

**A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2021-36 concerning establishment of the Roosevelt Pointe 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 August 23, 2021, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2021-36, attached hereto as Exhibit A, for the purpose of establishing the Roosevelt Pointe Residential Housing Development Program and tax allocation area ("R-TIF"); and

WHEREAS, on October 11, 2021, the Fort Wayne Plan Commission considered said Declaratory Resolution 2021-36 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 2021-36 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 "Roosevelt Pointe Residential Fund" shall be established following approval of the confirming resolution of the R-TIF by the Fort Wayne Redevelopment Commission.

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2 Section 4. This Resolution shall be in full force and effect from and after its passage and  
3 approval by the Fort Wayne Common Council and by the Mayor of the City of Fort Wayne.  
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6   
Council Member

7 APPROVED as to form and legality

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9 Carol Helton, City Attorney  
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**RESOLUTION 2021-36  
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION FOR THE  
ROOSEVELT POINTE 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 northeast of the intersection of Tillman 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 RDHP, (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 RDHP; and (3) held public meetings in the affected neighborhood to obtain the views of neighborhood associations and residents; and

WHEREAS, the Commission has determined that implementation of the RDHP 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 Roosevelt Pointe 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 RDHP 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 RDHP.

*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 263 homes is anticipated from the implementation of the RDHP, 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 RDHP 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 2021, the 138 acres comprising the Area generated \$2,953 in tax revenue. Complete buildout of the Area anticipates the construction of 263 homes with an*

*estimated assessed value of \$200,000 per home, resulting in approximately \$526,000 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 RDHP 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 RDHP 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 RDHP, 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 RDHP.
    - 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 RDHP 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 "Roosevelt Pointe RDHP 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(g), the R-TIF shall not take effect until the governing body of the East Allen County School District passes a resolution approving the same.
15. Pursuant to IC 36-7-14-53(e), the R-TIF shall terminate not later than twenty-five (25) 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 RDHP.
16. Adopted and effective this 23 day of August, 2021.

FORT WAYNE REDEVELOPMENT COMMISSION



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Christopher Guerin, President



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Nathan Hartman, Secretary

ACKNOWLEDGEMENT

STATE OF INDIANA )  
 ) SS  
COUNTY OF ALLEN )

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

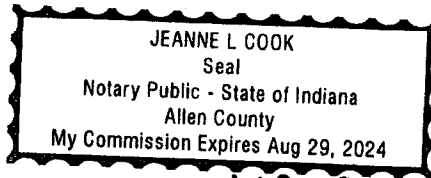
WITNESS my hand and seal this 26 day of August, 2021.

My Commission Expires: 8/29/2024

Jeanne L Cook  
Signature of Notary Public

Resident of Allen County

Jeanne L Cook  
Printed Name



#690084

*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. Joseph R. Giant.*

*This instrument prepared by Joseph R. Giant, Redevelopment Manager  
Department of Redevelopment, 200 East Berry Street, Suite 320, Fort Wayne, Indiana 46802.*

Attachment 1

# Redevelopment Plan for the Roosevelt Pointe Residential Housing Development Program



**City of Fort Wayne Redevelopment Commission**

**August 23, 2021**



**REDEVELOPMENT COMMISSION**

## REDEVELOPMENT COMMISSION

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### I. OVERVIEW

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#### ***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, which are essentially TIF districts that capture tax increment generated by single-family homes. Typically, property taxes generated by residential structures are “passed through” to taxing districts and not collected as tax increment.

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.

The Roosevelt Pointe Residential Housing Development Program (the “R-TIF”) is the first program of its kind in the City of Fort Wayne.

#### ***Overview***

The area comprising the R-TIF comprises approximately 109.35 acres of agricultural land located northeast of the intersection of Tillman Road and Hessen Cassel Road in the Southeast Quadrant of Fort Wayne. The R-TIF is generally surrounded by neighborhoods comprised of single-family homes constructed primarily in the 1970’s.

