

3 **A Resolution confirming the approving**
4 **order of the Fort Wayne Plan Commission**
5 **and Fort Wayne Redevelopment**
6 **Commission Resolution 2022-45**
7 **concerning Amendment II to the Illinois /**
8 **Getz Road Economic Development Area**

9 WHEREAS, pursuant to the provisions of the Redevelopment of Blighted Areas Act of
10 1981, P.L. 309 and 310 of Acts of 1981 of the General Assembly of the State of Indiana, as
11 amended and supplemented, on October 10, 2022, the Fort Wayne Redevelopment
12 Commission adopted Declaratory Resolution 2022-45 attached hereto as Exhibit A, for the
13 purpose of amending the Illinois/Getz Road Economic Development Area and tax allocation
14 area ("EDA"); and

15 WHEREAS, on November 14, 2022, the Fort Wayne Plan Commission considered said
16 Declaratory Resolution 2022-45 and issued its Findings of Fact and Resolution, attached
17 hereto as Exhibit B, whereby said Plan Commission determined that the plan for
18 redevelopment of the EDA conformed to the plan for development of the City of Fort
19 Wayne;

20 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**
21 **CITY OF FORT WAYNE, INDIANA, THAT:**

22 Section 1. The approvals of the Fort Wayne Redevelopment Commission and Fort
23 Wayne Plan Commission described herein are hereby approved, ratified and confirmed.

24 Section 2. The geographic area described in the redevelopment plan attached to
25 Declaratory Resolution 2022-45 is an economic development area as defined at IC 36-7-14
26 et seq.

27 Section 3. This Resolution shall be in full force and effect from and after its passage
28 and approval by the Fort Wayne Common Council and by the Mayor of the City of Fort
29 Wayne.

30 _____
Council Member

APPROVED as to form and legality

Malak Heiny, City Attorney

**RESOLUTION 2022-45
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION FOR AMENDMENT II
TO THE ILLINOIS/GETZ ROAD
REDEVELOPMENT PROJECT AREA AND ECONOMIC DEVELOPMENT AREA**

WHEREAS, on July 25, 1991, the Fort Wayne Redevelopment Commission ("Commission") adopted Confirmatory Resolution 91-44 establishing the Illinois/Getz Road Economic Development Area and tax allocation area ("EDA"), which EDA the Commission subsequently amended on September 19, 2005, through Confirmatory Resolution 2005-92; 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 (the "Amendment Area") adjoins the EDA and is situated in a strategic location from a redevelopment standpoint; however, public roads, sewers, water, and stormwater facilities cannot be provided through 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 private developer approached the Commission with plans for a multi-phase development of the existing EDA and the Amendment Area, including construction and rehabilitation of numerous commercial buildings and associated public infrastructure at an investment of nearly \$80 million (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 II to the Illinois/Getz Economic Development Area*, attached hereto as Attachment 1, that identifies public infrastructure necessary to support redevelopment of the Amendment Area and 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 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.*
Construction and rehabilitation of several commercial buildings will increase sales activity and lead to increased staffing levels. In addition, staffing of all dealership positions, including technical and high paying positions, has required the developer to consistently recruit employees from outside Northeast Indiana.
2. *Attracts a major new business enterprise to the City of Fort Wayne ("City").*
Development of the Project as a prominent location for automotive dealerships enabled the acquisition of franchises that are new to Fort Wayne, including Land Rover, Jaguar, and MINI. The addition of each of these franchises created new full-time jobs.
3. *Retains or expands a significant business enterprise existing in the boundaries of the City.*
Several of the companies that have leased buildings within the Project have greatly expanded their footprint within the City, including Volvo, Midwest Auto Parts, and Cadillac. Construction of a new BMW dealership created an opportunity for the developer to move into the former facility on Avenue of Autos and undertake more than \$1,000,000 in renovations to accommodate approximately 50 full time administrative and support employees.
4. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.*
One of the key public infrastructure items associated with the Project is construction of Grand National Drive. This public road extends around the perimeter of the tract of land between Menards and I-69 and connects to the

north and south end of Avenue of Autos, creating a loop through both the Project and Avenue of Autos. These connectivity improvements will help position sites along Avenue of Autos for renewed business and investment.

- 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;*
Prior to development of Phase I of the Project, only the southernmost portion of the approximately 53-acre tract of land between Menards and I-69 was served by public infrastructure.
2. *Existence of improvements or conditions that lower the value of the land below that of nearby land;*
Flaugh Ditch extends through the EDA and Amendment Area, which complicates stormwater conveyance and increases road construction costs.
3. *Multiple ownership of land; or other similar conditions*
Developing the road connection between Grand National Drive and Avenue of Autos involved property acquisition from several entities.

