

3 **A Resolution of the Common Council of the**
4 **City of Fort Wayne, Indiana, regarding the**
5 **pledging of Local Income Tax Revenues and**
6 **APRA Revenues to pay for the construction**
7 **of a Homeless Resource Center to be**
8 **undertaken by the City of Fort Wayne**

9 WHEREAS, the Fort Wayne Redevelopment Commission (the "Commission"), governing
10 body of the City of Fort Wayne, Indiana, Department of Redevelopment and the Redevelopment
11 District of the City of Fort Wayne, Indiana, exists and operates under the provisions of the
12 Redevelopment of Cities and Towns Act of 1953, which has been codified in Indiana Code 36-7-
13 14 et seq., as amended from time to time (the "Act"); and

14 WHEREAS, the Commission has previously designated and declared in accordance with the
15 Act an area in the City of Fort Wayne, Indiana (the "City"), known as the Civic Center Economic
16 Development Area to be an economic development area and an allocation area (the "Area"),
17 adopted an economic development plan, and established an allocation fund for said Area; and

18 WHEREAS, the Commission shall consider the development and construction of a homeless
19 resource center upon the real estate and improvements located at 333 East Washington
20 Boulevard, Fort Wayne, Indiana, located just east of the Area, as legally described on Exhibit A
21 to this Ordinance ("HRC Project Real Estate"), to be acquired and owned by the Commission and
22 leased to a nonprofit corporation organized to operate the facility, constituting an aggregate
23 investment of approximately Five Million Eight Hundred Thousand and No/100 Dollars
24 (\$5,800,000.00), as more particularly described on Exhibit B attached hereto (the "HRC
25 Project"); and

26 WHEREAS, City considers that the completion of the HRC Project is in the best interests of
27 the citizens and taxpayers of the City; and

28 WHEREAS, the City anticipates that the HRC Project will require Two Million One Hundred
29 Thousand and No/100 Dollars (\$2,100,000.00) of unallocated local income tax revenues ("LIT
30 Revenues") be appropriated and pledged to the Commission to provide support for the
acquisition, development, and construction of the HRC Project; and

WHEREAS, the City anticipates that the HRC Project will require Six Hundred Fifty
Thousand and No/100 Dollars (\$650,000.00) from the interest earned on the funds allocated to
the City by virtue of the American Rescue Plan Act of 2021 ("ARPA Revenues") be appropriated
and pledged to the Commission for the to provide support for the acquisition, development, and
construction of the HRC Project;

WHEREAS, the balance of the funds required for the HRC Project shall be raised by the City
through private philanthropy and other sources;

EXHIBIT A

LEGAL DESCRIPTION OF THE HRC PROJECT REAL ESTATE

The Land is described as follows:

Lot Numbered 48 in Hanna's Addition as recorded in the plat thereof, as recorded in Deed Record B, page 447.

ALSO:

Lot Numbered 49, Lot Numbered 50, Lot Numbered 51, the vacated 10 foot wide alley adjacent to Lot Numbered 51 and adjacent to Lot Numbered 52 as vacated by Miscellaneous Record 17, pages 13-14, and the West 39.9 feet of Lot Numbered 52, in Hanna's Addition, as recorded in the plat thereof, as recorded in Deed Record B, page 447, excepting therefrom the West 99.5 feet of Lot Numbered 49 and the West 99.5 feet of Lot Numbered 50.

ALSO:

The West 99.5 feet of Lot Numbered 49 and the West 99.5 feet of Lot Numbered 50 in Hanna's Addition as recorded in the plat thereof, as recorded in Deed Record B, page 447.

ALSO:

Part of Lot Numbered 52, Lot Numbered 53, and Lot Numbered 54 in Hanna's Addition as recorded in the plat thereof, as recorded in Deed Record B, page 447, more particularly described as follows:

Beginning at the Southeast corner of Lot Numbered 53 in Hanna's Addition and the Southwest corner of Lot Numbered 1 in John C. Kreidt's Addition; thence North along the East line of Lot Numbered 53 extended North, a distance of 93.0 feet; thence East and parallel to the North line of Lot Numbered 53, a distance of 18.8 feet; thence North and parallel to the West line of Lot Numbered 54 and the East line of Lot Numbered 53, a distance of 57.0 feet to a point on the North line of Lot Numbered 54, said point being 61.2 feet West of the East line of Lot Numbered 54; thence West along the North line of Lot Numbered 52, 53 and 54, a distance of 108.9 feet; thence South and parallel to the East line of Lot Numbered 52, a distance of 150.0 feet to the South line of Lot Numbered 52, said point being 30.1 feet West of the Southeast corner of Lot Numbered 52; thence East along the South line of Lots Numbered 52, 53 and 54, a distance of 90.1 feet to the point of beginning.

ALSO:

Lot Numbered 1 and Lot Numbered 2 in John C. Kreidt's Addition to the City of Fort Wayne, as recorded in Plat Record 14, page 60, together with part of Lot Numbered 53 and part of Lot Numbered 54 in Hanna's Addition as recorded in the plat thereof, as recorded in Deed Record B, page 447, more particularly described as follows:

Beginning at the Southeast corner of Lot Numbered 2 in John C. Kreidt's Addition; thence West along the South line of said Lot #2 and the South line of Lot Numbered 1 in John C. Kreidt's Addition, a distance of 80.0 feet to the Southwest corner of said Lot #1 and the Southeast corner of Lot Numbered 53 in Hanna's Addition; thence North along the West line of said Lot #1 and the Northerly extension thereof, a distance of 93.0 feet; thence East and parallel to the North line of said Lot #53, a distance of 18.8 feet; thence North and parallel to the West line of Lot Numbered 54 and the East line of Lot #53, a distance of 57.0 feet to a point on the North line of said Lot #54; thence East along the North line of Lot #54, a distance of 61.2 feet to the Northeast corner of said Lot; thence South along the East line of Lot #2, a distance of 150.0 feet to the point of beginning.