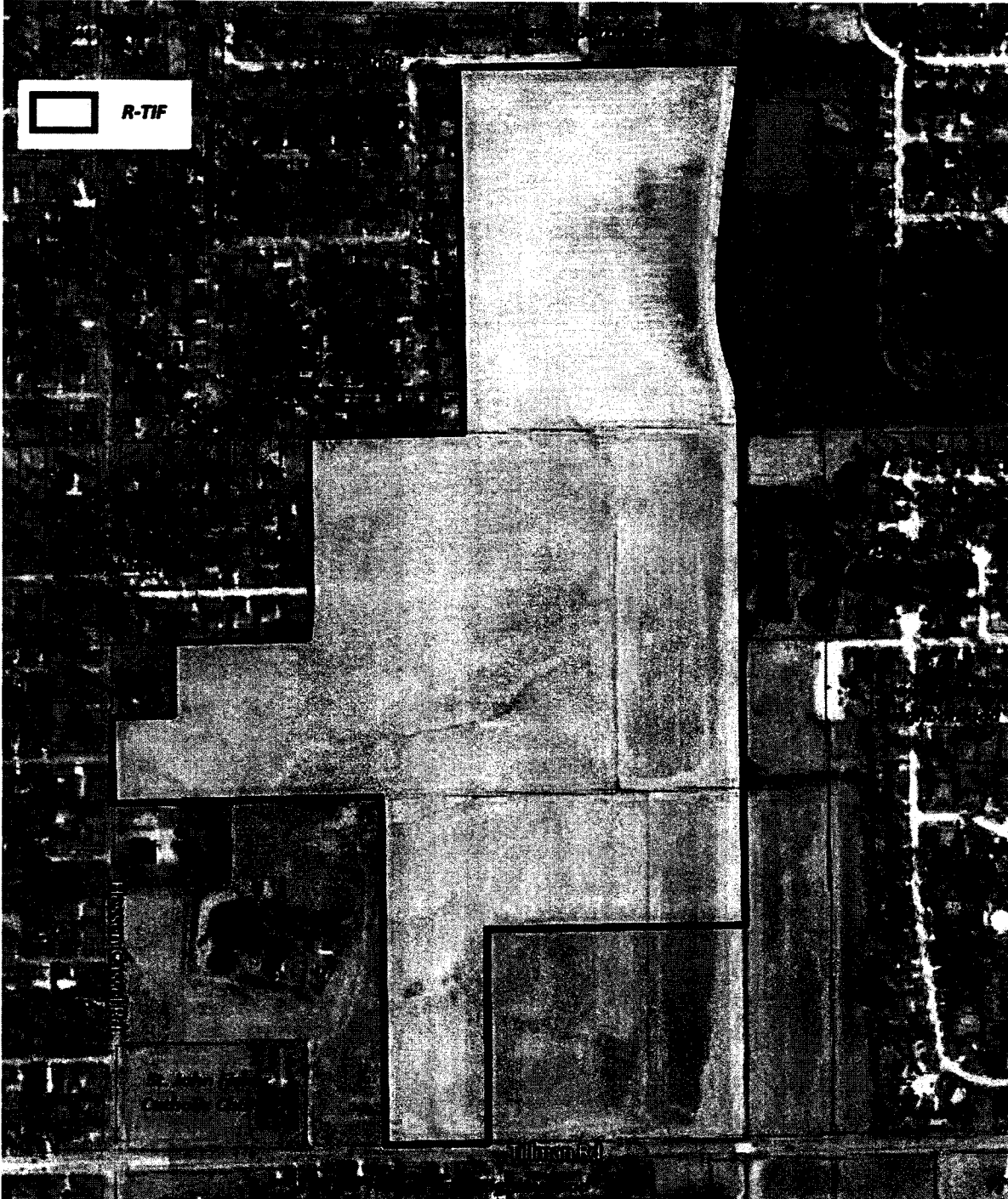
This Redevelopment Plan and the accompanying Declaratory Resolution are intended to accomplish the following objectives: (1) Position the R-TIF for residential development similar in character to the surrounding neighborhoods, (2) facilitate construction of public improvements and infrastructure, (3)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

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**

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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.



