

3 **A Resolution confirming the approving**
4 **order of the Fort Wayne Plan Commission**
5 **and Fort Wayne Redevelopment**
6 **Commission Resolution 2026-04**
7 **concerning establishment of the City**
8 **Theatre Redevelopment Project Area and**
9 **Economic Development Area**

10 **WHEREAS**, pursuant to the provisions of the Redevelopment of Blighted Areas
11 Act of 1981, P.L. 309 and 310 of Acts of 1981 of the General Assembly of the State
12 of Indiana, as amended and supplemented, on March 9, 2026, the Fort Wayne
13 Redevelopment Commission adopted Declaratory Resolution 2026-04, attached
14 hereto as Exhibit A, for the purpose of establishing the City Theatre Economic
15 Development Area and tax allocation area (“EDA”); and

16 **WHEREAS**, on April 20, 2026, the Fort Wayne Plan Commission considered
17 said Declaratory Resolution 2026-04 and the plan for redevelopment of the EDA
18 attached thereto and issued its Findings of Fact and Resolution, attached hereto as
19 Exhibit B, whereby said Plan Commission determined that the plan for
20 redevelopment of the EDA conformed to the plan for development of the City of Fort
21 Wayne;

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

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

27 **Section 2.** The geographic area described in the redevelopment plan attached
28 to Declaratory Resolution 2026-04 is an economic development area as defined at
29 IC 36-7-14 et seq.
30

RESOLUTION 2026-04
FORTWAYNE REDEVELOPMENT COMMISSION

**DECLARATORY RESOLUTION FOR THE CITY THEATRE
REDEVELOPMENT PROJECT AREA AND ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Fort Wayne Redevelopment Commission (“Commission”), pursuant to Indiana Code (“IC”) 36-7-14 and IC 36-7-25, is authorized to investigate, study, and designate redevelopment project areas and economic development areas; and

WHEREAS, the Commission has caused to be prepared a document titled Redevelopment Plan for the City Theatre Redevelopment Project Area and Economic Development Area, dated March 9, 2026 (the “Plan”), which identifies existing conditions, boundaries, redevelopment needs, and proposed public improvements for the Area, attached hereto as Exhibit A; and

WHEREAS, the Plan further identifies barriers to redevelopment including outdated public infrastructure, limited accessibility, aging and functionally obsolete building systems, deteriorated historic structures, and potential environmental concerns related to historic uses and subsurface conditions; and

WHEREAS, the Commission finds that redevelopment of the Area cannot be reasonably expected to occur through private enterprise alone without public assistance and public improvements; and

WHEREAS, Sweet Real Estate – City Theatre, LLC (the “Developer”), having acquired real property within the proposed Allocation Area and now serving as the sole owner of the former Scottish Rite Auditorium, the Pfeiffer House, the Bell Mansion, and related parcels, has undertaken evaluation of the buildings’ conditions and redevelopment potential and has initiated discussions with the Commission regarding reinvestment, public-private collaboration, and the long-term revitalization of these historically significant structures;

WHEREAS, the Developer has approached the Commission regarding the comprehensive rehabilitation and transformation of the former Scottish Rite building into a modern performing arts center, and has presented a preliminary financial package which includes approximately \$26.9 million in private funding, a construction budget of \$34.29 million, and a request for public participation in the form of TIF-eligible public infrastructure improvements including utility relocations within the alley, new sidewalk and curb installation, upgraded streetlighting, and a raised mid-block pedestrian crossing, together estimated at approximately \$3,270,245; and

WHEREAS, the Plan proposes the establishment of the City Theatre Redevelopment Project Area and Economic Development Area (“EDA”), encompassing approximately ±41 acres, with boundaries described in the Plan and attached as Exhibit B-1; and proposes the establishment of a City Theatre Tax Allocation Area (“Allocation Area”), encompassing approximately ±2.14 acres, described in the Plan and attached as Exhibit B-2; and

