
Economic and Fiscal Impacts of the Proposed Harrison Square Project

**City of Fort Wayne, Indiana
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Project Background

The City of Fort Wayne, Indiana (the “City”) has proposed a new multi-use project for the downtown area. Known as Harrison Square, the project seeks to energize the downtown area by:

- creating a new gathering place for the community as a destination point for residents and visitors
- revitalizing downtown and creating new jobs, and
- continuing to grow the City’s role as a regional economic leader

Phase 1 of the proposed development includes a 250 room hotel, 60 residential condominiums, 30,000 square feet of retail space, a minor league baseball park and a 900 space parking garage. Future project phases propose additional condominiums and retail space. A diagram depicting the project’s concept is provided in Appendix A.

If constructed as proposed, Harrison Square will have significant fiscal and economic impacts on the Fort Wayne Community (the “Community”). Fiscal impacts represent the taxes the project may generate for the benefit of State and local governmental units. Economic impacts, both direct and indirect, encompass the project’s potential effects on the local economy via new employment, household earnings and output.¹

This report summarizes the potential impacts that Harrison Square may have on State and local governmental units through tax revenues. It also examines the related direct and indirect economic impacts of the project on the local area. A description of data used and assumptions made are included in this report, and detailed analyses of the fiscal and economic impacts are provided in the appendices.

In the course of preparing this report, we have not conducted an audit of any financial or supplemental data used in the accompanying Tables and Schedules. We have made certain projections that may vary from actual results because events and circumstances frequently do not occur as estimated and such variances may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

¹ “Output” is a term used by economists to describe economic activity; it is often commonly referred to as production or sales revenue.

Fiscal Impacts

As illustrated in Table A, Harrison Square offers an opportunity for the collection of revenue from a variety of tax streams. For the hotel, taxes may be levied and collected for state sales, state income, innkeepers (room), county income, county food and beverage, and property. For the retail space and the baseball park, the same tax streams of the hotel may be realized, with the exception of the innkeepers tax. The parking garage will yield tax revenue on county and state income tax. The condominiums will allow for property tax revenue.

Table A: Harrison Square Tax Revenue Sources

	Hotel	Retail	Baseball Park	Condos	Garage
State Sales Tax	Yes	Yes	Yes		
State Income Tax (Personal)	Yes	Yes	Yes		Yes
Innkeepers Tax	Yes				
County Income Tax (COIT, CEDIT)	Yes	Yes	Yes		Yes
County Food/Beverage Tax	Yes	Yes	Yes		
Property Tax	Yes	Yes		Yes	

The tax impact in 2010, the first year the project components are anticipated to be operational, may generate over \$1.8 million in new tax revenue for state and local governmental units. Table B illustrates the breakdown of the tax impact by component in the project's first operational year.

Table B: Harrison Square Fiscal Impacts in Year 1 of Operations (2010)

	<u>Hotel</u>	<u>Retail</u>	<u>Baseball Park</u>	<u>Condos</u>	<u>Garage</u>	<u>Total</u>
State Sales Tax	\$495,565	\$591,724	\$95,203	-	-	\$1,182,492
State Income Tax (Personal)	65,378	25,311	41,729	-	\$735	133,153
Innkeepers Tax	368,450	-	-	-	-	368,450
County Income Tax	19,229	7,445	12,273	-	216	39,163
County Food/Beverage Tax	21,363	65,170	8,000	-	-	94,533
Property Tax ¹	-	-	-	-	-	-
	<u>\$969,985</u>	<u>\$689,650</u>	<u>\$157,205</u>	<u>\$0</u>	<u>\$951</u>	<u>\$1,817,791</u>

¹ Property tax is assumed to be 100% abated on project components in 2010. The parking garage and baseball park are assumed to be publicly owned, and therefore is not subject to property taxation.

Over a ten-year period, state and local government units may see a tax impact of over \$28 million through the development of Harrison Square. Table C depicts the 10-year projected revenue by project component from each of the tax streams. Annual projections of the tax streams by component are included in Appendix C.

Table C: Harrison Square Fiscal Impacts - 10 Year Summary (2010 - 2019)

	<u>Hotel</u>	<u>Retail</u>	<u>Baseball Park</u>	<u>Condos</u>	<u>Garage</u>	<u>Total</u>
State Sales Tax	\$6,778,057	\$6,190,738	\$1,042,448	-	-	\$ 14,011,243
State Income Tax (Personal)	880,488	264,813	436,574	-	\$7,350	1,589,225
Innkeepers Tax	5,039,447	-	-	-	-	5,039,447
County Income Tax	258,968	77,887	128,403	-	2,160	467,418
County Food/Beverage Tax	292,193	681,822	87,597	-	-	1,061,612
Property Tax ¹	4,663,929	341,391	-	\$826,069	-	5,831,389
	<u>\$17,913,082</u>	<u>\$7,556,650</u>	<u>\$1,695,024</u>	<u>\$826,069</u>	<u>\$9,510</u>	<u>\$ 28,000,334</u>

¹ Property tax is assumed to be 100% abated on project components beginning in 2010 on a descending scale. The parking garage and baseball park are assumed to be publicly owned, and therefore are not subject to property taxation. Certain investments by Hardball Capital, Inc. in the baseball park may be subject to personal property taxation but have not been included in this analysis.