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

The new roadway connections between Grand National Drive and Avenue of Autos and the intersection improvements at Grand National Drive and Illinois Road improve overall traffic safety levels by providing a means of internal circulation between numerous businesses and by eliminating dangerous unsignalized turns to/from Rewill Drive.

- 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.*
New commercial facilities will attract more customers which will in turn support more employees.
2. *An increase in the property tax base.*
The nearly \$80 million project includes development of numerous taxable businesses and will increase the tax base by several hundred thousand dollars each year.
3. *Improved diversity of the economic base;*

Due largely to the presence of General Motors, Fort Wayne has a competitive advantage in the automotive sector. Retaining this advantage, especially as the industry transitions to alternative fuels, requires strategic investment in appropriate locations, such as the type of development being proposed herein.

4. *Other similar public benefits; and*
Infill development such as this is typically more sustainable than development on the periphery of the metro area because it utilizes existing infrastructure. In addition, providing patrons a way to access a wide range of dealerships without entering/exiting Illinois Rd will improve general traffic conditions in the area.
- 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 will support and enhance the uses contained in the existing EDA.*
 - 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 is well-suited for the proposed uses, but lack of infrastructure, especially the absence of adequate stormwater facilities to manage Flaugh Ditch, and lack of connectivity between Grand National Drive and Avenue of Autos, contributed to a lack of development. Without the adoption of an allocation provision, these deficiencies would not have been addressed and new property taxes would not have been generated.
 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 6-1.1-20) 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 10 day of October, 2022.

FORT WAYNE REDEVELOPMENT COMMISSION



Christopher Guerin, President



Nathan Hartman, Secretary

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

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

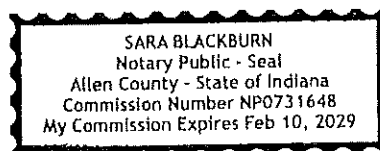
WITNESS my hand and seal this 26 day of October, 2022.

My Commission Expires: Feb 10, 2029


Signature of Notary Public

Resident of Allen County

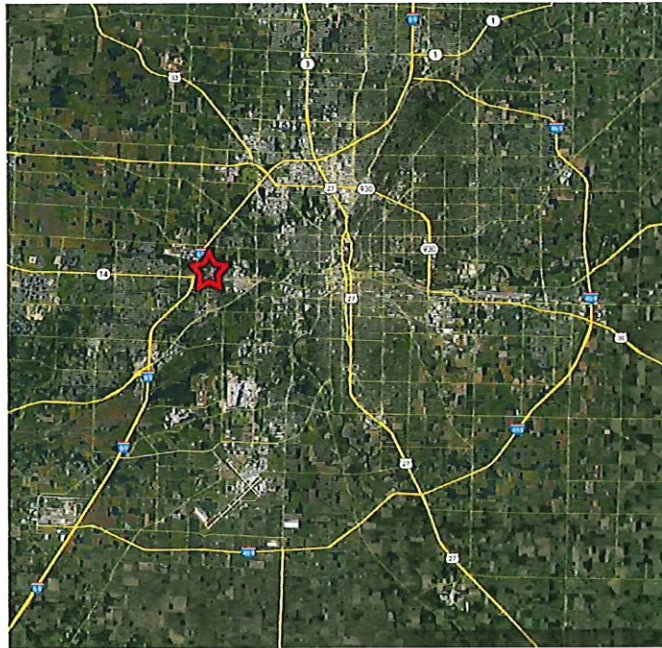
Sara Blackburn
Printed Name



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

*This instrument prepared by Joseph R. Giant, Redevelopment Manager
Department of Redevelopment, 200 East Berry Street, Suite 320, Fort Wayne, Indiana 46802.*

REDEVELOPMENT PLAN FOR AMENDMENT II TO THE ILLINOIS/GETZ ROAD ECONOMIC DEVELOPMENT AREA



City of Fort Wayne Redevelopment Commission

October 10, 2022



REDEVELOPMENT COMMISSION

I. OVERVIEW

The Illinois/Getz Road Economic Development Area (the “EDA”) is located north and south of Illinois Road and east of I-69, approximately 4 miles west of downtown Fort Wayne. The original EDA, established in 1991, is located south of Illinois Road and contains a Meijer store and several outlot buildings. The EDA was amended in 2005 to include real estate north of Illinois Road. A portion of this real estate would be developed as a Menards store. The 2005 amendment also included an approximately 53-acre unimproved tract of land situated between Menards and I-69. The Redevelopment Plan for Amendment I envisioned this real estate being developed with a large format retail use (i.e. “big box” store). However, this type of development did not materialize.

