

**A Resolution confirming the approving
order of the Fort Wayne Plan Commission
and Fort Wayne Redevelopment
Commission Resolution 2021-01
concerning Amendment II of the
Tillman/Anthony 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 February 8, 2021, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2021-01, attached hereto as Exhibit A, for the purpose of amending the Tillman/Anthony Economic Development Area and tax allocation area ("EDA"); and

WHEREAS, on February 15, 2021, the Fort Wayne Plan Commission considered said Declaratory Resolution 2021-01 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 2021-01 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 2021-01
FORT WAYNE REDEVELOPMENT COMMISSION

DECLARATORY RESOLUTION FOR AMENDMENT II
TO THE TILLMAN ANTHONY REDEVELOPMENT PROJECT AREA
AND ECONOMIC DEVELOPMENT AREA

WHEREAS, on December 23, 2002, the Fort Wayne Redevelopment Commission ("Commission") adopted Confirmatory Resolution R-2002-65, establishing the Tillman Anthony Economic Development Area and tax allocation area to provide for redevelopment of a blighted shopping mall into a major retail center, which EDA and tax allocation area the Commission amended by Confirmatory Resolution R-2003-08, adopted February 17, 2003 (the "EDA"); 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 (the "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, to address disparities in investment and other key economic and quality of life indicators between the Southeast Quadrant (the "Quadrant") and the City as a whole, community leaders, residents and stakeholders have created a plan for economic and community development of the Quadrant (the "Strategy") which, among its objectives, identifies certain geographic focus areas where reinvestment could catalyze broader economic development; and

WHEREAS, the area described in Attachment 1: Exhibit A ("Amendment Area") adjoins the EDA and includes real estate within and proximate to certain focal areas and corridors identified in the Strategy for which redevelopment barriers exist that 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's commitment to redevelopment of the EDA 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 redevelopment of the Amendment Area; and

WHEREAS, the Commission has prepared a Redevelopment Plan (as defined herein), attached hereto as Attachment 1, that will construct or reconstruct public infrastructure as necessary to support redevelopment of the Amendment Area; and

WHEREAS, the Commission has determined that implementation of the Redevelopment Plan requires construction of needed public improvements and provides for creation of 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;

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 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. 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 Redevelopment Plan supports implementation of the Strategy, a primary goal of which is to encourage top-of-market employment opportunities. The Amendment Area includes commercial areas of various scales, customer bases, and services, ranging from a regional retail destination to a neighborhood-serving commercial node, revitalization of which will promote significant opportunities for the gainful employment of citizens.
 2. *Attracts a major new business enterprise to the City of Fort Wayne ("City").*
The Amendment Area contains a number of vacant and underutilized parcels which could accommodate new businesses. Potential redevelopment projects identified in the Redevelopment Plan will create the conditions to leverage these assets and attract new businesses to the area. For example, proposed right-of-way improvements such as a more pedestrian-oriented Anthony Boulevard and an improved intersection at Anthony Blvd and McKinnie Ave support business attraction efforts by creating a more vibrant setting.
 3. *Retains or expands a significant business enterprise existing in the boundaries of the City.*
Reinvestment in public infrastructure will draw renewed attention to existing businesses in the Amendment Area and signal that the public sector is committed to the area's commercial viability.
 4. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.*
The Redevelopment Plan, as an implementation mechanism of the Strategy, will focus resources around shared goals and create opportunities for more people to participate in the City's economy, 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 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 most parts of the Amendment Area are served by public infrastructure, redevelopment of several key parcels will require extension or relocation of public

infrastructure.

2. *Existence of improvements or conditions that lower the value of the land below that of nearby land;*

The Amendment Area contains a large number of substandard/deteriorating buildings and parking lots that do not meet current standards for marketability due to obsolescence or disrepair.

3. *Multiple ownership of land; or*

A wide range of individuals and entities own land in the Amendment Area.

4. *Other similar conditions.*

Lack of an active real estate market has created a widely-recognized challenge to obtaining both commercial and residential financing and has created a barrier to attracting national chains who typically adhere to a formulaic site selection process that favors more established markets.

- 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 neighborhood services in an established part of the City. This is of particular importance in the Quadrant, which is home to 19% of the City's population, but 41% of the City's population living in poverty.

- 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.*

In early 2020, the Quadrant's unemployment level was more than twice as high as the unemployment level in the next highest City quadrant. The Strategy provides tactical plans to encourage job growth and the Redevelopment Plan helps to implement the Strategy's recommendations for job growth and retention.

2. *An increase in the property tax base.*

The Amendment Area contains a large number of vacant, underutilized and tax-exempt properties which offer the potential for significant new tax revenue through revitalization and redevelopment.

3. *Improved diversity of the economic base; or*

A guiding principle of the Strategy is promotion of inclusive and equitable entrepreneurial development. The Amendment Area contains numerous commercial properties that could accommodate new businesses at relatively low rents.

4. *Other similar public benefits; and*

Positive spillover effects beyond the Amendment Area are expected due to the strategic location of the focal points and the importance of Anthony Boulevard. Increases in property values, business activity, and overall investment will occur due to increased activity and vibrancy created by redevelopment of key focus areas.

- 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;
The Amendment Area is adjacent to the existing EDA and the Anthony Blvd corridor is a primary access route to the EDA for local residents.
 - 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, certain projects described in the Redevelopment Plan may require real estate acquisition in the future. 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), 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").
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 Allocation Area contemplates the development of land that is strategically located and of sufficient size to accommodate significant development, but has remained undeveloped due to challenges such as those identified herein. The Strategy identifies the Allocation Area as a key location for catalytic and substantial redevelopment.

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 8th day of February, 2021.

FORT WAYNE REDEVELOPMENT COMMISSION

Christopher Guérin, President

Nathan Hartman, Secretary

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

BEFORE ME, a Notary Public in and for said State and County, personally appeared Christopher Guérin and Nathan Hartman, 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.

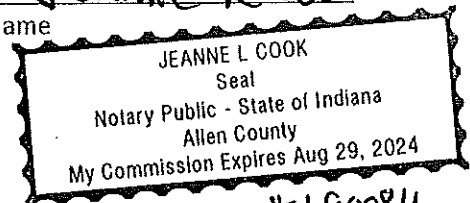
WITNESS my hand and seal this 12 day of February, 2021.