Direct Economic Impacts

In addition to tax revenue, Harrison Square will have a direct economic impact on the Community in three measurable ways: new jobs, household earnings to those employed by Harrison Square businesses and output. The direct economic impact will begin during construction, and will continue to be realized throughout the operations of each component.

Construction Impact

The construction period for Harrison Square will bring substantial direct economic value to the City. Slated to occur during 2008 - 2009, the construction will bring \$106 million in output, create 854 jobs, and yield over \$31 million in household earnings. Table D illustrates this impact by project component.

Table D: Direct Economic Impact - Construction Period (2008 - 2009)

	Hotel	Retail	Baseball Park	Garage	Condos	Total
Output	\$48,000,000	\$6,000,000	\$30,000,000	\$10,000,000	\$12,000,000	\$106,000,000
Estimated Employment	387	48	242	81	97	855
Household Earnings	\$14,110,675	\$1,763,834	\$8,819,172	\$2,939,724	\$3,527,669	\$31,161,074

Operational Impact

Once constructed, the components of Harrison Square will continue to bring value to the Community. As illustrated in Table E by project component, the total output of the project may yield over \$20 million in the first year of operations, create 366 new jobs and result in over \$5.6 million in household earnings.

Table E: Direct Economic Impact - Year 1 of Operations (2010)

	Hotel	Retail	Baseball Park	Garage	Total
Output	\$ 8,761,999	\$ 9,944,600	\$ 1,600,000	\$ 375,000	\$ 20,681,599
Estimated Employment	145	157	65	1	368
Earnings	\$ 3,088,883	\$ 944,737	\$ 1,557,500	\$ 21,632	\$ 5,612,752

Over a 10-year period, the direct impact is substantial. Total output may be over \$245 million, may create 471 new jobs, and may increase household earnings by nearly \$68 million. Table F illustrates the impact Harrison Square may have in from 2010 – 2019 by project component. Annual projections of the direct economic impact by component are included in Appendix D and E.

Table F: Direct Economic Impact - 10 Year Total (2010 - 2019)

	Hotel	Retail	Baseball Park	Garage	Total
Output	\$ 119,841,690	\$ 104,042,519	\$ 17,519,559	\$ 3,750,000	\$ 245,153,768
Estimated Employment*	234	171	65	1	471
Earnings	\$ 41,599,808	\$ 9,884,038	\$ 16,294,894	\$ 216,320	\$ 67,995,060

**Note: Employment figures are not cumulative; rather, they represent the highest number of potential positions during the timeframe.*

Indirect Economic Impacts

The development of Harrison Square will also have indirect economic impacts on the Community in the areas of employment, household earnings, and output. This indirect economic impact will occur in other businesses and industries in the Community as a result of the direct economic activity. For example, when one of the vendors hires an employee at a higher wage than she had earned previously, she may increase her spending on such things as groceries, gasoline, and clothing. That results in more sales for the local grocer, service station and discount store, plus the other merchants with whom she shops. At their increased sales levels, those three employers can then better afford to add more employees and increase their payrolls. Thus, the indirect effect of employment, personal earnings and output at the Harrison Square components incrementally increases employment, payroll and output in *other* industries across the community.

To measure the indirect effects Harrison Square operations may have on employment, payroll and output in the Community², Regional Input-Output Modeling System (RIMS) II multipliers from the United States Department of Commerce, Bureau of Economic Analysis (BEA) are used. RIMS II data illustrates an industry's resulting change in a region on employment (number of jobs), household earnings, and output or sales for a new project. RIMS II data shows the ripple effect, or industry interdependence; therefore, each industry sector in a region has a multiplier, which is a tool used to express the interdependent relationships. For example, for every \$1 of production (output) of construction, to highlight one industry, the RIMS II model may estimate that there is \$1.377 of associated demand (sales) for all other products. A list of Allen County multipliers is provided in Appendix B, which served as a basis for this analysis.

² Allen County data was used for the analysis.

Construction Impact

The construction period for Harrison Square will bring substantial indirect economic value to the City. Slated to occur during 2008 – 2009, the construction will have an indirect impact of over \$147 million in output, create 1,176 jobs, and yield nearly \$43 million in household earnings. Table G illustrates this impact by project component.

