

A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2021-46 concerning Amendment I to the Broadway-Taylor Redevelopment Project Area, Economic Development Area and Tax Allocation 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 October 18, 2021, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2021-46, attached hereto as Exhibit A, for the purpose of amending the Broadway-Taylor Redevelopment Project Area, Economic Development Area and Tax Allocation Area ("EDA"); and

WHEREAS, on November 15, 2021, the Fort Wayne Plan Commission considered said Declaratory Resolution 2021-46 and the plan for redevelopment of the EDA attached thereto and adopted a 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 2021-46 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



COMMUNITY DEVELOPMENT REDEVELOPMENT COMMISSION

Thomas C. Henry, Mayor

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne, IN 46802
260 427-1127 fwcommunitydevelopment.org

November 18, 2021

MEMO

To: City of Fort Wayne Common Council

Copy: City of Fort Wayne Redevelopment Commission

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

**Re: Amendment I to the Broadway-Taylor 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 2021-46, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on October 18, 2021, for the purpose of amending the Broadway-Taylor Redevelopment Project Area, Economic Development Area and Tax Allocation Area; and
2. The Fort Wayne Plan Commission's Resolution dated November 15, 2021, wherein the Plan Commission determined that Declaratory Resolution 2021-46 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 the Declaratory Resolution is an economic development area.

The purpose of the amendment is to give effect to a State law passed specifically to support the Electric Works project that allows the expiration of this particular TIF District to be extended from 25 years to 35 years. No changes to the boundaries of the TIF District are proposed and no substantive changes to the redevelopment plan for the TIF District are contemplated.

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

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DIGEST SHEET

TITLE OF RESOLUTION. A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2021-46 concerning Amendment I to the Broadway-Taylor Redevelopment Project Area, Economic Development Area and Tax Allocation Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves Amendment I to the Broadway-Taylor Economic Development Area and Tax Allocation Area (the "TIF District") which is the TIF District containing the former General Electric campus. This Amendment gives effect to a State law passed after the TIF District was initially established that allows the expiration date of this particular TIF District to be extended from 25 years to 35 years. No changes to the boundaries of the district are proposed and no substantive changes to the Redevelopment Plan for the district are contemplated. The Redevelopment Commission must publish notice and conduct a public hearing prior to taking final action on the Amendment.

EFFECT OF PASSAGE. As operations at General Electric declined over the years, the large collection of buildings exerted a progressively blighting influence over surrounding neighborhoods. Redevelopment of the campus as an adaptive reuse project called Electric Works (the "Project") will convert the historic and culturally-significant structures into a vibrant mixed-use district, thereby increasing the City's property tax base, stabilizing surrounding neighborhoods, increasing employment opportunities, and giving impetus to additional redevelopment and economic development.

Extending the life of the TIF District to 35 years provides a critical financing pathway for implementation of Phase II of the Project. Most notably, it facilitates issuance of a bond with up to a 35-year term, which would allow the local financial contribution for Phase II to be paid solely from property tax revenue generated by the Project (and not from other local public funding sources).

Tax increment revenue not used for Electric Works could fund or finance public improvements in or serving a large 364-acre Economic Development Area that includes many neighborhoods surrounding the Project. A map depicting this geographic area is located on page 3 of the attached Redevelopment Plan.

EFFECT OF NON-PASSAGE. Redevelopment of Phase II of Electric Works will not be financially feasible without bridging the gap between development costs and the amount that can realistically be generated by private sector equity, conventional financing and non-local public sources. If this amendment is not passed, it is likely that the Project would not move forward as proposed, or other local public funding sources would need to be secured.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). There are no direct costs associated with amending the TIF District. The expansion, construction, or reconstruction of public infrastructure will be necessary for the successful redevelopment of the area. These activities could be funded and/or financed in part through tax increment generated within the TIF District.

ASSIGNED TO COMMITTEE (PRESIDENT). _____

**RESOLUTION 2021-46
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION FOR AMENDMENT I TO THE
BROADWAY-TAYLOR REDEVELOPMENT PROJECT AREA
AND ECONOMIC DEVELOPMENT AREA**

WHEREAS, on October 22, 2018, the Fort Wayne Redevelopment Commission ("Commission") adopted Confirmatory Resolution 2018-43 establishing the Broadway-Taylor Economic Development Area (the "EDA") and tax allocation area (the "Allocation Area") to provide for the redevelopment and revitalization of the former General Electric campus (the "GE Campus") and surrounding neighborhood through a multi-phase private development project called Electric Works (the "Project"); and

WHEREAS, Declaratory Resolution 2018-36 provided that the tax allocation provision for the EDA expires on the later of (i) twenty-five (25) years after the date of the Confirmatory Resolution for the EDA, or (ii) 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; and

WHEREAS, subsequent to adoption of Confirmatory Resolution 2018-43, the Indiana General Assembly passed HEA 1427 (the "State Act"), which provided that, with respect to an allocation area located within an area that includes a project for the use and repurposing of two or more buildings and structures that are at least seventy-five (75) years old and that are located at a site at which manufacturing previously occurred over a period of at least seventy-five (75) years, the expiration date for any such allocation area shall not be more than thirty-five (35) years after the date on which the allocation provision is established; and

WHEREAS, the Project located within the EDA and the Allocation Area satisfies the State Act in that it is a project for the use and repurposing of two or more buildings and structures that are at least seventy-five (75) years old and that are located at a site at which manufacturing previously occurred over a period of at least seventy-five (75) years; and

WHEREAS, the Commission now desires to terminate the existing Allocation Area and re-establish the Allocation Area to provide for a thirty-five (35) year expiration date pursuant to the State Act; and

WHEREAS, the Commission reviewed previous reports and materials that were used to substantiate the initial establishment of the EDA, including the previous redevelopment plan (the "2018 Redevelopment Plan"), and, in cooperation with various departments and bodies of the City, the Commission has investigated the existing public infrastructure in and serving the Allocation Area, and has prepared a redevelopment plan entitled *Redevelopment Plan for Amendment I to the Broadway-Taylor Economic Development Area* (the "2021 Redevelopment Plan"), attached hereto as Exhibit A, that will construct or reconstruct the public infrastructure necessary to support the Project and serve adjoining real estate in the EDA; and

WHEREAS, the Commission has determined that amending the Declaratory Resolution as set forth herein to give effect to the State Act is in the best interest of the City of Fort Wayne (the "City") and its inhabitants.

