

BILL NO. R-17-10-16

RESOLUTION NO. R-_____

**A Resolution confirming the approving
order of the Fort Wayne Plan Commission
and Fort Wayne Redevelopment
Commission Resolution 2017-33
concerning establishment of the
Centennial Industrial Park Urban Renewal
Area Amendment 3**

WHEREAS, pursuant to the provisions of the Redevelopment of Blighted Areas Act of 1981, P.L. 309 and 310 of Acts of 1981 of the General Assembly of the State of Indiana, as amended and supplemented, on September 18, 2017, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2017-33, attached hereto as Exhibit A, for the purpose of establishing the Centennial Industrial Park Urban Renewal Area Amendment 3 and tax allocation area ("URA"); and

WHEREAS, on October 16, 2017, the Fort Wayne Plan Commission considered said Declaratory Resolution 2017-33 and the plan for redevelopment of the URA attached thereto and issued its Findings of Fact and Resolution, attached hereto as Exhibit B, whereby said Plan Commission determined that the plan for redevelopment of the URA conformed to the plan for development of the City of Fort Wayne;

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

Section 1. The approvals of the Fort Wayne Redevelopment Commission and Fort Wayne Plan Commission described herein are hereby approved, ratified and confirmed.

Section 2. This Resolution shall be in full force and effect from and after its passage and approval by the Fort Wayne Common Council and by the Mayor of the City of Fort Wayne.

Council Member

APPROVED as to form and legality

Carol Helton, City Attorney

**RESOLUTION 2017-33
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION ESTABLISHING THE
CENTENNIAL INDUSTRIAL PARK URBAN RENEWAL AREA
AMENDMENT NUMBER 3**

WHEREAS, on January 14, 1985, the Fort Wayne Redevelopment Commission ("Commission") adopted Confirmatory Resolution 85-2, establishing the Centennial Industrial Park Urban Renewal Area ("URA") and tax allocation area, which URA and tax allocation area the Commission has twice amended, by Confirmatory Resolution 87-16, adopted April 15, 1987, and by Confirmatory Resolution 2008-44, adopted May 12, 2008; and

WHEREAS, a private developer approached the Commission with plans for the expansion of a commercial development site ("Site") contiguous to the URA, which will require extensions of public infrastructure in order to serve the Site and adjoining land; and

WHEREAS, the Commission has investigated the existing public infrastructure in and serving the Site and adjoining land, and has prepared a redevelopment plan, attached hereto as Exhibit A, that will construct or reconstruct public infrastructure as necessary to support the private developer's plan for the Site, and will also serve adjoining real estate that is also developable; and

WHEREAS, the Commission's commitment to redevelopment of the Site and adjoining real estate requires the expansion of the existing URA and tax allocation area, as amended, pursuant to Indiana Code 36-7-14, in order to fund local public improvements that will support the proposed redevelopment plan;

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that:

1. The foregoing recitals are true and are incorporated herein and made a part hereof.
2. The land within the boundaries described in section 2 "Boundary Description, Urban Renewal Area" of the *Redevelopment Plan for the Centennial Industrial Park Urban Renewal Area Amendment 3* ("Redevelopment Plan"), which Redevelopment Plan is attached hereto as Exhibit A and made a part hereof, is a "redevelopment project area" and an "urban renewal project area" as those terms are defined in and for the purposes of Indiana Code ("IC") 36-7-14 et seq. (collectively "URA-3").

