

BILL NO. R-17-10-17

RESOLUTION NO. R-_____

**A Resolution confirming the approving
order of the Fort Wayne Plan Commission
and Fort Wayne Redevelopment
Commission Resolution 2017-32
concerning establishment of the Posterity
Heights Urban Renewal Area**

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 2017-32, attached hereto as Exhibit A, for the purpose of establishing the Posterity Heights Redevelopment Project Area and Urban Renewal Project Area and tax allocation area ("URA"); and

WHEREAS, on October 16, 2017, the Fort Wayne Plan Commission considered said Declaratory Resolution 2017-32 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 AND APPROVING ORDER
CITY OF FORT WAYNE PLAN COMMISSION**

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2017-32
AND ESTABLISHMENT OF THE
POSTERITY HEIGHTS URBAN RENEWAL AREA**

WHEREAS, on September 18, 2017, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2017-32, for the purpose of establishing the Posterity Heights Urban Renewal Area 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:

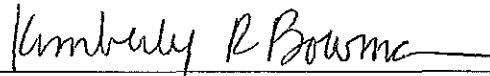
1. Redevelopment Commission Declaratory Resolution 2017-32, together with the redevelopment plan and related support documents attached thereto, conform to the plan of development for the City of Fort Wayne, and are hereby approved.
2. The Secretary of the Plan Commission is authorized to deliver to 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

**RESOLUTION 2017-32
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION ESTABLISHING THE
POSTERITY HEIGHTS REDEVELOPMENT PROJECT AREA
AND URBAN RENEWAL PROJECT AREA**

WHEREAS, in 2010, the City of Fort Wayne, Indiana, ("City") acquired the McMillen Park Apartment complex situated on approximately 23 acres of land in the City's southeast quadrant ("Site"), which consisted of 52 buildings containing 216 residential units that had been constructed c.1950 to provide affordable housing in the post-World War II timeframe; and

WHEREAS, on the date of the City's acquisition of the complex, all of the buildings were deteriorated and uninhabitable, or deteriorating, and only 24% of the dwelling units were occupied; and

WHEREAS, following its analysis of the cost of renovating the complex, the City determined that the most appropriate course of action was to relocate the remaining residents and demolish the complex in its entirety, which actions were completed in the summer of 2011, and to seek a private developer for redevelopment of the Site; and

WHEREAS, a private developer approached the City through its Office of Housing and Neighborhood Services ("OHNS") and the Fort Wayne Redevelopment Commission ("Commission") with plans for a mixed residential and neighborhood-serving light-commercial development on the Site; and

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

WHEREAS, the Commission's commitment to redevelopment of the Site requires the establishment of a redevelopment project area, an urban renewal project area and a tax allocation area pursuant to Indiana Code ("IC") 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 Posterity Heights Urban Renewal Area* ("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 IC 36-7-14 et seq. (collectively the "Posterity Heights Urban Renewal Area" or "URA").
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 acquisition and redevelopment of the area in the Redevelopment Plan pursuant to IC 36-7-14 as a redevelopment project area.
5. Pursuant to IC 36-7-14-15(c), the Commission, having prepared the Redevelopment Plan for the URA declares that:
 - A. The URA is a menace to the social and economic interest of the City of Fort Wayne ("City") and its inhabitants;
 - B. It will be of public utility and benefit to acquire the URA and/or redevelop it pursuant to IC 36-7-14 et seq.; and
 - C. The URA is designated as a redevelopment project area for purposes of IC 36-7-14.
6. The general boundaries of the URA are described and depicted in the Redevelopment Plan.

7. The City of Fort Wayne and the site developer own all real estate within the boundaries of the URA. The Department of Redevelopment will only acquire additional real estate if 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 IC 36-7-14-39, 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 offers a comprehensive approach to housing and professional development resources for the target audience, is a necessary catalyst for additional development in the City's disinvested southeast quadrant, 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 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's 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.

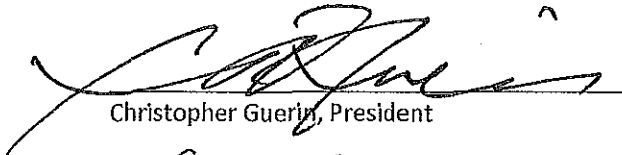
If not all the taxpayers in the Allocation Area receive the credit in full, each taxpayer in the Allocation Area is entitled to receive the same proportion of the credit. A taxpayer may not receive a credit under this section and a credit under IC 36-7-14-39.5 (before its repeal) in the same year.
10. 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 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



Christopher Guerin, President



Mark D. Becker, Secretary

ADOPTED: 18 September 2017

REDEVELOPMENT PLAN FOR THE POSTERITY HEIGHTS URBAN RENEWAL AREA



September 18, 2017

URBAN RENEWAL AREA OVERVIEW

- A. The Posterity Heights Urban Renewal Area ("URA") contains 22.911 acres of real estate that was acquired by the City of Fort Wayne ("City") in 2010 for the purpose of clearing and redeveloping the site. On the date of acquisition, the URA was the site of a privately-owned apartment complex named McMillen Park Apartments, consisting of 216 residential units in 52 buildings that were built in c.1950, and all of which had deteriorated or were deteriorating to the point of being uninhabitable. Only 24% of the units were occupied at that time, and the City relocated the remaining residents and demolished the buildings in 2011. The City expended in excess of \$2.2 million for acquisition, relocation and site clearing.
- B. From the date of acquisition to 2017, the City, through its Office of Housing and Neighborhood Services ("OHNS"), searched for a private developer to work with the City on redevelopment of the URA. A private developer approached the City about redeveloping the URA, and has acquired part of the real estate for phase 1 of the project.
- C. The City's Redevelopment Commission ("Commission") joined the effort to assist in funding public infrastructure improvements to support the redevelopment project.