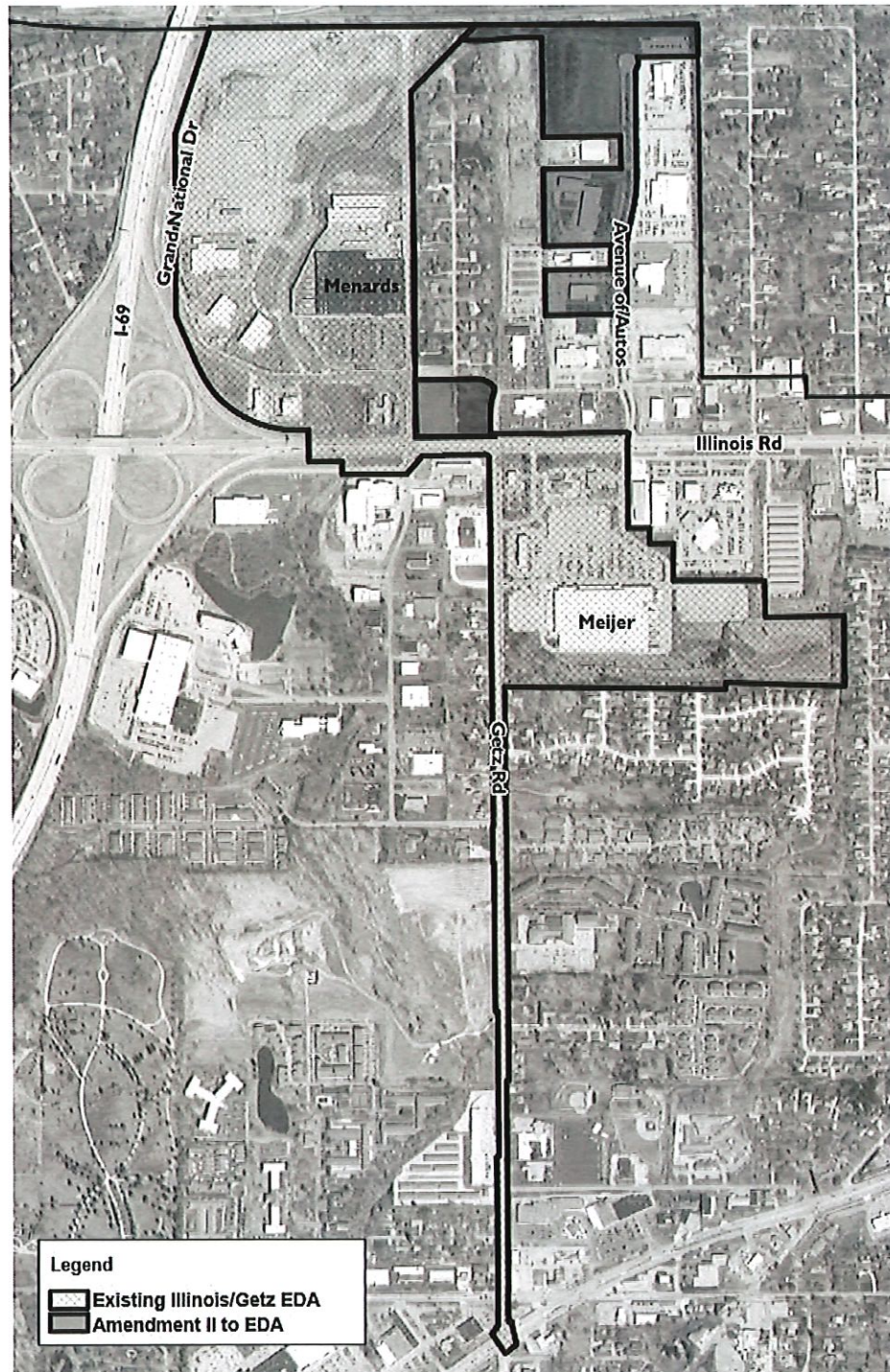
In 2017, the unimproved real estate was sold to Kelly Auto Real Estate LLC and plans for construction of several car dealerships and supporting uses were proposed (the “Project”). To make efficient use of the 53-acre site, the Project also included construction of a new road called Grand National Drive that extended around the perimeter of the tract. As development progressed, additional projects along the nearby Avenue of Autos were proposed and/or undertaken. To improve traffic flow and connectivity between the initial Project site and Avenue of Autos, subsequent phases of the Project included roadway connections between Grand National Drive and Avenue of the Autos.

