

1
2 BILL NO. R-13-03-25

BILL NO. R-_____

3
4 **A Resolution confirming an approving order of**
5 **the Fort Wayne City Plan Commission and**
6 **confirming Declaratory Resolution 2013-08 of**
7 **the Fort Wayne Redevelopment Commission**
8 **concerning the Hatfield Road Economic**
9 **Development Area.**

10 WHEREAS, on March 11, 2013, the Fort Wayne Redevelopment
11 Commission adopted Resolution 2013-08, approving the Hatfield Road
12 Economic Development Area, a copy of which Declaratory Resolution 2013-
13 08 is attached hereto, made a part hereof, and marked Exhibit A; and

14 Whereas, on March 11, 2013 the Fort Wayne City Plan Commission
15 at its Business Meeting considered for adoption and issued a written order
16 that approved said Declaratory Resolution 2013-08 and the Hatfield Road
17 Economic Development Area, a copy of which approving order is attached
18 hereto, made a part hereof and marked "Exhibit B"; and

19 WHEREAS, the Fort Wayne Redevelopment Commission and the
20 Fort Wayne City Plan Commission took the forgoing actions as set forth in
21 the preceding two paragraphs herein are in accordance with the provisions
22 of the Redevelopment of Blighted Areas Act of 1981 (P.L. 309 and 310 of
23 the Acts of 1981 of the General Assembly of the State of Indiana, as
24 amended and supplemented);

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the said actions of the Fort Wayne Redevelopment Commission and the Fort Wayne City Plan Commission are hereby approved, ratified, and confirmed.

SECTION 2. That this resolution shall be in full force and affect from and after its passage and approval by the Fort Wayne Common Council and all necessary approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

RESOLUTION AND APPROVING ORDER OF THE FORT WAYNE CITY PLAN
COMMISSION FOR THE HATFIELD ROAD ECONOMIC DEVELOPMENT AREA PLAN

The Plan Commission of the City of Fort Wayne at its Business Meeting on March 18, 2013 having before it a copy of the Fort Wayne Redevelopment Commission's Declaratory Resolution 2013-08 and the accompanying Economic Development Area Plan, adopted by the Fort Wayne Redevelopment Commission on March 11, 2013, together with the necessary supporting data, all of which having been duly considered, upon a motion by _____, and seconded by _____, and by a vote of ____ (yea), ____ (nay), adopted the following resolution:

WHEREAS, at the Fort Wayne City Plan Commission's Business Meeting on March 18, 2013, the Fort Wayne Redevelopment Commission submitted to the Plan Commission a copy of Declaratory Resolution 2013-08 and the accompanying Economic Development Area plan, together with supporting data, all as required by the Redevelopment of Blighted Areas Act (36-7-14 of the Acts of 1980 of the General Assembly of the State of Indiana, as Amended and Supplemented), and after having been duly considered by the Fort Wayne City Plan Commission, said Economic Development Area Plan is found to conform with the Master Plan of Development for the City of Fort Wayne (Plan It Allen);

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that the Hatfield Road Economic Development Area Plan conforms to the Master Plan of Development for the City of Fort Wayne, and that said Economic Development Plan and the accompanying Declaratory Resolution are hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this resolution which shall constitute the order of the Fort Wayne City Plan Commission, as required by law, approving the Hatfield Road Economic Development Area.

Approved:

Fort Wayne City Plan Commission

President

RESOLUTION 2013-08

**DECLARATORY RESOLUTION
HATFIELD ROAD ECONOMIC DEVELOPMENT AREA (EDA)**

WHEREAS, the Fort Wayne Redevelopment Commission (FWRC) has made investigations, studies and surveys of areas in the City of Fort Wayne that have the potential to attract and retain major private development and promote and retain significant job opportunities, and has further considered the conditions which would prevent such development from occurring; and

