

**A Resolution confirming the approving
order of the Fort Wayne Plan Commission
and Fort Wayne Redevelopment
Commission Resolution 2022-05
concerning Amendment I to the Lima-
Wells-Fernhill 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 January 24, 2022, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2022-05 attached hereto as Exhibit A, for the purpose of amending the Lima-Wells-Fernhill Economic Development Area and tax allocation area ("EDA"); and

WHEREAS, on August 15, 2022, the Fort Wayne Plan Commission considered said Declaratory Resolution 2022-05 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 2022-05 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

Malak Heiny, City Attorney

RESOLUTION 2022-05
FORT WAYNE REDEVELOPMENT COMMISSION

DECLARATORY RESOLUTION FOR AMENDMENT I
TO THE LIMA-WELLS-FERNHILL
REDEVELOPMENT PROJECT AREA AND ECONOMIC DEVELOPMENT AREA

WHEREAS, on March 19, 2007, the Fort Wayne Redevelopment Commission ("Commission") adopted Confirmatory Resolution 2007-12 establishing the Lima-Wells-Fernhill Economic Development Area and tax allocation area ("EDA"); and

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

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

WHEREAS, the area described in Attachment 1: Exhibit A in the City ("Amendment Area") adjoins the EDA and is situated in a strategic location from a redevelopment standpoint; however, the designation of much of the Amendment Area as a Brownfield, deteriorating, non-existent and/or inappropriately placed infrastructure, and title encumbrances 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, the Commission, with the support of the Fort Wayne Common Council and Capital Improvement Board, acquired approximately 29 acres of real estate (the "North River Real Estate") within the Amendment Area in 2018 with the intent of redeveloping it as a vital extension of downtown; and

WHEREAS, a private developer approached the Commission with plans for multi-phase redevelopment of the North River Real Estate as a mixed-use district with uses including sports and fitness, commercial, residential, and associated public infrastructure (the "Project"); 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 I to the Lima-Wells-Fernhill Economic Development Area*, attached hereto as Attachment 1, that will construct or reconstruct public infrastructure as necessary to support redevelopment of the Amendment Area, as well as the adjoining EDA (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 and adjoining real estate requires expansion of the existing EDA and creation of a new tax allocation area pursuant to Indiana Code 36-7-14, in order to fund public improvements that will support the Redevelopment Plan;

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

1. The foregoing recitals are true and are incorporated herein and made a part hereof.
2. The land within the boundaries described in 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.*
The Redevelopment Plan proposes redevelopment of the Amendment Area as a mixed-use district, which will create many employment opportunities in a wide range of industries. This influx of employees will benefit nearby establishments, thereby supporting the local economy and further positioning downtown as the regional center for business and tourism.
2. *Attracts a major new business enterprise to the City of Fort Wayne ("City").*
The uses proposed for the Amendment Area will provide people throughout the region many opportunities for entertainment, sports (both as a spectator and a participant), and employment.
3. *Retains or expands a significant business enterprise existing in the boundaries of the City.*
Over that past decade, a number of local companies have either moved their headquarters downtown or established a downtown presence. This trend corresponds to the historical role of downtown as an engine for economic growth and innovation. The Amendment Area establishes a framework to create greater capacity for local companies to experience these benefits and continue to flourish within the city.
4. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.*
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;*
A large portion of the Amendment Area lacks basic public infrastructure such as roads, sidewalks, and utilities and many of the existing roads and sidewalks in the Amendment Area are in poor condition.
2. *Existence of improvements or conditions that lower the value of the land below that of nearby land;*

Environmental contamination within the Amendment Area limits allowable uses of the property, diminishes its value, introduces significant development risk, and increases the cost and complexity of construction. In addition, a large number of transmission and distribution lines owned by American Electric Power traverse the Amendment Area. Relocation of these lines would be required for virtually any redevelopment project.

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

The Commission and the City own much of the land within the Amendment Area, including the North River Real Estate. A railroad easement extending across a substantial portion of this key parcel as well as existing billboards create additional barriers to redevelopment.

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. The Project's focus on sports, health and fitness will provide additional public health benefits to residents of the city and region.

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

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

Preliminary employment estimates for the Project, which represents the type of mixed-use district anticipated in the Redevelopment Plan, indicate that the office, retail, restaurant, hotels and sports venues could directly employ an estimated 1,433 people at build out. In addition, the Project could support an estimated 302 indirect and induced jobs within the county.

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

Redevelopment of the Amendment Area would contribute significantly to the property tax base. Much of the real estate in the Amendment Area is government-owned and does not generate property tax revenue. Higher-density development would likely generate several hundred thousand dollars per year in property taxes. Increases in revenues from local income tax, food and beverage tax, innkeeper's tax, and sales tax can also be anticipated based upon the proposed mix of uses.

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

The location of the Amendment Area allows for the development of uses which complement downtown, but which would be difficult to accommodate downtown. Development of the Amendment Area with the Project will draw a large number of visitors from the region and beyond.

4. *Other similar public benefits; and*

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

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

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

4. The Redevelopment Plan is hereby approved, subject to any amendments to it that the Commission may approve in a resolution either confirming or amending and confirming this Resolution.
5. Pursuant to IC 36-7-14-15(a):
 - A. The land area described in the Redevelopment Plan is an area in the territory under the Redevelopment Commission's jurisdiction that is in need of redevelopment.
 - B. The public health and welfare will be benefited by the amendment of the existing declaratory resolution and the existing redevelopment plan.
6. Pursuant to IC 36-7-14-15(a)(4) and IC 36-7-14-15(d), the Commission, having prepared the Redevelopment Plan for the URA-3 declares that:
 - A. The amendment is reasonable and appropriate when considered in relation to the existing resolution or plan and the purposes of IC 36-7-14; The Amendment Area is adjacent to the existing EDA and continues the EDA's extension along the Clinton corridor and current/future alignment of the Pufferbelly Trail. Similar to the existing EDA, much of the land within the Amendment Area contains obsolete/vacant/abandoned industrial uses and structures, and similar to the existing EDA, anticipated uses in the Amendment Area are largely centered on public health, hospitality, sports, and tourism.
 - B. The existing resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the unit;
 - C. It will be of public utility and benefit to amend the existing resolution or plan for the area; and
 - D. Any additional area to be acquired under the amendment is designated as part of the existing redevelopment project area for purposes of IC 36-7-14.
7. The general boundaries of the Amendment Area are described and depicted in the Redevelopment Plan.
8. The Commission does not at this time intend to acquire any real estate within the boundaries of the Amendment Area; however, the Commission will, through its Department of Redevelopment, acquire real estate as required to implement the Redevelopment Plan.
9. As provided by IC 36-7-14-39(a), IC 36-7-14-39(b) and IC 36-7-14-43(a)(6), the entire area included in the boundary description in the Redevelopment Plan is an allocation area as that term is defined in, and qualifies for the allocation and distribution of property taxes pursuant to IC 36-7-14-39 ("Allocation Area").

