

JAN 28 2008 *Emc*



ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key number \_\_\_\_\_

(Check appropriate box(es))  Real Estate Improvements  Personal Property

Total cost of real estate improvements: \$20,300,000

Total cost of improvements manufacturing equipment: \_\_\_\_\_

Total cost of improvements research and development equipment: \_\_\_\_\_

Total cost of improvements logistical distribution equipment: \_\_\_\_\_

Total cost of improvements information technology equipment: \_\_\_\_\_

TOTAL OF ABOVE IMPROVEMENTS: \$20,300,000

GENERAL INFORMATION

Taxpayer's name: B.S. Fort Wayne I, LLC Telephone: 404-601-0868

Address listed on tax bill: 30 Ivan Allen Jr. Blvd, Suite 900, Atlanta, Georgia 30308

Name of business to be designated, if applicable: Barry Real Estate

Address of property to be designated: 301 West Jefferson Boulevard, Fort Wayne, Indiana 46802

Contact person if other than above, Name: Jim Irwin Telephone: 404-601-0868

Address: \_\_\_\_\_

Yes  No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

Yes  No Do you plan to request state or local assistance to finance public improvements?

Describe the product or service to be produced or offered at the project site: \_\_\_\_\_

Detailed description attached

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

~~The property is currently designated as an Economic Development Target Area, a City of Fort Wayne Redevelopment Area, and is within the Downtown Improvement District.~~



## MEMORANDUM

RE: Description of Real Property Improvements at 301 West Jefferson Boulevard

Harrison Square is a signature public-private mixed-use development venture in the heart of downtown Fort Wayne anchored by a newly constructed minor league baseball stadium. It will leverage and add energy to an area that has seen recent major renovations to the Grand Wayne Center (over \$40 million) and the Downtown Library (over \$65 million). Opening in April 2009, it will create new opportunities to live, work, and enjoy the heart of the Fort Wayne community.

Located along Jefferson Street, one of the primary thoroughfares in downtown Fort Wayne, and integrated into the design of the new downtown ballpark, the first phase of residential/retail of the project ("The Harrison") will provide approximately 62 luxury condominiums above 24,000 square feet of retail space. There will be one level of below-grade parking with 91 spaces servicing the residents in a secure and well lit environment.

Strategically positioned behind the left field wall, the building will be classic firehouse brick, with the exterior veneer and shape recalling the storied B&O warehouse beyond the right-field wall of Baltimore's Camden Yards. The condominium floors will have a double-loaded corridor with half facing southward and half northward. The south-facing condominiums will literally be in the ballpark, providing views of all the action with balconies that overhang the left-field concourse. The north-facing condominiums will provide beautiful views of the downtown skyline, rivers, Grand Wayne Center and new downtown library.

In recent years, ballpark living has proven to be very attractive. In San Diego, Bosa Development is building a 23-story condominium tower overlooking Petco Park, the home of the San Diego Padres. More than four months before the building was slated to open, all of the units facing the ballpark have sold out at prices starting in the \$800,000s (with penthouses over \$1 million).

The concept has proven successful at the minor league level as well. In Greenville, South Carolina, all 26 of the left field condominiums placed on the market sold at auction in a two hour period five months prior to completion of the stadium, the remaining 14 were placed on the market in conjunction with the stadium opening and sold out quickly. In Memphis, Tennessee, 385 ballpark units were developed in conjunction with their new downtown baseball stadium and those units are nearly 100% occupied. Similar developments are planned for Nashville, Tennessee and Charlotte, North Carolina.

Because of its proximity to the ballpark, the residential component will include several exciting elements. In addition to the thrill of watching games/concerts/fireworks/etc. from the convenience of your own home, residents will have the opportunity to exercise in a fitness center on grade with the playing field. The 2,000 square foot gym will include windows that will double as the outfield wall of the field in left-center. In addition, ninety one well lit, secure, limited access parking spaces will be constructed under the building and residents will have direct key-card elevator access to their respective floors. There will also be an indoor/outdoor amenity deck on the top floor overlooking the field that will include an outdoor fireplace, a large grill, and common space that can be used by residents for functions and incredible views of the games.

This building will immediately become the premiere downtown address in Fort Wayne and the project, with its seamless integration of components, will become the standard for other mixed-use developments in Northeast Indiana and beyond.

At the street-level, retail and restaurants encourage pedestrian activity and reinforce the intimate scale of the neighborhood. The shops will have tremendous visibility along Jefferson Boulevard and will run the depth of the building with large windows on the south side overlooking the concourse. This dynamic environment will be a perfect location for a restaurant, sports bar, a drug store, sandwich shop, wine bar, full service fitness center, and much more. As an additional benefit, a fitness center would have the opportunity to rent the field-level space for a complete multi-story complex. With the over 600 events a year in the Grand Wayne Center right across the street, a lunchtime destination in The Harrison would be an instant success.