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. All provisions of Declaratory Resolution 2018-36 and the 2018 Redevelopment Plan, except as amended herein, shall remain in full force and effect as adopted by Resolutions 2018-36 and 2018-43.
3. Pursuant to IC 36-7-14-25.1(c)(3)(C), the Project is located in the EDA that includes, as part of the project, the use and repurposing of two (2) or more buildings and structures that are: (i) at least seventy-five (75) years old; and (ii) located at a site at which manufacturing previously occurred over a period of at least seventy-five (75) years.
4. The Allocation Area as originally established as part of Resolution 2018-36 and 2018-43 is hereby terminated as of the date hereof, and an area with the same boundaries as the Allocation Area is hereby re-established as of the date hereof as an "allocation area" pursuant to IC 36-7-14-39 for purposes of tax increment financing.
5. Pursuant to IC 36-7-14-25.1(c)(3)(C) and IC 36-7-14-39(b), the allocation provision of the Allocation Area re-established hereby shall expire thirty-five (35) years after the effective date of the resolution confirming this Amendment I to the EDA (i.e. the "Confirmatory Resolution").
6. The 2021 Redevelopment Plan, attached hereto as Exhibit A, 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.
7. Pursuant to IC 36-7-14-41(b), the Commission hereby determines that the EDA as originally established and with the amendments proposed herein is an "economic development area" as that term is defined in IC 36-7-14 et seq. in that:
 - A. The plan for the EDA:
 1. *Promotes significant opportunities for the gainful employment of its citizens.*
Multi-phase redevelopment of the GE Campus as a mixed use 'Innovation District' will create opportunities for new businesses and new employment and will be a unique product type in the region. The public improvements described in the 2021 Redevelopment Plan are necessary for these benefits to be realized.
 2. *Attracts a major new business enterprise to the City or retains or expands a significant business enterprise existing in the boundaries of the City.*
Leasing commitments for Phase I of the Project total more than 250,000 square feet. Phase II of the Project will further enhance the Project's ability to attract and retain businesses by providing additional retail, services, parking, and residences in close proximity to jobs.
 3. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.*
The Project benefits the health, safety, general welfare, and economic well-being of the citizens of Fort Wayne, and the public funds dedicated to the project will be used for public purposes. 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 2021 Redevelopment Plan 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;*
The level of service provided by existing infrastructure in and around the GE Campus, including streets, roads, parking and utilities, is insufficient to accommodate the character and level of usage planned for the Project.
2. *Existence of improvements or conditions that lower the value of the land below that of nearby land;*
Manufacturing operations at the GE Campus declined over the last 20 years and ceased completely in 2015. Many of the buildings are deteriorating, such that the remaining buildings exert a blighting influence on the surrounding area, depressing property values and creating an impediment to growth.
3. *Multiple ownership of land; or*
General Electric sold the campus to the Project developer in 2017, and the developer has assembled the additional real estate necessary to construct Phase II of the Project.
4. *Other similar conditions.*
Adaptive reuse of historic properties such as the GE campus provide intrinsic benefits to the community and create unique settings capable of generating future economic growth and investment. However, adaptive reuse projects are typically much more expensive and complicated than new construction.

C. *The public health and welfare will be benefited by accomplishment of the 2021 Redevelopment Plan.*

In addition to the economic and fiscal impacts of the Project, improved infrastructure and public spaces in and around the Project will benefit the public health and welfare. Renewed investment in the area presents an opportunity to address many of the socioeconomic challenges currently existing in the area.

D. The accomplishment of the 2021 Redevelopment Plan will be a public utility and benefit as measured by:

1. *The attraction or retention of permanent jobs.*
Phase I of the Project is expected to create or sustain 1,565 direct (on-site) jobs as well as 1,265 indirect and induced jobs in the local economy. Indirect and induced jobs are a key indicator of the Project's impact on other local businesses.
2. *An increase in the property tax base.*
Phases I and II of the Project are estimated to generate an incremental increase in property taxes of almost \$3 million.
3. *Improved diversity of the economic base; or*
The Project's "Innovation District" concept includes office, retail, residential, institutional, amenity, and hospitality uses in a mixed-use, walkable area. Including multiple uses and emphasizing entrepreneurship and innovation creates a dynamic revenue model that is more resilient to economic cycles than single-use development.
4. *Other similar public benefits; and*
Positive spillover effects beyond the Project site are expected. The Project area is located in a relatively dense and fully developed neighborhood on the periphery of downtown. Increases in property values, rents, business activity, and overall investment will occur due to the increased activity and vibrancy created by the project.

- E. *The plan for the EDA conforms to other development and redevelopment plans for the City.*
The 2021 Redevelopment Plan is supported by numerous City policies and plans, including the Comprehensive Plan. Consistency with existing policies, zoning and land use is described in Section VII of the 2021 Redevelopment Plan.
- 8. Pursuant to IC 36-7-14-15(a):
 - A. The land area described in the 2021 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.
 - 9. Pursuant to IC 36-7-14-15(a)(4) and IC 36-7-14-15(d), the Commission, having prepared the 2021 Redevelopment Plan for the EDA 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, as the boundaries of the EDA and Allocation Area are not changing and, except as described herein, the content of Declaratory Resolution 2018-36 and the accompanying 2018 Redevelopment Plan remain valid. The 2021 Redevelopment Plan provides additional details to projects contemplated in the 2018 Redevelopment Plan.
 - B. The existing resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the unit; and
 - C. It will be of public utility and benefit to amend the existing resolution or plan for the area.
 - 10. The general boundaries of the EDA and Allocation Area are described and depicted in the 2021 Redevelopment Plan.
 - 11. The Commission does not at this time intend to acquire any real estate within the boundaries of the EDA; however, the Commission will, through its Department of Redevelopment, acquire real estate as required to implement the 2021 Redevelopment Plan.
 - 12. The area labeled as "Allocation Area" in Map 2 in Section II of the 2021 Redevelopment Plan and described in Exhibit A-1 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.
 - 13. Establishing the expiration date of the Allocation Area as thirty-five (35) years from the date of the adoption of the allocation provisions herein will result in new property taxes in the Allocation Area that would not have been generated but for the adoption and subsequent extension of the allocation provision. Privately funding the Project without an allocation provision would require rents that exceed what the market could bear, thereby rendering the Project financially infeasible.

14. 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);
 - 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.
15. Pursuant to IC 36-7-14-39(b), after the date of adoption of a resolution that confirms the establishment of 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

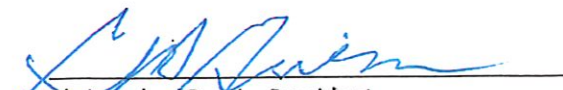
redemption before maturity of bonds, and any payments on leases payable under this section.

- 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.

16. 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.
17. 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.
18. 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.
19. 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.
20. Adopted and effective this 18 day of October, 2021.

FORT WAYNE REDEVELOPMENT COMMISSION



Christopher Guerin, 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 Guerin 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.

