

**A Resolution confirming the approving order
of the Fort Wayne Plan Commission and Fort
Wayne Redevelopment Commission
Resolution 2024-37 concerning Amendment
I to the West End 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 October 14, 2024, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2024-37, attached hereto as Exhibit A, for the purpose of amending the West End Redevelopment Project Area and Economic Development Area ("EDA"); and

WHEREAS, on November 18, 2024, the Fort Wayne Plan Commission considered said Declaratory Resolution 2024-37 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 2024-37 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 2024-37
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION FOR AMENDMENT I TO THE WEST END
REDEVELOPMENT PROJECT AREA AND ECONOMIC DEVELOPMENT AREA**

WHEREAS, on March 8, 2021, the Fort Wayne Redevelopment Commission (the "Commission") adopted Confirmatory Resolution 2021-06, establishing the West End Redevelopment Project Area and Economic Development Area (the "Existing EDA"); and

WHEREAS, the Existing EDA was created to identify and address public infrastructure improvements necessary to overcome barriers to redevelopment in the area bounded by Broadway, Main, Jackson, and Berry Streets, to support the development of the Lutheran Downtown Hospital, a \$120 million investment; and

WHEREAS, the 2021 Riverfront Development Implementation Framework emphasizes the strategic importance of developing areas along the riverfront, particularly near the iconic Wells Street Bridge, which serves as a critical connection between downtown Fort Wayne and the neighborhoods north of the river; and

WHEREAS, the proposed Amendment I to the West End Redevelopment Project Area and Economic Development Area involves the expansion of the Existing EDA by approximately 30.92 acres, east along Main Street and north across the St. Marys River to include real estate bounded by Wells, Second, and Harrison Streets, as more particularly described in the Amended Redevelopment Plan, defined herein (the "Expanded EDA"); and

WHEREAS, a private developer approached the Commission with plans for a mixed-use, multi-story development (the "Project") on a 2.28-acre portion of the Expanded EDA which is a vacant site situated between Ewing and Wells Streets north of the St. Marys River that is legally described in Attachment 1, whereupon the Commission desires to create a new Tax Allocation Area to support development of the Project and to fund public infrastructure improvements, environmental remediation, and other economic development activities in the Expanded EDA; and

WHEREAS, the Commission recognizes the potential for the Expanded EDA to become a vital extension of downtown Fort Wayne, enhancing the vibrancy of the northern riverfront, supporting private investment, and contributing to the City's tax and employment base; and

WHEREAS, the Redevelopment Plan for Amendment I supports the goals of the Riverfront Development Implementation Framework by providing a mechanism to use tax increment financing (TIF) generated within the Existing EDA and New Allocation Area.

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

1. The foregoing recitals are true and are incorporated herein and made a part hereof.

2. All provisions of Confirmatory Resolution 2021-06 not modified herein shall remain in full force and effect, and except as amended herein, the respective redevelopment plan for the Existing EDA accompanying the aforementioned Confirmatory Resolution shall remain in full force and effect.
3. The Redevelopment Plan for the Existing EDA is hereby supplemented by the redevelopment plan for the Expanded EDA, titled *Redevelopment Plan for Amendment I to the West End Redevelopment Project Area and Economic Development Area* (the "Amended Redevelopment Plan"), attached hereto as Attachment 1.
4. Pursuant to IC 36-7-14-41(b), the Commission hereby determines that the land within the Expanded EDA constitutes an RPA as well as an "economic development area" in that:
 - A. The plan for the Expanded EDA:
 1. *Promotes significant opportunities for the gainful employment of its citizens, in that* The Amended Redevelopment Plan supports Riverfront development, which has been proven to attract or create many new jobs and attract residents through a walkable, active, and attractive urban setting;
 2. *Retains or expands a significant business enterprise existing in the boundaries of the City and attracts a major new business enterprise to the City of Fort Wayne, in that the* Expanded EDA will increase employment opportunities in the Riverfront district, drawing in fresh talent to invigorate the local job market.
 3. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.* The Amended Redevelopment Plan facilitates the highest and best use of land in the heart of the Riverfront district, such as the type envisioned by the Project. It will benefit the public health, safety, morals, and welfare, and increase the economic well-being of the City and the State. The Expanded Redevelopment Plan satisfies the requirements under IC 36-7-14-2.5 and IC 36-7-14-43 in all respects.
 - B. The Amended Redevelopment Plan 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. *Existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions;* in that underutilized surface parking lots currently occupy much of the Expanded EDA. Surface parking is an underutilization of space in this location, given the amenities within and surrounding the Expanded EDA and the substantial levels of proposed public and private investment. In addition, many of these lots formerly contained development that may require subsurface correction, such as environmental remediation, removal of foundations, or relocation of utilities;
 - C. *The public health and welfare will be benefited by accomplishment of the plan for the Expanded EDA.* Establishing the Expanded EDA with a base date of January 1, 2024, will facilitate redevelopment of the Expanded EDA and will activate an underutilized parcel in a key strategic location. It will facilitate private investment and development, thereby providing new tax revenue and jobs in a walkable area served by existing infrastructure. Such development is efficient, beneficial, and sustainable from a fiscal, social, and environmental perspective.

D. The accomplishment of the plan for the Expanded EDA will be a public utility and benefit as measured by:

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

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

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

Redevelopment of the Expanded EDA would contribute significantly to the property tax base. Higher-density development would likely generate several times more tax revenue than the existing improvements. High-density, multi-story development in a downtown business district often generates the highest per-square-foot tax revenue in a city and has much lower per capita infrastructure costs than suburban development.