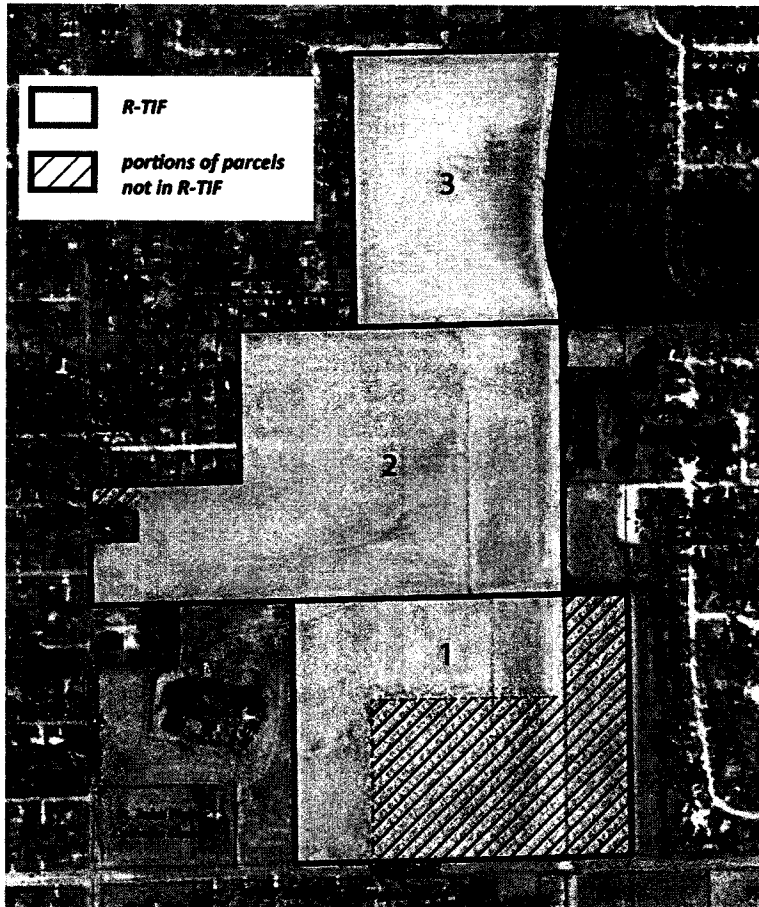
*Figure 1*

**REDEVELOPMENT COMMISSION**

**III. REAL PROPERTY WITHIN THE ALLOCATION AREA**

The R-TIF is comprised of portions of three parcels, as depicted in Figure 2, below. Certain portions of parcels 1 and 2 (as labeled on Figure 2) are not included in the R-TIF.

*Figure 2*



The following table contains information for each of the parcels in the R-TIF. Assessed values in the table represent an assessment date of January 1, 2021. The 'Map Key' column corresponds the labels on the map.

Map Key	PIN	Address	Total Parcel Area (ac)	Acreage within Allocation Area (ac)	Land Value	Improvement Value	Owner
1	02-13-29-376-001.000-070	3601 Tillman Rd	50.00	21.69	\$17,915*	\$0	Richard Wiehe Jr
2	02-13-29-326-001.000-070	7001 Hessen Cassel Rd	57.90	57.18	\$64,093*	\$0	Lynn S Bratmueller
3	02-13-29-176-001.000-070	3600 Cheviot Dr	30.48	30.48	\$35,600	\$0	Lynn S Bratmueller

\*represents proportional value of parcel located in the Allocation Area compared to entire parcel

## **REDEVELOPMENT COMMISSION**

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### **IV. REDEVELOPMENT PROJECT SUMMARY**

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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 263 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 agricultural land so substantial earthwork, flood mitigation, 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.

An 18.13-acre unimproved tract of land along Tillman Rd is not included in the R-TIF but is part of a larger development strategy for this area. Uses of the real estate may include higher-density residences or commercial uses. Although this real estate is not included in the R-TIF, it is important that the R-TIF maintains connectivity to this real estate and that infrastructure planning takes into account the future development of this real estate.

### **V. RELOCATION OF RESIDENTS AND BUSINESSES**

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

### **VI. ENVIRONMENTAL CONCERNS**

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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**

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**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. The following policies are particularly relevant:

## **REDEVELOPMENT COMMISSION**

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*Land Use Policy LU5.C - Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.*

*Land Use Objective LU10 – Encourage sustainable growth by promoting quality, compatible infill development, revitalization and redevelopment in the Fort Wayne urban area.*

*Economic Development Objective ED2 – Invest in strategic infrastructure and public services to support and guide future high-quality economic development.*

*Housing and Neighborhood Objective H3 – Build on the assets and stabilize existing neighborhoods.*

*Community Identity and Appearance Policy CI4.A – Encourage context-sensitive design tools to enhance local character and ensure that new development, redevelopment and roadway improvements are integrated within the community and complementary to existing structures and the environment.*

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

*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-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**

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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 should not be an issue.