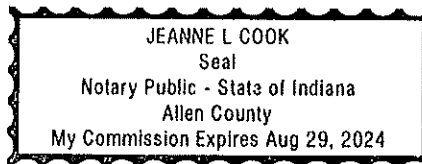
WITNESS my hand and seal this 10th day of November, 2021.

My Commission Expires: 8/29/2024

Jeanne L Cook
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 I TO THE
BROADWAY-TAYLOR
ECONOMIC DEVELOPMENT AREA**



**City of Fort Wayne Redevelopment Commission
October 18, 2021**



REDEVELOPMENT COMMISSION



I. OVERVIEW

General Electric (“GE”), located on the southern edge of downtown Fort Wayne, anchored the local economy for decades. At its height during World War II, the factory employed more than 20,000 workers. At one point it employed 40% of the local workforce. As manufacturing processes evolved in subsequent decades, however, the company gradually scaled back operations at this location until closing permanently in 2015, causing the remaining 18 buildings on the 31-acre campus to exert a blighting influence over the neighborhood. In 2016, GE sold the campus to a private entity for redevelopment.

To facilitate redevelopment of the GE campus and catalyze revitalization in this area, in 2018 the Redevelopment Commission established the Broadway-Taylor Economic Development Area (“EDA”) encompassing the campus and the surrounding neighborhoods, as well as a tax allocation area (“Allocation Area”) encompassing a portion of the GE campus and selected properties along the Broadway corridor.

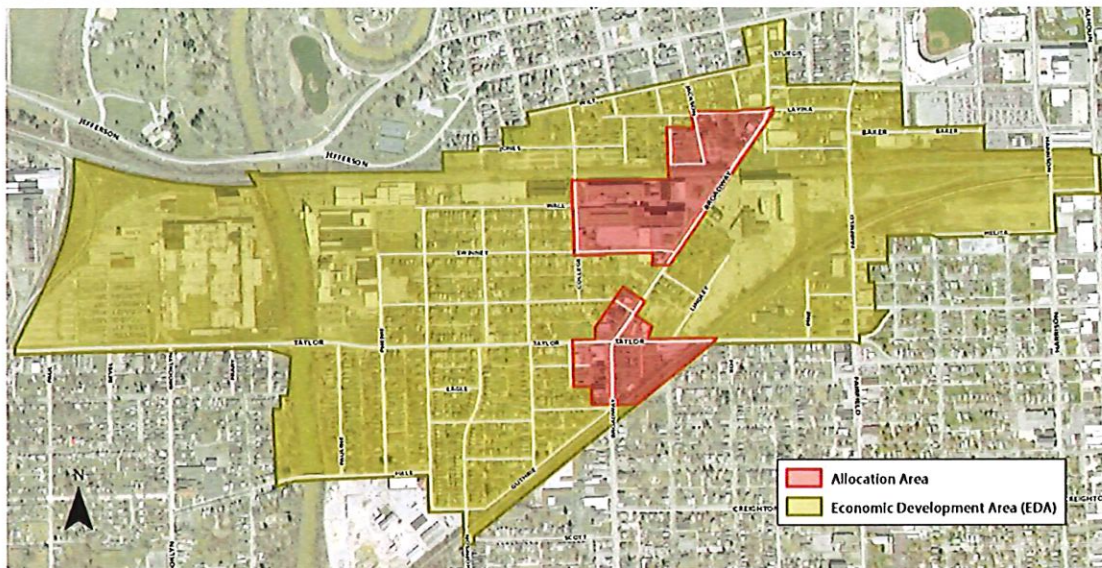
Phased rehabilitation of the existing buildings and the eventual construction of additional buildings in and around the GE campus would create nearly three million square feet of development capacity and include uses such as office, retail, residential, hospitality, innovation, entertainment, amenity, and education (the “Project”). Construction on Phase I of the Project, which includes redevelopment of the portion of the campus west of Broadway (the “West Campus”), began in earnest in late 2020.

Phase II of the Project includes redevelopment of the portion of the Allocation Area north of the CSX railroad right-of-way into a primarily residential mixed-use development with integrated structured parking.

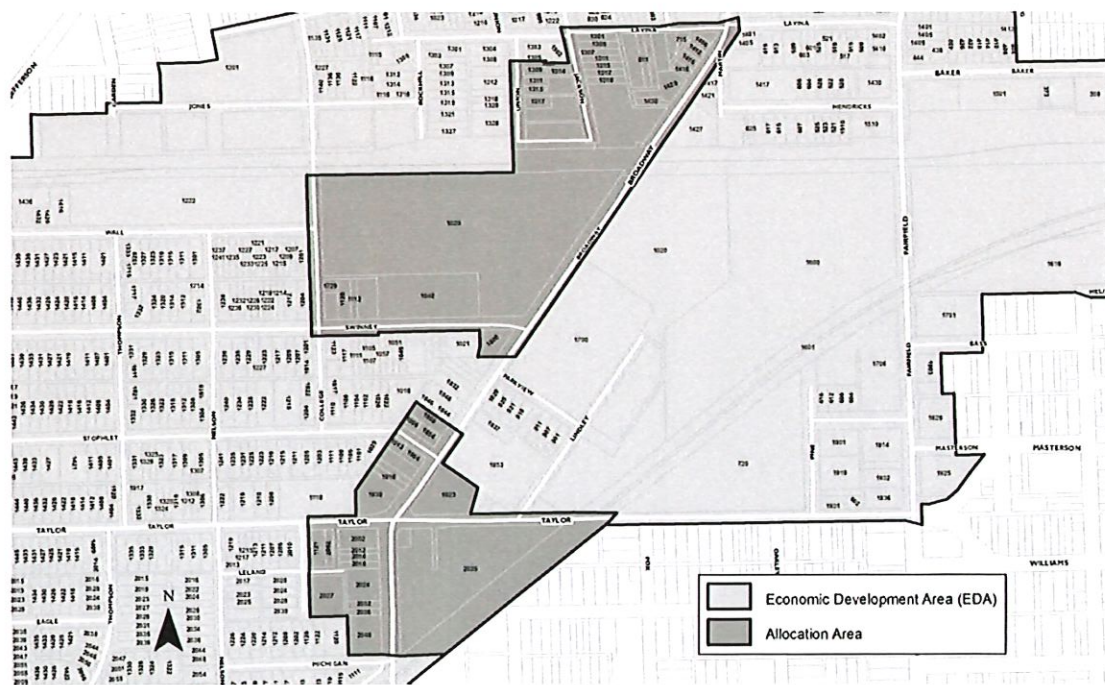
The purpose of this Amendment is to extend the life of the Allocation Area from 25 years to 35 years, pursuant to HEA 1427, which was passed by the Indiana General Assembly specifically to facilitate the Project. No changes to the boundaries of the EDA or Allocation Area are proposed, and the content of the original Redevelopment Plan for the EDA (the “2018 Redevelopment Plan”) remains valid.