3. *Improved diversity of the economic base;* in that creating a vibrant, walkable downtown is a key attraction strategy for both new residents and business. Encouraging the type of development envisioned herein is therefore an important strategy for both talent and business attraction and retention, which contributes toward a diverse economy; *or*

4. *Other similar public benefits;* in that positive spillover effects beyond the boundaries of the Expanded EDA are anticipated due to its proximity to several developable sites. Increases in property values, rents, business activity, and overall investment will occur due to the increased activity and vibrancy created by the Project.

E. *The plan for the Expanded EDA conforms to other development and redevelopment plans for the City,* in that the Amended Redevelopment Plan is supported by numerous City policies and plans, including the Comprehensive Plan. Compliance with existing policies, zoning and land use are described in Section VII of the Amended Redevelopment Plan.

5. The Amended 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.

6. 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 needs redevelopment.

B. The public health and welfare will be benefited by the amendment of the existing declaratory resolution and the existing redevelopment plan.

7. 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 Expanded EDA 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, in that the real estate is connected to the existing EDA and faces similar barriers to redevelopment;
 - B. The existing resolution or plan, with the amendments proposed by the Amended Redevelopment Plan 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 Amended Redevelopment Plan is designated as part of the existing redevelopment project area and existing EDA for purposes of IC 36-7-14.
8. The general boundaries of the Expanded EDA are described and depicted in the Amended Redevelopment Plan, attached hereto as Attachment 1
9. The Commission does not at this time intend to acquire any real estate within the boundaries of the Expanded EDA; however, the Commission will, through its Department of Redevelopment, acquire real estate as required to implement the Amended Redevelopment Plan.
10. As provided by IC 36-7-14-39(a), IC 36-7-14-39(b) and IC 36-7-14-43(a)(6), a portion of the area included in the boundary description in the Expanded EDA 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 (the "Allocation Area"), which Allocation Area is more particularly described in Attachment 1.
11. The adoption of the allocation provision in this Resolution will result in new property taxes in the Expanded EDA that would not have been generated but for the adoption of the allocation provision. The Project will generate significant annual property tax revenue, and would not be developed but for the recaptured tax increment.
12. 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.
13. Pursuant to IC 36-7-14-39(b), after the date of adoption of a resolution that confirms the establishment of the Allocation Area and the Expanded EDA, 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 (which fund shall be the same fund as the allocation area established for the Existing EDA) 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).
14. Other uses of tax increment as authorized by Indiana Code.

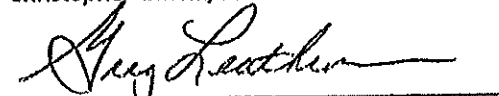
D. The allocation fund shall not be used for operating expenses of the Commission.

14. 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.

15. 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.
16. 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.
17. 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.
18. 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.
19. Adopted and effective this 14th day of October, 2024.

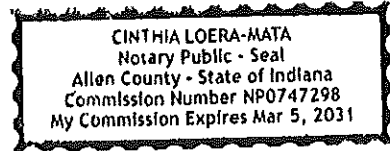
FORT WAYNE REDEVELOPMENT COMMISSION


Christopher Guerlin, President


Greg Leatherman, Secretary

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

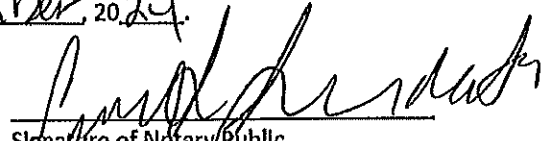


BEFORE ME, a Notary Public In and for said State and County, personally appeared Christopher Guerlin and Greg Leatherman, President and Secretary of the Redevelopment Commission, and acknowledged the execution of the foregoing Resolution as a voluntary act and deed for the uses and purposes therein contained.

WITNESS my hand and seal this 9th day of September, 2024.

My Commission Expires: March 5, 2031

Resident of Allen County



Signature of Notary Public
Cynthia Loera-Mata

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. Danielle H. Wetzel.

*This Instrument prepared by Danielle H. Wetzel, CD Manager
Department of Redevelopment, 200 East Berry Street, Suite 320, Fort Wayne, Indiana 46802.*

Attachment 1

**REDEVELOPMENT PLAN
FOR AMENDMENT I TO THE
WEST END
ECONOMIC DEVELOPMENT AREA**



City of Fort Wayne Redevelopment Commission

October 14, 2024



REDEVELOPMENT COMMISSION

REDEVELOPMENT COMMISSION

I. OVERVIEW

The West End Economic Development Area (the "Existing EDA") was established in 2020 to address the healthcare needs of the surrounding community by facilitating the development of a new downtown hospital. The Existing EDA included an allocation area bounded by Van Buren, Main, Jackson, and Berry Streets, west of the former St. Joseph Hospital, and an economic development area comprising the sites of both the former hospital and the new hospital. The five-story, cutting edge facility represents a \$120 million investment, including construction, equipment, and demolition of the previous building.

Amendment I to the West End EDA proposes to continue these objectives by adding approximately 30.92 acres of real estate to the Existing EDA, which includes real estate to the east along Main St to Ewing, and north across the river to include real estate owned by the Redevelopment Commission, including the 2.28 acre "Wedge Site", which is a vacant site situated between Ewing and Wells Streets north of the St. Mary's River. Other real estate within the expanded acreage contains a mix of legacy industrial buildings and surface parking lots.

As articulated in the 2021 Riverfront Implementation Development Framework, the Wedge site has critical importance due to its adjacency to the riverfront and the iconic Wells Street Bridge and its significant sightlines from Promenade Park. Both visually and physically, it serves as a key connection across the river, drawing pedestrians across the bridge and creating a link between downtown Fort Wayne and the neighborhoods north of the river. This site presents the opportunity to create a strong, active corridor along the riverfront while also maintaining permeability and being sensitive to the surrounding neighborhoods. By increasing both foot traffic and residential density and providing significant public space amenities, development of this site can boost the vibrancy of the northern edge of the river.

