



City of Fort Wayne

Community-based Solution to Local Government Space Needs Summary

*Mayor Tom Henry
August 2009*

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What are the current and projected space needs of the City?



	Current Space	Projected Need
City	100,000	115,000
Police	38,000	80,000
Fire Administration	10,000	10,000
Neighborhood Code	6,500	6,500
Total	154,500	211,500
Usable Space at 200 E. Berry Street		220,000

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What does City pay in rent and maintenance on average?



	Average Cost* (annual)
Police Rent and Maintenance	\$ 818,019
Neighborhood Code	\$ 122,798
City-County Building Rent	\$1,517,371
Total	\$2,458,188

*Over 20 years

NOTE: For 2010, City to pay County \$10.34 square foot

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What would other Fort Wayne Police Department options cost?



	Purchase (millions)	Renovations (millions)	Total (millions)
Remain Creighton Avenue		\$17.3	\$17.3
Anthony Wayne Building	\$ 5.0	\$14.0	\$19.0
"Big Box" commercial space *	Unsuitable location, functionality and cost		
County Merger	Could not meet mutually agreeable terms		
New building for Police Dept.	\$22.0	\$ -	\$22.0
200 E. Berry Street	\$ 7.3	\$ 7.2	\$14.5

* Cost - \$101.86 per square foot

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What is the assessed value of the building and land purchased?



	AV (millions)
Building	\$ 7.19
Land - north of building	\$ 1.14
Land - east of the History Center	\$ 0.21
Total	\$ 8.54

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How are property taxes affected by this purchase?



- There are 3 parcels included in the purchase
- For pay 2009, real estate taxes due are \$224,768
- The TIF district will receive \$120,552
- Other taxing units will receive \$104,216

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What is the total cost of building and renovations?



	COST (millions)
Purchase Price	\$ 7.26
Renovations	\$ 7.20
Total	\$14.46

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What other opportunities may be available for renovations?



Energy Efficiency and Conservation Block Grant


- Grant Summary
 - Adaptive reuse of vacant building
 - Located in central business district
 - Installation of energy efficient upgrades
- Planned upgrades
 - Chiller
 - Cooling tower
 - Boiler improvements
 - System controls
- Grant amount - \$1,237,200

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What would average operating costs be for 200 E. Berry Street?



	Average Cost* (annual)
Operating Costs (\$4.50/sq. ft)	\$1,496,238
Communication rent to County	\$ 37,619
Additional Parking	\$ 161,222
Capital Improvement Fund	\$ 300,000
Total	\$1,995,079

 Reduction in Property Taxes: Average \$463,108/yr.

*Over 20 years
Compared to \$2.5 million to remain at City-County Building

Financial Analysis over life of project



	Cost (millions)
Debt Service	\$26.3
Property Tax savings from operating costs	\$ (9.3)
Net Cost of Project	\$17.0
Present Value of Net Costs	\$10.0

What parking is needed and available?

(in spaces)



• City needs:		863
• Parking availability:		
• North of building (Free visitor parking)	81	
• East of History Center	80	
• South of building	99	
• Diocesan Parking Garage	130	
• Town Center Garage	200	
• Plaza Garage	<u>467</u>	
Total available		1,057

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What are the City's conclusions?



- 200 E. Berry Street has the capacity to deliver cost-effective, high-quality services
- Centrally located
- Condition of building
- Open space layout
- Prepares for future with long-term solution to space needs
- Reduces property tax appropriation

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Other information related to 200 E. Berry Street

Public Comments

August 25, 2009

Legal Public Hearing on R-09-06-13

A RESOLUTION approving the sale and purchase agreement for the
Property located at 200 East Berry Street

Number of speakers - 33

In Favor	22	67%
No opinion	5	15%
Opposed	6	18%

October 19, 2009

Public Input Meeting regarding potential space and function allocations in
The City-County Building and 200 East Berry Street

Number of speakers - 3