WHEREAS, such investigations, studies and surveys have been made in cooperation with various departments and bodies of the City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values. As a result of such investigations, studies and surveys, the Commission has found that the area described herein, upon implementation of a plan that incorporates the results of the aforesaid investigations, studies and surveys, will enable the construction of needed public improvements and provide for the creation of additional job opportunities for the citizens of Fort Wayne. Specifically, the following described area (Area) in the City of Fort Wayne, Indiana, is found to be requiring the use of enabling legislation provided by Indiana Code 36-7-14 to enact and facilitate the provisions of the Hatfield Road Economic Development Plan to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Blighted Areas Act of 1981 (P.L. 309 and 310 of the Acts of 1981) of the General Assembly of the State of Indiana, as amended and supplemented (the Act), and which Area is bounded and described in Exhibit A, attached hereto and incorporated by reference herein; and that the public health, safety and welfare would be benefited by the development of the Area under the provisions of said Act; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the herein described EDA, the location of the various parcels of real estate, streets, alleys, and other features affecting the development of the Area, and the portions of the Area which are to be devoted to streets, alleys, sewerage, playgrounds and other public purposes; and

WHEREAS, there was presented to this meeting of the Governing Body of the City of Fort Wayne, Department of Redevelopment, for its consideration and approval, a copy of the Economic Development Plan for the Area, consisting of 6 pages, two (2) exhibits and one (1) map; and

Whereas, this Commission has at a meeting open to the public, heard evidence and reviewed the maps and plats presented at the meeting and has considered same.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that the Economic Development Plan constituting the Hatfield Road Economic Development Area, dated March 2013 is hereby approved.

BE IT FURTHER RESOLVED that in all proceedings relating to the development of the herein-described area the same shall be referred to as the Hatfield Road Economic Development Area.

BE IT FURTHER RESOLVED that the Commission now declares the herein described area to be lacking in the ability to facilitate the construction of needed public infrastructure improvements and a menace to the social and economic interests of the City of Fort Wayne and its inhabitants and that the development of the Area shown on the above referenced maps and plats under the provisions of the Act will be of public utility and benefit.

BE IT FURTHER RESOLVED that the Commission now makes the following findings:

- a. The Economic Development Plan will promote significant new job opportunities for the gainful employment of the citizens of Fort Wayne, Indiana, within the City through planned industrial park development
- b. The Economic Development Plan cannot be achieved without the designation of the amended area into the EDA because of the need to use enabling legislation provided by IC 36-7-14 to facilitate and enact the provisions of the plan.
- c. The ordinary operation of private enterprise and regulatory processes are unable to correct the conditions noted in the EDA.
- d. The public health, safety and welfare will be benefited by accomplishment of the Economic Development Plan.
- e. The accomplishment of the Economic Development Plan will be of public utility and benefit in that its implementation will result in the construction of needed public infrastructure improvements.
- f. The amended Economic Development Plan conforms to other development and redevelopment plans for the City of Fort Wayne, namely Plan It Allen

remonstrances and objections from all persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit thereof.

BE IT FURTHER RESOLVED that the expiration date of the allocation provision of this Declaratory Resolution is twenty - five (25) years from the date hereof.

FORT WAYNE REDEVELOPMENT COMMISSION

Christopher Guerin, President

Casey E. Cox, Secretary

Adopted: 11 March 2013

HATFIELD ROAD ECONOMIC DEVELOPMENT AREA



Fort Wayne Redevelopment Commission
March 2013
(3/3/2013)

I. Hatfield Road Economic Development Area (EDA)

A. Introduction

The Fort Wayne Redevelopment Commission was created by the Common Council of the City of Fort Wayne in 1959 to address the problems and issues associated with urban decline and the redevelopment of specific areas in the City. In 1982, the redevelopment statute was amended to allow the creation of a mechanism to capture or collect tax increment from designated areas in the City. This change set the stage for the Commission to engage in and assist, where appropriate, targeted industrial, commercial and retail development. Thereafter, the Fort Wayne Redevelopment Commission approved urban renewal plans that facilitated the creation of Summit Industrial Park, Summit Industrial Park II and Centennial Industrial Park in the 1980's. It later created Economic Development Areas along the Lima Road corridor (Lima Wells Fernhill – 2007 and Lima Road Ley Road – 2005) that enabled and incited major infill development (Ice Rink Sports Plex, Commercial / Retail, Hotel, major big box retail in the same northwest quadrant area of the City. The establishment of the Hatfield Road EDA builds upon and complements the work envisioned by the aforementioned plans. The area comprising the Hatfield Road EDA consists of vacant and underutilized industrial / commercial property that has recently been developed, generally, to a shovel – ready state. The property has frontage visibility from Interstate 69 and exhibits significant potential for industrial commercial development that is compatible with the like type development in this area of the City.