Table G: Indirect Economic Impact – Construction Period (2008 – 2009)

	Hotel	Retail	Baseball Park	Garage	Condos	Total
Output	\$66,744,000	\$8,343,000	\$41,715,000	\$13,905,000	\$16,686,000	\$147,393,000
Estimated Employment	532	67	333	111	133	1,176
Household Earnings	\$19,430,400	\$2,428,800	\$12,144,000	\$4,048,000	\$4,857,600	\$42,908,800

Operational Impact

Once constructed, the components of Harrison Square will bring indirect value to the City. As illustrated in Table H by project component, the total output of the project may yield over \$26.4 million in the first year of operations, create 414 new jobs and result in nearly \$7 million in household earnings.

Table H: Indirect Economic Impact – Year 1 of Operations (2010)

	Hotel	Retail	Baseball Park	Garage	Total
Output	\$ 10,992,804	\$ 12,964,775	\$ 2,080,800	\$ 427,313	\$ 26,465,692
Estimated Employment	162	176	75	1	414
Earnings	\$ 3,764,113	\$ 1,173,174	\$ 1,952,015	\$ 23,395	\$ 6,912,697

Over a 10-year period, total output may be over \$313 million, may create 530 new jobs, and may increase household earnings by over \$ 83.6 million. Table I illustrates the impact Harrison Square may have from 2010 – 2019 by project component. Annual projections of the indirect economic impact by component are included in Appendix D and F.

Table I: Indirect Economic Impact – 10 Year Total (2010 – 2019)

	Hotel	Retail	Baseball Park	Garage	Total
Output	\$ 150,353,384	\$ 135,640,234	\$ 22,784,186	\$ 4,273,130	\$ 313,050,934
Estimated Employment*	262	192	75	1	530
Earnings	\$ 50,693,527	\$ 12,273,999	\$ 20,422,392	\$ 233,950	\$ 83,623,868

*Note: Employment figures are not cumulative; rather, they represent the highest number of positions during the timeframe.

Assumptions

The following assumptions underlie the fiscal and indirect economic impact analyses.

- It is assumed that all project components will be operational beginning in 2009.
- For the fiscal analysis, impact is based on the following Pay 2006 tax rates. State sales tax and innkeepers tax calculations also account for the .0083 processing allowance to businesses.

Tax Stream	Pay 2006 Rate
Indiana State Sales Tax	0.0600
Indiana State Income Tax - personal	0.0340
Indiana State Income Tax - corporate	0.0850
Innkeepers Tax	0.0600
County Income Tax (COIT and CEDIT combined)	0.0100
County Food and Beverage Tax	0.0100
Property Tax (Fort Wayne, Wayne taxing district)(1)	2.6200

(1) Per \$100 of Assessed Valuation

- All entities are assumed to be LLCs, and therefore, corporate income tax has not been included in this analysis.
- Construction costs for all analyses are based upon the following:

Component	Outlay
Hotel	\$48,000,000
Condominiums	12,000,000
Retail	6,000,000
Baseball Park	30,000,000
Parking Garage	10,000,000
Land	7,794,000
Total	\$113,794,000

- Property tax revenue assumes abatement for each component for ten years beginning in 2010. The abatement is a decreasing percentage applied to the assessed value each year.

Payable Year	Abatement %
2010	100
2011	95
2012	80
2013	65
2014	50
2015	40
2016	30
2017	20
2018	10
2019	5

- Analyses for retail and condominiums include project Phase 1 only. Future project phases have not been included in the analysis.

- The following RIMS II industry multipliers were used for each project component. A list of all Allen County multipliers is included in Appendix B.
 - a. Hotel: “Accommodation”
 - b. Retail: “Retail Trade”
 - c. Baseball Park: “Amusement, Gambling and Recreation”
 - d. Garage: “Other Transportation and Support Activities”

Methodology

Fiscal Impact

The following methodology applies to the fiscal impact analysis contained in this report.

State Sales Tax

The Indiana Sales Tax is imposed on taxable retail sales at a rate of 6%. Each retailer that collects sales tax is entitled to retain .83% of the tax collected as compensation for collection and remittance costs. In addition, Allen County has imposed a Food and Beverage Tax at 1% on all food and beverage sales in the County.

For the purposes of this report, sales (revenue) data from the City of Fort Wayne, Indiana, Downtown Community Revitalization Enhancement District, Consultant's Report was used. For the baseball park, 50% of the estimated revenue for "merchandise, food and beverage" is assumed to be subject to Food and Beverage Tax.

Income Tax (State and County)

Indiana Income Tax, generally, is imposed at a rate of 3.4% on the adjusted gross income of a taxpayer that is earned in the state after all exemptions and deductions ("taxable income"), but before credits are applied. In addition, the Allen County Income Tax Council has imposed a County Option Income Tax and County Economic Development Income Tax at rates of .6% and .4%, respectively, on taxable income earned in Allen County.