During game days, the large glass windows on the retail level will provide patrons with great views of the action. During non-event times, the doors will open to the ballpark and retailers will be free to use the left-field concourse for outdoor seating. After a meal, patrons can walk around the 365 degree ballpark concourse (which will be open year-round) and listen to a concert in the adjacent public park. The two acre park, which will be constructed in conjunction with the project, will have terraced seating for views of the game as well as an intimate setting for events like a Friday night jazz concert or a local theatre production. The park will also be complete with a splash/pad fountain, beautiful landscape, and ample green space.

Barry's plan is to continue to employ the vast majority of professionals, contractors and sub-contractors from the Fort Wayne area. To-date, we have secured the services of local architect Design Collaborative to design the structure and Hagerman to complete the construction.

**REAL ESTATE TAX ABATEMENT**

Complete this section of the application **only** if you are requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: \_\_\_\_\_

As the site is currently under construction, there are no existing structures \_\_\_\_\_

Describe the condition of the structure(s) listed above: \_\_\_\_\_

N/A \_\_\_\_\_

Describe improvements to be made to property to be designated: \_\_\_\_\_

Please see attached detailed description of real property improvements \_\_\_\_\_

Projected construction start (month/year): 1/2008 Projected construction completion (month/year): 3/2009

**PERSONAL PROPERTY TAX ABATEMENT**

Complete this section of the application **only** if you are requesting a deduction from the assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an ERA designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yes  No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date (month/year): \_\_\_\_\_ Equipment installation date (month/year): \_\_\_\_\_

Please provide the depreciation schedule term for equipment under consideration for personal property tax abatement:

\_\_\_\_\_  
\_\_\_\_\_



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## PUBLIC BENEFIT INFORMATION

### EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE ECONOMIC REVITALIZATION AREA DESIGNATION		
	Number of Employees	Total Annual Payroll
<b>CURRENT NUMBER FULL-TIME</b>		See attached spreadsheet
<b>CURRENT NUMBER PART-TIME</b>		
<b>NUMBER RETAINED FULL-TIME</b>		
<b>NUMBER RETAINED PART-TIME</b>		
<b>NUMBER ADDITIONAL FULL-TIME</b>		
<b>NUMBER ADDITIONAL PART-TIME</b>		

Check the boxes below if the jobs to be created will provide the listed benefits:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Pension Plan          | <input type="checkbox"/> Major Medical Plan | <input type="checkbox"/> Disability Insurance |
| <input type="checkbox"/> Tuition Reimbursement | <input type="checkbox"/> Life Insurance     | <input type="checkbox"/> Dental Insurance     |

List any benefits not mentioned above: \_\_\_\_\_

TBD

When will you reach the levels of employment shown above? (month/year) \_\_\_\_\_ within one year of CO

Types of jobs to be created as a result of this project? \_\_\_\_\_

Please see attached

## Economic Impacts

(Prepared by the City of Ft. Wayne Redevelopment Commission)

	Square Feet	FTE Job Creation	2005 Average Weekly Wage Bureau of Labor Statistics	Estimated Annual Payroll
	24,000			
Retail Trade - Wine Shop	1,200	3	\$381	\$59,436
Retail Trade - Coffee Shop	1,200	6	\$381	\$118,872
Retail Trade - Gift Shop	1,000	4	\$381	\$79,248
Retail Trade - Drug Store	2,400	12	\$381	\$237,744
Food Services - Champs	9,100	50	\$203	\$527,800
Food Services - 2nd Large Restaurant	9,100	50	\$203	\$527,800
<b>TOTALS</b>	<b>24,000</b>	<b>125</b>		<b>\$1,550,900</b>



## REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.
2. Check for application fee made payable to the City of Fort Wayne.
 

ERA filing fee (either real or personal property improvements)	\$ 500
ERA filing fee (both real and personal property improvements)	\$ 750
ERA filing fee in an EDTA	\$ 100
Amendment to extend designation period	\$ 300
Other amendments	\$ 500
3. Owner's Certificate (if applicant is not the owner of property to be designated)  
Should be marked as Exhibit B if applicable.

## CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit have been filed for construction of improvements, nor has any manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax abatements which I may receive.

I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor in each year in which I receive a deduction. Failure to file the CF-1 form with either agency may result in a rescission of any tax abatement occurring as a result of this application.

\_\_\_\_\_  
Signature of Taxpayer/Owner

\_\_\_\_\_  
Date

James Irwin, Project Developer  
Printed Name and Title of Applicant

CITY OF FT WAYNE



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R2 / 1-07)  
Prescribed by the Department of Local Government Finance

JAN 28 2008 emc

20__ PAY 20__
FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

COMMUNITY DEVL.