The Hatfield Road EDA, as proposed, has highly visible frontage along Coliseum Blvd. and Interstate 69, both major transportation corridors which serve the northwest quadrant of the City. The City administration has supported and encouraged continued infill development in areas with characteristics such as these along with those found in the Hatfield Road EDA site. Aside from the frontage, previously mentioned, this area provides generally shovel – ready sites, access, and proximity to similar, commercial and industrial development. The Redevelopment Commission can provide the assistance necessary to construct public improvements to facilitate development that provides investment, job creation, economic development spinoff and physical, aesthetic improvement by eliminating adverse factors affecting the area

The area proposed to be encompassed by the EDA is adjacent to Hatfield Road and to Interstate 69, and is south of the Indiana Department of Transportation building complex. It lies north of West Coliseum Blvd. and west of an active rail spur operated by Norfolk Southern Railway. The total land area in the EDA is approximately 55 acres.

The surrounding area has experienced major levels of growth over the last 10 – 15 years and presents a timely redevelopment opportunity to participate in, and be a catalyst for, the revitalization and redevelopment of a key industrial commercial area and to accomplish the goals set forth in the plan which include the construction of public infrastructure improvements, attraction of new commercial industrial end users to the area, setting the stage for the possible planning and construction of an urban trail through linkage with the Rivergreenway system, creation of new job opportunities, and providing an increase in the property tax base.

The first key project envisioned by the plan is assistance with the construction of an industrial "spec" or "shell" building that is planned to set the stage for further ensuing, compatible industrial development. The construction of this building, along with anticipated future industrial building development, will increase building inventory and marketability for the City and Allen County. The assistance to be provided from the Commission shall be

defined in a Development Agreement to be formulated with the site developer. It is expected to take the form of reimbursement to the developer, for a period not to exceed five (5) years, of carrying costs of the site which include construction of the industrial spec building, site construction and development costs, interest and related engineering and technical costs.

Additionally, the construction of public infrastructure improvements is expected and planned to occur in the area, as needed, to enable development and as funding permits. The improvements may include road work, signalization, signage, lighting, drainage and related activities.

The findings contained in Section II, herein, are necessary for the Commission's consideration of approval of the EDA in accordance with Indiana Code 36-7-14-17.5 and 36-7-14-41 c.

B. Description of the Boundary Amendment

The boundary of the EDA contains real estate owned by WC Holdings II, LLC; 2922 West Coliseum LLC; Carl W. Ritchie; William C. Day; Steven N. Hagan & Karen R. Hagan. The EDA is more particularly described on Exhibit "A" and contains the dedicated right of way consisting of Hatfield Road, Investment Drive and Persistence Drive. It is depicted graphically on Map 1, "Hatfield Road Economic Development Area".

C. Statement of Project Objectives

1. To overcome existing barriers to investment and development by the construction of needed public improvements.
2. To benefit the public by creating the opportunity for new job creation from ensuing development.
3. To benefit the public by stimulating a property tax base increase from new growth and development.
4. To benefit the public by protecting and enhancing the value of surrounding property including a plan to address adverse conditions that negatively impact the surrounding area.

D. Land Use Plan and Development Controls

1. Map 1, "Hatfield Road Economic Development Area" depicts land use and zoning for the EDA.
2. Land use, building requirements, development controls and other regulations and controls applying to the IN2 (General Industrial), CM4 (Intense Commercial) and R1 (Single Family Residential) zoning designations shall apply to the development as specified in the City of Fort Wayne Zoning Ordinance.
3. Zoning for the EDA is IN2, CM4 or R1. No immediate change in zoning is required to accommodate the proposed EDA.

E. Proposed Project Activities

1. Improvements to public infrastructure
 - a. Construction, as needed, of road and intersection improvements, and related work, at the intersection of Persistence Drive with Investment Drive and along Hatfield Road from Coliseum Blvd, north to the EDA. Construction of intersection improvements will include work, signage, drainage and lightening as required.