2. BOUNDARY DESCRIPTION, URBAN RENEWAL AREA

A part of the north half of Section 19, Township 30 North, Range 13 East, Adams Township, in the City of Fort Wayne, Allen County, Indiana, and more particularly described as follows:

Beginning at a point on the north right-of-way line of McKinnie Street, directly north of the northwest corner of Lot 1 in William H. Oetting's Subdivision; thence south across McKinnie Street to said northwest corner of Lot 1; thence southerly along the west line of said Lot 1 to the northeast corner of Lot 273 in Anthony Wayne Village Addition Section III; thence southerly and westerly along the north and west lot lines of Lots 273 through 265 in Anthony Wayne Village Addition Section III to the northwest corner of Lot 240 in Anthony Wayne Village Addition Amended Plat of Part Block 7; thence southwesterly along the north lot lines of Lots 240 through 237 in said Anthony Wayne Village Addition Amended Plat of Part Block 7 to the northeast right-of-way line of Werling Drive; thence southwesterly across Werling Drive to the northeast corner of Lot 217 in Anthony Wayne Village Addition; thence northwesterly along the south right-of-way line of Werling Drive to the southeast corner of Werling Drive and Queen Street; thence southwesterly along the east right-of-way line of Queen Street to a point southeast of the northeast corner of Lot 179 in Anthony Wayne Village Addition Replat of Blocks 10 and 12; thence northwesterly to the northeast corner of said Lot 179; thence northwesterly and westerly along the north lot lines of Lots 179 through 170 in said Anthony Wayne Village Addition Replat of Blocks 10 and 12 to the northwest corner of said Lot 170; thence northwesterly along the east lot lines of Lots 168 and 167 in said Anthony Wayne Village Addition to the south right of way line of Werling Drive; thence northwesterly across Werling Drive to the northeast corner of Lot 28 in Anthony Wayne Village Addition; thence northwesterly along the east lot lines of Lots 28 through 24 to the northwest corner of Lot 24 in said Anthony Wayne Village Addition; thence southwesterly along the west lot line of said Lot 24 extended to the southwest right-of-way line of Plaza Drive; thence northwesterly along said southwest right-of-way line of Plaza Drive to the south right-of-way line of McKinnie Street; thence westerly along said south right-of-way line to the east right-of-way line of Anthony Boulevard; thence northerly along said east right-of-way line to the north right-of-way line of McKinnie Street, thence easterly along the north right-of-way line of McKinnie Street to the point of beginning, 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, and depicted on the attached Enclosure A.

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

The parcels of real estate and rights-of-way within the URA and the Allocation Area are identified in Enclosure B.

5. REDEVELOPMENT PROJECT SUMMARY

- A. The City's Office of Housing and Neighborhood Services Its Redevelopment Commission are coordinating redevelopment plans with a private developer, Black & White Investments, LLC ("BWI"), for a project which BWI has named "Posterity Heights."
- B. Posterity Heights will be a mixed-use development with energy-efficient affordable and market-rate residential units, an early-childhood development center, a medical clinic and commercial center, a restaurant, an urban farm and solar energy arrays. A key intent of the project will be capping living expenses of low-income residents, thus allowing their disposable income to be applied to quality-of-life improvements.
- C. Posterity Heights is proposed to be constructed in phases, conceptually shown on the map attached hereto as Enclosure C and summarized below. The actual components of each phase and construction timelines will be determined by project and funding variables.

Phase I, Posterity Scholar House, will consist of 44 residential units in two two-story buildings for low-income single parents who are enrolled in college and are progressing toward self-sufficiency. Electric power will be provided by a 500 kWh solar array. The projected completion date is mid-2018. Total estimated public and private investment in Phase I will be \$14.4 million in 2017 dollars.

Phase II, Posterity Village, will include a 7,400 sq. ft. building that will house the property management office, leased office space, and a community life center, and a 12,000 sq. ft. medical clinic and commercial building, together with a public park, an urban aquaponics farm, and a solar array. The public park will serve as recreational space for residents of Posterity Heights, and as a gathering space for special events. The urban aquaponics farm will be used for on-site university programs. The projected completion date is late-2018. Total estimated public and private investment in Phase II will be \$10.4 million in 2017 dollars.

Phase III, Posterity Place I, will be a senior housing development consisting of 52 townhomes in ten buildings, serving the needs of "Grandfamilies" (grandparents who have custody of and are parenting their grandchildren). The projected completion date is mid-2019. Total estimated public and private investment in Phase III will be \$10.3 million in 2017 dollars.