This area is well-positioned to become a vital extension of downtown as well as a neighborhood, city, and regional asset. Revitalization of the area will support private investment in the surrounding area, including businesses along the Wells Street Corridor and nearby residences. New development will add to the City's tax and employment base, and amenities envisioned for the amended EDA will draw people north across the river and will boost private investment. Redevelopment of the vacant surface parking lots along Main Street also create myriad opportunities for additional infill development.

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

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

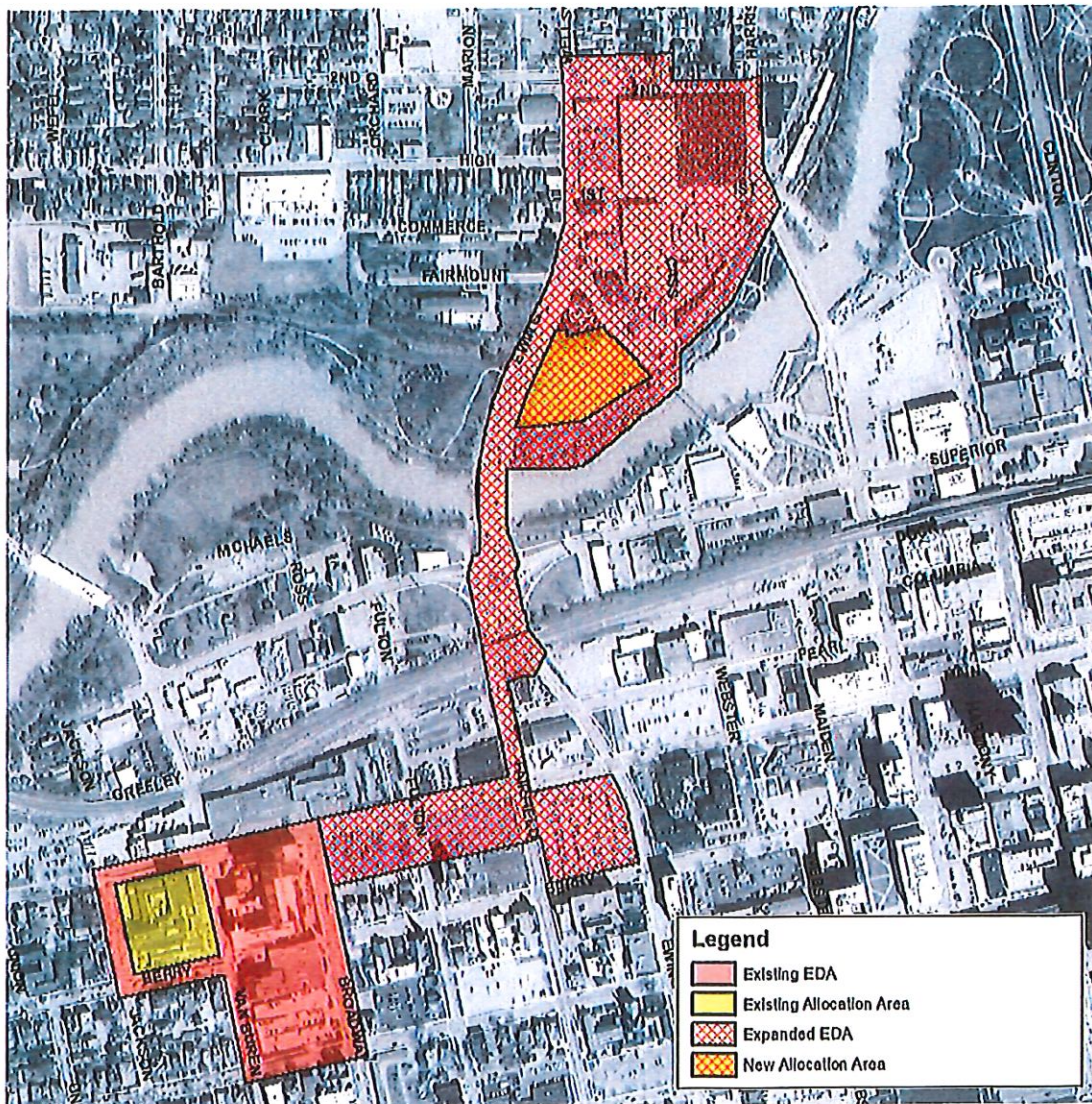
1. Expand the Economic Development Area component of the Existing EDA east along Main Street and north across the St Marys River to include real estate bounded by Wells, Second, and Harrison Streets, as more particularly described herein (the "Expanded EDA").

REDEVELOPMENT COMMISSION

2. Establish a new Tax Allocation Area as that term is defined in IC 36-7-14-39, comprising the Wedge Site, as more particularly described herein (the "New Allocation Area"). The Expanded EDA and the New Allocation Area constitute the "Amendment Area".
3. Identify barriers to redevelopment of the Amendment Area.
4. Identify public Infrastructure Improvements that will address the barriers to redevelopment and facilitate construction of projects within the Amendment Area.

II. BOUNDARY DESCRIPTION

The Amendment Area comprises a total of approximately 30.92 acres. It extends east on Main to Fairfield and Ewing, south to Berry, then north on Fairfield to Wells Street, east on Second to Harrison, then bordered to the south by the St Marys River. The new allocation area, encompassing 2.28 acres, lies completely within the Amendment Area, and will include only the Wedge Site. The map, below, displays the Existing EDA and the Amendment Area. A detailed boundary description of the Amendment Area can be found in Attachment 1-A.