- b. Construction, as needed, of storm water, sanitary and related drainage improvements to enable industrial / commercial development in identified areas within the EDA.
 - c. Formulation and implementation of a Development agreement with the site developer for the payment of carrying costs related to the construction of a spec or shell building and the construction of on site improvements. .
 - d. Planning and possible construction of an urban trail that links with the Rivergreenway system
 - e. Other related improvements that may be necessary in accordance with the project's final design.
 - f. Professional design engineering and consulting services for the project.
2. Declaration of an Allocation area. The area depicted on Map 1, and described in Exhibit A as "Hatfield Road Economic Development Area" is identical to the "Hatfield Road Tax Allocation Area". The allocation area is established for the allocation and distribution of property taxes, as provided by Indiana Code 36-7-14-39 for the purpose of funding public infrastructure improvements and related costs or for the purpose of retiring the financial obligations required to fund the activities described in paragraph 1 E above.
 3. Redevelopment costs: The estimated project costs are \$875,000 (not to exceed \$175,000 per year for five (5) years) for the carrying cost of construction of a spec or shell building, as previously described, and related development costs. Other costs will include the cost of required public improvements that are needed pursuant to a particular industrial development project whose scope is presently undefined.

F. Enforcement of Economic Development Area Objectives

1. The Commission shall serve notice to all affected government agencies and neighborhood associations whose activities may affect the use or development of the property within the EDA.
2. The Commission shall have the responsibility to review and approve development proposals, at its discretion, prior to the issuance of the appropriate permit or certificate. The Commission shall also have the responsibility to review and approve the allocation of revenues in accordance with Indiana Code 36-7-14-39.
3. Duration of Control: This plan, its regulations and requirements shall be in effect for twenty five (25) years from the date of its adoption by the Commission, Plan Commission and City Council.

G. Provisions Necessary to Meet State and Local Laws

1. A resolution declaring the Hatfield Road Economic Development Area has been adopted by the Commission.
2. The Plan indicates the extent and location of land acquisition, demolition and public improvements.
3. No zoning changes are immediately required by the Plan.
4. The Plan sets forth the permitted land use and all applicable building and development controls.
5. The Plan conforms to the stated objectives and guidelines of Plan It Allen.

H. Procedure for Changes to the Economic Development Plan

The Economic Development Plan may be modified or varied at any time by a resolution of the Commission, provided that any change directly and substantially affecting any property or contractual right vested in and by the effectuation of this Plan may be made only after the

Commission has received written consent to the change from the owner of such vested right. It is further provided that if such vested right cannot be obtained or if the Commission deems the proposed change in the Plan to be substantial, the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted.

II. Data Pertaining to the Adoption of a Declaratory Resolution

- A. Section 36-7-14-41 of the Indiana Code provides that the Commission may determine that a geographic area is an economic development area if it finds that:
1. The Plan for the economic development area:
 - a. Promotes significant opportunities for the employment of its citizens
 - b. Attract a major new business enterprise(s) to the unit
 - c. Retains or expands a significant business enterprise existing in the boundaries of the unit
 - d. Meets other purposes of this section and section 2.5 hereafter
 2. The Plan for the economic development area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under this section and section 42 of this chapter because of:
 - a. Lack of local public improvement
 - b. Existence of improvements or conditions that lower the value of the land below that of nearby land
 - c. Multiple ownership or land
 - d. Other similar conditions
 3. The public health and welfare will be benefited by the accomplishment of the Plan for the economic development area.
 4. The accomplishment of the Plan for the economic development area will be a public utility and benefit as measured by:
 - a. The attraction of permanent jobs
 - b. An increase in the property tax base
 - c. Improved diversity of the economic base; or
 - d. Other similar public benefits
 5. The Plan for the EDA conforms to the development and redevelopment plans for the unit.
- B. Finding
1. (1) (a) promotes significant opportunities for the gainful employment of its citizens
 2. (1) (b) Attracts a major new business enterprise to the unit

Approval of the plan will build upon the past success of Summit Industrial Park and Centennial Industrial Park in the northwest quadrant of Fort Wayne in setting forth a plan for planned industrial and commercial growth in areas that are compatible with its character. The EDA sets the stage for the redevelopment of a key industrial site that has remained vacant and unutilized for the last six or more years. The development and construction of a new commercial or industrial entity, along with possible out lot development that fronts on Interstate 69 could produce an assumed construction value of \$12.0 million (based upon a hypothetical development model of

four (4) industrial sites with an assessed value of \$3.0 million). Approximately \$360,000 in ***potential*** tax increment could be generated to fund needed public improvements, and related development costs, in or serving the EDA. New employment, yet to be determined, will be realized as each site develops.

