

**A Resolution confirming the approving
order of the Fort Wayne Plan Commission
and Fort Wayne Redevelopment
Commission Resolution 2022-10
concerning Amendment II of the
Riverfront I Columbia Street 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 14, 2022, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2022-10, attached hereto as Exhibit A, for the purpose of amending the Riverfront I Columbia Street Economic Development Area and tax allocation area ("EDA"); and

WHEREAS, on February 21, 2022, the Fort Wayne Plan Commission considered said Declaratory Resolution 2022-10 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 2022-10 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 2022-10
FORT WAYNE REDEVELOPMENT COMMISSION

DECLARATORY RESOLUTION FOR AMENDMENT II
TO THE RIVERFRONT I COLUMBIA STREET REDEVELOPMENT PROJECT AREA
AND ECONOMIC DEVELOPMENT AREA

WHEREAS, on September 12, 2016, the Fort Wayne Redevelopment Commission (the "Commission") adopted Confirmatory Resolution 2016-68 establishing the Riverfront I Columbia Street Economic Development Area and tax allocation area (collectively, the "Existing EDA"), which Existing EDA was amended by Confirmatory Resolution 2020-26 on June 8, 2020; and

WHEREAS, 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, and has further considered the conditions which would prevent such activities from occurring; and

WHEREAS, such investigations, studies and surveys have been made in cooperation with various departments and bodies of the City and have focused on determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, the area described in Attachment 1: Exhibit A in the City (the "Amendment Area") adjoins the Existing EDA and is situated in a strategic location from a redevelopment standpoint; however, vacant, obsolete and/or underutilized buildings and deteriorating and/or inadequate infrastructure add substantial cost and complexity to redevelopment efforts and cannot be corrected by regulatory processes or by the ordinary operation of private enterprise without resort to the provisions of the Redevelopment of Blighted Areas Act of 1981 (P.L. 309 and 310 of the Acts of 1981) of the General Assembly of the State of Indiana, as amended and supplemented (the "Act"); and

WHEREAS, a single private-sector entity purchased most of the real estate in the Amendment Area in 2019 with the intent of rehabilitating/redeveloping it as an integral part of downtown; and

WHEREAS, the initial phase of this initiative anticipates redevelopment of the block bounded by Pearl Street, Maiden Lane, Main Street, and Webster Street as a multi-story mixed-use building with ground-floor commercial and upper-floor residences (the "Mixed-Use Project"), construction of which will require the construction of public infrastructure; and

WHEREAS, the Commission has investigated the existing public infrastructure in and serving the Amendment Area, and has prepared a redevelopment plan entitled *Redevelopment Plan for Amendment II to the Riverfront I Columbia Street Economic Development Area*, attached hereto as Attachment 1, that will construct or reconstruct public infrastructure as necessary to support redevelopment of the Amendment Area (the "Redevelopment Plan"); and

WHEREAS, the Commission has determined that implementation of the Redevelopment Plan under the provisions of the Act will benefit the public health, safety and welfare of the citizens of the City; and

WHEREAS, the Commission's commitment to redevelopment of the Amendment Area 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 public improvements that will support the Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that:

1. The foregoing recitals are true and are incorporated herein and made a part hereof.
2. The land within the boundaries described in Exhibit A of the 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.*
Rehabilitation of existing buildings and construction of new buildings will add to the supply of commercial space in a growing area of downtown, which is fundamental to business attraction and job creation. An influx of employees and residents will also benefit nearby establishments, thereby supporting the local economy and further positioning downtown as the regional center for business and tourism. In addition, the Mixed-Use Project contemplates inclusion of several live-work units, which would be a new product type in the City and would provide space for entrepreneurs and small businesses.
 2. *Retains or expands a significant business enterprise existing in the boundaries of the City and attracts a major new business enterprise to the City of Fort Wayne.*
Over that past decade, numerous companies have moved downtown from outside the region or from suburban locations. This trend corresponds to the historical role of downtown as an engine for economic growth and innovation, as well as the more recent trend of companies locating in walkable, amenity-rich urban areas. The Amendment Area establishes a framework to create more opportunities for companies to experience these benefits and continue to flourish within the City.
 3. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.*
Based upon the findings stated herein, the Redevelopment Plan will benefit the public health, safety, morals, and welfare and increase the economic well-being of the City. The Redevelopment Plan meets the purposes of IC 36-7-14-2.5 and IC 36-7-14-43 in all other respects.
 - B. The plan for the Amendment Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under this section and IC 36-7-14-2.5 and IC 36-7-14-43 because of:
 1. *Lack of local public improvement;*
Many of the existing roads and sidewalks in the Amendment Area are in poor condition and were not designed to support high levels of pedestrian traffic (for example, the

sidewalks are much narrower than similarly situated areas of downtown).

