

**A Resolution confirming the approving
order of the Fort Wayne Plan Commission
and Fort Wayne Redevelopment
Commission Resolution 2019-26
concerning Amendment IV to the
Jefferson-Illinois Road Economic
Development 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 August 12, 2019, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2019-26, attached hereto as Exhibit A, for the purpose of amending the Jefferson-Illinois Road Economic Development Area and tax allocation area ("EDA"); and

WHEREAS, on August 19, 2019, the Fort Wayne Plan Commission considered said Declaratory Resolution 2019-26 and the plan for redevelopment of the EDA 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 EDA 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. The geographic area described in the redevelopment plan attached to Declaratory Resolution 2019-26 is an economic development area as defined at IC 36-7-14 et seq.

Section 3. 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 2019-26
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION FOR THE
JEFFERSON-ILLINOIS ROAD
REDEVELOPMENT PROJECT AREA AND ECONOMIC DEVELOPMENT AREA
AMENDMENT NUMBER IV**

WHEREAS, on January 13, 1992, the Fort Wayne Redevelopment Commission ("Commission") adopted Confirmatory Resolution R-92-3, establishing the Jefferson-Illinois Road Economic Development Area and tax allocation area, which EDA and tax allocation area the Commission has twice amended, by Confirmatory Resolution R-2005-49, adopted May 16, 2005, and by Confirmatory Resolution R-2007-24, adopted May 21, 2007, and which EDA the Commission has amended a third time, without amending the allocation area, by Confirmatory Resolution R-2008-42, adopted May 12, 2008 ("EDA"); and

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

WHEREAS, such investigations, studies and surveys have been made in cooperation with various departments and bodies of the City and have focused on 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; and

WHEREAS, the area described in Attachment 1: Exhibit A in the City ("Amendment Area") adjoins the EDA and is situated in a strategic location from a downtown development standpoint; however, the designation of much of the Amendment Area as a Brownfield, an insufficient supply of nearby public parking, and aging and/or inappropriately placed public infrastructure adds substantial cost and complexity to redevelopment efforts and cannot be corrected by regulatory processes or by the ordinary operation 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

WHEREAS, a private developer approached the Commission with plans for redevelopment of a site within the Amendment Area (the "Site") as a multi-story commercial office building with ground-floor retail and structured parking, construction of which will require the construction of public infrastructure; and

WHEREAS, the Commission has investigated the existing public infrastructure in and serving the Amendment Area, and has prepared a redevelopment plan, attached hereto as Attachment 1, that will construct or reconstruct public infrastructure as necessary to support redevelopment of the Amendment Area, as well as the adjoining EDA; and

WHEREAS, the Commission has determined that implementation of said redevelopment plan requires construction of needed public improvements and provides for creation of additional downtown job opportunities and amenities for citizens of the City, and that the public health, safety and welfare will be benefited by the redevelopment of the Amendment Area under the provisions of the Act; and

WHEREAS, the Commission's commitment to redevelopment of the Site and adjoining real estate requires expansion of the existing EDA and creation of a new tax allocation area 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 ("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 Attachment 1: Exhibit A "Boundary Description, Economic Development Area" of the *Redevelopment Plan for Amendment IV to the Jefferson-Illinois Road Economic Development Area* ("Redevelopment Plan"), which Redevelopment Plan is attached hereto as Attachment 1 and made a part hereof, is a "redevelopment project area" as that term is defined in, and for the purposes of Indiana Code ("IC") 36-7-14 et seq. ("RPA").
3. Pursuant to IC 36-7-14-41(b), the Commission hereby determines that the Amendment Area constitutes an RPA as well as an "economic development area" in that:
 - A. The plan for the Amendment Area:
 1. *Promotes significant opportunities for the gainful employment of its citizens.*
A multi-story commercial building constructed at the Site would substantially contribute to the employment base by creating and retaining several hundred jobs. In addition, this influx of employees will benefit nearby businesses and amenities, further supporting the local economy and positioning downtown as the regional center for business and trade.
 2. *Attracts a major new business enterprise to the City of Fort Wayne ("City").*
Class A office space is undersupplied in the Fort Wayne market as demonstrated by a 2018 market assessment. It is projected that over the next five years, demand will exist for 650,000 square feet of additional office space in downtown Fort Wayne. Providing high-quality space for prospective business enterprises is an essential part of business attraction.
 3. *Retains or expands a significant business enterprise existing in the boundaries of the City.*
Over that past decade, a number of local companies have either moved their headquarters downtown or established a downtown presence. This trend corresponds to the historical role of downtown as an engine for economic growth and innovation. The Amendment Area creates the framework to allow additional local companies to experience these benefits and continue to flourish within the city.
 4. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.*
A multi-story commercial building is a desirable use of the Site given its location along a gateway corridor in the central business district. The project will benefit the public health, safety, morals, and welfare and increase the economic well-being of the City and the state. The Redevelopment Plan meets the purposes of IC 36-7-14-2.5 and IC 36-7-14-43 in all other respects.
 - B. The plan for the Amendment 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 IC 36-7-14-2.5 and IC 36-7-14-43 because of:

1. *Lack of local public improvement;*
Public parking to support the number of people employed in a multi-story commercial building is not available within the vicinity of the Site. At present, parking in the area is constrained, especially during daytime events at venues such as Parkview Field and the Grand Wayne Center.
2. *Existence of improvements or conditions that lower the value of the land below that of nearby land;*
Environmental contamination on the Site limits allowable uses of the property, diminishes its value, introduces significant development risk, and increases the cost of construction.
3. *Multiple ownership of land; or*
The Commission owns the Site, but all other properties within the Amendment Area are privately held. It is possible that redevelopment of the Site would include conveyance of the Site to a private entity.
4. *Other similar conditions.*
Cityscape Flats is a unique residential product in the downtown housing market, but the 173 spaces available to residents in the on-site garage are insufficient for the 163-unit building, especially considering that 10 of the spaces are available for use by the general public. Additional off-site parking would allow the project to remain competitive in the downtown housing market.

- C. *The public health and welfare will be benefited by accomplishment of the plan for the Amendment Area.*

Expanding the EDA to facilitate redevelopment of the Amendment Area will activate underutilized parcels in a key strategic location. It will facilitate private investment and development, thereby providing new tax revenue and jobs in a walkable area served by existing infrastructure. Such development is efficient, beneficial, and sustainable from a fiscal, social, and environmental perspective.

- D. The accomplishment of the plan for the Amendment Area will be a public utility and benefit as measured by:

1. *The attraction or retention of permanent jobs.*
Preliminary employment estimates indicate that more than 450 people would be employed at a commercial building constructed at the Site.
2. *An increase in the property tax base.*
Redevelopment of the Amendment Area would contribute significantly to the property tax base. The Site is currently owned by the Commission and does not generate property tax revenue. The adjoining gas station is underutilized given its strategic location. High-density commercial development in a central business district often generates the highest per-square-foot tax revenue in a city and has much lower per capita infrastructure costs than suburban development.
3. *Improved diversity of the economic base; or*
The benefits of proximity and network effects in a dense urban environment drive innovation, which, in turn, improves the diversity of the economic base. In addition, downtown structures are intended to be flexible in order to accommodate a wide range of business types over their lifecycle and in response to changing economic

conditions.

4. *Other similar public benefits; and*

Positive spillover effects beyond the Site are expected due to the location of the Site in a dense and fully developed area on the periphery of the central business district. Increases in property values, rents, business activity, and overall investment will occur due to increased activity and vibrancy created by the project.

E. *The plan for the Amendment Area conforms to other development and redevelopment plans for the City.*

The Redevelopment Plan is supported by numerous City policies and plans, including the Comprehensive Plan. Consistency with existing policies, zoning and land use are described in Section VII of the Redevelopment Plan.