Indiana taxable income is based on federal adjusted gross income (AGI) reported on the taxpayer's federal income tax return. Indiana AGI is determined by making certain adjustments to the federal AGI (e.g., renter's deduction). After Indiana AGI is established, the taxpayer may further reduce income subject to taxes by deducting items such as the personal exemption amount and personal deductions. The result is taxable income, to which state and local income tax rates are applied.

For the purposes of this report, AGI data from the City of Fort Wayne, Indiana, Downtown Community Revitalization Enhancement District, Consultant's Report was used. Income tax is anticipated to be collected from the hotel, Retail, Garage and Baseball Park components of the project.

Innkeepers Tax

Allen County has opted to impose the Innkeepers Tax. The tax is imposed at the rate of 6% on the gross income of lodging revenue. Each retailer that collects sales tax is entitled to retain .83% of the tax collected as compensation for collection and remittance costs.

For the purposes of this report, gross income data from the City of Fort Wayne, Indiana, Downtown Community Revitalization Enhancement District, Consultant's Report was used. Innkeepers tax is anticipated to be collected from the hotel only.

Property Tax

Property Tax is imposed on owners of real property and certain types of personal property. Land owned by the government is exempt from taxation. The rate of taxation for the Fort Wayne – Wayne taxing district, where Harrison Square is located, is \$2.62 per \$100 of assessed value. The property tax is imposed on the assessed value of the property.

For the purposes of this report, assessed value data from the City of Fort Wayne, Indiana, Tax Increment Financing, Consultant’s Report, was used.

Direct Economic Impact

The following methodology applies to the direct impact analysis contained in this report.

Output

Revenue data, or output, are based on the following data sources:

- Hotel: City of Fort Wayne, Indiana CRED Consultant’s Report
- Retail: City of Fort Wayne, Indiana CRED Consultant’s Report
- Baseball Park: City of Fort Wayne, Indiana CRED Consultant’s Report
- Garage: Estimate provided by the Controller of the City of Fort Wayne

Employment

Employment data are based on the following data sources:

- Hotel and Retail: Derived from RIMS II multiplier data, through the following formula: Final Demand Employment/RIMS II Direct Effect Employment.
- Baseball Park: City of Fort Wayne, Indiana CRED Consultant’s Report
- Garage: Estimate provided by the Controller of the City of Fort Wayne

Household Earnings

Household earnings data are based on the City of Fort Wayne, Indiana CRED Consultant’s Report.

Indirect Economic Impact

The following methodology applies to the indirect impact analysis contained in this report.

Output

Indirect output for each component was derived using the RIMS II multipliers and the following formula: [direct output * RIMS II Final-Demand Output].

The RIMS II Final-Demand Output multiplier indicates the change in output (revenue) that results from a \$1 change in the final demand.

Employment

Employment figures are based on the following calculations:

- Hotel and Retail: Derived from RIMS II multiplier data, through the following formula: [Direct Output /1,000,000)*RIMS II Final Demand Employment]. The RIMS II Final Demand Employment multiplier indicates the change in employment that results from a \$ 1 million change in final demand.
- Garage and Baseball Park: Derived from RIMS II multiplier data, through the following formula: [Direct Employment * RIMS II Direct-Effect Employment]. The RIMS II Direct-Effect Employment multiplier indicates the total change in employment that results from a change of one job.

Household Earnings

Household earning figures are based on the following calculation: [Direct Earnings * RIMS II Direct-Effect Earnings]. The RIMS II Direct-Effect Earnings multiplier indicates the total change in earnings that results from a \$1 change in earnings.

Construction Impacts

Direct

Direct output is the outlay for each component, as provided by the City. Direct employment is derived from RIMS II multiplier data, through the following formula: [Indirect Employment/RIMS II Direct Effect Employment]. Direct earnings are derived from RIMS II multiplier data, through the following formula: [Indirect Household Earnings/RIMS II Direct Effect Earnings].

Indirect

Indirect output is derived from direct output multiplied by RIMS II final-demand output. The RIMS II Final-Demand Output multiplier indicates the change in output (revenue) that results from a \$1 change in the final demand for that category.

Indirect employment is derived from RIMS II multiplier data, through the following formula: $[\text{Direct Output} / 1,000,000] * \text{RIMS II Final Demand Employment}$. The RIMS II Final Demand Employment multiplier indicates the change in employment that results from a \$ 1 million change in final demand (output).

Household earning figures are based on the following calculation: $[\text{Direct Output} * \text{RIMS II Final-Demand Earnings}]$. The RIMS II Final-Demand Earnings multiplier indicates the change in earnings that results from a \$1 change in final demand (output).

Appendix A: Project Concept Illustration

The following picture illustrates the Harrison Square project. The buildings highlighted in red, yellow and blue represent the proposed project components. Buildings in purple currently exist.