This Amendment II to the Illinois/Getz Road EDA expands the boundaries of the EDA and establishes a new allocation area so that tax increment from continued development can be used to pay for public infrastructure in and serving the EDA.

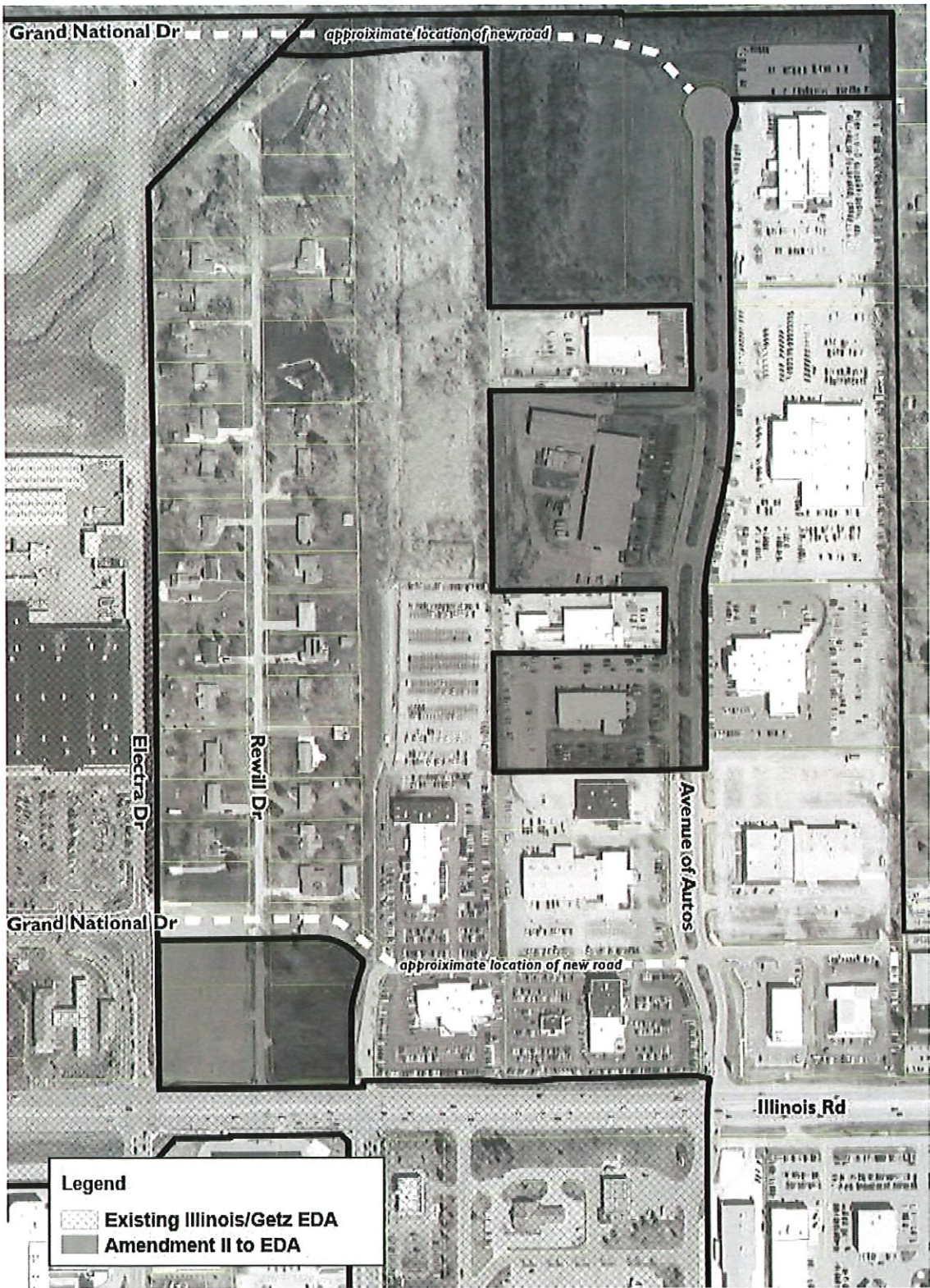
Accomplishing these objectives requires expansion of the existing Economic Development Area, as that term is defined in IC 36-7-14, and creation of a new allocation area coterminous with the expanded Economic Development Area, as that term is defined in IC 36-7-14-39 (collectively, the expanded Economic Development Area and new allocation areas constitute the “Amendment Area”). The Amendment Area is comprised of two parts. For clarity, it is the intent of the Commission that the allocation areas be administered as a single entity, similar to the allocation areas created for the Keystone Economic Development Area and the Broadway-Taylor Economic Development Area.

