

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVING THE USE OF LOCAL INCOME TAX RIVERFRONT FUNDS FOR DEMOLITION BY THE FORT WAYNE REDEVELOPMENT COMMISSION OF REAL ESTATE ASSOCIATED WITH THE PEPSI BOTTLING FACILITY ON NORTH HARRISON STREET.

WHEREAS, the City of Fort Wayne Redevelopment Commission (“Commission”) recently acquired approximately 6.43 acres of real estate formerly owned by Pepsi-Cola General Bottlers of Indiana, Inc. (“Pepsi”) comprising the Pepsi Bottling Facility located at 1207 North Harrison Street and other associated parcels (the “Real Estate”); and

WHEREAS, the Commission acquired the Real Estate with financial approval from the Fort Wayne Common Council (“Common Council”) through the use of Riverfront Phase 2 Bond Funds for the property acquisition in Bill No. R-22-05-16; and

WHEREAS, the Commission issued public bidding specifications to qualified contractors and anticipates awarding the demolition contract to Amor Excavating, the lowest responsive and responsible bidder, in the not to exceed amount of Five Hundred Twenty-One Thousand Six Hundred Forty-One and 95/100 Dollars (\$521,641.95) at an upcoming public meeting of the Commission, which is anticipated to occur prior to final passage of this Resolution by the Common Council; and

WHEREAS, demolition of the Real Estate was included among the projects approved by the Common Council in Bill No. A-23-07-24 anticipated to be funded from the City’s 2023 Supplemental LIT distribution; and

1 WHEREAS, the Common Council has determined that demolition of the
2 existing improvements and redevelopment of the Real Estate will provide substantial
3 community benefits in that: (i) the Real Estate is within the planning area of the
4 Riverfront Development Implementation Framework and is among the most
5 strategically-located and valuable sites in the community, (ii) redevelopment of the site
6 will bring more people, businesses, and vibrancy to north side of the river, (iii) new
7 pedestrian-oriented development will improve connectivity between the riverfront, the
8 Wells Street Corridor and the Bloomingdale Neighborhood, (iv) redevelopment of the
9 site will protect substantial public investments in Promenade Park and other nearby
10 projects, and (v) the existing vacant building presents a potential public safety liability
11 due to its size and location in a dense urban area.
12

13
14 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
15 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, AS FOLLOWS:

16 1. The Common Council finds, determines, ratifies and confirms that
17 the redevelopment of the Real Estate is in the best interests of the citizens and taxpayers
18 of the City of Fort Wayne, will support the redevelopment goals and objectives of the
19 City of Fort Wayne, and will support the ongoing riverfront development goals
20 previously approved and authorized for the area.
21

22 2. The Common Council does hereby approve payment of Riverfront
23 Local Income Tax funds in the amount Five Hundred Twenty-One Thousand Six
24 Hundred Forty-One and 95/100 Dollars (\$521,641.95) for the demolition of the Real
25 Estate as described herein.

26 3. The Common Council does hereby authorize the Commission to
27 award the demolition bid and enter into a contract with the lowest responsive and
28 responsible bidder as described herein.
29
30

4. This Resolution shall be in full force and effect from and after the time it has been adopted by Common Council, approved by the Mayor and otherwise executed and delivered in accordance with any and all laws appertaining thereto.

Council Member

APPROVED as to form and legality

Malak Heiny, City Attorney

DIGEST SHEET

TITLE OF RESOLUTION. A Resolution of the Common Council of the City of Fort Wayne, Indiana, approving the use of Riverfront local income tax revenues for demolition by the Fort Wayne Redevelopment Commission of real estate associated with the Pepsi Bottling Facility on North Harrison Street.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. This resolution approves funding in the amount of \$521,641.95 for demolition by the Redevelopment Commission of the 6.4-acre Pepsi Bottling Facility located at 1207 North Harrison Street. Money for the acquisition will come from the 2023 supplemental LIT distribution, and this project was included in the request passed earlier this year by the Common Council for the use of those funds.

EFFECT OF PASSAGE. Passage of the resolution will give the Redevelopment Commission the ability to redevelop a key piece of real estate located in the Riverfront area. Redevelopment will provide substantial community benefits in that: (i) the Real Estate is within the planning area of the Riverfront Development Implementation Framework and is among the most strategically-located and valuable sites in the community, (ii) redevelopment of the site will bring more people, businesses, and vibrancy to north side of the river, (iii) new pedestrian-oriented development will improve connectivity between the riverfront, the Wells Street Corridor and the Bloomingdale Neighborhood, and (iv) redevelopment of the site will protect substantial public investments in Promenade Park and other nearby projects.

EFFECT OF NON-PASSAGE. Non-passage would indefinitely delay redevelopment of one of the largest and most pivotal sites in the entire Riverfront area. The site would remain vacant indefinitely, which marginalizes the substantial public and private investments that have already been made and impairs the catalytic nature of Riverfront public space. Failure to demolish the existing improvements also creates a potential safety liability as the vacant warehouse buildings are located in a dense and intensively-used part of the city.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). \$521,641.95.

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 7, 2023

MEMO

To: City of Fort Wayne Common Council

Copy: City of Fort Wayne Redevelopment Commission

From: Jonathan Leist, Executive Director, 427-1323

Re: **Resolution approving funding for the demolition of the Pepsi Bottling Facility**

The Fort Wayne Redevelopment Commission hereby requests that the Common Council consider and approve the enclosed resolution authorizing funding in the amount of \$521,641.95 for the demolition of the Pepsi Bottling Facility located at 1207 North Harrison Street through the Fort Wayne Redevelopment Commission. As described in the resolution, digest sheet, and supporting materials, the real estate is one of the most pivotal sites in the community with regard to Riverfront development, and demolition will open up the site for redevelopment and private investment. Funds for the demolition would come from the 2023 supplemental LIT distribution as was discussed earlier this year at Council. The low bidder for the project is Amor Excavating in the amount of \$521,641.95 and acceptance of the low bid by the Commission is anticipated to take place at the next Redevelopment Commission meeting (December 11).

If you have any questions about the proposed demolition, please contact me at 427-1323 or jonathan.leist@cityoffortwayne.org.

Vibrant. Prosperous. Growing.

