

A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2025-30 concerning establishment of the Victory Gardens Residential Housing Development Program and tax allocation 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 September 8, 2025, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2025-30, attached hereto as Exhibit A, for the purpose of establishing the Victory Gardens Residential Housing Development Program and tax allocation area ("R-TIF"); and

WHEREAS, on October 20, 2025, the Fort Wayne Plan Commission considered said Declaratory Resolution 2025-30, and the plan for redevelopment of the R-TIF 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 R-TIF 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 2025-30 is a Residential Housing Development Program as defined at IC 36-7-14 et seq.

Section 3. A new allocation fund to be called the "Victory Gardens Residential Fund" shall be established following approval of the confirming resolution of the R-TIF by the Fort Wayne Redevelopment Commission.

Section 4. 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

**RESOLUTION 2025-30
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION FOR THE
VICTORY GARDENS RESIDENTIAL HOUSING DEVELOPMENT PROGRAM**

WHEREAS, the Fort Wayne Redevelopment Commission ("Commission") has made investigations, studies and surveys of areas and activities in the City of Fort Wayne ("City") that have the potential to attract private development and provide safe, decent, and affordable housing, so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and has further considered the conditions which would prevent such activities from occurring; and

WHEREAS, the location of certain unimproved land generally southwest of the intersection of E Paulding Road and Hessen Cassel Road in southeast Fort Wayne (the "Area"), makes the Area well-situated for residential development, but certain barriers to redevelopment of the Area exist including lack of public infrastructure and an unproven market for new construction, which cannot be overcome by regulatory processes or by the ordinary operation of private enterprise without resort to the provisions of the Redevelopment of Blighted Areas Act of 1981 (P.L. 309 and 310 of the Acts of 1981) of the General Assembly of the State of Indiana, as amended and supplemented (the "Act"); and

WHEREAS, a private developer has approached the Commission with plans to develop the Area, in phases, as a predominantly single-family home subdivision, which will require the construction, extension or relocation of public infrastructure; and

WHEREAS, the Commission's commitment to redevelopment of the Project within the Area requires the establishment of a Residential Housing Development Program ("RHDP") pursuant to Section 36-7-14-53 of the Indiana Code ("IC") and the creation of an allocation area coterminous with the boundaries of the RHDP ("Allocation Area") (collectively, the RHDP and Allocation Area are referred to as the "Residential Tax Increment Financing District" or "R-TIF"), in order to fund local public improvements that will support the proposed redevelopment plan; and

WHEREAS, the Commission has investigated the existing public infrastructure located in and serving the Area and has prepared a redevelopment plan, as hereafter defined, that will construct or reconstruct public infrastructure as necessary to support redevelopment of the Area by designation of the Area as an R-TIF; and

WHEREAS, pursuant to IC 36-7-14-53(d), the Fort Wayne Department of Redevelopment ("Department") has: (1) consulted with persons interested in or affected by the proposed R-TIF, (2) provided the affected neighborhood associations, residents, and township assessors with an adequate opportunity to participate in an advisory role in planning, implementing, and evaluating the proposed R-TIF; and (3) held public meetings in the affected neighborhood to obtain the views of neighborhood associations and residents; and

WHEREAS, the Commission intends, subject to annual approval, to provide for the pass-through of thirty percent (30%) of the assessed value generated within the Allocation Area to the overlapping taxing units; and

WHEREAS, the Commission has determined that implementation of the R-TIF will support both the construction of needed public improvements and the development of new single-family homes, and that the public health, safety and welfare will be benefited by the redevelopment of the Area as an R-TIF under the provisions of the Act.

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

1. The foregoing recitals are made a part of this Resolution as if fully set forth herein.
2. The land located within the boundaries described in Attachment 1: Exhibit A "Boundary Description" of the *Redevelopment Plan for the Victory Gardens Residential Housing Development Program* ("Redevelopment Plan") constitutes the land comprising the R-TIF, which Redevelopment Plan is attached hereto as Attachment 1 and made a part hereof.
3. Pursuant to IC 36-7-14-55, the Commission hereby determines that the R-TIF meets the required statutory findings for establishment of an R-TIF, as follows:

- A. The public health and welfare will be benefited by accomplishment of the R-TIF.