II. BOUNDARY DESCRIPTION

The EDA encompasses 363.9 acres and includes many of the neighborhoods surrounding the former GE campus. The Allocation Area, encompassing 34.7 acres, lies completely within the EDA, but only includes a portion of the former GE campus and other selected properties along the Broadway Corridor. Maps 1 and 2 (below) show the boundaries of the EDA and Allocation Area. A detailed boundary description is contained in attached Exhibit A-I. No changes to the boundaries of the EDA or Allocation Area are proposed.



Map 1: Aerial view of EDA & Allocation Area



Map 2: Detailed Map of Allocation Area

III. REAL PROPERTY WITHIN THE ALLOCATION AREA

Parcels of real estate within the boundaries of the Allocation Area are identified in Exhibit A-2.

IV. REDEVELOPMENT PROJECT SUMMARY

The Broadway-Taylor EDA is centered on the rehabilitation of the former GE campus as a mixed-use 'Innovation District'. According to the Brookings Institution, an Innovation District is a "geographic area where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators. They are physically compact, transit-accessible, technically-wired and offer mixed-use housing, office, and retail."

Redevelopment and adaptive reuse of the campus call for the phased rehabilitation of existing buildings and the eventual construction of additional buildings for a total development capacity of nearly three million square feet, including space devoted to office, retail, residential, hospitality, entertainment, and education. Phase I of the Project is underway, with completion expected in late 2022.

Phase II of the Project centers on redevelopment of real estate north of the elevated CSX railroad, which historically separated production areas from employee parking areas. Phase II contemplates construction of a primarily residential mixed-use building with an integrated parking structure serving the new building, the West Campus and nearby properties. Ground floor commercial uses are anticipated as well.

In addition to the parking garage, public infrastructure improvements necessary to support Phase II include roadway improvements to Broadway, Lavina, Jackson and Union, as well as water, sewer and stormwater improvements serving the new buildings as well as other properties in the vicinity. Public infrastructure projects necessary for Phase II are described in Section X of this plan. Public infrastructure projects necessary for the full build-out of the Project and the EDA are described in the 2018 Redevelopment Plan.

V. RELOCATION OF RESIDENTS AND BUSINESSES

The GE campus has been vacant since 2015 so resident and business relocation is not necessary for redevelopment of the campus. The Phase II developer has acquired all of the real estate necessary for Phase II and has privately undertaken relocation efforts as needed. The Commission is not responsible for relocation of residents or businesses located on properties acquired by the developer for construction of Phase II.

VI. ENVIRONMENTAL CONCERNS

The EDA contains at least two Brownfield sites: (1) the former General Electric campus, and (2) the former BAE site, located on the west side of the St. Marys River (Essex, located on the east side of the river, is an active industrial area and is therefore not considered a Brownfield). No plans are currently in place for the rehabilitation of the BAE site. However, it is likely that redevelopment efforts would require some degree of environmental remediation.

Industrial uses at GE endured for more than a century and predated many modern environmental regulations. As such, rehabilitation will require significant environmental cleanup, although the extent of remedial efforts is largely dependent on anticipated future use. The area comprising Phase II historically accommodated residential and commercial uses, as well as parking for the campus. Although it is unlikely that hazardous materials or major environmental concerns are present, minor remediation may be necessary do to the long history of development in the area and the nature of the improvements.

Additional study is needed to determine the extent of remediation necessary for both Phase II and portions of the GE campus east of Broadway.

VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan:

The establishment of the EDA and Allocation Area is consistent with the City of Fort Wayne Zoning Ordinance and Comprehensive Plan. Although many goals, objectives, and policies throughout the plan support this effort, the following objectives from the Comprehensive Plan are particularly relevant:

Chapter 1: Land Use

- LU 8: Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
- LU 10: Encourage sustainable growth by promoting quality, compatible infill development, revitalization, and redevelopment in the Fort Wayne urban area.

Chapter 2: Economic Development

- The Comprehensive Plan specifically addresses this geographic area, stating: *“This industrial corridor was generally anchored by GE on the west... (It) will continue to present significant rehabilitation challenges to the community in the years ahead, particularly to the immediately adjacent residential areas... Local and state government will be called upon continually to find vehicles for regulatory flexibility, financially feasible environmental cleanup, continued infrastructure reinvestment, and tax incentives to deal with this challenge.”*

In addition, the following economic development objectives closely align with the Project:

- ED2: Invest in strategic infrastructure and public services to support and guide future high-quality economic development.

Land Use and Zoning:

The zoning map in Section VII has been updated from the 2018 Redevelopment Plan to include REZ-2021-0022, adopted on July 13, 2021, which rezoned a portion of the block east of Union Street, between Leykauf Street and Lavina Street, from R2, R3 and I3 to UC Urban Corridor to provide for implementation of Phase II.

Properties along the Broadway corridor south of the GE campus are zoned for light industry but currently contain primarily commercial and residential uses. Therefore, future redevelopment along the Broadway corridor will likely require rezoning. Based upon the prevailing character of the area and policies oriented towards commercial corridor revitalization, it is likely that a change from industrial to commercial zoning could be supported by the Comprehensive Plan.

The map displays the city of St. Louis, Missouri, with various streets and neighborhoods labeled. The Allocation Area is shaded in light blue and includes areas like the Central Business District, Loop, and parts of the Central City. The Economic Development Area is outlined in black and includes areas like the Central City, Loop, and parts of the Central City. The map also shows the Mississippi River and the Gateway Arch.

Legend

- Allocation Area (shaded light blue)
- Economic Development Area (outlined in black)

VIII. EXISTING PUBLIC INFRASTRUCTURE

The former GE campus and the EDA are located in a fully developed portion of the city so public infrastructure and utilities are generally available. Although the existing infrastructure was built to support an intensively used industrial site, the age/condition of those systems as well as the non-industrial character of planned uses necessitates many upgrades.

Although exceptions exist, much of the EDA has experienced disinvestment over the years. Revitalization of the GE campus could bring activity and vibrancy to the area, but could also exacerbate infrastructure shortcomings. Therefore, it will be important to continuously monitor public infrastructure systems and address the potential off-site impacts of forthcoming development early in the planning process.

IX. FLOODPLAIN AND WETLANDS

The southern and western portions of the EDA are in the floodplain, including a portion of the Allocation Area located at the west side of the intersection of Taylor and Broadway. A floodplain map is available in [Exhibit A-3](#), attached. At its closest point, the GE campus is approximately 900 feet from the 500-year floodplain and approximately 1,250 feet from the 100-year floodplain. Proposed public improvements in flood-prone areas should not exacerbate the risk of flooding and must comply with local, state, and federal floodplain regulations.