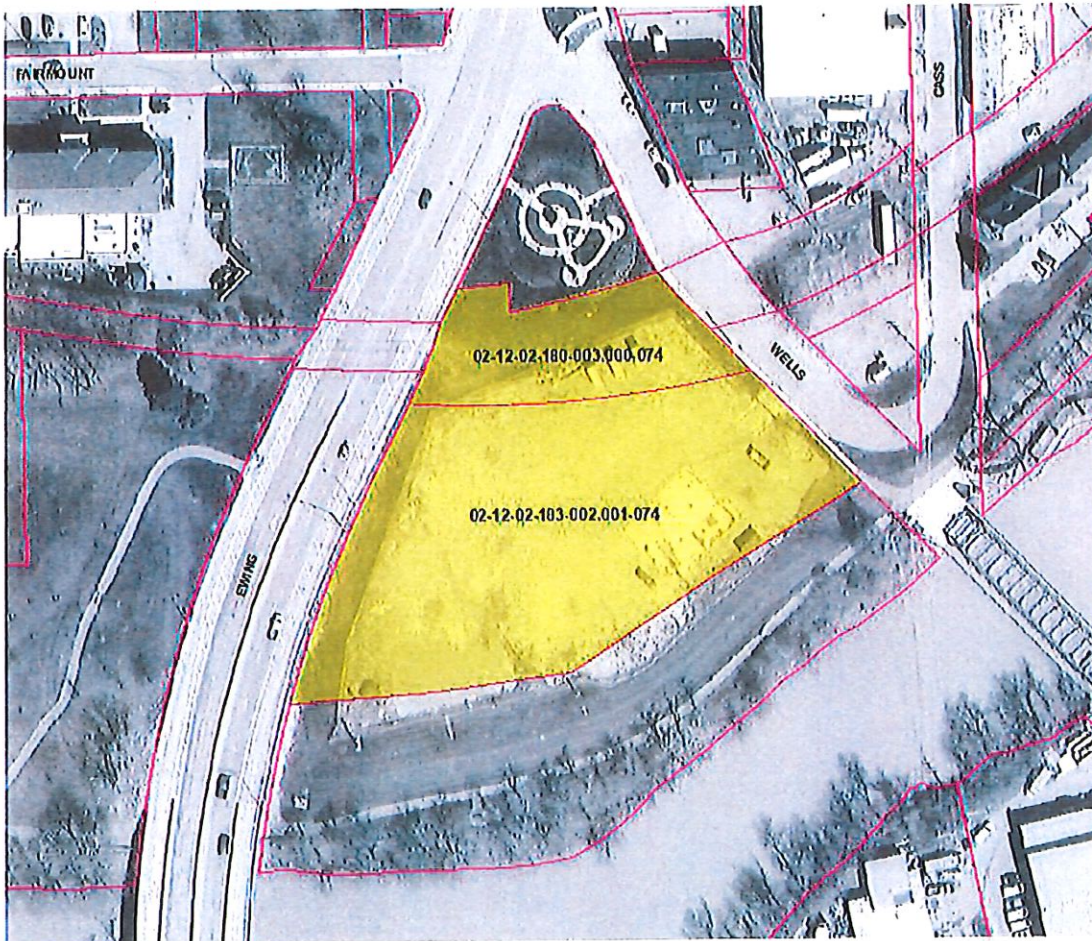


REDEVELOPMENT COMMISSION

III. REAL PROPERTY WITHIN THE ALLOCATION AREA

The New Allocation Area contains two City-owned parcels, described and depicted below:

PIN	Owner	Area	Land Value (\$)	Improvement Value (\$)	Assessed Value (\$)
02-12-02-180-003.000-074	City of Fort Wayne, Department of Redevelopment	.54 ac	\$11,800	\$0	\$11,800
02-12-02-183-002.001-074	City of Fort Wayne, Department of Redevelopment	1.74ac	\$454,800	\$0	\$454,800



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IV. REDEVELOPMENT PROJECT SUMMARY

The Amendment Area presents the opportunity for redevelopment of new infill construction. Initial redevelopment of the Amendment Area will take place on the parcels bounded by Ewing and Wells Street and the St Marys River, which constitute the Wedge Site. Environmental remediation, site work, and removal of obsolete or inappropriately placed infrastructure must be accomplished to varying degrees in order for redevelopment to occur. However, once accomplished, the Amendment Area can develop into an integral part of riverfront development, consisting of construction of a mixed-use project, which will consist of a parking garage, wrapped by a multi-story structure, with ground floor commercial uses and residences on upper floors. The project will include pedestrian access to the river and will contribute to the public realm.

The Amendment Area's proximity to downtown can be leveraged to provide vibrancy, multi-modal connectivity, and medium- to high-density development, as well as commercial uses. The project's thoughtful design will interface between public and private spaces while stitching neighborhoods together.

Construction/reconstruction of public infrastructure could include new and enhanced transportation corridors designed for multiple modes of transportation and construction of new utilities along these roadways.

V. RELOCATION OF RESIDENTS AND BUSINESSES

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

VI. ENVIRONMENTAL CONCERNS

Like many parts of downtown, the Amendment Area has accommodated a number of uses since its initial development, some of which may have contributed towards environmental contamination. In addition, old building foundations or poor soils would likely need to be addressed prior to construction. Redevelopment of the Amendment Area will require further study, and may require remediation in conjunction with redevelopment efforts. Site evaluation and remediation are among the anticipated redevelopment activities described in Section X of this plan.

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VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan. The importance of downtown Fort Wayne is evident throughout the City's 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 a "Priority Investment Area."