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

The buildings associated with the former industrial bakery have been largely vacant and/or underutilized for several years. Other properties within the Amendment Area are functionally obsolete. In addition, power lines extending along Pearl Street would need to be relocated or buried in order to develop the real estate. Collectively, these improvements lower the value of land within the Amendment Area to a level that is below the surrounding area.

3. *Multiple ownership of land; or other similar conditions*

The narrow right-of-way width of Maiden Lane may be insufficient to accommodate anticipated levels of vehicular and pedestrian traffic (from lot line to lot line, Maiden is 35 feet wide, compared to a typical downtown right-of-way width of 60 to 65 feet).

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

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

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

1. *The attraction or retention of permanent jobs.*

The Amendment Area is exceptionally well-suited for high-density commercial and residential development. Comparable projects in the vicinity demonstrate how high-quality space can positively impact the job market. Several large corporations have brought hundreds of jobs to new/rehabilitated commercial spaces in the vicinity of the Amendment Area, leading to low vacancy rates and historically high lease rates.

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

Redevelopment of the Amendment Area would contribute significantly to the property tax base. Higher-density development would likely generate several times more tax revenue than the existing improvements. For example, the assessed value of the Mixed-Use Project is projected to be 16 times higher than the assessed value of the buildings currently located on the Project real estate. High-density commercial development in a central business district often generates the highest per-square-foot tax revenue in a city and has much lower per capita infrastructure costs than suburban development.

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

The large footprint and horizontal layout of the former industrial bakery provide a product type unique to downtown that could contain a wide range of uses that would otherwise be difficult to physically accommodate in a downtown setting. For example, the bakery's frontage on Pearl Street creates an exceptional interface with the public sidewalk, while its rear access adjacent to the elevated railroad tracks allows for

significant back-of-house operations such as loading and unloading which are often disruptive to traffic and nearby uses.

4. *Other similar public benefits; and*
Positive spillover effects beyond the boundaries of the EDA are anticipated due to the Amendment Area's proximity to several developable sites. Increases in property values, rents, business activity, and overall investment will occur due to the increased activity and vibrancy created by the Mixed-Use Project.

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

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

4. The Redevelopment Plan is hereby approved, subject to any amendments to it that the Commission may approve in a resolution either confirming or amending and confirming this Resolution.
5. Pursuant to IC 36-7-14-15(a):
 - A. The land area described in the Redevelopment Plan is an area in the territory under the Redevelopment Commission's jurisdiction that is in need of redevelopment.
 - B. The public health and welfare will be benefited by the amendment of the existing declaratory resolution and the existing redevelopment plan.
6. Pursuant to IC 36-7-14-15(a)(4) and IC 36-7-14-15(d), the Commission, having prepared the Redevelopment Plan for the Amendment Area 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 continues the EDA's purpose of revitalizing former industrial sites and underutilized areas proximate to downtown and the central riverfront.
 - B. The existing resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the unit;
 - C. It will be of public utility and benefit to amend the existing resolution or plan for the area; and
 - D. Any additional area to be acquired under the amendment is designated as part of the existing redevelopment project area for purposes of IC 36-7-14.
7. The general boundaries of the Amendment Area are described and depicted in the Redevelopment Plan.
8. The Commission does not at this time intend to acquire any real estate within the boundaries of the Amendment Area; however, the Commission will, through its Department of Redevelopment, acquire real estate as required to implement the Redevelopment Plan.

