

**A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2017-32 concerning establishment of the Posterity Heights Urban Renewal 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 18, 2017, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2017-32, attached hereto as Exhibit A, for the purpose of establishing the Posterity Heights Redevelopment Project Area and Urban Renewal Project Area and tax allocation area ("URA"); and

WHEREAS, on October 16, 2017, the Fort Wayne Plan Commission considered said Declaratory Resolution 2017-32 and the plan for redevelopment of the URA 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 URA 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. 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

  
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Carol Helton, City Attorney

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

**APPROVING REDEVELOPMENT COMMISSION  
DECLARATORY RESOLUTION 2017-32  
AND ESTABLISHMENT OF THE  
POSTERITY HEIGHTS URBAN RENEWAL AREA**

WHEREAS, on September 18, 2017, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2017-32, for the purpose of establishing the Posterity Heights Urban Renewal Area and tax allocation 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 2017-32, 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 16, 2017.

**CITY OF FORT WAYNE PLAN COMMISSION**

  
\_\_\_\_\_  
Connie Haas Zuber, President

  
\_\_\_\_\_  
Kimberly R. Bowman, Secretary

**RESOLUTION 2017-32  
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION ESTABLISHING THE  
POSTERITY HEIGHTS REDEVELOPMENT PROJECT AREA  
AND URBAN RENEWAL PROJECT AREA**

WHEREAS, in 2010, the City of Fort Wayne, Indiana, ("City") acquired the McMillen Park Apartment complex situated on approximately 23 acres of land in the City's southeast quadrant ("Site"), which consisted of 52 buildings containing 216 residential units that had been constructed c.1950 to provide affordable housing in the post-World War II timeframe; and

WHEREAS, on the date of the City's acquisition of the complex, all of the buildings were deteriorated and uninhabitable, or deteriorating, and only 24% of the dwelling units were occupied; and

WHEREAS, following its analysis of the cost of renovating the complex, the City determined that the most appropriate course of action was to relocate the remaining residents and demolish the complex in its entirety, which actions were completed in the summer of 2011, and to seek a private developer for redevelopment of the Site; and

WHEREAS, a private developer approached the City through its Office of Housing and Neighborhood Services ("OHNS") and the Fort Wayne Redevelopment Commission ("Commission") with plans for a mixed residential and neighborhood-serving light-commercial development on the Site; and

WHEREAS, the Commission has investigated the existing public infrastructure in and serving the Site, and has prepared a redevelopment plan for the Site, attached hereto as Exhibit A, that will construct or reconstruct public infrastructure as necessary to support the private developer's redevelopment plan for the Site; and

WHEREAS, the Commission's commitment to redevelopment of the Site requires the establishment of a redevelopment project area, an urban renewal project area and a tax allocation area pursuant to Indiana Code ("IC") 36-7-14, in order to fund local public improvements that will support the proposed redevelopment plan;

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. The land within the boundaries described in section 2 "Boundary Description, Urban Renewal Area" of the *Redevelopment Plan for the Posterity Heights Urban Renewal Area* ("Redevelopment Plan"), which Redevelopment Plan is attached hereto as Exhibit A and made a part hereof, is a "redevelopment project area" and an "urban renewal project area" as those terms are defined in, and for the purposes of IC 36-7-14 et seq. (collectively the "Posterity Heights Urban Renewal Area" or "URA").
3. The 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.
4. 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 is in need of redevelopment.
  - B. The conditions described in IC 36-7-1-3, which include but are not limited to:
    1. Lack of development;
    2. Cessation of growth;
    3. Deteriorated or deteriorating improvements;
    4. Environmental contamination;
    5. Character of occupancy;
    6. Age;
    7. Obsolescence;
    8. Substandard buildings; and
    9. Other factors that impair values or prevent a normal use or development of property, cannot be corrected in the area in the Redevelopment Plan by regulatory processes or the ordinary operations of private enterprise without resort to IC 36-7-14.
  - C. The public health and welfare will be benefited by the acquisition and redevelopment of the area in the Redevelopment Plan pursuant to IC 36-7-14 as a redevelopment project area.
5. Pursuant to IC 36-7-14-15(c), the Commission, having prepared the Redevelopment Plan for the URA declares that:
  - A. The URA is a menace to the social and economic interest of the City of Fort Wayne ("City") and its inhabitants;
  - B. It will be of public utility and benefit to acquire the URA and/or redevelop it pursuant to IC 36-7-14 et seq.; and
  - C. The URA is designated as a redevelopment project area for purposes of IC 36-7-14.
6. The general boundaries of the URA are described and depicted in the Redevelopment Plan.

7. The City of Fort Wayne and the site developer own all real estate within the boundaries of the URA. The Department of Redevelopment will only acquire additional real estate if required to implement the Redevelopment Plan.
8. As provided by IC 36-7-14-39(a) and IC 36-7-14-39(b), the entire area included in the boundary description in the Redevelopment Plan is an allocation area as that term is defined in IC 36-7-14-39, and qualifies for the allocation and distribution of property taxes pursuant to IC 36-7-14-39 ("Allocation Area").
9. The adoption of the allocation provision in this Resolution will result in new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision, because the proposed project offers a comprehensive approach to housing and professional development resources for the target audience, is a necessary catalyst for additional development in the City's disinvested southeast quadrant, and cannot be accomplished solely with private-sector funds.
10. Pursuant to IC 36-7-14-39(a)(2), "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.
11. Pursuant to IC 36-7-14-39(b), after the date of adoption of a resolution that confirms the establishment of the URA and the Allocation Area, 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 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.

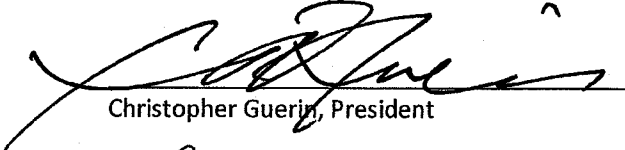
If not all the taxpayers in the Allocation Area receive the credit in full, each taxpayer in the Allocation Area is entitled to receive the same proportion of the credit. A taxpayer may not receive a credit under this section and a credit under IC 36-7-14-39.5 (before its repeal) in the same year.
10. 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).
- D. The allocation fund shall not be used for operating expenses of the Commission.
12. 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.
  13. 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.
  14. 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.
  15. 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.