FORT WAYNE REDEVELOPMENT COMMISSION



Steve Corona, President

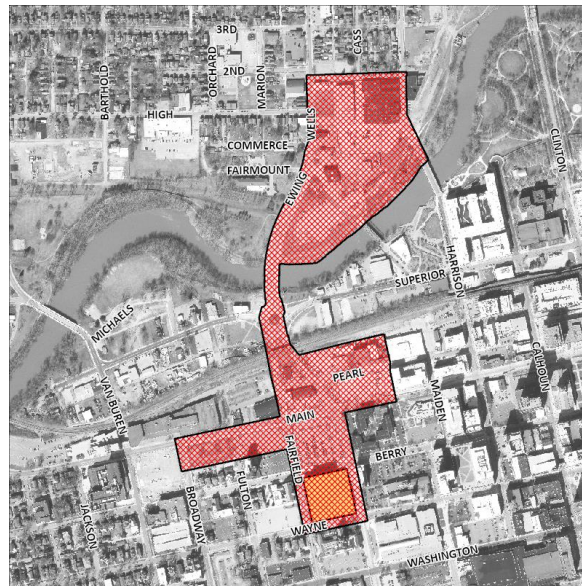


Christopher Guerin, Secretary

ADOPTED: 9 MARCH 2026

Exhibit A

REDEVELOPMENT PLAN FOR THE CITY THEATRE ECONOMIC DEVELOPMENT AREA



City of Fort Wayne Redevelopment Commission

March 9, 2026



REDEVELOPMENT COMMISSION

I. OVERVIEW

HISTORY

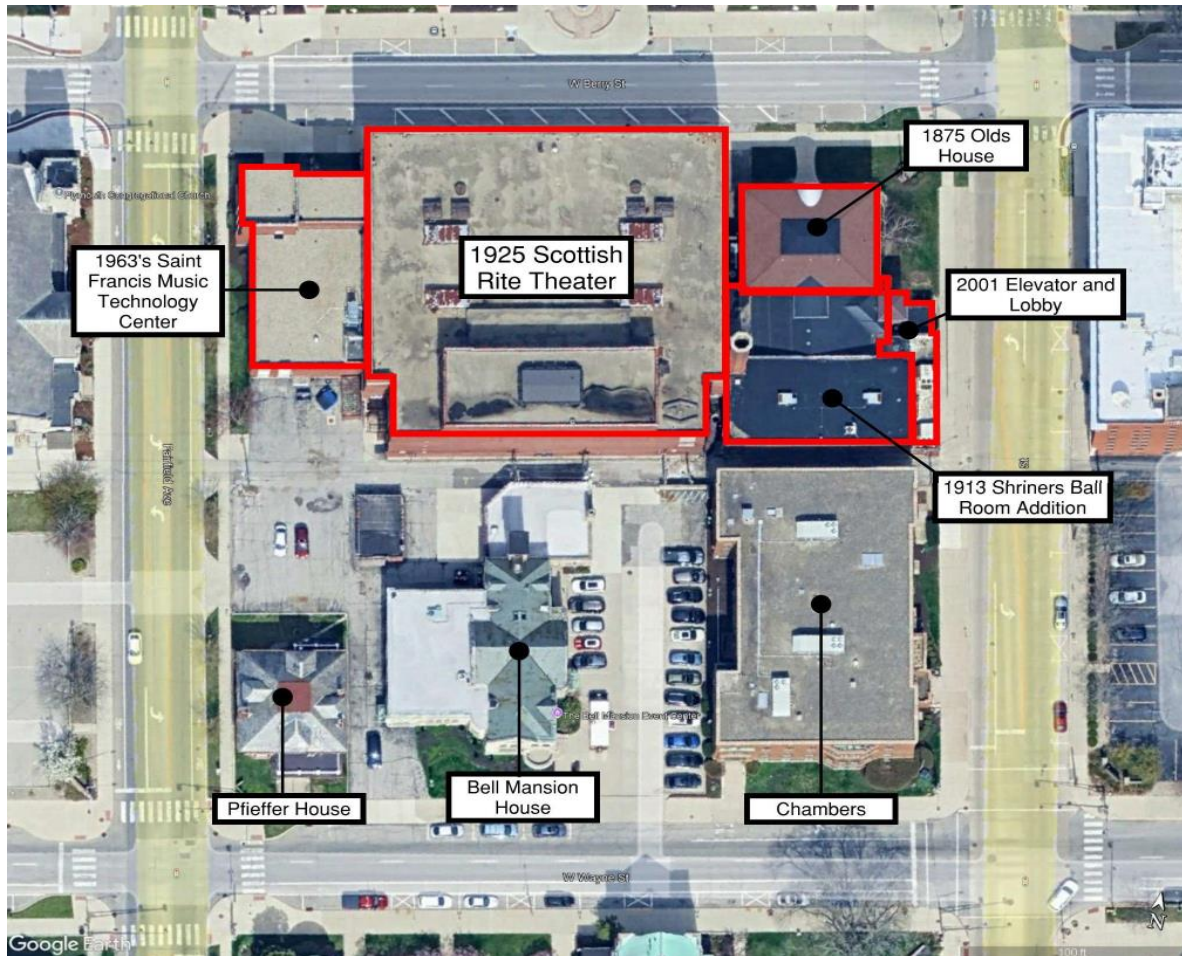
The entire city block bounded by W. Berry St., W. Wayne St., Ewing St., and Fairfield Ave. is listed in the National Register of Historic Places. The block is within the West End Historic District, also known as the West Central National Register District. All structures on the block contribute to the significance of the district. Buildings include the Scottish Rite Auditorium, the Chamber of Commerce Building (not included in the Economic Development Area), the Henry G. Olds House at Ewing and Berry, and the Pfeiffer House at Fairfield and Wayne. In the middle of the block on W. Wayne Street is the Robert C. & Clara Bell House, which is also designated as a single-site local historic district.

