BILL NO. R-23-05-15

RESOLUTION NO. R-__________

A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2023-15 concerning establishment of the North Clinton Redevelopment Project Area and Economic Development Area

WHEREAS, pursuant to the provisions of the Redevelopment of Blighted Areas Act of 1981, P.L. 309 and 310 of Acts of 1981 of the General Assembly of the State of Indiana, as amended and supplemented, on May 8, 2023, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2023-15, attached hereto as Exhibit A, for the purpose of establishing the North Clinton Economic Development Area and tax allocation area ("EDA"); and

WHEREAS, on May 15, 2023, the Fort Wayne Plan Commission considered said Declaratory Resolution 2023-15 and the plan for redevelopment of the EDA attached thereto and issued its Findings of Fact and Resolution, attached hereto as Exhibit B, whereby said Plan Commission determined that the plan for redevelopment of the EDA conformed to the plan for development of the City of Fort Wayne;

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

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

Section 2. The geographic area described in the redevelopment plan attached to Declaratory Resolution 2023-15 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

EXHIBIT A

RESOLUTION 2023-15
FORT WAYNE REDEVELOPMENT COMMISSION

DECLARATORY RESOLUTION FOR ESTABLISHMENT OF THE NORTH CLINTON REDEVELOPMENT PROJECT AREA AND ECONOMIC DEVELOPMENT AREA

WHEREAS, the Fort Wayne Redevelopment Commission ("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 in the City described in Appendix 1 of Exhibit A (the "North Clinton Economic Development Area", the "North Clinton EDA", or the "EDA") is situated in a strategic location from a redevelopment standpoint; however, existing public roads are inadequate for the level of traffic anticipated to be generated from new development, and certain other necessary public infrastructure is either not available or inappropriately placed, such that efficient redevelopment 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, real estate within the EDA has received interest from private developers for construction of a corporate campus anchored by the headquarters of a manufacturing company (the "Headquarters"), and for construction of a mixed-use neighborhood center (the "Neighborhood Center"); and

WHEREAS, to account for continuing growth in northeast Fort Wayne, including new development within in the EDA, the Fort Wayne Department of Public Works has identified reconstruction and widening of North Clinton Street within the EDA as an important capital improvement project (the "North Clinton Street Project"); and

WHEREAS, the Commission has investigated the existing public infrastructure in and serving the North Clinton EDA, and has prepared a redevelopment plan entitled *Redevelopment Plan for the North Clinton Economic Development Area*, attached hereto as Exhibit A, that identifies public infrastructure necessary to support redevelopment of the 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 EDA requires establishment of a new EDA and 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 Appendix 1 of the Redevelopment Plan, which Redevelopment Plan is attached hereto as Exhibit A and made a part hereof, is a "redevelopment project area" ("RPA") as that term is defined in, and for the purposes of Indiana Code ("IC") 36-7-14 et seq.

3. Pursuant to IC 36-7-14-41(b), the Commission hereby determines that the RPA constitutes an "economic development area" in that:

   A. The plan for the Amendment Area:

      1. *Promotes significant opportunities for the gainful employment of its citizens.* Both the Headquarters and the Neighborhood Center have significant commercial components and will offer a wide range of job opportunities.

      2. *Attracts a major new business enterprise to the City of Fort Wayne ("City").* The EDA is of sufficient size to accommodate large-scale development and its location adjacent to major transportation corridors and large institutional uses are significant draws for many types of businesses.

      3. *Retains or expands a significant business enterprise existing in the boundaries of the City.* The proposed development on the west side of North Clinton Street would include the new corporate headquarters of a local company. Expanding North Clinton Street within the EDA will better connect this fast-growing part of the community to downtown.

      4. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.* Multi-story, mixed use development, such as the type proposed herein is typically more expensive to build and more complicated to finance up-front, but the quality of life benefits such as walkable jobs/amenities, diversity of housing choice, and high tax productivity have significant long-term benefits.

   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.* North Clinton Street does not have sufficient capacity to accommodate the type of higher-density development anticipated in the EDA. One of the primary purposes of this EDA is to support implementation of the local metropolitan planning organization's long-range plan for North Clinton Street to be sized to meet the city's future traffic demands on the corridor.

      2. *Existence of improvements or conditions that lower the value of the land below that of nearby land.* A public drain extends through a portion of the developable acreage. Re-routing this public drain is necessary for efficient development.

The EDA is situated at the I-69 / I-469 interchange, so traffic noise and other negative externalities make development of this area more challenging than other nearby areas.

3. *Multiple ownership of land or other similar conditions.* The land on the east and west sides of North Clinton is owned by different entities that propose to develop their respective real estate concurrently. Financing certain improvements that benefit both developers would be difficult without the creation of a new economic development area.

   The North Clinton Street widening project will require expansion of the existing right-of-way, which will require acquisition of a portion of a significant number of properties.

C. *The public health and welfare will be benefited by accomplishment of the plan for the Amendment Area.* Reconstruction of North Clinton will improve the level of safety for motorists, pedestrians, and bicyclists using the roadway. For motorists, this will be accomplished by improving the pavement condition and reducing congestion by adding capacity to the roadway as future development continues in the vicinity. For pedestrians and bicyclists, safety will be improved by constructing sidewalks and multi-use paths to provide an ADA-compliant route connected with the existing city and county infrastructure to the north and south.