10. The adoption of the allocation provision in this Resolution will result in new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision. The Amendment Area has great potential for redevelopment given its large amount of contiguous unimproved acreage, prime location on the central riverfront and proximity to downtown. However, the barriers described herein preclude redevelopment solely with private-sector funds.
11. Pursuant to IC 36-7-14-39(a)(1), "base assessed value" as used in this Resolution means:
 - A. The net assessed value of all the property as finally determined for the assessment date immediately preceding the effective date of the allocation provision of this Resolution, as adjusted under IC 36-7-14-39(h); plus
 - B. To the extent that it is not included in subsection (A), the net assessed value of property that is assessed as residential property under the rules of the Indiana Department of Local Government Finance, as finally determined for any assessment date after the effective date of the allocation provision.
12. Pursuant to IC 36-7-14-39(b), after the date of adoption of a resolution that confirms the establishment of the Amendment Area and the Allocation Area, any property taxes levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed as follows:
 - A. Except as otherwise provided in this section, the proceeds of the taxes attributable to the lesser of:
 1. The assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or
 2. The base assessed value,shall be allocated to and, when collected, paid into the funds of the respective taxing units.
 - B. The excess of the proceeds of the property taxes imposed for the assessment date with respect to which the allocation and distribution is made that are attributable to taxes imposed after being approved by the voters in a referendum or local public question conducted after April 30, 2010, not otherwise included in subsection (A) shall be allocated to and, when collected, paid into the funds of the taxing unit for which the referendum or local public question was conducted.
 - C. Except as otherwise provided in this section, property tax proceeds in excess of those described in subsections (A) and (B) shall be allocated to the City's redevelopment district and, when collected, paid into the allocation fund established for the Allocation Area that may be used by the Commission only to do one (1) or more of the following:
 1. Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the City's redevelopment district for the purpose of financing or refinancing the redevelopment of the Allocation Area.
 2. Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
 3. Pay the principal of and interest on bonds payable from allocated tax proceeds in the Allocation Area and from the special tax levied under IC 36-7-14-27.

4. Pay the principal of and interest on bonds issued by the City to pay for local public improvements that are physically located in or physically connected to the Allocation Area.
5. Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
6. Make payments on leases payable from allocated tax proceeds in the Allocation Area under IC 36-7-14-25.2.
7. Reimburse the City for expenditures made by it for local public improvements (which include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a)) that are physically located in or physically connected to the Allocation Area.
8. Reimburse the City for rentals paid by it for a building or parking facility that is physically located in or physically connected to the Allocation Area under any lease entered into under IC 36-1-10.
9. For property taxes first due and payable before January 1, 2009, pay all or a part of a property tax replacement credit to taxpayers in the Allocation Area as determined by the Commission. This credit equals the amount determined under the following STEPS for each taxpayer in a taxing district (as defined in IC 6-1.1-1-20) that contains all or part of the Allocation Area:
 - a. STEP ONE: Determine that part of the sum of the amounts under IC 6-1.1-21-2(g)(1)(A), IC 6-1.1-21-2(g)(2), IC 6-1.1-21-2(g)(3), IC 6-1.1-21-2(g)(4), and IC 6-1.1-21-2(g)(5) (before their repeal) that is attributable to the taxing district.
 - b. STEP TWO: Divide:
 1. That part of each county's eligible property tax replacement amount (as defined in IC 6-1.1-21-2 (before its repeal)) for that year as determined under IC 6-1.1-21-4 (before its repeal) that is attributable to the taxing district; by
 2. The STEP ONE sum.
 - c. STEP THREE: Multiply:
 1. The STEP TWO quotient; times
 2. The total amount of the taxpayer's taxes (as defined in IC 6-1.1-21-2 (before its repeal)) levied in the taxing district that have been allocated during that year to an allocation fund under this section.

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

10. Pay expenses incurred by the Commission for local public improvements that are in the Allocation Area or serving the Allocation Area. Public improvements include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a).
11. Reimburse public and private entities for expenses incurred in training employees of industrial facilities that are located:
 - a. In the Allocation Area; and
 - b. On a parcel of real property that has been classified as industrial property under the rules of the Indiana Department of Local Government Finance;however, the total amount of money spent for this purpose in any year may not exceed the total amount of money in the allocation fund that is attributable to property taxes paid by the industrial facilities described in this section. The reimbursements under this subsection must be made within three (3) years after the date on which the investments that are the basis for the increment financing are made.

12. Pay the costs of carrying out an eligible efficiency project (as defined in IC 36-9-41-1.5) within the City. However, property tax proceeds may be used under this subsection to pay the costs of carrying out an eligible efficiency project only if those property tax proceeds exceed the amount necessary to do the following:
 - a. Make, when due, any payments required under subsections (1) through (11) above, including any payments of principal and interest on bonds and other obligations payable under this section, any payments of premiums under this section on the redemption before maturity of bonds, and any payments on leases payable under this section.
 - b. Make any reimbursements required under this section.
 - c. Pay any expenses required under this section.
 - d. Establish, augment, or restore any debt service reserve under this section.
 13. Expend money and provide financial assistance as authorized in IC 36-7-14-12.2(a)(27).
- D. The allocation fund shall not be used for operating expenses of the Commission.
13. Pursuant to IC 36-7-25-3(a), projects, improvements, or purposes that may be financed by the Commission in redevelopment project areas or economic development areas may be financed if the projects, improvements, or purposes are not located in those areas or the redevelopment district as long as the projects, improvements, or purposes directly serve or benefit those areas.
 14. Pursuant to IC 36-7-14-39(b), the allocation provision in this Resolution shall expire on the later of:
 - A. Twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds, or lease rentals on leases payable from tax increment revenues; or
 - B. Twenty-five (25) years after the date of adoption of a resolution confirming, or amending and confirming this Resolution.
 15. Following adoption of this Resolution, the Executive Director shall deliver a copy of this Resolution and Redevelopment Plan to the City's Plan Commission for its review and determination as to whether the Resolution and Redevelopment Plan conform to the plan of development for the City, and shall request that the Plan Commission issue its written order approving the Resolution and Redevelopment Plan.
 16. Following receipt of the Plan Commission's written approving order, the Executive Director shall deliver the approving order together with this Resolution and Redevelopment Plan to the City's Common Council, and shall request that the Council issue its written order approving the additional area as part of the existing redevelopment project area and approving the Resolution and Redevelopment Plan.
 17. Following receipt of the Common Council's written approving order, the Executive Director shall publish notice of the adoption and substance of this Resolution together with notice of a public hearing to be held by the Commission in accordance with IC 5-3-1, IC 36-7-14-17(a) and IC 36-7-14-17(b), and shall mail the notices required by IC 36-7-14-17(c). In the event this resolution amends an existing redevelopment area, the Executive Director shall mail the notices required by IC 36-7-14-17.5(a) and IC 36-7-14-17.5(b) as required.

18. Adopted and effective this 24 day of January, 2022

FORT WAYNE REDEVELOPMENT COMMISSION

[Signature], 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 Boerlin 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.

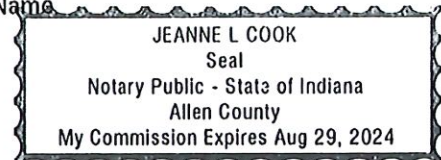
WITNESS my hand and seal this 14 day of February, 2022

My Commission Expires: 8/29/2024

Resident of Allen County

[Signature]
Signature of Notary Public

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
LIMA-WELLS-FERNHILL
ECONOMIC DEVELOPMENT AREA**



City of Fort Wayne Redevelopment Commission

January 24, 2022



REDEVELOPMENT COMMISSION

I. OVERVIEW

The Lima-Wells-Fernhill Economic Development Area (the “Existing EDA”), located near the intersection of Wells Street and Lima Road, and extending south to State Boulevard, was created in 2007 to redevelop a Brownfield along a heavily traveled thoroughfare leading into the commercial center of Fort Wayne and to facilitate construction of the Pufferbelly Trail along a vacated railroad corridor.