4. 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.
5. 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 public health and welfare will be benefited by the amendment of the existing declaratory resolution and the existing redevelopment plan.
6. 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.
7. The general boundaries of the Amendment Area are described and depicted in the Redevelopment Plan.
8. The Commission does not at this time intend to acquire any real estate within the boundaries of the Amendment Area; however, the Commission will, through its Department of Redevelopment, acquire real estate as required to implement the Redevelopment Plan.

9. As provided by IC 36-7-14-39(a), IC 36-7-14-39(b) and IC 36-7-14-43(a)(6), 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").
10. 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. The proposed project contemplates the development of land that is strategically located, but logistically challenging to the extent that redevelopment cannot be accomplished solely with private-sector funds.
11. Pursuant to IC 36-7-14-39(a)(1), "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.
12. Pursuant to IC 36-7-14-39(b), after the date of adoption of a resolution that confirms the establishment of the Amendment Area 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).

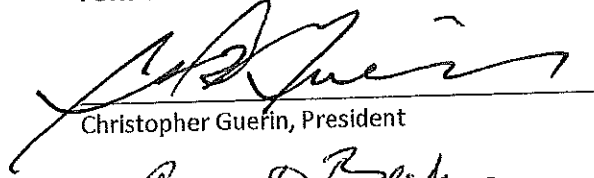
D. The allocation fund shall not be used for operating expenses of the Commission.

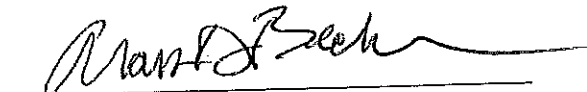
13. Pursuant to IC 36-7-25-3(a), projects, improvements, or purposes that may be financed by the Commission in redevelopment project areas or economic development areas may be financed if the projects, improvements, or purposes are not located in those areas or the redevelopment district as long as the projects, improvements, or purposes directly serve or benefit those areas.
14. 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.
15. 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.
16. 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.
17. 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.

18. Adopted and effective this 12 day of August, 2019.

FORT WAYNE REDEVELOPMENT COMMISSION


Christopher Guerin, President


Mark D. Becker, Secretary

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

BEFORE ME, a Notary Public in and for said State and County, personally appeared Christopher Guerin and Mark D. Becker, President and Secretary of the Redevelopment Commission, and acknowledged the execution of the foregoing Resolution as a voluntary act and deed for the uses and purposes therein contained.

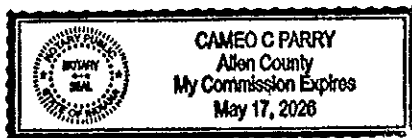
WITNESS my hand and seal this 12 day of August, 20 19.

My Commission Expires: May 17, 2026


Signature of Notary Public

Resident of Allen County

Cameo C. Parry
Printed Name



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Joseph R. Giant.

*This instrument prepared by Joseph R. Giant, Redevelopment Manager
Department of Redevelopment, 200 East Berry Street, Suite 320, Fort Wayne, Indiana 46802.*

ATTACHMENT I

**REDEVELOPMENT PLAN
FOR AMENDMENT IV TO THE
JEFFERSON / ILLINOIS ROAD
ECONOMIC DEVELOPMENT AREA**



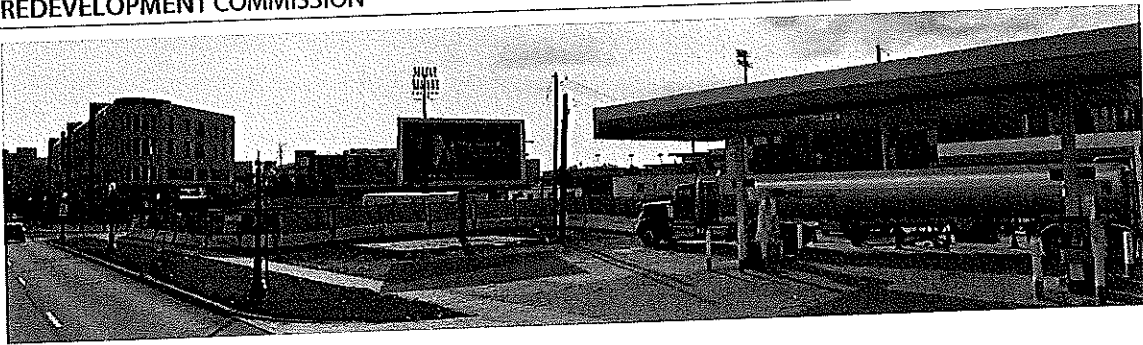
City of Fort Wayne Redevelopment Commission