3. The Redevelopment Plan is hereby approved, subject to any amendments to it that the Commission may approve in a resolution either confirming or amending and confirming this Resolution.
4. Pursuant to IC 36-7-14-15(a):
 - A. The land area described in the Redevelopment Plan is an area in the territory under the Redevelopment Commission's jurisdiction that is in need of redevelopment.
 - B. The conditions described in IC 36-7-1-3, which include but are not limited to:
 1. Lack of development;
 2. Cessation of growth;
 3. Deteriorated or deteriorating improvements;
 4. Environmental contamination;
 5. Character of occupancy;
 6. Age;
 7. Obsolescence;
 8. Substandard buildings; and
 9. Other factors that impair values or prevent a normal use or development of property, cannot be corrected in the area in the Redevelopment Plan by regulatory processes or the ordinary operations of private enterprise without resort to IC 36-7-14.
 - C. The public health and welfare will be benefited by the amendment of the existing declaratory resolution and the existing redevelopment plan.
5. Pursuant to IC 36-7-14-15(a)(4) and IC 36-7-14-15(d), the Commission, having prepared the Redevelopment Plan for the URA-3 declares that:
 - A. The amendment is reasonable and appropriate when considered in relation to the existing resolution or plan and the purposes of IC 36-7-14;
 - B. The existing resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the unit;
 - C. It will be of public utility and benefit to amend the existing resolution or plan for the area; and
 - D. Any additional area to be acquired under the amendment is designated as part of the existing redevelopment project area for purposes of IC 36-7-14.
6. The general boundaries of the URA-3 are described and depicted in the Redevelopment Plan.
7. The City of Fort Wayne owns Hillegas Road along the entire east side of and within the URA-3. The Commission does not at this time intend to acquire any additional real estate within the boundaries of the URA-3; however, the Commission will, through its Department of Redevelopment, acquire real estate as required to implement the Redevelopment Plan.

8. As provided by IC 36-7-14-39(a) and IC 36-7-14-39(b), the entire area included in the boundary description in the Redevelopment Plan is an allocation area as that term is defined in, and qualifies for the allocation and distribution of property taxes pursuant to IC 36-7-14-39 ("Allocation Area").
9. The adoption of the allocation provision in this Resolution will result in new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision, because the proposed project contemplates the extension of public infrastructure to areas not controlled by a single developer of the URA-3 area, and cannot be accomplished solely with private-sector funds.
10. Pursuant to IC 36-7-14-39(a)(2), "base assessed value" as used in this Resolution means:
 - A. The net assessed value of all the property as finally determined for the assessment date immediately preceding the effective date of the allocation provision of this Resolution, as adjusted under IC 36-7-14-39(h); plus
 - B. To the extent that it is not included in subsection (A), the net assessed value of property that is assessed as residential property under the rules of the Indiana Department of Local Government Finance, as finally determined for any assessment date after the effective date of the allocation provision.
11. Pursuant to IC 36-7-14-39(b), after the date of adoption of a resolution that confirms the establishment of the URA-3 and the Allocation Area, any property taxes levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed as follows:
 - A. Except as otherwise provided in this section, the proceeds of the taxes attributable to the lesser of:
 1. The assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or
 2. The base assessed value,shall be allocated to and, when collected, paid into the funds of the respective taxing units.
 - B. The excess of the proceeds of the property taxes imposed for the assessment date with respect to which the allocation and distribution is made that are attributable to taxes imposed after being approved by the voters in a referendum or local public question conducted after April 30, 2010, not otherwise included in subsection (A) shall be allocated to and, when collected, paid into the funds of the taxing unit for which the referendum or local public question was conducted.
 - C. Except as otherwise provided in this section, property tax proceeds in excess of those described in subsections (A) and (B) shall be allocated to the City of Fort Wayne's ("City") redevelopment district and, when collected, paid into the allocation fund established for the Allocation Area that may be used by the Commission only to do one (1) or more of the following:
 1. Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the City's redevelopment district for the purpose of financing or refinancing the redevelopment of the Allocation Area.

2. Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
3. Pay the principal of and interest on bonds payable from allocated tax proceeds in the Allocation Area and from the special tax levied under IC 36-7-14-27.
4. Pay the principal of and interest on bonds issued by the City to pay for local public improvements that are physically located in or physically connected to the Allocation Area.
5. Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
6. Make payments on leases payable from allocated tax proceeds in the Allocation Area under IC 36-7-14-25.2.
7. Reimburse the City for expenditures made by it for local public improvements (which include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a)) that are physically located in or physically connected to the Allocation Area.
8. Reimburse the City for rentals paid by it for a building or parking facility that is physically located in or physically connected to the Allocation Area under any lease entered into under IC 36-1-10.
9. For property taxes first due and payable before January 1, 2009, pay all or a part of a property tax replacement credit to taxpayers in the Allocation Area as determined by the Commission. This credit equals the amount determined under the following STEPS for each taxpayer in a taxing district (as defined in IC 6-1.1-1-20) that contains all or part of the Allocation Area:
 - a. STEP ONE: Determine that part of the sum of the amounts under IC 6-1.1-21-2(g)(1)(A), IC 6-1.1-21-2(g)(2), IC 6-1.1-21-2(g)(3), IC 6-1.1-21-2(g)(4), and IC 6-1.1-21-2(g)(5) (before their repeal) that is attributable to the taxing district.
 - b. STEP TWO: Divide:
 1. That part of each county's eligible property tax replacement amount (as defined in IC 6-1.1-21-2 (before its repeal)) for that year as determined under IC 6-1.1-21-4 (before its repeal) that is attributable to the taxing district; by
 2. The STEP ONE sum.
 - c. STEP THREE: Multiply:
 1. The STEP TWO quotient; times
 2. The total amount of the taxpayer's taxes (as defined in IC 6-1.1-21-2 (before its repeal)) levied in the taxing district that have been allocated during that year to an allocation fund under this section.