9. As provided by IC 36-7-14-39(a), IC 36-7-14-39(b) and IC 36-7-14-43(a)(6), 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 Amendment Area has great potential for redevelopment given its size and prime location. However, the barriers described herein preclude redevelopment solely with private-sector funds, such that new property taxes would not be generated but for the allocation provision.
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:

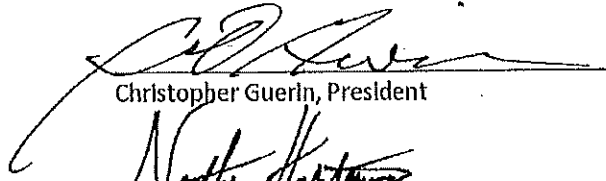
1. Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the City's redevelopment district for the purpose of financing or refinancing the redevelopment of the Allocation Area.
2. Establish, augment, or restore the debt service reserve for 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.

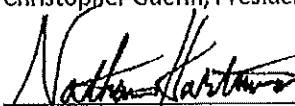
If not all the taxpayers in the Allocation Area receive the credit in full, each taxpayer in the Allocation Area is entitled to receive the same proportion of the credit. A taxpayer may not receive a credit under this section and a credit under IC 36-7-14-39.5 (before its repeal) in the same year.
10. 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 14 day of February, 2022.

FORT WAYNE REDEVELOPMENT COMMISSION


Christopher Guerlin, President


Nathan Hartman, Secretary

ACKNOWLEDGEMENT

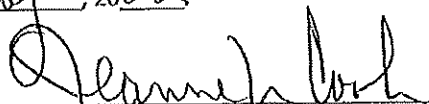
STATE OF INDIANA)
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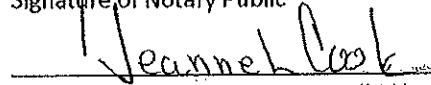
BEFORE ME, a Notary Public in and for said State and County, personally appeared Christopher Guerlin and Nathan Hartman, President and Secretary of the Redevelopment Commission, and acknowledged the execution of the foregoing Resolution as a voluntary act and deed for the uses and purposes therein contained.

WITNESS my hand and seal this 14 day of February, 2022

My Commission Expires: 8/29/2024

Resident of Allen County


Signature of Notary Public


Printed Name JEANNETTE L COOK
Seal
Notary Public - State of Indiana
Allen County
My Commission Expires Aug 29, 2024

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. #690084

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 RIVERFRONT I COLUMBIA STREET ECONOMIC DEVELOPMENT AREA



City of Fort Wayne Redevelopment Commission

February 14, 2022



REDEVELOPMENT COMMISSION

I. OVERVIEW

The Riverfront I Columbia Street Economic Development Area was established in 2016 to build upon, assist and support Riverfront development, redevelopment of The Landing, and rehabilitation/adaptive use of Superior Lofts. Addressing these goals has led to additional public-private partnerships within the district such as revitalization of the 202 Metro building and construction of the Bradley Hotel, Ashberry/Star Bank, and the Riverfront at Promenade Park. Several commercial tenants have moved into other buildings in the district primarily through private sector activity, further illustrating the catalytic nature of strategic downtown investment.

As this area has emerged as a downtown activity center, additional opportunities have arisen, in particular redevelopment of the Aunt Millie's Bakery complex located between the elevated railroad tracks, Maiden Lane, Main Street and Fairfield Avenue. The complex consists of the former Aunt Millie's bakery, which is a 117,000 square foot industrial building located on the north side of Pearl Street, and also includes several smaller commercial buildings located on the surrounding blocks. The bakery operated for more than 100 years before production ended in 2015, leaving one of downtown's largest buildings mostly vacant. The substantial size of the real estate comprising the complex, its unified ownership, and its exceptional location present a tremendous redevelopment opportunity.

Revitalization efforts took a significant step forward when the entire complex was sold to a single entity, Sweet Real Estate – City Center LLC, in early 2019. Although plans for the entire area have not been finalized, it is anticipated that portions of the former bakery will be used as performing arts space, while other sites will accommodate infill development. The first phase of redevelopment is expected to consist of a mixed-use building with ground floor commercial and upper floor residential on the block bounded by Pearl, Maiden, Main, and Webster (the "Mixed-Use Project").