Goal 1 from the Land Use and Development chapter states: *"Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas."*

Policy 1.3 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."*

Policy 1.4 further outlines that redevelopment strategy should *"Focus development and redevelopment initiatives and incentives in the Priority Investment Area to address market gaps and build momentum among private sector property owners and developers."*

One of the recurring themes throughout the comprehensive plan is to encourage a diversity of housing types. Housing and Neighborhoods Policy 1.1 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."*

The scope of the project also aligns with several policies from the Riverfront Development Implementation Master Plan. The goal outlined in the Development Strategies chapter states: *"Private property development should focus on and connect to the river, implement a high-quality design, contribute to the public realm, and contain a mix of higher-density residential, retail, personal service, and office uses that create economic opportunities."* Furthermore, Policy 4 states *"New development and redevelopment should create strong pedestrian connections to public open spaces and the river."* (pages 65, 79, 87, 174)

The Infrastructure Strategies goal states: *"Infrastructure development within the Riverfront District contributes to the district's sense of place, enhances and balances connectivity between the river, downtown, and surrounding neighborhoods while promoting safety and resiliency."* Additionally, Policy 3 states: *"The Rivergreenway System within the Riverfront District area should be preserved and enhanced as an asset that provides vital transportation and recreational connectivity."* (page 175)

The project will encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas, encourage compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities,

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and promote the creation of complete neighborhood areas through compact development, increased density, and infill.

Land Use & Zoning: The entire Amendment Area is located in the Downtown Edge (DE) and Downtown Core (DC) zoning districts. The DE district is intended to provide for a transition from the downtown core to the traditional urban residential neighborhoods that surround the downtown. The DC district is the highest-density district in the city and encourages a mix of uses in multi-story buildings in a walkable setting.

The Amendment Area features a mix of health care, commercial, surface parking, and right of way land uses. It incorporates key thoroughfares like Fairfield, Berry, and Ewing Streets. Infrastructure improvements are intended to enhance local development and community amenities within this corridor.

The redevelopment projects described herein align with the comprehensive plan and zoning regulations, ensuring compatibility with the area's strategic vision and land use goals.

VIII. EXISTING PUBLIC INFRASTRUCTURE

The EDA is located in a fully developed portion of the city, so public infrastructure and utilities are generally available and have the capacity to support anticipated development. Necessary public infrastructure improvements are described in Section X of this plan.

IX. FLOODPLAIN AND WETLANDS

The portion of the Amendment Area which includes the Superior Street roundabout, Norfolk Southern Railway right of way to the south, and approximately 180 feet of Wells Street to the north of the river, is zoned AE, considered a 100-year regulatory floodplain. The New Allocation Area falls within Zone X, which is considered a 500-year floodplain, with reduced flood risk due to levee. The remainder of the expanded EDA does not fall within the floodplain. A floodplain map is contained in Attachment 2.

X. POTENTIAL REDEVELOPMENT PROJECTS

The following public improvements could support full build-out of the Amendment Area. Cost estimates are not included because the scope and timing are not known at this time. It is intended that the Redevelopment Commission use this list as a guide of the types of projects that could be undertaken, rather than as an explicit list.

To account for barriers that may arise as redevelopment progresses, some projects could require the use of one or more of the redevelopment activities described in Indiana Code 36-7-14. This includes, but is not limited to strategic property acquisition, demolition, and environmental testing and remediation. In

REDEVELOPMENT COMMISSION

addition, projects may require professional design engineering, consulting services, and traffic management.

- Due diligence and other pre-development investigations to assess viability of public and private projects. This typically includes, but is not limited to title work, environmental assessments, geotechnical investigations, market studies and traffic impact studies.
- Construction, extension, and/or relocation of public infrastructure to support private development. The nature and cost of new public infrastructure will depend largely on the scope of the project and on the condition and location of the public infrastructure currently serving the site. Public infrastructure could include, but is not limited to parking, roads, curbs, sidewalks, streetlights, bicycle facilities, utilities, stormwater management, electricity, broadband, natural gas, noise attenuation (from the adjacent railroad), transit improvements, and public spaces such as parks and plazas.
- Public infrastructure and façade improvements to support infill development and site preparation.
- Gateway improvements such as banners, signage, and public art conveying a sense of arrival into the corridor.
- Parking lot and on-street parking improvements which may include without limitation site work, paving, striping, and landscaping.
- Murals and other public art on blank building walls and other locations visible from public rights-of-way.
- Payment of principal and interest on loans and/or leases issued to support redevelopment of the Amendment Area.
- Relocation of flood mitigation equipment.

XI. PROPERTY TO BE ACQUIRED

The Redevelopment Commission does not intend to acquire any property within the Amendment Area in order to implement this plan.

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.

REDEVELOPMENT COMMISSION

Attachment 1-A

BOUNDARY DESCRIPTION, AMENDED ECONOMIC DEVELOPMENT AREA

The West End Economic Development Area Includes all real estate bounded by the following public streets, and Includes the rights-of-way of streets in and bordering the Economic Development Area: beginning at the corner of West Main Street and Jackson Street, thence east on Main Street to Broadway, south on Broadway to West Wayne Street, west on Wayne Street to Van Buren Street, north on Van Buren Street to West Berry Street, west on Berry Street to Jackson Street, and north on Jackson Street to the point of origin, containing altogether 11.9 acres more or less.

The Amendment Area is immediately contiguous to the east, including real estate bounded by the following public streets, and includes the rights-of-way of streets in and bordering the Economic Development Area: continuing east on Main Street, capturing the surface lots to the south of Main, thence south on Fairfield Avenue, east on Berry, and north on Ewing, turning west on Main, then north on Fairfield and continuing north on Ewing to Wells, east on Second, capturing the surface lots to the north of Second, thence south on Harrison and turning southwest along the northern border of the St Mary's river, thence south on Ewing, thence westward following the southern property line of the Norfolk Southern railroad, thence south on Fairfield to the point of intersection at Main, containing 30.92 acres more or less.