16. 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.
17. This Resolution shall be effective upon adoption.

FORT WAYNE REDEVELOPMENT COMMISSION



Christopher Guerin, President



Mark D. Becker, Secretary

ADOPTED: 18 September 2017

**EXHIBIT A**  
to  
**Declaratory Resolution 2017-32**

**REDEVELOPMENT PLAN  
FOR THE  
POSTERITY HEIGHTS URBAN RENEWAL AREA**



**Redevelopment Commission  
Fort Wayne, Indiana**

September 18, 2017

## **URBAN RENEWAL AREA OVERVIEW**

- A. The Posterity Heights Urban Renewal Area ("URA") contains 22.911 acres of real estate that was acquired by the City of Fort Wayne ("City") in 2010 for the purpose of clearing and redeveloping the site. On the date of acquisition, the URA was the site of a privately-owned apartment complex named McMillen Park Apartments, consisting of 216 residential units in 52 buildings that were built in c.1950, and all of which had deteriorated or were deteriorating to the point of being uninhabitable. Only 24% of the units were occupied at that time, and the City relocated the remaining residents and demolished the buildings in 2011. The City expended in excess of \$2.2 million for acquisition, relocation and site clearing.
- B. From the date of acquisition to 2017, the City, through its Office of Housing and Neighborhood Services ("OHNS"), searched for a private developer to work with the City on redevelopment of the URA. A private developer approached the City about redeveloping the URA, and has acquired part of the real estate for phase 1 of the project.
- C. The City's Redevelopment Commission ("Commission") joined the effort to assist in funding public infrastructure improvements to support the redevelopment project.

## **2. BOUNDARY DESCRIPTION, URBAN RENEWAL AREA**

A part of the north half of Section 19, Township 30 North, Range 13 East, Adams Township, in the City of Fort Wayne, Allen County, Indiana, and more particularly described as follows:

Beginning at a point on the north right-of-way line of McKinnie Street, directly north of the northwest corner of Lot 1 in William H. Oetting's Subdivision; thence south across McKinnie Street to said northwest corner of Lot 1; thence southerly along the west line of said Lot 1 to the northeast corner of Lot 273 in Anthony Wayne Village Addition Section III; thence southerly and westerly along the north and west lot lines of Lots 273 through 265 in Anthony Wayne Village Addition Section III to the northwest corner of Lot 240 in Anthony Wayne Village Addition Amended Plat of Part Block 7; thence southwesterly along the north lot lines of Lots 240 through 237 in said Anthony Wayne Village Addition Amended Plat of Part Block 7 to the northeast right-of-way line of Werling Drive; thence southwesterly across Werling Drive to the northeast corner of Lot 217 in Anthony Wayne Village Addition; thence northwesterly along the south right-of-way line of Werling Drive to the southeast corner of Werling Drive and Queen Street; thence southwesterly along the east right-of-way line of Queen Street to a point southeast of the northeast corner of Lot 179 in Anthony Wayne Village Addition Replat of Blocks 10 and 12; thence northwesterly to the northeast corner of said Lot 179; thence northwesterly and westerly along the north lot lines of Lots 179 through 170 in said Anthony Wayne Village Addition Replat of Blocks 10 and 12 to the northwest corner of said Lot 170; thence northwesterly along the east lot lines of Lots 168 and 167 in said Anthony Wayne Village Addition to the south right of way line of Werling Drive; thence northwesterly across Werling Drive to the northeast corner of Lot 28 in Anthony Wayne Village Addition; thence northwesterly along the east lot lines of Lots 28 through 24 to the northwest corner of Lot 24 in said Anthony Wayne Village Addition; thence southwesterly along the west lot line of said Lot 24 extended to the southwest right-of-way line of Plaza Drive; thence northwesterly along said southwest right-of-way line of Plaza Drive to the south right-of-way line of McKinnie Street; thence westerly along said south right-of-way line to the east right-of-way line of Anthony Boulevard; thence northerly along said east right-of-way line to the north right-of-way line of McKinnie Street, thence easterly along the north right-of-way line of McKinnie Street to the point of beginning, and as depicted on the map attached hereto as Enclosure A.

3. **BOUNDARY DESCRIPTION, TAX ALLOCATION AREA**

The boundary of the tax allocation area, as that term is defined in IC 36-7-14-39 ("Allocation Area"), is coterminous with the boundary of the URA, and depicted on the attached Enclosure A.

4. **REAL PROPERTY IN THE URBAN RENEWAL AREA AND TAX ALLOCATION AREA**

The parcels of real estate and rights-of-way within the URA and the Allocation Area are identified in Enclosure B.

5. **REDEVELOPMENT PROJECT SUMMARY**

- A. The City's Office of Housing and Neighborhood Services its Redevelopment Commission are coordinating redevelopment plans with a private developer, Black & White Investments, LLC ("BWI"), for a project which BWI has named "Posterity Heights."
- B. Posterity Heights will be a mixed-use development with energy-efficient affordable and market-rate residential units, an early-childhood development center, a medical clinic and commercial center, a restaurant, an urban farm and solar energy arrays. A key intent of the project will be capping living expenses of low-income residents, thus allowing their disposable income to be applied to quality-of-life improvements.
- C. Posterity Heights is proposed to be constructed in phases, conceptually shown on the map attached hereto as Enclosure C and summarized below. The actual components of each phase and construction timelines will be determined by project and funding variables.

Phase I, Posterity Scholar House, will consist of 44 residential units in two two-story buildings for low-income single parents who are enrolled in college and are progressing toward self-sufficiency. Electric power will be provided by a 500 kWh solar array. The projected completion date is mid-2018. Total estimated public and private investment in Phase I will be \$14.4 million in 2017 dollars.

Phase II, Posterity Village, will include a 7,400 sq. ft. building that will house the property management office, leased office space, and a community life center, and a 12,000 sq. ft. medical clinic and commercial building, together with a public park, an urban aquaponics farm, and a solar array. The public park will serve as recreational space for residents of Posterity Heights, and as a gathering space for special events. The urban aquaponics farm will be used for on-site university programs. The projected completion date is late-2018. Total estimated public and private investment in Phase II will be \$10.4 million in 2017 dollars.