Accomplishing the plan for the R-TIF will result in the construction of much-needed housing in the Southeast Quadrant. Since 2010, the population of the Southeast Quadrant has grown by 4.0%, outpacing the City's overall 3.4% growth rate. Construction of new homes has not kept pace. Only 12% of the homes located in the Southeast Quadrant have been built since 1990, and the median age of housing units in the Southeast Quadrant is approximately 70 years – more than 13 years older than the City average. The construction of 74 homes is anticipated from the implementation of the R-TIF, which will meaningfully address this discrepancy in housing in the Southeast Quadrant, thereby benefitting the public health and welfare.

- B. The accomplishment of the plan for the R-TIF will be a public utility and benefit as measured by:

- i. The provision of adequate residential housing.

The most recent housing needs assessment determined that: (a) the annualized average selling prices for homes in the Southeast Quadrant have increased while the average number of days of homes on the market have decreased, and (b) the Southeast Quadrant has the potential to support a minimum of 800 new marketable housing units.

However, the lack of new housing inventory and a marginally lower expected sales price (compared to other local submarkets) makes financing difficult to obtain and/or results in development costs exceeding anticipated sale prices.

Facilitating the construction of new homes creates "comps" for use in re-establishing an active real estate market, while facilitating construction of public infrastructure reduces development costs making new home construction feasible.

- ii. An increase in the property tax base.

In 2024 payable 2025, the 20 acres comprising the Area generated \$0 in tax revenue. Complete buildout of the Area anticipates the construction of 74 homes with an estimated assessed value of \$185,000-\$325,000 per home, resulting in approximately \$192,000 in annual tax revenue generated from the Area.

- iii. Other similar public benefits.

Residents of the newly-constructed housing in the Area will contribute toward achieving a critical mass which will support local commercial establishments, restaurants, groceries, and various other businesses.

- C. The plan for the R-TIF conforms to other development and redevelopment plans for the City.

The R-TIF is supported by numerous City policies and plans, including the Comprehensive Plan. Consistency with existing policies, zoning and land use are described in Section VII of the Redevelopment Plan.

- 4. The Redevelopment Plan is hereby approved, subject to any amendments made by the Commission in a resolution either confirming or amending and confirming this Resolution.
- 5. As provided by IC 36-7-14-39(a), IC 36-7-14-39(b), and IC 36-7-14-56, all of the Area included in the boundary description of the R-TIF in the Redevelopment Plan is an Allocation Area and qualifies for the allocation and distribution of property taxes provided by IC 36-7-14-56.
- 6. The adoption of the allocation provision in this Resolution will result in the creation of new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision.

Studies of the real estate market in the Southeast Quadrant show a demand for new single-family homes, and the Area comprising the R-TIF is well situated for such purpose. However, the initial cost of providing public infrastructure and an unproven market for newly-constructed single-family homes have contributed to a lack of residential development. Creating an Allocation Area addresses both of these barriers and will result in new development that will generate additional property taxes that would not have been generated but for the adoption of the allocation provision.

- 7. Pursuant to IC 36-7-14-56(b), "base assessed value" as used in this Resolution means the net assessed value of all of the property, other than personal property, as finally determined for the assessment date immediately preceding the effective date of the allocation provision, as adjusted under IC 36-7-14-39(h).
- 8. Pursuant to IC 36-7-14-39(b), following the date of adoption of a resolution confirming the establishment of the R-TIF, 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 8, the proceeds of the property taxes attributable to the lesser of:
- i. The assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or
 - ii. 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 8, property tax proceeds in excess of those described in subsections (A) and (B) shall be allocated to the City's redevelopment district and, when collected, paid into the allocation fund established for the Allocation Area that may be used only for purposes related to the accomplishment of the purposes of the R-TIF, including, but not limited to, the following:
- i. Construct any infrastructure (including streets, roads, and sidewalks) or local public improvements in, serving, or benefiting the R-TIF.
 - ii. Acquire real property and interests in real property for rehabilitation purposes within the Allocation Area.
 - iii. Prepare real property in anticipation of development of the real property within the Allocation Area.
 - iv. Pay the principal of and interest on bonds or any other obligations payable from allocated tax proceeds in the Allocation Area that are incurred by the redevelopment district for the purpose of financing or refinancing the R-TIF established under Section 53 of this Chapter for the Allocation Area.
 - v. Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
 - vi. Pay the principal of and interest on bonds payable from allocated tax proceeds in the Allocation Area and from the special tax levied under Section 27 of this Chapter.
 - vii. Pay the principal of and interest on bonds issued by the unit to pay for local public improvements that are physically located in or physically connected to the Allocation Area.
 - viii. Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
 - ix. Make payments on leases payable from allocated tax proceeds in the Allocation Area under Section 25.2 of this Chapter.
 - x. Reimburse the unit for expenditures made by the unit for local public improvements (which include buildings, parking facilities, and other items described in Section 25.1(a) of this Chapter) that are physically located in or physically connected to the Allocation Area.

