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Allen County READI Proposal

Project or Program Contact Information

Project/Program Name	Central YMCA/YMCA of Greater Fort Wayne
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Project/Program Contact	Chris Angellatta
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Project/Program Contact Email	Chris_Angellatta@fwymca.org
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Project/Program Contact Phone	(260) 918-2158
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Relationship to Project/Program	CEO, YMCA of Greater Fort Wayne
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Project or Program Location

Address	1020 Barr Street Fort Wayne , IN 46802
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County	Allen
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Project or Program Details

What type of project/program?	Capital
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What is the duration of the project/program?	The chosen developer will be selected by 8-1-21 with projected completion of the building and certificate of occupancy by 12/23/24
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Is this a hybrid project and program?	No
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Select project/program focus areas. (You can select multiple)	Downtown Vibrancy
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Share a description of the project/program.

The Central Branch of the YMCA of Greater Fort Wayne has been a vital part of the downtown landscape for over 100 years. The YMCA mission is "To put Christian principles into practice through programs that help build healthy spirit, mind and body for all." The Y has always been a cornerstone of Fort Wayne, a place where all can come together to not only work on themselves, but to participate in a cause that is so much bigger than a gym, to strengthen the foundation of our community. The Y is dedicated to building programs for youth development, for healthy living and for social responsibility that promote strong families, character values, youth leadership, community development and international understanding. The Y makes accessible the support and opportunities that empower people and communities to learn, grow and thrive by providing supportive and inclusive environments to nurture the potential of every youth and teen, improve the nation's health and well-being, and provide opportunities to give back and support neighbors.

For several years the leadership, members, and board of the Central YMCA has realized that it is time once again to re-imagine another version of itself. The current building as was constructed in 1987 is no longer meeting the ever-changing needs of the downtown community that it serves. There is limited classroom and meeting space, the four-lane pool can no longer serve the entire youth swimming program, and programming for seniors and teens has been challenging due to space and demands for services. With this project we hope to do something completely different. We plan to form a partnership with a visionary developer who wants to contribute to the growth and vibrancy that has been burgeoning in downtown Fort Wayne over the last several years. Rather than use our land simply for ourselves and merely build another new YMCA facility, we instead would rather partner and develop a mixed-use project that benefits not only ourselves, but our entire community of downtown Fort Wayne. The Central YMCA has just begun a competitive RFP process. We have received two strikingly different proposals from development teams to partner with and re-build. Both proposals are innovative, bring new opportunities for work force housing, allow for space for other partner agencies/businesses to locate on the property, and include a new state of the art YMCA to serve the needs of the downtown community. While at this time we have not selected a partner, our timeline does demand a selection to be made prior to August 1. We are excited to be in this process and for the opportunities it gives to impact the landscape of downtown Fort Wayne. Construction will bring new jobs downtown, partners could bring such services as a downtown early learning center, senior services, or other non-profits, as well as additional housing both fair market and affordable units.

Why is this project/program regionally significant?

The YMCA of Greater Fort Wayne has always strived to meet the needs of the community. From its inception in 1858 when it provided sleeping quarters, hot baths, and Sabbath services to railroaders to pandemic response by serving over 12,000 free hot meals to those in the community who needed access to food, and providing emergency childcare for first responders and medical professionals; the YMCA has always assessed the needs of our community and found ways to meet them. This project will allow the Central YMCA to grow our services that we offer in downtown Fort Wayne. It will increase the programming that is housed out of the Central Branch. It will improve the landscape of Barr Street and continue the growth of downtown toward the east. It will attract visitors to utilize the Y and partake in its programming, and also to frequent mixed use partners as part of this exciting project as well. This project is regionally significant because it has the opportunity to help impact lives and strengthen the foundations of our community.

Currently the Central Branch has 9,000 members. The Central Y is known as the most diverse YMCA in our community, for the number of cultures and races that both attend and work there, the number of languages you hear people speaking in its hallways, not to mention the variety of religions, ages, incomes, and orientations that walk through its doors annually. Knowing that this funding is able to go towards a project whose sole purpose is to make our community better, whose mission is intentional by stating that it is For All and who creates programming to meet the ever shifting needs of the community. The YMCA provides financial assistance to participate in any membership or program. No one is turned away for the inability to pay. The significance of this project to the community and the region is displayed by emphasizing more than just quality of place, but quality of people.