Phase III, Posterity Place I, will be a senior housing development consisting of 52 townhomes in ten buildings, serving the needs of "Grandfamilies" (grandparents who have custody of and are parenting their grandchildren). The projected completion date is mid-2019. Total estimated public and private investment in Phase III will be \$10.3 million in 2017 dollars.

Phase IV, Posterity Place II, will include 28 rental units, a small park and playground, and a commercial strip center. The projected completion dates are mid-to-late-2018 for the park and commercial, and late-2019 for the residential. Total estimated public and private investment in Phase IV will be \$12.1 million in 2017 dollars.

Phase V, Posterity Estates, will consist of 19 single-family, market-rate homes that will be served by electric vehicles and a solar array. The projected completion date is mid-2019. Total estimated public and private investment in Phase V will be \$1.9 million in 2017 dollars.

**6. PROPERTY TO BE ACQUIRED**

The City of Fort Wayne and BWI's real estate group, Posterity Scholar House GP, LLC, own all real estate and rights-of-way in the URA. The Commission does not need to acquire any real estate for implementation of this Redevelopment Plan, but will acquire real estate in the future if such acquisition is required to continue implementation of this Redevelopment Plan or any part of it.

**7. RELOCATION OF RESIDENTS AND BUSINESSES**

All relocation that was required for URA redevelopment has been completed.

**8. ENVIRONMENTAL CONCERNS**

- A. A Phase I Environmental Site Assessment ("ESA") was conducted on the site, with a finding that  
    "...revealed no evidence of Recognized Environmental Conditions in connection with the site property. Based on the findings of this Phase I ESA, additional environmental investigation at the site is not warranted at this time."
- B. No additional environmental assessments will be conducted unless unforeseen conditions that warrant further investigations are uncovered during redevelopment of the site.

**9. ZONING, LAND USE, COMPREHENSIVE PLAN**

- A. Zoning for Posterity Heights phases I and II has been established, consisting of R3 (Multiple Family Residential) over nearly the entire URA, which is the correct zoning for all proposed residential uses, and a small area of C1 (Professional Offices and Personal Services) in the west central part of the URA to accommodate the proposed childcare center.
- B. The two areas proposed for light commercial uses will need to be rezoned, but the proposed uses and dimensions of the areas have not yet been determined. BWI's plans for those areas have been discussed with the City's Plan Commission and its staff, and no rezoning problems are foreseen. Rezoning will be pursued when specific land uses are known.
- C. The proposed plan of redevelopment complies with the City's Comprehensive Plan in that it provides mixed-density housing and neighborhood-serving commercial uses, promotes public transit, and offers renewable energy options in an area of the city where those services are needed and in demand.
- D. There are no historic overlay districts or historically designated properties in the URA.

**10. PUBLIC WATER, SANITARY SEWER AND STORMWATER FACILITIES**

City potable water and sanitary sewer facilities are available in the streets surrounding the URA, and can be extended into the URA to serve the proposed development. Stormwater will be detained on-site pursuant to City regulations, and discharged into the existing City stormwater conveyance system.

**11. FLOODPLAIN AND WETLANDS**

The URA is not in or adjoining the 100 year floodplain (FEMA FIRM panel map 18003C0315G), and there are no delineated wetlands located on or adjoining the URA.

**12. ESTIMATED EXPENSES**

**A. Demolition of Existing Public Infrastructure**

1. All above-ground structures have been cleared from the site, but the streets, sidewalks, sanitary sewer, potable water and stormwater facilities that served the previous development are still in place. The surface and subsurface facilities that are no longer needed will be demolished and removed or abandoned in place as construction is undertaken on each phase of redevelopment. The estimated aggregate demolition costs in 2017 dollars that may be eligible for Allocation Area funding are listed below and itemized in Enclosure D:

|          |           |
|----------|-----------|
| Phase 1  | \$92,920  |
| Phase 1A | \$54,485  |
| Phase 2  | \$14,420  |
| Phase 3  | \$23,150  |
| Phase 4  | \$10,300  |
| Phase 5  | \$0       |
| Total    | \$195,275 |

2. The actual costs of demolition eligible for Allocation Area funding will be determined prior to the start of any demolition and will be memorialized in development agreements and/or construction contracts between the Commission and BWI, the City, and/or other parties.

**B. Construction of New Public Infrastructure**

1. Of the \$49 million of projected total redevelopment costs discussed in section 5 "Redevelopment Project Summary" herein, approximately \$2.24 million will be for construction of new public infrastructure, including streets, sidewalks, sanitary sewer, potable water and stormwater facilities, within the boundaries of the URA. The estimated aggregate costs in 2017 dollars for new public infrastructure that may be eligible for Allocation Area funding are listed below and itemized in Enclosure D:

|          |             |
|----------|-------------|
| Phase 1  | \$717,056   |
| Phase 1A | \$42,114    |
| Phase 2  | \$5,840     |
| Phase 3  | \$1,172,856 |
| Phase 4  | \$77,232    |
| Phase 5  | \$223,395   |
| Total    | \$2,238,493 |

2. The actual costs of new public infrastructure eligible for Allocation Area funding will be determined prior to the start of construction on each phase, and will be memorialized in development agreements and/or construction contracts between the Commission and BWI, the City, and/or other parties.

**C. Resurface Existing Streets**

McKinnie Ave. adjoining the north border of the URA was recently reconstructed. Other streets in and serving the URA will need to be milled and repaved during the term of the

Allocation Area. Assuming 4,100 lineal ft. of 24 ft. wide street and an estimated cost of \$30 per lineal ft., the total estimated cost is \$123,000 in 2017 dollars.