August 12, 2019



REDEVELOPMENT COMMISSION

REDEVELOPMENT COMMISSION



I. OVERVIEW

The Jefferson/Illinois Road Economic Development Area (the "EDA") was established in 1992 at the intersection of Jefferson Boulevard and Illinois Road to facilitate development of a regional shopping center and office complex, leading to the eventual construction of Apple Glen and Jefferson Pointe shopping centers. The EDA was expanded in 2005 to leverage the success of the aforementioned shopping centers into the revitalization and enhancement of the Jefferson and Washington Boulevard downtown gateways, and again in 2007 to facilitate development of Harrison Square/Parkview Field. A 2008 amendment added part of Ardmore Avenue and Taylor Street to the EDA. The impact of this EDA on Fort Wayne's downtown cannot be overstated. Projects like Parkview Field have not only catalyzed downtown revitalization, but actually enhanced the community's perception of downtown and elevated the national stature of Fort Wayne.

Downtown revitalization typically begins by drawing people to amenities and attractions, followed by establishing a residential population, and finally reestablishing the commercial/retail market.¹ Fort Wayne's downtown has followed this pathway and has begun to see commercial development regain its competitive footing. Amendment IV to the EDA allows downtown revitalization to continue along this pathway by expanding the EDA to include sites for high-density commercial development.

Amendment IV expands the EDA to include the majority of the block west of Parkview Field bounded by Jefferson Boulevard, Ewing Street, Brackenridge Street, and Fairfield Avenue (the "Amendment Area"). The Amendment Area consists of the following parcels (see map on following page):

- **Parcel #1**, 405 W Jefferson Boulevard, 0.73 acres, located at the southwest corner of Jefferson and Ewing Street. Parcel #1 is currently vacant and was acquired by the Redevelopment Commission in 2013. It includes the former J&M Auto site;
- **Parcel #2**, 437 W Jefferson Boulevard, 0.58 acres, located west of Parcel #1. Parcel #2 contains a Shell gas station and convenience store. It consists of two tax parcels under common ownership, but for simplicity they will be considered together; and
- **Parcel #3**, 1250 Ewing Street, 3.19 acres, located south of Parcels #1 and #2. Parcel #3 contains the Cityscape Flats multi-family development.

The location of Parcel #1 on a primary thoroughfare adjacent to Parkview Field and near many other attractions has generated private development interest. However, challenges such as environmental contamination and insufficient public parking complicate redevelopment efforts. The purpose of this Redevelopment Plan is to identify and describe barriers to redevelopment and identify public projects that could catalyze private development.

¹ Leinberger, Christopher. "Turning Around Downtown: Twelve Steps to Revitalization". The Brookings Institution Metropolitan Policy Program Research Brief. March 2005.

II. BOUNDARY DESCRIPTION, ECONOMIC DEVELOPMENT AREA

The Amendment Area expands the EDA and creates a new tax allocation area, as that term is defined in IC 36-7-14-39. The tax allocation area is coterminous with the boundaries of the expansion area. The boundary of the 4.5-acre Amendment Area is contiguous to the existing EDA along Jefferson Boulevard and Ewing Street. A map of the Amendment Area is displayed below, followed by a map of the entire EDA. A written description of the Amendment Area is contained in Exhibit A.