Phase IV, Posterity Place II, will include 28 rental units, a small park and playground, and a commercial strip center. The projected completion dates are mid-to-late-2018 for the park and commercial, and late-2019 for the residential. Total estimated public and private investment in Phase IV will be \$12.1 million in 2017 dollars.

Phase V, Posterity Estates, will consist of 19 single-family, market-rate homes that will be served by electric vehicles and a solar array. The projected completion date is mid-2019. Total estimated public and private investment in Phase V will be \$1.9 million in 2017 dollars.

6. PROPERTY TO BE ACQUIRED

The City of Fort Wayne and BWI's real estate group, Posterity Scholar House GP, LLC, own all real estate and rights-of-way in the URA. 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

All relocation that was required for URA redevelopment has been completed.

8. ENVIRONMENTAL CONCERNS

- A. A Phase I Environmental Site Assessment ("ESA") was conducted on the site, with a finding that
 "...revealed no evidence of Recognized Environmental Conditions in connection with the site property. Based on the findings of this Phase I ESA, additional environmental investigation at the site is not warranted at this time."
- B. No additional environmental assessments will be conducted unless unforeseen conditions that warrant further investigations are uncovered during redevelopment of the site.

9. ZONING, LAND USE, COMPREHENSIVE PLAN

- A. Zoning for Posterity Heights phases I and II has been established, consisting of R3 (Multiple Family Residential) over nearly the entire URA, which is the correct zoning for all proposed residential uses, and a small area of C1 (Professional Offices and Personal Services) in the west central part of the URA to accommodate the proposed childcare center.
- B. The two areas proposed for light commercial uses will need to be rezoned, but the proposed uses and dimensions of the areas have not yet been determined. BWI's plans for those areas have been discussed with the City's Plan Commission and its staff, and no rezoning problems are foreseen. Rezoning will be pursued when specific land uses are known.
- C. The proposed plan of redevelopment complies with the City's Comprehensive Plan in that it provides mixed-density housing and neighborhood-serving commercial uses, promotes public transit, and offers renewable energy options in an area of the city where those services are needed and in demand.
- D. There are no historic overlay districts or historically designated properties in the URA.

10. PUBLIC WATER, SANITARY SEWER AND STORMWATER FACILITIES

City potable water and sanitary sewer facilities are available in the streets surrounding the URA, and can be extended into the URA to serve the proposed development. Stormwater will be detained on-site pursuant to City regulations, and discharged into the existing City stormwater conveyance system.

11. FLOODPLAIN AND WETLANDS

The URA is not in or adjoining the 100 year floodplain (FEMA FIRM panel map 18003C0315G), and there are no delineated wetlands located on or adjoining the URA.

12. ESTIMATED EXPENSES

A. Demolition of Existing Public Infrastructure

1. All above-ground structures have been cleared from the site, but the streets, sidewalks, sanitary sewer, potable water and stormwater facilities that served the previous development are still in place. The surface and subsurface facilities that are no longer needed will be demolished and removed or abandoned in place as construction is undertaken on each phase of redevelopment. The estimated aggregate demolition costs in 2017 dollars that may be eligible for Allocation Area funding are listed below and itemized in Enclosure D:

Phase 1	\$92,920
Phase 1A	\$54,485
Phase 2	\$14,420
Phase 3	\$23,150
Phase 4	\$10,300
Phase 5	\$0
Total	\$195,275

2. The actual costs of demolition eligible for Allocation Area funding will be determined prior to the start of any demolition and will be memorialized in development agreements and/or construction contracts between the Commission and BWI, the City, and/or other parties.

B. Construction of New Public Infrastructure

1. Of the \$49 million of projected total redevelopment costs discussed in section 5 "Redevelopment Project Summary" herein, approximately \$2.24 million will be for construction of new public infrastructure, including streets, sidewalks, sanitary sewer, potable water and stormwater facilities, within the boundaries of the URA. The estimated aggregate costs in 2017 dollars for new public infrastructure that may be eligible for Allocation Area funding are listed below and itemized in Enclosure D:

Phase 1	\$717,056
Phase 1A	\$42,114
Phase 2	\$5,840
Phase 3	\$1,172,856
Phase 4	\$77,232
Phase 5	\$223,395
Total	\$2,238,493

2. The actual costs of new public infrastructure eligible for Allocation Area funding will be determined prior to the start of construction on each phase, and will be memorialized in development agreements and/or construction contracts between the Commission and BWI, the City, and/or other parties.

C. Resurface Existing Streets

McKinnie Ave. adjoining the north border of the URA was recently reconstructed. Other streets in and serving the URA will need to be milled and repaved during the term of the

Allocation Area. Assuming 4,100 lineal ft. of 24 ft. wide street and an estimated cost of \$30 per lineal ft., the total estimated cost is \$123,000 in 2017 dollars.