Appendix B: RIMS II Data for Allen County, Indiana

The following are the regional multipliers for Allen County, Indiana. The data is from the United States Department of Commerce, Bureau of Economic Analysis (BEA).

Category	Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Direct-effect Earnings /4/ (dollars)	Direct-effect Employment /5/ (number of jobs)
1. Crop and animal production	1.3382	0.1847	7.3424	1.5650	1.3740
2. Forestry, fishing, and related activities	1.1567	0.3416	14.2551	1.1101	1.0764
3. Oil and gas extraction	1.0000	0.000	0.0000	0.0000	0.0000
4. Mining, except oil and gas	1.2459	0.2476	4.3735	1.2912	1.4647
5. Support activities for mining	1.0000	0.000	0.0000	0.0000	0.0000
6. Utilities*	1.0859	0.1312	1.9719	1.1897	1.3982
7. Construction	1.3905	0.4048	11.0921	1.3193	1.3770
8. Wood product manufacturing	1.2644	0.2576	7.6999	1.3463	1.2954
9. Nonmetallic mineral product manufacturing	1.4653	0.2876	6.4912	1.5843	1.6789
10. Primary metal manufacturing	1.4033	0.2324	4.2841	1.6836	2.1494
11. Fabricated metal product manufacturing	1.3779	0.2988	7.1029	1.4110	1.4436
12. Machinery manufacturing	1.4466	0.3211	6.6628	1.4882	1.6331
13. Computer and electronic product manufacturing	1.4049	0.3174	6.6602	1.4740	1.6269
14. Electrical equipment and appliance manufacturing	1.2616	0.3328	6.5735	1.2337	1.3014
15. Motor vehicle, body, trailer, and parts manufacturing	1.8149	0.2337	5.0298	2.4845	3.4913
16. Other transportation equipment manufacturing	1.4385	0.2079	4.0512	1.9348	2.6333
17. Furniture and related product manufacturing	1.3864	0.2685	7.6388	1.5111	1.4856
18. Miscellaneous manufacturing	1.2902	0.3489	6.5343	1.2467	1.3723
19. Food, beverage, and tobacco product manufacturing	1.4629	0.2318	6.2041	1.7336	1.8343
20. Textile and textile product mills	1.2476	0.2333	7.3541	1.3614	1.2802
21. Apparel, leather, and allied product manufacturing	1.2514	0.3212	10.9913	1.2592	1.2188
22. Paper manufacturing	1.3119	0.2268	5.0354	1.4951	1.6370
23. Printing and related support activities	1.2916	0.3609	9.2648	1.2495	1.2576
24. Petroleum and coal products manufacturing	1.3249	0.1662	3.1035	1.9696	3.8999
25. Chemical manufacturing	1.2741	0.2380	3.7315	1.3998	1.9716
26. Plastics and rubber products manufacturing	1.2946	0.2193	5.6359	1.4558	1.4769
27. Wholesale trade	1.2453	0.3340	7.5956	1.237	1.3435
28. Retail trade	1.2779	0.3702	17.6752	1.2101	1.1233
29. Air transportation	1.2294	0.2761	6.6734	1.3332	1.6392
30. Rail transportation	1.3062	0.2434	4.6182	1.4560	1.8355
31. Water transportation	1.0000	0.0000	0.0000	0.0000	0.0000
32. Truck transportation	1.5128	0.3510	9.3962	1.5540	1.6063
33. Transit and ground passenger transportation*	1.3395	0.3840	27.415	1.2825	1.1028
34. Pipeline transportation	1.0000	0.0000	0.0000	0.0000	0.0000
35. Other transportation and support activities*	1.1395	0.4743	12.2281	1.0815	1.1002
36. Warehousing and storage	1.2289	0.4583	15.1486	1.1275	1.1230
37. Publishing including software	1.3193	0.3502	9.2746	1.3218	1.3568
38. Motion picture and sound recording industries	1.2303	0.2314	4.9552	1.3117	1.4568
39. Broadcasting and telecommunications	1.4692	0.2371	5.0285	1.7079	1.9844
40. Information and data processing services	1.3711	0.3742	10.678	1.3463	1.4342

Appendix B: RIMS II Data for Allen County, Indiana (Continued)

