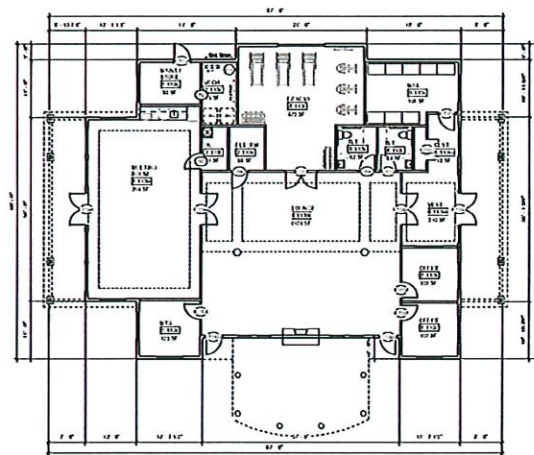


② BLDG. ELEV. - CLUBHOUSE
18' x 10'



① BLDG. ELEV. - CLUBHOUSE
18' x 10'

EXTERIOR FINISHES ELEVATION LEGEND



FIRST FLOOR PLAN - CLUBHOUSE
18' x 10'



VILLAGE PREMIER REDEVELOPMENT
05.10.2022



EXTERIOR BUILDING ELEVATION MATERIALS

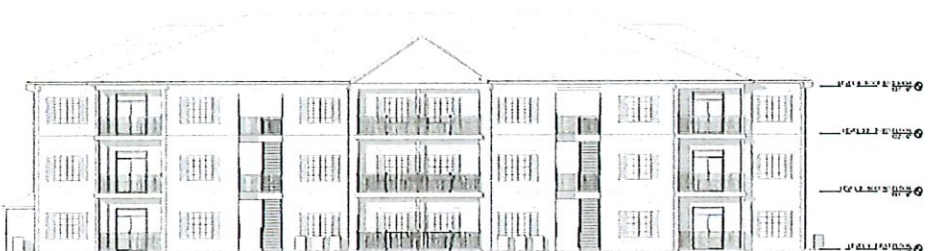


③ BLDG. ELEV. - TYPE 1/TYPE 2
(TYPICAL END)
18' x 10'

④ BLDG. ELEV. - TYPE 2
18' x 10'



② BLDG. ELEV. - TYPE 1/TYPE 2
(TYPICAL END)
18' x 10'



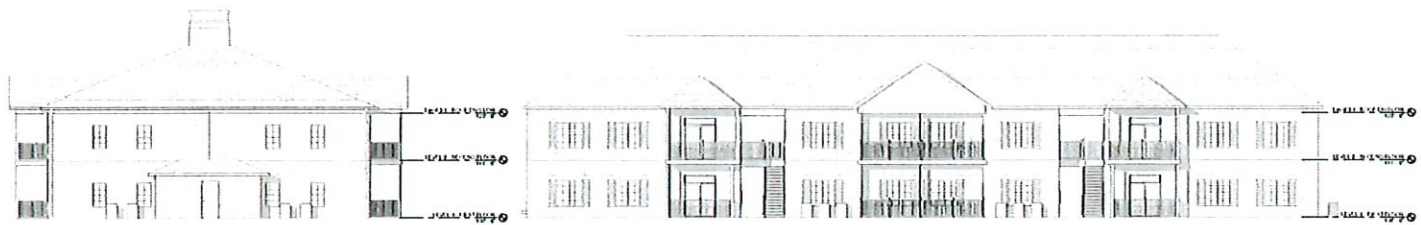
① BLDG. ELEV. - TYPE 1 (TYPICAL SIDE)
18' x 10'



VILLAGE PREMIER REDEVELOPMENT
05.10.2022



EXTERIOR ELEVATION MATERIALS



③ BLDG. ELEV. - TYPE 3/ TYPE 4
(TYPICAL END)
18' x 14'

④ BLDG. ELEV. - TYPE 4
18' x 14'



① BLDG. ELEV. - TYPE 3/ TYPE 4
(TYPICAL END)
18' x 14'