My Commission Expires: 8/29/2024

Resident of Allen County

Jeanne L Cook
Signature of Notary Public

Jeanne L Cook
Printed Name

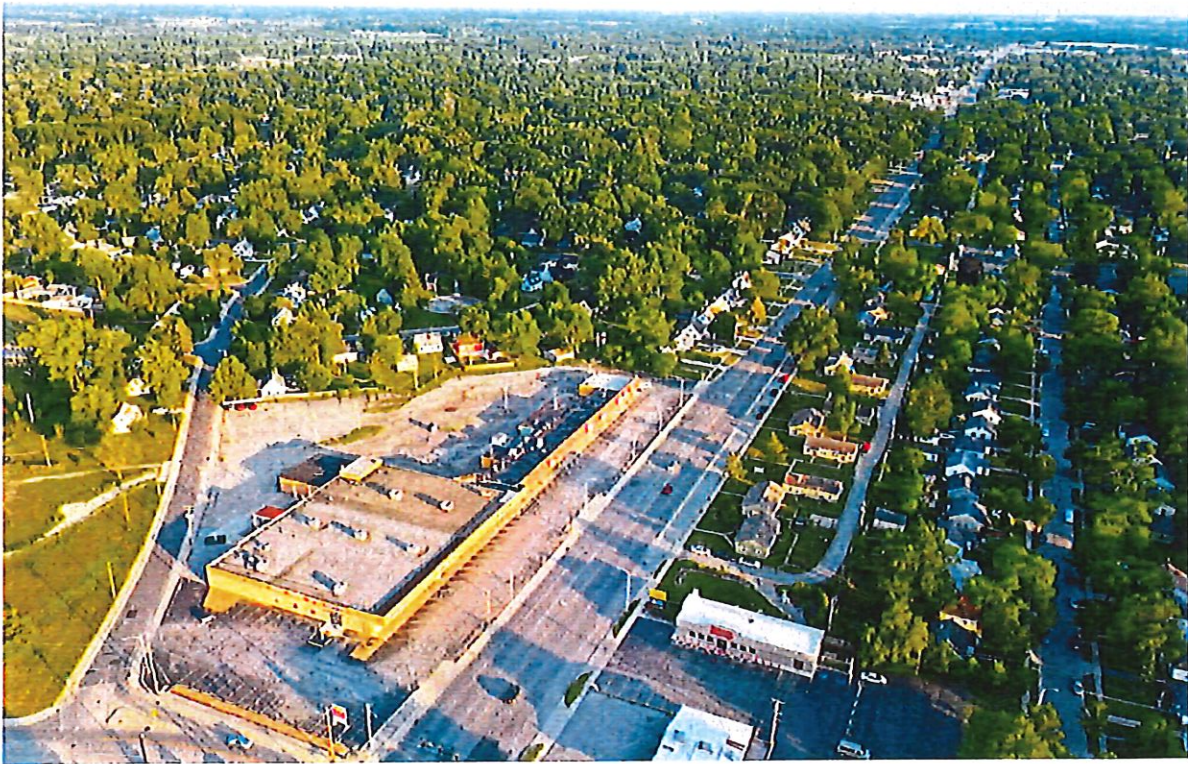


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I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Joseph R. Giant.

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 II TO THE
TILLMAN/ANTHONY
ECONOMIC DEVELOPMENT AREA**



City of Fort Wayne Redevelopment Commission

February 8, 2021



REDEVELOPMENT COMMISSION

I. OVERVIEW

The Tillman/Anthony Economic Development Area (the “EDA”) was created in 2002 to provide for redevelopment of a blighted and largely vacant shopping mall into a retail destination called Southtown Centre. The shopping center is anchored by Walmart, Menards, and the Public Safety Academy, and supported by outlot development that contains national retail chains. Although several parcels within Southtown Centre remain unimproved, the shopping center has become an important retail destination for south Fort Wayne and the surrounding rural areas.

This Redevelopment Plan is guided largely by the Southeast Area Development Strategy, as amended and updated (the “Strategy”), which is a framework for attracting investment and encouraging community and economic development within the Southeast Quadrant. The Strategy identifies four geographic focus areas within the Quadrant where reinvestment would likely have the most catalytic impact. The existing EDA, which includes Southtown Centre, and the intersection of McKinnie and Anthony, which is included in this EDA amendment, are among the focus areas. Each focus area identified in the Strategy offers a range of services at different scales and to different customer bases, thereby providing a balance of services across the Quadrant. Diversity of commercial uses is important to the important economic health of the Quadrant. For example, Southtown Centre has a regional draw, whereas McKinnie/Anthony serves the day-to-day needs of the immediate residents. If residents were only able to achieve their daily shopping needs at Southtown Centre, for example, local retailers would suffer and residents would be forced to travel longer distances for basic needs. Likewise, Southtown Centre has a regional draw and provides wide range of goods and services that may not be available at the neighborhood level.

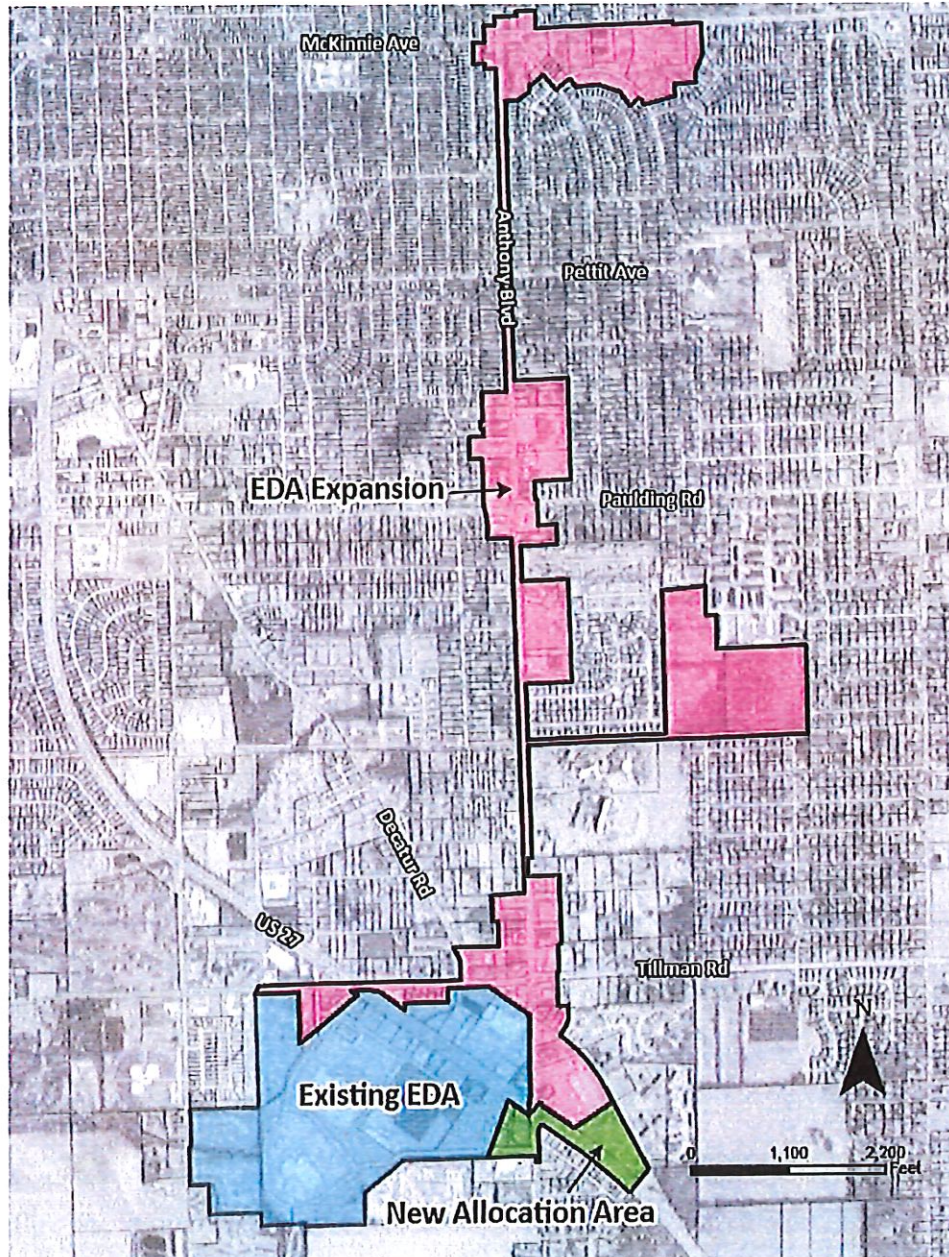
This Redevelopment Plan facilitates and supports implementation of the Strategy by providing a more direct way to leverage past redevelopment activities in the existing EDA to areas along the Anthony Boulevard corridor. Specifically, it enables tax increment generated within the existing EDA to be used to support public infrastructure, placemaking, due diligence, and certain other economic development activities on a key corridor extending from the existing EDA.