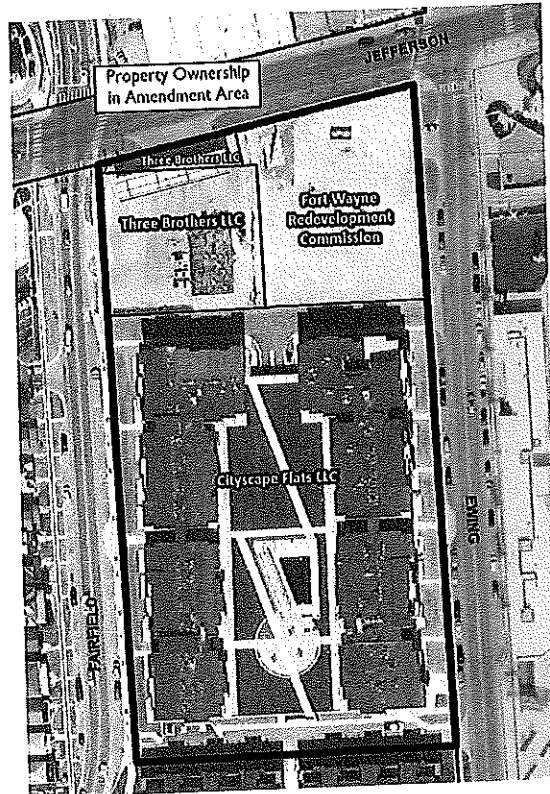


The Amendment Area is part of the larger EDA, displayed in the map below.



III. REAL PROPERTY WITHIN THE AMENDMENT AREA

The following map displays property ownership within the Amendment Area as of the date of adoption of the Declaratory Resolution. Additional property information is contained in Exhibit B. Parcel #1, located in the northeast corner of the Amendment Area, is owned by the Redevelopment Commission and is currently vacant. Parcel #2, located in the northwest corner, contains a gas station and convenience store. Parcel #3, located south of Parcels #2 and #3, contains Cityscape Flats, a 163-unit multi-family development.



IV. REDEVELOPMENT PROJECT SUMMARY

Both Parcel #1 and Parcel #2 are viewed as development opportunities, but redevelopment of Parcel #1 will likely occur first due to site control and current development interest.

Parcel #1 is well-suited for multi-story commercial development with ground floor retail due to its location within the central business district near amenities on a key gateway into downtown. Due to its high level of visibility, redevelopment of the parcel should utilize high-quality materials and include exceptional pedestrian infrastructure complementary of the streetscape surrounding Harrison Square.

Presently, the surrounding blocks face significant parking constraints. The nearest public parking structures are several blocks away, and they are encumbered with parking commitments that significantly limit additional parking availability. The situation is exacerbated during daytime events at venues such as the Grand Wayne Center and Parkview Field. According to a 2018 study, over 96% of downtown employees commute by car, so redevelopment of Parcel #1 will, therefore, likely require construction of structured parking.

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The surface parking lot south of Parkview Field bounded by Ewing Street, Brackenridge Street, McClellan Street, and Baker Street has been identified as a prime location for additional parking. This site, referred to as the "Silver Lot", is municipally owned and is large enough to accommodate an efficiently-designed parking facility. The site is currently within the EDA. Construction of single-use parking structures is not optimal from an urban design perspective, so structured parking at the Silver Lot would optimally be constructed as part of a mixed-use project, or constructed in a way that commercial, residential, or other use(s) could be integrated in the future.

Finally, as Cityscape Flats approaches full occupancy, it has become apparent that the 173 spaces provided in the on-site garage are insufficient for the 163-unit building, especially considering that 10 of the spaces are available for use by the general public. Creation of structured parking in the immediate vicinity could help address this situation.

V. RELOCATION OF RESIDENTS AND BUSINESSES

No relocation of residents and businesses is necessary to redevelop the Amendment Area.

VI. ENVIRONMENTAL CONCERNS

Parcel #1 is a Brownfield due to contamination by former automobile-related uses and sub-grade leakage from the adjacent gas station in the past. Significant remedial activities have already occurred, including removal of underground storage tanks, but the presence of certain contaminants still exceeds levels allowed for residential use. Barring substantial remedial activities, vapor mitigation and restrictions on groundwater use will be part of site redevelopment. Environmentally-based property restrictions are enshrined in an environmental restrictive covenant recorded in 2018.