If not all the taxpayers in the Allocation Area receive the credit in full, each taxpayer in the Allocation Area is entitled to receive the same proportion of the credit. A taxpayer may not receive a credit under this section and a credit under IC 36-7-14-39.5 (before its repeal) in the same year.
10. Pay expenses incurred by the Commission for local public improvements that are in the Allocation Area or serving the Allocation Area. Public improvements include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a).
11. 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 Indiana Department of Local Government Finance;

however, the total amount of money spent for this purpose in any year may not exceed the total amount of money in the allocation fund that is attributable to property taxes paid by the industrial facilities described in this section. The reimbursements under this subsection must be made within three (3) years after the date on which the investments that are the basis for the increment financing are made.

12. Pay the costs of carrying out an eligible efficiency project (as defined in IC 36-9-41-1.5) within the City. However, property tax proceeds may be used under this subsection to pay the costs of carrying out an eligible efficiency project only if those property tax proceeds exceed the amount necessary to do the following:
 - a. Make, when due, any payments required under subsections (1) through (11) above, including any payments of principal and interest on bonds and other obligations payable under this section, any payments of premiums under this section on the redemption before maturity of bonds, and any payments on leases payable under this section.
 - b. Make any reimbursements required under this section.
 - c. Pay any expenses required under this section.
 - d. Establish, augment, or restore any debt service reserve under this section.
13. Expend money and provide financial assistance as authorized in IC 36-7-14-12.2(a)(27).

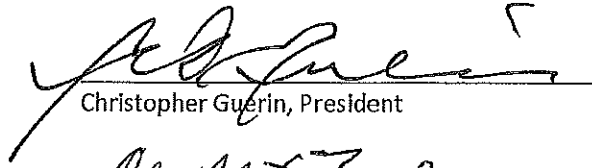
D. The allocation fund shall not be used for operating expenses of the Commission.

12. Pursuant to IC 36-7-25-3(a), projects, improvements, or purposes that may be financed by the Commission in redevelopment project areas or economic development areas may be financed if the projects, improvements, or purposes are not located in those areas or the redevelopment district as long as the projects, improvements, or purposes directly serve or benefit those areas.
13. Pursuant to IC 36-7-14-39(b), the allocation provision in this Resolution shall expire on the later of:
 - A. Twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds, or lease rentals on leases, payable from tax increment revenues; or
 - B. Twenty-five (25) years after the date of adoption of a resolution confirming or amending and confirming this Resolution.
14. Following adoption of this Resolution, the Executive Director shall deliver a copy of this Resolution and Redevelopment Plan to the City's Plan Commission for its review and determination as to whether the Resolution and Redevelopment Plan conform to the plan of development for the City, and shall request that the Plan Commission issue its written order approving the Resolution and Redevelopment Plan.
15. Following receipt of the Plan Commission's written approving order, the Executive Director shall deliver the approving order together with this Resolution and Redevelopment Plan to the City's Common Council, and shall request that the Council issue its written order approving the additional area as part of the existing redevelopment project area and approving the Resolution and Redevelopment Plan.
16. Following receipt of the Common Council's written approving order, the Executive Director shall publish notice of the adoption and substance of this Resolution together with notice of a public

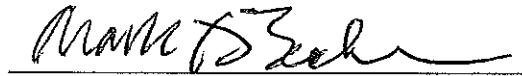
hearing to be held by the Commission in accordance with IC 5-3-1, IC 36-7-14-17(a) and IC 36-7-14-17(b), and shall mail the notices required by IC 36-7-14-17(c). In the event this resolution amends an existing redevelopment area, the Executive Director shall mail the notices required by IC 36-7-14-17.5(a) and IC 36-7-14-17.5(b) as required.