D. Construction of 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.

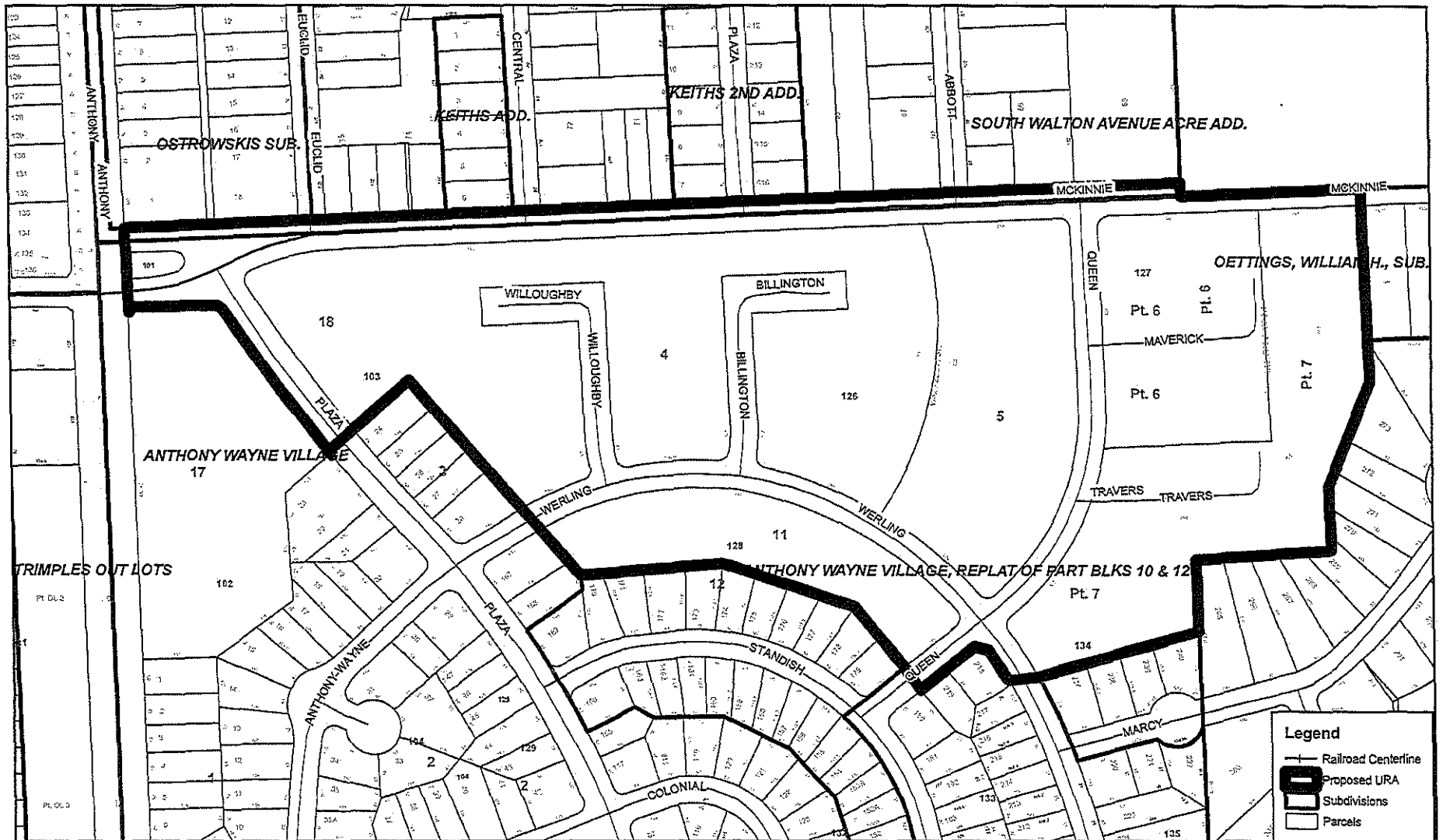
13. FUNDING PRIORITIES

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

Posterity Heights Urban Renewal Area



Document Path: O:\community_development\ARMap Project Files\EDA or URA proposed\MXD\URA_proposed_posterity_heights_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 American Datum 1983
State Plane Coordinate System, Indiana East



Created June 2, 2017
FW CDD GIS-MY

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ENCLOSURE B
Posterity Heights Urban Renewal Area
Real Estate and Rights-of-Way

