

1
2 BILL NO. R-16-07-17

3 BILL NO. R-_____

4 **A Resolution confirming an approving order of**
5 **the Fort Wayne City Plan Commission and**
6 **confirming Declaratory Resolution 2016-40 of**
7 **the Fort Wayne Redevelopment Commission**
8 **concerning the Riverfront I Columbia Street**
9 **Economic Development Area.**

10 WHEREAS, on July 11, 2016, the Fort Wayne Redevelopment
11 Commission adopted Resolution 2016-40, adopting the Riverfront I
12 Columbia Street Economic Development Area, a copy of which Declaratory
13 Resolution 2016-40 is attached hereto, made a part hereof, and marked
14 Exhibit A; and

15 Whereas, on July 18, 2016 the Fort Wayne City Plan Commission at
16 its Business Meeting considered for adoption and issued a written order that
17 approved said Declaratory Resolution 2016-40 adopting the Riverfront I
18 Columbia Street Economic Development Area, a copy of which approving
19 order is attached hereto, made a part hereof and marked "Exhibit B"; and

20 WHEREAS, the Fort Wayne Redevelopment Commission and the
21 Fort Wayne City Plan Commission took the forgoing actions as set forth in
22 the preceding two paragraphs herein are in accordance with the provisions
23 of the Redevelopment of Blighted Areas Act of 1981 (P.L. 309 and 310 of
24 the Acts of 1981 of the General Assembly of the State of Indiana, as
25 amended and supplemented);
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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 2016-40

DECLARATORY RESOLUTION
RIVERFRONT I COLUMBIA STREET 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 Riverfront I Columbia Street 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 pages, one (1) exhibit 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 Riverfront I Columbia Street Economic Development Area, dated June 2016, 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 Riverfront I Columbia Street Economic Development Area.

BE IT FURTHER RESOLVED that the Commission now declares the herein described are 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 downtown development
- b. The Economic Development Plan cannot be achieved without the designation of the 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 Economic Development Plan conforms to other development and redevelopment plans for the City of Fort Wayne, namely Plan It Allen.

BE IT FURTHER RESOLVED pursuant to Section 36-7-14-39 of the Act that:

- a. As use in this Resolution for the purpose of the distribution and allocation of real property taxes, "allocation area" means all of the area described in Exhibit A to this Declaratory Resolution.
- b. Any real property taxes hereafter levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable real property in the allocation area described in this Declaratory Resolution shall be allocated and distributed as follows:
 1. Except as otherwise provided in this section, the proceeds of such taxes attributable to the lesser of:
 - i. The assessed value (true tax value) of such property for the assessment date with respect to which allocation and distribution is made; or
 - ii. The base assessed value

Shall be allocated to and, when collected, paid into funds of the respective taxing units.

2. Except as otherwise provided in this section, property tax proceeds in excess of those described in subdivision (1) shall be allocated to the economic development district and, when collected, paid into a special fund for that allocation area that may be used by the district only to do one or more of the following:
 - i. Pay the principal of and the interest on any obligations payable solely from allocated tax proceeds that are incurred by the economic development district for the purpose of financing or refinancing the redevelopment of that area.
 - ii. Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in that allocation area.
 - iii. Pay the principal of and interest on bonds payable from allocated tax proceeds in that allocation area and from the special tax levied under IC 36-7-14-27
 - iv. Pay the principal of and interest on bonds issued by the City of Fort Wayne to pay for local public improvements in or serving the allocation area.
 - v. Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in that allocation area.
 - vi. Make payments on leases payable from allocated tax proceeds in that allocation area under IC 36-7-14-25.2

- vii. Reimburse the City of Fort Wayne for expenditures made by it for local public improvements [which include buildings, parking facilities, another items described in IC 36-7-14-25.1(a)] in or serving the allocation area.
 - viii. Reimburse the City of Fort Wayne for rentals paid by it for buildings or parking facilities in or serving the allocation area under any lease entered into under IC 36-1-10.
 - ix. Pay all or a portion of a property tax replacement credit to taxpayers in the allocation area as determined by the Commission by separate resolution.
 - x. Pay expenses incurred by the Commission for local public improvements that are in or serving the allocation area [which include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a)].
 - xi. Reimburse public and private entities for expenses incurred in training employees of industrial facilities that are located: (a) in the allocation area; and (b) on a parcel of real property that has been classified as industrial property under the rules of the Department of Local Government Finance.
3. When the monies in the allocation area are sufficient to pay when due all principal and interest on bonds described herein, and is not needed for the other purposes stated herein, monies in the allocation fund in excess of that amount shall be paid to the respective taxing units in the manner provided in subdivision (1) of this section.