Amendment I to the Lima-Wells-Fernhill EDA proposes to continue these objectives by adding approximately 66.17 acres of real estate to the Existing EDA, which real estate is located between the southern boundary of the Existing EDA and downtown. The area contains a mix of uses, but is anchored by the 29 acre “North River Parcel”, which is a vacant site owned by the Redevelopment Commission situated on the west side of Clinton Street approximately between Elisabeth Street and the St. Marys River. Other real estate within the expanded acreage contains a mix of legacy industrial buildings, low-density residences, and small commercial establishments.

As articulated in the 2021 Riverfront Implementation Development Framework, this area is well-positioned to become a vital extension of downtown as well as a neighborhood, city, and regional asset. In particular, the North River Parcel has great potential given its contiguous size and prime location. Revitalization of the area will support private investment in the surrounding area, including businesses along the Wells Street Corridor and nearby residences. New development will add to the City’s tax and employment base, and amenities envisioned for the North River Parcel will draw people from a wide geographic area.

However, several barriers complicate redevelopment efforts. First and foremost are the enduring effects of industrial uses in the area, most notably, the OmniSource scrap metal recycling facility which operated on the North River Parcel for decades, and the vacant 90,800 square foot Valspar building at 212 W Jacobs Avenue. Legacy industrial uses like these left behind inappropriate or inadequate transportation and utility infrastructure, caused environmental contamination, and contributed toward disinvestment in adjacent neighborhoods. The area’s lack of vitality is exacerbated by Clinton Street, which features wide lanes, few turns, and high speeds, which deter infill development.

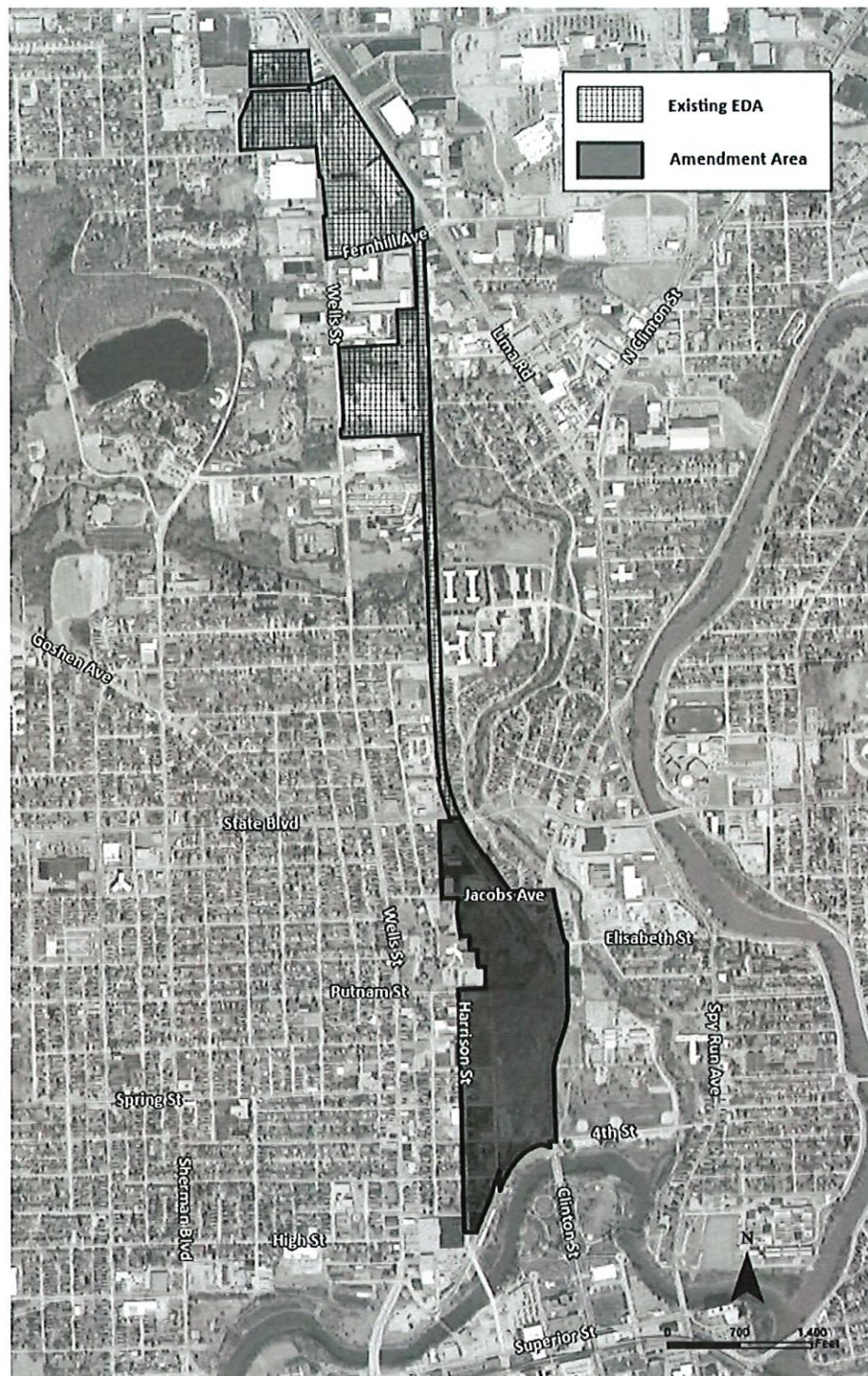
This Redevelopment Plan supports implementation of the Riverfront Development Implementation Framework by providing a more direct way to leverage past redevelopment activities in the Existing EDA to areas along the corridor leading into downtown. Specifically, it enables tax increment generated within the Existing EDA to be used for public infrastructure construction/relocation, environmental remediation and other economic development activities along this important gateway corridor.

This Redevelopment Plan seeks to accomplish the following:

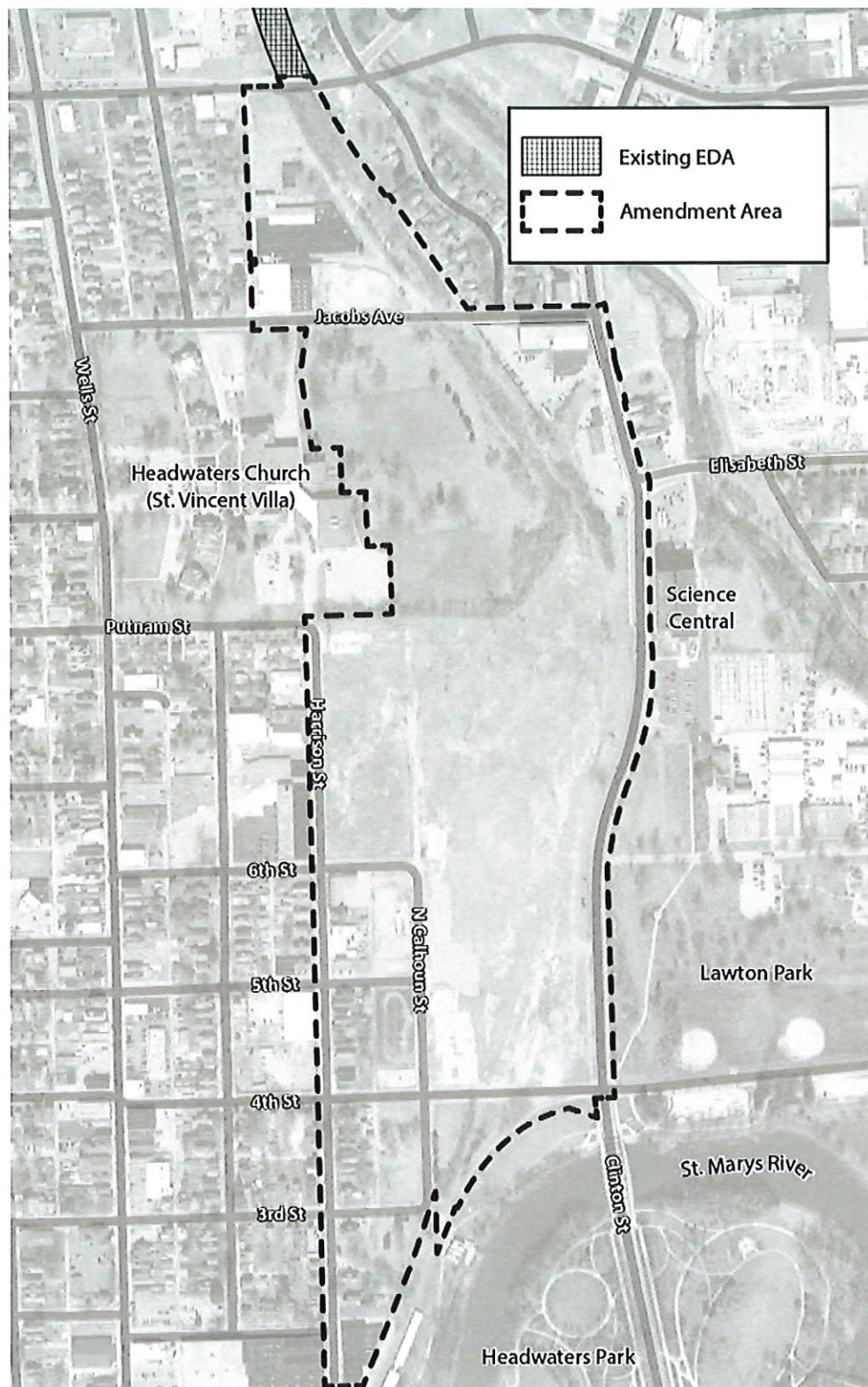
1. Expand the Existing EDA to the south along the Pufferbelly Trail right-of-way (former Norfolk Southern Railroad) to generally include: (i) the North River Parcel, and (ii) strategically located parcels proximate to the North River Parcel and Clinton Street/Pufferbelly Trail corridors.
2. Create a new allocation area coterminous with the expanded EDA. The expanded EDA and the new allocation area constitute the “Amendment Area”.

II. BOUNDARY DESCRIPTION

The Amendment Area comprises approximately 66.17 acres along the Clinton Street and Pufferbelly Trail corridors. The map, below, displays the Existing EDA and the Amendment Area. A detailed boundary description of the Amendment Area can be found in [Exhibit A](#).

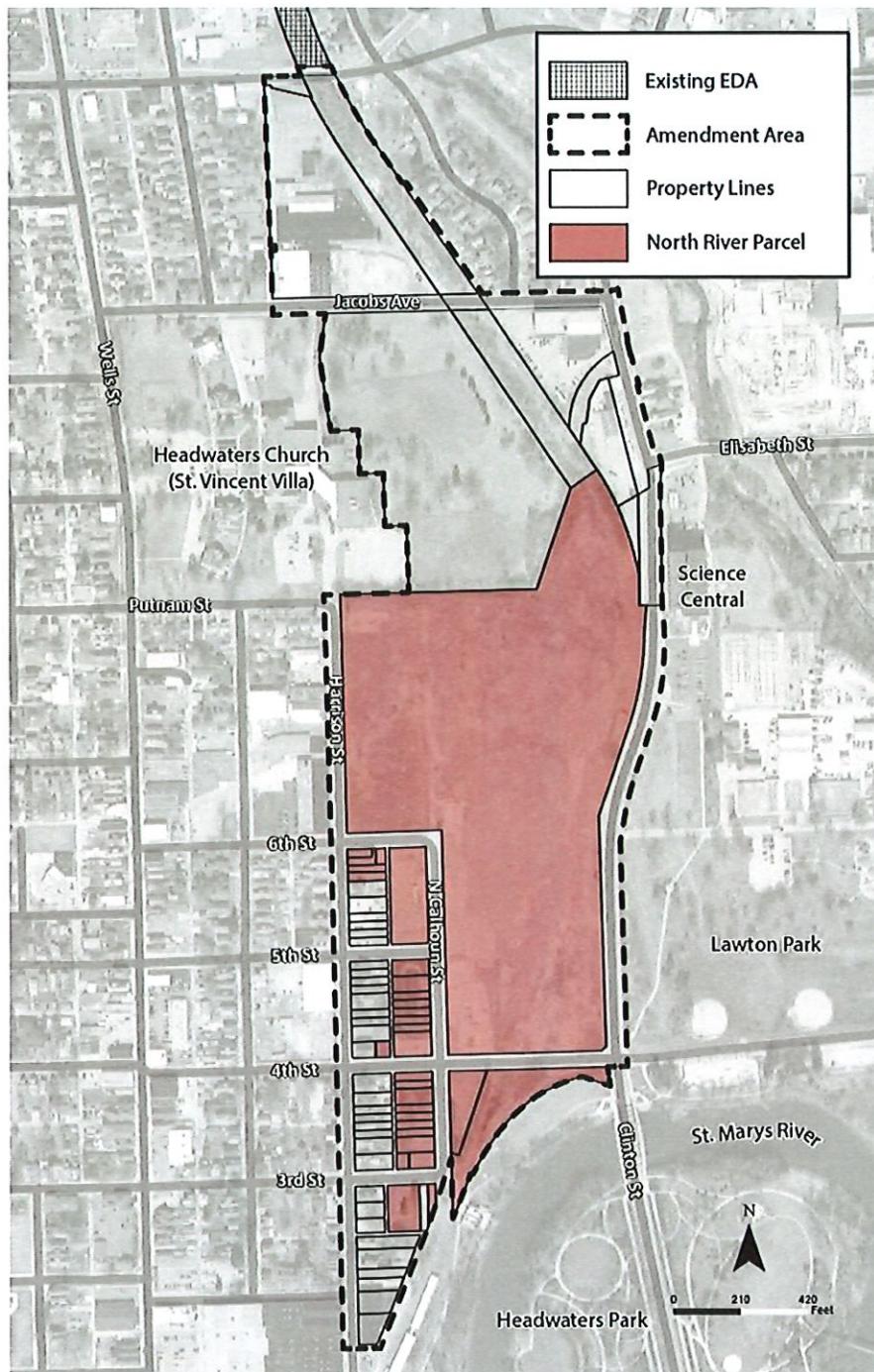


The following map displays a more detailed view of the Amendment Area.



III. REAL PROPERTY WITHIN THE ALLOCATION AREA

The following map depicts real property within the Amendment Area. Detailed parcel ownership data is contained in Exhibit B. Assessed values represent an assessment date of January 1, 2021. Ownership information is current as of January 10, 2022. The gross assessed value of real estate in the Amendment Area is \$3,929,000 and the net assessed value is \$1,828,556.



IV. REDEVELOPMENT PROJECT SUMMARY

Environmental remediation, site work and removal of obsolete or inappropriately placed infrastructure must be accomplished to varying degrees in order for redevelopment to occur. However, once accomplished, the Amendment Area can develop into an integral part of central Fort Wayne.

The Amendment Area's proximity to downtown can be leveraged to provide vibrancy, multi-modal connectivity, and medium- to high-density development, while its size allows for certain large-format uses that provide substantial benefits to, but which are difficult to physically accommodate within a fully built-out downtown. Large-format uses such as an event center and/or fieldhouse could be complemented by a variety of housing types such as townhomes, workforce housing, apartments, and small-lot single-family homes, as well as retail, restaurants, offices and hospitality uses.