Data Date: August 18, 2017
Page 1 of 1

All parcels and rights-of-way are in the Urban Renewal Area and the Tax Allocation Area except where noted.			
Parcel Number or Description	County Recorder's Document Number	Owner Name	Comments
Real Estate			
02-13-19-126-001.000-070	2010044355	City of Ft. Wayne	
02-13-19-126-001.002-070	2017043543	Posterity Scholar House GP, LLC	Parcel 1 in deed legal description, west parcel, 2.013 acres.
02-13-19-126-001.003-070	2017043543	Posterity Scholar House GP, LLC	Parcel 2 in deed legal description, east parcel, 2.171 acres.
02-13-19-126-002.000-070	2010044355	City of Ft. Wayne	
02-13-19-127-001.000-070	2010044355	City of Ft. Wayne	
02-13-19-128-004.000-070	2010044355	City of Ft. Wayne	
02-13-19-134-001.000-070	2010044355	City of Ft. Wayne	
Vacated Right-of-Way			
Vacated Willoughby Pl.	201731348	Pt. Posterity Scholar House GP, LLC; Pt. City of Ft. Wayne	Vacated R/W is included in underlying real estate above. No separate parcel numbers.
Vacated Billington Pl.	201731349	Pt. Posterity Scholar House GP, LLC; Pt. City of Ft. Wayne	Vacated R/W is included in underlying real estate above. No separate parcel numbers.
Right-of-Way			
McKinnie Ave.	Public right-of-way	City of Ft. Wayne	From the east right-of-way line of Anthony Blvd. to the extended west line of Lot 1 in William H. Oetting's Subdivision.
Plaza Dr.	Public right-of-way	City of Ft. Wayne	From the south right-of-way line of McKinnie Ave. to the extended north line of lot 23 in Anthony Wayne Village.
Werling Dr.	Public right-of-way	City of Ft. Wayne	From the extended east line of lot 28 in Anthony Wayne Village to the extended north line of Lot 237 in Anthony Wayne Village Sec. 3.
Queen St.	Public right-of-way	City of Ft. Wayne	From the south right-of-way line of McKinnie Ave. to the extended north line of Lot 179 in Anthony Wayne Village replat of Part Blocks 10 & 12.
Maverick Pl.	Public right-of-way	City of Ft. Wayne	To be vacated.
Travers Pl.	Public right-of-way	City of Ft. Wayne	To be vacated.

ENCLOSURE C

Proposed Phasing

October 2016

-  Phase 1 - Posterity Scholar Houses
-  Phase 1A - Solar Field
-  Phase 2 - Posterity Village Commercial and Community Center
-  Phase 3 - Posterity Place Townhomes
-  Phase 4 - Future Multi-family and Commercial Development
-  Phase 5 - Single-family residential
-  Existing public streets



BW DEVELOPMENT
5002 E. 34TH STREET
INDIANAPOLIS, INDIANA 46219

AMERICAN STRUCTUREPOINT INC.
2700 Shadeland Station | Indianapolis, Indiana 46226
TEL: 317.477.4331 / FAX: 317.477.4335
www.americanstructurepoint.com