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.* Development of a corporate campus will retain existing jobs and attract new ones. The mixed-use neighborhood center will offer many types of housing in close proximity to jobs both at the campus and at other employers.

2. *An increase in the property tax base.* The Projects are expected to collectively generate well over one million dollars per year in property taxes, which is a substantial increase from the approximately $9,000 that is currently generated annually.

3. *Improved diversity of the economic base and other similar public benefits.* Development of the Headquarters secures the company's presence in the community and helps to ensure that, to the extent possible, the economic impact of the company is captured locally.

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 recently-adopted All In Allen Comprehensive Plan. Consistency with existing policies, zoning and land use are described in Section VII of the Redevelopment Plan.

4. The Redevelopment Plan is hereby approved, subject to any amendments to it that the Commission may approve in a resolution either confirming or amending and confirming this Resolution.

5. Pursuant to IC 36-7-14-15(a):

A. The land area described in the Redevelopment Plan is an area in the territory under the Redevelopment Commission's jurisdiction that is in need of redevelopment.

B. The conditions described in IC 36-7-1-3 cannot be corrected in the area by regulatory processes or the ordinary operations of private enterprise without resort to this chapter.

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. It will be of public utility and benefit to acquire the EDA and/or redevelop it pursuant to IC 36-7-14 et seq.; and

   B. The EDA is designated as a redevelopment project area for purposes of IC 36-7-14.

7. The general boundaries of the North Clinton EDA 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 North Clinton EDA; 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 Redevelopment Plan contemplates reconstruction of North Clinton Street, which is necessary for the type of development envisioned in the Redevelopment Plan and in the comprehensive plan. However, large-scale public works projects, as well as certain site-specific public improvements required for private-sector development are not financially feasible but for the adoption of the allocation provision.

11. Pursuant to IC 36-7-14-39(a)(1), "base assessed value" as used in this Resolution means:

    A. The net assessed value of all the property as finally determined for the assessment date immediately preceding the effective date of the allocation provision of this Resolution, as adjusted under IC 36-7-14-39(h); plus

    B. To the extent that it is not included in subsection (A), the net assessed value of property that is assessed as residential property under the rules of the Indiana Department of Local Government Finance, as finally determined for any assessment date after the effective date of the allocation provision.

12. Pursuant to IC 36-7-14-39(b), after the date of adoption of a resolution that confirms the establishment of the North Clinton EDA and the Allocation Area, any property taxes levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed as follows:

A. Except as otherwise provided in this section, the proceeds of the taxes attributable to the lesser of:

   1. The assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or
   2. The base assessed value, shall be allocated to and, when collected, paid into the funds of the respective taxing units.

B. The excess of the proceeds of the property taxes imposed for the assessment date with respect to which the allocation and distribution is made that are attributable to taxes imposed after being approved by the voters in a referendum or local public question conducted after April 30, 2010, not otherwise included in subsection (A) shall be allocated to and, when collected, paid into the funds of the taxing unit for which the referendum or local public question was conducted.

C. Except as otherwise provided in this section, property tax proceeds in excess of those described in subsections (A) and (B) shall be allocated to the City's redevelopment district and, when collected, paid into the allocation fund established for the Allocation Area that may be used by the Commission only to do one (1) or more of the following:

   1. Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the City's redevelopment district for the purpose of financing or refinancing the redevelopment of the Allocation Area.
   2. Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
   3. Pay the principal of and interest on bonds payable from allocated tax proceeds in the Allocation Area and from the special tax levied under IC 36-7-14-27.
   4. Pay the principal of and interest on bonds issued by the City to pay for local public improvements that are physically located in or physically connected to the Allocation Area.
   5. Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
   6. Make payments on leases payable from allocated tax proceeds in the Allocation Area under IC 36-7-14-25.2.
   7. Reimburse the City for expenditures made by it for local public improvements (which include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a)) that are physically located in or physically connected to the Allocation Area.
   8. Reimburse the City for rentals paid by it for a building or parking facility that is physically located in or physically connected to the Allocation Area under any lease entered into under IC 36-1-10.
   9. For property taxes first due and payable before January 1, 2009, pay all or a part of a property tax replacement credit to taxpayers in the Allocation Area as determined by the Commission. This credit equals the amount determined under the following STEPS for each taxpayer in a taxing district (as defined in IC 6-1.1-1-20) that contains all or part of the Allocation Area:

      a. STEP ONE: Determine that part of the sum of the amounts under IC 6-1.1-21-2(g)(1)(A), IC 6-1.1-21-2(g)(2), IC 6-1.1-21-2(g)(3), IC 6-1.1-21-2(g)(4), and IC 6-1.1-21-2(g)(5) (before their repeal) that is attributable to the taxing district.
      b. STEP TWO: Divide:

1. That part of each county's eligible property tax replacement amount (as defined in IC 6-1.1-21-2 (before its repeal)) for that year as determined under IC 6-1.1-21-4 (before its repeal) that is attributable to the taxing district; by
2. The STEP ONE sum.

c. STEP THREE: Multiply:
1. The STEP TWO quotient; times
2. The total amount of the taxpayer's taxes (as defined in IC 6-1.1-21-2 (before its repeal)) levied in the taxing district that have been allocated during that year to an allocation fund under this section.

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

10. Pay expenses incurred by the Commission for local public improvements that are in the Allocation Area or serving the Allocation Area. Public improvements include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a).