<u>Category</u>	<u>Final-demand Output /1/ (dollars)</u>	<u>Final-demand Earnings /2/ (dollars)</u>	<u>Final-demand Employment /3/ (number of jobs)</u>	<u>Direct-effect Earnings /4/ (dollars)</u>	<u>Direct-effect Employment /5/ (number of jobs)</u>
41. Federal Reserve banks, credit intermediation and related services	1.1963	0.2866	7.4092	1.2357	1.3020
42. Securities, commodity contracts, investments	1.2128	0.5492	16.074	1.1283	1.1282
43. Insurance carriers and related activities	1.6521	0.4012	8.7845	1.6555	1.7052
44. Funds, trusts, and other financial vehicles	1.2739	0.3221	15.0212	1.4240	1.2250
45. Real estate	1.1997	0.0935	3.5903	2.1182	1.7658
46. Rental and leasing services and lessors of intangible assets	1.4944	0.3037	9.6727	1.7256	1.7427
47. Professional, scientific, and technical services	1.2915	0.4686	11.8455	1.2066	1.2939
48. Management of companies and enterprises	1.3163	0.2240	4.2032	1.4940	1.8738
49. Administrative and support services	1.2614	0.4705	22.9248	1.1676	1.1143
50. Waste management and remediation services	1.4602	0.3541	9.1144	1.4754	1.6117
51. Educational services	1.2707	0.5275	24.9672	1.1322	1.0915
52. Ambulatory health care services	1.2407	0.5066	10.5529	1.1476	1.2480
53. Hospitals and nursing and residential care facilities	1.3041	0.4636	14.7428	1.1961	1.2216
54. Social assistance	1.2807	0.4648	30.9782	1.1658	1.0734
55. Performing arts, museums, and related activities	1.2138	0.5012	23.3934	1.1363	1.1042
56. Amusements, gambling, and recreation	1.3005	0.347	15.6872	1.2533	1.1610
57. Accommodation	1.2546	0.3515	18.4475	1.2186	1.1209
58. Food services and drinking places	1.3295	0.3361	24.959	1.2735	1.0961
59. Other services*	1.3545	0.3869	16.6886	1.2685	1.1800
60. Households	0.0000	0.0000	0.0000	0.0000	0.0000

Appendix C: Detailed Fiscal Impact – 10 Year Projection

	Fiscal Impact										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
<u>Hotel</u>											
State Sales Tax	\$495,565	\$565,969	\$631,542	\$653,646	\$676,524	\$700,203	\$724,709	\$750,074	\$776,327	\$803,498	\$6,778,057
State Income Tax - Personal	65,378	73,919	81,884	84,750	87,716	90,787	93,964	97,253	100,657	104,180	880,488
Innkeepers Tax	368,450	420,795	469,548	485,982	502,992	520,596	538,817	557,676	577,195	597,396	5,039,447
County Income Tax (COIT, CEDIT)	19,229	21,741	24,084	24,927	25,799	26,702	27,636	28,604	29,605	30,641	258,968
County Food and Beverage Tax	21,363	24,398	27,225	28,178	29,164	30,185	31,241	32,335	33,466	34,638	292,193
Property Tax	-	46,178	184,710	323,243	461,775	554,130	646,485	738,840	831,195	877,373	4,663,929
	<u>\$969,985</u>	<u>\$1,153,000</u>	<u>\$1,418,993</u>	<u>\$1,600,726</u>	<u>\$1,783,970</u>	<u>\$1,922,603</u>	<u>\$2,062,852</u>	<u>\$2,204,782</u>	<u>\$2,348,445</u>	<u>\$2,447,726</u>	<u>\$17,913,082</u>
<u>Retail</u>											
State Sales Tax	\$591,724	\$597,641	\$603,617	\$609,653	\$615,750	\$621,907	\$628,127	\$634,408	\$640,752	\$647,159	\$6,190,738