POSTERITY SCHOLAR HOUSE

**McKINNIE AVENUE
FORT WAYNE, INDIANA**

APPROVAL REQUIRED
NOT FOR CONSTRUCTION

CERTIFIED BY

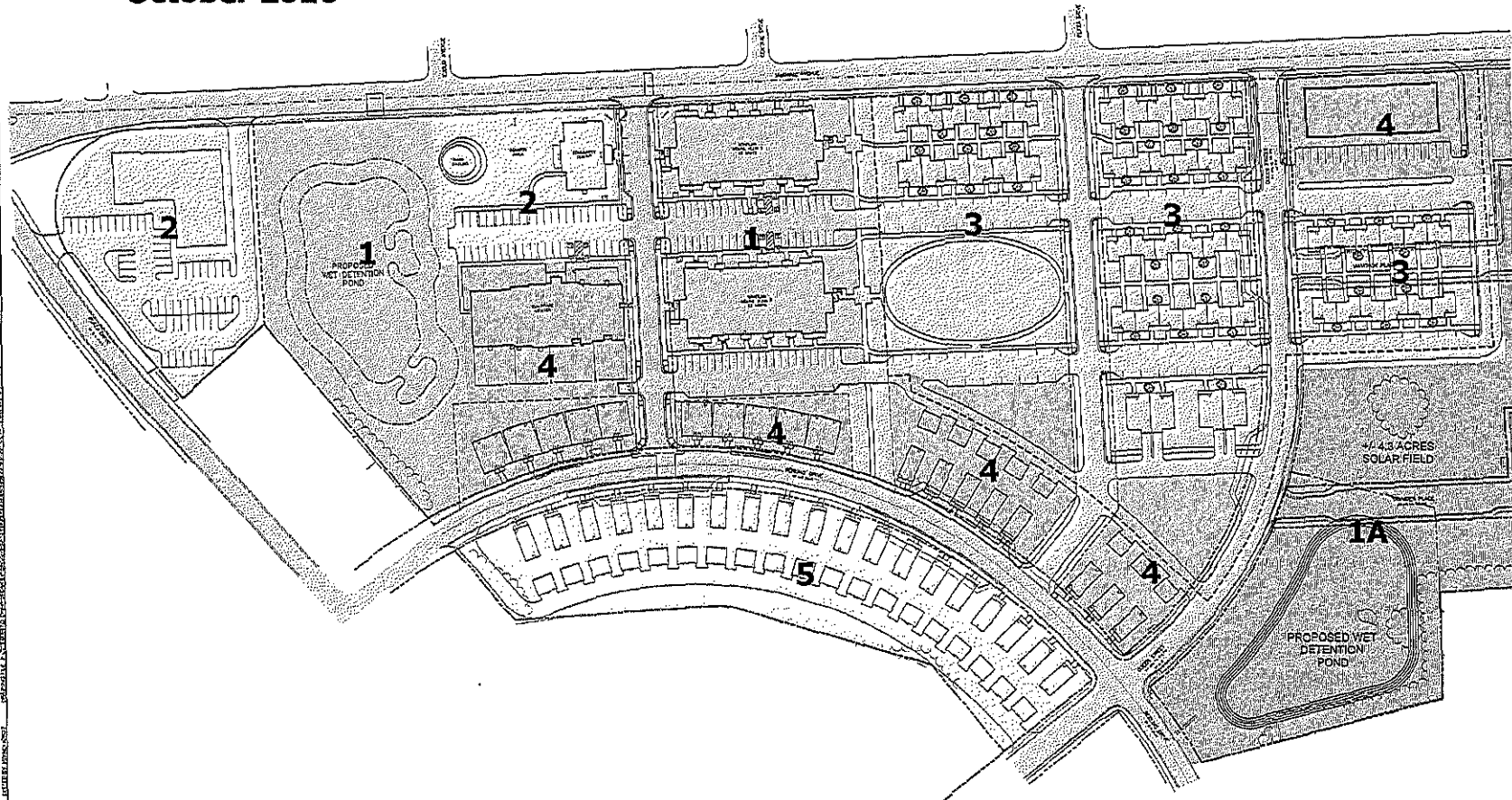
ISSUANCE INDEX

DATE: 12/20/16
PROJECT PHASE: EXHIBIT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2016.00087

**OVERALL SITE PLAN
EXHIBIT**



ENCLOSURE D



Phase 1 - Public

Engineer's Opinion of Probable Cost of Construction of Public Infrastructure				
Project:	Posterity Heights - Ft. Wayne, IN			
Project No:	2016.00987			
Date:	1/18/2017			
Phase 1 - Public				
Demolition	Quantity	Unit	Unit Price	Extended Cost
Pavement Removal	4660	SYS	\$3.00	\$13,980
Sidewalk, Concrete, Remove	1600	SYS	\$12.00	\$19,200
Concrete Curb Removal	2500	LFT	\$5.00	\$12,500
Tree Removal	20	EA	\$215.00	\$4,300
Sewer Pipe Removal	1635	LFT	\$12.00	\$19,620
Sewer Structure Removal	34	EA	\$500.00	\$17,000
Sawcut	660	LFT	\$2.00	\$1,320
Miscellaneous Demolition Allowance	1	LS	\$5,000.00	\$5,000
Demolition Subtotal				\$92,920
Earthwork	Quantity	Unit	Unit Price	Extended Cost
Pond Common Excavation	24,000	CV	\$4.50	\$108,000
Earthwork Subtotal				\$108,000
Public Infrastructure	Quantity	Unit	Unit Price	Extended Cost
Water Main, 6" C900	500	LFT	\$60.00	\$30,000
Sanitary Main, 8 inch PVC SDR-26	375	LFT	\$40.00	\$15,000
Sanitary Manhole, 48 inch	2	EA	\$5,000.00	\$10,000
Storm Sewer, 12 inch HDPE	496	LFT	\$45.00	\$22,320
Storm Sewer, 15 inch HDPE	32	LFT	\$55.00	\$1,760
Storm Sewer, 30 inch HDPE	1,163	LFT	\$110.00	\$127,930
Type A Inlet Structure	16	EA	\$2,500.00	\$40,000
Type M Inlet Structure	2	EA	\$2,500.00	\$5,000
Type J Manhole Structure	14	EA	\$4,000.00	\$56,000
Type L Manhole Structure	1	EA	\$5,200.00	\$5,200
Add for Granular Backfill	1,450	LF	\$7.50	\$10,875
Storm End Section	2	EA	\$1,500.00	\$3,000
Outlet control structure	1	EA	\$3,000.00	\$3,000
Right-of-way Pavement	1,400	SYS	\$55.00	\$77,000
Heavy Duty Concrete Pavement	170	SYS	\$65.00	\$11,050
Concrete Curb and Gutter with underdrain	1,050	LFT	\$30.00	\$31,500
Concrete Sidewalk	5,250	SFT	\$5.50	\$28,875
ADA Curb Ramp	12	EA	\$750.00	\$9,000
Street Cuts for Proposed Utilities (McKinnie & Werling)	3	EA	\$5,000.00	\$15,000
Public Infrastructure Subtotal				\$502,510
Phase 1 Public Infrastructure Total				\$703,430
Construction Engineering (2.5%)				\$17,586
General Conditions (10%)				\$70,343
General Contractor Overhead and Profit (8%)				\$56,274
Construction Cost Contingency (10%)				\$70,343
Total Phase 1 Public Cost				\$917,976

809,976

Assumptions:

- Streets within the development are assumed to be public and we have assumed a section per standard Ft. Wayne detail.
- Public water main is 6" C900, looping into existing main. Linear foot price includes hydrant assemblies, tees, valves, and taps.
- See attached exhibit for Phase 1 Limits.
- Queen St. & Werling Dr. will require utility cuts for water & sanitary mains as part of the public improvements, which have been included in the public infrastructure estimate.