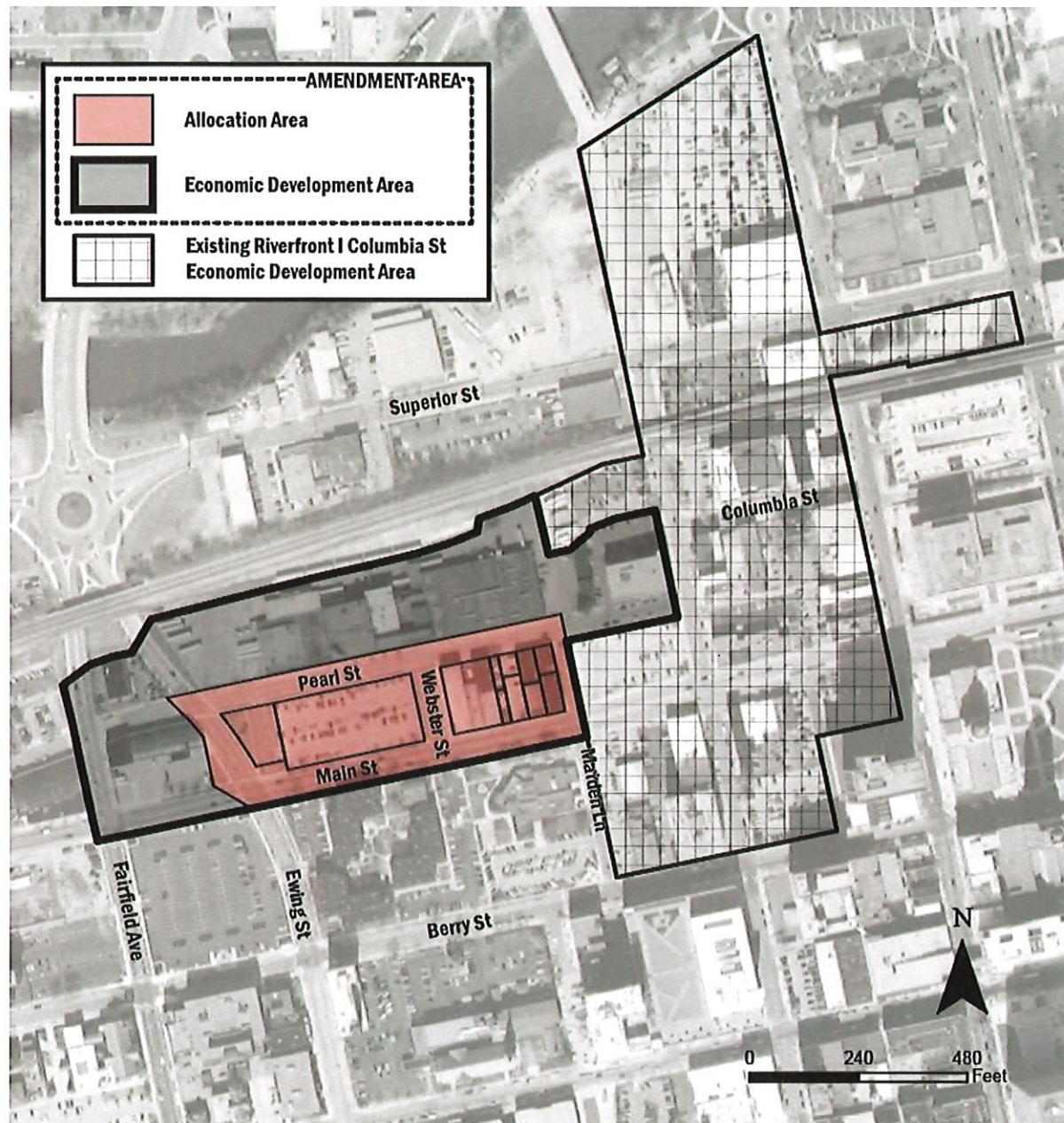
Many challenges add cost and complexity to redevelopment efforts. First and foremost, the existing buildings will require significant alterations or demolition in order to accommodate development befitting their location. Aging and inappropriately-placed infrastructure surrounding the buildings, and the potential for environmental contamination present additional challenges.