- D. The allocation fund shall not be used for operating expenses of the Commission.
9. 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.
 10. 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 Resolution and Redevelopment Plan, and shall further request that the Council approve the establishment of a new fund for the R-TIF to be called the "Victory Gardens R-TIF Fund".
 11. 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), IC 36-7-14-17(b), and IC 36-7-14-53(b) and shall mail the notices required by IC 36-7-14-17(c). The Commission shall then hold a public hearing at the time, place and manner described in the ordinance.
 12. Following the public hearing, the Executive Director shall deliver to the Commission and request Commission's written order confirming establishment of the R-TIF.
 13. Pursuant to IC 36-7-14-53(f), the Executive Director shall deliver a copy of the Redevelopment Plan to the Indiana Department of Local Government Finance ("IDGLF") and shall obtain a written certification of the Redevelopment Plan from IDGLF prior to and as a condition of the Commission's written order confirming establishment of the R-TIF.
 14. Pursuant to IC 36-7-14-53(e), the R-TIF shall terminate not later than twenty (20) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the R-TIF.
 15. Adopted and effective this 8TH day of September, 2025.

FORT WAYNE REDEVELOPMENT COMMISSION



Greg Leatherman, President



Steve Corona, Secretary

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

BEFORE ME, a Notary Public in and for said State and County, personally appeared Greg Leatherman, President, and Steve Corona, 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 _____ day of _____, 2025.