**IX. FLOODPLAIN AND WETLANDS**

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Portions of the R-TIF are in the floodway, the 100-year floodplain, and the 500-year floodplain. Conceptual development plans propose limited development in flood-prone areas with the majority of these areas used for stormwater detention. Figure 3, below, depicts flood zones within the R-TIF as they appear in the City's GIS.



**Figure 3**

## REDEVELOPMENT COMMISSION

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### X. POTENTIAL REDEVELOPMENT PROJECTS

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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 263 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.

#### **Site Preparation:**

Earthwork required to prepare the site for development, to address floodplain requirements, and to provide for adequate drainage and stormwater management: \$4,000,000 (\$36,500 per acre).

#### **Transportation:**

*Streets and Sidewalks:* Conceptual designs indicate that the R-TIF could be served by a street network consisting of approximately 10,811 lineal feet of new right-of-way, which would include a 6-foot sidewalk and park strip on both sides of the street, curbs, and a 27-foot roadway: \$1,514,000 (\$140 per lineal foot).

*Tillman Road:* Turn lane from Tillman Road into the R-TIF and a passing blister: \$75,000

*Trails:* The preliminary alignment of the Six-Mile Creek Trail extends along a portion of the eastern boundary of the R-TIF. The estimated cost to construct the trail along the preferred alignment from an existing section of the trail at the intersection of Tillman Rd and Lemar Dr, through the R-TIF, to Paulding Rd, including a spur to access the Crown Colony subdivision is \$735,000 (\$70 per linear foot).

#### **Utilities:**

*Water:* The following cost estimate assumes that public water mains will be extended along all public streets: \$1,222,000 (\$113 per linear foot).

*Sanitary Sewer:* The following cost estimate assumes that sanitary sewers will be extended along all public streets: \$1,563,000 (\$145 per linear foot).

*Storm Sewer:* The estimated cost to provide storm sewers to serve the R-TIF is \$852,000.

In addition to these specific projects, tax increment revenues from the Allocation Area or other sources of funds available to the Commission may be used to finance the cost of infrastructure improvements in or serving the R-TIF, as well as demolition, in, serving, or benefiting the R-TIF, including without limitation:

- Transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, sidewalk and multiuse pathway improvements, street lighting,

## **REDEVELOPMENT COMMISSION**

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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;
- 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;
- Floodplain mitigation; 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**

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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**

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

## REDEVELOPMENT COMMISSION

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### EXHIBIT A:

#### BOUNDARY DESCRIPTION OF THE ALLOCATION AREA

##### Overall Legal Description

The North Half of the Southwest Quarter of Section 29, Township 30 North, Range 13 East.

EXCEPTING THEREFROM that part thereof platted as Southway Grove Addition, being a Subdivision of the North 740 feet of the west 740 feet of the Northwest Quarter of the Southwest Quarter of Section 29, Township 30 North, Range 13 East.

AND EXCEPT that part sold off by deed recorded in Deed Record 620, page 184, described as follows:  
Part of the North Half of the Southwest Quarter of section 29, Township 30 North, Range 13 East, Adams Township, Allen County, State of Indiana, more particularly described as follows,  
to-wit:

BEGINNING at a road nail in the centerline of the Hessen Cassel Road, 318.6 feet due North of the Southwest corner of the North Half of the Southwest Quarter of section 29, Township 30 North, Range 13 East'; thence due North 130.0 feet to a road nail; thence due East 227.0 feet to an iron pipe; thence due South 130.0 feet to an iron pipe; thence due west 227.0 feet to the place of beginning, containing 0.68 acres.

AND EXCEPT that part sold off by deed recorded as Document Number 71-13854, described as follows:  
A part of the Southwest Quarter of section Twenty-Nine (29), Township Thirty (30) North, Range Thirteen (13) in Allen County, Indiana, described as follows:

COMMENCING at the center of said section Twenty-Nine (29), Township Thirty (30) North, Range Thirteen (13); thence South 0 degrees 32 minutes West along the East line of said Southwest Quarter section, a distance of 1328.95 feet to the Southeast corner of the North Half of said Southwest Quarter Section; thence West along the South line of the North Half of said Southwest Quarter Section, a distance of 290 feet to the centerline of the Trier Ditch; thence North 0 degrees 32 minutes East along said ditch, a distance of 1329 feet to a point on the North line of said Southwest Quarter section; thence East along said North Quarter section line, a distance of 290 feet to the point of beginning, containing 8.85 acres, more or less.