How does this project/program relate to the identified focus area(s)?

The current site of the Central YMCA is located at 1020 Barr Street. Some might say that in its current state it is an unattractive brick structure with limited windows, and very little curb appeal. The building has two street level parking lots and little to connect the members and visitors of the Y to the exciting events often occurring just a few blocks away. While the street is very pedestrian and bicycle friendly, it is a stand alone building and most people simply visit it and leave rather than seeing it as one stop in many on a downtown adventure. Our hope with this RFP is to partner with a developer who will help us turn this corner of downtown into a destination. As stated, we currently have two very different proposals to choose between. One, envisions keeping the Central YMCA at Barr Street and utilizing the wellness themed businesses around us as well as some potential new partners to rebrand this area as a "Wellness Corridor" of Downtown. This could look like a state-of-the-art YMCA, with partners such as an early learning center, or a non-profit focused on seniors. Coupling this with affordable and fair market housing, along with the already surrounding businesses of Brightpoint, Sunshine Home Health and the Rescue Mission, could re-invent this area into a corridor of town where all lives are changed no matter the age or stage they are in. The second, proposes moving the Central Y to the North River Development that is being planned and also puts fair market and affordable housing into the Barr Street Location. This would spread the reach of Downtown to a new area just North of the river where there are plans for an event center, a sports complex, housing, and the Y would be a significant addition to this proposed development attraction. Both proposals have much to offer for the area of downtown vibrancy. Each promises new residents, increased visitors, and new beautiful buildings. With 9,000 members and receiving about 550 individual scans per day, the Central Y already attracts people to its site. These numbers also continue to increase as the YMCA rebounds from Covid and would only increase more with a new facility. There is no doubt that this project would bring hundreds of people per day to it whichever site it ends up at and would lend to the already vibrant culture that exists within Downtown Fort Wayne.

What is the project/program timeline?

The RFP timeline is as follows:

- RFP Award by Selection Committee 7/26/2021
- Negotiation of Development Agreement Approx. 7/26/2021 - 10/29/2021
- Execution of Development Agreement Approx. 11/1/2021

Once a developer is selected and a development agreement has been executed there will be another timeline for securing dollars as well as beginning and completing construction. The North River RFP has an aggressive timeline with a believed completion date of June 2023, the Barr Street RFP has a longer process to secure funding with groundbreaking not beginning until 6/30/23 and certificate of occupancy being 12/23/2024. (This is only phase one of the project for the east side of Barr Street, phase two would begin after this with demolition of the current Y and construction for the other development. No timeline for that was included in the proposal)

List the partners involved in this project/program.

The City of Fort Wayne and its economic development liaison, Greater Fort Wayne Inc, both fully supported this RFP as submitted by the YMCA of Greater Fort Wayne. Until we have selected an award of the RFP we can not list official partners. The two proposals submitted included the Development teams of The Model Group, TWG and Wells Reserve LLC, the Architects of Design Collaborative and MKM, Hagerman Construction, and IMEG and Engineering Resources engineering groups.

Project or Program Finances

What is the total amount of READI program funds requested?

3,570,000

Upload a file with project/program finances.

<https://www.formstack.com/admin/download/file/10990155034>

What is the sustainability of the project/program? Share your 3-year plan.

The YMCA has been a vital part of the downtown community for over 100 years, and this project will enable us to stay relevant as downtown continues to grow and serve more people. The Central YMCA is already in operation and will continue to stay open serving members throughout the construction of the project. Fiscally the Central Y is already a "break even" branch and expects to grow in membership and revenue with this project, as well as moving the corporate office and childcare services branch into the new construction eliminating two rental expenses within the association.

Describe the return on investment for this project/program.

The YMCA is a non-profit pillar of the community with a history of welcoming people of all faiths, ages, incomes, races, and abilities. We fulfill our mission and strengthen the foundation of our community through programs in three focus areas: Youth Development, Healthy Living and Social Responsibility. We address the challenges facing our community through programs focused on critical areas such as education, family services, quality of life, and character development.

A partnership with the YMCA of Greater Fort Wayne is not only a savvy business arrangement, but a financially profitable venture that will improve the local neighborhood and improve the quality of life for years to come. The return on your investment is positive change that makes a difference in the lives of children and families. By strengthening people in spirit, mind and body we are strengthening this community.