My Commission Expires: _____

Signature of Notary Public

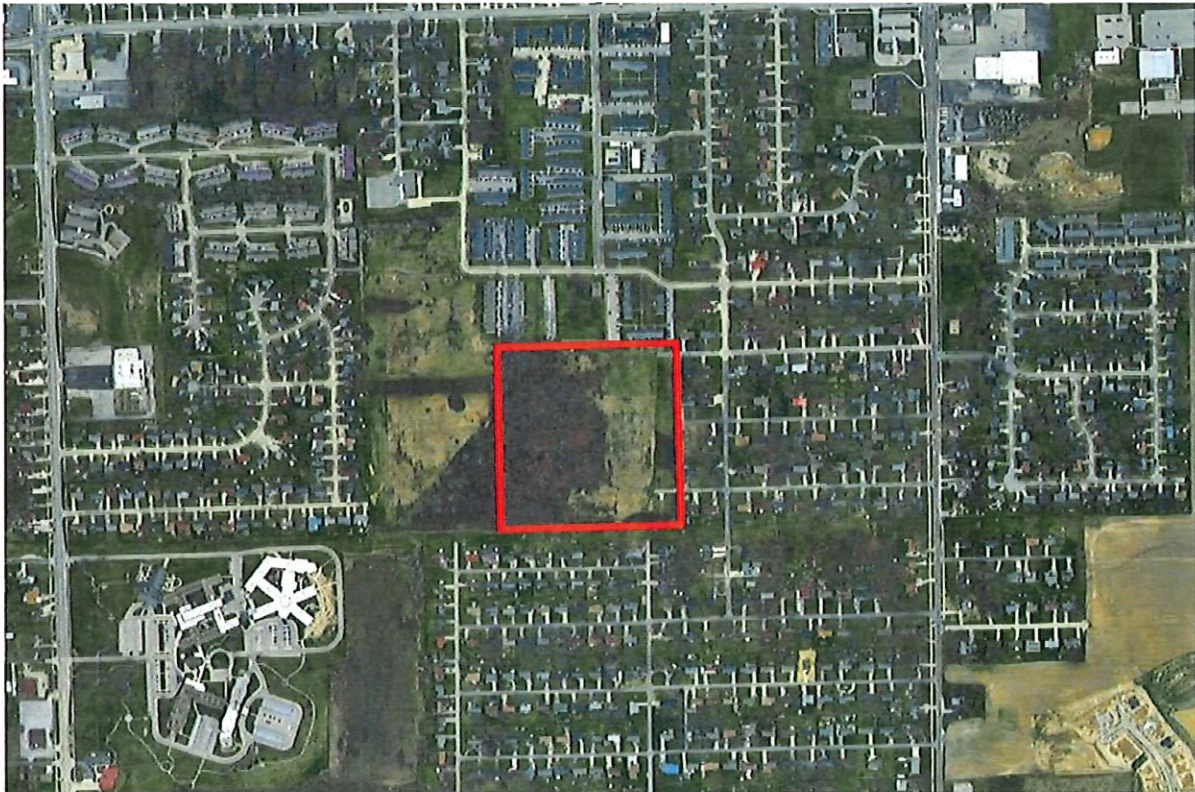
Resident of _____ County

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, Redevelopment Manager
Department of Redevelopment, 200 East Berry Street, Suite 320, Fort Wayne, Indiana 46802.*

Redevelopment Plan for the Victory Gardens Residential Housing Development



City of Fort Wayne Redevelopment Commission

September 8, 2025



REDEVELOPMENT COMMISSION

I. OVERVIEW

Background

The Declaratory Resolution to which this Redevelopment Plan is attached identifies a number of barriers which severely constrain development of new homes in the Southeast Quadrant of Fort Wayne. Many of these barriers are not unique to the Southeast Quadrant, but are challenges that exist in areas experiencing chronic disinvestment throughout the state and country. To address these challenges in Indiana, in 2019, the General Assembly passed SEA 566-2019 which allowed for the creation of Residential Housing Development Programs and tax increment financing allocation area for the program. Such a tax increment financing allocation area captures tax increment on all new real property assessed value in the designated allocation area, including new residential real property assessed value (that arises after the base date for the new allocation area). Typically, property taxes generated by residential structures are “passed through” to taxing districts and not collected as tax increment.

The tax increment generated by the new allocation area may be used for the following purposes: construction of infrastructure or “local public improvements” related to residential housing; acquisition of real property or interests in real property in the allocation area for rehabilitation purposes; or site preparation in anticipation of residential development.

Applying tax increment generated by new homes to the initial costs of public infrastructure needed to serve the homes helps to make their construction economically feasible. This not only adds to the supply of housing, but creates comparable sales that help to stabilize the market.

Roosevelt Pointe is the only other Residential Housing Development Program (“R-TIF”) in the City of Fort Wayne.

Overview

The area comprising the R-TIF comprises approximately twenty (20) acres of vacant land bounded by Paulding Road (north), E Tillman Road (south), Hessen Cassel Road (east), and S Anthony Blvd (west) in the Southeast Quadrant of Fort Wayne. The R-TIF is surrounded by neighborhoods comprised mostly of single-family homes and one apartment complex, constructed primarily in the 1960’s.