D. Construction of Additional Public Infrastructure

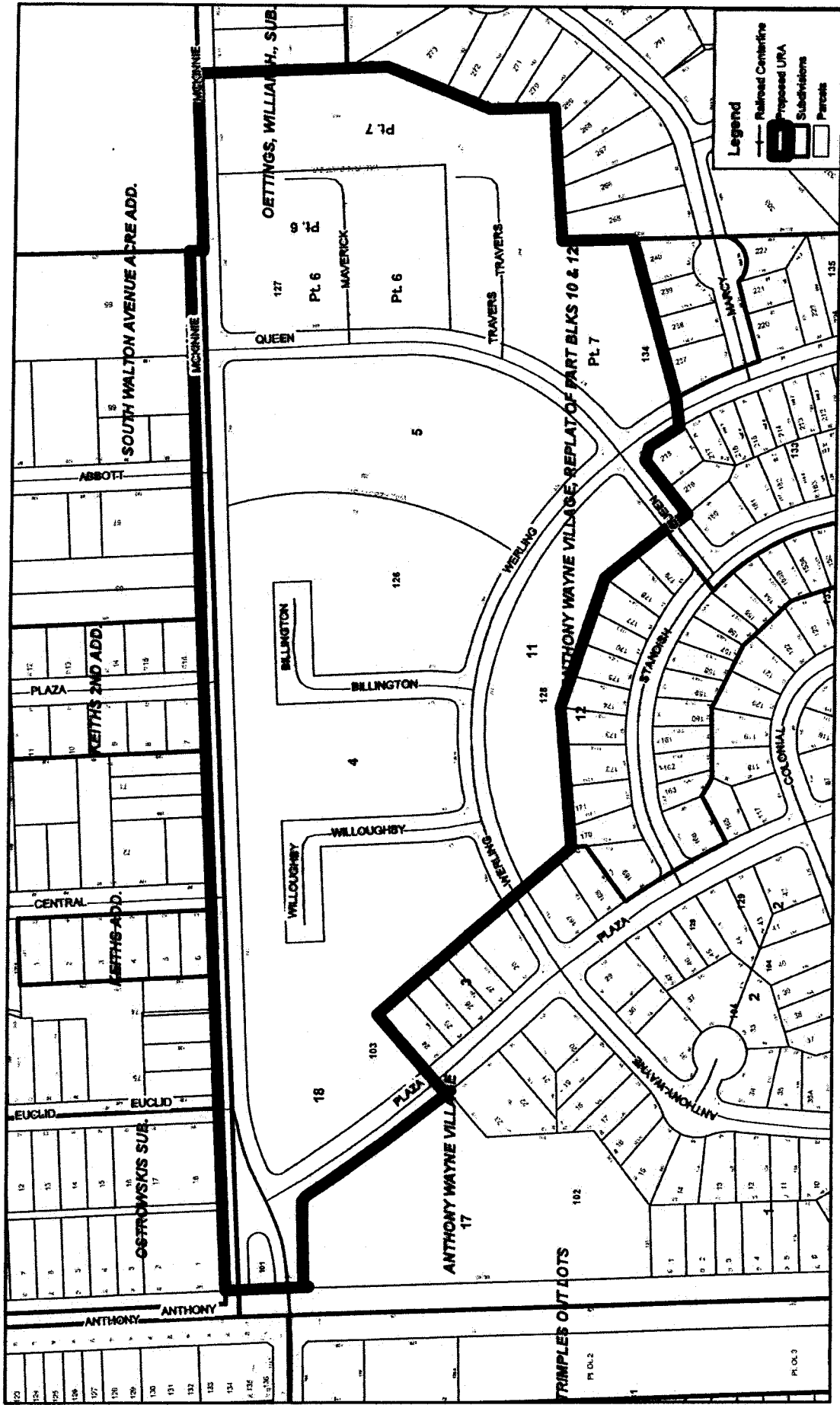
In addition to the public infrastructure listed in this Redevelopment Plan, and as permitted by IC 36-7-25-3(a) and IC 36-7-14-39(b), the actual costs incurred by the City or Commission in demolishing, constructing or reconstructing additional public infrastructure in and serving the URA, including related design, construction and other fees, are eligible Allocation Area expenses. The Commission reserves the right at its sole discretion to add eligible public infrastructure projects to the list of projects in this Redevelopment Plan.

13. **FUNDING PRIORITIES**

The Commission will at its sole discretion determine project funding priorities based on Allocation Area revenue, other resources, and specific project requirements, among other considerations.

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# Enclosure A Posterity Heights Urban Renewal Area



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Although other necessary standards have been employed in the compilation of this map, Fort Wayne City GIS does not warrant or guarantee the accuracy of the information contained herein and declines any and all liability resulting from any error or omission in this map.

North American Datum 1983  
State Plane Coordinate System, Indiana East



Created June 2, 2017  
PWGIS GIS-AT

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**ENCLOSURE B**  
**Posterity Heights Urban Renewal Area**  
**Real Estate and Rights-of-Way**

Data Date: August 18, 2017  
Page 1 of 1

| All parcels and rights-of-way are in the Urban Renewal Area and the Tax Allocation Area except where noted. |                                      |   |  |
|---|--------------------------------------|---|--|
| Parcel Number<br>or Description   | County Recorder's<br>Document Number | Owner Name  | Comments   |
| <b>Real Estate</b>  |                                      |   |  |
| 02-13-19-126-001.000-070  | 2010044355                           | City of Ft. Wayne   |  |
| 02-13-19-126-001.002-070  | 2017043543                           | Posterity Scholar House GP, LLC                               | Parcel 1 in deed legal description, west parcel, 2.013 acres.  |
| 02-13-19-126-001.003-070  | 2017043543                           | Posterity Scholar House GP, LLC                               | Parcel 2 in deed legal description, east parcel, 2.171 acres.  |
| 02-13-19-126-002.000-070  | 2010044355                           | City of Ft. Wayne   |  |
| 02-13-19-127-001.000-070  | 2010044355                           | City of Ft. Wayne   |  |
| 02-13-19-128-004.000-070  | 2010044355                           | City of Ft. Wayne   |  |
| 02-13-19-134-001.000-070  | 2010044355                           | City of Ft. Wayne   |  |
| <b>Vacated Right-of-Way</b>   |                                      |   |  |
| Vacated Willoughby Pl.  | 201731348                            | Pt. Posterity Scholar House GP, LLC;<br>Pt. City of Ft. Wayne | Vacated R/W is included in underlying real estate above.<br>No separate parcel numbers.  |
| Vacated Billington Pl.  | 201731349                            | Pt. Posterity Scholar House GP, LLC;<br>Pt. City of Ft. Wayne | Vacated R/W is included in underlying real estate above.<br>No separate parcel numbers.  |
| <b>Right-of-Way</b>   |                                      |   |  |
| McKinnie Ave.   | Public right-of-way                  | City of Ft. Wayne   | From the east right-of-way line of Anthony Blvd. to the extended west line of Lot 1 in William H. Oetting's Subdivision.                 |
| Plaza Dr.   | Public right-of-way                  | City of Ft. Wayne   | From the south right-of-way line of McKinnie Ave. to the extended north line of lot 23 in Anthony Wayne Village.                         |
| Werling Dr.   | Public right-of-way                  | City of Ft. Wayne   | From the extended east line of lot 28 in Anthony Wayne Village to the extended north line of Lot 237 in Anthony Wayne Village<br>Sec. 3. |
| Queen St.   | Public right-of-way                  | City of Ft. Wayne   | From the south right-of-way line of McKinnie Ave. to the extended north line of Lot 179 in Anthony Wayne Village replat                  |
| Maverick Pl.  | Public right-of-way                  | City of Ft. Wayne   | of Part Blocks 10 & 12.  |
| Travers Pl.   | Public right-of-way                  | City of Ft. Wayne   | To be vacated.   |
|   |                                      |   | To be vacated.   |