This Redevelopment Plan and the accompanying Declaratory Resolution are intended to do the following:

1. Expand the Riverfront I Columbia Street Economic Development Area to include the former industrial bakery, other real estate associated with and/or proximate to the bakery, and adjoining public rights-of-way (the "Economic Development Area" or "EDA").
2. Create a new Tax Allocation Area, as that term is defined in IC 36-7-14-39, comprising the site of the Mixed-Use Project and the adjoining surface parking lot (the "Allocation Area") (collectively, the EDA and the Allocation Area constitute the "Amendment Area").
3. Identify public infrastructure improvements that will address the barriers to redevelopment and facilitate revitalization and redevelopment of the Amendment Area.

II. BOUNDARY DESCRIPTION

The Economic Development Area, encompassing 12.9 acres, includes all of the real estate associated with the former industrial bakery, adjoining public rights-of-way, and three additional parcels located between the bakery complex and the existing Riverfront I Columbia Street EDA. The Allocation Area, encompassing 5.25 acres, lies completely within the EDA and includes only the real estate upon which the Mixed-Use Project will be built, and the adjacent parking lot to the west. A map of the EDA and Allocation Area is displayed below. A detailed boundary description can be found in Attachment 1-A.

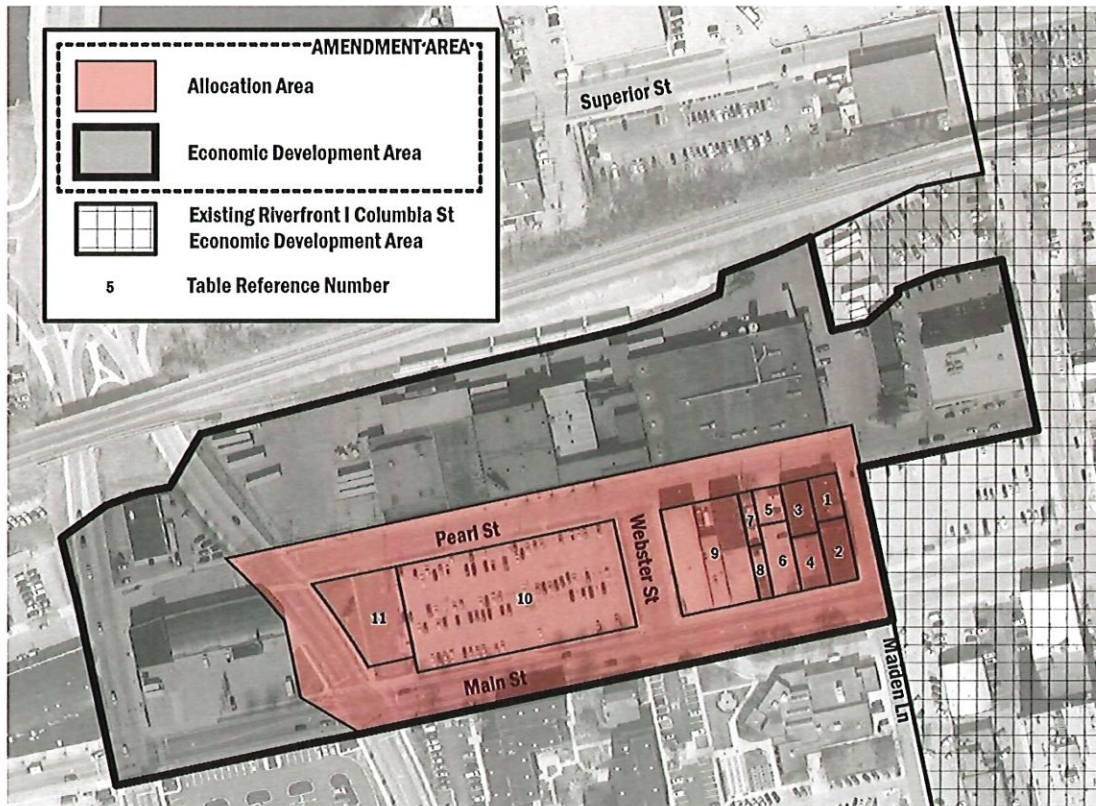


III. REAL PROPERTY WITHIN THE ALLOCATION AREA

All property within the Allocation Area is owned by Sweet Real Estate – City Center LLC, which is an entity controlled by Sweetwater Holdings. The following table and corresponding map contain detailed parcel information.