AND EXCEPT a portion of land not included in the proposed plat.

A part of the North half of the Southwest Quarter of Section 29, Township 30 North, Range 13 East, Adams Civil Township, Allen County, Indiana, also being part of a tract of land conveyed to Lynn S. Bradtmueller by Document 970026603, all recorded documents in this description are as recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

A strip of land, being 227 feet wide, lying North of a tract of land conveyed to Herbert G. and Cynthia S. Niblick by Document 2012050455 and extending North to the South line of Southway Grove Addition as recorded in Plat Book 22, page 99, containing 0.75 acres, more or less.

ALSO:

All of that part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 13 East, lying West of the center line of the Trier Ditch, more particularly described as follows:

BEGINNING at a stone at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 13 East thence North 0 degrees and 00 minutes West on the West line of the Southeast Quarter of the Northwest Quarter of said Section 29, a distance of 1341.5 feet to a corner post thence North 39 degrees and 48 minutes East on the North line of the Southeast Quarter of the Northwest Quarter of said Section 29, a distance of 1036.0 feet to a stake; thence South 7 degrees and 39 minutes West, a distance of 640.0 feet to a stake thence South 3 degrees and 06 minutes West, a distance of 270.0 feet to a stake; thence South 7 degrees and 27 minutes East, a distance of 130.0 feet to a stake thence South 13 degrees and 54 minutes East, a distance of 205.0 feet to a stake thence South 3 degrees and 08 minutes East, a distance of 106.1 feet to a stake on the South line of the Southeast Quarter of the Northwest Quarter of said section 29; thence South 89 degrees and 37 minutes West on the South line of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 13 East, a distance of 1007.5 feet to the point of beginning also a strip of land 14 feet wide lying East and adjacent to the above described tract and West of the center line of the Trier Ditch, containing a total of 30.48 acres of land, more or less.

TOGETHER WITH:

This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123 and employed by T-E Incorporated, was created as part of an Original Survey for Job No. 20114 on October 5, 2020. A part of the

## REDEVELOPMENT COMMISSION

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South Half of the Southwest Quarter of Section 29, Township 30 North, Range 13 East, Adams Civil Township, Allen County, Indiana, also being part of a tract of land conveyed to Richard Gustav Wiehe, Jr. by Document 2013063530, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

Beginning at the South Quarter corner of said Section 29, being marked by an INDOT Type "B" Monument; thence South 88 degrees 55 minutes 14 seconds West, being the basis of all bearings this description, on and along the South line of said Southwest Quarter, a distance of 339.71 feet to the intersection of the West Top of Bank of the Trier Ditch and said South line, being marked by a mag spike with an identification disk stamped "T-E INC FIRM #0070"; thence North 00 degrees 07 minutes 59 seconds West, on and along said West Top of Bank, a distance of 840.11 feet to a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM #0070"; thence South 88 degrees 55 minutes 14 seconds West, a distance of 944.77 feet to a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM #0070"; thence South 00 degrees 35 minutes 25 seconds East, a distance of 840.03 feet to the South line of said Southwest Quarter, being marked by a mag spike with an identification disk stamped "T-E INC FIRM #0070"; thence South 88 degrees 55 minutes 14 seconds West, on and along said South line, a distance of 380.01 feet to the Southeast corner of a tract of land conveyed to Erica Frey by Document 2012058485, being marked by a mag spike with an identification disk stamped "T-E INC FIRM #0070"; thence North 00 degrees 35 minutes 25 seconds West, on and along the East line of said Frey tract, a distance of 1327.48 feet to the North line of said South Half, also being the Northeast corner of said Frey tract, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM #0070"; thence North 88 degrees 53 minutes 34 seconds East, on and along said North line, also being the South line of a tract of land conveyed to Lynn S. Bradtmueller by Document 970026603 and the South line of a tract of land conveyed to True Holiness Tabernacle Church by Document 201077981, a distance of 1650.33 feet to the Northeast corner of said South Half, also being the Southeast corner of said True Holiness Tabernacle Church, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM #0070"; thence South 00 degrees 54 minutes 44 seconds East, on and along the East line of said Southwest Quarter, a distance of 1328.23 feet to the Point of Beginning, containing 32.321 acres more or less, being subject to and/or together with all easements and rights-of-way of record.