ENCLOSURE D



Phase 1 - Public

| Engineer's Opinion of Probable Cost of Construction of Public Infrastructure |                                   |               |                   |                             |
|--|-----------------------------------|---------------|-------------------|-----------------------------|
| Project:   | Posterity Heights - Ft. Wayne, IN |               | <i>REVISED</i>    |                             |
| Project No:  | 2016.00987                        |               | <i>6/1/2017</i>   |                             |
| Date:  | 1/18/2017                         |               |                   |                             |
| Phase 1 - Public   |                                   |               |                   |                             |
| Demolition   | Quantity                          | Unit          | Unit Price        | Extended Cost               |
| Pavement Removal   | 4660                              | SYS           | \$3.00            | \$13,980                    |
| Sidewalk, Concrete, Remove   | 1600                              | SYS           | \$12.00           | \$19,200                    |
| Concrete Curb Removal  | 2500                              | LFT           | \$5.00            | \$12,500                    |
| Tree Removal   | 20                                | EA            | \$215.00          | \$4,300                     |
| Sewer Pipe Removal   | 1635                              | LFT           | \$12.00           | \$19,620                    |
| Sewer Structure Removal  | 34                                | EA            | \$500.00          | \$17,000                    |
| Sawcut   | 660                               | LFT           | \$2.00            | \$1,320                     |
| Miscellaneous Demolition Allowance   | 1                                 | LS            | \$5,000.00        | \$5,000                     |
| <b>Demolition Subtotal</b>   |                                   |               |                   | <b>\$92,920</b>             |
| Earthwork  | Quantity                          | Unit          | Unit Price        | Extended Cost               |
| <del>Band Common Excavation</del>  | <del>24,000</del>                 | <del>CY</del> | <del>\$4.50</del> | <del>\$108,000</del>        |
| <b>Earthwork Subtotal</b>  |                                   |               |                   | <del><b>\$108,000</b></del> |
| Public Infrastructure  | Quantity                          | Unit          | Unit Price        | Extended Cost               |
| Water Main, 6" C900  | 500                               | LFT           | \$60.00           | \$30,000                    |
| Sanitary Main, 8 inch PVC SDR-26   | 375                               | LFT           | \$40.00           | \$15,000                    |
| Sanitary Manhole, 48 inch  | 2                                 | EA            | \$5,000.00        | \$10,000                    |
| Storm Sewer, 12 inch HDPE  | 496                               | LFT           | \$45.00           | \$22,320                    |
| Storm Sewer, 15 inch HDPE  | 32                                | LFT           | \$55.00           | \$1,760                     |
| Storm Sewer, 30 inch HDPE  | 1,163                             | LFT           | \$110.00          | \$127,930                   |
| Type A Inlet Structure   | 16                                | EA            | \$2,500.00        | \$40,000                    |
| Type M Inlet Structure   | 2                                 | EA            | \$2,500.00        | \$5,000                     |
| Type J Manhole Structure   | 14                                | EA            | \$4,000.00        | \$56,000                    |
| Type L Manhole Structure   | 1                                 | EA            | \$5,200.00        | \$5,200                     |
| Add for Granular Backfill  | 1,450                             | LF            | \$7.50            | \$10,875                    |
| Storm End Section  | 2                                 | EA            | \$1,500.00        | \$3,000                     |
| Outlet control structure   | 1                                 | EA            | \$3,000.00        | \$3,000                     |
| Right-of-way Pavement  | 1,400                             | SYS           | \$55.00           | \$77,000                    |
| Heavy Duty Concrete Pavement   | 170                               | SYS           | \$65.00           | \$11,050                    |
| Concrete Curb and Gutter with underdrain                                     | 1,050                             | LFT           | \$30.00           | \$31,500                    |
| Concrete Sidewalk  | 5,250                             | SFT           | \$5.50            | \$28,875                    |
| ADA Curb Ramp  | 12                                | EA            | \$750.00          | \$9,000                     |
| Street Cuts for Proposed Utilities (McKinnie & Werling)                      | 3                                 | EA            | \$5,000.00        | \$15,000                    |
| <b>Public Infrastructure Subtotal</b>  |                                   |               |                   | <b>\$502,510</b>            |
| <b>Phase 1 Public Infrastructure Total</b>                                   |                                   |               |                   | <b>\$703,430</b>            |
| Construction Engineering (2.5%)  |                                   |               |                   | \$17,586                    |
| General Conditions (10%)   |                                   |               |                   | \$70,343                    |
| General Contractor Overhead and Profit (8%)                                  |                                   |               |                   | \$56,274                    |
| Construction Cost Contingency (10%)  |                                   |               |                   | \$70,343                    |
| <b>Total Phase 1 Public Cost</b>   |                                   |               |                   | <del><b>\$917,976</b></del> |

809,976

**Assumptions:**

- Streets within the development are assumed to be public and we have assumed a section per standard Ft. Wayne detail.
- Public water main is 6" C900, looping into existing main. Linear foot price includes hydrant assemblies, tees, valves, and taps.
- See attached exhibit for Phase 1 Limits.
- Queen St. & Werling Dr. will require utility cuts for water & sanitary mains as part of the public improvements, which have been included in the public infrastructure estimate.