EXCEPTING THEREFROM:

That portion of the above described real estate at appropriated by Judgment in the Allen County Superior Court Cause No. 02C01-1710-PL-372 dated March 12, 2018 and recorded April 11, 2018 as Document Number 2018017479, described as follows:

A part of Lot 2 in John C. Kreidt Addition to the City of Fort Wayne, Indiana, the plat of which is recorded in Deed Book 14B, Page 60, in the Office of the Recorder of Allen County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked "Exhibit B", described as follows: Beginning at the southeast corner of said Lot 2; thence South 78 degrees 01 minutes 58 seconds West 10.00 feet along the south line of said lot to the point designated "892" on said Parcel Plat; thence North 33 degrees 05 minutes 42 seconds East 14.13 feet to the East line of said lot and the point designated "893" on said plat; thence South 11 degrees 57 minutes 45 seconds East 9.97 feet along the east line of said lot to the point of beginning and containing 50 square feet, more or less.

EXHIBIT B

DESCRIPTION OF HRC PROJECT

The City of Fort Wayne is proposing the development of a Homeless Resource Center designed to provide a centralized, accessible location for individuals experiencing homelessness to connect with essential services. The facility will bring together housing navigation, case management, health and behavioral health services, employment support, a 24-hour gathering space, and basic needs such as showers, laundry, and mail services.

List of services on-site:

- Housing navigation
- Case management
- Health and behavioral health services
- Employment training
- Showers
- Laundry
- Mail service
- Bathrooms

DIGEST SHEET

TITLE OF RESOLUTION. A Resolution of the Common Council of the City of Fort Wayne, Indiana, regarding the appropriation of available local income tax revenues and ARPA revenues and the pledging of those local income tax revenues and ARPA revenues to pay for the construction of a homeless resource center to be undertaken by the City of Fort Wayne Redevelopment Commission.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. This resolution approves funding in the amount of \$2,750,000 for the Fort Wayne Redevelopment Commission to acquire, develop, and construct a Homeless Resource Center at 333 East Washington Boulevard. The project will be supported by \$2,100,000 in unallocated local income tax revenues and \$650,000 in ARPA interest funds, which will be pledged to the Commission to complete the facility. This resolution also authorizes the Commission to enter necessary contracts to complete the acquisition and construction of the Homeless Resource Center project.

EFFECT OF PASSAGE. Passage of the resolution will give the Redevelopment Commission the ability to acquire, develop, and construct a new Homeless Resource Center at 333 East Washington Boulevard. Establishing this facility will provide substantial community benefits in that: (i) it will centralize essential services for individuals experiencing homelessness in a safe, purpose-built location, (ii) redevelopment of the site will support ongoing revitalization efforts in and around the Civic Center and downtown areas, (iii) the project will strengthen partnerships between the City and local nonprofit service providers, improving coordination and access to care, and (iv) investment in the facility will help protect and enhance the City's broader economic development efforts by ensuring vulnerable residents have stable, supportive resources within the urban core.

EFFECT OF NON-PASSAGE. Non-passage of the resolution would prevent the Redevelopment Commission from moving forward with the acquisition, development, and construction of the Homeless Resource Center. Without this action, the opportunity to establish a centralized, purpose-built facility for individuals experiencing homelessness would be lost, limiting the community's ability to coordinate services effectively. The site would remain underutilized, slowing revitalization efforts in the surrounding area and reducing the impact of ongoing public investments. Moreover, the lack of a dedicated facility would continue to strain existing service providers and hinder efforts to address homelessness in a comprehensive, strategic manner.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). \$2,750,000.

ASSIGNED TO COMMITTEE (PRESIDENT). _____



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

Community Development

MEMO

To: City of Fort Wayne Common Council
From: Kelly Lundberg, Deputy Director, 427-2158
Subject: Approving funding for the acquisition and renovation of the Homeless Resource Center
Date: May 20, 2026

The Fort Wayne Redevelopment Commission hereby requests Common Council approval for the appropriation and pledge of \$2,750,000 in support of the Fort Wayne Redevelopment Commission's construction of a new Homeless Resource Center at 333 East Washington Boulevard. The project will be partially funded through \$2,100,000 in unallocated local income tax (LIT) revenues and \$650,000 in interest revenue earned on funds allocated to the City through the American Rescue Plan Act of 2021 (ARPA), which will allow the Commission to acquire the property and complete development of the facility.

The Homeless Resource Center will provide a centralized, purpose-built location for essential services, improving coordination among nonprofit providers and enhancing access to resources for individuals experiencing homelessness. The project supports ongoing revitalization efforts near the Civic Center area, strengthens the City's investments in the surrounding district, and helps ensure that vulnerable residents have stable, supportive services within the urban core.

Approval of the resolution will authorize the Commission to enter the necessary contracts to proceed with acquisition and construction.

A Digest Sheet summarizing the request is attached.

Kelly Lundberg
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COMMUNITY DEVELOPMENT

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