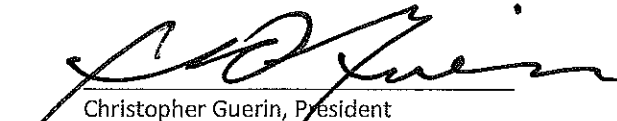
BE IT FURTHER RESOLVED that a copy of this resolution, together with the Economic Development Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and the Economic Development Plan conform to the master plan of development for the City (Plan It Allen) and its written order approving or disapproving this Declaratory and Economic Development Plan.

IT IS FURTHER RESOLVED that if the City Plan Commission issues an approving order, the same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of the City Plan Commission and the approval of the Common Council, a notice shall be published in accordance with the requirements of Indiana Code fixing a date for the receiving and hearing of 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

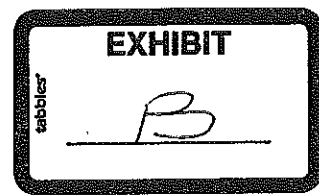


Christopher Guerin, President



Mark D. Becker, Secretary

Adopted: 11 July 2016



RESOLUTION AND APPROVING ORDER OF THE FORT WAYNE CITY PLAN
COMMISSION FOR THE RIVERFRONT I – COLUMBIA STREET ECONOMIC
DEVELOPMENT AREA PLAN

The Plan Commission of the City of Fort Wayne at its Business Meeting on July 18, 2016 having before it a copy of the Fort Wayne Redevelopment Commission's Declaratory Resolution 2016-40 and the accompanying Economic Development Area Plan, adopted by the Fort Wayne Redevelopment Commission on July 11, 2016, together with the necessary supporting data, all of which having been duly considered, upon a motion by Shan Gunawardena, and seconded by Justin Shirley, and by a vote of 8 (yea), 0 (nay), adopted the following resolution:

WHEREAS, at the Fort Wayne City Plan Commission's Business Meeting on July 18, 2016, the Fort Wayne Redevelopment Commission submitted to the Plan Commission a copy of Declaratory Resolution 2016-40 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 Riverfront I – Columbia Street Economic Development Area Plan conforms to the Master Plan of Development for the City of Fort Wayne (Plan It Allen), 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 Riverfront I – Columbia Street Economic Development Area and Plan.

Approved:

Fort Wayne City Plan Commission

Candice H. ...

President

Michael Buttenweiser
Secretary

Date: July 18, 2016

STATE OF INDIANA)

)

SS:

COUNTY OF ALLEN)

The foregoing is hereby certified to be a full, true, and correct copy of a resolution adopted by the Fort Wayne City Plan Commission at the Business Meeting of said Commission held July 18, 2016, and as the same appears of record in the official records of said Commission dated the 18th day of July, 2016.

Michelle R. Walters

Notary Public, Printed

Date *July 20, 2016*

Michelle R. Walters

Signed

Commission Expires

June 9, 2024

Resident of Allen County

**RIVERFRONT I COLUMBIA STREET
ECONOMIC DEVELOPMENT AREA**

**Fort Wayne Redevelopment Commission
July 2016**

I. Riverfront I Columbia Street Economic Development Area (EDA)

A. Introduction

The Fort Wayne Redevelopment Commission has approved the creation of economic development areas and amendments thereto, since 1989, in order to incent and revitalize commercial and / or retail development and to assist in funding infrastructure improvements to facilitate the redevelopment of commercial areas, improve public safety and quality of life and to enhance transportation corridors for the City of Fort Wayne. Examples include the Coldwater Crossing Shopping Center, Meijer Store at Illinois Getz Road, Southtowne Centre, and Orchard Crossing Shopping Center on West Illinois Road.

