

**A Resolution confirming the approving  
order of the Fort Wayne Plan Commission  
and Fort Wayne Redevelopment  
Commission Resolution 2020-55  
concerning Amendment I of the Baer Field  
Redevelopment Project Area and 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 December 14, 2020, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2020-55, attached hereto as Exhibit A, for the purpose of amending the Baer Field Economic Development Area and tax allocation area ("EDA"); and

WHEREAS, on February 15, 2021, the Fort Wayne Plan Commission considered said Declaratory Resolution 2020-55 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 2020-55 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 2020-55  
FORT WAYNE REDEVELOPMENT COMMISSION

DECLARATORY RESOLUTION FOR AMENDMENT I  
TO THE BAER FIELD REDEVELOPMENT PROJECT AREA  
AND ECONOMIC DEVELOPMENT AREA

WHEREAS, on March 18, 1996, the Fort Wayne Redevelopment Commission ("Commission") adopted Confirmatory Resolution R-96-7 establishing the Baer Field Economic Development Area and tax allocation area ("EDA"); and

WHEREAS, the EDA is proximate to Fort Wayne International Airport ("FWA"), which serves as a key driver of economic development in the region and is a primary gateway into the City; and

WHEREAS, in 2007, an approximately 108-acre tract of land owned by the Fort Wayne Airport Authority (the "Authority") and situated between the EDA and FWA was designated as the Kelley Aero Centre (the "Kelley Tract"); and

WHEREAS, development upon the Kelley Tract was limited to certain aviation-related uses, which have not materialized, such that the FAA recently lifted certain development restrictions on a portion of the Kelley Tract thereby allowing more general development; and

WHEREAS, in cooperation with various departments and bodies of the City, 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 so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and has further considered the conditions which would prevent such activities from occurring; and

WHEREAS, certain barriers to redevelopment exist upon the Kelley Tract including inappropriately placed and/or inadequate public infrastructure, challenging site dimensions, and restrictions associated with the Kelley Tract's proximity to FWA, which barriers 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, the Commission has investigated the existing public infrastructure in and serving Kelley Tract, and has prepared a Redevelopment Plan (as defined herein), attached hereto as Attachment 1, that will construct or reconstruct the public infrastructure necessary to support development of the Kelley Tract; and

WHEREAS, the Commission's commitment to redevelopment of the EDA and adjoining real estate requires expansion of the existing EDA to include a portion of the Kelley Tract and creation of a new tax allocation area pursuant to Indiana Code 36-7-14 conterminous with the EDA expansion (the "Amendment Area"), in order to fund local public improvements that will support redevelopment of the Kelley Tract; and

WHEREAS, an approximately 6.04-acre parcel located in the northeast corner of the Kelley Tract (the "NE Corner Parcel"), depicted in Attachment 1: Exhibit A, attached hereto, is located in the existing EDA but remains unimproved, such that development of the NE Corner would likely be split between tax allocation areas with different sunset dates; and

WHEREAS, removing that portion of the existing EDA and allocation area encompassing the NE Corner Parcel, and re-establishing the NE Corner Parcel as part of the Amendment Area would help to ensure that projects developed within the Amendment Area are not split between tax allocation areas with different sunset dates;

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 B "Boundary Description, Economic Development Area" of the *Redevelopment Plan for Amendment II to the Tillman Anthony 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. The NE Corner Parcel is hereby removed from the existing EDA and allocation area so that it may be re-established as part of the Amendment Area with a base date of January 1, 2020, pursuant to this Declaratory Resolution.
4. 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.*  
The EDA has accommodated many projects since its establishment in 1996 that have provided significant employment opportunities for citizens of the City. It is anticipated that the Amendment Area would attract development of a similar character and, likewise, serve as a major center of employment.
    2. *Attracts a major new business enterprise to the City of Fort Wayne ("City").*  
The Amendment Area is of sufficient size to accommodate large-scale development and its location adjacent to FWA and major transportation corridors are significant assets for many types of businesses.
    3. *Retains or expands a significant business enterprise existing in the boundaries of the City.*  
Industrial and warehousing buildings have become larger over time. The Amendment Area is of sufficient size to accommodate growing companies as well as companies needing to transition to a more efficient layout.
    4. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.*  
Encouraging development of manufacturing and other large-format uses in appropriate areas supports job creation, utilizes existing infrastructure, and is compatible with surrounding development, thereby benefitting the public health, safety, morals, welfare