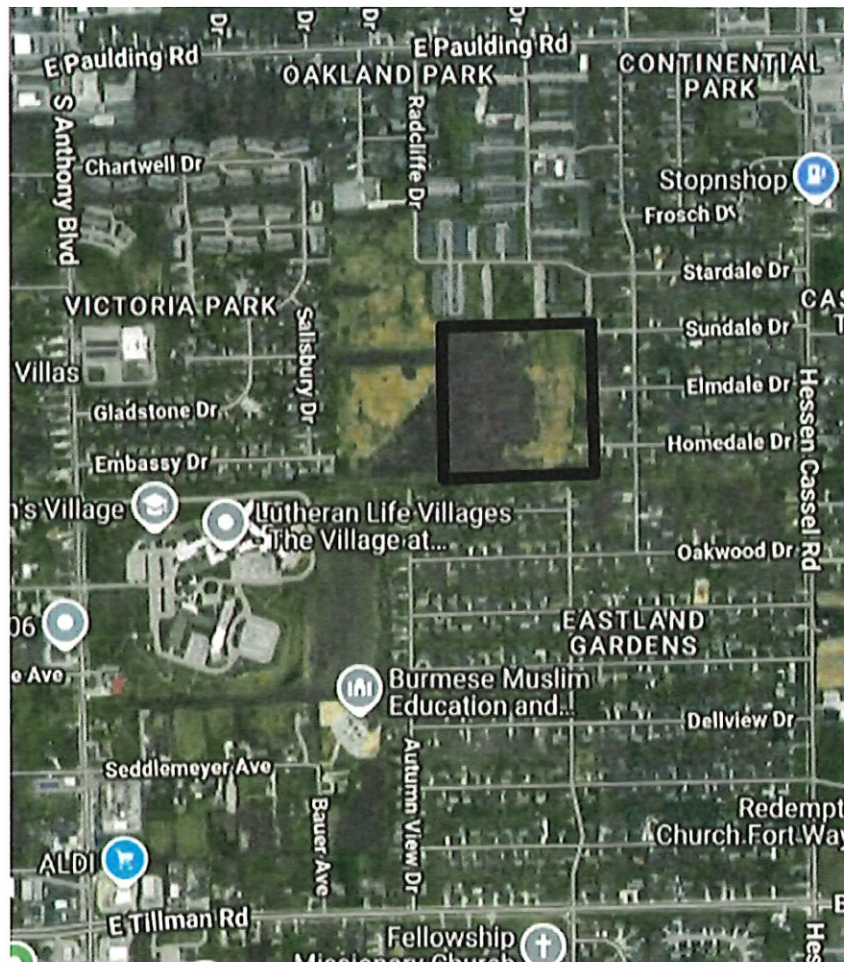
This Redevelopment Plan and the accompanying Declaratory Resolution are intended to accomplish the following objectives: (1) Position the R-TIF for residential development similar in character to the surrounding neighborhoods, (2) facilitate construction of public improvements and infrastructure, (3) increase the property tax base, (4) increase the quantity of housing in the Southeast Quadrant, (5) attract new residents to the area, and (6) pass through 30% of the assessed value to overlapping taxing units annually.

Accomplishing these objectives requires: (1) creation of a Residential Housing Development Program, as that term is defined in IC 36-7-14-53, encompassing the R-TIF, and (2) creation of a tax allocation area (“Allocation Area”), as that term is defined in IC 36-7-14-39, coterminous with the R-TIF.

II. BOUNDARY DESCRIPTION

The boundaries of the R-TIF and Allocation Area (which is coterminous with the R-TIF) are depicted in Figure 1, below, and a legal description of the R-TIF is contained in [Exhibit A](#), attached hereto. In the event of a discrepancy between Figure 1 and the legal description, the legal description shall govern.

Figure 1.



III. REAL PROPERTY WITHIN THE ALLOCATION AREA

The following table contains information for each of the parcels in the R-TIF. Assessed values in the table represent an assessment date of March 26, 2025.

PIN	Address	Total Parcel Area (ac)	Acreage within Allocation Area (ac)	Land Value	Improvement Value	Owner
02-13-30-251-003.000-070	2700 Elmdale Dr	20.00	20.00	\$200,000	\$0	Victory Gardens, LLC

IV. REDEVELOPMENT PROJECT SUMMARY

This Redevelopment Plan contemplates development of the R-TIF as a residential neighborhood comprised primarily of single-family homes with lot areas and building square footages similar to homes in surrounding neighborhoods. Conceptual drawings indicate that the R-TIF could accommodate approximately 74, 3-4-bedroom, single family for sale homes, arranged in blocks bounded by a combination of new streets and extensions of existing streets.

Construction of both homes and infrastructure would likely occur in phases. Public infrastructure would be dedicated to the City upon completion and acceptance by the respective City agency. It is likely that multiple homebuilders would purchase and develop “shovel ready” lots, thereby incorporating a range of architectural styles into the neighborhood.

The R-TIF is unimproved vacant land so substantial earthwork and infrastructure construction must occur prior to or in coordination with home construction. Public infrastructure projects that will serve and/or benefit the R-TIF are described in Section X of this plan.

V. RELOCATION OF RESIDENTS AND BUSINESSES

No residents or businesses exist in the R-TIF so relocation is not necessary.

VI. ENVIRONMENTAL CONCERNS

Neither the owner of the real estate nor the City is aware of environmental issues pertaining to the R-TIF.

VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan: Designation of this area as an R-TIF is supported by the comprehensive plan and the Southeast Development Strategy. Redevelopment and reinvestment in infill areas, especially areas that accommodate traditionally underserved populations, is a common theme supported by numerous policies throughout the City's adopted policy documents.