X. POTENTIAL REDEVELOPMENT PROJECTS

The 2018 Redevelopment Plan separated potential redevelopment projects within and serving the Broadway-Taylor EDA into three categories, summarized below:

- (1) Phase I public improvements on the West Campus.*
- (2) Off-site public improvements necessary for the completion of Phase I.*
- (3) Other on-site and off-site public improvements.*

Detailed descriptions of projects within these categories are contained in the 2018 Redevelopment Plan.

As the scope and timing of Phase II has come into focus, an additional category has been created:

- ***Public improvements necessary for the completion of Phase II:***
 - a. Parking Garage constructed as part of a mixed-use building, containing approximately 1,100 spaces. \$40,500,000.
 - b. Lavina Street Reconstruction including sidewalks, streetlights, and landscaping, and installation of a traffic signal at Lavina and Broadway. \$1,060,00.
 - c. Jackson Street Reconstruction including sidewalks, streetlights and landscaping. \$300,000.
 - d. Union Street Reconstruction including streetlights, sidewalks, and landscaping, as well as Union Street Tunnel northern entrance improvements. \$700,000.

- e. Sewer/stormwater improvements including abandonment of non-complaint combined storm/sanitary and installation of new separated storm and sanitary piping.
 - i. Construction of approximately 835 lineal feet of 8-inch sanitary sewer, generally located south of Lavina Street, along Jackson Street and Van Buren Street. \$230,000.
 - ii. Construction of approximately 1,100 lineal feet of new dedicated storm sewer constructed along a portion of Union Street, extending to the west generally along the northern extent of the CSX Railroad right-of-way. \$2,400,000.
- f. Water line comprising approximately 600 lineal feet of 12-inch diameter water main on Lavina Street, between Van Buren and Union, and 175 lineal feet of 8-inch diameter water main extending south from Lavina along Union Street. \$207,000

To fully implement this Redevelopment Plan, public infrastructure projects could require the use of one or more of the redevelopment activities described in IC 36-7-14. This includes, but is not limited to, strategic property acquisition, demolition, remediation, and site assembly. In addition, many projects will require professional design engineering and consulting services.

Generally, right-of-way improvements should be designed using Complete Streets principles to the greatest extent possible. The Project is located in a portion of the city that developed prior to the widespread adoption of automobiles, so walkability, multimodal accessibility, and connectivity are vital to its success, as are traffic management and wayfinding. Many of the arterials serving the Project also serve as gateways into downtown, and as such, they should incorporate high-quality designs and materials. Quality of Place improvements including public art and aesthetic enhancements should be strategically integrated into public improvements whenever possible. Per City Ordinance, brick streets and alleys must be reconstructed using like materials.

XI. PROPERTY TO BE ACQUIRED

The former GE campus is privately owned. No property acquisition by the Commission is necessary at this time for the development of the campus itself, although certain real estate may be dedicated to the City in order to expand Lavina Street.

The catalytic impact of redevelopment of the GE campus could create opportunities for additional public-private partnerships within the EDA, which could require property acquisition. As such, strategic opportunities which may include property acquisition should be considered, provided those opportunities are consistent with this Redevelopment Plan.

XII. FUNDING PRIORITIES

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

Exhibit A-1: Boundary Description of EDA and Allocation Area

Part I: Boundary Description of EDA:

Beginning at the southeast corner of the intersection of Taylor Street and the Norfolk Southern ("NS") railroad right-of-way, approximately 275 feet west of the intersection of Taylor Street and Paul Street, continuing eastward along the southern extent of the Taylor Street right-of-way to the west bank of the Saint Marys river, thence continuing southward along the east property line of those properties adjacent to the river until crossing Brown Street, thence continuing westward and then southward to encompass the northern and western boundaries of the Brown Street Pumping Station, thence continuing westward and then southward along the City-owned parcel adjacent to the river, thence continuing southward to the southern extent of the Hale Street right-of-way, thence continuing eastward along the southern extent of the Hale Street right-of-way to Riedmiller Avenue, thence continuing southward along the western extent of the Riedmiller Avenue right-of-way to Guthrie Street, thence continuing eastward along the southern extent of the Guthrie Street right-of-way to the southwest corner of the intersection of Guthrie Street and Thompson Avenue, thence continuing southward along the western extent of the Thompson Avenue right-of-way to the southwest corner of the intersection of Thompson Avenue and Scott Avenue, thence continuing eastward across Thompson Avenue and northward across Scott Avenue, to the southeast corner of the intersection of Thompson Avenue and the NS railroad right-of-way, thence continuing northeastward along the southern extent of the NS Railroad right-of-way to the southeastern corner of the intersection of Taylor Street and the NS Railroad right-of-way, thence continuing eastward along the southern extent of the Taylor Street right-of-way to the southeast corner of the intersection of Taylor Street and Fairfield Avenue, thence continuing northward across the intersection to the northern extent of the Taylor Street right-of-way, thence continuing generally northeastward along the southern extent of the Taylor Street right-of-way to the southwest corner of the intersection of Taylor Street and Masterson Avenue, thence continuing westward along the southern extent of the Masterson Avenue right-of-way to a point directly across Masterson Avenue from the rear lot line of the parcel located on the northeast corner of Masterson Avenue and Fairfield Avenue, thence continuing north, generally, in a manner that follows the rear property lines of those properties with frontage along Fairfield Avenue, to the southern extent of the Bass Street right-of-way, thence continuing eastward to a point directly across Bass Street from the rear lot line of the parcel located on the northeast corner of Bass Street and Fairfield Avenue, thence continuing northward to the northeast corner of said property, thence continuing eastward to the intersection of Hoagland Avenue and Melita Street, thence continuing along the southern extent of the Melita Street right-of-way, to the western extent of the Harrison Street right-of-way, thence continuing northward along the western extent of the Harrison Street right-of-way to the southeast corner of the intersection of Harrison Street and Grand Street, thence continuing eastward along the southern extent of the Grand Street right-of-way to the southeast corner of the intersection of Grand Street and Calhoun Street, thence continuing northward along the eastern extent of the Calhoun Street right-of-way across both the NS and CSX railroad rights-of-way, to the northern boundary of the CSX Railroad right-of-way, thence continuing westward along the northern boundary of the XX Railroad right-of-way to the southwest corner of the parcel containing the Baker Street Station and surface parking lot, thence continuing northward along the eastern lot line of said parcel, thence continuing, generally, northward to the northeast corner of the intersection of Baker Street and Webster Street, thence continuing westward along the northern extent of the Baker Street right-of-way to the northwest corner of the intersection of Baker Street and Ewing Street, thence continuing northward along the western extent of the Ewing Street right-of-way to the northwest corner of Brackenridge Street and Ewing Street, thence continuing westward along the northern extent of the Brackenridge Street right-of-way, to the southeast corner of the parcel located at the corner of Broadway Avenue and Brackenridge Street, thence continuing northward, to the southern extent of the Jefferson Boulevard right-of-way, thence continuing westward along the southern extent of the Jefferson Boulevard right-of-way to the strip of public right-of-way located approximately mid-block between Broadway Avenue and Van Buren Street, thence continuing southward along said strip of public right-of-way to the northern extent of the Wilt Street right-of-way, thence continuing westward along the northern extent