and 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;*  
Although the Amendment Area is generally served by public infrastructure, the location and type of public infrastructure may not be adequate for prospective tenants or consistent with the current needs of prospective businesses and industries.
  2. *Existence of improvements or conditions that lower the value of the land below that of nearby land;*  
The location of existing roads running through the Amendment Area may create site layout challenges for certain uses.
  3. *Multiple ownership of land; or*  
The entire Amendment Area is owned by the Fort Wayne Airport Authority.
  4. *Other similar conditions.*  
Adjacency to FWA is an asset, but FAA regulations may limit certain uses.
- C. *The public health and welfare will be benefited by accomplishment of the plan for the Amendment Area.*  
Redevelopment and revitalization of the Amendment Area will facilitate private investment and development, thereby providing new tax revenue, jobs and services in an established part of the City.
- 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.*  
Businesses located in production centers near FWA are some of the largest employers in the county and contribute significantly to job opportunities and economic development. It is anticipated that development of the Amendment Area will be of a similar character.
  2. *An increase in the property tax base.*  
The Amendment Area is currently tax exempt. It is anticipated that land within the Amendment Area will be sold to and developed by a private entity, thereby generating an increase in the property tax base.
  3. *Improved diversity of the economic base; or*  
Redevelopment of appropriately zoned properties of sufficient size with proximity to transportation corridors is essential to providing opportunities for industrial growth and diversity of the economic base.
  4. *Other similar public benefits; and*  
FWA is the first and last impression many have of Fort Wayne. It is important that the airport, and the areas leading to and from the facility, are attractive and create lasting,

positive impacts for the community. Development of the Amendment Area addresses this objective and leverages recent gateway improvements along Ardmore Avenue.

- 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 and Front Door Fort Wayne, which is an adopted amendment to the Comprehensive Plan that addresses primary gateways into the City. Consistency with existing policies, zoning and land use are described in Section VII of the Redevelopment Plan.

5. 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.
6. 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.
7. 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. The Amendment Area is adjacent to the EDA on two sides and is similar to the EDA in terms of zoning, character, and anticipated usage;
  - 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.
8. The general boundaries of the Amendment Area are described and depicted in the Redevelopment Plan.
9. 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.
10. As provided by IC 36-7-14-39(a), IC 36-7-14-39(b) and IC 36-7-14-43(a)(6), a portion of the 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").

11. 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 Redevelopment Plan 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.



19. Adopted and effective this 14 day of December, 2020.

FORT WAYNE REDEVELOPMENT COMMISSION

  
Christopher Guerin, President

  
Steve Corona, Secretary

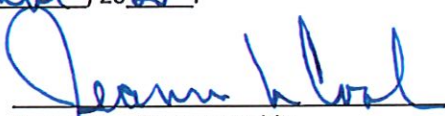
ACKNOWLEDGEMENT

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 14 day of December, 2020.

My Commission Expires: 8/29/2024

  
Signature of Notary Public

Resident of Allen County

Jeanne L Cook  
Printed Name



#690084  
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.

**REDEVELOPMENT PLAN  
FOR AMENDMENT 1 TO THE  
BAER FIELD  
ECONOMIC DEVELOPMENT AREA**



**City of Fort Wayne Redevelopment Commission**

**December 14, 2020**



**REDEVELOPMENT COMMISSION**

## I. OVERVIEW

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The Baer Field Economic Development Area (the “EDA”) was created in 1996 to support manufacturing facilities and jobs through the construction of roadway and utility improvements near Fort Wayne International Airport (“FWA”). Many properties within the EDA have been developed over the ensuing years and the tax increment generated by those projects has helped to fund further public infrastructure and gateway improvements such as a regional stormwater detention system and gateway improvements to Ardmore Avenue. The EDA will sunset in 2025, at which point annual tax increment generated in the EDA will be distributed among the applicable taxing units.

Certain undeveloped parcels adjacent to, but not within the EDA remain undeveloped for a variety of reasons. In particular, the James E. Kelley Aero Commerce Centre (the “Kelley Tract”), contains approximately 108 acres of industrially-zoned land adjacent to the north side of FWA. The Kelley Tract is large enough to accommodate development but its triangular shape and the location of existing infrastructure make an efficient site layout difficult. Certain development restrictions also apply to the Kelley Tract due to its proximity to FWA including a restriction on a portion of the parcel that only allows aeronautical uses. The effect of these barriers is most clearly articulated by the fact that the Kelley Tract has been certified as “shovel ready” since 2008 yet remains vacant.