The Scottish Rite Auditorium, 431 W. Berry Street, was built in 1928 by the Mizpah Shrine and later sold to the Scottish Rite. Designed by Fort Wayne architect Guy Mahurin, the structure reflects the eclectic architectural influences of the 1920s, including decorative terra cotta arches and brickwork laid in geometric patterns.

The Charles and Henrietta Pfeiffer House, 434 W. Wayne Street, was built in 1905. This large and well-detailed American Foursquare house features elaborate leaded glass and was designed by Griffith & Fair. It served primarily as a residence and later as a tea house until operations ceased around 2020.

The Robert C. & Clara E. Bell House (Bell Mansion), 420 W. Wayne Street, was built in 1893 following a design by Wing & Mahurin. This Richardsonian Romanesque structure includes smooth and rock-faced stone masonry, an open loggia above an entry porch with large Syrian arches, and a 1935 addition designed by Alvin M. Strauss.

Together, these historic structures represent more than a century of architectural, cultural, and civic significance. However, due to their age, evolving performance and accessibility requirements, and system deterioration, the buildings no longer meet modern safety, operational, or building-code standards. Substantial reinvestment is required to stabilize and rehabilitate them, restore their historic integrity, and adapt them to contemporary arts, cultural, and community uses.



PROJECT OUTLINE

The bulk of this project involves comprehensive renovation of the Historic Theatre. Exterior restoration will include full roof rehabilitation and historically compatible window replacement. Mechanical, electrical, and plumbing systems will be modernized, and accessibility upgrades will be implemented throughout the facility. New restrooms and administrative offices will improve functionality. Structural modifications to the stage, new circulation corridors, and loading dock additions will support modern touring artists and productions.

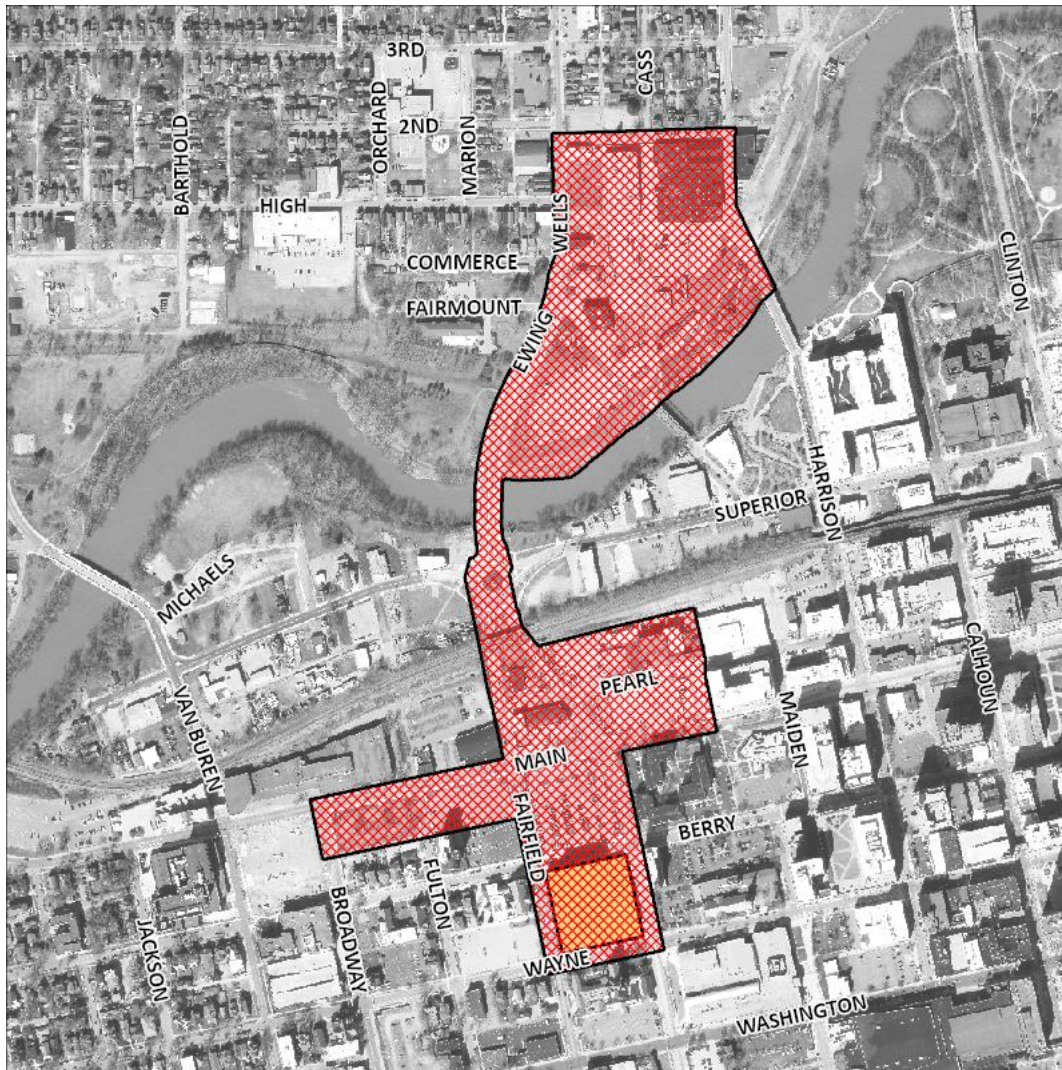
Rehabilitation efforts will also extend to attached and adjacent buildings along Wayne Street, including stabilization and future renovation of the 1875 Olds House; emergency roof replacement and second-floor dressing room creation in the 1913 Shriners Ballroom; elevator and safety improvements in the 2001 Elevator and Lobby; continued integration of educational programming in the 1963 St. Francis Music Tech Center; and emergency repairs and tenant improvements for the Pfeiffer House.