It is likely that environmental contamination exists at Parcel #2 due to its history as a gas station. Redevelopment of Parcel #2 will ultimately require specific remediation techniques determined by anticipated uses, and by actual contamination encountered during site discovery and excavation.

VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan: The importance of downtown Fort Wayne is recognized throughout the comprehensive plan. Most specifically, OBJECTIVE ED 5 from the Economic Development Chapter states, "Treat downtown Fort Wayne as one of the most important economic development locations," and "aggressively pursue the strategies" of the Blueprint plans.

The comprehensive plan supports economic incentives on infill sites, especially those with exceptional challenges such as those encompassed in the Amendment Area. In particular, Land Use Policy LU3.B states "Within the ... Infill Opportunity Area..., establish and/or expand economic incentives to promote revitalization and redevelopment in areas served by adequate existing infrastructure."

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Redevelopment of the Amendment Area addresses many other themes articulated throughout the comprehensive plan such as infill development, environmental remediation, connectivity, and efficient use of existing infrastructure.

The plan for the city's gateways, Front Door Fort Wayne, was adopted as an amendment to the comprehensive plan. It recognizes Jefferson Boulevard as a key gateway into downtown. The Amendment Area is located at the boundary between the Downtown Edge and Downtown Core zoning districts - essentially the entry point into the central business district. The "Purpose" section of the plan states that "exceptionally maintained and aesthetically pleasing gateways which promote community identity and a positive impression for residents, visitors and investors are crucial for our community's economic vitality."

Land Use & Zoning: Land uses within the Amendment Area include multi-family residential, a gas station, and a vacant lot.

Zoning in the Amendment Area is split between DC Downtown Core and DE Downtown Edge. The DC district encompasses most of downtown Fort Wayne and includes the highest-density areas in the region. The DC district should serve to promote an active, attractive, and pedestrian-friendly environment while maintaining the unique and historic character of the downtown. The DE district is intended to provide for a transition from the high-density downtown core to the traditional urban residential neighborhoods that surround it. Gas stations are not a permitted use in the DC district. In December 2016, the owner of the gas station was denied a special use permit to allow reconstruction and expansion of the convenience store by the City of Fort Wayne Board of Zoning Appeals.

Zoning on Parcel #1 is split between the DC and DE districts. It is possible that a commercial building with structured parking would exceed the DE district's 60-foot height limit, thereby necessitating a development standards variance or rezoning. Parcel #1 is surrounded on three sides by DC zoning, which allows a maximum height of 200 feet, so it is likely that policy support could be found for such a request.

VIII. EXISTING PUBLIC INFRASTRUCTURE

The Amendment Area is located in a fully developed portion of the city, so public infrastructure and utilities are generally available and have the capacity to support anticipated development. It is possible that redevelopment of the Amendment Area could necessitate construction of off-site parking, likely at the Silver Lot. Underground utilities currently running through the Silver Lot will need to be relocated as part of redevelopment efforts, as described in Section X: Potential Redevelopment Projects.

IX. FLOODPLAIN AND WETLANDS

No portion of the Amendment Area is within the regulated floodplain. The nearest area within the 500-year floodplain is approximately 0.5 miles from the boundary of the Amendment Area.

X. POTENTIAL REDEVELOPMENT PROJECTS

Potential projects to support redevelopment of Parcel #1 include site work, environmental remediation, structured parking, and streetscapes along Jefferson Boulevard and Ewing Street. Projects associated with redevelopment at the Silver Lot are included in this plan, as are conceptual projects associated with full build-out of the Amendment Area.