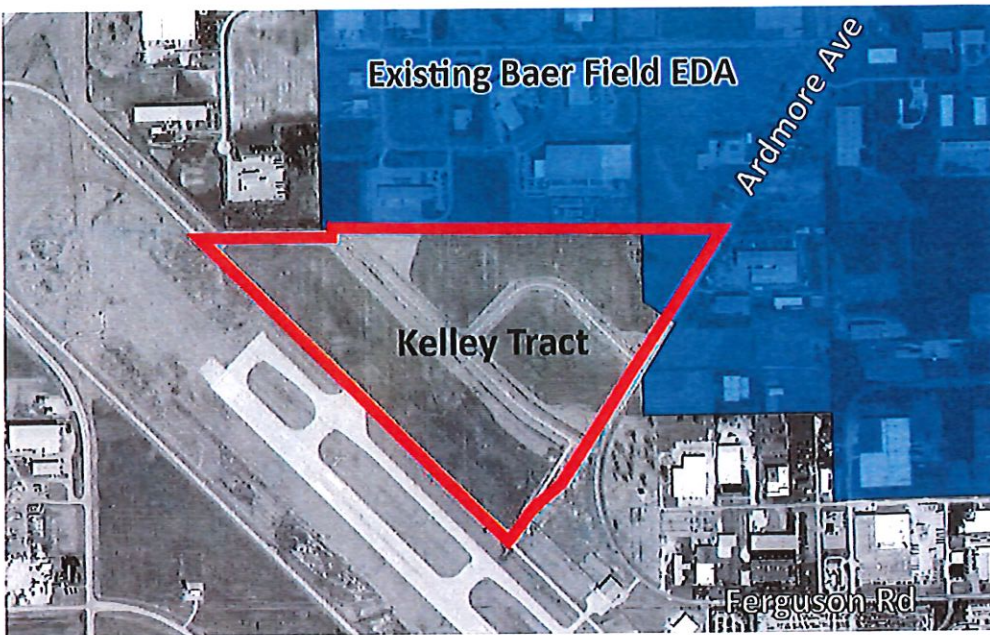
This Redevelopment Plan and the accompanying Declaratory Resolution are intended to accomplish the following objectives: (1) position the Kelley Tract in a manner that enables it to accommodate the type of growth that has occurred throughout the EDA, (2) overcome existing barriers to development by funding the construction of public improvements, (3) increase the income and property tax base, (4) attract new businesses to the City and increase job opportunities, and (5) protect and enhance property values in and around the area. Accomplishing these objectives requires the following actions:

1. Expand the Baer Field Economic Development Area, as that term is defined in IC 36-7-14, to include an approximately 79-acre portion of the Kelley Tract.
2. Create a new Tax Allocation Area (“Allocation Area”), as that term is defined in IC 36-7-14-39, coterminous with the EDA expansion (together, the EDA expansion and the Allocation Area shall comprise the “Amendment Area”).
3. Remove one parcel located in the northeast corner of the Kelley Tract (the “NE Corner Parcel”) from the existing EDA and allocation area, and re-establish this parcel as part of the Amendment Area so that all portions of the Kelley Tract have the same allocation area sunset date.

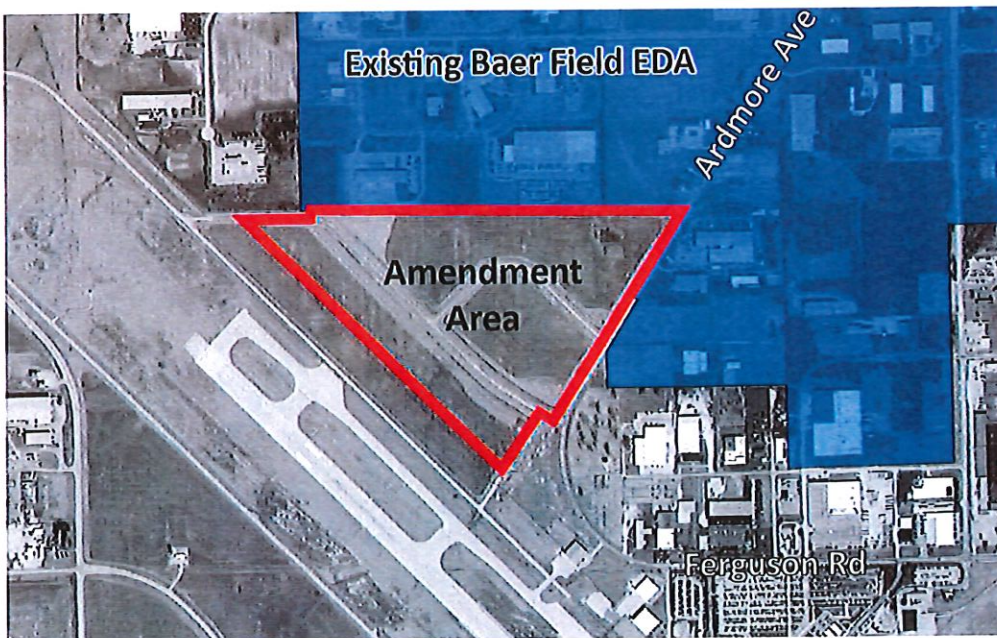


## II. BOUNDARY DESCRIPTION

The Kelley Tract is a triangular tract of land north of FWA. As the graphic illustrates, the "NE Corner Parcel" is located in the existing EDA. The NE Corner Parcel is depicted in greater detail in [Exhibit A](#), attached hereto.