Specifically, this Redevelopment Plan seeks to accomplish the following:

1. Expand the existing EDA along Anthony Boulevard to generally include: (i) the Anthony Boulevard public right-of-way, (ii) commercially-zoned parcels along the corridor, and (iii) other parcels near the corridor which are strategically positioned from a redevelopment perspective.
2. Create a new allocation area encompassing two unimproved tracts of real estate adjacent to the southeast boundary of the existing EDA. The expanded EDA and the new allocation area constitute the “Amendment Area”.

II. BOUNDARY DESCRIPTION

The Amendment Area consists of two parts: (i) a new allocation area located generally to the southeast of the existing EDA encompassing approximately 18.2 acres, and (ii) an economic development area expansion that includes the new allocation area and extends northward along Anthony, including certain parcels proximate to the corridor encompassing approximately 231.2 acres. A map of the EDA and Allocation Area is displayed below. A detailed boundary description can be found in [Exhibit A](#), and more detailed map sections can be found in [Exhibit B](#), both attached hereto.

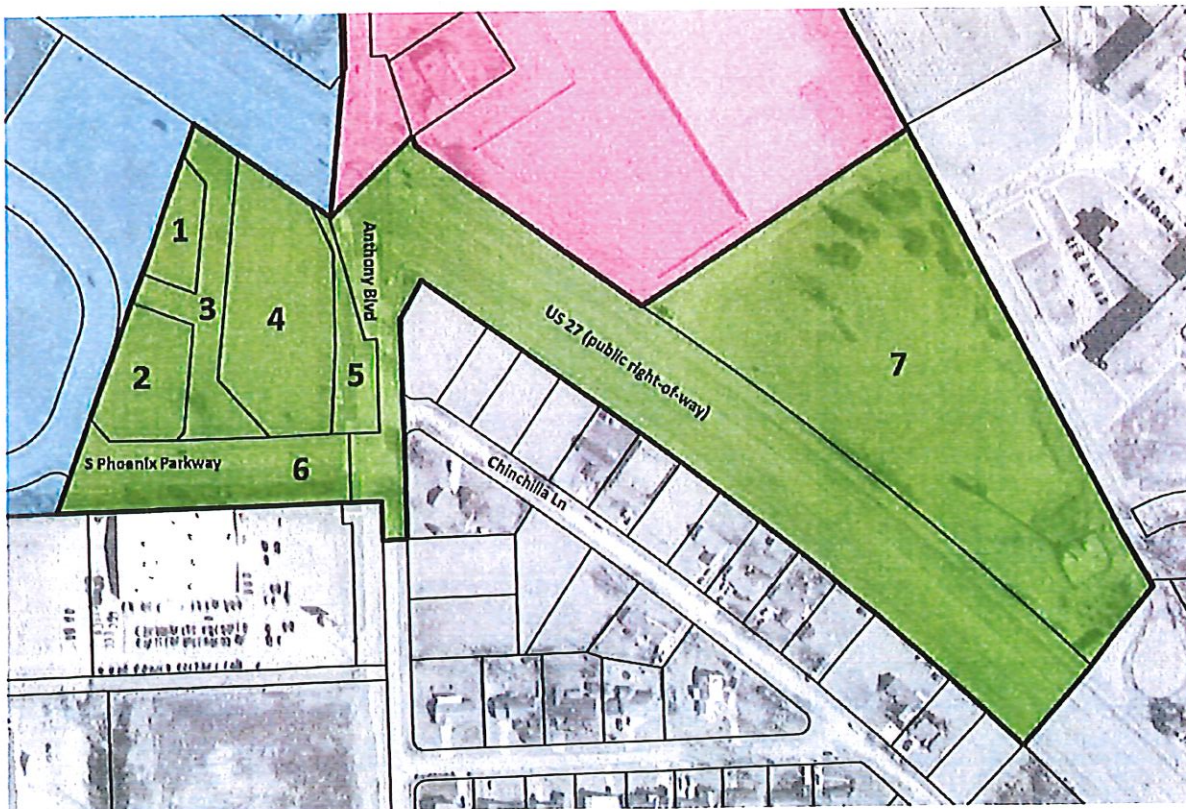


III. REAL PROPERTY WITHIN THE ALLOCATION AREA

The following table contains detailed parcel information for real estate in the Allocation Area.

Assessed values represent an assessment date of January 1, 2020. Note that base assessed values in the EDA will reflect an assessment date of January 1, 2021. These values have not yet been published. However, no development occurred on these parcels between assessment dates so the assessed value is unlikely to have meaningfully changed.

Map Key	PIN	Address	Area (sq ft)	Land Value (\$)	Improvement Value (\$)	Assessed Value (\$)	Owner
1	02-12-36-276-002.000-074	7800 S Anthony Blvd	13,898	17,400	0	17,400	Mall Development Co
2	02-12-36-276-003.000-074	7800 S Anthony Blvd	28,873	57,100	0	57,100	Mall Development Co
3	02-12-36-201-002.000-074	7800 S Anthony Blvd	64,213	51,200	800	52,000	Mall Development Co
4	02-12-36-276-004.000-074	7800 S Anthony Blvd	69,366	138,500	0	138,500	Mall Development Co
5	02-12-36-276-006.001-074	N/A	30,751	0	0	0	City of Fort Wayne
6	02-12-36-201-002.002-074	N/A	54,648	0	0	0	City of Fort Wayne
7	02-13-31-176-001.000-070	7950 Decatur Rd	291,672	134,000	1,000	135,000	Trustco Development Company (c/o David Eskenazi)



REDEVELOPMENT COMMISSION

IV. REDEVELOPMENT PROJECT SUMMARY

A primary goal of this EDA amendment is to support implementation of the Strategy, which identifies certain focus areas and corridors, revitalization of which could catalyze further investment in the Southeast Quadrant. The Strategy identifies numerous tactical projects, public infrastructure improvements, and key development sites within these areas that will stimulate broad economic growth within the Quadrant. Many of those projects and activities will be led or supported by the Redevelopment Commission, often in partnership with other City departments, community organizations, governmental units, business owners, or private developers. Section X of this plan describes projects identified in the Strategy that are in or serving the Amendment Area and for which Commission participation may be warranted.