BOUNDARY DESCRIPTION, NEW TAX ALLOCATION AREA

02-12-02-180-003.000-074

A PART OF THE LANDS OF NORFOLK SOUTHERN RAILWAY COMPANY, BEING A PART OF LOT 16 IN SAMUEL HANNA'S OUTLOTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK "F", PAGE 477 AND LOCATED IN WELLS RESERVE AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 12 EAST, WAYNE TOWNSHIP, ALLEN COUNTY, INDIANA, PER DOCUMENT 200054918 AS RECORDED IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND BEING THAT PART OF THE GRANTOR'S LANDS LYING WITHIN THE EASEMENT DEPICTED ON THE FACE OF THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", COMPLETED BY BERTSCH-FRANK & ASSOCIATES, LLC, CERTIFIED BY MATTHEW G. BERTSCH (PLS#20200087) ON SEPTEMBER 25, 2018 (REVISED SEPTEMBER 18, 2019) AS PART OF JOB #17166.200, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF EWING STREET WITH THE SOUTHERN LINE OF SAID LANDS OF NORFOLK SOUTHERN RAILWAY COMPANY, SAID POINT BEING 50 FEET NORMALLY DISTANT FROM THE CENTERLINE OF THE RAILWAY AS RE-ESTABLISHED BY LOCATION CONTROL ROUTE SURVEY (LCRS) FOR HEADWATERS JUNCTION PHASE 2, COMPLETED BY BERTSCH-FRANK & ASSOCIATES, LLC, DATED MARCH 23, 2018 AND MARKED AS POINT "200" ON THIS PLAT; THENCE NORTHERLY, ALONG THE EAST RIGHT-OF-WAY OF EWING STREET, A DISTANCE OF 133.64 FEET TO THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF EWING STREET WITH THE NORTHERN LINE OF SAID LANDS OF NORFOLK SOUTHERN RAILWAY COMPANY, ALSO THE SOUTH LINE OF THE LANDS OF LAW ENFORCEMENT FIREFIGHTER MEMORIAL OF ALLEN COUNTY, INC. AS DESCRIBED IN DOCUMENT

REDEVELOPMENT COMMISSION

2011039747 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID POINT LABELED AS POINT "201" ON THIS PLAT; THENCE NORTHEASTERLY, ALONG SAID SOUTH LINE, A DISTANCE OF 40.69 FEET ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WITH A RADIUS OF 1528.20 FEET, THE CHORD OF SAID CURVE DEFLECTING 69 DEGREES 46 MINUTES 23 SECONDS RIGHT, 40.69 FEET TO POINT "202" HEREON; THENCE SOUTHERLY, DEFLECTING 93 DEGREES 11 MINUTES 41 SECONDS RIGHT FROM THE CHORD OF THE PREVIOUS CURVE AND CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 22.03 FEET TO A POINT 50 FEET NORMALLY DISTANT FROM THE CENTERLINE OF THE RAILWAY AS RE-ESTABLISHED BY SAID LCRS AND MARKED AS POINT "203" HEREON; THENCE NORTHEASTERLY, CONTINUING ALONG SAID SOUTH LINE AND 50 FEET NORMALLY DISTANT FROM SAID CENTERLINE, A DISTANCE OF 125.64 FEET ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WITH A RADIUS OF 839.45 FEET, THE CHORD OF SAID CURVE DEFLECTING 102 DEGREES 40 MINUTES 37 SECONDS LEFT, 125.53 FEET TO THE WEST RIGHT-OF-WAY OF WELLS STREET AND POINT "204" HEREON; THENCE SOUTHERLY, DEFLECTING 78 DEGREES 27 MINUTES 37 SECONDS RIGHT FROM THE CHORD OF THE PREVIOUS CURVE, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 16.45 FEET TO POINT "205" HEREON; THENCE SOUTHEASTERLY, DEFLECTING 20 DEGREES 30 MINUTES 00 SECONDS LEFT, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 93.31 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS OF NORFOLK SOUTHERN RAILWAY COMPANY, SAID POINT BEING 50 FEET NORMALLY DISTANT FROM THE CENTERLINE OF THE RAILWAY AS RE-ESTABLISHED BY SAID LCRS AND MARKED AS POINT "206" HEREON; THENCE SOUTHWESTERLY, ALONG SAID SOUTH LINE, A DISTANCE OF 280.99 FEET ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WITH A RADIUS OF 939.45 FEET, THE CHORD OF SAID CURVE DEFLECTING 123 DEGREES 32 MINUTES 34 SECONDS RIGHT, 279.95 FEET TO THE POINT OF BEGINNING, CONTAINING 0.541 ACRES, MORE OR LESS.

02-12-02-183-002.001-074

THE INTENT OF THIS REAL ESTATE DESCRIPTION IS TO DESCRIBE A NEW PARCEL THAT COMBINES A PORTION OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED IN DOCUMENT NUMBER 2017021421 AND BEING A PART OF LOT 16 IN SAMUEL HANNA'S OUTLOTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK F, PAGE 477 AND PART OF LOT 7 WELLS PREEMPTION AS RECORDED IN DEED BOOK B, PAGE 324, BOTH WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND LOCATED IN SECTION 2, TOWNSHIP 30 NORTH, RANGE 12 EAST IN ALLEN COUNTY, INDIANA IN ACCORDANCE WITH AN ORIGINAL BOUNDARY SURVEY COMPLETED BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 213173, CERTIFIED BY TODD R. BAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 29800007 AND DATED OCTOBER 25TH, 2001 IN PARTICULAR DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF EWING STREET WITH THE SOUTHERN LINE OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AS RECORDED IN DOCUMENT NUMBER 2020073698, BEING ALSO THE NORTHERLY LINE OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS DESCRIBED IN DOCUMENT NUMBER 2017021421 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID POINT BEING 50 FEET NORMALLY DISTANT SOUTHERLY FROM THE CENTERLINE OF THE RAILWAY AS RE-ESTABLISHED BY LOCATION CONTROL ROUTE SURVEY (LCRS) FOR HEADWATERS JUNCTION PHASE 2,