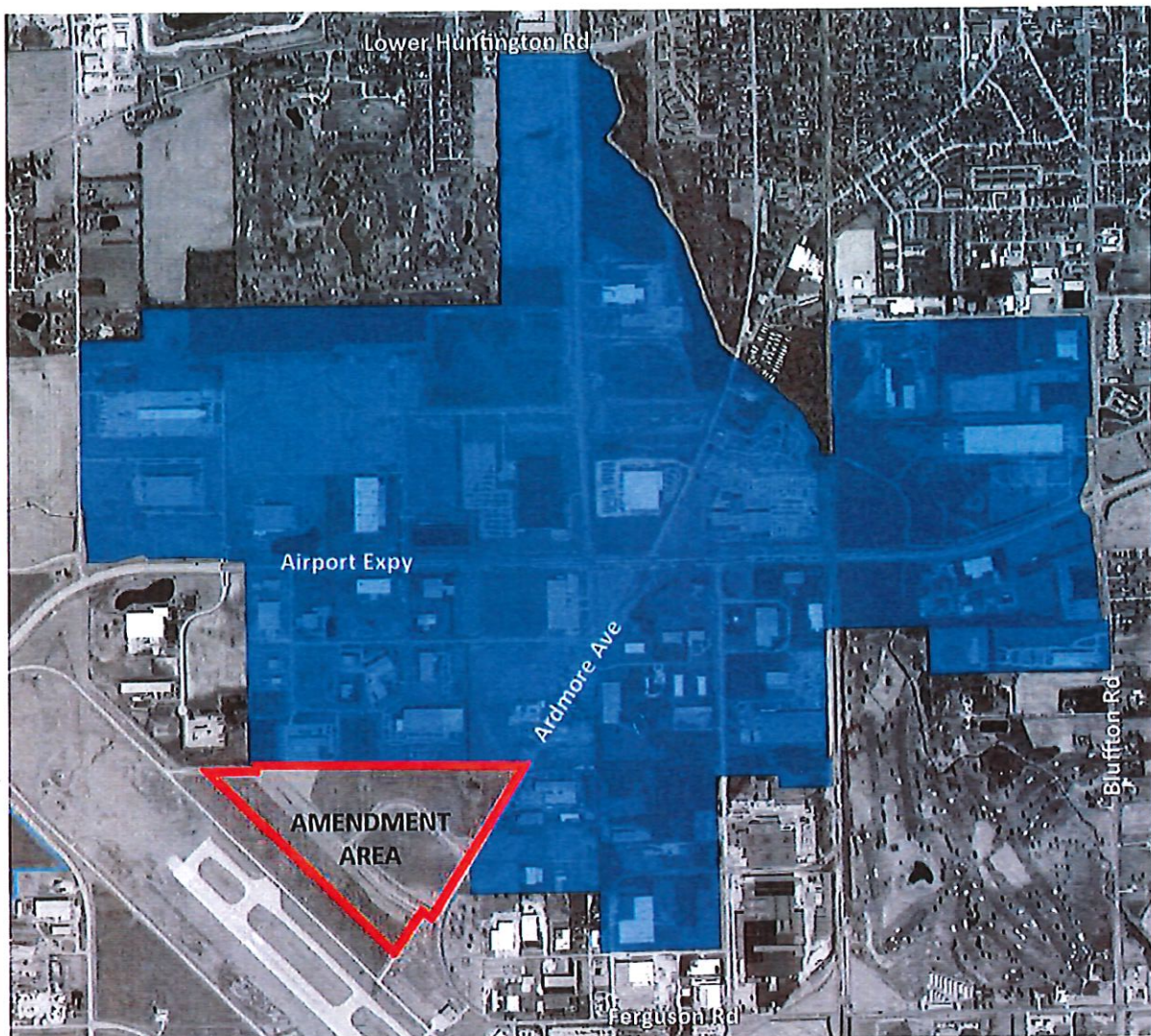


The Amendment Area consists of an expansion of the Baer Field EDA and creation of a new Allocation Area. The map, below, depicts the general boundaries of the Amendment Area. A more detailed boundary description of the Amendment Area is contained in [Exhibit B](#), attached hereto.





The Amendment Area is part of the larger Baer Field EDA, displayed below:



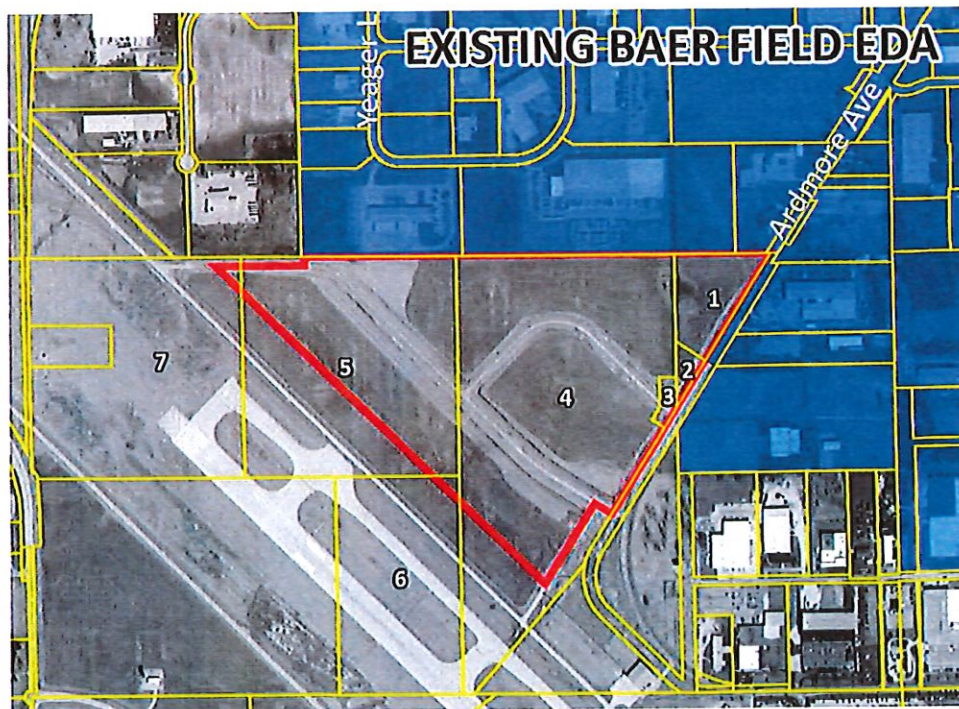


### III. REAL PROPERTY WITHIN THE ALLOCATION AREA

The following table and corresponding map contain detailed parcel information. All of the property in the Amendment Area is owned by the Fort Wayne-Allen County Airport Authority and is tax-exempt. Parcels 1, 2 and 3 (as represented in the table) are entirely within the Amendment Area. Only portions of parcels 4, 5, 6, and 7 are in the Amendment Area.

Assessed values represent an assessment date of January 1, 2020.

Map Key	PIN	Address	Total Parcel Area (ac)	Land Value (\$)	Improvement Value (\$)	Assessed Value (\$)
1	02-17-05-426-001.000-080	9610 Ardmore Ave	6.04	7,900	0	7,900
2	02-17-05-426-002.000-080	9710 Ardmore Ave	1.14	1,600	0	1,600
3	02-17-05-401-002.000-080	9808 Ardmore Ave	0.73	7,300	0	7,300
4	02-17-05-401-001.000-071	Airway Ave	57.27	572,700	0	572,700
5	02-17-05-300-003.000-071	Northwest Perimeter	40.00	400,000	0	400,000
6	02-17-05-300-005.000-071	N/A	22.73	227,300	0	227,300
7	02-17-05-300-002.000-071	Smith Rd	36.46	346,600	0	364,600



#### IV. REDEVELOPMENT PROJECT SUMMARY

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The goal of this Redevelopment Plan is to facilitate development of a tract of land adjacent to FWA. The final user or users are unknown, but the site is being marketed for research and development, light manufacturing, logistics, and professional services. The site is certified as "shovel ready" so most public infrastructure is already in place. However, certain uses may have infrastructure or site layout requirements do not align with existing conditions or that require extensions of nearby utility services.

It is likely that roads serving sites within the Amendment Area be constructed to meet City standards, including curbing and sidewalks.

A portion of the Amendment Area will continue to be restricted to qualified aeronautical use, which could include aeronautical-based manufacturing or logistics. This portion of the Amendment Area has direct access to FWA taxiways. This portion of the Amendment Area is represented as Tract 7 in the survey attached as Exhibit C.

The estimated cost of the publicly-funded redevelopment projects is variable and undetermined until projects are chosen.

#### V. RELOCATION OF RESIDENTS AND BUSINESSES

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No resident or business relocation is necessary to implement this plan.

#### VI. ENVIRONMENTAL CONCERNS

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A Phase I Environmental Review was conducted in the mid-2000's and did not reveal any recognized environmental conditions within the Amendment Area and no activities have occurred in the ensuing years that would cause environmental concerns.

#### VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

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**Comprehensive Plan:** Designation of this area as an EDA is supported by the comprehensive plan. The Economic Development chapter identifies the area around FWA, mentioning the Kelley Tract specifically, as an "Opportunity Area" that is well-suited for industrial development, stating that development along the Airport Expressway corridor should: (1) maximize economic benefit to the community, (2) establish a well-designed "gateway" to Fort Wayne and the International Airport, (3) showcase high-quality development, and (4) protect the residents of this traditionally rural residential areas. Myriad policies throughout the comprehensive plan support the type of job-creating and high-quality development envisioned for the Amendment Area, in particular:

## REDEVELOPMENT COMMISSION

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*Land Use Policy LU3.A – Support new development, revitalization and redevelopment in areas currently served by adequate existing public municipal or private corporate sanitary sewer and water facilities.*

*Economic Development Objective ED1 – Plan, invest and develop competitive locations and sites for existing business expansion, new business attraction and entrepreneurial development.*

*Economic Development Policy ED2.A – Use both tax increment financing and County Economic Development Income Tax revenues for public infrastructure supporting quality industrial/business sites.*

*Economic Development Policy ED2.E – Seek additional public-sector funding for proactive infrastructure investments to support economic development.*

**Land Use & Zoning:** The Amendment Area is located in the I2 General Industrial Zoning District. This district is intended to provide areas for assembly, distribution, fabricating, manufacturing, and processing industries where the operation is enclosed within a building and conducted in such a manner that no adverse impacts are created or emitted outside the building.