Many of the projects envisioned herein could be undertaken as temporary pilot projects in order to gauge their effectiveness and impacts before committing significant resources. For example, closure of the slip lane at the intersection of McKinnie and Anthony and activation of the reclaimed right-of-way is envisioned as a pilot project where temporary barricades, street furniture, and other amenities could give way to more permanent improvements depending upon the pilot's success.

V. RELOCATION OF RESIDENTS AND BUSINESSES

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

VI. ENVIRONMENTAL CONCERNS

Because the Amendment Area includes older portions of the City that have accommodated multiple uses since their initial development and due to the large geographic area and myriad property owners, a comprehensive statement of environmental conditions in the Amendment Area is not available at this time. The Amendment Area did not historically include areas of heavy industry, but other potentially contaminating uses such as gas stations and dry cleaners exist or existed within the Amendment Area. Redevelopment of the Amendment Area will require further study, and may require remediation in conjunction with redevelopment efforts. Site evaluation and remediation are among the anticipated redevelopment activities described in Section X of this plan.

VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan: Designation of the Amendment Area as an EDA is supported by the comprehensive plan and the Southeast Development Strategy. Redevelopment and reinvestment in infill areas, especially areas that accommodate traditionally underserved populations, is a common theme supported by numerous policies throughout the City's adopted policy documents, as are policies that promote

connectivity and access to neighborhood-serving goods and services. The following policies are particularly relevant to the Amendment Area.

Land Use Policy LU5.C - Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.

Land Use Objective LU10 – Encourage sustainable growth by promoting quality, compatible infill development, revitalization and redevelopment in the Fort Wayne urban area.

Economic Development Objective ED2 – Invest in strategic infrastructure and public services to support and guide future high-quality economic development.

Housing and Neighborhood Objective H3 – Build on the assets and stabilize existing neighborhoods.

Community Identity and Appearance Policy CI4.A – Encourage context-sensitive design tools to enhance local character and ensure that new development, redevelopment and roadway improvements are integrated within the community and complementary to existing structures and the environment.

Southeast Development Strategy: This plan contains policy recommendations that are specific to the Southeast Quadrant of the City. The following adopted City policies are particularly relevant to the Amendment Area.

General Land Use Policy 3 – Quality infill development and redevelopment should be encouraged through various incentives and regulatory tools such as special districts, waivers, brownfield incentives and tax abatements.

Commercial Land Use Policy 1 – Support positive neighborhood commercial development to serve the needs of area residents, in particular those needs and services that are currently unavailable or are in short supply, i.e. restaurants, entertainment venues, and medical facilities.

Commercial Land Use Policy 4 – Improve the street image of existing commercial areas with façade, parking area and landscaping improvements where appropriate.

Transportation Policy 1 – Support the development of a corridor plan for the primary and secondary commercial corridors shown on the Strategic Development Map to promote enhancement and beautification.

Land Use & Zoning: The Amendment Area encompasses a wide variety of land uses ranging from low-density neighborhoods to a regional shopping center. Most of the current land uses are consistent with both their current zoning designation as well as their anticipated future use. However, implementation of this plan may include rezoning requests in the future, particularly for single residentially-zoned properties situated in predominantly commercial areas, and residentially-zoned properties containing non-residential uses.

VIII. EXISTING PUBLIC INFRASTRUCTURE

The EDA 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. Necessary public infrastructure improvements are described in Section X of this plan.

IX. FLOODPLAIN AND WETLANDS

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

X. POTENTIAL REDEVELOPMENT PROJECTS

The following redevelopment projects are based upon projects identified in the Strategy in or serving the Amendment Area. Cost estimates are included where possible, but estimates are not available for many of the projects because the scope is not known at this time. It is intended that the Redevelopment Commission use this list as a guide of the types of projects that could be undertaken, rather than as an explicit list.

To account for barriers that may arise as redevelopment progresses, some projects could require the use of one or more of the redevelopment activities described in Indiana Code 36-7-14. This includes, but is not limited to strategic property acquisition, demolition, and remediation. In addition, projects may require professional design engineering, consulting services, and traffic management.

Redevelopment of the Amendment Area will be accomplished through the implementation of the following projects:

- Due diligence and other pre-development investigations to assess viability of public and private projects. This typically includes, but is not limited to title work, environmental assessments, geotechnical investigations, market studies and traffic impact studies.
- Construction of public infrastructure to support private development. The nature and cost of new public infrastructure will depend largely on the scope of the project and on the condition and location of the public infrastructure currently serving the site. Public infrastructure could include, but is not limited to roads, curbs, sidewalks, streetlights, utilities, stormwater management, electricity, broadband, natural gas, and potentially public spaces such as parks or playgrounds.
- Public infrastructure and façade improvements to support redevelopment or adaptive reuse of underutilized or vacant buildings, and demolition and site preparation where reuse is not feasible.
- Closure of slip lane at McKinnie Ave and Anthony Blvd and placemaking, safety, and other public improvements to support creation of a new public space.
- Additional pedestrian facilities at the intersection of Anthony Blvd and US 27 which may include ramps, crosswalks, and signals. Estimated cost is \$75,000.
- Crosswalks and other pedestrian facilities where appropriate along Anthony Blvd.

REDEVELOPMENT COMMISSION

- Pavement markings, banners, signage and/or other visual cues to emphasize pedestrian and bicycle connectivity between McKinnle Ave and McMillen Park. Estimated cost is \$15,000.
- Closure of slip lane at intersection of Plaza Drive and McKinnle Ave. Cost estimate is \$20,000.
- Anthony Blvd corridor improvements such as road diets (i.e. elimination and/or reprogramming of excess travel lanes), bicycle facilities, pedestrian-scaled lighting, landscaping, and stormwater retention. The estimated cost on a 400-foot block to install a raised and planted boulevard, trail, and sidewalk is \$150,000.
- Gateway improvements in the vicinity of the intersection of Anthony Blvd and US 27 such as signage and landscaping.
- Parking log lighting improvements.
- Extension of Decatur Road to meet Southtown Boulevard at a new intersection at US 27. Estimated cost of \$600,000, excluding land acquisition.
- Transit improvements that more effectively link the Quadrant to other areas of the City. Estimated cost of a bus hut and concrete pad is about \$2,000.
- Improvement, extension or relocation of public infrastructure to support activation and/or redevelopment of large surface parking lots.
- Indoor and outdoor public spaces such as community facilities, event spaces, locations for outdoor dining/food trucks, and plazas.
- Planned trail projects in or serving the Amendment Area identified in the Strategy. Estimated cost per 400-foot block of asphalt trail is \$28,000, and \$36,000 for concrete.
- Murals and other public art on blank building walls and other locations visible from the public right-of-way.
- Public spaces such as parks and plazas, including pedestrian and bike connections to such facilities, that provide residents with access to recreational opportunities and the natural environment.