According to the All in Allen Comprehensive Plan, the property is located in a "Priority Investment Area." The priority investment area should be the focus of development initiatives and incentives to address market gaps and build momentum among private sector property owners and developers.

Land Use & Development Goal 1.4 - 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.

Housing and Neighborhoods Goal 1.1.1 - Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Housing and Neighborhoods Goal 2 – Enable sustainable, diverse, and accessible housing choices along with creative design and development solutions throughout Allen County to meet the needs of all residents.

Economic Development Goal 2 – Continue to invest in Fort Wayne and outlying communities to improve the quality of place.

Economic Development Goal 3 – Coordinate key infrastructure and transportation improvements with local economic development efforts.

Public Facilities and Infrastructure Goal 2 – Encourage community sustainability and infill development opportunities through continued maintenance and improvement of existing water, sanitary sewer, and stormwater systems.

Southeast Development Strategy: This plan contains policy recommendations that are specific to the Southeast Quadrant of the City. General Land Use Policies 2 & 3 from the Strategy most directly supports this plan:

General Land Use Policy 2 - Coordinate infrastructure improvements and expansions so they support targeted development priorities as identified on the Strategic Development Map.

General Land Use Policy 3 – Quality infill development and redevelopment should be encouraged through various incentives and regulatory tools such as special districts, waivers, brownfield incentives and tax abatements.

Land Use & Zoning: The R-TIF contains agricultural land and is surrounded primarily by neighborhoods comprised of single and multi-family homes. The R-TIF is in the RP Planned Residential Zoning District which permits residential and other compatible nonresidential uses where adequate public facilities are available. Single-family homes are a permitted use in the RP zoning district.