17. This Resolution shall be effective upon adoption.

FORT WAYNE REDEVELOPMENT COMMISSION

A handwritten signature in black ink, appearing to read "Chris Guerin", written over a horizontal line.

Christopher Guerin, President

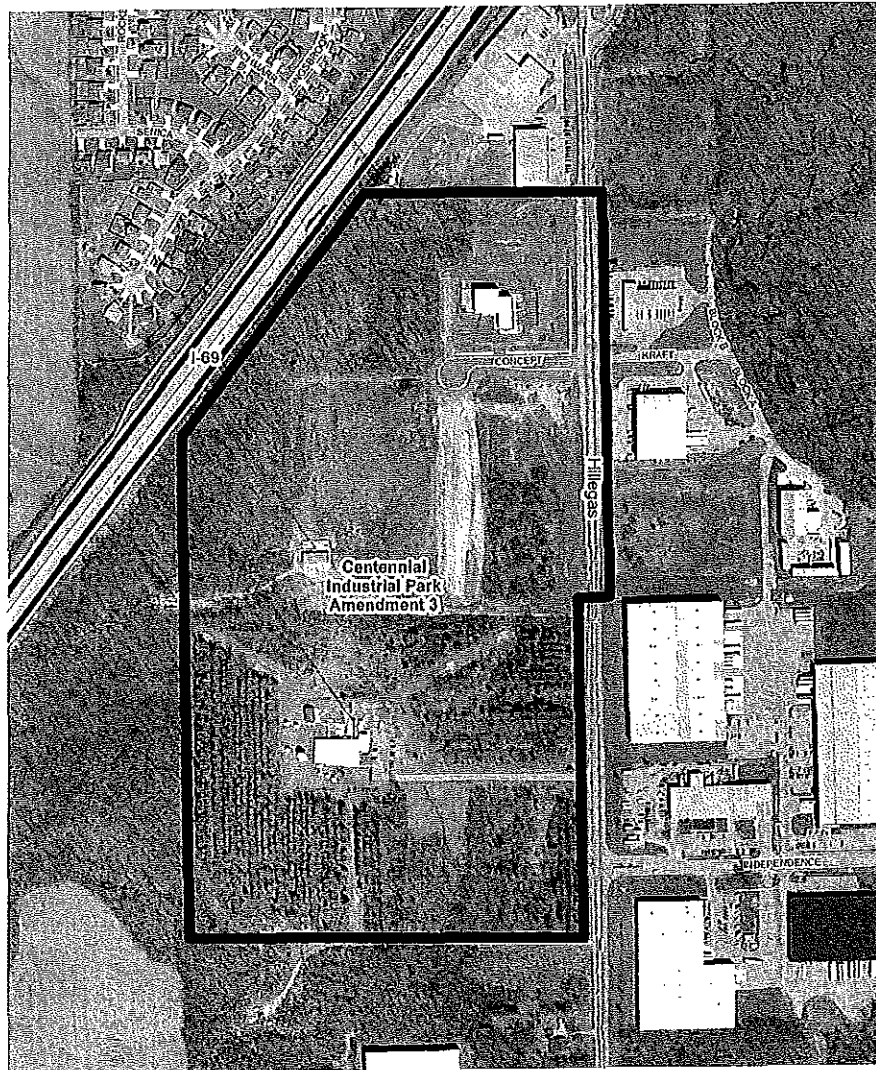
A handwritten signature in black ink, appearing to read "Mark D. Becker", written over a horizontal line.

Mark D. Becker, Secretary

ADOPTED 18 September 2017

EXHIBIT A
to
Declaratory Resolution 2017-33

**REDEVELOPMENT PLAN
FOR THE
CENTENNIAL INDUSTRIAL PARK URBAN RENEWAL AREA
AMENDMENT 3**



**Redevelopment Commission
Fort Wayne, Indiana**

September 18, 2017

1. OVERVIEW

- A. The Centennial Industrial Park Urban Renewal Area Amendment 3 ("URA-3") encompasses 65.0 acres of land that includes 3.0 acres of public road and 62.0 acres of privately owned real estate.
- B. The private real estate consists of seven separate parcels on 62 acres, 38.44 acres of which are partially developed and 26.28 acres are undeveloped.
- C. Approximately 1,160 feet of URA-3's boundary is contiguous to the boundary of the existing Centennial Industrial Park Urban Renewal Area.