II. BOUNDARY DESCRIPTION

The Amendment Area, encompassing 26.86 acres, is comprised of two parts. The north part has an area of approximately 22.91 acres and the south part has an area of approximately 3.95 acres. A detailed boundary description can be found in [Exhibit A](#).

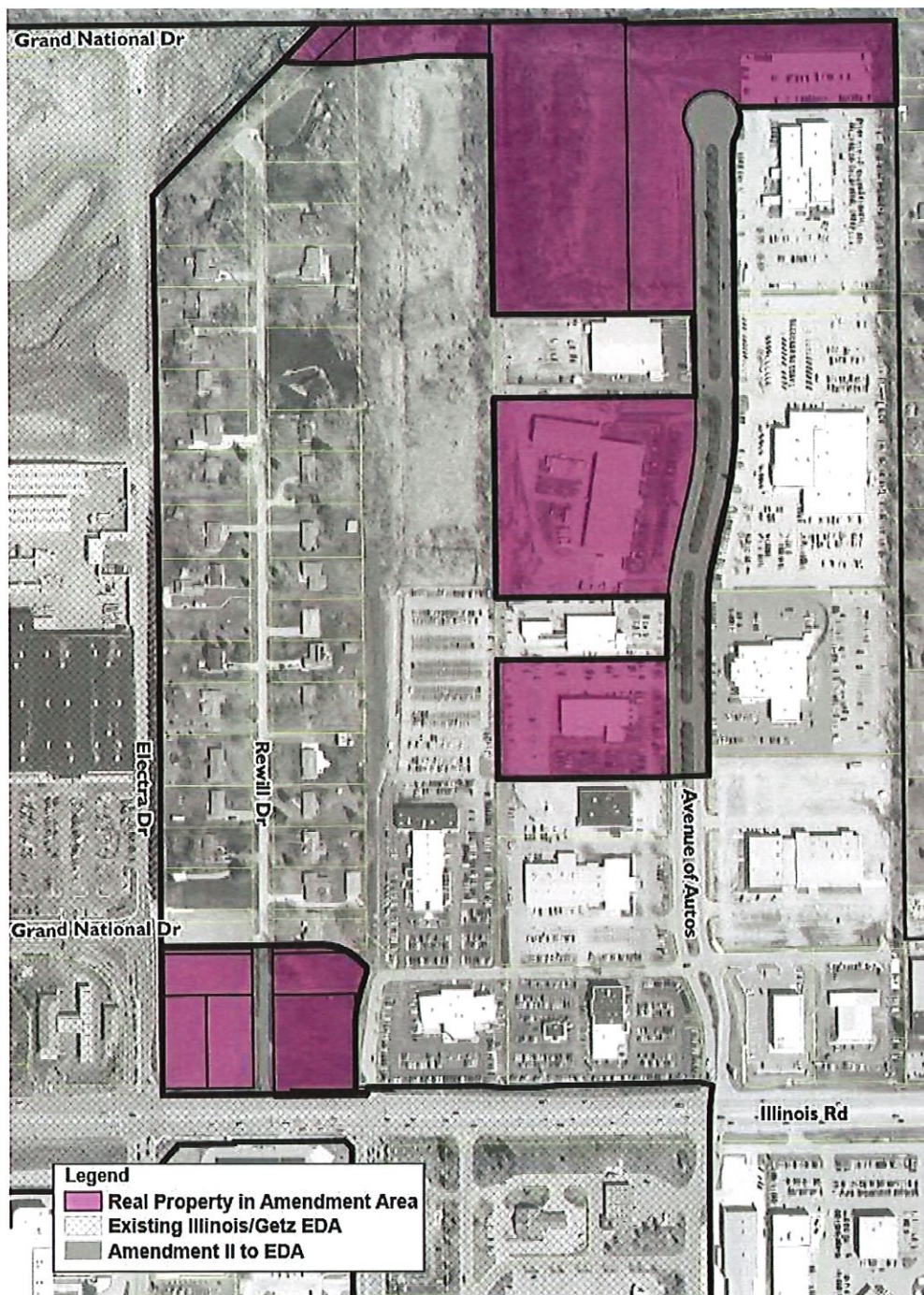


The following map displays a more detailed view of the Amendment Area.