STATUTORY FINDINGS AND BARRIERS TO REDEVELOPMENT

The Commission finds that the Area has become undesirable for normal development and occupancy and cannot be developed by private enterprises alone without public improvements. Redevelopment of the Area will benefit the public health, safety, and welfare of the community.

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 five (5) parcels (comprising roughly +/- 2.14 acres) bounded by Wayne St, Ewing St., Berry St., and Fairfield Ave. The Economic Development Area, which is the area where tax increment can be spent, encompasses the entire Allocation Area as well as the area outlined in, the new Economic Development Area and Allocation Area constitute the “City Theatre Economic Development Area” or “EDA”.

Barriers to redevelopment include outdated and insufficient public infrastructure, limited accessibility, aging and functionally obsolete building systems, deteriorated historic structures, and potential environmental risks associated with prior underground storage tank removals. These conditions hinder private reinvestment and demonstrate the need for public intervention.



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

1. Create a new Tax Allocation Area, as that term is defined in IC 36-7-14-39, comprising the entire block which contains the existing theatre, Chamber of Commerce building, Bell Mansion, and the Pfeiffer house (the “Allocation Area”).
2. Create a new Economic Development Area, as that term is defined in IC 36-7-14, to be known as the City Theatre Economic Development Area. This area is outlined in Exhibit 1-B (the “EDA”).
3. Identify barriers to redevelopment.
4. Identify public infrastructure improvements that will address the barriers to redevelopment and facilitate rehabilitation of the Historic Theatre and revitalization of the identified area of downtown north to the St. Mary’s River.

II. BOUNDARY DESCRIPTION

The City Theatre Economic Development Area (EDA) encompasses approximately **+/- 41 acres** and includes all real estate bounded by the public streets described below. The EDA includes the rights-of-way of streets in, and bordering, the Area. A map of the EDA and the Tax Allocation Area will be included in **Exhibit 1-B**.