11. Reimburse public and private entities for expenses incurred in training employees of industrial facilities that are located:

    a. In the Allocation Area; and
    b. On a parcel of real property that has been classified as industrial property under the rules of the Indiana Department of Local Government Finance;

    however, the total amount of money spent for this purpose in any year may not exceed the total amount of money in the allocation fund that is attributable to property taxes paid by the industrial facilities described in this section. The reimbursements under this subsection must be made within three (3) years after the date on which the investments that are the basis for the increment financing are made.

12. Pay the costs of carrying out an eligible efficiency project (as defined in IC 36-9-41-1.5) within the City. However, property tax proceeds may be used under this subsection to pay the costs of carrying out an eligible efficiency project only if those property tax proceeds exceed the amount necessary to do the following:

    a. Make, when due, any payments required under subsections (1) through (11) above, including any payments of principal and interest on bonds and other obligations payable under this section, any payments of premiums under this section on the redemption before maturity of bonds, and any payments on leases payable under this section.
    b. Make any reimbursements required under this section.
    c. Pay any expenses required under this section.
    d. Establish, augment, or restore any debt service reserve under this section.

13. Expend money and provide financial assistance as authorized in IC 36-7-14-12.2(a)(27).

D. The allocation fund shall not be used for operating expenses of the Commission.

13. Pursuant to IC 36-7-25-3(a), projects, improvements, or purposes that may be financed by the Commission in redevelopment project areas or economic development areas may be financed if the projects, improvements, or purposes are not located in those areas or the redevelopment district as long as the projects, improvements, or purposes directly serve or benefit those areas.

14. Pursuant to IC 36-7-14-39(b), the allocation provision in this Resolution shall expire on the later of:

    A. Twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds, or lease rentals on leases payable from tax increment revenues; or

    B. Twenty-five (25) years after the date of adoption of a resolution confirming, or amending and confirming this Resolution.

15. Following adoption of this Resolution, the Executive Director shall deliver a copy of this Resolution and Redevelopment Plan to the City's Plan Commission for its review and determination as to whether the Resolution and Redevelopment Plan conform to the plan of development for the City, and shall request that the Plan Commission issue its written order approving the Resolution and Redevelopment Plan.

16. Following receipt of the Plan Commission's written approving order, the Executive Director shall deliver the approving order together with this Resolution and Redevelopment Plan to the City's Common Council, and shall request that the Council issue its written order approving the additional area as part of the existing redevelopment project area and approving the Resolution and Redevelopment Plan.

17. Following receipt of the Common Council's written approving order, the Executive Director shall publish notice of the adoption and substance of this Resolution together with notice of a public hearing to be held by the Commission in accordance with IC 5-3-1, IC 36-7-14-17(a) and IC 36-7-14-17(b), and shall mail the notices required by IC 36-7-14-17(c). In the event this resolution amends an existing redevelopment area, the Executive Director shall mail the notices required by IC 36-7-14-17.5(a) and IC 36-7-14-17.5(b) as required.

18. Adopted and effective this 8th day of May, 2023.

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 8th day of May, 2023.

My Commission Expires: March 5, 2031

Cinthia Loera-Mata

Signature of Notary Public

Resident of Allen County

Cinthia Loera-Mata

Printed Name

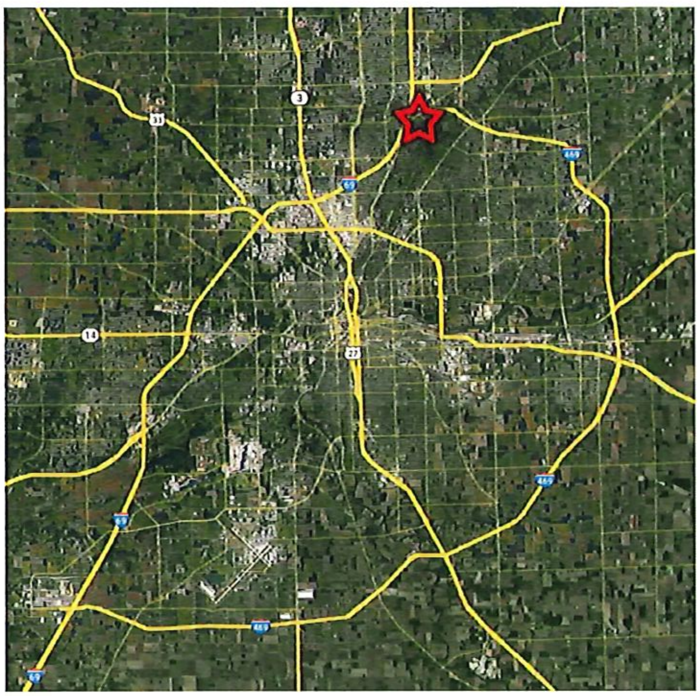
CINTHIA LOERA-MATA
Notary Public - Seal
Allen County - State of Indiana
Commission Number NP0747298
My Commission Expires Mar 5, 2031

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.

EXHIBIT A

REDEVELOPMENT PLAN
FOR THE
NORTH CLINTON
ECONOMIC DEVELOPMENT AREA



City of Fort Wayne Redevelopment Commission

May 8, 2023

REDEVELOPMENT COMMISSION

I. OVERVIEW

The North Clinton Economic Development Area is located southeast of the intersection of I-69 and I-469 in north Fort Wayne. It primarily comprises two large unimproved tracts of land as well as a portion of North Clinton Street from Auburn Road to Diebold Road. These sites have received development interest for use as a corporate campus anchored by the headquarters of a light industrial company and as mixed-use neighborhood center, respectively.