## Phase 1A - Public

**Engineer's Opinion of Probable Cost of Construction of Public Infrastructure**

Project: Posterity Heights - Ft. Wayne, IN *REVISED*  
 Project No: 2016.00987 *6/1/2017*  
 Date: 1/18/2017

**Phase 1A - Public**

| Proposed Public Infrastructure     | Quantity | Unit | Unit Price | Extended Cost   |
|------------------------------------|----------|------|------------|-----------------|
| Demolition                         | Quantity | Unit | Unit Price | Extended Cost   |
| Pavement Removal                   | 1,600    | SYS  | \$3.00     | \$4,800         |
| Sidewalk, Concrete, Remove         | 645      | SYS  | \$12.00    | \$7,740         |
| Concrete Curb Removal              | 1100     | LFT  | \$5.00     | \$5,500         |
| Tree Removal                       | 19       | EA   | \$215.00   | \$4,085         |
| Sewer Pipe Removal                 | 930      | LFT  | \$12.00    | \$11,160        |
| Sewer Structure Removal            | 11       | EA   | \$500.00   | \$5,500         |
| Sawcut                             | 350      | LFT  | \$2.00     | \$700           |
| Light Pole Removal                 | 10       | EA   | \$1,000.00 | \$10,000        |
| Miscellaneous Demolition Allowance | 1        | LS   | \$5,000.00 | \$5,000         |
| <b>Demolition Subtotal</b>         |          |      |            | <b>\$54,485</b> |

| Earthwork                 | Quantity | Unit | Unit Price | Extended Cost   |
|---------------------------|----------|------|------------|-----------------|
| Pond Excavation           | 11,000   | CY   | \$4.50     | \$49,500        |
| <b>Earthwork Subtotal</b> |          |      |            | <b>\$49,500</b> |

|   |                  |
|---|------------------|
| <b>Phase 1A Public Infrastructure Total</b> | <b>\$103,985</b> |
| Construction Engineering (2.5%)             | \$2,600          |
| General Conditions (10%)                    | \$10,399         |
| General Contractor Overhead and Profit (8%) | \$8,319          |
| Construction Cost Contingency (20%)         | \$20,797         |
| <b>Total Phase 1A Public Cost</b>           | <b>\$146,099</b> |

*96,599*

**Assumptions:**

1. See attached exhibit for Phase 1A limits.



## Phase 2- Public

| Engineer's Opinion of Probable Cost of Construction of Public Infrastructure |                                   |      |                 |                 |
|--|-----------------------------------|------|-----------------|-----------------|
| Project:   | Posterity Heights - Ft. Wayne, IN |      | <i>REVISED</i>  |                 |
| Project No:  | 2016.00987                        |      | <i>6/1/2017</i> |                 |
| Date:  | 1/18/2017                         |      |                 |                 |
| Phase 2 - Public   |                                   |      |                 |                 |
| Proposed Public Infrastructure   | Quantity                          | Unit | Unit Price      | Extended Cost   |
| Demolition   | Quantity                          | Unit | Unit Price      | Extended Cost   |
| Sidewalk, Concrete, Remove   | 700                               | SYS  | \$12.00         | \$8,400         |
| Concrete Curb Removal  | 140                               | LFT  | \$5.00          | \$700           |
| Sawcut   | 160                               | LFT  | \$2.00          | \$320           |
| Miscellaneous Demolition Allowance   | 1                                 | LS   | \$5,000.00      | \$5,000         |
| <b>Demolition Subtotal</b>   |                                   |      |                 | <b>\$14,420</b> |
| <b>Phase 2 Public Infrastructure Total</b>                                   |                                   |      |                 | <b>\$14,420</b> |
| Construction Engineering (2.5%)  |                                   |      |                 | \$361           |
| General Conditions (10%)   |                                   |      |                 | \$1,442         |
| General Contractor Overhead and Profit (8%)                                  |                                   |      |                 | \$1,154         |
| Construction Cost Contingency (20%)  |                                   |      |                 | \$2,884         |
| <b>Total Phase 2 Public Cost</b>   |                                   |      |                 | <b>\$20,260</b> |

**Assumptions:**

1. See attached exhibit for Phase 2 limits.



## Phase 3 - Public

**Engineer's Opinion of Probable Cost of Construction of Public Infrastructure**

|             |                                   |                 |
|-------------|-----------------------------------|-----------------|
| Project:    | Posterity Heights - Ft. Wayne, IN | <i>REVISED</i>  |
| Project No: | 2016.00987                        | <i>6/1/2017</i> |
| Date:       | 1/18/2017                         |                 |

**Phase 3 - Public**

| Demolition                         | Quantity | Unit | Unit Price | Extended Cost |
|------------------------------------|----------|------|------------|---------------|
| Pavement Removal                   | 1800     | SYS  | \$3.00     | \$5,400       |
| Sidewalk, Concrete, Remove         | 475      | SYS  | \$12.00    | \$5,700       |
| Concrete, Curb Removal             | 900      | LFT  | \$5.00     | \$4,500       |
| Tree Removal                       | 10       | EA   | \$215.00   | \$2,150       |
| Sawcut                             | 200      | LFT  | \$2.00     | \$400         |
| Miscellaneous Demolition Allowance | 1        | LS   | \$5,000.00 | \$5,000       |