Assessed values in the table represent an assessment date of January 1, 2021. However, the base assessment date for the EDA is January 1, 2022.

Map Reference Number	Property Identification Number (PIN)	Area (sq. ft)	Land Value (\$)	Improvement Value (\$)	Assessed Value (\$)
1	02-12-02-408-006.000-074	2,548	29,600	23,300	52,900
2	02-12-02-408-013.000-074	3,529	42,300	129,800	172,100
3	02-12-02-408-005.000-074	2,992	36,000	55,100	91,100
4	02-12-02-408-012.000-074	2,994	36,000	66,700	102,700
5	02-12-02-408-004.000-074	1,996	24,000	800	24,800
6	02-12-02-408-011.000-074	3,992	48,000	1,700	49,700
7	02-12-02-408-003.000-074	1,497	18,000	600	18,600
8	02-12-02-408-010.000-074	1,497	18,000	600	18,600
9	02-12-02-337-002.000-074	16,463	197,700	247,100	444,800
10	02-12-02-336-002.000-074	46,503	476,100	19,200	495,300
11	02-12-02-336-001.000-074	11,590	139,200	5,200	144,400
	TOTAL	95,601	1,064,900	550,100	1,615,000



IV. REDEVELOPMENT PROJECT SUMMARY

The Amendment Area presents several opportunities for redevelopment ranging from new infill construction to adaptive reuse. Initial redevelopment of the Amendment Area will take place on the block bounded by Pearl, Maiden, Main, and Webster. It will consist of demolition of the existing structures followed by construction of the Mixed-Use Project, which will consist of a multi-story structure with ground floor commercial uses and residences on upper floors. The Project will include construction of improved pedestrian facilities and streetscapes, including enhanced “pedestrian forward” streetscapes along Pearl Street to draw people to the area and support high levels of activity.

The former bakery, with an area of more than 117,000 square feet, contains a large ground floor that could accommodate multiple uses. The large building footprint, separated loading/servicing areas to the rear of the building, and frontage along an emerging pedestrian corridor could support conversion of the building into a performance venue, rehearsal space, or other use that would benefit a downtown, but which would be difficult to physically accommodate. Selective or complete demolition to make way for higher-density infill development may be warranted depending upon the degree of rehabilitation needed in the aging building.

V. RELOCATION OF RESIDENTS AND BUSINESSES

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

VI. ENVIRONMENTAL CONCERNS

Like many parts of downtown, the Amendment Area has accommodated a number of uses since its initial development, some of which may have contributed towards environmental contamination. The likelihood is increased due to the fact that a portion of the Amendment Area was used for manufacturing, and due to the historical presence of a dry cleaner and automotive uses. 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. The importance of downtown Fort Wayne is emphasized throughout the City’s comprehensive plan. Most specifically, Objective ED 5 from the Economic Development Chapter of the comprehensive plan states that the community should “Treat downtown Fort Wayne as one of the most important economic development locations,” and “aggressively pursue the strategies” of the City’s Blueprint plans.

The comprehensive plan supports economic incentives on infill sites, especially those with exceptional challenges. In particular, Land Use Policy LU3.B recommends that “Within the...Infill Opportunity Area... establish and/or expand economic incentives to promote revitalization and redevelopment in areas served by adequate existing infrastructure.” This is particularly applicable to the Amendment Area.

Land Use & Zoning. Land uses within the Amendment Area consist of vacant buildings formerly associated with the bakery, commercial service uses and a church located in a small commercial building.

The entire Amendment Area is situated within the Downtown Core (“DC”) zoning district, with the exception of the former bakery, which is split between the I1 Limited Industrial and I2 General Industrial districts. The DC district encompasses most of the City’s downtown area and includes the highest-density areas in the region. According to Section 157.218 of the zoning code, projects in the DC district should promote an active, attractive, and pedestrian-friendly environment while maintaining the unique and historic character of the downtown. The proposed Mixed-Use Building with integrated parking is a permitted use in the DC zoning district.