Anticipated uses in the Amendment Area are consistent with this zoning designation.

The Amendment Area is also located in the Airport Overlay District which imposes additional restrictions on uses, structure height and placement, and stormwater retention.

## VIII. EXISTING PUBLIC INFRASTRUCTURE

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The Amendment Area is generally well-served by public infrastructure. It is connected to Ardmore Ave by two roadways and contains water, sewer, and stormwater facilities. Public infrastructure improvements which may facilitate development are described in Section X of this plan.

## IX. FLOODPLAIN AND WETLANDS

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The Amendment Area is not in a floodplain and no designated wetlands exist in the Amendment Area.



## **X. POTENTIAL REDEVELOPMENT PROJECTS**

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Specific public infrastructure requirements and associated costs within the Amendment Area will be largely determined by the characteristics of end users. Therefore, scope and cost of many potential improvements cannot be determined at this time. The following public infrastructure projects are representative of the type of public improvements that will facilitate development Amendment Area. Costs estimates are included where the project scope can be more narrowly defined:

- Acceleration and deceleration lanes along Ardmore Avenue: \$75,000
- Reconstruction of roads, sidewalks and curbs along existing roadway alignments within the Amendment Area: \$1,200,000
- Streetlights along existing roadway alignments: \$200,000
- Realignment of and construction of additional roadways (and demolition of existing roadways) and construction of curbing, sidewalks, and streetlights may be necessary to accommodate certain users or site layouts
- Construction, relocation, or modification to utility systems, including but not limited to stormwater, sewer, water, gas, electricity, fiber, cable and broadband. Costs will depend on characteristics of end user.
- Entrance signage, directional signage, and landscaping of public areas: \$50,000
- Screening from FWA and as otherwise necessary.
- Parking areas. Not including landscaping, \$3,000 per space
- Public art leveraging the high visibility of the site and its important role as a gateway to the city. Costs vary widely depending on medium, scale, and artist: \$50,000 to \$500,000

## **XI. PROPERTY TO BE ACQUIRED**

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The Redevelopment Commission does not intend to acquire any property within the EDA in order to implement this plan.