**Demolition Subtotal** **\$23,150**

**Public Infrastructure**

| Public Infrastructure   | Quantity | Unit | Unit Price | Extended Cost |
|---|----------|------|------------|---------------|
| Water Main, 6 Inch C900   | 675      | LFT  | \$60.00    | \$40,500      |
| Sanitary Main, 8 Inch PVC SDR-26                                  | 650      | LFT  | \$40.00    | \$26,000      |
| Sanitary Manhole, 48 inch   | 4        | EA   | \$5,000.00 | \$20,000      |
| Storm Sewer, 12 Inch HDPE   | 550      | LFT  | \$45.00    | \$24,750      |
| Storm Sewer, 15 Inch HDPE   | 750      | LFT  | \$55.00    | \$41,250      |
| Storm Sewer, 24 Inch HDPE   | 500      | LFT  | \$70.00    | \$35,000      |
| Storm Sewer, 30 inch HDPE   | 500      | LFT  | \$110.00   | \$55,000      |
| Type A Inlet Structure  | 22       | EA   | \$2,500.00 | \$55,000      |
| Type C Manhole Structure  | 20       | EA   | \$4,000.00 | \$80,000      |
| Type J Manhole Structure  | 6        | EA   | \$4,000.00 | \$24,000      |
| Add for Granular Backfill   | 2,300    | LF   | \$7.50     | \$17,250      |
| Right-of-way Pavement   | 2,500    | SYS  | \$55.00    | \$137,500     |
| 1.5" Mill and Resurface   | 2,450    | SYS  | \$25.00    | \$61,250      |
| Heavy Duty Concrete Pavement                                      | 90       | SYS  | \$65.00    | \$5,850       |
| Concrete Curb and Gutter with underdrain                          | 2,800    | LFT  | \$30.00    | \$84,000      |
| Concrete Sidewalk (within public ROW)                             | 11,500   | SFT  | \$5.50     | \$63,250      |
| ADA Curb Ramp   | 30       | EA   | \$750.00   | \$22,500      |
| Street Cuts for Proposed Utilities (McKinnle, Werling, and Queen) | 7        | EA   | \$5,000.00 | \$35,000      |

**Public Infrastructure Subtotal** **\$828,100**

|   |  |                    |
|---|--|--------------------|
| <b>Phase 3 Public Infrastructure Total</b>  |  | <b>\$851,250</b>   |
| Construction Engineering (2.5%)             |  | \$21,281           |
| General Conditions (10%)                    |  | \$85,125           |
| General Contractor Overhead and Profit (8%) |  | \$68,100           |
| Construction Cost Contingency (20%)         |  | \$170,250          |
| <b>Total Phase 3 Public Cost</b>            |  | <b>\$1,196,006</b> |

**Assumptions:**

1. Queen Street improvements are included in this phase. It is assumed that all of Queen Street will be resurfaced with all new curb and gutter and sidewalks. Potential saw cuts are not included in this estimate.
2. Queen St. & Werling Dr. will require utility cuts for water & sanitary mains as part of the public improvements, which have been included in this estimate.
3. North-South Street within the development is assumed to be public.
4. Public water main is 6 inch C900, looping into existing main. Linear foot price includes hydrant assemblies, tees, valves, and taps.
5. See attached exhibit for Phase 3 Limits.



### Phase 4 - Public

| Engineer's Opinion of Probable Cost of Construction of Public Infrastructure |                                   |                                   |
|--|-----------------------------------|-----------------------------------|
| Project:   | Posterity Heights - Ft. Wayne, IN | <i>REVISED</i><br><i>6/1/2017</i> |
| Project No:  | 2016.00987                        |                                   |
| Date:  | 1/18/2017                         |                                   |

| Phase 4 - Public                   |          |      |            |                 |
|------------------------------------|----------|------|------------|-----------------|
| Demolition                         | Quantity | Unit | Unit Price | Extended Cost   |
| Pavement Removal                   | 300      | SYS  | \$3.00     | \$900           |
| Sidewalk, Concrete, Remove         | 250      | SYS  | \$12.00    | \$3,000         |
| Concrete Curb Removal              | 200      | LFT  | \$5.00     | \$1,000         |
| Sawcut                             | 200      | LFT  | \$2.00     | \$400           |
| Miscellaneous Demolition Allowance | 1        | LS   | \$5,000    | \$5,000         |
| <b>Demolition Subtotal</b>         |          |      |            | <b>\$10,300</b> |

| Public Infrastructure                                 | Quantity | Unit | Unit Price | Extended Cost   |
|---|----------|------|------------|-----------------|
| Concrete Sidewalk (along north side of Werling Drive) | 4,000    | SFT  | \$5.50     | \$22,000        |
| Street Cuts for Proposed Laterals (Werling Drive)     | 10       | EA   | \$3,000.00 | \$30,000        |
| <b>Public Infrastructure Subtotal</b>                 |          |      |            | <b>\$52,000</b> |

|   |                 |
|---|-----------------|
| <b>Phase 4 Public Infrastructure Total</b>  | <b>\$62,300</b> |
| Construction Engineering (2.5%)             | \$1,558         |
| General Conditions (10%)                    | \$6,230         |
| General Contractor Overhead and Profit (8%) | \$4,984         |
| Construction Cost Contingency (20%)         | \$12,460        |
| <b>Total Phase 4 Public Cost</b>            | <b>\$87,532</b> |

**Assumptions:**

1. Werling Drive will require utility cuts for water & sanitary laterals, which have been included in this estimate.
2. See attached exhibit for Phase 4 Limits.



# Phase 5- Public

**Engineer's Opinion of Probable Cost of Construction of Public Infrastructure**

Project: Posterity Heights - Ft. Wayne, IN REVISED  
 Project No: 2016.00987 6/1/2017  
 Date: 1/18/2017

| Phase 5 - Public                                      |          |      |            |               |
|---|----------|------|------------|---------------|
| Proposed Public Infrastructure                        | Quantity | Unit | Unit Price | Extended Cost |
| Concrete Sidewalk (along north side of Werling Drive) | 4,000    | SFT  | \$5.50     | \$22,000      |
| 1.5" Mill and Resurface                               | 3,200    | SYS  | \$25.00    | \$80,000      |
| Street Cuts for Proposed Laterals (Werling Drive)     | 19       | EA   | \$3,000.00 | \$57,000      |

|   |                  |
|---|------------------|
| <b>Phase 4 Public Infrastructure Total</b>  | <b>\$159,000</b> |
| Construction Engineering (2.5%)             | \$3,975          |
| General Conditions (10%)                    | \$15,900         |
| General Contractor Overhead and Profit (8%) | \$12,720         |
| Construction Cost Contingency (20%)         | \$31,800         |
| <b>Total Phase 5 Public Cost</b>            | <b>\$223,395</b> |

**Assumptions:**

1. Werling Drive will require utility cuts for water & sanitary laterals, which have been included in this estimate.
2. Werling Drive will require utility cuts for water & sanitary laterals, which have been included in this estimate.
3. See attached exhibit for Phase 5 Limits.