State Income Tax - Personal	25,311	25,564	25,820	26,078	26,339	26,603	26,869	27,137	27,409	27,683	264,813
County Income Tax (COIT, CEDIT)	7,445	7,519	7,594	7,670	7,747	7,824	7,903	7,982	8,061	8,142	77,887
County Food and Beverage Tax	65,170	65,822	66,480	67,145	67,816	68,494	69,179	69,871	70,570	71,275	681,822
Property Tax	-	3,380	13,520	23,661	33,801	40,561	47,322	54,082	60,842	64,222	341,391
	<u>\$689,650</u>	<u>\$699,926</u>	<u>\$717,031</u>	<u>\$734,207</u>	<u>\$751,453</u>	<u>\$765,389</u>	<u>\$779,400</u>	<u>\$793,480</u>	<u>\$807,634</u>	<u>\$818,481</u>	<u>\$7,556,650</u>
<u>Baseball Park</u>											
State Sales Tax	\$95,203	\$97,107	\$99,049	\$101,030	\$103,051	\$105,112	\$107,214	\$109,359	\$111,546	\$113,777	\$1,042,448
State Income Tax - Personal	41,729	42,146	42,567	42,993	43,423	43,857	44,296	44,739	45,186	45,638	436,574
County Income Tax (COIT, CEDIT)	12,273	12,396	12,520	12,645	12,771	12,899	13,028	13,158	13,290	13,423	128,403
County Food and Beverage Tax	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	87,597
	<u>\$157,205</u>	<u>\$159,809</u>	<u>\$162,459</u>	<u>\$165,158</u>	<u>\$167,904</u>	<u>\$170,701</u>	<u>\$173,547</u>	<u>\$176,445</u>	<u>\$179,395</u>	<u>\$182,399</u>	<u>\$1,695,024</u>
<u>Parking Garage</u>											
State Income Tax - Personal	\$735	\$735	\$735	\$735	\$735	\$735	\$735	\$735	\$735	\$735	\$7,350
County Income Tax (COIT, CEDIT)	216	216	216	216	216	216	216	216	216	216	2,160
	<u>\$951</u>	<u>\$951</u>	<u>\$951</u>	<u>\$951</u>	<u>\$951</u>	<u>\$951</u>	<u>\$951</u>	<u>\$951</u>	<u>\$951</u>	<u>\$951</u>	<u>\$9,510</u>
<u>Condominiums</u>											
Property Tax	\$0	\$8,179	\$32,716	\$57,252	\$81,789	\$98,147	\$114,505	\$130,862	\$147,220	\$155,399	\$826,069
	<u>\$0</u>	<u>\$8,179</u>	<u>\$32,716</u>	<u>\$57,252</u>	<u>\$81,789</u>	<u>\$98,147</u>	<u>\$114,505</u>	<u>\$130,862</u>	<u>\$147,220</u>	<u>\$155,399</u>	<u>\$826,069</u>
<u>Total</u>											
State Sales Tax	\$1,182,492	\$1,260,717	\$1,334,208	\$1,364,329	\$1,395,325	\$1,427,222	\$1,460,050	\$1,493,841	\$1,528,625	\$1,564,434	\$14,011,243
State Income Tax - Personal	133,153	142,364	151,006	154,556	158,213	161,982	165,864	169,864	173,987	178,236	1,589,225
Innkeepers Tax	368,450	420,795	469,548	485,982	502,992	520,596	538,817	557,676	577,195	597,396	5,039,447
County Income Tax (COIT, CEDIT)	39,163	41,872	44,414	45,458	46,533	47,641	48,783	49,960	51,172	52,422	467,418
County Food and Beverage Tax	94,533	98,380	102,028	103,813	105,639	107,512	109,429	111,395	113,409	115,474	1,061,612
Property Tax	-	57,737	230,946	404,156	577,365	692,838	808,312	923,784	1,039,257	1,096,994	5,831,389
	<u>\$1,817,791</u>	<u>\$2,021,865</u>	<u>\$2,332,150</u>	<u>\$2,558,294</u>	<u>\$2,786,067</u>	<u>\$2,957,791</u>	<u>\$3,131,255</u>	<u>\$3,306,520</u>	<u>\$3,483,645</u>	<u>\$3,604,956</u>	<u>\$28,000,334</u>