This area of Fort Wayne, as well as unincorporated portions of Allen County located nearby, have seen rapid growth over the past couple decades, in part catalyzed by the development of Parkview Regional Medical Center, which is located approximately one mile to the north.

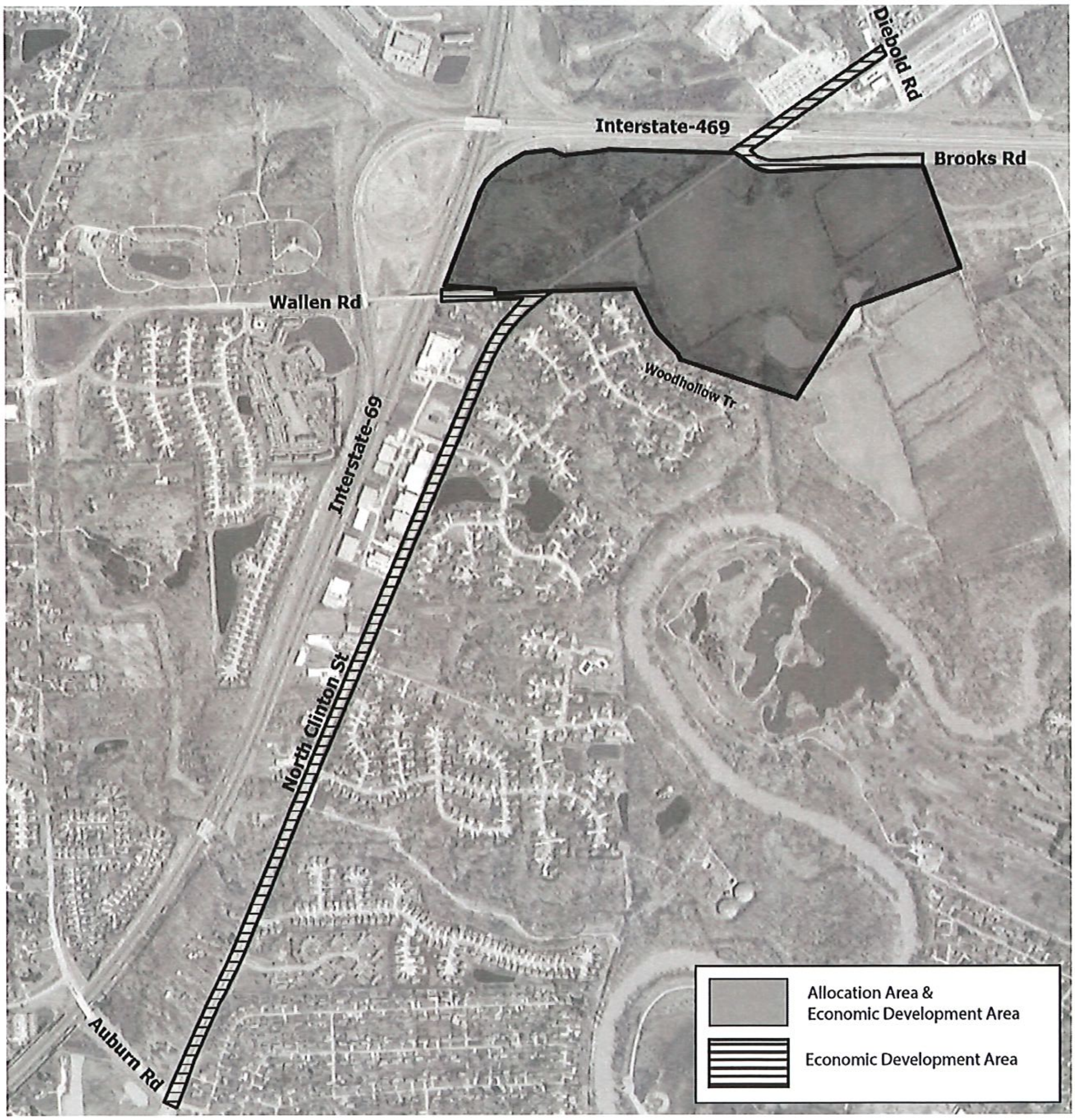
As a result, certain older infrastructure has become inadequate given the level of current usage. In particular, North Clinton Street experiences traffic volumes that create congestion and unsafe roadway conditions. One of the primary purposes of this EDA is to support implementation of the local metropolitan planning organization's long-range plan for North Clinton Street to be sized to meet the city's future traffic demands.

The purposes of this EDA are to facilitate infrastructure upgrades such as the North Clinton Street widening project and to support higher density infill development in a rapidly-growing part of the city.

Accomplishing these objectives requires establishment of an Economic Development Area (as defined in Indiana Code 36-7-14), and creation of an "Allocation Area" (as defined in Indiana Code 36-7-14-39). The Allocation Area, which is the area where tax increment from new development can be collected by the Redevelopment Commission, comprises the two large tracts on the east and west sides of North Clinton Street. The Economic Development Area, which is the area where tax increment can be spent, encompasses the entire Allocation Area as well as North Clinton Street, from Auburn Road to Diebold Road, and sections of Wallen Road and Brooks Road adjacent to the Allocation Area. Collectively, the new Economic Development Area and Allocation Area constitute the "North Clinton Economic Development Area" or "EDA".