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

**APPROVING REDEVELOPMENT COMMISSION  
DECLARATORY RESOLUTION 2017-32  
AND ESTABLISHMENT OF THE  
POSTERITY HEIGHTS URBAN RENEWAL AREA**

WHEREAS, on September 18, 2017, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2017-32, for the purpose of establishing the Posterity Heights Urban Renewal Area and tax allocation 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 2017-32, 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 16, 2017.

**CITY OF FORT WAYNE PLAN COMMISSION**



Connie Haas Zuber, President



Kimberly R. Bowman, Secretary

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Posterity Heights Urban Renewal Area

APPLICANT: City of Fort Wayne Redevelopment Commission

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**The Plan Commission finds that the Posterity Heights Urban Renewal Area is in compliance with the Fort Wayne Comprehensive Plan.**

These findings approved by the Fort Wayne Plan Commission on October 16, 2017.



Kimberly R. Bowman, AICP  
Executive Director  
Secretary to the Commission

## **DIGEST SHEET**

**TITLE OF RESOLUTION.** A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2017-32 concerning establishment of the Posterity Heights Urban Renewal Area.

**DEPARTMENT REQUESTING RESOLUTION.** Redevelopment Commission.

**SYNOPSIS OF RESOLUTION.** Approves establishment of the Posterity Heights Redevelopment Project Area and Urban Renewal Project Area and tax allocation area ("URA"). Following the Common Council's approval, the Redevelopment Commission must publish notice and conduct a public hearing prior to taking final action on creation of the URA.

**EFFECT OF PASSAGE.** The URA contains approximately 23 acres of land immediately southwest of the Anthony Blvd. and McKinnie Ave. intersection. This was the site of a deteriorating apartment complex that the City acquired in 2010 for the purpose of redeveloping the site. A developer has proposed a five-phase plan for new residential, commercial and institutional uses. Creation of the URA will provide funds for new public infrastructure that must be constructed to redevelop the site. It is anticipated that buildout of the URA will increase the City's property tax base, increase employment opportunities, and give impetus to additional redevelopment and economic development in the area.

**EFFECT OF NON-PASSAGE.** Alternate funding would need to be found for the public infrastructure improvements that are required to support redevelopment of the URA, and failure of the proposed project would be likely.

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS).** Approximately \$2.5 million in public infrastructure improvements will be funded primarily by tax increment generated through redevelopment and new development in the URA. Funds from other sources will contribute another \$46 million to the project.

**ASSIGNED TO COMMITTEE (PRESIDENT).** \_\_\_\_\_



**COMMUNITY DEVELOPMENT**

Thomas C. Henry, Mayor

City of Fort Wayne  
**Community Development**  
200 East Berry Street, Suite 320  
Fort Wayne IN 46802  
260.427.1127 • 311

[www.fwcommunitydevelopment.org](http://www.fwcommunitydevelopment.org)

October 18, 2017

**MEMO**

**To:** City of Fort Wayne Common Council

**Copy:** City of Fort Wayne Redevelopment Commission

**From:** Craig Berndt, Community Development Administrator, Redevelopment Department, 427-2162 *CB*

**Re:** **Posterity Heights Urban Renewal Area**

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

1. Fort Wayne Redevelopment Commission Declaratory Resolution 2017-32, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on September 18, 2017, for the purpose of establishing the Posterity Heights Redevelopment Project Area and Urban Renewal Project Area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated October 16, 2017, wherein the Plan Commission determined that Declaratory Resolution 2017-32 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.

Following the Common Council's consideration and approval, the Redevelopment Commission will conduct a public hearing on establishment of the proposed urban renewal area, and will take appropriate action to confirm the Declaratory Resolution and redevelopment plan.

An Equal Opportunity Employer



**BILL NO. R-17-10-17**

**REPORT OF COMMITTEE ON REGULATIONS  
November 7, 2017**

***Michael Barranda Chair***

***John Crawford Co-Chair***

***All Council Members***

A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2017-32 concerning establishment of the Posterity Heights Urban Renewal Area



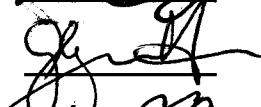
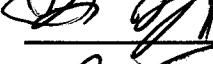
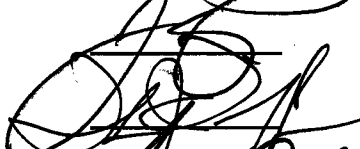

**COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

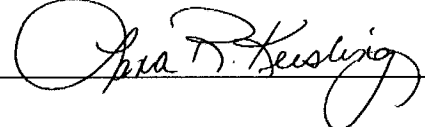
DO NOT PASS

ABSTAIN

NO REC

|   |       |  |       |
|---|-------|--|-------|
|  | _____ |  | _____ |
|  | _____ | _____  | _____ |
|  | _____ | _____  | _____ |
|  | _____ | _____  | _____ |
|  | _____ | _____  | _____ |
| _____   | _____ | _____  | _____ |
| _____   | _____ | _____  | _____ |

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilman Barranda.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Barranda, placed on passage by the following vote:

| <u>TOTAL VOTES</u> | <u>AYES</u>                         | <u>NAYS</u>              | <u>ABSTAINED</u>                    | <u>ABSENT</u>            |
|--------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| ARP                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| BARRANDA           | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| CRAWFORD           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| DIDIER             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| ENSLEY             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| FREISTROFFER       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| HINES              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| JEHL               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| PADDOCK            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

DATED: November 14, 2017

  
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 STACY A. REED, DEPUTY CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-17-10-17 on the 14th day of November, 2017

ATTEST:

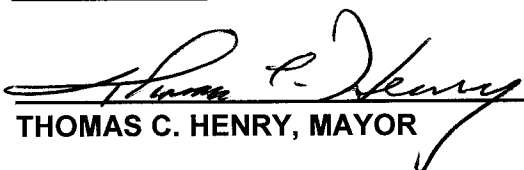
  
 \_\_\_\_\_  
 STACY A. REED  
 DEPUTY CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of November 2017, at the hour of 11:25 o'clock A.M. E.S.T.

  
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 STACY A. REED, DEPUTY CITY CLERK

Approved and signed by me this 15<sup>TH</sup> day of November 2017, at the hour of 4:30 O'clock PM E.S.T.

  
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 THOMAS C. HENRY, MAYOR