XI. PROPERTY TO BE ACQUIRED

Certain redevelopment projects may require strategic property acquisition to effectuate their implementation. Extending Decatur Road to meet Southtown Boulevard at US 27 will require property acquisition. Property to be acquired will depend on alignment of the roadway, but may require complete or partial acquisition of the following parcels:

PIN	Address	Owner
02-12-25-476-006.000-074	7300 Decatur Rd	Housing Authority of Fort Wayne
02-12-36-226-005.000-074	1528 E Tillman Rd	John Caley
02-12-36-226-006.000-074	7640 S Anthony Blvd	Ransom Real Estate LLC
02-12-36-226-007.000-074	7500 S Anthony Blvd (beh)	DG Properties 8 LLC

XII. FUNDING PRIORITIES

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

BOUNDARY DESCRIPTION, ECONOMIC DEVELOPMENT AREA EXPANSION

The Economic Development Area includes the real estate bounded by the following description:

Beginning at the northeast corner of the property commonly known as 826 E Tillman Rd (PIN of 02-12-36-129-014.000-076 and continuing northeast, generally, to the northwest corner of the intersection of Tillman Rd and John St, thence east along the northern extent of the Tillman Rd right-of way ("ROW") to the northwest corner of the intersection of Decatur Rd and Tillman Rd, thence north along the western extent of the Decatur Rd ROW to the northwest corner of the intersection of Decatur Rd and Woodside Ave, thence east along the northern extent of the Woodside Ave ROW to the southwest corner of 1617 Woodside Ave, thence north along the west property line of said property to the south property line of an unaddressed parcel with a PIN of 02-12-25-478-007.000-074, thence west along the south property line of said parcel to its southwest corner, thence north along the west property line of said parcel, continuing to the northern extent of the Seddlemeyer Ave ROW, thence east to the northwest corner of the intersection of Seddlemeyer Ave and Anthony Blvd, thence north along the western extent of the Anthony Blvd ROW to the southeast corner of 5802 S Anthony Blvd, thence west to the southwest corner of said property, thence north along the west property line of said property to its northwest corner, thence north, generally, to the northwest corner of the intersection of Lillie St and Paulding Rd, thence north along the western extent of the Lillie Ave ROW to the southern property line of 5414 S Anthony Blvd, thence west to the southwest corner of said property, thence north generally, along the rear property line of those properties with frontage along Anthony Blvd, to the northwest corner of 5300 S Anthony Blvd, thence east along the north property line of said property to the Anthony Blvd ROW, thence north along the western extent of the Anthony Blvd ROW to the southeast corner of 4308 S Anthony Blvd, thence west to the southwest corner of said property, thence north to the northeast corner of 4325 Lillie St, thence west to the northwest corner of said property, thence north along the Lillie St ROW to the southeast corner of the intersection of Lillie St and McKinnie Ave, thence east along the southern extent of the McKinnie Ave ROW to the northwest corner of 4304 S Anthony Blvd, thence north to the southeast corner of 4229 Lillie Street, thence north along the rear property lines of those properties with frontage on Lillie St to the northeast corner of 4219 Lillie St, thence southeast to the northwest corner of 4224 S Anthony Blvd, thence east to the northeast corner of said property, thence north to the northeast corner of 4210 S Anthony Blvd,

[reference note – boundary crosses Anthony Blvd on the north end at this point]

thence east, generally, to the northwest corner of 4215 S Anthony Blvd, thence east to the northeast corner of said property, thence north to the northeast corner of 4201 Anthony Blvd, thence east to the northwest corner of 1825 McKinnie Ave, thence east to the northeast corner of said property, thence due east to the eastern extent of the Euclid Ave ROW, thence south along said ROW to the northeast corner of the intersection of Euclid Ave and McKinnie Ave, thence east along the northern extent of the McKinnie Ave ROW to a point directly north of the northwest corner of an unaddressed property with a PIN of 02-13-19-134-001.000-070 (this point is coterminous with the northwest corner of 2520 McKinnie Ave), thence south and west, generally, along the east property line of said unaddressed parcel to the northeast corner of 2301 Marcy Ln, thence southwest, generally, to the east corner of 4402 Werling Dr, thence northwest generally, along the Werling Dr ROW to the south corner of the intersection of Werling Dr and Queen St, thence southwest along the Queen St ROW to the west corner of 4413 Queen St, thence northwest to the east corner of the southern corner of an unaddressed property with a PIN of 02-13-19-128-004.000-070 (this point is coterminous with the east corner of 4405 Standish Dr), thence west and north, generally, along the southern property line of said unaddressed parcel to the north corner of 4301 Plaza Dr, thence southwest, generally, along the Werling Dr ROW to the south corner of the intersection of Werling Dr and Plaza Dr, thence northwest, generally, along the southern extent of the Plaza Dr ROW to the northern corner of 4214 Plaza Dr, thence southwest, generally to the west corner of said property, thence west to the rear property line of 4301 S Anthony Blvd, thence south, southwest, and west, along the rear property line of said property, to the northwest corner of 4419 S Anthony Blvd, thence south along the eastern extent of the Anthony Blvd ROW to the northwest corner of 5311 S Anthony Blvd, thence east to the northeast corner of said property, thence south along the rear property lines of all properties with frontage on Plaza Dr to the northeast corner of 1917 E Paulding Rd, thence west to the northwest corner of 1821 E Paulding Rd, thence south to the southwest corner of said parcel, thence east to a point directly across Paulding Rd from the northeast corner of 5801 S Anthony Blvd

[reference note – boundary crosses from north to south side of Paulding Rd]