III. REAL PROPERTY WITHIN THE ALLOCATION AREA

The following map depicts real property within the Amendment Area. Detailed parcel data is contained in [Exhibit B](#). Assessed values represent an assessment date of January 1, 2022. Ownership information is current as of October 6, 2022. The gross assessed value of real estate in the Amendment Area is \$2,800,400.



IV. REDEVELOPMENT PROJECT SUMMARY

Amendment II to the EDA continues the Commission's role in the development of the Illinois Crossing project and facilitates redevelopment and revitalization of surrounding commercial properties.

Illinois Crossing is a multi-phase development located primarily on the approximately 53-acre tract of land between Menards and I-69, north of Illinois Road. Several dealerships and supporting uses have been constructed and have opened since the project was initially proposed in 2017. Recently completed projects include dealerships for Land Rover/Jaguar (27,350 sq. ft.), Volvo (20,900 sq. ft.), BMW/MINI (39,000 sq. ft.), Cadillac (17,250 sq. ft.), Buick/GMC (66,000 sq. ft.), as well as a car wash (9,900 sq. ft.), and service center (50,480 sq. ft.).

The Project also includes development and rehabilitation of land and existing buildings on the nearby Avenue of Autos, including acquisition and rehabilitation of the former BMW dealership into an administrative building, and development of a 60,000 sq. ft. Midwest Auto parts facility. Other projects have been proposed or are being undertaken by entities other than the developer in part due to the significant connectivity improvements in the vicinity. Specifically, new road connections between Grand National Drive and Avenue of Autos provide better accessibility, traffic flow, and visibility to sites further from Illinois Road.

V. RELOCATION OF RESIDENTS AND BUSINESSES

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

VI. ENVIRONMENTAL CONCERNS

Neither the owner of the real estate nor the City is aware of environmental issues pertaining to the EDA.

VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan: Designation of this area as an EDA is supported by the comprehensive plan. The Amendment Area facilitates redevelopment and revitalization of underutilized real estate in an otherwise fully-developed part of the city. This type of infill development where public infrastructure is available nearby is supported in the comprehensive plan:

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

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

REDEVELOPMENT COMMISSION

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

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

Land Use & Zoning: The Amendment Area is located in the C3 General Commercial Zoning District. This district is intended to provide areas for a variety of commercial uses, including certain high intensity uses not permitted in C1 and C2 districts. Commercial uses in this district often serve the general public, as opposed to the surrounding neighborhood.

Anticipated uses in the Amendment Area include a range of automobile sales and service. These uses are currently the predominant land use in the vicinity and are permitted in this zoning district.

VIII. EXISTING PUBLIC INFRASTRUCTURE

The Amendment Area is located in a fully developed area of the city and public infrastructure is generally available within the Amendment Area or nearby. However, initial phases of the Project located on the unimproved 53-acre tract required substantial public infrastructure, including construction of roads, sidewalks, lighting, utilities and stormwater facilities.

IX. FLOODPLAIN AND WETLANDS

Flaugh Ditch runs north/south through the existing EDA and a portion of the Amendment Area.

The ditch is characterized as “Floodway” and small areas along the banks of the Ditch are characterized as “100-year Floodplain”. With the exception of the roads connecting Grand National Drive to Avenue of Autos, no construction is planned in flood-prone areas or within wetlands.

The Project was granted a Letter of Map Revision (“LOMR”) from FEMA in 2020, following completion of stormwater improvements and certain flood mitigation features. A flood map is contained in Exhibit B.

X. POTENTIAL REDEVELOPMENT PROJECTS

Tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may be used to finance the cost of infrastructure improvements in or serving the Allocation Area, as well as demolition, in, serving or benefiting the Allocation Area, including without limitation:

- Transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, sidewalk and multiuse pathway

improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers;

- Utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, lift stations, waste water lines, storm water lines, retention ponds, ditches, culverts, and storm water basin improvements;
- Screening and buffering projects that mitigate potential impacts to residents of Rewill Drive;
- Reimbursement for public infrastructure and associated costs in and serving the Amendment Area initially constructed to support development of the Illinois Crossing project;
- All projects related to any of the foregoing projects and all other purposes permitted by law.

Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area.