Construction/reconstruction of public infrastructure will be necessary to re-integrate the Amendment Area into the urban fabric. This could include new and enhanced east/west transportation corridors designed for multiple modes of transportation and construction of new utilities along these roadways.

Other opportunities within the Amendment Area include adaptive reuse or redevelopment of legacy industrial sites, and potentially acquisition, assembly, and redevelopment of smaller sites proximate to the North River Parcel.

V. RELOCATION OF RESIDENTS AND BUSINESSES

Relocation of Schaab Metals, located at 1216-1306 Harrison Street, may be necessary to implement certain aspects of this plan. The site is adjacent to an area planned for use as Riverfront public space.

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

VI. ENVIRONMENTAL CONCERNS

The Amendment Area includes older portions of the city that have accommodated multiple uses since their initial development. Like many areas peripheral to Midwestern downtowns, the Amendment Area developed with heavy industrial and warehouse uses in conjunction with freight rail lines. These uses contributed to various levels of environmental contamination. Areas of primary concern include the North River Parcel, Schaab Metals, and the Valspar Building on Jacobs Avenue.

Since acquiring the North River Parcel in 2018, the Commission has undertaken extensive testing and completed certain remediation activities on portions of the site. The full degree of remediation will ultimately be driven by the anticipated future use of real estate within the Amendment Area, and may require further study. Site assessment and remediation are among the anticipated redevelopment activities described in Section X of this plan.

VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan: Designation of the Amendment Area as an EDA is supported by the comprehensive plan. Redevelopment and reinvestment in infill areas are common themes supported by numerous policies throughout the plan, as are policies that promote connectivity and revitalization of areas surrounding the central riverfront. The following policies are particularly relevant:

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

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

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

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

Riverfront Development Implementation Framework: Nearly all of the Amendment Area is within the planning area of what is essentially Fort Wayne's Riverfront master plan. A primary objective of this plan is to extend downtown's reach by promoting density along the central riverfront. The following adopted City policies contained in the Framework are particularly relevant:

Development Goal: Private property development should focus on and connect to the river, implement a high-quality design, contribute to the public realm, and contain a mix of higher-density residential, retail, personal service, and office use that create economic opportunities.

Infrastructure Goal: Infrastructure development within the Riverfront District contributes to the district's sense of place, enhances and balances connectivity between the river, downtown, and surrounding neighborhoods while promoting safety and resiliency.

Infrastructure Policy 6: New streets, as proposed in the Riverfront Framework Plan, should be connected to existing streets wherever possible to re-establish the urban grid in the Riverfront District.

Land Use: Much of the Amendment Area contains vacant real estate where previous improvements have been demolished. Harrison Street contains a range of low-density residential and commercial uses. The northeast corner of the Amendment Area, 140 E Jacobs Ave, contains a flooring showroom within a brick warehouse. The adjacent property to the south, 2011 N Clinton Street, contains a used car lot, although at the time of publication this parcel was for sale.

Zoning: The Amendment Area contains a range of zoning classifications. In 2021, the North River Parcel was rezoned from industrial to DE Downtown Edge. The DE district provides for a lower density development pattern than the DC Downtown Core, but is still meant for predominantly multiple story structures constructed in a pedestrian-oriented mixture of uses. Other parcels surrounding the North River Parcel are zoned for industrial and multi-family residential use. Based upon the planned character for the area, it is likely that zoning from industrial to a district that encourages mixed-use residential/commercial, and potentially limited small-scale production could be supported.

VIII. EXISTING PUBLIC INFRASTRUCTURE

The Amendment Area is located in a fully developed portion of the city, so public infrastructure and utilities are generally available in the vicinity and have the capacity to support anticipated development. However, large infrastructure gaps exist within the Amendment Area. Necessary public infrastructure improvements are described in Section X of this plan.

A public storm sewer installed in 2018 along a portion of the western boundary of the North River Parcel is sized to allow for the direct discharge of onsite stormwater from the parcel (i.e. no on-site detention is needed) provided no more than 80% of the parcel is covered by impervious surfaces.

IX. FLOODPLAIN AND WETLANDS

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

X. POTENTIAL REDEVELOPMENT PROJECTS

Tax increment revenues from the Allocation Area may be used to finance the cost of public infrastructure in, serving or benefitting the EDA. Certain improvements are anticipated while others depend on future development and fund availability.

The following public infrastructure projects will facilitate development in the Amendment Area. Cost estimates are included where possible, but estimates are not available for many of the projects because the scope is not known at this time. It is intended that the Redevelopment Commission use this list as a guide of the types of projects that could be undertaken, rather than as an explicit list.

Transportation and Mobility

Transportation infrastructure upgrades within, serving or benefitting the Amendment Area may include, without limitation, construction of new streets, curbs, gutters, sidewalks, shoulders, street paving, street lighting, traffic signals, bike lanes/infrastructure, mass transit facilities, and directional signage. In addition to these more general improvements, the following project-specific transportation and mobility projects have been identified:

- **Third Street**, from N Calhoun Street to public alley west of N Calhoun: milling and resurfacing, curb/gutter, sidewalks. 145 lineal feet ("LF"). \$70,000.
- **Fourth Street**, from Clinton Street to N Calhoun Street: milling and resurfacing, new curb/gutter, enhanced pedestrian-forward streetscape (treatment could include wider sidewalks, decorative pavers, enhanced landscaping, etc.). 525 LF. \$550,000.
- **Fourth Street**, from N Calhoun Street to public alley west of N Calhoun: milling and resurfacing, new curb/gutter and sidewalks. 145 LF. \$85,000.
- **Sixth Street**, from Clinton Street to N Calhoun Street: milling and resurfacing, curb/gutter, enhanced streetscape between Clinton and N Calhoun. 525 LF. \$525,000.
- **Sixth Street**, from N Calhoun and Harrison: milling and resurfacing, new curb/gutter and sidewalks. 320 LF. \$135,000.
- **N Calhoun Street**, from Third Street to Sixth Street: milling and resurfacing, new curb/gutter and sidewalks. 1,050 LF. \$588,000.
- **N Calhoun Street**, from Sixth Street to extended Putnam Street: Construction of new roadway, including, curb/gutter and sidewalks. 740 LF. \$380,000.
- **Harrison Street**, from Sixth Street to Putnam Street: milling and resurfacing, new curb/gutter and sidewalks. 740 LF. \$334,000.
- **Putnam Street**, from Harrison Street to intersection of Elisabeth Street and Clinton Street: Construction of new roadway, including, curb/gutter, sidewalks, and intersection improvements at Clinton/Elisabeth. 1,220 LF. \$625,000.
- **Clinton Street**: construction of sidewalks/trail, landscape buffer, traffic calming, enhanced pedestrian facilities at intersections.
- **Multiuse pathway improvements**:
 - Trail extension from the Pufferbelly Trail at State Boulevard along the former railroad right-of-way through the North River Parcel.
 - Construction of the Urban Trail from the Harrison Street Bridge through the North River Parcel. The Urban Trail is an enhanced multi-modal pathway constructed at sidewalk grade adjacent to the street.
- **Vehicular Parking**: Including surface lots and structured parking.