thence south to the northeast corner of 5801 S Anthony Blvd, thence south to the southwest corner of 1832 E Paulding Rd, thence east to the northeast corner of 5821 S Anthony Blvd, thence south to the southeast corner of 5833 S Anthony Blvd, thence west to the northwest corner of 1801 Chartwell Dr, thence south along the eastern extent of the Anthony Blvd ROW to the northwest corner of 6001 S Anthony Blvd, thence east to the northeast corner of 6303 S Anthony Blvd, thence south along the rear property line of said parcel to the southeast corner of said parcel (Note that 6303 Anthony Blvd is composed of two non-contiguous parcels, separated by 6301 S Anthony Blvd. The reference in this boundary description refers to the southwest corner of the southern section of 6303 S Anthony Blvd), thence west to the southwest corner of said parcel, thence south along the S Anthony Blvd ROW to the southwest corner of 1810 Embassy Dr, thence east along the rear property line of those properties with frontage on Embassy Dr to the southeast corner of 2216 Embassy Dr, thence north to the northwest corner of 6020 Radcliffe Dr, thence east, generally, to the northeast corner of said parcel (this point is coterminous with the southeast corner of the property with a PIN of 02-13-30-251-004.000-070), thence south along the western extent of the Radcliffe Dr ROW to the southwest corner of the intersection of Radcliffe Dr and Stardale Dr, thence east to the northwest corner of 2506 Stardale Dr, thence south to the southwest corner of said property, thence east to the northeast corner of an unaddressed parcel with a PIN of 02-13-30-251-003.000-070 (this point is coterminous with the southeast corner of 2754 Paulding Rd), thence south to the northeast corner of 6623 Lemar Dr, thence west along the southern property line of an unaddressed parcel with a PIN of 02-13-30-326-001.000-070 (note that this is the long rectangular property containing I&M transmission lines) to the southwest corner of said unaddressed parcel, thence south along the eastern extent of the S Anthony Blvd ROW to the northwest corner of 7017 S Anthony Blvd, thence east to the northeast corner of 1815 Seddlemeyer Ave, thence south to the northeast corner of 7111 S Anthony Blvd, continuing south along the rear property line of those properties with frontage on Anthony Blvd to the southeast corner of 7201 S Anthony Blvd, thence southwest, generally, to the northeast corner of 7325 S Anthony Blvd, thence south to the southeast corner of said property, thence west along the northern extent of the Tillman Rd ROW to a point directly north of the northeast corner of 7401 S Anthony Blvd, thence south to the southeast corner of said property, thence east to the southeast corner of 1914 E Tillman Rd, thence south to the east corner (forming an obtuse angle) of 7539 Decatur Rd, thence southwest, generally, to the south corner of said property, thence continuing to the western corner of 7555 Decatur Rd, thence continuing southeast, generally, along the property line located approximately in the centerline of Decatur Rd to the easternmost corner of the unaddressed property with a PIN of 02-13-31-176-001.000-070, thence continuing southwest to the east corner of 8011 Chinchilla Ln, thence to the northwest, generally, along the western extent of the US 27 ROW to the south corner of US 27 and Anthony Blvd, thence continuing south along the eastern extent of the Anthony Blvd ROW to the southwest corner of 7822 Chinchilla Ln, thence due west to the eastern property line of an unaddressed parcel owned by the City of Fort Wayne with PIN of 02-12-36-276-006.001-074, thence north to the northeast corner of said parcel,

[reference note – boundary is adjacent to existing EDA from this point to end of description]

thence west to the northwest corner of said parcel, thence west along the southern property line of an unaddressed parcel owned by the City of Fort Wayne with a PIN of 02-12-36-201-002.002-074 to the southwest corner of said parcel, thence northeast, generally, to the northwest corner of said parcel, thence northeast, generally, along the western property line of the property with a PIN of 02-12-36-276-003.000-074, thence northeast, generally, to the southwest corner of the property with a PIN of 02-12-36-276-002.000-074, continuing along the west property line of said parcel to its northwest corner, thence northeast, generally, to the northernmost point of the property with a PIN of 02-12-36-201-002.000-074, thence southeast, generally, along the southern extent of the US 27 ROW to the southwest corner of the intersection of US 27 and Anthony Blvd, thence north along the western extent of the Anthony Blvd ROW to the southwest corner of the intersection of Anthony Blvd and Decatur Rd, thence northwest, generally, to the southeast corner of the abandoned section of Decatur Rd ROW (note: the ROW still exists but the road has been removed), thence northwest, generally, to the north corner of 7530 S Anthony Blvd, continuing in the same direction to the southwest corner of the intersection of the abandoned Decatur Rd ROW and Tillman Rd, thence continuing west along the southern extent of the Tillman Rd ROW to the northeast corner of 1528 Tillman Rd, thence continuing south to the southeast corner of said property, thence continuing west along the rear property line of those parcels with frontage on Tillman Rd to the southwest corner of 1420 Tillman Rd, thence south to the southeast corner of 1414 Tillman Rd, thence northwest, generally, along the northern extent of the US 27 ROW to the southeast corner of the intersection of US 27 and Tillman Rd, thence west to the southwest corner of said intersection, thence southeast, generally, to the north corner of an unaddressed parcel with a PIN of 02-12-36-203-002.009-074 (this point is coterminous with the eastern extent of 1110 Tillman Rd), thence southwest, generally, to the southwest corner of said unaddressed parcel, thence continuing southwest, generally, along the western extent of the N Phoenix Pkwy ROW to a point coterminous with the north corner of an

REDEVELOPMENT COMMISSION

unaddressed parcel owned by the City of Fort Wayne with a PIN of 02-12-36-203-002.005-074, thence southwest, generally, long the northwest property line of said parcel to the southeast corner of 1020 Tillman Rd, thence southwest, generally, to the southwest corner of said parcel, thence north along the west property line of said parcel to the northwest corner of said parcel, continuing north to the northeast corner of an unaddressed parcel owned by the City of Fort Wayne with a PIN of 02-12-36-129-015.001-074, thence continuing west along the southern extent of the Tillman Rd ROW to the northwest corner of said unaddressed parcel and point of beginning.

BOUNDARY DESCRIPTION, TAX ALLOCATION AREA

The new Allocation Area includes the real estate bounded by the following description:

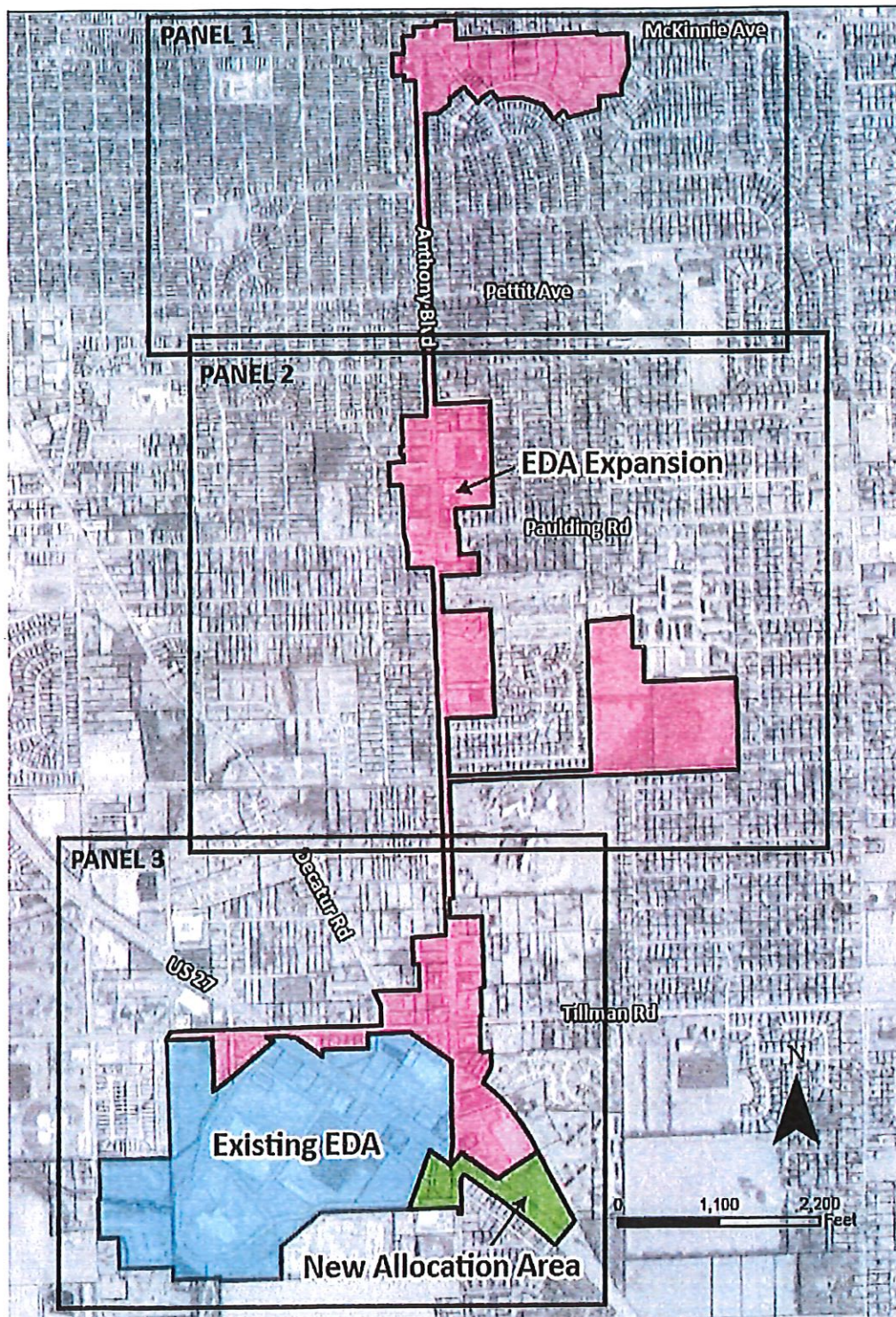
Beginning at a point located at the southwest corner of the intersection of Anthony Blvd and US 27, which point is coterminous with the northeast corner of an unaddressed parcel owned by the City of Fort Wayne with a PIN of 02-12-36-276-006.001-074, and continuing to the northeast, generally to the northwest corner of the intersection of Anthony Blvd and US 27, which point is coterminous with the south corner of the property with a PIN of 02-13-31-102-003.000-070, and continuing southeast, generally, along the northern extent of the US 27 ROW to the west corner of the unaddressed property with a PIN of 02-13-31-176-001.000-070, thence continuing northeast, generally, to the northeast corner of said unaddressed property, thence continuing southeast, generally, to the east corner of said property, thence continuing southwest to the east corner of 8011 Chinchilla Ln, thence to the northwest, generally, along the western extent of the US 27 ROW to the south corner of US 27 and Anthony Blvd, thence continuing south along the eastern extent of the Anthony Blvd ROW to the southwest corner of 7822 Chinchilla Ln, thence due west to the eastern property line of an unaddressed parcel owned by the City of Fort Wayne with PIN of 02-12-36-276-006.001-074, thence north to the northeast corner of said parcel,

[reference note – boundary is adjacent to existing EDA from this point to end of description]

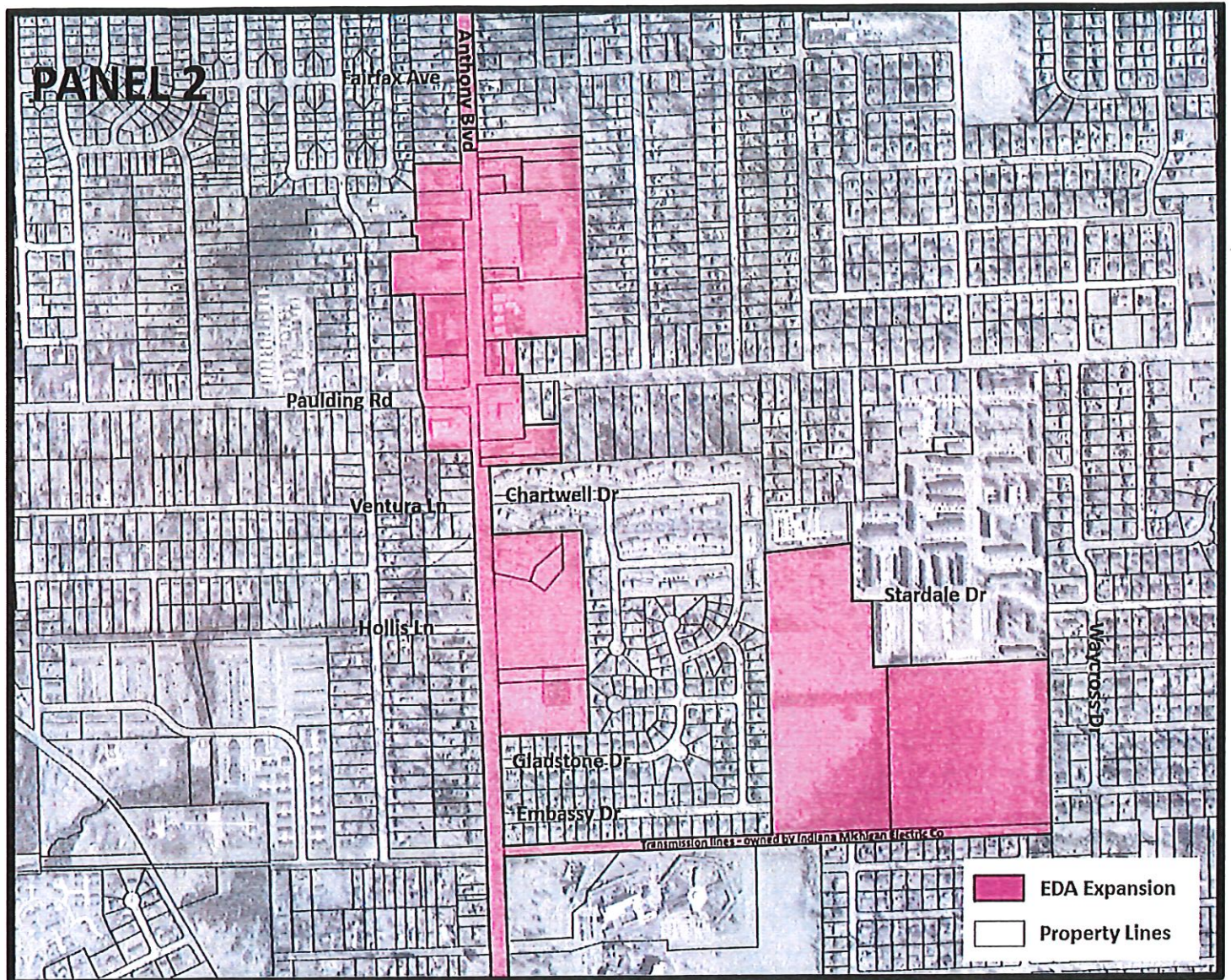
thence west to the northwest corner of said parcel, thence west along the southern property line of an unaddressed parcel owned by the City of Fort Wayne with a PIN of 02-12-36-201-002.002-074 to the southwest corner of said parcel, thence northeast, generally, to the northwest corner of said parcel, thence northeast, generally, along the western property line of the property with a PIN of 02-12-36-276-003.000-074, thence northeast, generally, to the southwest corner of the property with a PIN of 02-12-36-276-002.000-074, continuing along the west property line of said parcel to its northwest corner, thence northeast, generally, to the northernmost point of the property with a PIN of 02-12-36-201-002.000-074, thence southeast, generally, along the southern extent of the US 27 ROW to the southwest corner of the intersection of US 27 and Anthony Blvd and the point of beginning.

