

APR 28 2008 Emc



ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key number

Reference Attachment
TBD C & D

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

Total cost of real estate improvements:

\$23,780,000

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: \$23,780,000

GENERAL INFORMATION

Taxpayer's name: FW Convention, LLC Telephone: 219.757.3506

Address listed on tax bill: 1000 East 80th Place, Suite 600N, Merrillville, IN 46410

Name of business to be designated, if applicable: Courtyard by Marriott Hotel

Address of property to be designated: to be determined

Contact person if other than above, Name: Lawrence E. Burnell Telephone: 219.757.3506

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: 250 Room Courtyard by Marriott Hotel with Full Service restaurant, exercise and swimming pool facilities.

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?

Reference Attachment E

“ATTACHMENT E”

The proposed Courtyard Hotel New Construction Project exceeds the required definitions of a project consistent with ERA Guidelines including, but not limited to the following:

1. The project will be built on a Downtown Ft. Wayne site (Intersection of Jefferson and Harrison Streets) where both obsolete and inefficient buildings were previously located and will now be replaced with a new dynamic structure.
2. There is currently aged infrastructure. The project will necessitate the enhancement of new Broadband access and relocated and enhanced overall utility infrastructure.
3. The project will address the lack of short-term parking. This will contribute toward improved transportation flow and overall access to new events in the Downtown area. Planned streetscape will greatly improve the ability to attract more foot traffic and encourage overall tourism activity in the Revitalization District.
4. The District has experienced a lack of development and continued growth. The project will increase overall foot traffic, and create a new need for additional indirect development that will assist in stimulating growth. The hotel will contribute a new and stable employment base, and assist in encouraging new private sector investment in the area.
5. The project will address the under-utilized land and building usage in the corridor. The design of the hotel facade will provide additional character to the area.
6. The new Fort Wayne Convention Center Hotel will help to create a much needed sense of place, a clear recognition of downtown as the premier urban center for the region, and will most importantly, assist in creating a destination to attract travelers and area residents back to Downtown Fort Wayne.
7. As both the developer and manager of the new facility, the FW Convention Center Hotel is our commitment to the City and Residents of Fort Wayne into the future.

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: City of Fort Wayne has demolished all existing obsolete and inefficient buildings in current site at Jefferson and Harrison.

Describe the condition of the structure(s) listed above: The parcel is vacant.

Describe improvements to be made to property to be designated: 250 room Full Service Courtyard by Marriott hotel connected to the Grand Wayne Center and adjacent to planned baseball stadium.

Projected construction start (month/year): 10/08 Projected construction completion (month/year): 3/10

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)

Not applicable

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:

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
CURRENT NUMBER FULL-TIME		
CURRENT NUMBER PART-TIME		
NUMBER RETAINED FULL-TIME		
NUMBER RETAINED PART-TIME		
NUMBER ADDITIONAL FULL-TIME	35	\$ 1,100,000
NUMBER ADDITIONAL PART-TIME	20	\$ 300,000

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

- Pension Plan Major Medical Plan Disability Insurance
 Tuition Reimbursement Life Insurance Dental Insurance

[full time eligibility]

List any benefits not mentioned above:

401K

When will you reach the levels of employment shown above? (month/year)

12/2011

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

Hospitality industry

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.** *'Attachment C & D'*
2. **Check for non-refundable 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.** *'N/A'*

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 Community Development Division, 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.

FW Convention, LLC

Signature of Taxpayer/Owner

Jeanne E Bell

Printed Name and Title of Applicant

Vice Chairman, CFO

4/25/08

Date



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

CITY OF FT WAYNE

APR 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 6-1.1-12.1-4.8) **COMMUNITY DEVL.**
- Eligible vacant building (IC 6-1.1-12.1-4.8)

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 FW Convention, LLC c/o White Lodging Services Corp.		
Address of taxpayer (number and street, city, state, and ZIP code) 1000 East 80th Place, Suite 600N, Merrillville, IN 46410		
Name of contact person Lawrence E. Burnell	Telephone number 219.757.3506	E-mail address lburnell@whitelodging.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body FORT WAYNE COMMON COUNCIL	Resolution number TBD
Location of property 1150 South Harrison	County ALLEN
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Reference 'Attachment A'	DLGF taxing district number 74
	Estimated start date (month, day, year) 10/1/08
	Estimated completion date (month, day, year) 3/1/10

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	Reference Attachment B'	

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0	0
Plus estimated values of proposed project	\$23,780,000	TBD
Less values of any property being replaced	0	0
Net estimated values upon completion of project	\$23,780,000	TBD

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0	Estimated hazardous waste converted (pounds) 0
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Other benefits
NOT APPLICABLE

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative Lawrence E. Burnell	Title Vice Chairman, CFO	Date signed (month, day, year) 4/25/08
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FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
 - 3. Occupancy of a vacant building Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____ **Subject to taxpayer's non-delinquent status on any and all property tax due to taxing jurisdictions within Allen County, Indiana.**
- E. The deduction is allowed for _____ years* (see below).

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
 - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 - 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

“ATTACHMENT A”

The proposed project is a Courtyard by Marriott Convention Center Hotel that will be connected directly to the current Grand Wayne Convention Center and adjacent to the planned baseball stadium in Harrison Square. The planned hotel will consist of 250 guest rooms, including amenities such as exercise and swimming pool facilities, and a full-service restaurant. The hotel will be designed, built, and managed to exceed the high quality standards consistent with Marriott Corporation branded hotels. The projected total investment of the project will be approximately \$35,000,000 including \$23,780,000 in real property construction cost. The planned hotel will be located completely in Fort Wayne's Economic Development Target Area.

“ATTACHMENT B”

Estimate of Employees and Salaries Created as a Result of Proposed Project:

<u>Year</u>	<u>New Full-Time and Part Time Positions</u>	<u>Payroll</u>
2008	1	\$45,000
2009	3	\$165,000
2010	45	\$1,075,000
2011	55	\$1,400,000