3. (2) (a) Lack of local public improvement

The EDA proposes to build upon the success of carefully planned industrial park development at Summit Industrial Park and Centennial Industrial Park in northwest Fort Wayne. The area around the EDA has experienced significant commercial / industrial growth since the early 1990's and this pattern is expected to continue. The 2012 vehicle count for the Lima Road intersection with Coliseum Blvd. is 25,800 vehicles per day and the vehicle count for the adjacent segment of Interstate 69 is 66,900 vehicles per day that is one of the highest rates in the City. The construction of the public improvements envisioned by the EDA are the proposed road and pedestrian improvements on Hatfield Road and the Investment Drive intersection with Persistence Drive to facilitate safer and better vehicular access and pedestrian movement. Stormwater, sanitary and related drainage work may be undertaken as required by a particular site for development. Other improvements may be undertaken in this area, as appropriate, pursuant to a final project design. These include the planning and possible construction of an urban trail that links with the Rivergreenway system.

4. The public health and welfare will be benefited by accomplishment of the EDA plan:

The annual payroll increase to the local economy based upon comparable models of industrial development will be realized incrementally by the City. In addition, any similar type of commercial or industrial development will generate sales tax, gross income or adjusted gross income tax, restaurant tax in addition to local property taxes. During construction of any retail type facility, construction, trade and related types of jobs will become available. As stated earlier, the planned public improvements will have a discernibly positive affect on public safety as traffic flow is positively enhanced in this area of the City.

5. The accomplishment of the plan for the EDA will be of public utility and benefit as measured by:

- a. The attraction or retention of permanent jobs
- b. An increase in the property tax base.

6. The plan for the EDA conforms to other development and redevelopment plans for the unit.

The Hatfield Road EDA is a logical extension of development envisioned by the Summit Industrial Park and Centennial Industrial Park Urban Renewal Plans. It builds judiciously upon the strengths and successes that have been realized since both plans were adopted and the subsequent construction of planned public infrastructure improvements. The plan sets the stage for the redevelopment and revitalization of a key tract of industrial real estate in a manner that is compatible with the character of the area. The EDA further conforms to the major goals, policies and strategies contained in "Plan It Allen", the comprehensive plan of development for the City of Fort Wayne.

C. Conclusion

Based upon the foregoing data, observations and analysis, the conditions in the area encompassed by the Hatfield Road Economic Development Area are such that the designation as an EDA is warranted in accordance with Indiana Code 36-7-14-41. All necessary steps have been taken to permit the Redevelopment Commission to consider a Declaratory Resolution as required by the laws of Indiana.

EXHIBIT "A"

Legal Description
Hatfield Road Economic Development Area

Real estate located in the City of Fort Wayne, Washington Township, Allen County Indiana described by real estate pin numbers: 02-07-21-200-010.000-073; 02-07021-451-020.000-073; 02-07-21-451-008.000-073; 02-07-21-451-007.000-073; 02-07-21-426-003.000-073; 02-07-200-010.001-073

Together with the entirety of Hatfield Road running north from its intersection with Coliseum Blvd. and ending at the site of the Indiana Department of Transportation building complex. Also included is the entirety of Investment Drive running north from its intersection with West Coliseum Blvd. to its intersection with Persistence Drive. Further included is the entirety of Persistence Drive running west from its intersection with Investment Drive to its point of termination and conclusion.