Integrating the Amendment Area into existing traffic systems and the surrounding urban fabric may also require improvements to roadways serving, but not located within the Amendment Area which may include, without limitation, the following projects:

- Improvements to Elisabeth Street between Clinton Street and Spy Run Avenue, including improvements to the Elisabeth Street bridge crossing Spy Run Creek.
- The Riverfront Development Implementation Framework proposes a new roadway constructed as an extension to Sixth Street that crosses the Amendment Area and Lawton Park, including a bridge crossing Spy Run Creek, that ultimately connects to Tennessee Avenue.

Utilities

REDEVELOPMENT COMMISSION

Utility projects may include, without limitation, utility relocation, water lines, lift stations, waste water lines, storm water lines, and other public stormwater facilities. The following projects have been identified for development of the North River Parcel.:

- Remove obsolete, inappropriately placed, and/or private water, sewer and sewer facilities from North River Parcel. \$450,000.
- Construct water main along extension of N Calhoun Street, from Sixth Street to extension of Putnam Street: \$225,000.
- Construct water main along extension of Putnam Street, from Harrison Street to intersection of Clinton Street and Elisabeth Street: \$325,000.
- Install pipe lining in existing combined sewer located between Harrison Street and extension of N Calhoun Street, from Sixth Street to extension of Putnam Street: \$275,000.

Full build out of the Amendment Area may require utility projects in addition to those listed above.

Environmental Testing, Remediation and Monitoring

The scope and cost of projects within this category will ultimately be driven by the anticipated future use of real estate within the Amendment Area, the nature of the contamination, and state and federal regulations.

Site Preparation

Site preparation activities include both: (i) physical work on the real estate, including demolition of existing improvements, in order to create sites that are in “construction ready condition”, and (ii) extinguishing, modifying, and/or otherwise neutralizing encumbrances against the real estate such as easements, restrictive covenants, and liens.

Public Space

Creation of public space such as public plazas, parks, recreational equipment. Includes public space along the Riverfront that benefits the Amendment Area.

Other Purposes as Defined in Indiana Code

Other uses of tax increment may include payment of principal and interest on bonds or other financing mechanisms as provided by law for redevelopment projects that support implementation of this Redevelopment Plan, strategic property acquisition in addition to those parcels specifically listed in Section XI, and all projects related to any of the foregoing projects and all other purposes permitted by law.

XI. PROPERTY TO BE ACQUIRED

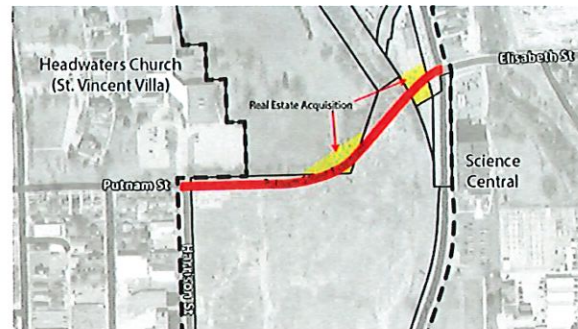
The following real estate has been identified by the Commission for strategic acquisition.

Schaab Metals (1216-1306 N Harrison Street): For development of Riverfront public space and potential adaptive reuse/redevelopment. Current Owner: Schaab Metal Projects Inc.

REDEVELOPMENT COMMISSION

Headwaters Church/St. Vincent Villa (2000 Wells Street): Southeastern portion of real estate to accommodate future alignment of Putnam Street extension, generally as depicted in image, below. Current Owner: Wallen Baptist Church Inc.

2011 N Clinton Street: Southeastern portion of real estate to accommodate future alignment of Putnam Street extension, generally as depicted in image, below. Current Owner: Lucky 7 Car Store LLC.



Valspar Building (212 W Jacobs Ave): For remediation and adaptive reuse/redevelopment. Current Owner: Val Acquisitions Co LLC.

Other redevelopment projects may require strategic property acquisition other than the real estate listed above to effectuate their implementation.

XII. FUNDING PRIORITIES

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

EXHIBIT A

BOUNDARY DESCRIPTION, ECONOMIC DEVELOPMENT AREA EXPANSION

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

BEGINNING at the northwest corner of the intersection of Clinton Street and Jacobs Avenue and continuing west along the northern extent of the Jacobs Avenue right-of-way ("ROW") for approximately 350 feet to the intersection of Jacobs Avenue and a public alley, thence continuing northwest, generally, along the eastern extent of said alley for a distance of approximately 416 feet to the eastern corner of 2149 Edgehill Avenue, thence continuing west to the outer corner of the public alley, thence continuing northwest, generally, along the eastern boundary of the former Norfolk Southern railroad ROW (Property Identification Number ["PIN"]: 02-07-35-401-003.000-074) for a distance of approximately 392 feet to the northeast corner of said parcel, thence continuing northwest, generally, across the State Boulevard ROW to the southeast corner of the former railroad ROW (PIN: 02-07-35-251-001.000-074) (this point is intended to be coterminous with the southern extent of the existing EDA), thence continuing west approximately 105 feet to the southwest corner of said parcel, thence continuing southeast, generally, along the eastern property line of the parcel owned by the City of Fort Wayne with PIN: 02-07-35-186-013.000-074 to the corner of said parcel, thence continuing west along the northern boundary of said parcel to the northwest corner of said parcel, thence continuing south along the west property line of said parcel to the southwest corner of said parcel, thence continuing south, generally, along western property line of 212 Jacobs Avenue (PIN: 02-07-35-401-002.000-074) to the northern extent of the Jacobs Avenue ROW, thence continuing south to the southern extent of the Jacobs Avenue ROW, thence continuing east along the southern extent of the Jacobs Avenue ROW for a distance of approximately 164 feet to the northwest corner of 2000 Wells Street (PIN: 02-07-35-451-001.000-074) (Note: this parcel is divided into two noncontiguous sections. All references to this parcel herein refer to the east section), thence continuing south and east, generally, along the western property line of said parcel to the southwest corner of said parcel, which point lies along the northern property line of the property with PIN: 02-07-35-457-003.000-074, thence continuing west along the northern property line of said parcel to the northwest corner of said parcel, thence continuing west along the northern extent of the Putnam Street ROW to the northwest corner of the intersection of Putnam Street and Harrison Street, thence continuing south along the western extent of the Harrison Street ROW to the southwest corner of the intersection of Harrison Street and 2nd St, thence continuing south along the western extent of the Harrison Street ROW for a distance of approximately 152 feet to the point that is due west of the southern extent of the public alley that extends to the south of 1216 North Harrison Street, thence continuing east across the Harrison Street ROW to the southeast corner of the intersection of the public alley and Harrison Street, thence continuing east along the southern extent of the public alley to the corner of the alley, thence continuing northeast, generally, along the eastern extent of the public alley for a distance of approximately 393 feet to the corner of the alley which is coterminous with the southern property line of 105 3rd Street (PIN: 02-12-02-204-008.000-074), thence continuing northeast, generally, along the same alignment and extending along the western boundary of the former Norfolk Southern railroad ROW for a distance of approximately 240 feet to the northern tip of said parcel, thence continuing south for a distance of approximately 188 feet along the property line of said parcel to the southern extent of another parcel comprising former railroad ROW (PIN: 02-12-02-207-003-074), thence continuing northeast, generally, along the eastern extent of said parcel, following the curve in the southern property line of said parcel, eventually continuing southeast along said property line, to the point of intersection between said property line and the Clinton Street ROW, thence continuing north, generally, to the southwest corner of the intersection of Clinton Street and 4th Street, thence continuing east to the southeast corner of said intersection, thence continuing north along the eastern extent of the Clinton Street ROW to the southeast corner of the parcel owned by the State of Indiana (PIN: 02-07-35-457-004.000-074), thence continuing north, generally, along the eastern boundary of said parcel to the southern extent of the Elisabeth Street ROW, thence continuing north, generally, to the southeast corner of another parcel owned by the State of Indiana (PIN: 02-07-35-409-012.001-074), thence north-northwest, generally, along the eastern boundary of said parcel to the northeast corner of said parcel, continuing north-northwest, generally, along the eastern property line of a third parcel owned by the State of Indiana (PIN: 02-07-35-409-007.000-074) to the northeast corner of said parcel, thence continuing southwest, generally, along the northern boundary of said parcel to the northwest corner of said parcel, thence west across the Clinton Street ROW to the point of beginning.