1. Assumes 50% of "food, beverage and merchandise" revenue is food/beverage

Appendix D: Construction Impact – Direct and Indirect

	Construction Impact					
	<u>Hotel</u>	<u>Retail</u>	<u>Baseball Park</u>	<u>Parking Garage</u>	<u>Condominiums</u>	<u>Total</u>
<u>Direct</u>						
Output	\$48,000,000	\$6,000,000	\$30,000,000	\$10,000,000	\$12,000,000	<u>\$106,000,000</u>
Employment (Number of Jobs)	387	48	242	81	97	<u>855</u>
Household Earnings	\$14,110,675	\$1,763,834	\$8,819,172	\$2,939,724	\$3,527,669	<u>\$31,161,075</u>
<u>Indirect</u>						
Output	\$66,744,000	\$8,343,000	\$41,715,000	\$13,905,000	\$16,686,000	<u>\$147,393,000</u>
Employment (Number of Jobs)	532	67	333	111	133	<u>1,176</u>
Household Earnings	\$19,430,400	\$2,428,800	\$12,144,000	\$4,048,000	\$4,857,600	<u>\$42,908,800</u>

Appendix E: Detailed Direct Economic Impact – 10 Year Projection

		10 Year Direct Impact										Total
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
<u>Output</u>												
Hotel		\$8,761,999	\$10,006,806	\$11,166,188	\$11,557,006	\$11,961,500	\$12,380,174	\$12,813,479	\$13,261,929	\$13,726,097	\$14,206,512	\$119,841,000
Retail		9,944,600	10,044,046	10,144,486	10,245,931	10,348,391	10,451,875	10,556,393	10,661,957	10,768,577	10,876,263	104,042,000
Baseball Park		1,600,000	1,632,000	1,664,640	1,697,933	1,731,892	1,766,530	1,801,861	1,837,898	1,874,656	1,912,149	17,519,000
Parking Garage		375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	3,750,000
Total		<u>\$20,681,599</u>	<u>\$22,057,852</u>	<u>\$23,350,314</u>	<u>\$23,875,870</u>	<u>\$24,416,783</u>	<u>\$24,973,579</u>	<u>\$25,546,733</u>	<u>\$26,136,784</u>	<u>\$26,744,330</u>	<u>\$27,369,924</u>	<u>\$245,155,000</u>
<u>Employment (Number of Jobs)</u>												
Hotel		145	165	184	190	197	203	211	219	226	234	
Retail		157	158	159	161	163	165	166	167	169	171	
Baseball Park	1.	65	65	65	65	65	65	65	65	65	65	
Parking Garage	1.	1	1	1	1	1	1	1	1	1	1	
Total		<u>368</u>	<u>390</u>	<u>409</u>	<u>417</u>	<u>426</u>	<u>434</u>	<u>443</u>	<u>452</u>	<u>461</u>	<u>471</u>	
<u>Household Earnings</u>												
Hotel	1.	\$3,088,883	\$3,492,409	\$3,868,728	\$4,004,135	\$4,144,278	\$4,289,328	\$4,439,454	\$4,594,835	\$4,755,655	\$4,922,103	\$41,599,000
Retail	1.	944,737	954,184	963,726	973,363	983,097	992,928	1,002,857	1,012,886	1,023,015	1,033,245	9,884,000
Baseball Park	1.	1,557,500	1,573,075	1,588,806	1,604,694	1,620,741	1,636,948	1,653,317	1,669,850	1,686,549	1,703,414	16,294,000
Parking Garage	1.	21,632	21,632	21,632	21,632	21,632	21,632	21,632	21,632	21,632	21,632	216,320
Total		<u>\$5,612,752</u>	<u>\$6,041,300</u>	<u>\$6,442,892</u>	<u>\$6,603,824</u>	<u>\$6,769,748</u>	<u>\$6,940,836</u>	<u>\$7,117,260</u>	<u>\$7,299,203</u>	<u>\$7,486,851</u>	<u>\$7,680,394</u>	<u>\$67,993,000</u>

1. Data Source: City of Fort Wayne, Indiana CRED Consultant's Report

Appendix F: Detailed Indirect Economic Impact – 10 Year Projection

		Indirect Impact										
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
<u>Output</u>												
Hotel		\$10,992,804	\$12,554,539	\$14,009,099	\$14,499,420	\$15,006,898	\$15,532,166	\$16,075,791	\$16,638,416	\$17,220,761	\$17,823,490	\$150,353,384
Retail		12,964,775	13,094,423	13,225,367	13,357,621	13,491,197	13,626,109	13,762,370	13,899,994	14,038,994	14,179,384	135,640,234
Baseball Park		2,080,800	2,122,416	2,164,864	2,208,162	2,252,326	2,297,372	2,343,320	2,390,186	2,437,990	2,486,750	22,784,186
Parking Garage		427,313	427,313	427,313	427,313	427,313	427,313	427,313	427,313	427,313	427,313	4,273,130
Total		<u>\$26,465,692</u>	<u>\$28,198,691</u>	<u>\$29,826,643</u>	<u>\$30,492,516</u>	<u>\$31,177,734</u>	<u>\$31,882,960</u>	<u>\$32,608,794</u>	<u>\$33,355,909</u>	<u>\$34,125,058</u>	<u>\$34,916,937</u>	<u>\$313,050,934</u>
<u>Employment</u>												
Hotel		162	185	206	213	221	228	236	245	253	262	
Retail		176	178	179	181	183	185	187	188	190	192	
Baseball Park		75	75	75	75	75	75	75	75	75	75	
Parking Garage		1	1	1	1	1	1	1	1	1	1	
Total		<u>414</u>	<u>439</u>	<u>461</u>	<u>470</u>	<u>480</u>	<u>489</u>	<u>499</u>	<u>509</u>	<u>519</u>	<u>530</u>	
<u>Household Earnings</u>												
Hotel		\$3,764,113	\$4,255,850	\$4,714,432	\$4,879,439	\$5,050,217	\$5,226,975	\$5,409,919	\$5,599,266	\$5,795,241	\$5,998,075	\$50,693,527
Retail		1,173,174	1,184,906	1,196,755	1,208,722	1,220,810	1,233,018	1,245,348	1,257,802	1,270,380	1,283,084	12,273,999
Baseball Park		1,952,015	1,971,535	1,991,251	2,011,163	2,031,275	2,051,587	2,072,102	2,092,823	2,113,752	2,134,889	20,422,392
Parking Garage		23,395	23,395	23,395	23,395	23,395	23,395	23,395	23,395	23,395	23,395	233,950
Total		<u>\$6,912,697</u>	<u>\$7,435,686</u>	<u>\$7,925,833</u>	<u>\$8,122,719</u>	<u>\$8,325,697</u>	<u>\$8,534,975</u>	<u>\$8,750,764</u>	<u>\$8,973,286</u>	<u>\$9,202,768</u>	<u>\$9,439,443</u>	<u>\$83,623,868</u>