Parcel #1 Redevelopment:

- **Site preparation** includes those activities required to deliver a shovel-ready site to a developer. Anticipated activities include shoring, soil removal, fill, compaction, and testing as well as billboard removal and the relocation of on-site utilities and utility boxes. Estimated cost is \$890,000;
- **Environmental Remediation** will likely consist of vapor mitigation and selective removal and disposal of contaminated soil. Depending on the project, large-scale soil removal, disposal, and replacement may be required. Cost will be determined largely by the type and nature of a project. For example, a taller building may require deeper footings and more soil removal than a shorter building, and the location of footings may or may not be in contaminated areas;
- **Integrated Parking Structure**, the cost of which depends on the redevelopment project and the method by which it is financed;
- **Streetscapes** on Jefferson Boulevard and Ewing Street adjacent to Parcel #1 designed to complement those surrounding Harrison Square. The total estimated cost for 220 lineal feet along Jefferson Boulevard and 230 lineal feet along Ewing Street is \$330,000.

Silver Lot Redevelopment:

- **Site preparation and due diligence** to deliver a shovel ready site. Cost will depend on results of investigations and project scope;
- **Parking structure** as part of a mixed-use or convertible building. Cost depends on number of spaces and project type. Structured parking typically costs at least \$30,000 per space, although recent costs per space have been higher;
- **Relocation of a combined storm/sanitary sewer** running through the Silver Lot. Pipe would be diverted south at either Webster Street or McClellan Street and connected to the existing 72" combined sewer along Baker Street. Estimated cost, including restoration, is \$150,000;
- **Stormwater improvements** could be required if the on-site detention basin is disturbed or if drainage patterns are significantly altered. Cost varies widely by project scope. Estimates could reasonably range from \$10,000 to \$250,000; and
- **Streetscapes** as part of a new development. Construction of streetscapes adhering to the downtown streetscape template typically cost approximately \$250,000 per block face.

Right-of-way improvements should be designed using Complete Streets principles to the greatest extent possible. The Amendment Area is located in a high-density urban area, so walkability, multimodal accessibility, and connectivity are of particular importance. Jefferson Boulevard is a key gateway into downtown, and as such, it should incorporate high-quality designs and materials. Quality of Place improvements, including public art and aesthetic enhancements, should be strategically integrated into public improvements whenever possible.

REDEVELOPMENT COMMISSION

Future Redevelopment in the Amendment Area: Due to the uncertain time frame and scope of future projects, cost and timing are not included.

Redevelopment of Parcel #2 presents challenges such as environmental contamination, existing utilities and infrastructure, and incompatible uses and structures. Site acquisition and preparation could also be required. Therefore, to fully implement this Redevelopment Plan, some projects could require the use of one or more of the redevelopment activities described in IC 26-7-14, such as property acquisition, demolition, and remediation. In addition, projects could require professional design engineering, consulting services, and traffic management.

Other anticipated projects on Parcel #2 could include construction of temporary surface parking or permanent structured parking as part of a mixed-use building, burying utility lines, and streetscape improvements.

Future development could also include right-of-way improvements and utility improvements in and serving the Amendment Area needed to accommodate increased activity.

XI. PROPERTY TO BE ACQUIRED

The Redevelopment Commission owns Parcel #1.

Although not required, acquisition of Parcel #2 could be considered in order to facilitate redevelopment of the Amendment Area.

XII. FUNDING PRIORITIES

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

EXHIBIT A

BOUNDARY DESCRIPTION, AMENDMENT AREA

The Amendment Area constitutes an expansion of the Jefferson-Illinois Economic Development Area and the creation of a new Allocation Area. The additional area in the EDA and the Allocation Area have the same boundaries.

The Amendment Area includes all of the real estate bounded by the Jefferson Boulevard, Ewing Street, Brackenridge Street, and Fairfield Avenue rights-of-way, with the exception of the southernmost 56 feet of the block consisting of the parcels containing the Cityscape Flats townhomes.

REDEVELOPMENT COMMISSION

EXHIBIT B

REAL PROPERTY IN THE AMENDMENT AREA

Note that assessed values are for the 2018 pay 2019 fiscal year.