REDEVELOPMENT COMMISSION

COMPLETED BY BERTSCH-FRANK & ASSOCIATES, LLC, DATED MARCH 23, 2018; THENCE EASTERLY ALONG THE SOUTH LINE OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT, AS COINCIDENT WITH THE NORTH LINE OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AFORESAID ALONG A NON TANGENT CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 939.45 FEET, A DISTANCE OF 281.04 FEET (208.99 FEET, DEED), THE CHORD OF WHICH BEARS NORTH 77 DEGREES 31 MINUTES 47 SECONDS EAST, 279.99 FEET TO THE SOUTHEASTERLY CORNER OF SAID CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AS COINCIDENT WITH THE NORTHEASTERLY CORNER OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AFORESAID AND BEING FURTHER SITUATED ON THE WESTERLY RIGHT OF WAY OF WELLS STREET; THENCE SOUTH 46 DEGREES 01 MINUTES 28 SECONDS EAST ON AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF WELLS STREET, ALSO BEING THE NORTHEASTERLY BOUNDARY LINE OF THE AFOREMENTIONED LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AND THE BOARD OF COMMISSIONERS OF THE CITY OF FORT WAYNE, A DISTANCE OF 126.06 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING – BOUNDARY: IDENTIFICATION CAP; THE FOLLOWING FOUR COURSES LIE WITHIN THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED WITHIN DOCUMENT 2017021421 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 50 DEGREES 48 MINUTES 24 SECONDS WEST A DISTANCE OF 126.58 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING – BOUNDARY" IDENTIFICATION CAP; THENCE SOUTH 49 DEGREES 17 MINUTES 27 SECONDS WEST A DISTANCE OF 140.66 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING" IDENTIFICATION CAP; THENCE SOUTH 75 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 112.31 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING – BOUNDARY" IDENTIFICATION CAP; THENCE SOUTH 78 DEGREES 30 MINUTES 18 SECONDS WEST A DISTANCE OF 120.79 FEET TO A POINT ON THE MONUMENTED EAST RIGHT OF WAY LINE OF EWING STREET, SAID POINT BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING – BOUNDARY" IDENTIFICATION CAP; THENCE NORTH 05 DEGREES 02 MINUTES 14 SECONDS EAST ON AND ALONG THE MONUMENTED EASTERLY RIGHT OF WAY LINE OF EWING STREET A DISTANCE OF 86.24 FEET TO A 5/8" BY 24" REBAR WITH "BERTSCH-FRANK ASSOCIATES" IDENTIFICATION CAP; THENCE NORTH 19 DEGREES 50 MINUTES 12 SECONDS EAST ON AND ALONG THE MONUMENTED EASTERLY RIGHT OF WAY LINE OF EWING STREET A DISTANCE OF 176.51 FEET THE POINT OF BEGINNING.

CONTAINING 1.74 ACRES OF LAND, MORE OR LESS

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Attachment 2: Flood Hazard Areas