Project or Program Assets

Share an image of the project/program. (Option 1) <https://www.formstack.com/admin/download/file/10990155037>

Share an image of the project/program. (Option 2) <https://www.formstack.com/admin/download/file/10990155038>

Share an image of the project/program. (Option 3) <https://www.formstack.com/admin/download/file/10990155039>



WEST ELEVATION

- Legend**
1. **Streetscape:** Along Washington and Jefferson Blvd. the streetscape design honors the features implemented throughout downtown.
 2. **Urban Living:** A diverse collection of housing types overlook the wellness plaza below.
 3. **Patio:** An elevated patio is located above the parking garage for resident access and outdoor programming.
 4. **YMCA:** The new YMCA space operates as the flagship tenant for the wellness district.
 5. **Parking:** A new parking garage serving the YMCA and residents above.
 6. **Civic Entrance:** A formal public entrance for the building is centered within the wellness plaza.
 7. **Wellness Plaza:** A new wellness plaza frames the district development and anchors the activity between the two phases.
 8. **Rooftop Penthouse:** Each building offers the unique opportunity to provide rooftop penthouses overlooking the district and the adjacent skyline.





NORTHWEST AERIAL

Preliminary Project Scope

Phase 1: 75,000 SF commercial space, 260-car parking garage, and 140 apartments

Phase 2: 45,000 SF commercial space and 116 apartments

Legend

1. **Fort Wayne Recue Mission:** A faith-based, nonprofit providing restorative care to men, women, and children experiencing a homeless crisis.
2. **Noble Senior Living at Fort Wayne:** An existing assisted living and memory care community.
3. **Brightstar Care Fort Wayne:** Home health care services provider.
4. **YMCA (Phase 1):** A new, nine-story, mixed-used building with integral parking garage, mixed-income housing, and street-front tenant space for new YMCA Central Branch and regional YMCA offices.
5. **Brightpoint:** A nonprofit focused on helping communities, families, and individuals remove the causes and conditions of poverty.
6. **Sunshine Home Health Care:** A nonprofit focused on the growing need of the community to provide assistance for people in order for them to remain in the comfort of their own homes.
7. **Wellness District (Phase 2):** A new, five-story, mixed-used building with street-level commercial space and mixed-income housing above.
8. **Masonic Temple:** The Freemasons Hall is one of the most historic buildings in northeast Indiana. Explore opportunities with the owner to maximize utilization and community impact.

Project Cost/Budget – Construction Projects (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Acquisition/Rights-of-Way Expense		\$ 1	\$ -	\$ -	\$ -	\$ 1	0%
Design/Inspection Expense		\$ -	\$ 3,176,186	\$ -	\$ -	#####	3%
Legal/Financial Expense		\$ -	\$ 18,775,463	\$ -	\$ -	#####	20%
Infrastructure Construction Cost		\$ -	\$ -	\$ -	\$ 1,850,000	#####	2%
Building Construction Cost		\$ -	\$ -	\$ 36,199,500	\$ 34,349,900	#####	75%
Other Construction Costs		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Project Construction Expenses Totals per year		\$ 1	\$21,951,649	\$36,199,500	\$36,199,900		
Total Construction Expenses Project Cost		(all fiscal years)				\$ 94,351,050	
Project Cost/Budget – Programs (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
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Project Program Expense Totals per year		\$ -	\$ -	\$ -	\$ -		
Total Program Expenses Project Cost		(all fiscal years)				\$ -	
Funding Source							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
READI		\$ -	\$ -	\$ 3,570,000	\$ -	\$ -	0%
Other Funds \$	Mortgage, Sponsor/investor Equity, NMTC equity, In. Tax Credit	\$ -	\$ 28,927,000	\$ 25,927,000	\$ 28,927,050	#####	89%
Private/Philanthropic Funds \$		\$ -	\$ -	\$ 2,000,000	\$ -	#####	2%
Local Government Funds \$		\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	#####	5%
Project Income Totals per year		\$ -	\$31,427,000	\$33,997,000	\$28,927,050	#####	
Total Project Income		(all fiscal years)				\$ 94,351,050.00	
Total Project Cost		(all fiscal years; Construction Expenses + Program Expenses)				\$ 94,351,050.00	