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Phase 1A - Public

2

Engineer's Opinion of Probable Cost of Construction of Public Infrastructure				
Project:	Posterity Heights - Ft. Wayne, IN			REVISED
Project No:	2016.00987			6/1/2017
Date:	1/18/2017			
Phase 1A - Public				
Proposed Public Infrastructure	Quantity	Unit	Unit Price	Extended Cost
Demolition	Quantity	Unit	Unit Price	Extended Cost
Pavement Removal	1,600	SYS	\$3.00	\$4,800
Sidewalk, Concrete, Remove	645	SYS	\$12.00	\$7,740
Concrete Curb Removal	1100	LFT	\$5.00	\$5,500
Tree Removal	19	EA	\$215.00	\$4,085
Sewer Pipe Removal	930	LFT	\$12.00	\$11,160
Sewer Structure Removal	11	EA	\$500.00	\$5,500
Sawcut	350	LFT	\$2.00	\$700
Light Pole Removal	10	EA	\$1,000.00	\$10,000
Miscellaneous Demolition Allowance	1	LS	\$5,000.00	\$5,000
Demolition Subtotal				\$54,485
Earthwork	Quantity	Unit	Unit Price	Extended Cost
Pond Excavation	11,000	CY	\$4.50	\$49,500
Earthwork Subtotal				\$49,500
Phase 1A Public Infrastructure Total				\$103,985
Construction Engineering (2.5%)				\$2,600
General Conditions (10%)				\$10,399
General Contractor Overhead and Profit (8%)				\$8,319
Construction Cost Contingency (20%)				\$20,797
Total Phase 1A Public Cost				\$146,099

96,599

Assumptions:

1. See attached exhibit for Phase 1A limits.



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Phase 2- Public

Engineer's Opinion of Probable Cost of Construction of Public Infrastructure				
Project:	Posterity Heights - Ft. Wayne, IN		REVISED	
Project No:	2016.00987		6/1/2017	
Date:	1/18/2017			
Phase 2 - Public				
Proposed Public Infrastructure	Quantity	Unit	Unit Price	Extended Cost
Demolition	Quantity	Unit	Unit Price	Extended Cost
Sidewalk, Concrete, Remove	700	SYS	\$12.00	\$8,400
Concrete Curb Removal	140	LFT	\$5.00	\$700
Sawcut	160	LFT	\$2.00	\$320
Miscellaneous Demolition Allowance	1	LS	\$5,000.00	\$5,000
Demolition Subtotal				\$14,420
Phase 2 Public Infrastructure Total				\$14,420
Construction Engineering (2.5%)				\$361
General Conditions (10%)				\$1,442
General Contractor Overhead and Profit (8%)				\$1,154
Construction Cost Contingency (20%)				\$2,884
Total Phase 2 Public Cost				\$20,260

Assumptions:

1. See attached exhibit for Phase 2 limits.



Phase 3 - Public

Engineer's Opinion of Probable Cost of Construction of Public Infrastructure				
Project:	Posterity Heights - Ft. Wayne, IN		REVISED	
Project No:	2016.00987		6/1/2017	
Date:	1/18/2017			
Phase 3 - Public				
Demolition	Quantity	Unit	Unit Price	Extended Cost
Pavement Removal	1800	SYS	\$3.00	\$5,400
Sidewalk, Concrete, Remove	475	SYS	\$12.00	\$5,700
Concrete Curb Removal	900	LFT	\$5.00	\$4,500
Tree Removal	10	EA	\$215.00	\$2,150
Sawcut	200	LFT	\$2.00	\$400
Miscellaneous Demolition Allowance	1	LS	\$5,000.00	\$5,000
Demolition Subtotal				\$23,150
Public Infrastructure				
	Quantity	Unit	Unit Price	Extended Cost
Water Main, 6 Inch C900	675	LFT	\$60.00	\$40,500
Sanitary Main, 8 Inch PVC SDR-26	650	LFT	\$40.00	\$26,000
Sanitary Manhole, 48 Inch	4	EA	\$5,000.00	\$20,000
Storm Sewer, 12 Inch HDPE	550	LFT	\$45.00	\$24,750
Storm Sewer, 15 Inch HDPE	750	LFT	\$55.00	\$41,250
Storm Sewer, 24 Inch HDPE	500	LFT	\$70.00	\$35,000
Storm Sewer, 30 Inch HDPE	500	LFT	\$110.00	\$55,000
Type A Inlet Structure	22	EA	\$2,500.00	\$55,000
Type C Manhole Structure	20	EA	\$4,000.00	\$80,000
Type J Manhole Structure	6	EA	\$4,000.00	\$24,000
Add for Granular Backfill	2,300	LF	\$7.50	\$17,250
Right-of-way Pavement	2,500	SYS	\$55.00	\$137,500
1.5" Mill and Resurface	2,450	SYS	\$25.00	\$61,250
Heavy Duty Concrete Pavement	90	SYS	\$65.00	\$5,850
Concrete Curb and Gutter with underdrain	2,800	LFT	\$30.00	\$84,000
Concrete Sidewalk (within public ROW)	11,500	SFT	\$5.50	\$63,250
ADA Curb Ramp	30	EA	\$750.00	\$22,500
Street Cuts for Proposed Utilities (McKinnle, Werling, and Queen)	7	EA	\$5,000.00	\$35,000
Public Infrastructure Subtotal				\$828,100
Phase 3 Public Infrastructure Total				\$851,250
Construction Engineering (2.5%)				\$21,281
General Conditions (10%)				\$85,125
General Contractor Overhead and Profit (8%)				\$68,100
Construction Cost Contingency (20%)				\$170,250
Total Phase 3 Public Cost				\$1,196,006