Property	PIN	Area	Owner	Location Address	Use	Land AV	Imprv. AV	Gross AV	Net AV
Parcel #1	02-12-11-130-003.000-074	0.73 acres	Redevelopment Commission	405 W Jefferson	Vacant, exempt, municipality (use code 640)	\$380,700	\$0	\$380,700	\$0
Parcel #2 (property records combine the two parcels comprising Parcel #2)	02-12-02-390-002.000-074 (north); 02-12-11-130-001.000-074 (south)	0.58 acres	Three Brothers LLC	437 W Jefferson	Convenience market with gasoline (Use Code 450)	\$303,900	\$165,800	\$469,700	\$469,700
Parcel #3	02-12-11-130-003.001-074	3.19 acres	Cityscape Flats LLC	1250 Ewing St	40 or More Family Apartments (use code 403)	\$1,388,500	\$20,021,410	\$21,410,200	\$1,388,500*

*Cityscape Flats is currently receiving property tax abatement as part of the economic development package used to incentivize the development.

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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2019-26
AND AMENDMENT OF THE
JEFFERSON-ILLINOIS ROAD ECONOMIC DEVELOPMENT AREA**

WHEREAS, on August 12, 2019, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2019-26, for the purpose of amending the Jefferson-Illinois Road Economic Development 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 2019-26, 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 Aug 19, 2019.

CITY OF FORT WAYNE PLAN COMMISSION



Connie Haas Zuber, President



Kimberly R. Bowman, Secretary

DIGEST SHEET

TITLE OF RESOLUTION. A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2019-26 concerning Amendment IV to the Jefferson-Illinois Road Economic Development Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves Amendment IV to the Jefferson-Illinois Road Economic Development Area ("EDA"). The Redevelopment Commission must publish notice and conduct a public hearing prior to taking final action on creation of the EDA.

EFFECT OF PASSAGE. The existing Jefferson-Illinois Road EDA encompasses the Apple Glen and Jefferson Pointe shopping centers west of downtown, a portion of Ardmore Avenue, the Jefferson and Washington Boulevard rights-of-way leading into downtown, and the Harrison Square/Parkview Field development. The EDA has been amended three times since its establishment in 1992. Amendment IV encompasses the block west of Parkview Field and includes a vacant parcel owned by the Redevelopment Commission, a Shell gas station, and Cityscape Flats.

Expansion of the EDA will provide support to address barriers to redevelopment, most notably environmental contamination and an area-wide parking shortage. The Commission's parcel and the Shell station require environmental remediation in order to be redeveloped. Parking shortages, especially during TinCaps day games and Grand Wayne Center events, are an ongoing challenge. Adding several hundred daily commuters to an overburdened area would exacerbate this issue. It is unlikely that the area could be redeveloped in a desirable manner without increasing the local supply of parking.

When completed, the EDA will increase the City's property tax base, increase employment opportunities, and give impetus to additional redevelopment and economic development.

EFFECT OF NON-PASSAGE. The public infrastructure improvements required to support redevelopment of the EDA will not occur within the timeframe necessary to support the goals in the development/redevelopment plan for the EDA.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). There are no direct costs associated with amending the EDA. Activities such as the expansion, construction, or reconstruction of public infrastructure will likely be necessary for the successful redevelopment of the area, as detailed in the attached Redevelopment Plan. These activities could be funded and/or financed in part through tax increment generated within the EDA.

ASSIGNED TO COMMITTEE (PRESIDENT). _____



REDEVELOPMENT COMMISSION

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

www.fwcommunitydevelopment.org

September 5, 2019

MEMO

To: City of Fort Wayne Common Council

Copy: City of Fort Wayne Redevelopment Commission

From: Nancy Townsend, Redevelopment Director, 427-2323

Re: **Amendment IV to the Jefferson-Illinois Road Economic Development Area and tax allocation area**

Pursuant to IC 36-7-14-16 and IC 36-7-14-41, please find enclosed herewith:

1. Fort Wayne Redevelopment Commission Declaratory Resolution 2019-26, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on August 12, 2019, for the purpose of amending the Jefferson-Illinois Road Economic Development Area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated August 19, 2019, wherein the Plan Commission determined that Declaratory Resolution 2019-26 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, and that the Common Council determine that the geographic area described in Declaratory Resolution 2019-26 is an economic development area.

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

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