The factory’s industrial zoning could conflict with the goals of this plan and with broader downtown economic goals. Not only would industrial uses potentially create adverse off-site impacts (such as odor, noise, vibration, glare, and excessive truck traffic), but uses that are desirable in a vibrant district such as multi-family residential, retail, and restaurants are not permitted. Therefore, it is likely that rezoning the former bakery to the DC or DE district could be supported.

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 EDA is not in a floodplain and no designated wetlands exist in the EDA.

X. POTENTIAL REDEVELOPMENT PROJECTS

The following public improvements will support construction of the Mixed-Use Building:

Pearl Street:

- Reconstruct Pearl from Webster to Maiden as a pedestrian-forward streetscape with expanded sidewalks and decorative pavement
- Reconstruct the existing water main below Pearl Street.

- New dedicated storm sewer main to be separate from the existing combined sewer.
- On-Street parking improvements as needed west of Webster Street.
- *Approximate cost: \$4 million*

Webster Street:

- Reconstruct brick street, including new sidewalks, curbs and gutters.
- Reconstruct the existing 12" water main below Webster Street.
- Relocate the existing 30" public storm sewer.
- Relocate existing 8" public sanitary sewer.
- Install new storm inlets and associated piping.
- *Approximate cost: \$1.5 million*

Maiden Lane:

- Reconstruct brick street, including new sidewalks, curbs and gutters
- Reconstruct existing storm inlets and associated storm piping
- Relocate existing fire hydrant and associated piping.
- Expand right-of-way to improve vehicular and pedestrian flow and to improve accessibility and connectivity.
- *Approximate cost: \$1 million*

Main Street:

- Construct streetscape from Maiden to Webster.
- Add a vehicular drop off lane on the north side of Main Street.
- Reconstruct existing storm inlets and associated storm piping.
- *Approximate cost: \$500,000*

The following public improvement could support full build-out of the redevelopment of the Amendment Area. Cost estimates are not included because the scope and timing are 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 environmental testing and remediation. In addition, projects may require professional design engineering, consulting services, and traffic management.

- 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, extension, and/or relocation 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 parking, roads, curbs, sidewalks, streetlights, bicycle facilities, utilities, stormwater management, electricity, broadband, natural gas, noise attenuation (from the adjacent railroad), transit improvements, and public spaces such as parks and plazas.

- 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.
- Gateway improvements such as banners, signage, and public art conveying a sense of arrival into the district.
- Parking lot and on-street parking improvements which may include without limitation site work, paving, striping, and landscaping.
- Murals and other public art on blank building walls and other locations visible from public rights-of-way.

XI. PROPERTY TO BE ACQUIRED

The Redevelopment Commission does not intend to acquire any property within the Amendment Area in order to implement this plan. However, expanding the Maiden Lane right-of-way would require that real estate owned by Sweetwater Holdings be dedicated to the City as fee simple right-of-way.

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 1-A

BOUNDARY DESCRIPTION, ECONOMIC DEVELOPMENT AREA

(note: from the Point of Beginning to until otherwise noted, the boundary of the amended Economic Development Area extends along the boundary of the existing Economic Development Area)

Beginning at the southeast corner of the intersection of Main Street and Maiden Lane and continuing to the southeast corner of the intersection of Pearl Street and Maiden Lane, thence continuing east, generally, to the southwest corner of the intersection of Pearl Street and Harrison Street, thence continuing north, generally, a distance of 240 feet along the western extent of the Harrison Street public right-of-way to the southeast corner of the real estate with Property Identification Number ("PIN") 02-12-02-402-005.000-074 (as of 2/2/2022 this parcel is a surface parking lot owned by Norfolk Southern), thence continuing west, generally, along the southern boundary of said parcel for a distance of 265 feet to the southwest corner of said parcel, thence north, generally, a distance of approximately 108.6 feet to the inside corner of said parcel, thence continuing in the same direction across the parcel to the northern boundary of said parcel (*From this point forward the boundary is no longer adjacent to the existing Economic Development Area*), thence west, generally, a distance of approximately 1,162 feet along the southern boundary of the Norfolk Southern Railroad right-of-way (PIN: 02-12-03-503-001.000-074) to the northeast corner of the property with PIN: 02-12-02-331-003.000-074 (addressed as 500 W Main Street), thence continuing south, generally, along the western extent of the Fairfield Avenue public right-of-way to the southwest corner of the intersection of Fairfield Avenue and Main Street, thence continuing east, generally, along the southern extent of the Main Street public right-of-way to the Point of Beginning, encompassing an area of approximately 12.9 acres.