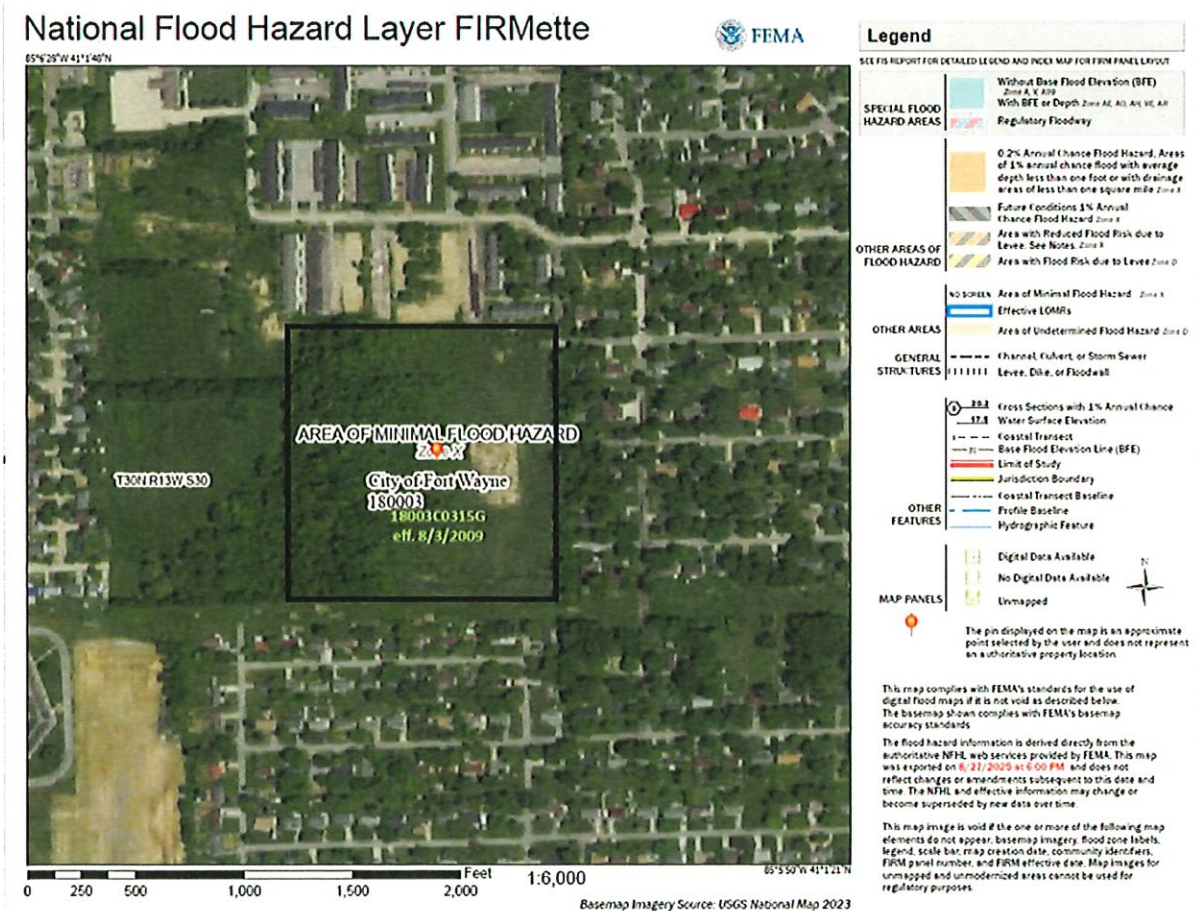
VIII. EXISTING PUBLIC INFRASTRUCTURE

The R-TIF contains very limited existing public infrastructure. However, the surrounding area is fully developed so connections to necessary utilities and other infrastructure systems are generally available at the perimeter of the R-TIF. Due to numerous points of connection for both roadways and utilities, multiple routes/redundancies are available and overall system capacity is determined to be adequate.

IX. FLOODPLAIN AND WETLANDS

According to FEMA map number 18003C0315G (Effective date: August 3, 2009), the property is determined to be Zone X, an area determined to be outside the 500-year floodplain. Figure 2, below, depicts the project area of the R-TIF outside any flood hazard areas, according to the FEMA National Flood Hazard Layer.

Figure 2.



X. POTENTIAL REDEVELOPMENT PROJECTS

Public infrastructure is generally available at the periphery of the R-TIF, but limited utilities exist within it, so development of the R-TIF will require substantial public infrastructure extensions. Other public improvements such as landscaping, open space/parkland, and utility screening could also enhance quality of life for residents in the vicinity. Improving connectivity to nearby facilities such as Southwick Elementary School, Paul Harding Junior High School, and Prince Chapman Academy should also be evaluated.

Conceptual drawings for the site indicate that approximately 74 single-family homes arranged in a block pattern similar to the surrounding neighborhoods could be accommodated. Development of the R-TIF in this or a similar manner could require the following public infrastructure projects.

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.

- Transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, street trees, street furniture, wayfinding signage and site improvements, including landscape buffers;
- Mobility improvements between the R-TIF and nearby schools, parks, commercial establishments, and other amenities;
- Site preparation projects, including without limitation, site clearing and grubbing, mobilization and demobilization, SWPP and erosion control, demolition, and earthwork;
- Utility infrastructure projects including, without limitation, utility relocation, water lines, lift stations, waste water lines, storm water lines, retention/detention ponds, storm water basin improvements, and screening of above ground infrastructure;
- Public park and recreational equipment and other public open space improvements;
- Payment of principal and interest on loans and/or leases issued to support redevelopment of the R-TIF; and
- All projects related to any of the foregoing projects and all other purposes permitted by law.

Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the R-TIF cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the R-TIF. Therefore, 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 exclusive list.

XI. PROPERTY TO BE ACQUIRED

The Redevelopment Commission does not intend to acquire any property within the R-TIF in order to implement this plan. It is anticipated that portions of the R-TIF comprising roads, sidewalks and trails will be dedicated as public rights-of-way upon completion.

Public infrastructure extensions in areas serving, but not located within the R-TIF may require acquisition of right-of-way or permanent easements.

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.

EXHIBIT A:

BOUNDARY DESCRIPTION OF THE ALLOCATION AREA

AS RECORDED IN DOCUMENT NUMBER 2016069085 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA:

PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, IN PARTICULAR DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT AFORESAID, BEING ALSO THE SOUTHWEST CORNER OF HICKORY GROVE ADDITION, SECTION "A", AS RECORDED IN PLAT BOOK 24, PAGE 50, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE WEST ON THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 933.39 FEET; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF THE WEST ONE-HALF OF SAID QUARTER SECTION, A DISTANCE OF 933.39 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 933.39 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID QUARTER SECTION, BEING ALSO THE WEST LINE OF HICKORY GROVE ADDITION, SECTION "C", AS RECORDED IN PLAT BOOK 28, PAGE 26-27; THENCE SOUTH ON THE EAST LINE OF THE WEST ONE-HALF OF SAID QUARTER SECTION, A DISTANCE OF 933.39 FEET TO THE POINT OF BEGINNING, SAID IN PREVIOUS DEED TO CONTAIN 20.00 ACRES OF LAND, MORE OR LESS.

