

Harrison Square
 Estimated Budget Summary
 (In Millions of Dollars)

Preliminary
 Updated April 16, 2007
 Presented to Council 4/17/07

Sources of Funds	Phase I		Phase II		Phase III		
	Public	% of Revenue	Private	Public	Private	Public	Private
Project Generated Revenue							
CRED	7.90						
Jefferson Pointe TIF (Hotel)	10.10						
Total Generated Revenues	18.00	28%					
Restricted Revenue							
2005 CREDIT Bond	6.00						
Redevelopment Land	2.20						
Light Lease/CCIF Revenues	1.00						
Jefferson Pointe TIF (Current EDA)	16.80						
Jefferson Pointe TIF Cash	6.00						
Total Restricted Revenues	32.00	50%					
Other Revenue							
New CREDIT allocation	12.40						
Board of Works and Parks	1.10						
Private Investor - Parking revenues			-				
Private Investor - Hardball Capital			19.50		14.90		14.90
Private Investor - Hotel			47.00				
Total Other Revenues	13.50	21%					
Total Sources of Funds	\$ 63.50	100%	\$ 66.50	\$ -	\$ 14.90	\$ -	\$ 14.90
	49%		51%				

Total Investment

Uses of Funds	Public	Private	Total
Ballpark	24.90	5.00	29.90
Condos/Retail	1.40	14.50	15.90
Hotel	3.40	47.00	50.40
Garage	12.60	-	12.60
Site Development	21.15	0.90	22.05
Total Uses of Funds	\$ 63.45	\$ 66.50	\$ 129.95

Summary of Revenue Participation - Phase I		
Public Revenue	\$ 63.45	49%
Private Revenue		
Hardball	\$ 19.50	15%
Hotel	\$ 47.00	36%
	\$ 66.50	51%
Total Investment	\$129.95	

Summary of Revenue Participation - Phase I, II and III		
Public Revenue	\$ 63.45	40%
Private Revenue		
Hardball	\$ 49.30	31%
Hotel	\$ 47.00	29%
	\$ 96.30	60%
Total Investment	\$ 159.75	

Hardball Only - Phase I				
	Public	Private	Total Investment	% Private to Investment
Ballpark	24.90	5.00	29.90	17%
Condos/Retail	1.40	14.50	15.90	91%
Total	\$ 26.30	\$19.50	\$ 45.80	
	57%	43%		

Hardball Only - Phase I, II, III				
	Public	Private	Total Investment	% Private to Investment
Ballpark	24.90	5.00	29.90	17%
Condos/Retail	1.40	44.30	45.70	97%
Total	\$ 26.30	\$ 49.30	\$ 75.60	
	35%	65%		

**City of Fort Wayne, Indiana
CEDIT Allocations**

Presented to Council 4/17/07															
4/18/07 11:20 AM															
DRAFT		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
Cash Balance at January 1		\$ 2,929,971	\$ 3,901,681	\$ 5,378,582	\$ 7,966,964	\$ 6,325,218	\$ 5,439,293	\$ 5,629,222	\$ 6,638,761	\$ 8,004,023	\$ 11,196,044	\$ 19,073,525	\$ 27,426,742		
Total Receipts		21,849,899	22,100,350	22,363,120	22,660,420	22,698,021	22,896,526	23,129,558	23,389,450	23,662,311	23,992,294	24,465,182	24,954,709		
Debt Service and Appropriations															
Debt Service		Maturity Date	Original Debt												
1997 Building Lease (431-431-97bl)/2003 Bonds		2008	10,990,000	725,500	-	-	-	-	-	-	-	-	-	-	-
2000 Fire Station 15 (431-431-00fs)		2010	2,400,000	339,500	343,000	173,000	-	-	-	-	-	-	-	-	-
2001 Annexation Bond (431-431-01ab)		2010	16,500,000	2,380,738	2,389,681	2,394,163	-	-	-	-	-	-	-	-	-
2002 North Trans Bldg (431-431-02nt)		2011	1,035,000	132,000	137,000	137,000	136,000	-	-	-	-	-	-	-	-
2002 Police Vehicle Lease (431-431-02PL)		2007	3,716,555	-	-	-	-	-	-	-	-	-	-	-	-
2002 Infrastructure Bond (431-431-02ib)		2012	10,225,000	1,198,207	1,203,306	1,206,375	1,211,169	1,217,719	-	-	-	-	-	-	-
Grand Wayne Center Expansion		2033	435,500	435,500	435,500	435,500	435,500	435,500	435,500	435,500	435,500	435,500	435,500	435,500	435,500
2004 Fire Truck Lease (431-431-04FR)		2011	2,725,000	441,847	441,847	441,847	441,847	-	-	-	-	-	-	-	-
2005 Fire Annexation Lease (431-431-05-FL)		2020	4,215,000	389,000	385,000	386,000	387,000	386,000	386,000	385,000	388,000	385,000	387,000	382,000	387,000
2005 Redevelopment Bond (431-431-05RB)		2016	10,000,000	1,232,063	1,225,438	1,226,219	1,220,088	1,220,888	1,210,188	1,218,088	1,213,738	1,216,610	-	-	-
2005 CEDIT Bond (431-431-05CB)		2016	25,000,000	3,083,676	3,081,476	3,080,776	3,081,376	3,078,276	3,084,544	3,081,388	3,078,557	3,085,626	-	-	-
2005 Park Bond (431-431-06PB)		2015	10,000,000	1,455,755	1,457,605	1,460,555	1,461,615	1,463,915	1,468,375	1,464,063	1,468,062	-	-	-	-
2006 Fire Truck Lease		2013	2,700,000	443,281	443,281	443,281	443,281	443,281	443,281	-	-	-	-	-	-
Public Safety Academy		2020	6,500,000	-	-	-	-	-	489,506	500,000	500,000	500,000	500,000	500,000	500,000
Harrison Square		2038	20,000,000	3,686,122	2,444,748	1,692,962	1,640,314	1,491,320	1,338,786	1,191,649	1,092,307	1,001,820	944,850	946,935	948,963
2008 Infrastructure Bond		TBA	34,300,000	1,000,000	3,300,567	3,362,061	3,358,976	3,362,047	3,365,418	3,359,330	3,363,025	3,360,734	3,362,463	3,362,530	3,360,702
Debt Service Total			16,943,189	17,288,450	16,439,739	13,817,166	13,098,946	12,221,598	11,635,018	11,539,189	9,985,290	5,629,813	5,626,965	5,632,165	
Economic Development Total			2,700,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	
Infrastructure Total			1,235,000	735,000	735,000	7,885,000	7,885,000	7,885,000	7,885,000	7,885,000	7,885,000	7,885,000	7,885,000	7,885,000	
Total Debt Service and Appropriations			20,878,189	20,623,450	19,774,739	24,302,166	23,583,946	22,706,598	22,120,018	22,024,189	20,470,290	16,114,813	16,111,965	16,117,165	
Cash Balance at December 31			\$ 3,901,681	\$ 5,378,582	\$ 7,966,964	\$ 6,325,218	\$ 5,439,293	\$ 5,629,222	\$ 6,638,761	\$ 8,004,023	\$ 11,196,044	\$ 19,073,525	\$ 27,426,742	\$ 36,264,285	