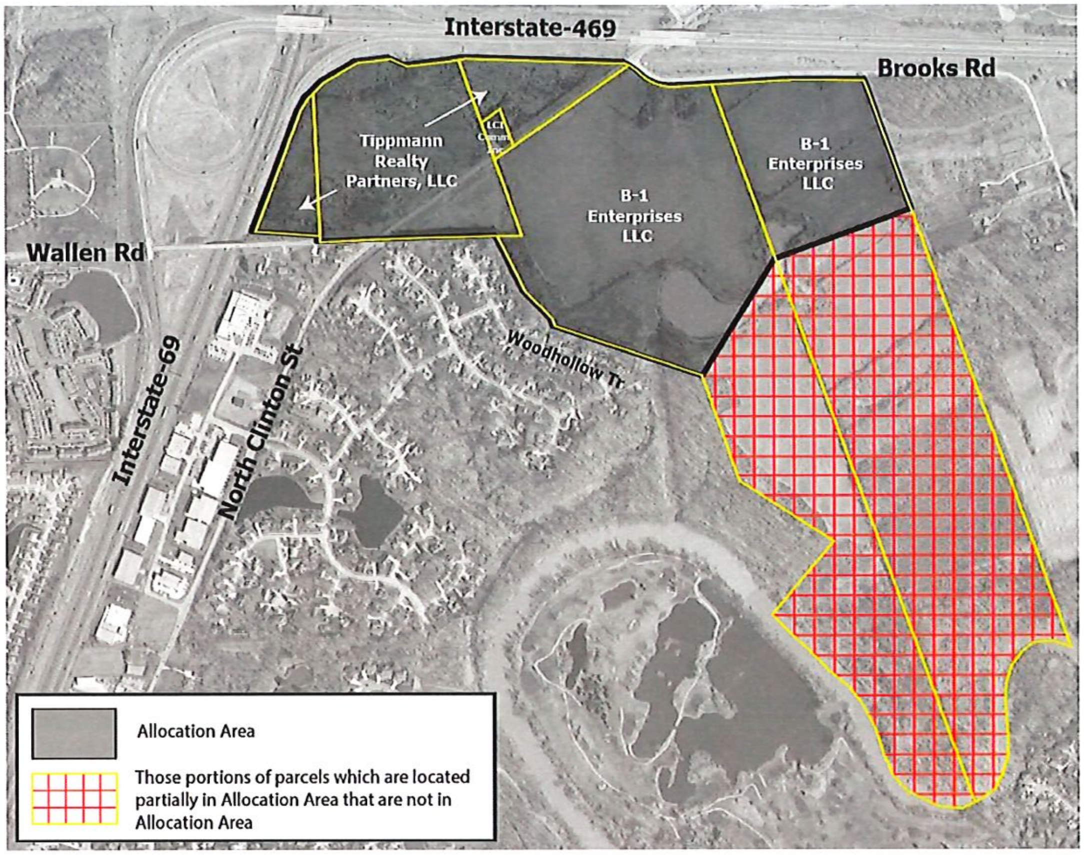
II. BOUNDARY DESCRIPTION

The Allocation Area encompasses approximately 129.9 acres. The Economic Development Area includes the Allocation Area plus an additional 26 acres not located within the Allocation Area. Generally, the portions of the Economic Development Area extending along rights-of-way extend 50 feet from the current location of the respective centerlines. A detailed boundary description of both the Allocation Area and the Economic Development Area can be found in Appendix 1. In the event of a discrepancy between the map, below, and the boundary description contained in Appendix 1, the boundary description in Appendix 1 shall govern.



III. REAL PROPERTY WITHIN THE ALLOCATION AREA

The map, below, depicts real property within the Allocation Area. The following table contains detailed parcel data. Assessed values represent a base assessment date of January 1, 2023. The Base Assessed Value, as that term is defined in IC 36-7-14-39 is $369,059.



Real Property within the Allocation Area							
Address	PIN	Size (ac)	Owner (as of 3-Apr-23)	Land Value	Imprv. Value	Assessed Value	Notes
8923 N Clinton	02-08-06-400-006.000-072	5.10	Tippmann Realty Partners, LLC	$44,682*	$0*	$44,682*	Includes 14.76% of a 34.5-acre multi-part parcel (other parts not shown on map)
8923 N Clinton	02-08-05-300-003.000-072	37.04	Tippmann Realty Partners, LLC	$188,300	$0	$188,300	
9101 N Clinton	02-08-05-300-005.000-072	7.58	Tippmann Realty Partners, LLC	$13,400	$0	$13,400	
9218 N Clinton	02-08-08-200-001.000-072	60.21	B-1 Enterprises LLC	$69,672*	$0*	$69,672*	Includes 54.86% of a 109-acre parcel.
(na) N Clinton	02-08-08-200-002.000-072	24.38	B-1 Enterprises LLC	$20,205*	$0*	$20,205*	Includes 25.1% of a 97-acre parcel.
9017 N Clinton	02-08-05-300-004.000-072	0.86	LCI Communications Inc	$30,800	$2,000	$32,800	
*Represents share of assessed value attributable to percentage of parcel located in Allocation Area.							