2. BOUNDARY DESCRIPTION, URBAN RENEWAL AREA

A part of the of Northwest Quarter of Section 28 and the Northeast Quarter of Section 29, Township 31 North, Range 12 East, Washington Township, in the City of Fort Wayne, Allen County, Indiana, and more particularly described as follows:

Beginning at the intersection of the east 50 foot half right-of-way line of Hillegas Road and the north line of Centennial Industrial Park Section XI, Lot 74, the deed for which was recorded at document 970025635 in the office of the Recorder of Allen County, Indiana, said point also being a point on the existing boundary of the Centennial Industrial Park Urban Renewal Area; thence northerly along said east 50 foot half right-of-way line of Hillegas Road a distance of approximately 1,265 feet to a point that is directly east of the northeast corner of a parcel of land the deed for which was recorded at document 2016051180 in the office of the Recorder of Allen County, Indiana; thence west a distance of approximately 100 feet to the northeast corner of said parcel; thence continuing westerly a distance of approximately 660 feet along the north property lines of said parcel and the west adjoining parcel, the deed for which was recorded at document 205060796 in the office of the Recorder of Allen County, Indiana, to the east right-of-way line of Interstate Highway 69; thence southwesterly along said right-of-way line a distance of approximately 950 feet to the west corner of a parcel of land the deed for which was recorded at document 870062762 in the office of the Recorder of Allen County, Indiana; thence southerly a distance of approximately 1,570 feet along the west property lines of said parcel and the south adjoining parcel, the deed for which was recorded at document 990028456 in the office of the Recorder of Allen County, Indiana, to the southwest corner of said parcel; thence easterly a distance of approximately 1,250 feet along the south property lines of said parcel and the east adjoining parcel, the deed for which was recorded at document 207034336 in the office of the Recorder of Allen County, Indiana, to the west right-of-way line of Hillegas Road; thence northerly along said west right-of-way line a distance of approximately 1,065 feet to a point directly west of the point of beginning; thence easterly a distance of approximately 100 feet to the point of beginning, said tract of land containing altogether 66.0 acres more or less, and as depicted on the map attached hereto as Enclosure A.

3. BOUNDARY DESCRIPTION, TAX ALLOCATION AREA

The boundary of the tax allocation area, as that term is defined in IC 36-7-14-39 ("Allocation Area"), is coterminous with the boundary of the URA-3, and depicted on the attached Enclosure A.

4. REAL ESTATE IN THE URBAN RENEWAL AREA AND TAX ALLOCATION AREA

Parcels of real estate and highway rights-of-way within the boundaries of the URA-3 and the Allocation Area are identified in Enclosure B.

5. REDEVELOPMENT PROJECT SUMMARY

- A. The developer proposes to construct a shell building with an unfinished interior that a future buyer would complete to suit the buyer's business requirements.
- B. Public facilities, including sanitary sewer, potable water and stormwater, will need to be extended to serve the proposed shell building and future buildings.
- C. Concept Court, a cul-de-sac street that serves existing businesses and will serve the URA-3, is currently private, but may be converted to a public street pursuant to this Redevelopment Plan.
- D. The City's Redevelopment Commission ("Commission") has joined the project to assist in funding construction of the shell building and public infrastructure improvements in support the redevelopment project.

6. PROPERTY TO BE ACQUIRED

The City of Fort Wayne owns Hillegas Road, a public road that serves the URA-3, but neither the City nor the Commission owns any other real estate in the URA-3. The Commission does not need to acquire any real estate for implementation of this Redevelopment Plan, but will acquire real estate in the future if such acquisition is required to continue implementation of this Redevelopment Plan or any part of it.

7. RELOCATION OF RESIDENTS AND BUSINESSES

No relocation of residents or businesses has been completed or is required for implementation of this Redevelopment Plan.