		Hatfield Road Economic Development Area			
Parcel No	OWNER	A V Land	A V IMP	A V Total	Notes
02-07-21-200-010.000-073	W C Holdings II, LLC	\$ 854,700.00	\$ -	\$ 854,700.00	28.49 acres, main tract
02-07-21-451-020.000-073	2922 West Coliseum LLC	\$ 82,100.00	\$ 100,400.00	\$ 182,500.00	10.26 acres, trailer park
02-07-21-451-008.000-073	Carl W. Ritchie	\$ 94,100.00	\$ -	\$ 94,100.00	2.69 acres entrance
02-07-21-451-007.000-073	Carl W. Ritchie	\$ 50,400.00		\$ 50,400.00	1.44 acres entrance
02-07-21-426-003.000-073	William C. Day	\$ 52,400.00	\$ 61,300.00	\$ 113,700.00	9.15 acres, residential + ATV area
02-07-21-200-010.001-073	Steven N. Hagan & Karen	\$ 91,200.00	\$ -	\$ 91,200.00	3.04 acres, vacant area west
TOTAL		\$ 1,224,900.00	\$ 161,700.00	\$ 1,386,600.00	55.07 acres

ENTRY PARCEL

NORTH VIEW FROM HATFIELD ROAD



TRAILER PARK ENTRANCE

NORTH VIEW FROM HATFIELD ROAD



INTERSTATE 69

SOUTH VIEW FROM HATFIELD ROAD



TRAILER PARK

NORTH VIEW FROM INTERIOR ROAD



TRAILER PARK

EAST VIEW FROM INTERIOR ROAD





HATFIELD ROAD ECONOMIC DEVELOPMENT AREA

Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
North American Datum 1983
State Plane Coordinate System, Indiana East



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Feet

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FW CDD GIS

DIGEST SHEET

TITLE OF ORDINANCE: Approving Resolution 2013-08 of the Fort Wayne Redevelopment Commission and Approving Order of the Fort Wayne City Plan Commission concerning the Coventry Lane Economic Development Area (EDA)

DEPARTMENT REQUESTING ORDINANCE Redevelopment Commission

SYNOPSIS OF RESOLUTION Approves Resolution 2013-08 by the Fort Wayne Redevelopment Commission and an approving order of the Fort Wayne City Plan Commission regarding a proposed new EDA. Purpose of creating the new redevelopment area is to to enable the industrial development, specifically the construction of a "SPEC" building, along with necessary public improvements, in and serving the EDA.

EFFECT OF PASSAGE The Redevelopment Commission will be able to collect tax increment from the ensuing industrial development, once assessed, in order to fund the carrying costs of the development (Industrial SPEC Building) and to enable the funding of public infrastructure improvements identified in the EDA plan.

EFFECT OF NON-PASSAGE Industrial development in the area defined by the EDA would most likely remain dormant for the foreseeable future.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$875,000 maximum (\$175,000 per year for 5 years) for carrying cost payable to the site developer. Yearly tax increment will be determined once the new improvements are assessed.

ASSIGNED TO COMMITTEE (PRESIDENT) _____



CITY OF FORT WAYNE

THOMAS C. HENRY, MAYOR

MEMORANDUM

TO: Fort Wayne City Council

FM: James C. Lindsay *JCL*

RE: Hatfield Road Economic Development Area (EDA)

DT: March 21, 2013

On March 11, 2013, the Fort Wayne Redevelopment Commission adopted Resolution 2013-08 and its accompanying economic development plan, copy attached, which proposes to create the Hatfield Road Economic Development Area. This is an area generally described as an industrial development site located south of the Indiana Department of Transportation (INDOT) building complex, east of Interstate 69 and north of West Coliseum Blvd. Approximately 55 acres comprise the proposed EDA. Hatfield Road, Investment Drive and Persistence Drive right-of-way is included in the EDA.

The rationale to create the EDA is to incent appropriate industrial development in the industrially zoned area south of the INDOT building complex. Specifically the plan envisions assisting with the financing of the carrying costs of the development of a "Spec" industrial building in this area, for a specified period, defined in a development agreement to be formulated with the developer. The site has frontal visibility from I-69 and is envisioned to be a catalyst for further development. The plan envisions and further describes planned public improvements in and serving this area. These improvements include the construction of improvements at the intersection of Investment Drive and Persistence Drive. Improvements to Hatfield Road may be undertaken based upon the needs of future development in the EDA.

Pursuant to I.C. 36-7-14-16 and 36-7-14-41, on March 18, 2013, the Plan Commission found that this plan is in general conformity to the plan of development for the City of Fort Wayne (Plan It Allen). As such, the purpose of this memo is to request that consideration of this resolution be made by City Council. If approved, this plan will be presented to the Redevelopment Commission for consideration of final approval, following publication of notice and a legal public hearing.

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