IV. REDEVELOPMENT PROJECT SUMMARY

The project on the east side of Clinton Street calls for a mixed-use district comprised of apartments, townhomes, and mixed-use buildings, organized as a neighborhood center. The plan contemplates a trail network throughout the development, large recreational spaces, and an interior street system comprised of both public and private streets.

The project on the west side of Clinton Street contemplates development of a corporate campus containing the headquarters of a manufacturing company. Future buildout of the campus contemplates a research and development facility, a warehouse, and smaller-lot development that could accommodate a range of business/technology/light industrial uses.

Both projects are anticipated to be developed in phases.

V. RELOCATION OF RESIDENTS AND BUSINESSES

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

VI. ENVIRONMENTAL CONCERNS

The area comprising the EDA has previously been used for agriculture. 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 recently-adopted "All-In Allen" comprehensive plan. The Future Growth and Development map within the comprehensive plan illustrates areas where development should be prioritized to accommodate projected growth. This map designates the land comprising the EDA as "Urban Infill Area". These areas "benefit from existing infrastructure and adjacency to other community amenities", and "are a focus for reinvestment and for filling in gaps within existing neighborhoods."

<u>Goal 1</u> from the Land Use and Development chapter states: *"Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas."* <u>Policy 1.3</u> builds on this Goal, stating: *"Encourage compatible higher-density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities."*

One of the recurring themes throughout the comprehensive plan is to encourage a diversity of housing types. Housing and Neighborhoods <u>Policy 1.1</u> states *"Promote the creation of complete neighborhood areas through compact development, increased density, and infill."*

The Economic Development chapter recognizes that business attraction and retention efforts and infrastructure improvements are critical for continued growth. Economic Development Policy 1.3 states *"Support business development and expansion, and new business attraction"*, while Goal 3 states *"Coordinate key infrastructure and transportation improvements with local economic development efforts."*

Land Use & Zoning: All of the land within the Allocation Area is currently unimproved with the exception of a telecommunications tower. The portion of the Economic Development Area that extends along North Clinton is bordered generally by light industrial use on the west side of the road and low-density housing on the east side.

The EDA is primarily located in the BTI Business, Technology and Innovation zoning district, the C2 Limited Commercial district, the NC Neighborhood Commercial district, and the RP Planned Residential district. Real estate within the EDA was rezoned in 2022 in anticipation of the planned developments. All of the anticipated uses are permitted in the underlying zoning districts.

VIII. EXISTING PUBLIC INFRASTRUCTURE

The EDA comprises two large, undeveloped tracts of land. Public infrastructure is generally available in the vicinity, but infrastructure extensions will likely be required to support development within the tracts. Certain existing public infrastructure, most notably North Clinton Street, is undersized given the large amount of growth in the area and intensity of development within the two unimproved tracts.

IX. FLOODPLAIN AND WETLANDS

A portion of the EDA is located in a Flood Hazard Area and two freshwater ponds are present. The location of these protected areas should not unduly interfere with proposed redevelopment. A flood map is contained in Appendix 2.

X. POTENTIAL REDEVELOPMENT PROJECTS

Tax increment revenues from the Allocation Area 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;

- 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;
- Reimbursement for public infrastructure and associated costs in and serving the EDA; and
- All projects related to any of the foregoing projects and all other purposes permitted by law.

In addition, the following public infrastructure improvements are anticipated for buildout of the EDA.

1. Initial and long-term improvements to North Clinton Street:

Item	Estimated Cost ($)
Initial improvements to accommodate the corporate campus and mixed-use neighborhood center (Where possible, items from this category will be constructed as part of the long-term project.)	
Mobilization / Field Office	88,000
Maintenance of Traffic	30,000
Erosion Control	30,000
Traffic Signal, Pavement Markings	350,000
Demolition	26,650
Pavement	394,700
36" Storm Culvert	50,000
Clinton St Ditch Grading	60,000
Seeding and Landscaping	70,000
Street Lights	210,000
Power Pole Relocation	160,000
Permitting, Design, Engineering	170,000
Total	**1,639,350**
Phase I of Clinton Street Reconstruction (Riveroak Dr to Diebold Rd)	
Construction	12,105,000
Preliminary Engineering	2,663,000
Right-of-Way	900,000
Utility Relocation	150,000
Construction Inspection	1,815,000
Total	**17,633,000**
Phase II of Clinton Street Reconstruction (Auburn Rd to Riveroak Dr)	
Construction	12,200,000
Preliminary Engineering	2,684,000
Right-of-Way	1,400,000
Utility Relocation	150,000
Construction Inspection	1,830,000
Total	**18,264,000**

2. Anticipated Public Improvements for the **Corporate Campus:**

Item	Estimated Cost ($)
Swift Drain Relocation	
Erosion Control	20,000
Mobilization	25,000
Clearing	34,000
800 LF Ditch Relocation	240,000
Public Improvements	
Civil Design and Survey	150,000
Setup, Maintenance	223,800
Roadway Construction	929,000
Drainage	244,000
Water Main Construction	423,500
Sanitary Sewer Construction	470,000
Seeding and Landscaping	100,000
Street Lights	240,000
Total	**3,536,100**

3. Anticipated public improvements for the **Mixed-Use Neighborhood Center:**

Item	Estimated Cost ($)
Setup, Maintenance	253,800
Roadway Construction	2,718,500
Drainage (36" pipe)	1,140,000
Sewer (10")	350,000
Water Main	822,500
Seeding and Landscaping	190,000
Street Lights	465,000
Civil Design and Survey	250,000
Total	**6,189,800**

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. However, certain land may be acquired by other entities including the City of Fort Wayne Department of Public Works to be used as right-of-way for the North Clinton Street widening project.