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

**APPROVING REDEVELOPMENT COMMISSION  
DECLARATORY RESOLUTION R-2021-36  
FOR ESTABLISHMENT OF THE  
ROOSEVELT POINTE RESIDENTIAL HOUSING DEVELOPMENT PROGRAM**

WHEREAS, on August 23, 2021, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution R-2021-36, for the purpose of establishing the Roosevelt Pointe Residential Housing Development Program 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:

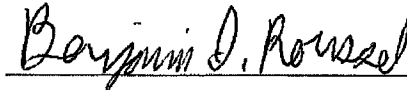
1. Redevelopment Commission Declaratory Resolution R-2021-36, together with the redevelopment plan and related support documents attached thereto, conform to the plan of development for the City of Fort Wayne, and are hereby approved.
2. The Secretary of the Plan Commission is authorized to deliver to 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 Oct 11 2021.

**CITY OF FORT WAYNE PLAN COMMISSION**



Connie Haas Zuber, President



Benjamin J. Roussel, Secretary



## COMMUNITY DEVELOPMENT REDEVELOPMENT

Thomas C. Henry, Mayor

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

260-427-2150 [fwcommunitydevelopment.org](http://fwcommunitydevelopment.org)

November 4, 2021

### MEMO

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

**From:** Jonathan Leist, Redevelopment Director, 427-1323

**Re:** **Establishment of the Roosevelt Pointe 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 2021-36, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on August 23, 2021, for the purpose of establishing the Roosevelt Pointe Residential Housing Development Program and tax allocation area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated October 11, 2021, wherein the Plan Commission determined that Declaratory Resolution 2021-36 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 2021-36 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.

*Vibrant. Prosperous. Growing.*



## **DIGEST SHEET**

**TITLE OF RESOLUTION.** A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2021-36 concerning establishment of the Roosevelt Pointe 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 Roosevelt Pointe 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 R-TIF would encompass approximately 109 acres of land currently used for agriculture located northeast of the intersection of Tillman Road and Hessen Cassel Road in Southeast Fort Wayne. A primary development plan for 263 single-family homes has been approved for this tract of land.

**EFFECT OF PASSAGE.** Passage of this resolution will address a significant barrier to the construction of new, market rate, single-family homes in the Southeast Quadrant. Studies of the real estate market in the 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 R-TIF provides a financing mechanism that addresses both of these barriers: facilitating the construction of new homes creates "comps" for use in re-establishing an active real estate market, while facilitating construction of public infrastructure defrays development costs, making new home construction economically feasible.

**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 could be funded and/or financed in part through tax increment generated within the R-TIF.

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

**BILL NO. R-21-11-08**

**REPORT OF COMMITTEE ON REGULATIONS  
November 23, 2021**

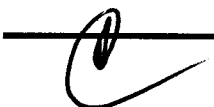





***Geoff Paddock Chair***

***Tom Freistroffer Co-Chair***

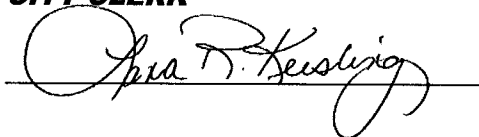
***All Council Members***

A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2021-36 concerning establishment of the Roosevelt Pointe Residential Housing Development Program and tax allocation area

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
<u>ARP</u>			
<u>CHAMBERS</u>			
<u>DIDIER</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HINES</u>			
<u>JEHL</u>			
<u>PADDOCK</u>			
<u>TUCKER</u>			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date:

Read the first time in full and on motion by Councilperson Paddock.

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

Read the third time in full and on motion by Councilperson Paddock, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHAMBERS	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
TUCKER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DATED: November 23, 2021


  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

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

Resolution No. R-21-11-08 on the 23rd day of November, 2021

ATTEST:

  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of November 2021, at the hour of 11:20 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 30<sup>TH</sup> day of NOVEMBER 2021, at the hour of 12:00 o'clock PM E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR

FORT WAYNE, INDIANA  
RECEIVED

NOV 30 2021

LANA R. KEESLING  
CITY CLERK