of the Wilt Street right-of-way to the northeast corner of the intersection of Wilt Street and Nelson Street, thence continuing southward along the eastern extent of the Nelson Street right-of-way to the termination of Nelson Street at the parcel containing Moody Park, thence continuing westward along the northern boundary of Moody Park to and continuing across the public alley on the western boundary of the parcel containing Moody Park, to the rear lot line of that parcel with frontage on Garden Street, thence continuing southward along the western extent of said public alley to the northwest corner of the intersection of said alley and Jones Street, thence continuing westward along the northern extent of the Jones Street right-of-way to the northwest corner of the intersection of Jones Street and Garden Street, thence continuing southward along the western extent of the Garden Street right-of-way to the southeast corner of the parcel located at the corner of Garden Street and Swinney Park Place, thence continuing westward along the public alley for approximately 283 feet, to the eastern boundary of a portion of Swinney Park located on the south side of Jefferson Boulevard, thence continuing southward along the eastern boundary of said parcel, to the point of intersection between said parcel and the CSX Railroad right-of-way, thence continuing westward along the northern extent of the CSX Railroad right-of-way to a point directly north of the northeast corner of the parcel commonly referred to as 2000 Taylor Street (legally described as LOT 6 GENERAL ELECTRIC CO, REPLAT ADD EX SE COR FOR ST), thence continuing southward across the CSX Railroad right-of-way to the northeast corner of 2000 Taylor Street, thence continuing westward, generally, along the northern lot line of said parcel to the point of intersection between the northern lot line of said parcel and the NS Railroad right-of-way, thence continuing southward, generally, along the eastern extent of the NS Railroad right-of-way, across Taylor Street, to the point of origin.

Part II: Boundary Description of Allocation Area:

North Section: Commencing at the northeast corner of the intersection of Broadway and Lavina Street, continuing southward to the southeast corner of said intersection, thence continuing southwest, generally, along the Broadway right-of-way, for approximately 1,473 feet, to the point directly east of the southern boundary of the parcel commonly referred to as 1800 Broadway (legally described as Lot 45 & Lot 45 Ex Frl W 27.5' Edsalls Addition), then westward across Broadway and along the southern boundary of said parcel to the southwest corner of said parcel, thence northward, generally, along the west boundary of said parcel to the northwest corner of said parcel, thence westward along the southern extent of the Swinney Avenue right-of-way to the southwest corner of the intersection of College Street and Swinney Avenue, thence northward along the western extent of the College Street right-of-way to the point of intersection of the College Street right-of-way and the CSX Railroad right-of-way, thence eastward along the southern boundary of the CSX Railroad right-of-way for approximately 775 feet, to the point directly south of the western extent of the Union Street right-of-way at the point where said right-of-way intersects the CSX Railroad right-of-way, thence northward across the CSX Railroad right-of-way and along the western extent of the Union Street right-of-way to the point directly west of the southern boundary of the property commonly referred to as 1305 Union Street (legally described as N 22FT OF W 85 LOT 2 AYRES ADD), thence eastward across the Union Street right-of-way and along the southern boundary of said parcel to the southeast boundary of said parcel, thence southward approximately 9 feet to the southwest boundary of the property commonly referred to as 1302 Jackson Street (legally described as AYRES ADD E 1/2 LOT 1), thence eastward along the southern boundary of said parcel to the southeastern boundary of said parcel, thence northward, generally, along the western extent of the Jackson Street right-of-way to the northwest corner of the intersection of Jackson Street and Lavina Street, thence eastward across Jackson Street and along the northern extent of the Lavina Street right-of-way to the point of origin.

South Section: Commencing at the southwest corner of the property commonly referred to as 720 Taylor Street (legally described as LOT 12 THRU 15 & 28 THRU 39 & VAC ALLEYS STURGIS 2ND ADDN & SPC 156 FT N OF SPEREISEA ADDN & S OF), thence southwest, generally, along the southern extent of the Norfolk Southern (NS) Railroad right-of-way, to a point directly east of the southern extent of the property commonly referred to as 2021 Broadway Avenue (legally described as 103,166 SQ FT PT of Fairfield's Out Lots 6-7-8 N of Wabash Railroad E of Broadway S of Taylor Exc NW), thence westward across the NS Railroad right-of-way to the southernmost point of 2021 Broadway, continuing westward to the northwest corner of the intersection of Broadway and Michigan Avenue, thence westward along the northern extent of the Michigan Avenue right-of-way to the southwest corner of the property commonly referred to as 2042 Broadway (legally described as Old Orchard Addition Lots 18 through 20 & S 26 2/3' Lot 17), thence northward along the western boundary of said parcel to the northwest corner of said aprcel, thence westward across the public alley running parallel to Broadway, continuing westward along the northern extent of the public alley running parallel to Michigan Avenue, to the northeast corner of the intersection of said alley and Brookside Street, thence continuing northward along the eastern extent of the Brookside Street right-of-way to the northeast corner of the intersection of Brookside Street and Taylor Street, thence continuing eastward along the northern extent of the Taylor Street right-of-way to the northeast corner of the intersection of Taylor Street and a public alley, at a point coterminous with the southwest corner of the parcel commonly referred to as 1930 Broadway (legally described as Lots 12 through 14 Stophlets Addition ex R/W), thence continuing northward along the lot line of said parcel for approximately 97 feet, thence continuing generally northeastward along the eastern extent of a public alley, continuing across Stophlet Street in the same direction, and continuing along the eastern extent of said public alley to the northernmost point of the parcel commonly referred to as 1850 Broadway (legally described as LOT 7 STOPHLETS ADD), thence southeastward, generally, along the northeastern boundary of said parcel, continuing in the same direction across the Broadway right-of-way to boundary of the property commonly referred to as 1853 Broadway (legally described as LOTS 6 TO 9 & LOT 10 EX N 6.5FT & LOTS 20 TO 26 INCL NUTTMAN PLACE ADD), thence southwestward, generally, along the eastern extent of the Broadway right-of-way, to the northernmost point of the property commonly referred to as 1923 Broadway (legally described as Lots 1 thru 5 Nuttman Place Addition Ex R/W & PtLot 1 J H Feicheters 4th Addition & Vac Alley), thence southeastward, generally, along the northeast boundary of said parcel to the easternmost point of said parcel, then southward, generally, along the eastern boundary of said parcel to the southeast corner of said parcel, thence eastward along the Taylor Street right-of-way to the point of origin.