8. ENVIRONMENTAL CONCERNS

A large part of the URA-3 has never been developed and there is no evidence that prior or existing uses of real estate in the URA-3 have caused adverse environmental impacts. Environmental assessments will only be conducted if unforeseen conditions that warrant further investigation are uncovered during development of the site.

9. ZONING, LAND USE, COMPREHENSIVE PLAN

- A. The zoning classification over the entire URA-3 is I2 / General Industrial, which, as defined in section 157.223 of the City's zoning ordinance "is intended to provide areas for assembly, distribution, fabricating, manufacturing, and processing industries where the operation is enclosed within a building and conducted in such a manner that no adverse impacts are created or emitted outside of the building(s)." It is anticipated that development of the URA-3 will conform to the existing zoning classification. No change in classification is proposed at this time.
- B. There are no historic overlay districts or historically designated properties in the URA-3.

10. PUBLIC WATER, SANITARY SEWER AND STORMWATER FACILITIES

City potable water and sanitary sewer facilities are available in Hillegas Rd. adjoining the east side of the URA-3, and can be extended into the URA-3 to serve proposed developments as required. Stormwater will be detained on-site pursuant to City regulations, and discharged into the existing

City stormwater conveyance system, or into the county-regulated drain at the southwest corner of the URA-3, as required.

11. FLOODPLAIN AND WETLANDS

The URA-3 is not in or adjoining the 100 year floodplain (FEMA FIRM panel map 18003C0280G), and there are no delineated wetlands located on or adjoining the URA-3.

12. ESTIMATED EXPENSES

A. New Public Infrastructure

1. Potable Water Facilities.

- a. A public water main will need to be extended 500 lineal ft. along Concept Ct. to serve a proposed project at the end of the street. The estimated cost is \$37,500 in 2017 dollars. Public water mains will also need to be extended into other undeveloped parts of the URA-3, but no plans have been prepared yet for those areas, so the requirements and estimated costs are unknown.
- b. Fort Wayne City Utilities proposes to install a "smart check valve" near the intersection of Hillegas and California Rds., which will automatically regulate water pressure between two different pressure zones, and improve water pressure for firefighting capability in the entire Centennial Industrial Park URA. The estimated cost is \$230,000 in 2017 dollars.

2. Sanitary Sewer Facilities. A public sewer will need to be extended 300 lineal ft. along Concept Ct. to serve a proposed project at the end of the street. The estimated cost is \$22,000 in 2017 dollars. Public sewers will also need to be extended into other undeveloped parts of the URA-3, but no plans have been prepared yet for those areas, so the requirements and estimated costs are unknown.

3. Stormwater Facilities. Public stormwater facilities will need to be extended into undeveloped parts of the URA-3, but no plans have been prepared yet so the requirements and estimated costs are unknown.

B. Hillegas Road Widening and Reconstruction.

The City will widen and reconstruct Hillegas Rd. from Coliseum Blvd. to State St., a distance of approx. 7,650 lineal ft. (1.45 mi.) in calendar year 2022 or 2023 if funds are available. The estimated cost for design, right-of-way acquisition and construction is \$15.1 million in 2017 dollars. This will be funded as a federal 80% / local 20% project, and the City's estimated share is \$3 million in 2017 dollars.

C. Additional Public Infrastructure

In addition to the public infrastructure listed in this Redevelopment Plan, and as permitted by IC 36-7-25-3(a) and IC 36-7-14-39(b), the actual costs incurred by the City or Commission in demolishing, constructing or reconstructing additional public infrastructure in and serving the URA, including related design, construction and other fees, are eligible Allocation Area expenses. The Commission reserves the right at its sole discretion to add eligible public infrastructure projects to the list of projects in this Redevelopment Plan.