Boundary Narrative (+/- 41 Acres)

The City Theatre 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 SW corner of West Wayne Street and Fairfield Avenue, thence north on Fairfield to the east/west alley between West Berry Street and West Main Street, thence west to Broadway thence north on Broadway to the NW Corner of Broadway and West Main St, thence east on West Main to the NW corner of Fairfield and West Main Street, thence north on Fairfield Avenue until Fairfield Avenue until intersects with Ewing Street, continuing NNE across the Ewing Street bridge, to where Ewing Street becomes Wells Street, continuing north on Wells Street to the NW corner of Second Street and Wells Street, thence east on Second Street to the NE corner of Harrison and Second Street, thence south on Harrison Street until Harrison Street intersects with the St. Mary's River, thence SW along the North bank of the St. Mary's River, then west along the North Bank of the St. Mary's River until it intersects with Ewing Street. From this point, continue South along the eastern right of way line of Ewing Street to the southern border of railroad right-of-way, thence east along southern right-of-way line to a point 600' from Ewing Street right of way. Thence, south to the south side of Main Street, thence west to the SE corner of Ewing Street and Main Street, thence south along the eastern right of way line of Ewing Street to the SE corner of Ewing Street and West Wayne Street, then West along West Wayne Street to the point of beginning.

Tax Allocation Area (+/- 2.14 acres)

The **Tax Allocation Area** lies completely within the EDA and includes the block containing the City Theatre and attached properties, the Chamber of Commerce Building, the Bell Mansion, and the Pfeiffer House. It is bounded by West Wayne Street (south), Fairfield Avenue (west), West Berry Street (north), and Ewing Street (east).

City Theatre Tax Allocation Area



III. REAL PROPERTY WITHIN THE ALLOCATION AREA

All property within the Allocation Area is owned by Sweet Real Estate – City Theatre, LLC. The following table and corresponding map contain detailed parcel information.

Assessed values represent an assessment date of January 1, 2020.

PIN	Map Reference Number	Area	Land Value (\$)	Improvement Value (\$)	Assessed Value (\$)
02-12-02-380-002.000-074	Parcel 1	0.33 acres	142,300	312,100	454,400
02-12-02-380-001.000-074	Parcel 2	0.74 acres	322,600	2,818,400	3,141,000
02-12-02-380-003.000-074	Parcel 3	0.07 acres	30,000	1,500	31,500
02-12-02-380-004.000-074	Parcel 4	0.14 acres	59,500	110,900	170,400
02-12-02-380-005.000-074	Parcel 5	0.52 acres	225,500	360,900	586,400
02-12-02-380-006.000-074	Parcel 6	0.34 acres	150,000	3,533,700	0.00
	TOTAL	2.14 acres	929,900	7,137,500	4,383,700

IV. REDEVELOPMENT PROJECT SUMMARY

This project involves comprehensive renovation and modernization of a historic structure (100+ years old) while preserving its architectural character and adapting it for contemporary performing arts and community uses. Scope includes:

Accessibility & Code Compliance

- ADA upgrades throughout the facility
- Compliant circulation paths, restrooms, and seating
- Enhanced life-safety systems

Guest & Public Amenities

- New restrooms and concessions
- Guest VIP lounge
- Modernized seating with improved sightlines and comfort

Performer & Staff Support Spaces

- Administrative offices
- Dressing rooms and backstage support spaces
- Circulation corridors and loading docks

Stage, Production, & Technical Enhancements

- Structural modifications for stage rigging and load support
- Dedicated light and sound operator positions
- State-of-the-art AV systems

Building Systems

- Replacement of electrical service/distribution
- New mechanical systems
- Updated plumbing systems

Building Envelope & Preservation

- Exterior brick façade restoration
- Historically sensitive, high-efficiency windows and doors
- New roofing system

Additions & Circulation Improvements

- New loading dock for production access
- New circulation corridors for improved guest and staff flow

Public Infrastructure Improvements

- Sidewalk, curb, and street-lighting upgrades per Downtown Design Standards
- Raised mid-block crossing for pedestrian safety
- Alley vacation and utility relocations

The Redevelopment Commission's participation, per the **Infrastructure Reimbursement Agreement**, will include supporting public bidding, award, and construction of public improvements to align public infrastructure investment with private revitalization that increases assessed value and strengthens the local economy.

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 Economic Development Area and surrounding land has accommodated several uses since its initial development, some of which may have contributed towards environmental contamination that may impact redevelopment. Underground storage tanks and other uses associated with hazardous and/or petroleum contamination may be present. In addition, old building foundations, poor soils, contaminated subsurface fill and contaminants associated with older buildings, such as asbestos and lead-based paint, likely need to be addressed prior to construction. Redevelopment of the Economic Development Area will require further assessment 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.

VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan: Designation of the Area as an EDA to support construction of the Project is supported by the comprehensive plan. Redevelopment and reinvestment in infill areas, in particular downtown Fort Wayne, is a common theme supported by numerous policies throughout the plan. The following policies are particularly relevant to redevelopment of these downtown landmarks.