XI. PROPERTY TO BE ACQUIRED

The Redevelopment Commission does not intend to acquire any property within the EDA in order to implement this plan. Certain land may be acquired in order to create public rights-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 A:

BOUNDARY DESCRIPTION OF THE ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

The North Section, being described as:

Beginning at the northwest corner of Lot 63 in Ansley Acres Addition and continuing west along the northern property line of 02-12-06-402-001.000-074 to the northwest corner of said property, thence north approximately 7 feet to the northeast corner of 02-12-06-401-002.000-074, thence west along the northern property line of said property to the northeast corner of 02-12-06-401-001.002-074, thence west along the northern property line of said property to the northeast corner of 02-12-06-328-001.001-074, thence southwest, generally, along the west property line of said property to the southwest corner of said property, thence east, generally, to the southwest corner of 02-12-06-329-001.001-074, thence east, generally, along the southern boundary of said property to the southwest corner of 02-12-06-401-001.002-074, thence east, generally, along the southern boundary of said property to the southeast corner of said property, thence south along the western boundary of 02-12-06-401-002.000-074 to the southwest corner of said property, thence east to the southwest corner of 02-12-06-402-001.000-074, thence east along the southern boundary of said property to the southeast corner of said property, thence south along the western extent of the Avenue of Autos right-of-way ("ROW") to the northeast corner of 02-12-06-401-004.000-074, thence west along the northern boundary of said property to the northwest corner said property, then south along the west boundary of said property to the southwest corner of said property, thence east along the southern boundary of said property to the southeast corner of said property, thence south along the western extent of the Avenue of Autos ROW to the northeast corner of 02-12-06-451-002.000-074, thence west along the northern boundary of said property to the northwest boundary of said property, thence south along the western boundary of said property to the southwest corner of said property, thence east along the southern boundary of said property to the southeast corner of said property, thence east across the Avenue of Autos ROW to the eastern extent of the Avenue of Autos ROW, thence north, generally, along the eastern extent of the Avenue of Autos ROW to the northwest corner of 02-12-06-402-002.000-074, thence east along the northern boundary of said property to the northeast corner of said property, thence north to the POINT OF BEGINNING. Encompassing approximately 29.9087 acres.

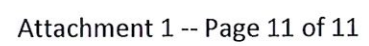
And

The South Section, being described as:

Beginning at the southwest corner of 02-12-06-380-007.000-074 and continuing east along the northern extent of the Illinois Road ROW to the southeast corner of 02-12-06-381-007.000-074, thence north, generally, to the southeast corner of 02-12-06-381-006.000-074, thence north, generally, along the eastern boundary of said parcel to the point of tangency between said parcel and 02-12-06-381-005.002-074, thence west, generally, along the northern boundary of 02-12-06-381-005.001-074 to the northwest corner of said parcel, thence west across the vacated Rewill Drive ROW to the northeast corner of 02-12-06-353-001.002-074, thence west along the northern boundary of said parcel to the northwest boundary of said parcel, thence south to the POINT OF BEGINNING. Encompassing approximately 3.93999 acres.

EXHIBIT B:**REAL PROPERTY IN THE AMENDMENT AREA****Assessed Values as of January 1, 2022.****Ownership information updated October 6, 2022.**