BOUNDARY DESCRIPTION, TAX ALLOCATION AREA

Beginning at the southeast corner of the intersection of Main Street and Maiden Lane and continuing north, generally, along the eastern extent of the Maiden Lane public right-of-way to the northeast corner of the intersection of Pearl Street and Maiden Lane, thence continuing west, generally, along the northern extent of the Pearl Street public right-of-way to the northwest corner of the intersection of Ewing Street and Pearl Street, thence continuing south, generally, to the southwest corner of the intersection of Main Street and Ewing Street, thence continuing east, generally, along the southern extent of the Main Street public right-of-way to the Point of Beginning, encompassing an area of approximately 5.25 acres.

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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2022-10
FOR AMENDMENT II TO THE
RIVERFRONT 1 COLUMBIA STREET
ECONOMIC DEVELOPMENT AREA**

WHEREAS, on February 14, 2022, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2022-10, for the purpose of amending the Riverfront I Columbia Street Economic Development 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:

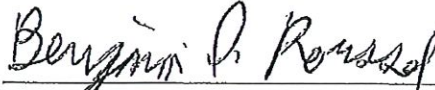
1. Redevelopment Commission Declaratory Resolution 2022-10, together with the redevelopment plan and related support documents attached thereto, conform to the plan of development for the City of Fort Wayne, and are hereby approved.
2. The Secretary of the Plan Commission is authorized to deliver to 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 February 21, 2022.

CITY OF FORT WAYNE PLAN COMMISSION



Connie Haas Zuber, President



Benjamin J. Roussel, Secretary

DIGEST SHEET

TITLE OF RESOLUTION. A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2022-10 concerning Amendment II of the Riverfront I Columbia Street Economic Development Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves an expansion of the Riverfront I Columbia Street Economic Development Area (the "EDA") and establishment of a new tax allocation area within the EDA. The Redevelopment Commission must publish notice and conduct a public hearing prior to taking final action on this amendment.

EFFECT OF PASSAGE. The EDA was established in 2016 and encompasses certain real estate along the Harrison Street Corridor, between Berry St. and the St. Marys River. It includes projects such as the Landing, the Bradley, Riverfront at Promenade Park, and Ashberry/Star Bank. Amendment II would expand the EDA to include the former Perfection/Aunt Millie's industrial bakery and other real estate associated with the bakery. This real estate is strategically located and has great potential to be a contributing part of downtown/riverfront. However, many vacant, underutilized, and obsolete structures (in particular the large former bakery) add significant cost and complexity to redevelopment.

The initial project within the EDA that would be facilitated by this amendment is "The Pearl", which is a proposed 81-unit, \$52 million building with ground floor commercial space to be constructed on the block bounded by Main, Maiden, Pearl, and Webster Streets (the "Project").

A new allocation area (area where tax increment is captured) would be established on the block containing the Project as well as the adjacent block to the west. The existing EDA (area where tax increment can be spent) would be expanded to include all of the real estate associated with the former bakery, including the new allocation area. The enclosed Redevelopment Plan contains maps and supporting information.

When completed, the EDA will increase the City's property tax base, increase employment opportunities, and revitalize a challenging section of downtown.

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, and will severely impact the viability of the Project.

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

ASSIGNED TO COMMITTEE (PRESIDENT). _____



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, 2022

MEMO

To: City of Fort Wayne Common Council

Copy: City of Fort Wayne Redevelopment Commission

From: Jonathan Leist, Redevelopment Director, 427-1323

Re: **Amendment II to the Riverfront I Columbia Street 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 2022-10, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on February 14, 2022, for the purpose of amending the Riverfront I Columbia Street Economic Development Area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated February 21, 2022, wherein the Plan Commission determined that Declaratory Resolution 2022-10 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 2022-10 is an economic development area.

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

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