Future Land Use, Policy 7. - *Encourage compatible adaptive reuse of vacant, obsolete, or underutilized nonresidential buildings.*

Housing and Neighborhoods Goal 1.2.1, - *Encourage the maintenance and rehabilitation of historic homes and structures.*

The rehabilitation project of these existing, historic structures fits with the stated goals.

Economic Development Objective 2.2. - *Identify and enhance key community, sports, and tourism assets*

This underutilized asset has been underutilized for years and fits perfectly with the above-mentioned Economic Development Objective.

Land Use & Zoning: A theater is located within the Downtown Core zoning district and is an allowable use. The EDA is in the following zoning districts:

1. **Downtown Core.** The Downtown Core district is intended to recognize downtown Fort Wayne as the heart of the City and the regional economic and cultural hub for Northeast Indiana.
2. **Downtown Edge.** The Downtown Edge district is intended to provide for a transition from the high-density mixed-use development within the Fort Wayne core downtown to the traditional urban residential neighborhoods that surround the downtown.
3. **Urban Corridor.** The Urban Corridor district is intended to recognize that certain commercial corridors have special importance to the community because of their collective, cohesive identity, historic character, urban development patterns, relationship to the surrounding neighborhood, pedestrian oriented streetscapes, and distinct urban architecture and form.

VIII. EXISTING PUBLIC INFRASTRUCTURE

The EDA is 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

A portion of the EDA is within a regulatory floodplain, and designated wetlands exist in the EDA. Portions of the area are therefore subject to floodway restrictions, floodplain development permitting, or elevation requirements under local, state, or federal regulations.

X. POTENTIAL REDEVELOPMENT PROJECTS

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 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, surveys, 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, roadway improvements, bridge reconstruction, curbs, sidewalks, pavement, streetlights, streetscapes, bicycle facilities, utility improvements, utility relocation, stormwater management, earthwork, site demo, grading, soil management, noise attenuation, 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

XI. PROPERTY TO BE ACQUIRED

The Redevelopment Commission does not intend to acquire any property within the EDA 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.

Eligible Activities
Earthwork/Grading/Excavation/Site Demolition
Sanitary Sewer Reconstruction/Rerouting
Storm Sewer Installation/Rerouting
Gas Main Replacement
Electrical Rerouting
Communication Rerouting
Curbs, Sidewalks, Landscaping and Site Electrical
Concrete Pavement (Alley, Loading Entrance, etc.)
Pedestrian Walkway and Traffic Warning Light
General conditions

EXHIBIT 1-A

BOUNDARY DESCRIPTION, TAX ALLOCATION AREA

The City Theatre Tax Allocation Area includes all real estate bounded by the following public streets, but does not include the street rights-of-way: beginning at the corner of West Berry Street and Fairfield Avenue, thence east on Berry Street to Ewing Street, south on Ewing Street to West Wayne Street, west on Wayne Street to Fairfield Avenue, north on Fairfield Avenue to the point of origin, containing altogether 2.14 acres more or less.

EXHIBIT 1-B

BOUNDARY DESCRIPTION, ECONOMIC DEVELOPMENT AREA

The City Theatre 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 SW corner of West Wayne Street and Fairfield Avenue, thence north on Fairfield Avenue to the east/west alley between West Berry Street and West Main Street, thence west to Broadway, thence north on Broadway to the NW Corner of Broadway and West Main St, thence east on West Main to the NW corner of Fairfield and West Main Street, thence north on Fairfield Avenue until Fairfield Avenue until intersects with Ewing Street, continuing NNE across the Ewing Street bridge, to where Ewing Street becomes Wells Street, continuing north on Wells Street to the NW corner of Second Street and Wells Street, thence east on Second Street to the NE corner of Harrison and Second Street, thence south on Harrison Street until Harrison Street intersects with the St. Mary's River, thence SW along the North bank of the St. Mary's River, then west along the North Bank of the St. Mary's River until it intersects with Ewing Street. From this point, continue South along the eastern right of way line of Ewing Street to the southern border of railroad right-of-way, thence east along southern right-of-way line to a point 600' from Ewing Street right of way. Thence, south to the south side of Main Street, thence west to the SE corner of Ewing Street and Main Street, thence south along the eastern right of way line of Ewing Street to the SE corner of Ewing Street and West Wayne Street, then West along West Wayne Street to the point of beginning.