The Commission has further been a part of downtown redevelopment and revitalization since the Redevelopment statutes came into existence in 1959. Every major project in the downtown, from commercial office development to public infrastructure improvements have benefited from Commission assistance, directly or indirectly, in whole or in part, since that time. The proposed Riverfront I Columbia Street EDA brings together two parallel goals – enhanced downtown redevelopment and revitalization through the Riverfront Development Project, along with appropriate commercial redevelopment of the Columbia Street Landing, comprising a key historic downtown area together with the redevelopment of the former Jefferson Smurfit Building into the Superior Street Lofts.

In the last ten (10)plus years Downtown Fort Wayne has witnessed a virtual renaissance in redevelopment, revitalization and balanced growth. Beginning with the Grand Wayne Center Expansion from 2003 – 2005, the development of Harrison Square and Parkview Field in 2009, the construction of the Courtyards by Marriot hotel in 2010, the reconstruction of the main branch of the Allen County Public Library, the redevelopment of the Scottish Rite Center into a performing arts and events center for the University of St. Francis, the transformation of the vacant Wolf and Dessauer Building into Citizens Square for joint City County office use, the redevelopment of the Embassy Theatre into a historic state of the art events venue and the Ashe Tower / Skyline Plaza mixed use commercial, residential and parking project . A conservative estimate of the value of this investment is well over \$200 million. Approval and execution of the Riverfront I Columbia Street EDA plan will continue this positive momentum and keep the City moving forward.

The Riverfront I Columbia Street EDA is the Commission's initiative to build upon, assist and support the City's efforts in three main areas comprising the proposed EDA: The Riverfront Development Project, Columbia Street Landing redevelopment and the Superior Lofts residential development. The Riverfront Development Plan was developed from 2014 to 2015 and delineates an extraordinary vision for the transformation of the St Marys Riverfront, adjacent to Downtown Fort Wayne into an active pedestrian promenade that will be an event and destination center for the entire region. Various phases of the project have already been approved. The proposed EDA builds upon and will complement that approval in creating an allocation area that may be used to fund other related activities, development and construction of improvements for the area.

The Columbia Street Landing project seeks to build upon the redevelopment efforts of the private sector and quasi private sector in the development of streetscapes and other public amenities that will serve and preserve the historic Columbia Street Landing area, which was the first part of Downtown Fort Wayne as it is known today. Additionally, the Commission plans to address public utility infrastructure issues associated with the redevelopment in this area, since much of it is in excess of hundred years in age.

The Superior Street Lofts is a residential Downtown living project which plans on the redevelopment of the former Jefferson Smurfit Building. It is planned to consist of 72 rental units, 64 at market rate rent, totaling 11 thousand square feet. The commercial component of the project is planned for 21 thousand square feet. Pedestrian amenities, possible façade work and parking are the public components as envisioned by the Commission for possible funding, participation or partnership. Additionally, the Commission plans to address public infrastructure issues associated with the redevelopment in this area as needed per determination of City Utilities.

Commission staff has undertaken a study of the area comprising the EDA and has determined that it meets the definition of an "area needing redevelopment" as defined by statute. It consists of fifty five (55) largely commercial entities on a 16.244 acre site. The commercial uses vary across the spectrum allowed by the zoning code for this area, Downtown Commercial. Approximately, 44% of the area comprised by the EDA consists of marginal, underutilized surface parking. (Twenty three (23) parcels comprising approximately 7.12 acres). The goals set forth in the plan include the construction of public infrastructure improvements, attraction of new commercial entities to the area, possible use of incentives provided by statute to revitalize existing commercial entities in the area, creation of new job opportunities, and providing an increase in the property tax base. Equally important, this plan is viewed as an important step in maintaining the positive development and redevelopment momentum in the Downton Area.

The Commission finds it timely and desirable to propose the creation of the Riverfront I Columbia Street EDA to include all property generally comprising the EDA in the subject area, per Exhibit "A". The creation of the EDA will facilitate the capture of tax increment from new or enhanced development on the site that may be used finance needed public infrastructure improvements that are key to the further orderly development of this area. Public infrastructure improvements may include the construction and or reconstruction of streetscapes and walkways, including segments of a river promenade along the St. Mary's River, improved public parking areas, which may include a public parking garage, public piers and decks along the St. Marys River, together with other improvements, that may be needed pursuant to a final project design.