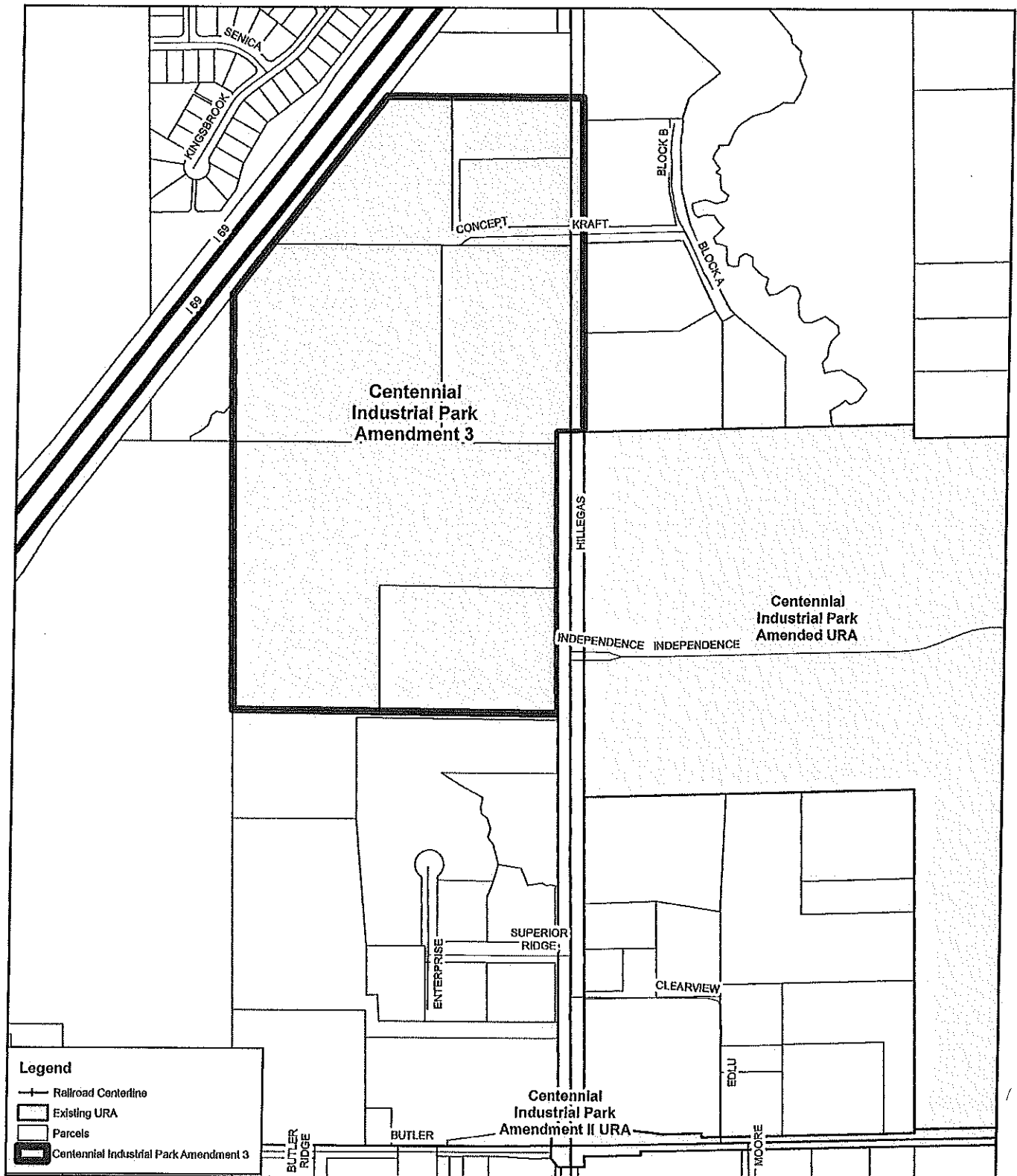
13. FUNDING PRIORITIES

The Commission will at its sole discretion determine project funding priorities based on Allocation Area revenue, other resources, and specific project requirements, among other considerations.

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ENCLOSURE A

Centennial Industrial Park Urban Renewal Area Amendment 3



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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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Created July 19, 2017
FWCDD GIS-MY

September 6, 2017
Page 1 of 1

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**RESOLUTION AND APPROVING ORDER
CITY OF FORT WAYNE PLAN COMMISSION**

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2017-33
AND ESTABLISHMENT OF THE
CENTENNIAL INDUSTRIAL PARK URBAN RENEWAL AREA AMENDMENT NUMBER 3**

WHEREAS, on September 18, 2017, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2017-33, for the purpose of establishing the Centennial Industrial Park Urban Renewal Area Amendment Number 3 and tax allocation area; and

WHEREAS, pursuant to IC 36-7-14-16, the Redevelopment Commission submitted the Declaratory Resolution together with the redevelopment plan and related support documents to the Fort Wayne Plan Commission ("Plan Commission") for the Plan Commission's consideration; and