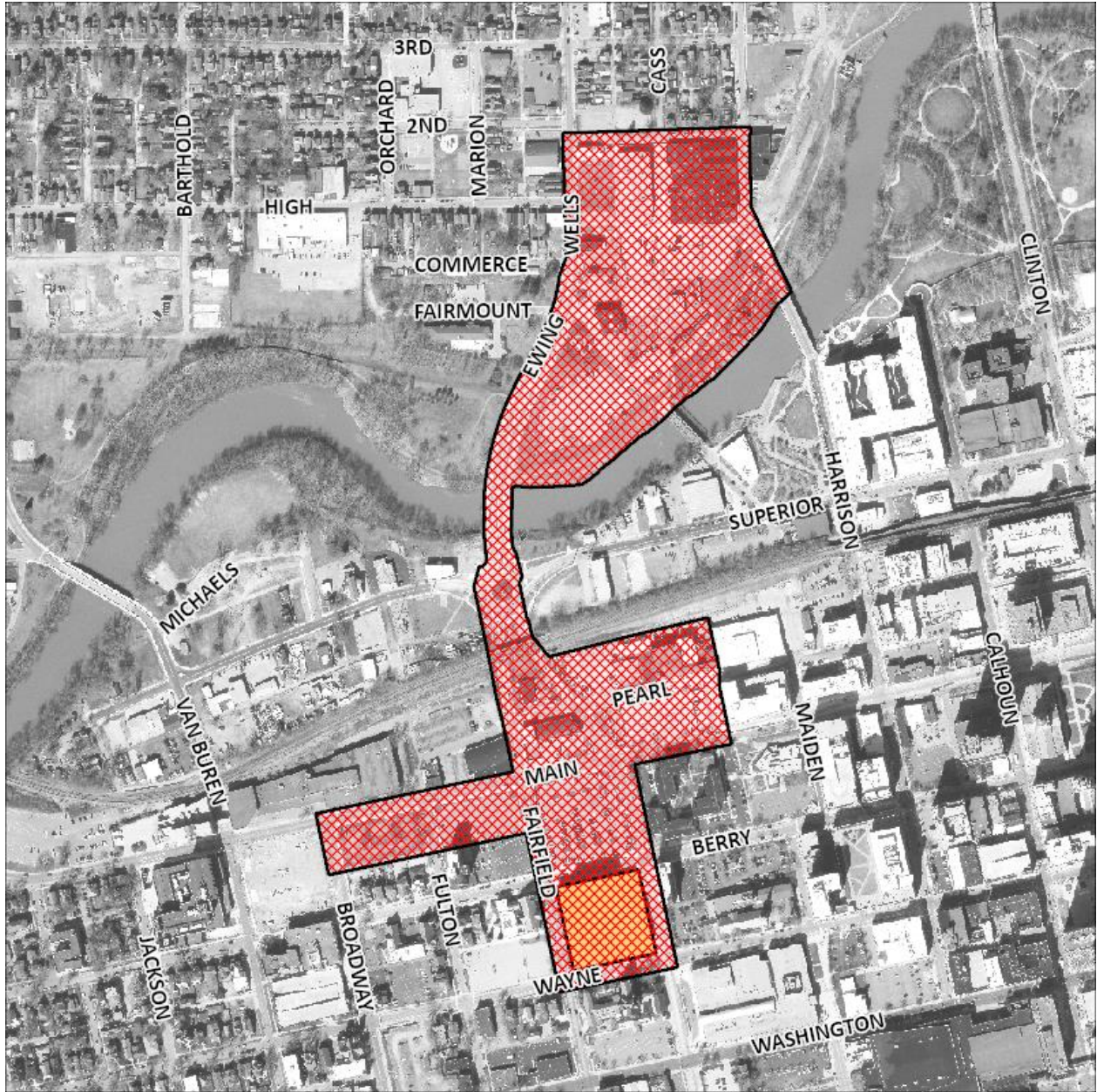
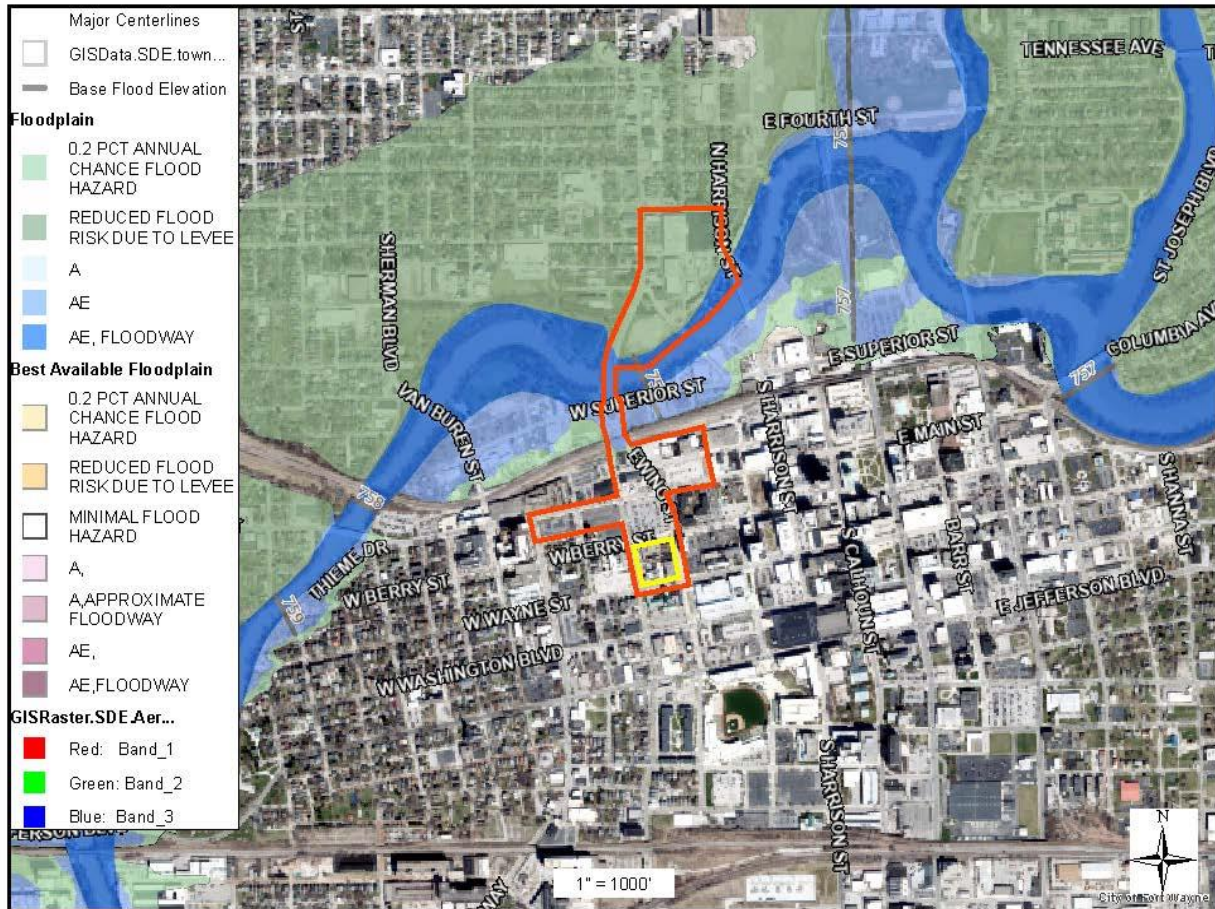