The findings contained in Section II, herein, are necessary for the Commission's consideration of an 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 area contains all real estate generally comprising the Riverfront I Columbia Street EDA, described in Exhibit "A" and the segment of Harrison Street from its intersection with Main Street running northerly to its intersection with the Harrison Street Bridge over the St Marys River. It is depicted graphically on Map 1, "Proposed Riverfront I Columbia Street 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 base increase from new growth and development

4. To benefit the public by protecting and enhancing the value of surrounding property
5. To assist in the development and construction of the Riverfront Development Area in Downtown Fort Wayne which will be a signature project on the scale of Harrison Square and the Ashe Building / Skyline Tower Developments

D. Land Use Plan and Development Controls

1. Map 1, "Proposed Riverfront I Columbia Street Economic Development Area depicts land use and zoning for the amendment area.
2. Land use, building requirements, development controls and other regulations and controls applying to the Downtown Commercial zoning designation shall apply to the development as specified in the City of Fort Wayne Zoning Ordinance.
3. Zoning for the amended area is zoned Downtown Commercial. No change in zoning is required to accommodate the proposed amendment.

E. Proposed Project Activities

1. Improvements to public infrastructure
 - a. Pedestrian amenities such as streetscapes, walkways, river promenade/boardwalk along the St. Marys River, public piers, docks or decks along the St. Marys River. May also include an identity or water feature, lighting and handicapped access.
 - b. Façade program activities to facilitate historic building adaptive reuse.
 - c. Construction of a public parking garage structure in a strategic location to serve the three (3) focal projects
 - d. Other related improvements that may be necessary in accordance with the project's final design
 - e. 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 "Riverfront I Columbia Street Economic Development Area" is identical to the "Riverfront I 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 funding or retiring the financial obligations required to fund the activities described in paragraph 1 E above.
3. Redevelopment costs: The estimated project costs are \$XX000 for construction of the aforesaid improvements which includes \$XX,000 for professional engineering, design and technical inspection services.

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 Riverfront I Columbia Street Economic Development Area has been adopted by the Commission.
2. The Plan indicates the extent and location of land acquisition, demolition and public improvements, as applicable.
3. No zoning changes are 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 the City's Comprehensive Plan (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. Attracts major new business enterprise to the unit
 - c. Retains or expands significant business enterprises 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 improvements
 - 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 (Plan It Allen).

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

This EDA sets the stage for the redevelopment of the St Marys Riverfront, the Columbia Street landing and the redevelopment and reuse of the Jefferson Smurfit Building into a residential retail development. Through the use of the provisions provided by statute and the construction of public improvements, revitalization of the existing property will be accomplished, along with assisting in the development of the Riverfront which will be a new anchor entity together with the ensuing creation of jobs and related economic development activity.

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

The construction of the public improvements envisioned by the EDA are the construction of improvements as a part of the Riverfront Development, Columbia Street Landing and the Superior Lofts. These improvements may include a pedestrian promenade, public decks and piers, streetscape and walkways, lighting and related improvements. Other improvements may be undertaken in this area, as appropriate, pursuant to a final project design. These include the planning and possible construction of a public parking garage or improved parking to serve the area.

4. The public health and welfare will be benefited by accomplishment of the amendment to the EDA

An annual payroll increase to the local economy will ensue from any development or redevelopment of property in the EDA. In addition, any like type retail or commercial 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 or commercial type facility, construction, trade and related types of jobs will become available. As stated earlier, the planned public improvements will have an enormously positive affect on this area of Downtown Fort Wayne and will further incent future related development in the same manner as signature Downtown projects have done in the recent past.

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 Riverfront I Columbia Street EDA is a logical extension of the project activities contained in the previous Economic Development Plans approved and adopted by the Commission. It builds upon the strengths and successes that have been realized since these plans were adopted and the subsequent construction of the planned public infrastructure improvements, particularly in the greater Downtown area. The

EDA further conforms to the major goals, policies and strategies contained in the Comprehensive Plan for the City of Fort Wayne (Plan It Allen).

C. Conclusion

Based upon the foregoing data, observations and analysis, the conditions in the area encompassed by the Riverfront I Columbia Street 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.