Exhibit A-2: Real Estate in the Allocation Area

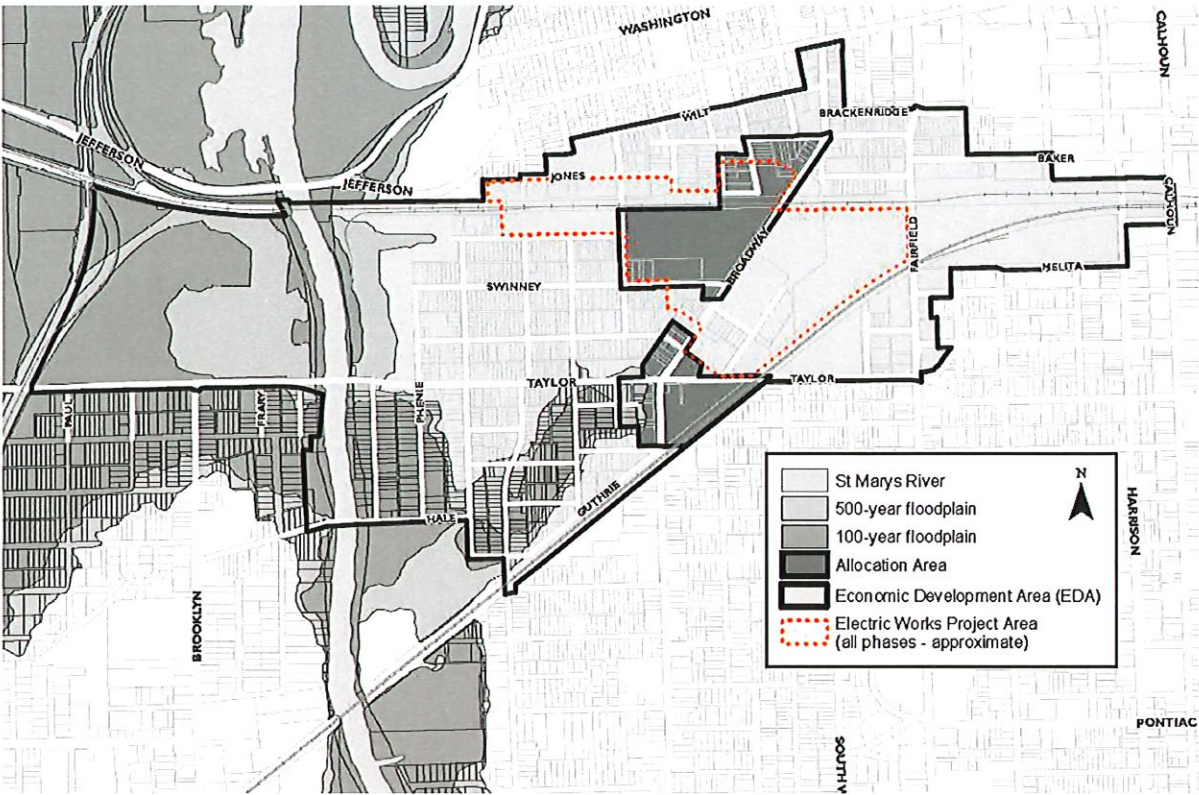
All real estate is located in the 074 Ft Wayne-Wayne Tax District and the 46802 ZIP Code.

Property ID Number	Address	Owner	Assessed Value (Land)	Assessed Value (Improvements)	Assessed Value (October 2021)	Area (Sq Ft)
02-12-11-153-029.000-074	1854 BROADWAY	Trevino Benito	6,800	40,000	46,800	4,500
02-12-11-151-005.000-074	1030 SWINNEY AVE	EW West Campus Landlord LLC c/o Ancora Partners LLC	15,400	98,000	113,400	61,675
02-12-11-301-002.000-074	2021 BROADWAY	Rongos Broadway Center Inc	357,700	505,300	863,000	143,075
02-12-11-154-004.000-074	1914 BROADWAY	ROCKEY DONNA	11,300	-	11,300	3,750
02-12-10-434-016.000-074	2042 BROADWAY	METRO REAL ESTATE INC	27,500	203,200	230,700	18,338
02-12-10-434-015.000-074	2034 BROADWAY	BUBB JOSEPH	4,400	44,100	48,500	2,932
02-12-10-434-004.000-074	2027 BROOKSIDE ST	Mad Anthony Investments LLC	19,700	15,400	35,100	19,707
02-12-10-434-013.000-074	2020 BROADWAY	METRO REAL ESTATE INC	22,500	89,300	111,800	15,000
02-12-10-434-014.000-074	2032 BROADWAY	Chicago Equity Trust LLC	5,600	49,000	54,600	3,731
02-12-10-434-011.000-074	2014 BROADWAY	Miller Broadway LLC	9,000	125,400	134,400	4,485
02-12-10-434-009.000-074	2002 BROADWAY	Mad Anthony Investments LLC	45,900	182,800	228,700	15,314
02-12-10-287-030.000-074	1930 BROADWAY	Covington Properties LLC	77,500	260,100	337,600	19,375
02-12-11-154-005.000-074	1916 BROADWAY	ROCKEY DONNA	11,300	64,700	76,000	3,750
02-12-11-153-010.000-074	1800 BROADWAY	Swinney Avenue Partners LLC c/o Ancora Partners LLC	14,700	75,200	89,900	217
02-12-11-301-001.000-074	2021 BROADWAY	RONGOS BROADWAY CENTER INC	8,500	1,700	10,200	3,400
02-12-11-155-011.000-074	1923 BROADWAY	Three Brothers LLC	120,900	369,400	490,300	30,230
02-12-10-434-010.000-074	2012 BROADWAY	Miller Broadway LLC	5,400	50,800	56,200	2,700
02-12-10-434-001.000-074	1121 TAYLOR ST	Mad Anthony Investments LLC	17,400	134,500	151,900	8,675
02-12-10-434-012.000-074	2018 BROADWAY	Miller Broadway LLC	8,100	55,600	63,700	4,065
02-12-11-154-003.000-074	1902 BROADWAY	HANCOCK DAVID L	22,500	-	22,500	7,500
02-12-11-153-027.000-074	1850 BROADWAY	Lincoln Investments LLC	6,800	12,400	19,200	7,500
02-12-11-154-002.000-074	1902 BROADWAY	HANCOCK DAVID L	13,500	95,500	109,000	4,500
02-12-11-153-028.000-074	1006 STOPHLET ST	TREVINO BENITO	4,400	10,300	14,700	3,000
02-12-10-280-002.000-074	1124 SWINNEY AV	EW West Campus Landlord LLC c/o Ancora Partners LLC	1,300	2,100	3,400	5,034
02-12-11-154-001.000-074	1013 STOPHLET ST	FGI Homes LLC	4,400	60,100	64,500	3,000
02-12-10-280-003.000-074	1120 SWINNEY AVE	Ew West Campus Landlord LLC	7,300	54,100	61,400	8,100
02-12-10-280-001.000-074	1729 COLLEGE ST	EW West Campus Landlord LLC	4,700	60,600	65,300	3,100
02-12-10-280-005.000-074	1102 SWINNEY AV	EW West Campus Landlord LLC c/o Ancora Partners LLC	3,100	4,800	7,900	12,245
02-12-11-119-016.000-074	1414 BROADWAY	Anderson Micheal B	7,500	71,000	78,500	3,750
02-12-11-119-003.000-074	1307 JACKSON ST	Union Park Company LLC c/o Ancora Partners LLC	32,500	110,400	142,900	3,750
02-12-11-119-023.000-074	1430 BROADWAY	Broadway Redevelopment Partners LLC	11,700	-	11,700	424