EXHIBIT 2

Flood Hazard Areas

City of Fort Wayne - GIS



February 26, 2026

This map is intended for general reference purposes only. The information displayed herein is not guaranteed to be

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DIGEST SHEET

TITLE OF RESOLUTION. A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2026-04 concerning establishment of the City Theatre Redevelopment Project Area and Economic Development Area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves establishment of the City Theatre Economic Development Area ("EDA"), which is a proposed TIF District located on the west side of Downtown 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 City Theatre EDA is located on the West side of downtown stretching from Wayne Street then north across the Ewing Street bridge to Second Street. The new tax allocation area encompasses the block bounded by Wayne St., Fairfield Ave., Berry St., and Ewing St.

Built in 1928, the Scottish Rite Auditorium reflects the eclectic architectural influences of the 1920's including decorative terra cotta arches and brickwork laid in geometric patterns. Over the last century the building has become functionally obsolete. This proposed \$47.8 Million comprehensive rehabilitation of the entire building will allow it to be utilized as a modern, state-of-the-art theatre.

New taxes generated by the facility will be used to reimburse City Theatre, LLC for public infrastructure serving the facility and to fund or finance other public improvements in and serving the EDA as described in the Redevelopment Plan.

When completed, the EDA will increase the City's property tax base, increase employment opportunities, and allow for additional redevelopment and economic development on 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). _____



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

Community Development • Redevelopment

April 30, 2026

MEMO

To: City of Fort Wayne Common Council

From: Alec Johnson, Redevelopment Director, 427-6425

Copy: City of Fort Wayne Redevelopment Commission

Re: **Establishment of the City Theatre 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 2026-04, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on March 9, 2026, for the purpose of establishing the City Theatre Economic Development Area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated April 20, 2026, wherein the Plan Commission determined that Declaratory Resolution 2026-04 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 2026-04 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.