RIVERFRONT 1 - COLUMBIA STREET EDA - PROPOSED



Document Path: O:\community_development\ARCMAP Project Files\EDA proposed\MXD\Riverfront\proposed_riverfront_1_COLUMBIA_ST_eda_11x17_my.mxd

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 Arrow
2016 Plane Coordinate System, Indiana East



Created June 22, 2016
FW CDD GIS-my

0 35 70 140
Feet

Columbia Street Eda

ID	OwnerLine1	OwnerLine2	ParcelNumber	LandAV	Improvem entAV	TotalAV	Acreage	Zoning
1	<Null>	<Null>	02-12-02-405-011.000-074	<Null>	<Null>	<Null>	0.579	DC
2	<Null>	<Null>	02-12-02-402-004.000-074	<Null>	<Null>	<Null>	0.418	DC
3	<Null>	<Null>	02-12-02-410-000.000-074	<Null>	<Null>	<Null>	0.028	DC
4	Superior Lofts LP		02-12-02-254-010.000-074	106100	137800	243900	1.218	DC
5	Board Of Commissioners of the County of Allen		02-12-02-254-011.000-074	390200	35100	425300	2.239	DC
6	Houndstooth Territory Group Inc		02-12-02-254-012.000-074	42800	255100	297900	2.239	DC
7	Superior Lofts LP		02-12-02-254-013.000-074	111000	297100	408100	0.637	DC
8	Norfolk Southern Railway Company	NICKEL PLATE DISTRICT	02-12-02-402-005.000-074	88900	6000	94900	0.408	DC
9	Board Of Commissioners		02-12-02-403-001.000-074	0	0	0	0.826	DC
10	Norfolk Southern Railway Company		02-12-02-404-001.000-074	19100	1900	21000	0.11	DC
11	Norfolk Southern Railway Company		02-12-02-404-002.000-074	16500	1700	18200	0.095	DC
12	Norfolk Southern Railway Company		02-12-02-404-003.000-074	24800	2400	27200	0.142	DC
13	LANDING PROPERTIES INC	C/O MIDWEST BUSINESS BROKER	02-12-02-405-001.000-074	70400	3300	73700	0.202	DC
14	MCPHAIL/MILLER LLC		02-12-02-405-002.000-074	35200	361900	397100	0.101	DC
15	Fort Wayne Downtown Dev Trust Inc	Attn: John Urbahns	02-12-02-405-003.000-074	20700	204000	224700	0.059	DC
16	Fort Wayne Downtown Development Trust Inc		02-12-02-405-004.000-074	60400	639700	700100	0.173	DC
17	Fort Wayne Downtown Development Trust Inc		02-12-02-405-006.000-074	15800	229100	244900	0.045	DC
18	Fort Wayne Downtown Development Trust Inc		02-12-02-405-007.000-074	17600	141700	159300	0.051	DC
19	Fort Wayne Downtown Development Trust Inc		02-12-02-405-008.000-074	33000	214700	247700	0.095	DC
20	SLR DEVELOPMENT COMPANY		02-12-02-405-009.000-074	19800	201200	221000	0.057	DC
21	SLR DEVELOPMENT COMPANY		02-12-02-405-010.000-074	32600	1900	34500	0.094	DC
22	Board Of Commissioners		02-12-02-409-001.000-074	0	0	0	0.16	DC
23	Fort Wayne City Of Department Of Redevelopment	DEPARTMENT OF REDEVELOPMENT	02-12-02-409-002.000-074	0	0	0	0.58	DC
24	FIRST PARTNERSHIP		02-12-02-411-001.000-074	32000	137400	169400	0.092	DC
25	Fort Wayne Downtown Dev Trust Inc	Attn: John Urbahns	02-12-02-411-002.000-074	14000	149600	163600	0.032	DC