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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2025-30
FOR THE VICTORY GARDENS RESIDENTIAL HOUSING DEVELOPMENT PROGRAM**

WHEREAS, on September 8, 2025, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2025-30, for the purpose of establishing the Victory Gardens Residential Housing Development Program (the "R-TIF"); 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;

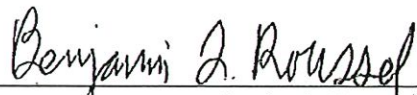
NOW, THEREFORE, BE IT RESOLVED by the City of Fort Wayne Plan Commission that:

1. Redevelopment Commission Declaratory Resolution 2025-30, 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 October 20, 2025.

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 2025-30 concerning establishment of the Victory Gardens Residential Housing Development Program and tax allocation area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Confirms the approvals of the Redevelopment Commission and the Plan Commission for establishment of the Victory Gardens Residential Housing Development Program (the "R-TIF"). An R-TIF is a type of TIF District where tax increment from single-family homes is captured, in addition to tax increment generated by commercial and industrial properties. The State of Indiana authorized this mechanism in 2019 to stimulate construction of single-family homes in areas where home construction has been relatively stagnant. The Redevelopment Commission must publish notice and conduct a public hearing prior to taking final action on creation of the R-TIF.

The Victory Gardens R-TIF consists of approximately 20 acres of unimproved land located southwest of E. Paulding Road and Hessen Cassel Road in the Southeast Quadrant. A private developer intends to construct 74 single-family homes in three phases. The R-TIF is intended to address barriers to development, including lack of public infrastructure and a limited single-family new construction market in the area.

The Redevelopment Commission is committing, subject to annual approval, to pass through 30% of assessed value generated within the allocation area to overlapping taxing units.

EFFECT OF PASSAGE. Passage of this resolution will enable creation of an R-TIF that supports construction of new single-family housing and necessary public infrastructure in the Southeast Quadrant. Studies indicate demand for new marketable housing units in the area, but private investment has been constrained by infrastructure costs and limited comparable sales. The R-TIF provides a financing mechanism to reduce development costs, create housing inventory, establish market comparables, and increase the property tax base. Complete buildout of the 74 homes is estimated to generate approximately \$192,000 in annual tax revenue.

Residents of the newly constructed homes will additionally support nearby commercial establishments and contribute to neighborhood vitality.

EFFECT OF NON-PASSAGE. The public infrastructure improvements required to support redevelopment of the R-TIF will not occur within the timeframe necessary to support the goals in the attached Redevelopment Plan, and redevelopment of the area as a neighborhood of single-family homes will remain economically infeasible.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). There are no direct costs associated with establishing the R-TIF. 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 Redevelopment Plan. These activities may be funded and/or financed in part through tax increment generated within the allocation area.

ASSIGNED TO COMMITTEE (PRESIDENT). _____



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

Community Development • Redevelopment

August 18, 2026

MEMO

To: City of Fort Wayne Common Council

Copy: Jonathan Leist, Community Development Director
PJ Thuringer, Redevelopment Administrator

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

Re: **Establishment of the Victory Gardens Residential Housing Development Program 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 2025-30, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on September 8, 2025, for the purpose of establishing the Victory Gardens Residential Housing Development Program and tax allocation area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated October 20, 2025, wherein the Plan Commission determined that Declaratory Resolution 2025-30 and the redevelopment plan conform to the plan of development of the City of Fort Wayne.

A Residential Housing Development Program is a type of TIF District authorized by the State of Indiana in 2019 that allows tax increment generated from single-family homes to be used to finance public improvements serving those homes. "Traditional" TIF Districts only capture tax increment from commercial and industrial properties.

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 2025-30 is a Residential Housing Development Program.

Following the Common Council's consideration and approval, the Redevelopment Commission will conduct a public hearing on establishment of the proposed 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

COMMUNITY DEVELOPMENT

200 E. Berry St., Suite 320 • Fort Wayne, Indiana • 46802
260-427-2150 • CityofFortWayne.in.gov/CD