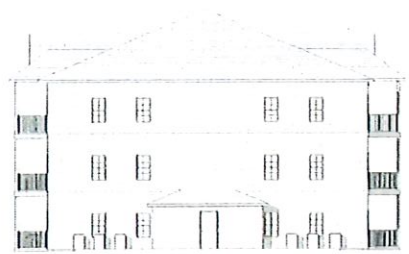
② BLDG. ELEV. - TYPE 3
18' x 14'



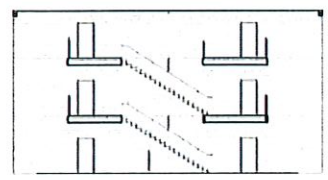
VILLAGE PREMIER REDEVELOPMENT
05.10.2022



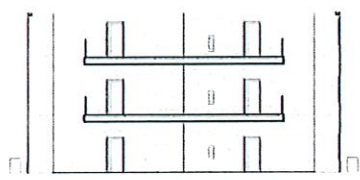
- EXTERIOR BUILDING ELEVATION LEGEND**
-  VINYL SIDING
 -  HORIZONTAL SIDING
 -  BRICK
 -  STONE VENEER



③ BLDG. ELEV. - TYPE 5
18' x 10'



④ BLDG. ELEV - STAIR ENTRY - (TYPICAL)
18' x 10'



⑤ BLDG. ELEV - STAIR ENTRY - (TYPICAL)
18' x 10'



① BLDG. ELEV. - TYPE 5
18' x 10'



② BLDG. ELEV. - TYPE 5
18' x 10'



VILLAGE PREMIER REDEVELOPMENT
05.10.2022



**FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
FORM ED-1**

Business Name Village Premier
 Business Address 4209 Plaza Drive, Fort Wayne, IN 46806
 Telephone No. 317-580-2535
 Fax No. 317-580-2545
 CEO Name Matthew S. Gadus
 CEO Title Chief Investment Officer

Contact Person Matthew S. Gadus
 Contact Title Chief Investment Officer
 Contact Phone No. 317-580-2541

\$43,301,000

Projected 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	N/A	N/A	\$ N/A	\$ N/A	\$ N/A
Retained Fort Wayne Employment	N/A	N/A	\$ N/A	\$ N/A	\$ N/A
# of Jobs Created at Opening	4	0	\$ \$200,000	\$ \$50,000	\$ \$50,000
# of Jobs Created Within Three Years			\$	\$	\$

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.

DIGEST SHEET

TITLE OF RESOLUTION. 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 House Investments, LLP, 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 RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Earlier this month, the Redevelopment Commission approved an Economic Development Agreement (EDA) for Phase 1 of the Village Premier project. The EDA outlined public incentives for the Phase 1 portion of the project, which includes a READI request of \$5 Million to be used towards the construction of 208 units of affordable housing and 9 units of for sale single-family housing. The Redevelopment Commission also approved a pledge of tax increment from the Tillman- Anthony and Posterity Heights TIF districts towards bond payment in an amount sufficient to generate an estimated principal amount not to exceed \$3.3 Million to the developer, House Investments to construct Phase 1 of the Village Premier project. Subsequently, on July 21, the Economic Development Commission approved a similar inducement resolution in support of the issuance of the economic development revenue bonds.

If approved, this resolution would provide formal authorization from the Common Council to begin the process of issuing the economic development revenue bond as described herein. Final action on the bond issuance, including approval of a Trust Indenture, Financing Agreement, and other documents are anticipated to come before the Common Council for approval in October.

EFFECT OF PASSAGE. Approval would initiate the process of issuing an economic development revenue bond with a maximum principal amount not to exceed \$3.3 Million, using TIF revenue from Posterity Heights and the Tillman-Anthony TIF districts as the sole source of repayment to induce the construction of Phase 1 of the Village Premier project.

EFFECT OF NON-PASSAGE. Non-passage would delay the commencement of construction activity for Village Premier Phase 1, including 208 units of affordable housing, until an alternative source of local funding could be identified.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). Council would be approving the issuance of bonds in a principal amount not to exceed \$3.3 Million to be repaid exclusively through the pledge of TIF funds by the Redevelopment Commission.

ASSIGNED TO COMMITTEE (PRESIDENT). _____