WHEREAS, after having been duly considered, the Plan Commission determined that the Declaratory Resolution, redevelopment plan and related support documents conform to the plan of development for the City of Fort Wayne;

NOW, THEREFORE, BE IT RESOLVED by the City of Fort Wayne Plan Commission that:

1. Redevelopment Commission Declaratory Resolution 2017-33, together with the redevelopment plan and related support documents attached thereto, conform to the plan of development for the City of Fort Wayne, and are hereby approved.
2. The Secretary of the Plan Commission is authorized to deliver to the Redevelopment Commission and to the City of Fort Wayne Common Council a copy of this fully executed Resolution, which shall constitute the approving order of the Plan Commission.

APPROVED AND ADOPTED by the Plan Commission at its Business Meeting on October 16, 2017.

CITY OF FORT WAYNE PLAN COMMISSION



Connie Haas Zuber, President



Kimberly R. Bowman, Secretary

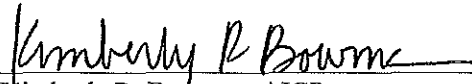
FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Centennial Industrial Park Urban Renewal Area Amendment Number 3

APPLICANT: City of Fort Wayne Redevelopment Commission

The Plan Commission finds that the Centennial Industrial Park Urban Renewal Area Amendment Number 3 is in compliance with the Fort Wayne Comprehensive Plan.

These findings approved by the Fort Wayne Plan Commission on October 16, 2017.



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

DIGEST SHEET

TITLE OF RESOLUTION. A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2017-33 concerning establishment of the Centennial Industrial Park Urban Renewal Area Amendment 3.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves establishment of the Centennial Industrial Park Urban Renewal Area Amendment 3 and tax allocation area ("URA"). Following the Common Council's approval, the Redevelopment Commission must publish notice and conduct a public hearing prior to taking final action on creation of the URA.

EFFECT OF PASSAGE. The URA contains approximately 65 acres of land on the west side of Hillegas Rd. south of I-69. A small industrial park has been slowly building out near the north end of the 65 acres, and assistance is required to extend public utilities further into the area for future development. The City also has plans for utility improvements in and serving this area, and has plans for reconstruction and widening of Hillegas Rd. Creation of the URA will provide the funds for the new and reconstructed public infrastructure. It is anticipated that buildout of the URA will increase the City's property tax base, increase employment opportunities, and give impetus to additional redevelopment and economic development in the area.

EFFECT OF NON-PASSAGE. The public infrastructure required for future development would not be funded in the near term, so development will be slower. Existing infrastructure that needs to be improved, such as Hillegas Rd., would also be delayed.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). Approximately \$15 million will be required to reconstruct Hillegas Rd., and \$300,000 is required for near-term public utility improvements, all of which could be funded primarily by tax increment generated through redevelopment and new development in the URA.

ASSIGNED TO COMMITTEE (PRESIDENT). _____



COMMUNITY DEVELOPMENT

Thomas C. Henry, Mayor

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne IN 46802
260.427.1127 • 311

www.fwcommunitydevelopment.org

October 18, 2017

MEMO

To: City of Fort Wayne Common Council
Copy: City of Fort Wayne Redevelopment Commission
From: Craig Berndt, Community Development Administrator, Redevelopment Department, 427-2162 *CB*
Re: **Centennial Industrial Park Urban Renewal Area Amendment 3**

Pursuant to IC 36-7-14-16, please find enclosed herewith:

1. Fort Wayne Redevelopment Commission Declaratory Resolution 2017-33, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on September 18, 2017, for the purpose of establishing the Centennial Industrial Park Urban Renewal Area Amendment 3; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated October 16, 2017, wherein the Plan Commission determined that Declaratory Resolution 2017-33 and the redevelopment plan conform to the plan of development of the City of Fort Wayne.

The Redevelopment Commission hereby requests that the Common Council consider and approve the approvals of the Fort Wayne Redevelopment Commission and Fort Wayne Plan Commission.

Following the Common Council's consideration and approval, the Redevelopment Commission will conduct a public hearing on establishment of the proposed urban renewal area, and will take appropriate action to confirm the Declaratory Resolution and redevelopment plan.

An Equal Opportunity Employer