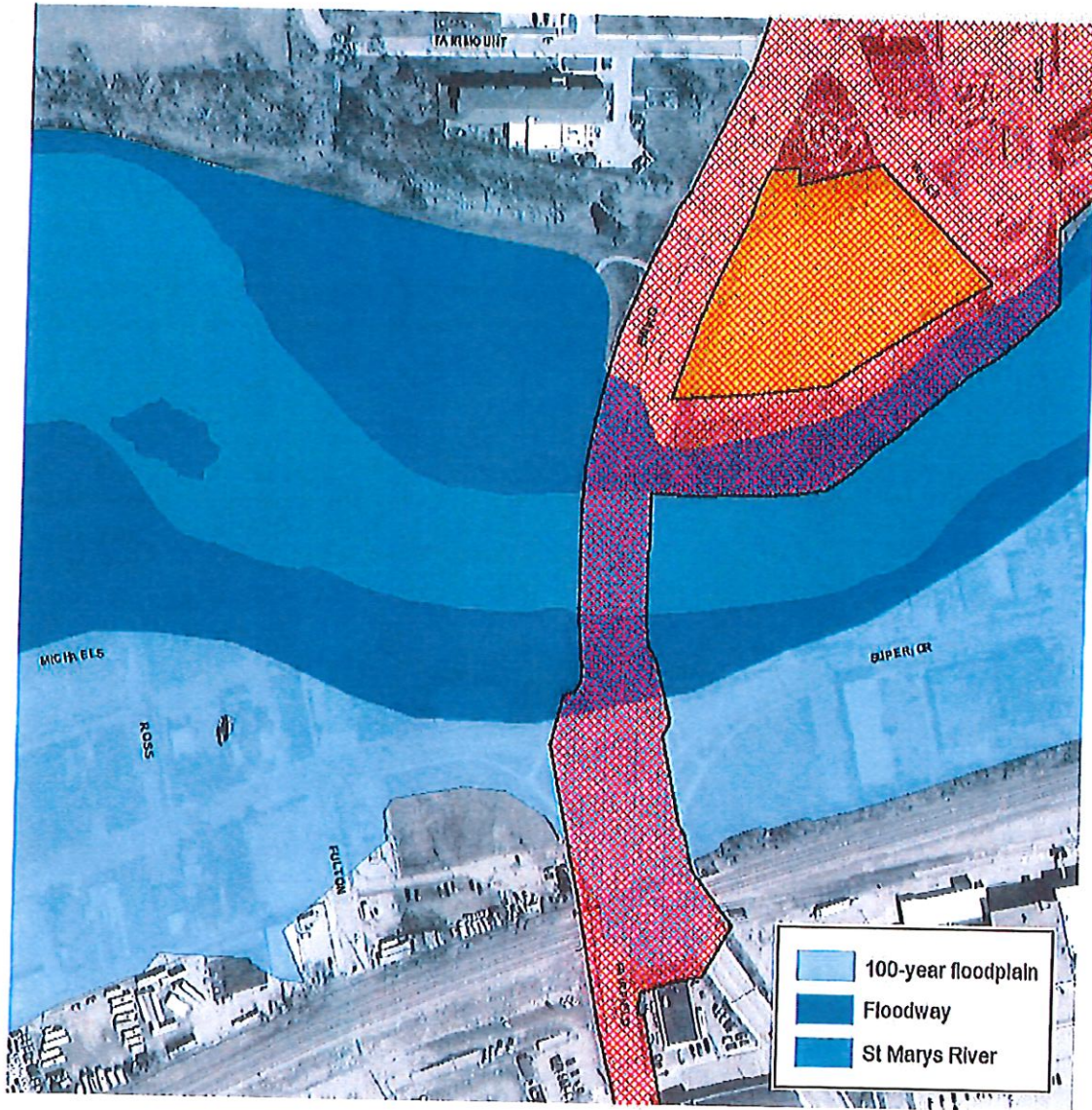


EXHIBIT B

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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2024-37
FOR THE AMENDMENT I TO THE WEST END REDEVELOPMENT PROJECT AREA AND
ECONOMIC DEVELOPMENT AREA**

WHEREAS, on October 14, 2024, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2024-37, for the purpose of Amendment I to the West End Redevelopment Project Area and 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;

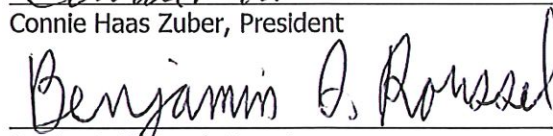
NOW, THEREFORE, BE IT RESOLVED by the City of Fort Wayne Plan Commission that:

1. Redevelopment Commission Declaratory Resolution 2024-37, 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 11-18-24.

CITY OF FORT WAYNE PLAN COMMISSION


Connie Haas Zuber, President


Benjamin 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 2024-37, concerning Amendment I to the West End Redevelopment Project Area and Economic Development Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment

SYNOPSIS OF RESOLUTION. Expands the West End Redevelopment Project Area and Economic Development Area (the "West End EDA" or "EDA") to support the development of the Wedge mixed-use project and enhance the vibrancy of the northern riverfront. This resolution establishes a new Tax Allocation Area for the Wedge parcel—a vacant site located between Ewing and Wells Streets—enabling the use of tax increment financing to fund public infrastructure improvements and economic development activities throughout the EDA. The Commission anticipates that this expansion will strengthen the City's tax base, create jobs, and align with the goals outlined in the Riverfront Development Implementation Framework.

EFFECT OF PASSAGE. The West End EDA was established in 2021 on the west side of downtown Fort Wayne, encompassing the new Lutheran Downtown Hospital, the site of the former St. Joseph Hospital, and surrounding rights-of-way. The existing tax allocation area encompasses only the new hospital. Expansion of the EDA would include approximately 30.92 acres, east along Main Street and north across the St. Marys River to include real estate bounded by Wells, Second, and Harrison Streets. The new allocation area, encompassing 2.28 acres, lies within the expanded EDA and includes only the project site. This amendment also allows for tax increment generated within the existing EDA to be used to support further revitalization of this area.

The initial project within the expanded EDA that would be facilitated by this amendment is "The Eddy at North River" (formerly known as the Wedge). The proposed \$45 million project includes 111 housing units, a 236-space parking garage, and 3,200 square feet of ground floor commercial space with additional amenities and services. The project has critical importance due to its adjacency to the riverfront, the Wells Street Bridge, and sightlines to Promenade Park. It will serve as a key connection, linking downtown Fort Wayne to neighborhoods north of the river.

EFFECT OF NON-PASSAGE. If the EDA expansion is not approved, the Wedge project will almost certainly not proceed. The project depends on Tax Increment Financing (TIF) revenue for its financial viability.

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 are necessary for the successful redevelopment of the area, and the costs associated with such infrastructure is described in the attached Redevelopment Plan. These projects could be funded and/or financed through tax increment generated within the EDA.

ASSIGNED TO COMMITTEE (PRESIDENT). _____



COMMUNITY DEVELOPMENT

Vibrant. Prosperous. Growing.

Sharon Tucker, Mayor

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

260 427-1127 fwcommunitydevelopment.org

December 5, 2024

MEMO

To: City of Fort Wayne Common Council

Copy: Jonathan Leist, Community Development Director
Alec Johnson, Redevelopment Director

From: Danielle Wetzel, Community Development Manager, 260-427-5954

Re: Amendment I to the West End Redevelopment Project Area and Economic Development Area

The Redevelopment Commission hereby requests that the Common Council consider and approve the approvals of the Fort Wayne Redevelopment Commission and Fort Wayne Plan Commission, and that the Common Council determine that the geographic area described in Declaratory Resolution 2024-37 is a new allocation area within the Amendment I to the West End Redevelopment Project Area and Economic Development Area.

This resolution is one of three resolutions related to the development of the Wedge project. The other items, provided under separate cover, are approval of a Parking Structure Lease and approval of a loan obligation.

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

1. Fort Wayne Redevelopment Commission Declaratory Resolution 2024-37, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on October 14, 2024, for the purpose of amending the West End Redevelopment Project Area and Economic Development Area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated November 18, 2024, wherein the Plan Commission determined that Declaratory Resolution 2024-37 and the redevelopment plan conform to the plan of development of the City of Fort Wayne.

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.

If you have any questions, please contact me at 260-427-5954 or
Danielle.wetzel@cityoffortwayne.org

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