REDEVELOPMENT COMMISSION

EXHIBIT B – Real Property in Amendment Area

Assessed values represent an assessment date of January 1, 2021. Ownership information was last updated January 10, 2022.

Property ID Number	Property Street Address	Area (sq ft)	Owner Name	Improvement Value	Land Value	Gross Assessed Value	Net Assessed Value
02-07-35-401-002.000-074	212 W Jacobs Ave	206,382	Val Acquisitions Co LLC	13,700	42,700	56,400	56,400
02-07-35-401-002.001-074	W State Blvd	6,093	Fort Wayne City of	-	-	-	-
02-07-35-401-003.000-074	Jacobs Ave	80,731	Fort Wayne City of	-	-	-	-
02-07-35-408-001.000-074	Jacobs Ave	63,520	Fort Wayne City of	-	31,600	31,600	-
02-07-35-408-002.000-074	140 E Jacobs Ave	73,236	Jacobs Realty LLC	225,900	109,900	335,800	335,800
02-07-35-408-003.000-074	Clinton St	14,085	Indiana Michigan Power Company	-	-	-	-
02-07-35-409-007.000-074	N Clinton St	2,827	Indiana State of	-	-	-	-
02-07-35-409-012.001-074	N Clinton St	15,760	Indiana State of	-	-	-	-
02-07-35-451-001.000-074*	2000 Wells St	771,440	Wallen Baptist Church Inc	419,300	265,700	685,000	-
02-07-35-452-001.000-074	2011 N Clinton St	36,503	Lucky 7 Car Store LLC	64,500	73,000	137,500	137,500
02-07-35-456-001.000-074	1636 N Harrison St	1,974	Department of Redevelopment	900	1,500	2,400	-
02-07-35-456-002.000-074	1632 N Harrison St	2,474	Department of Redevelopment	1,100	1,900	3,000	-
02-07-35-456-003.000-074	115 6th St	1,599	Department of Redevelopment	600	1,200	1,800	-
02-07-35-456-004.000-074	1628 N Harrison St	2,626	Department of Redevelopment	1,200	2,000	3,200	-
02-07-35-456-005.000-074	1626 N Harrison St	3,423	Department of Redevelopment	1,400	2,600	4,000	-
02-07-35-456-006.000-074	1624 N Harrison St	6,049	Alliance Property Management Ltd	37,000	6,100	43,100	43,100
02-07-35-456-007.000-074	1616 N Harrison St	6,049	Alliance Property Management Ltd	47,400	4,500	51,900	51,900
02-07-35-456-008.000-074	N Calhoun St	35,605	Department of Redevelopment	-	26,700	26,700	-
02-07-35-457-003.000-074	N Calhoun St	1,082,670	Department of Redevelopment	-	745,700	745,700	-
02-07-35-457-004.000-074	Clinton St	27,741	Indiana State of	-	-	-	-
02-07-35-476-001.000-074*	1950 N Clinton St	207,954	Fort Wayne City Of Board Of Public Works	-	-	-	-
02-12-02-201-001.000-074	1612 N Harrison St	3,025	Alliance Property Management Ltd	-	2,300	2,300	2,300
02-12-02-201-002.000-074	1608 N Harrison St	3,024	Alliance Property Management Ltd	7,000	2,300	9,300	9,300
02-12-02-201-003.000-074	1606 N Harrison St	3,026	Alliance Property Management Ltd	32,700	3,200	35,900	35,900
02-12-02-201-004.000-074	1602 N Harrison St	3,025	Alliance Property Management Ltd	-	2,300	2,300	2,300
02-12-02-202-001.000-074	1532 N Harrison St	3,025	Alliance Property Management Ltd	56,900	3,000	59,900	59,900
02-12-02-202-002.000-074	1530 N Harrison St	3,026	Pender Ruby D	68,800	4,800	73,600	16,136

REDEVELOPMENT COMMISSION

Property ID Number	Property Street Address	Area (sq ft)	Owner Name	Improvement Value	Land Value	Gross Assessed Value	Net Assessed Value
02-12-02-202-003.000-074	1526 N Harrison St	3,026	Shaw Marlyn A	42,100	4,800	46,900	46,900
02-12-02-202-004.000-074	1524 N Harrison St	3,025	Foltz Patty	66,500	4,800	71,300	71,300
02-12-02-202-005.000-074	1520 N Harrison St	6,051	Alliance Property Management Ltd	30,300	5,600	35,900	35,900
02-12-02-202-006.000-074	1516 N Harrison St	3,026	Alliance Property Management Ltd	32,700	3,200	35,900	35,900
02-12-02-202-007.000-074	1514 N Harrison St	3,024	Harrison Street Properties Llc	53,600	4,800	58,400	58,400
02-12-02-202-008.000-074	1512 N Harrison St	6,051	South Bend Transport Services LLC	-	4,800	4,800	4,800
02-12-02-202-009.000-074	1506 N Harrison St	3,700	South Bend Transport Services Llc	42,300	2,800	45,100	45,100
02-12-02-202-010.000-074	W 4th St	2,350	Department of Redevelopment	-	1,800	1,800	-
02-12-02-202-011.000-074	1531 N Calhoun St	5,981	Department of Redevelopment	3,300	4,500	7,800	-
02-12-02-202-012.000-074	1525 N Calhoun St	5,992	Department of Redevelopment	2,900	4,500	7,400	-
02-12-02-202-013.000-074	1523 N Calhoun St	2,881	Department of Redevelopment	1,300	1,700	3,000	-
02-12-02-202-014.000-074	1519 N Calhoun St	3,123	Department of Redevelopment	1,500	2,300	3,800	-
02-12-02-202-015.000-074	1517 N Calhoun St	3,007	Department of Redevelopment	1,400	2,300	3,700	-
02-12-02-202-016.000-074	1513 N Calhoun St	3,009	Department of Redevelopment	1,400	2,300	3,700	-
02-12-02-202-017.000-074	1509 N Calhoun St	2,831	Department of Redevelopment	1,400	2,300	3,700	-
02-12-02-202-018.000-074	N Calhoun St	9,233	Department of Redevelopment	-	6,900	6,900	-
02-12-02-203-001.000-074	1432 N Harrison St	7,019	Crawford Celina & John P	129,400	9,600	139,000	19,140
02-12-02-203-002.000-074	1424 N Harrison St	5,082	Schultz Kenneth E Jr	53,500	6,500	60,000	60,000
02-12-02-203-003.000-074	1420 N Harrison St	3,025	CHC Property Group LLC	44,400	4,800	49,200	49,200
02-12-02-203-004.000-074	1418 N Harrison St	3,026	XYZ Holding Company LLC	32,400	3,500	35,900	35,900
02-12-02-203-005.000-074	1416 N Harrison St	3,026	Gau Nathan & Kelly	40,900	2,200	43,100	43,100
02-12-02-203-006.000-074	1414 N Harrison St	3,023	Covey Rosalba	69,700	4,800	74,500	74,500
02-12-02-203-007.000-074	1412 N Harrison St	6,051	Van Zile Property Management LLC	39,600	8,800	48,400	48,400
02-12-02-203-008.000-074	1404 N Harrison St	6,051	Jones Eve	79,000	9,600	88,600	49,266
02-12-02-203-009.000-074	N Calhoun St	3,150	Department of Redevelopment	-	2,400	2,400	-
02-12-02-203-010.000-074	N Calhoun St	2,911	Department of Redevelopment	-	2,200	2,200	-
02-12-02-203-011.000-074	N Calhoun St	6,073	Department of Redevelopment	-	4,600	4,600	-
02-12-02-203-012.000-074	N Calhoun St	3,041	Department of Redevelopment	-	2,400	2,400	-
02-12-02-203-013.000-074	N Calhoun St	3,044	Department of Redevelopment	-	2,400	2,400	-
02-12-02-203-014.000-074	N Calhoun St	3,047	Department of Redevelopment	-	2,300	2,300	-