Assumptions:

- Queen Street Improvements are included in this phase. It is assumed that all of Queen Street will be resurfaced with all new curb and gutter and sidewalks. Potential saw cuts are not included in this estimate.
- Queen St. & Werling Dr. will require utility cuts for water & sanitary mains as part of the public improvements, which have been included in this estimate.
- North-South Street within the development is assumed to be public.
- Public water main is 6 inch C900, looping into existing main. Linear foot price includes hydrant assemblies, tees, valves, and taps.
- See attached exhibit for Phase 3 Limits.



Phase 4 - Public

Engineer's Opinion of Probable Cost of Construction of Public Infrastructure

Project: Posterity Heights - Ft. Wayne, IN
 Project No: 2016.00987
 Date: 1/18/2017

REVISED
 6/1/2017

Phase 4 - Public				
Demolition	Quantity	Unit	Unit Price	Extended Cost
Pavement Removal	300	SYS	\$3.00	\$900
Sidewalk, Concrete, Remove	250	SYS	\$12.00	\$3,000
Concrete Curb Removal	200	LFT	\$5.00	\$1,000
Sawcut	200	LFT	\$2.00	\$400
Miscellaneous Demolition Allowance	1	LS	\$5,000	\$5,000
Demolition Subtotal				\$10,300
Public Infrastructure				
	Quantity	Unit	Unit Price	Extended Cost
Concrete Sidewalk (along north side of Werling Drive)	4,000	SFT	\$5.50	\$22,000
Street Cuts for Proposed Laterals (Werling Drive)	10	EA	\$3,000.00	\$30,000
Public Infrastructure Subtotal				\$52,000

Phase 4 Public Infrastructure Total	\$62,300
Construction Engineering (2.5%)	\$1,558
General Conditions (10%)	\$6,230
General Contractor Overhead and Profit (8%)	\$4,984
Construction Cost Contingency (20%)	\$12,460
Total Phase 4 Public Cost	\$87,532

Assumptions:

1. Werling Drive will require utility cuts for water & sanitary laterals, which have been included in this estimate.
2. See attached exhibit for Phase 4 Limits.



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Phase 5- Public

Engineer's Opinion of Probable Cost of Construction of Public Infrastructure				
Project:	Posterity Heights - Ft. Wayne, IN		REVISED	
Project No:	2016.00987		6/1/2017	
Date:	1/18/2017			
Phase 5 - Public				
Proposed Public Infrastructure	Quantity	Unit	Unit Price	Extended Cost
Concrete Sidewalk (along north side of Werling Drive)	4,000	SFT	\$5.50	\$22,000
1.5" Mill and Resurface	3,200	SYS	\$25.00	\$80,000
Street Cuts for Proposed Laterals (Werling Drive)	19	EA	\$3,000.00	\$57,000
Phase 4 Public Infrastructure Total				\$159,000
Construction Engineering (2.5%)				\$3,975
General Conditions (10%)				\$15,900
General Contractor Overhead and Profit (8%)				\$12,720
Construction Cost Contingency (20%)				\$31,800
Total Phase 5 Public Cost				\$223,395

Assumptions:

1. Werling Drive will require utility cuts for water & sanitary laterals, which have been included in this estimate.
2. Werling Drive will require utility cuts for water & sanitary laterals, which have been included in this estimate.
3. See attached exhibit for Phase 5 Limits.

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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2017-32
AND ESTABLISHMENT OF THE
POSTERITY HEIGHTS URBAN RENEWAL AREA**

WHEREAS, on September 18, 2017, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2017-32, for the purpose of establishing the Posterity Heights Urban Renewal Area 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 2017-32, 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

Posterity Heights Urban Renewal Area

APPLICANT: City of Fort Wayne Redevelopment Commission

The Plan Commission finds that the Posterity Heights Urban Renewal Area 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 2017-32 concerning establishment of the Posterity Heights Urban Renewal Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves establishment of the Posterity Heights Redevelopment Project Area and Urban Renewal Project Area 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 23 acres of land immediately southwest of the Anthony Blvd. and McKinnie Ave. intersection. This was the site of a deteriorating apartment complex that the City acquired in 2010 for the purpose of redeveloping the site. A developer has proposed a five-phase plan for new residential, commercial and institutional uses. Creation of the URA will provide funds for new public infrastructure that must be constructed to redevelop the site. 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. Alternate funding would need to be found for the public infrastructure improvements that are required to support redevelopment of the URA, and failure of the proposed project would be likely.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). Approximately \$2.5 million in public infrastructure improvements will be funded primarily by tax increment generated through redevelopment and new development in the URA. Funds from other sources will contribute another \$46 million to the project.

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: **Posterity Heights Urban Renewal Area**

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

1. Fort Wayne Redevelopment Commission Declaratory Resolution 2017-32, 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 Posterity Heights Redevelopment Project Area and Urban Renewal Project Area; 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 2017-32 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