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>BS Fort Wayne I, LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>30 Ivan Allen Jr Blvd, suite 900 Atlanta, GA 30308</b>		
Name of contact person <b>Jim Irwin</b>	Telephone number <b>404-601-0868</b>	E-mail address <b>jirwin@barrycaplan.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>FORT WAYNE COMMON COUNCIL</b>	Resolution number
Location of property <b>301 West Jefferson Blvd.</b>	County <b>ALLEN</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>(Attached)</b>	DLGF taxing district number <b>74</b>
	Estimated start date (month, day, year) <b>1/1/08</b>
	Estimated completion date (month, day, year) <b>3/1/09</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	\$ 0	0	0	125	\$1,550,900

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

<b>NOTE:</b> Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the <b>COST</b> of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
	Current values	\$ 0
	Plus estimated values of proposed project	\$20,300,000
	Less values of any property being replaced	\$ 0
Net estimated values upon completion of project	\$20,300,000	

*(Also Attached)*

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative <i>[Signature]</i>	Title <b>Project Developer</b>	Date signed (month, day, year) <b>1/22/08</b>
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## Economic Impacts

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A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

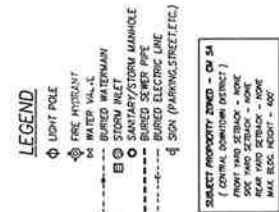
The above described real estate lies in Zone X according to Flood Insurance Rate Map 1800320 105 F, dated Nov. 3, 2003, Allen County, Indiana. (Zone X is an area determined to be outside the 100 year flood plain.)

This survey was prepared by the undersigned in accordance with the provisions of the Indiana Surveying Act, Chapter 32, Article 1, of the Indiana Code, and the Rules of Professional Conduct of the Indiana Board of Surveying. The undersigned is a duly Licensed Professional Surveyor in the State of Indiana.



56. All project area west of the East right-of-way of Webster Street subject to the terms and conditions of the East-Central Renewal Area (NDP Area #1) and West-Central Renewal Area (NDP Area #2) recorded May 8, 1973 as Instrument Number 73-10808 of the Allen County Records. (Parcels 1 & 4)

60. All project area North of the North right-of-way of Lewis Street and East of East-Central Street subject to the terms and conditions of Resolution No. 99-59 of the City of Fort Wayne and an Initial Economic Improvement Board, recorded February 25, 1997 as Instrument Number 970009234 of the Allen County Records. (Parcels 1, II, IV & V)



- LEGEND**
- LIGHT POLE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ BARRIED WATERWAY
  - ⊕ STORM INLET
  - ⊕ SANITARY/STORM MANHOLE
  - ⊕ BURIED SEWER PIPE
  - ⊕ BURIED ELECTRIC LINE
  - ⊕ 30\"/>
- SUBJECT PROPERTY ZONE - 01 5A**  
(CONTAINING DOMESTIC DISTRICT)  
MAX. BLDG. HEIGHT - 60'  
MAX. BLDG. SETBACK - NONE  
MAX. BLDG. REAR - 60'

LEGAL DESCRIPTION PARCEL 2  
Part of Lots 398 through 404 and part of the 10-foot wide alley lying between Lots 401 and 402 of Hanna's Addition to the City of Fort Wayne, Indiana, according to the plat thereof, as originally recorded in Plat Book OA, page 16 and recited in Rec'd Record # 523 in the Office of the Recorder of Allen County, Indiana.

57. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instruments filed for record April 25, 1978, as Instrument Number 78-10979, of the Allen County Records.

Also: Part of Lot 1 and part of the 5-foot wide alley lying East of said Lot 1 of George W. Ewing's first Addition to the City of Fort Wayne, Indiana, according to the plat thereof, as recorded in Deed Record # 257 and 258 in the Office of the Recorder of Allen County, Indiana.

58. Easement for utilities dated July 22, 1994 and recorded July 15, 1994 as Instrument Number 94-042384 of Allen County Records.

Also: Part of Lots 27 through 30, and part of the 5-foot wide alley lying West of said Lot 30 of Simpson's Addition to the City of Fort Wayne, Indiana, according to the plat thereof, as recorded in Deed Record # 20 in the Office of the Recorder of Allen County, Indiana.

59. Easement for utilities dated June 7, 1994 and recorded July 15, 1994 as Instrument Number 94-042384 of Allen County Records.

Also: A portion of vacated Lewis Street lying South of the above described Lots.

60. Terms and Conditions of Urban Renewal Plan for Neighborhood Development Program for East-Central Renewal Area (NDP Area #1) and West-Central Renewal Area (NDP Area #2), recorded May 8, 1973 as Instrument Number 73-10808 of the Allen County Records. (Parcels 1 & 4)

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
Commencing at the Northwest corner of Lot 410 of said Hanna's Addition; thence South 79 degrees 01 minutes 30 seconds West, on the Survey line of said Lot 410 and the boundary line of Lot 404, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 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768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 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