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Property ID Number	Property Street Address	Area (sq ft)	Owner Name	Improvement Value	Land Value	Gross Assessed Value	Net Assessed Value
02-12-02-203-015.000-074	N Calhoun St	3,049	Department of Redevelopment	-	2,300	2,300	-
02-12-02-203-016.000-074	N Calhoun St	6,108	Department of Redevelopment	-	4,600	4,600	-
02-12-02-203-017.000-074	3rd St	2,000	Department of Redevelopment	-	2,500	2,500	-
02-12-02-203-018.000-074	N Calhoun St	4,119	Department of Redevelopment	-	3,100	3,100	-
02-12-02-204-001.000-074	1330 N Harrison St	4,500	Schultz Kenneth E Jr & Linda L	86,100	4,800	90,900	90,900
02-12-02-204-002.000-074	1322 N Harrison St	4,500	Schultz Kenneth E Jr	-	4,300	4,300	4,300
02-12-02-204-003.000-074	N Harrison St	4,050	Pepsi Cola General Bottlers Of Indiana I	-	2,700	2,700	2,700
02-12-02-204-004.000-074	3rd St	14,895	Department of Redevelopment	-	10,400	10,400	-
02-12-02-204-008.000-074	105 3rd St	3,615	Fort Wayne City of	-	2,600	2,600	-
02-12-02-204-009.000-074	3rd St	2,439	Department of Redevelopment	-	2,100	2,100	-
02-12-02-204-010.000-074	1314 N Harrison St	7,555	Drava LLC	115,000	9,100	124,100	-
02-12-02-204-012.000-074	1310 N Harrison St	10,526	Anderson Josephine L	112,900	11,100	124,000	33,314
02-12-02-204-013.000-074	1306 N Harrison St	4,598	Schaab Metal Products Inc	-	3,500	3,500	3,500
02-12-02-204-014.000-074	1302 N Harrison St	5,537	Schaab Metal Products Inc	-	4,100	4,100	4,100
02-12-02-204-015.000-074	1228 N Harrison St	8,023	Schaab Metal Products Inc	141,900	6,000	147,900	147,900
02-12-02-204-016.000-074	1216 N Harrison St	7,520	Schaab Metal Products Inc	107,900	5,600	113,500	113,500
02-12-02-206-001.000-074	1400 S Calhoun St	19,025	Department of Redevelopment	8,800	19,000	27,800	-
02-12-02-207-003.000-074	1400 N Calhoun St	55,495	Department of Redevelopment	-	52,100	52,100	-
02-12-02-251-001.000-074	1208 N Harrison St	5,975	Fort Wayne City of	-	-	-	-

*Only a portion of the property is in the Amendment Area

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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2022-05
FOR AMENDMENT I TO THE
LIMA-WELLS-FERNHILL
ECONOMIC DEVELOPMENT AREA**

WHEREAS, on January 24, 2022, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2022-05, for the purpose of amending the Lima-Wells-Fernhill 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

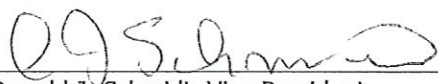
WHEREAS, after having been duly considered, the Plan Commission determined that the Declaratory Resolution, redevelopment plan and related support documents conform to the plan of development for the City of Fort Wayne;

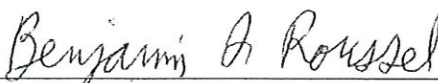
NOW, THEREFORE, BE IT RESOLVED by the City of Fort Wayne Plan Commission that:

1. Redevelopment Commission Declaratory Resolution 2022-05, 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 August 15 2022.

CITY OF FORT WAYNE PLAN COMMISSION


Donald J. Schmidt, Vice President


Benjamin J. Roussel, Secretary



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

August 18, 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 I to the Lima-Wells-Fernhill Economic Development Area**

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 regarding Amendment I to the Lima-Wells-Fernhill Economic Development Area ("Lima-Wells EDA").

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

1. Fort Wayne Redevelopment Commission Declaratory Resolution 2022-05, approved by the Redevelopment Commission on January 24, 2022, for the purpose of amending the Lima-Wells EDA; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated August 15, 2022, wherein the Plan Commission determined that Declaratory Resolution 2022-05 and the redevelopment plan attached thereto conform to the plan of development of the City of Fort Wayne.
3. A proposed Common Council resolution approving the aforementioned approvals and approving Amendment I to the Lima-Wells EDA.

Please note that a second Council resolution proposing repeal of the existing North River TIF District will be introduced and presented alongside this resolution. Following repeal of the North River TIF District, the real estate encompassed within the North River TIF District would be added to the Lima-Wells EDA.

Following the Common Council's consideration and approval, the Redevelopment Commission will conduct a public hearing on both the repeal of the North River URA and the expansion of the Lima-Wells-Fernhill TIF District, and will take appropriate action to confirm the respective Declaratory Resolutions.

Vibrant. Prosperous. Growing.



DIGEST SHEET

TITLE OF RESOLUTION. A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2022-05 concerning Amendment I of the Lima-Wells-Fernhill Economic Development Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves an expansion of the Lima-Wells-Fernhill Economic Development Area (the "EDA") and establishment of a new tax allocation area coterminous with the boundaries of the existing 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 2007 and encompasses certain real estate near the intersection of Lima Rd, Wells St, and Fernhill Ave, as well as a section of the Pufferbelly Trail extending to State Blvd. It includes projects such as Dreyer's, the SportONE/Parkview Fieldhouse and the SportONE/Parkview Icehouse. Amendment I would expand the EDA to include the North River real estate and certain other strategically-located properties on the north side of the St. Marys River.

Redeveloping the North River parcel as an extension of downtown has been a goal of the City for many years. North River comprises almost 30 acres of vacant, contiguous, City-owned land, adjacent to downtown, which is an asset that rarely exists in any city. The goal of the EDA is to develop the site with a mix of uses, which could include larger-format uses that would complement downtown, but which would be difficult to physically accommodate.

However, the designation of much of the area as a Brownfield, lack of and/or inappropriately placed infrastructure, and other barriers to development add substantial cost and complexity to redevelopment efforts. Adding North River to the EDA provides a way to more directly leverage past redevelopment activities that occurred within the existing EDA to areas along this corridor leading into downtown. Specifically, it enables tax increment generated within the existing EDA to be used as an up-front funding source for infrastructure, remediation, and other activities necessary to attract private development.

When completed, the EDA will increase the City's property tax base, increase employment opportunities, and further position downtown as the regional center for business and tourism.

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 ongoing redevelopment efforts.

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). _____