Columbia Street Eda

26	Fort Wayne Downtown Dev Trust Inc	Attn: John Urbahns	02-12-02-411-003.000-074	48000	2400	50400	0.138	DC
27	DDT Holdings LLC		02-12-02-411-004.000-074	165200	240900	406100	0.474	DC
28	WILDS PROPERTIES LLC		02-12-02-411-007.000-074	58200	172600	230800	0.111	DC
29	FIRST PARTNERSHIP		02-12-02-411-010.000-074	10600	53000	63600	0.03	DC
30	CHRISTOFF JOSEPH A		02-12-02-411-011.000-074	16200	300	16500	0.025	DC
31	Kitch Realty		02-12-02-411-013.000-074	38740	849300	1236700	0.593	DC
32	SALIN BANK & TRUST CO		02-12-02-411-015.000-074	71700	1600	73300	0.082	DC
33	Board Of Commissioners		02-12-02-411-017.000-074	153000	452200	605200	0.234	DC
34	GULLEY JAMES D		02-12-02-411-018.000-074	72000	261900	333900	0.11	DC
35	Markey Jean L L/Est & Markey Jean L TRS		02-12-02-411-019.000-074	30000	132500	162500	0.046	DC
36	620 Deli LLC		02-12-02-411-020.000-074	36000	156500	192500	0.055	DC
37	TLR Property LLC		02-12-02-411-021.000-074	36000	182200	218200	0.055	DC
38	RIEGELS INCORPORATED		02-12-02-411-022.000-074	36000	41100	77100	0.055	DC
39	Backs Vincent J und 1/2 Int	F Zacher Amended & Restated Revocabl	02-12-02-411-023.000-074	166400	1244700	1411100	0.191	DC
40	Hanning & Bean Enterprises Inc		02-12-02-414-001.000-074	112500	3100	115600	0.172	DC
41	Metro Venture LLC		02-12-02-414-002.000-074	105000	23300	128300	0.207	DC
42	BRATEMAN ADOLPH B & ADRIENNE		02-12-02-414-003.000-074	90000	2500	92500	0.138	DC
43	CT FINANCIAL LLC		02-12-02-414-005.000-074	67500	444500	512000	0.103	DC
44	STONER RICHARD L & DEANNA D		02-12-02-414-006.000-074	157500	79300	236800	0.241	DC
45	Metro Venture LLC		02-12-02-414-007.000-074	90000	2700	92700	0.172	DC
46	HARMONY LODGE 19 OOF TR		02-12-02-414-008.000-074	112500	157200	269700	0.172	DC
47	Metro Venture LLC		02-12-02-414-009.000-074	382500	1760800	2143300	0.517	DC
48	Main At Harrison Llc		02-12-02-415-001.000-074	60800	108700	169500	0.093	DC
49	Main Street Enterprises LLC		02-12-02-415-002.000-074	74300	49500	123800	0.114	DC
50	Main Street Enterprises LLC		02-12-02-415-003.000-074	90000	40600	130600	0.138	DC
51	K D H Realty Inc		02-12-02-415-004.000-074	22500	20500	43000	0.069	DC

Columbia Street Eda

52	KDH Realty Inc		02-12-02-415-005.000-074	45000	1000	46000	0.069	DC
53	National City Bank Of In	c/o National Tax Search	02-12-02-415-006.000-074	120000	2500	12250	0.138	DC
54	National City Bank Of In	c/o National Tax Search	02-12-02-415-007.000-074	675000	14200	689200	0.62	DC
55	National City Bank Of In		02-12-02-415-008.000-074	435000	7300	181739	0.402	DC
	TOTAL			\$4,729,040	\$9,530,500	\$14,237,389	16.244	



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Thomas C. Henry, Mayor

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260.427.1127

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MEMORANDUM

TO: Common Council of the City of Fort Wayne

FM: Nancy Townsend / James C. Lindsay *NT JJ*

RE: Riverfront I Columbia Street Economic Development Area (EDA)

DT: July 21, 2016

On July 11, 2016, the Fort Wayne Redevelopment Commission adopted Resolution 2016-40 and its accompanying economic development plan, copy attached, which proposes to create the Riverfront I Columbia Street Economic Development Area. This is an area generally described as a portion of the downtown core located south of the St Marys River, west of Calhoun Street, east of Harrison Street and north of Berry Street.

The plan envisions and further describes planned public improvements in and serving this area. These improvements may include the construction of a pedestrian amenities, utility work and related public infrastructure improvements to support the Columbia Street Landing, the Superior Lofts and the Riverfront Projects.

Pursuant to I.C. 36-7-14-16 and 36-7-14-41, the Plan Commission determined that this plan is in general conformity to the plan of development for the City of Fort Wayne (Plan It Allen) on July 18, 2016 per the attached resolution. In order for the plan to move forward, it must be approved by the Common Council of the City of Fort Wayne. As such, the purpose of this memo is to request that consideration of this resolution (attached hereto) be made by City Council. If approved, this plan will be presented to the Redevelopment Commission for final consideration following a legal public hearing.

Encl