REDEVELOPMENT COMMISSION

02-12-11-118-006.000-074	1315 UNION ST	Broadway Redevelopment Partners LLC	23,000	45,000	68,000	2,720
02-12-11-119-019.000-074	1420 BROADWAY	Broadway Grill Inc	22,700	47,700	70,400	11,328
02-12-11-118-005.000-074	1311 UNION ST	Broadway Redevelopment Partners LLC	32,700	81,400	114,100	2,880
02-12-11-118-010.000-074	1314 JACKSON ST	Broadway Redevelopment Partners LLC	13,700	-	13,700	2,349
02-12-11-118-003.000-074	1307 UNION ST	Broadway Redevelopment Partners LLC	21,600	62,200	83,800	1,804
02-12-11-119-002.000-074	1305 JACKSON ST	Broadway Redevelopment Partners LLC	37,700	13,500	51,200	4,350
02-12-11-119-014.000-074	1406 BROADWAY	Broadway Redevelopment Partners LLC	31,200	9,500	40,700	600
02-12-11-119-007.000-074	815 LAVINA ST	Broadway Redevelopment Partners LLC c/o Cross Street Partners LLC	8,100	-	8,100	10,820
02-12-11-119-012.000-074	715 LAVINA ST	Broadway Redevelopment Partners LLC	17,100	-	17,100	210
02-12-11-119-004.000-074	1311 JACKSON ST	Broadway Redevelopment Partners LLC	32,500	84,500	117,000	3,750
02-12-11-119-005.001-074	1317 JACKSON ST	Broadway Redevelopment Partners LLC	36,400	131,400	167,800	4,200
02-12-11-118-008.000-074	1302 JACKSON ST	Kucinsky Ted & McDonald Kimberly	63,300	342,000	405,300	400
02-12-11-119-024.000-074	1434 BROADWAY	Broadway Redevelopment Partners LLC c/o Cross Street Partners LLC	34,000	3,000	37,000	45,275
02-12-11-119-006.000-074	1319 JACKSON ST	Union Parking Company LLC	36,400	7,300	43,700	4,200
02-12-11-119-017.000-074	1418 BROADWAY	Broadway Redevelopment Partners LLC c/o Ancora Partners	3,800	17,100	20,900	1,875
02-12-11-119-001.000-074	1301 JACKSON ST	Broadway Redevelopment Partners LLC	16,200	51,800	68,000	4,350
02-12-11-119-009.000-074	809 LAVINA ST	Broadway Grill Inc	4,000	800	4,800	5,350
02-12-11-119-011.000-074	719 LAVINA ST	Broadway Redevelopment Partners LLC	21,000	-	21,000	840
02-12-11-118-009.002-074	JACKSON ST	Broadway Redevelopment Partners LLC	9,200	-	9,200	783
02-12-11-119-010.000-074	803 LAVINA ST	Broadway Grill Inc	5,800	3,000	8,800	7,750
02-12-10-280-004.000-074	1112 SWINNEY AVE	EW West Campus Landlord LLC	1,600	-	1,600	4,050
02-12-11-118-007.000-074	1317 UNION ST	Broadway Redevelopment Partners LLC	40,300	79,400	119,700	4,400
02-12-11-118-004.000-074	1309 UNION ST	Broadway Redevelopment Partners LLC	29,900	9,600	39,500	2,720
02-12-11-119-015.000-074	1412 BROADWAY	Anderson Mike	20,400	47,600	68,000	2,850
02-12-11-119-008.000-074	811 LAVINA ST	Broadway Redevelopment Partners LLC	39,500	46,800	86,300	5,684
02-12-11-119-013.000-074	1404 BROADWAY	Fort Wayne City Of Property Management PROPERTY MANAGEMENT	4,200	-	4,200	2,118
02-12-11-119-005.000-074	1315 JACKSON ST	Broadway Redevelopment Partners LLC	36,400	98,000	134,400	4,200
02-12-12-501-001.000-074	CSX Railroad	CSX Railroad	-	-	-	-
02-12-16-503-002.000-074	100 GRAND ST (N OF BLK OF)	Norfolk Southern Railway Company Taxation & Real Estate Dept	-	-	-	-
02-12-11-118-011.000-074	1326 JACKSON ST	Broadway Redevelopment Partners LLC c/o Cross Street Partners LLC	20,900	1,000	21,900	34,875
02-12-11-151-001.000-074	2000 BROADWAY	EW West Campus Landlord LLC c/o Ancora Partners LLC	102,900	1,514,100	1,617,000	411,772

Exhibit A-3: Flood Zones in Economic Development Area



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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2021-46
FOR AMENDMENT I TO THE
BROADWAY-TAYLOR ECONOMIC DEVELOPMENT AREA**

WHEREAS, on October 18, 2021, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2021-46, for the purpose of establishing the Broadway-Taylor 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 supporting 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 supporting 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:

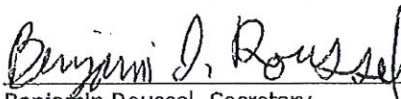
1. Redevelopment Commission Declaratory Resolution 2021-46, together with the redevelopment plan and related support documents attached thereto, conform to the plan of development for the City of Fort Wayne, and are hereby approved.
2. The Secretary of the Plan Commission is authorized to deliver to 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 11/15/21.

CITY OF FORT WAYNE PLAN COMMISSION



Connie Haas Zuber, President



Benjamin Roussel, Secretary