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.

APPENDIX 1: BOUNDARY DESCRIPTIONS

Boundary Description of the Allocation Area

Beginning at the southwest corner of the property with Property Identification Number ("PIN") 02-08-05-300-003.000-072 (commonly known as 8923 North Clinton Street) and continuing north along the west property line of said parcel for a distance of approximately 40.6 feet to the southeast corner of the property with PIN 02-08-06-400-006.000-072, thence west, generally, along the southern boundary of said parcel for a distance of approximately 434 feet to the southwest corner of said parcel, thence north-northeast, generally, along the western boundary of said parcel, which boundary is coterminous with the eastern Right-of Way ("ROW") of Interstate-69, thence continuing along the eastern boundary of the I-69 ROW, thence continuing along the eastern/southern boundary of the Interstate-469 ROW to the intersection of said southern boundary line and the centerline of North Clinton Street, thence continuing southeast, generally, along the southern extent of the Brooks Road ROW to the northeast corner of the parcel with PIN 02-08-08-200-002.000-072, thence continuing southeast, generally, along the eastern boundary of said parcel for a distance of approximately 920 feet to the northwest corner of the parcel with PIN 02-08-08-200-003.006-063 (commonly known as 9119 Brooks Road), thence southwest, generally, at a deflection of 90 degrees from said point for a distance of approximately 973 feet to the eastern boundary of the parcel with PIN 02-08-08-200-001.000-072 (commonly known as 9218 N Clinton St), thence southwest, generally, across said parcel for a distance of approximately 918 feet to the northeast corner of the parcel with PIN 02-08-08-129-007.000-072, thence northwest, generally, along the northern boundary of said parcel, to the northeast corner of the parcel with PIN 02-08-08-126-006.000-072 (commonly known as 2813 Woodhollow Trail) thence continuing northwest, generally, along the rear property lines of the parcels with frontage on Woodhollow Trail (consisting of 2813 to 2711 Woodhollow Trail) to the point of intersection between 2711 Woodhollow Trail and the parcel with PIN: 02-08-05-300-003.000-072, thence westward along the southern boundary of said parcel to the point of beginning. Consisting of approximately 129.9 acres.

Boundary Description of the Economic Development Area

The Economic Development Area includes the entire Allocation Area as well as the following real estate:

North Clinton Street, from Auburn Road to Diebold Road, including all real estate within 50 feet of the centerline of the roadway, and including both the North Clinton /Auburn Rd, and North Clinton / Diebold intersections.