## **XII. FUNDING PRIORITIES**

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

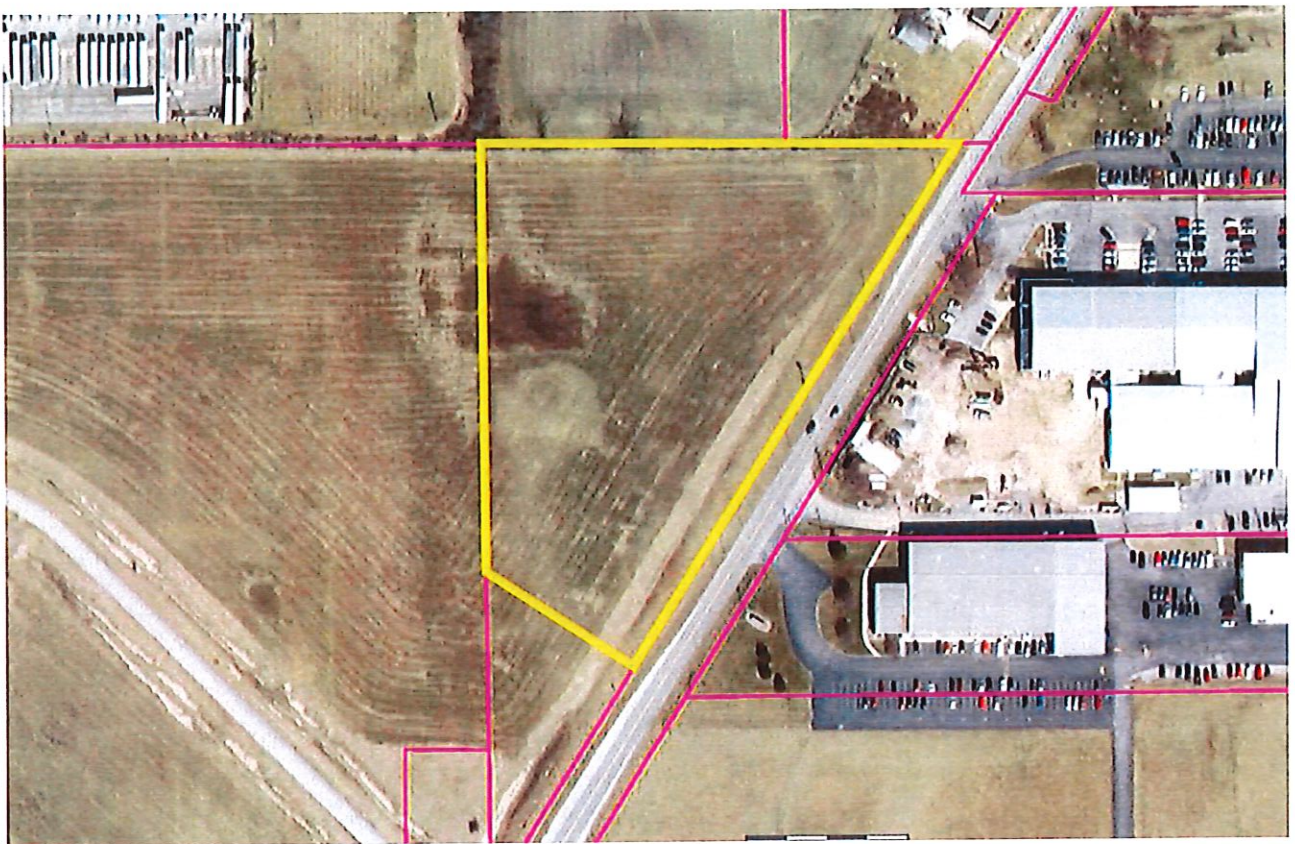
**EXHIBIT A:**  
**"NE CORNER PARCEL"**

Street Address: 9610 Ardmore Avenue

PIN: 02-17-05-426-001.000-080

Current Owner: Fort Wayne-Allen County Airport Authority

Area: 238,872 square feet / 6.04 acres



**EXHIBIT B:**

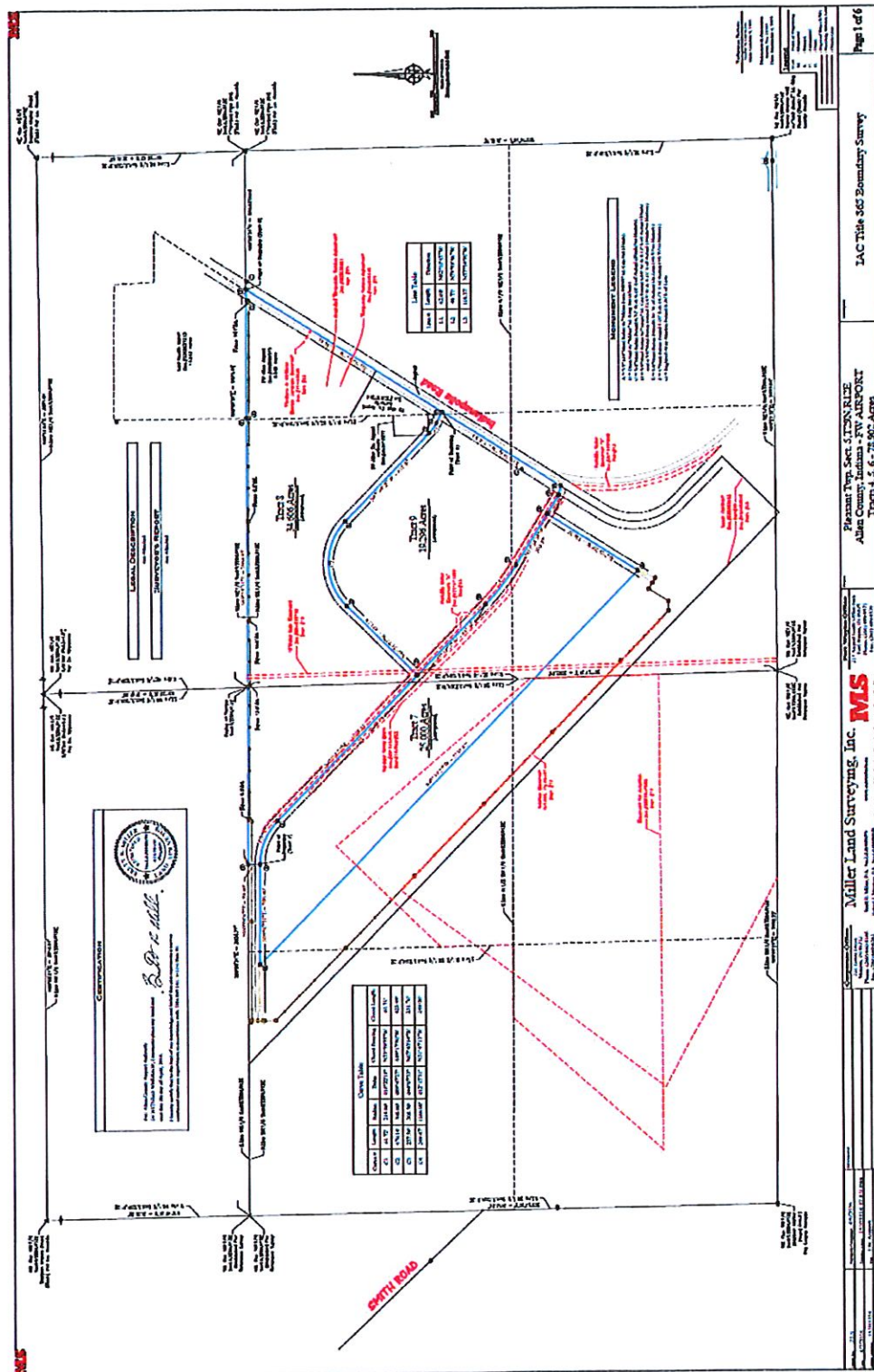
**BOUNDARY DESCRIPTION OF THE AMENDMENT AREA**