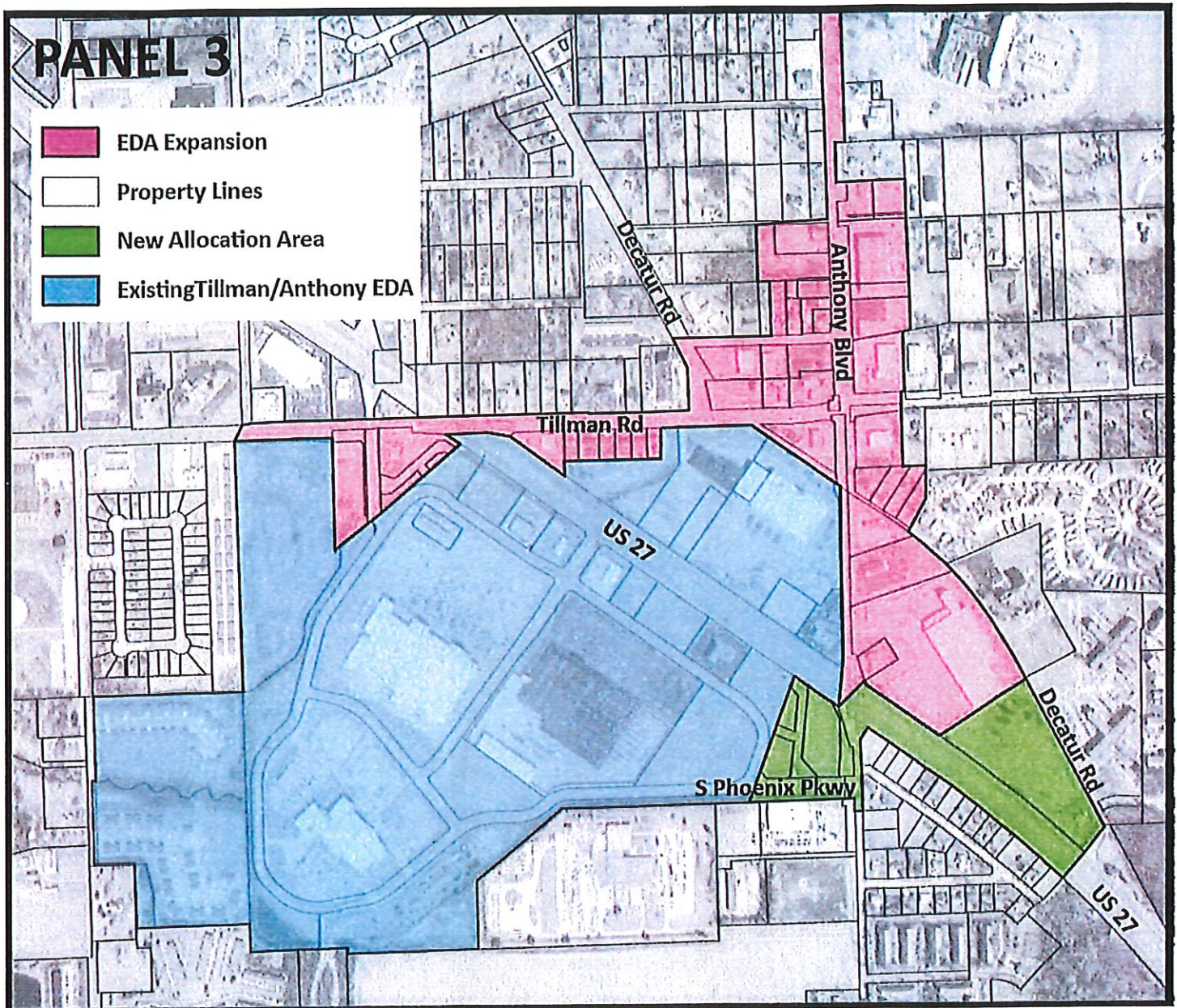
EXHIBIT B

Map sections









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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION R-2021-01
FOR AMENDMENT II TO THE
TILLMAN ANTHONY ECONOMIC DEVELOPMENT AREA**

WHEREAS, on February 8, 2021, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution R-2021-01, for the purpose of approving Amendment II to the Tillman Anthony 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-2021-01, 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 2021-01 concerning Amendment II of the Tillman/Anthony Redevelopment Project Area and Economic Development Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves an amendment of the Tillman/Anthony 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 Tillman/Anthony EDA was created in 2002 to provide for redevelopment of a blighted shopping mall into a regional retail destination called Southtown Centre. Despite the Centre's success, disparities in investment and other key economic and quality of life indicators exist between the Southeast Quadrant and the City as a whole, prompting the creation by community leaders and residents of a plan called the Southeast Development Strategy Update. Among its objectives, the Strategy identifies certain geographic focus areas where reinvestment could catalyze broader economic development. The existing EDA and the area proposed to be added through this amendment area are identified as focal points in the Strategy.

This amendment facilitates and supports implementation of the Strategy by providing a more direct way to leverage the success of Southtown Centre along the Anthony Boulevard corridor, which extends from the EDA. Specifically, it enables tax increment generated within the existing EDA to be used to support public infrastructure, placemaking, due diligence, and certain other economic development activities along and proximate to the corridor.

When completed, the EDA will increase the City's property tax base, increase employment opportunities, and give impetus to additional redevelopment and economic development on unimproved and underutilized sites within the EDA and in the surrounding area.

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 redevelopment plan for the EDA. The existing EDA will continue to generate tax increment, but use of that financial resource will be limited to areas in and serving the existing EDA.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). There are no direct costs associated with amending the EDA. Except for two development tracts adjacent to the existing EDA, and real estate within the existing Posterity Heights Urban Renewal Area, incremental increases in assessed value attributable to new development will not be captured by the Commission and will continue to flow to the underlying taxing units.

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). _____



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

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 #2 of the Tillman/Anthony 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 2021-01, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on February 8, 2021, for the purpose of amending the Tillman/Anthony 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 2021-01 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 2021-01 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.