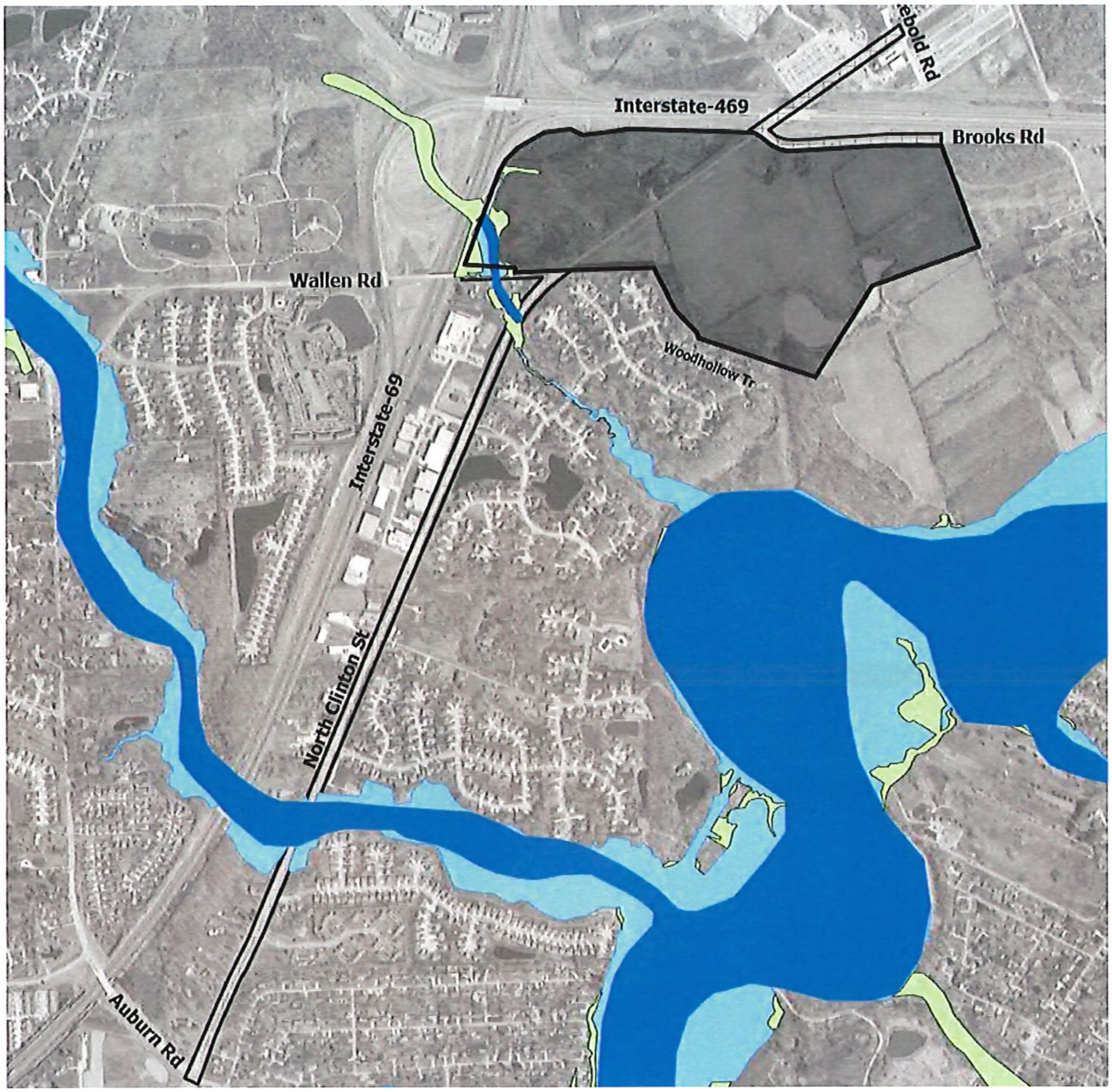
ALSO

Wallen Road, from North Clinton Street to the east side of the I-69 bridge, including all real estate within 50 feet of the centerline of the roadway.

ALSO

Brooks Road, from North Clinton Street to the northeastern corner of the Allocation Area, including all real estate within 50 feet of the centerline of the roadway. Consisting of approximately 155.9 acres.

APPENDIX 2:
FLOODPLAIN MAP



- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- REDUCED FLOOD RISK DUE TO LEVEE
- A
- AE
- AE, FLOODWAY

EXHIBIT B

RESOLUTION AND APPROVING ORDER
CITY OF FORT WAYNE PLAN COMMISSION

APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION R-2023-15
ESTABLISHING THE NORTH CLINTON
ECONOMIC DEVELOPMENT AREA

WHEREAS, on May 8, 2023, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution R-2023-15, for the purpose of establishing the North Clinton Economic Development Area and tax allocation area; and

WHEREAS, pursuant to IC 36-7-14-16, the Redevelopment Commission submitted the Declaratory Resolution together with the redevelopment plan and related support documents to the Fort Wayne Plan Commission ("Plan Commission") for the Plan Commission's consideration; and

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

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

1. Redevelopment Commission Declaratory Resolution R-2023-15, 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 5/15/23.

CITY OF FORT WAYNE PLAN COMMISSION

Connie Haas Zuber

Connie Haas Zuber, President

Benjamin J Roussel

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 2023-15 concerning establishment of the North Clinton Redevelopment Project Area and Economic Development Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves establishment of the North Clinton Economic Development Area ("EDA"), which is a proposed TIF District located southeast of the I-69/I-469 interchange in northeast Fort Wayne. The Redevelopment Commission must publish notice and conduct a public hearing prior to taking final action on creation of the EDA.

EFFECT OF PASSAGE. The area around the I-69/I-469 interchange is one of the most rapidly-growing parts of the city, and as development has moved east along Dupont Rd, traffic congestion on North Clinton has increased substantially. Currently, North Clinton is 2 lanes wide north of Auburn Rd, with narrow lanes and no shoulder. Expansion of the roadway and the addition of bike/pedestrian paths has been identified by Public Works as a near-term capital improvement project. The project will be primarily federally funded, which requires a 20% local match. Providing a substantial portion of that match from taxes generated by new development along this corridor is one of the key purposes for establishment of this TIF District.

The TIF District encompasses two large, unimproved sites on opposite sides of North Clinton where private-sector projects have recently been proposed. On the west side, the Tippmann Group has proposed construction of a new corporate headquarters, with complementary development on the additional acreage. On the east side, the Arneo project would create a new mixed-use neighborhood comprising several different types of housing, along with retail, office, restaurant, and open space. Both developments require the construction of new public roads and utilities within their respective sites, as well as a new traffic signal on North Clinton. In addition to supporting the expansion of North Clinton Street, new taxes generated by these two projects could be used to pay for public infrastructure within the respective development sites.

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

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 development / redevelopment plan for the EDA.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). There are no direct costs associated with establishing 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

May 17, 2023

MEMO

To: City of Fort Wayne Common Council

From: Jonathan Leist, Redevelopment Director, 427-1323

Copy: City of Fort Wayne Redevelopment Commission

Re: **Establishment of the North Clinton Redevelopment Project Area, Economic Development Area and Tax Allocation Area**

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

1. Fort Wayne Redevelopment Commission Declaratory Resolution 2023-15, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on May 8, 2023, for the purpose of establishing the North Clinton Economic Development Area; and

2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated May 15, 2023, wherein the Plan Commission determined that Declaratory Resolution 2023-15 and the redevelopment plan conform to the plan of development of the City of Fort Wayne.

The Redevelopment Commission hereby requests that the Common Council consider and approve the approvals of the Fort Wayne Redevelopment Commission and Fort Wayne Plan Commission, and that the Common Council determine that the geographic area described in Declaratory Resolution 2023-15 is an economic development area.

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