The Amendment Area consists of an expansion of the existing Baer Field Economic Development Area and a new Allocation Area coterminous with the Economic Development Area expansion.

The boundaries of the Amendment Area are as follows:

*Beginning at the northeast corner of the parcel commonly known as 9610 Ardmore Avenue and extending southwest, generally, along the Ardmore Avenue right-of-way for a distance of 1,158 feet to the centerline of the access road referred to as Northwest Perimeter Road, thence following the centerline of Northwest Perimeter Road to the northwest, generally, for 108.37 feet to the centerline of the drive leading to the taxiway, thence following the centerline of the drive to the southwest, generally, for a distance of 538.19 feet, thence extending to the northwest, generally, along a line parallel to the perimeter fence of the airport for a distance of 2,730.62 feet to the centerline of Northwest Perimeter Road, thence to the east along the centerline of Northwest Perimeter Road for 500.4 feet, thence to the north for a distance of 59.4 feet to the southern property line of the parcel commonly known as 9402 Yeager Dr, thence to the east, generally, for a distance of 2,864.85 feet to the point of origin.*

EXHIBIT C:  
SURVEY OF KELLEY TRACT





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

**APPROVING REDEVELOPMENT COMMISSION  
DECLARATORY RESOLUTION R-2020-55  
FOR AMENDMENT I TO THE  
BAER FIELD ECONOMIC DEVELOPMENT AREA**

WHEREAS, on December 14, 2020, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution R-2020-55, for the purpose of approving Amendment I to the Baer Field 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 R-2020-55, 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 Feb 15 2021.

**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 2020-55 concerning Amendment I to the Baer Field Redevelopment Project Area and Economic Development Area.

**DEPARTMENT REQUESTING RESOLUTION.** Redevelopment Commission.

**SYNOPSIS OF RESOLUTION.** Approves Amendment I to the Baer Field 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 Baer Field EDA is proximate to Fort Wayne International Airport and has accommodated many significant projects and facilitated the creation of many jobs since its establishment in 1996. This amendment adds to the EDA an approximately 108-acre tract of land situated between the airport and the existing EDA. The tract is owned by the Fort Wayne Airport Authority and is currently tax-exempt. It was previously designated as the Kelley Aero Center and restricted to aeronautical uses, which have not materialized, such that the FAA recently lifted certain development restrictions on a large portion of the tract thereby allowing more general development.

The site is one of only a handful of unimproved industrially-zoned sites in the city of sufficient size to accommodate large-scale development. Its location adjacent to the airport and major transportation corridors are also significant assets. However, the location, character and condition of existing infrastructure on the tract may not be suitable for prospective tenants. Expansion of the EDA to include the tract will provide support to address these barriers and facilitate redevelopment.

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 existing and amended EDA.

**ASSIGNED TO COMMITTEE (PRESIDENT).** \_\_\_\_\_



## COMMUNITY DEVELOPMENT REDEVELOPMENT

Thomas C. Henry, Mayor

City of Fort Wayne  
Community Development  
200 East Berry Street, Suite 320  
Fort Wayne, IN 46802  
260-427-2150 [fwcommunitydevelopment.org](http://fwcommunitydevelopment.org)

March 2, 2021

### MEMO

**To:** City of Fort Wayne Common Council

**From:** Jonathan Leist, Redevelopment Director, 427-1323

**Copy:** City of Fort Wayne Redevelopment Commission, and  
Nancy Townsend, Community Development Director, 427-2323

**Re:** **Amendment #1 of the Baer Field Redevelopment Project Area, 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 2020-55, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on December 14, 2020, for the purpose of amending the Baer Field Economic Development Area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated February 15, 2021, wherein the Plan Commission determined that Declaratory Resolution 2020-55 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 2020-55 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.

*Vibrant. Prosperous. Growing.*