Property ID Number	Property Address	Area (ac)	Land Value	Improvement Value	Gross Assessed Value	Owner	Owner Address	City, State ZIP
02-12-06-380-006.000-074	1028 Rewill Dr	0.52	\$281,200	\$-	\$281,200	Menard Inc	4777 Menard Dr	Eau Claire WI 54703
02-12-06-380-007.000-074	6210 Illinois Rd	0.58	\$316,400	\$-	\$316,400	Menard Inc	4777 Menard Dr	Eau Claire WI 54703
02-12-06-380-008.000-074	6204 Illinois Rd	0.58	\$316,400	\$-	\$316,400	Menard Inc	4777 Menard Dr	Eau Claire WI 54703
02-12-06-451-002.000-074	818 Avenue Of Autos	2.76	\$247,500	\$285,300	\$532,800	Fort Wayne Avenue Of Autos LLC	3841 Green Hills Village Dr	Ste 400
02-12-06-401-004.000-074	630 Avenue Of Autos	5.15	\$438,300	\$573,500	\$1,011,800	Ridge-Thomas Properties Inc	630 Avenue Of Autos	Fort Wayne IN 46804
02-12-06-401-002.000-074	504 Avenue Of Autos	5.42	\$163,100	\$-	\$163,100	Kelley Automotive Group	633 Avenue of Autos	Fort Wayne IN 46804
02-12-06-401-001.001-074	5900 Illinois Rd	0.03	\$0.00	\$-	\$-	Fort Wayne City of	200 E Berry St	Fort Wayne IN 46802
02-12-06-381-006.000-074	1027 Rewill Dr	0.49	\$21,000	\$-	\$21,000	Rohrman Family Realty LP	5900 Illinois Rd	Fort Wayne IN 46804
02-12-06-381-007.000-074	6130 Illinois Rd	1.12	\$3,500	\$-	\$3,500	Rohrman Family Realty LP	5900 Illinois Rd	Fort Wayne IN 46804
02-12-06-402-001.000-074	630 Avenue Of Autos (n Of)	5.25	\$144,400	\$6,900	\$151,300	Kelley Automotive Group	633 Avenue of Autos	Fort Wayne IN 46804
02-12-06-353-001.002-074	Rewill Dr (split (w))	0.06	NA	na	na	Menard Inc	4777 Menard Dr	Eau Claire WI 54703
02-12-06-381-005.001-074	Rewill Dr (split (e))	0.04	\$2,900	\$-	\$2,900	Rohrman Family Realty LP	3900 S St	Lafayette, IN 47905
02-12-06-328-001.001-074	unassigned	0.22	\$0.00	\$-	\$-	City of Fort Wayne	200 E Berry St Ste 210	Fort Wayne, IN 46802
02-12-06-329-001.001-074	unassigned	0.12	\$0.00	\$-	\$-	City of Fort Wayne	200 E Berry St Ste 210	Fort Wayne, IN 46802
02-12-06-401-001.002-074	unassigned	0.61	\$0.00	\$-	\$-	City of Fort Wayne	200 E Berry St Ste 210	Fort Wayne, IN 46802



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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2022-45
FOR AMENDMENT II TO THE
ILLINOIS/GETZ
ECONOMIC DEVELOPMENT AREA**

WHEREAS, on October 10, 2022, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2022-45, for the purpose of amending the Illinois/Getz 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:

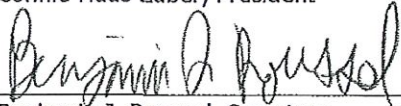
1. Redevelopment Commission Declaratory Resolution 2022-45, together with the redevelopment plan and related support documents attached thereto, conform to the plan of development for the City of Fort Wayne, and are hereby approved.
2. The Secretary of the Plan Commission is authorized to deliver to 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 November 14, 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 2022-45 concerning Amendment II of the Illinois/Getz Economic Development Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves an expansion of the Illinois/Getz Economic Development Area (the "EDA") and the establishment of a new tax allocation area coterminous with the boundaries of the expansion. 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 1991 and encompasses real estate on the north and south sides of Illinois Road, just east of I-69. It contains a Meijer store, a Menards, and as of recently, the Illinois Crossing development, which was a project undertaken by the Tom Kelly team to construct a number of new car dealerships and supporting uses on a 53-acre tract of unimproved land situated between Menards and the Interstate. To facilitate the project, the Commission entered into a reimbursement agreement for public infrastructure supporting the project, which included new roads, utilities, and stormwater infrastructure.

The project has expanded to include investments on the nearby Avenue of Autos, which is located approximately 0.25 miles east of the initial development. To improve traffic flow between the new and existing development, new roadway connections between the project and Avenue of Autos are being created, as are intersection improvements at Illinois Road. In addition to supporting the project, the new roads and infrastructure will create prime commercial development sites along this new frontage road, and make it easier and safer for residents living on Rewill Drive to enter and exit Illinois Road.

The portions of the project on Avenue of Autos, and other sites that have been created and/or catalyzed by this project are not in the TIF district. The purpose of this amendment is to expand the TIF district to include those parcels.

When completed, this large infill project will increase the City's property tax base and increase employment opportunities in a manner that is much more sustainable and efficient than development on the periphery.

EFFECT OF NON-PASSAGE. Reimbursement for 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.

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

December 8, 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 Illinois/Getz Road Economic Development Area**

The Redevelopment Commission hereby requests that the Common Council consider and approve Amendment II to the Illinois/Getz Road Economic Development Area (the "EDA"). This amendment has previously been approved by both the Fort Wayne Redevelopment Commission and the Fort Wayne Plan Commission.

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 2022-45, approved by the Redevelopment Commission on October 10, 2022, for the purpose of amending the EDA; and
2. Fort Wayne Plan Commission Findings of Fact and Resolution dated November 14, 2022, wherein the Plan Commission determined that Declaratory Resolution 2022-45 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 II to the EDA.

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

Vibrant. Prosperous. Growing.

