City of Fort Wayne
Source and Use Analysis - 200 E. Berry Street

Assumption:
Purchase of building 7,268,500
Operating expenses based on 252,175 rentable square feet@$4.50 per square

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Appropriations paid for by Property Taxes	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 yrs 2019-2023	6 yrs 2024-2029	Total
Rent to McMillen Foundation	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000	1,200,000	4,000,000
Maintenance costs - Police	460,000	473,800	488,014	502,654	517,734	533,266	549,264	565,742	582,714	3,186,520	4,500,666	12,360,375
Neighborhood Code	91,400	94,142	96,966	99,875	102,872	105,958	109,136	112,410	115,783	633,149	894,262	2,455,953
Rent to County	1,249,000	1,273,980	1,299,460	1,325,449	1,351,958	1,378,997	1,406,577	1,434,708	1,463,403	7,767,920	10,395,968	30,347,419
Total Appropriations	**2,000,400**	**2,041,922**	**2,084,440**	**2,127,978**	**2,172,563**	**2,218,221**	**2,264,977**	**2,312,861**	**2,361,900**	**12,587,589**	**16,990,896**	**49,163,747**
Operating Expenses of 200 E. Berry:												
Maintenance of building	567,394	1,168,831	1,203,896	1,240,013	1,277,213	1,315,530	1,354,995	1,395,645	1,437,515	7,860,920	11,102,817	29,924,768
Communications rent to County	28,000	28,840	29,705	30,596	31,514	32,460	33,433	34,436	35,470	193,964	273,954	752,373
Parking 200 @ $50/mo	120,000	123,600	127,308	131,127	135,061	139,113	143,286	147,585	152,012	831,264	1,174,086	3,224,443
Capital Improvement Fund	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	1,500,000	1,800,000	6,000,000
Total Operating Expenses	**1,015,394**	**1,621,271**	**1,660,909**	**1,701,736**	**1,743,788**	**1,787,102**	**1,831,715**	**1,877,667**	**1,924,997**	**10,386,148**	**14,350,857**	**39,901,584**
Reduction in property tax appropriations	**985,006**	**420,651**	**423,531**	**426,242**	**428,775**	**431,118**	**433,262**	**435,194**	**436,903**	**2,201,441**	**2,640,039**	**9,262,163**
Less: Moving Costs												
Relocation- Police	200,000											200,000
Relocation - City Departments	200,000											200,000
Net Cashflow	**585,006**	**420,651**	**423,531**	**426,242**	**428,775**	**431,118**	**433,262**	**435,194**	**436,903**	**2,201,441**	**2,640,039**	**8,862,163**
Accum Net Cashflow		**1,005,657**	**1,429,188**	**1,855,430**	**2,284,205**	**2,715,323**	**3,148,585**	**3,583,780**	**4,020,683**	**6,222,124**	**8,862,163**	
Cedit Revenue:		1,383,774	1,383,111	1,383,653	1,386,323	1,385,405	1,386,312	1,384,385	1,384,426	6,927,698	8,312,223	26,317,310
Debt Service:		1,383,774	1,383,111	1,383,653	1,386,323	1,385,405	1,386,312	1,384,385	1,384,426	6,927,698	8,312,223	26,317,310

Parking needs:		Costs included:		Average Appropriations per year	
FWPD	300	Building Purchase	7,268,500	Rent to McMillen Foundation	200,000
Neighborhood Code	41	Renovations	7,200,000	Maintenance costs - Police	618,019
* City Employees	467			Neighborhood Code	122,798
Pooled Vehicles-City	55	Total	14,468,500	Rent to County	1,517,371
Total Vehicles	863			Total	2,458,187
* City employees to remain at Plaza Garage				Average Expenses per year	
				Maintenance of building	1,496,238
		New Parking Availability:		Communications rent to County	37,619
		History Center	80	Parking 200 @ $50/mo	161,222
		Diocesan Parking Garage	130	Capital Improvement Fund	300,000
		South Side of Ren Square	99	Total	1,995,079
		North side of Ren Square	81		
		Plaza Garage	467	Average Reduction in Property Tax Appropriations	463,108
		Town Center Garage	200		
		Total Available	1,057		