

**A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2024-09 concerning Amendment I to the Adams Township Industrial Redevelopment Project Area and Economic Development 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 February 12, 2024, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2024-09, attached hereto as Exhibit A, for the purpose of amending the Adams Township Industrial Redevelopment Project and Economic Development Area ("EDA"); and

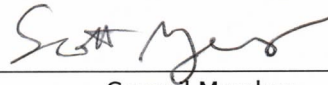
WHEREAS, on September 16, 2024, the Fort Wayne Plan Commission considered said Declaratory Resolution 2024-09 and the plan for redevelopment of the EDA attached thereto and issued its Findings of Fact and Resolution, attached hereto as Exhibit B, whereby said Plan Commission determined that the plan for redevelopment of the EDA 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 2024-09 is an economic development area as defined at IC 36-7-14 et seq.

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



Council Member

APPROVED as to form and legality

  
Malak Heiny, City Attorney

**RESOLUTION 2024-09  
FORT WAYNE REDEVELOPMENT COMMISSION**

**DECLARATORY RESOLUTION FOR AMENDMENT I  
TO THE ADAMS TOWNSHIP INDUSTRIAL  
REDEVELOPMENT PROJECT AREA AND ECONOMIC DEVELOPMENT AREA**

WHEREAS, on January 17, 2006, the Fort Wayne Redevelopment Commission ("Commission") adopted Confirmatory Resolution 2006-02, establishing the Adams Township Industrial Economic Development Area and tax allocation area ("EDA") in order to provide for the revitalization of the Southeast Quadrant (the "Quadrant") through new jobs and investment; and

WHEREAS, addressing disparities in investment and key economic indicators between the Quadrant and the rest of the city prompted the Fort Wayne Common Council to adopt the 2021 Southeast Development Strategy (the "Strategy"), which emphasized themes such as encouraging top-of-market employment opportunities, promoting inclusive entrepreneurial development, and attracting a regional market to commercial corridors and districts; and

WHEREAS, in pursuit of these objectives, the Commission engaged in comprehensive investigations, studies, and surveys of areas within the City of Fort Wayne ("City") with various City departments, focusing on identifying opportunities for private development and the creation of job opportunities, while addressing potential barriers to such activities.

WHEREAS, a private developer approached the Commission with plans for a multi-phase development of a data center within the existing EDA and the adjacent real estate to the south, with the first phase anticipating an investment exceeding \$830 million (the "Project"); and

WHEREAS, the Project area lacks certain public infrastructure required for the envisioned development, especially considering that construction of the data center is expected to stimulate further development interest in areas proximate to the existing EDA, which area is described in Attachment 1: Exhibit A (the "Amendment Area"); and

WHEREAS, the Commission examined the existing public infrastructure in and serving the Amendment Area, culminating in the preparation of a redevelopment plan titled "*Redevelopment Plan for Amendment I to the Adams Township Industrial Economic Development Area*", attached hereto as Attachment 1, which outlines the public improvements necessary to support redevelopment in the Amendment Area and adjoining EDA ("Redevelopment Plan"); and

WHEREAS, the Commission has determined that implementing the Redevelopment Plan under the provisions of the Act would benefit the public health, safety, and welfare of the City's citizens; and

WHEREAS, the Commission's commitment to the redevelopment of the Amendment Area necessitates expanding the existing EDA and creating a new tax allocation area pursuant to Indiana Code 36-7-14, to fund public improvements supporting the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission ("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 Exhibit A of the Redevelopment Plan, which Redevelopment Plan is attached hereto as Attachment 1 and made a part hereof, is a "redevelopment project area" as that term is defined in, and for the purposes of Indiana Code ("IC") 36-7-14 et seq. ("RPA").
3. Pursuant to IC 36-7-14-41(b), the Commission hereby determines that the Amendment Area constitutes an RPA as well as an "economic development area" in that:
  - A. The plan for the Amendment Area:
    1. Promotes significant opportunities for the gainful employment of its citizens.  
*The Redevelopment Plan aligns with the 2021 Southeast Development Strategy (the "Strategy"), emphasizing the encouragement of high-quality employment opportunities. The Amendment Area includes commercial and industrial areas of various scales and settings, ranging from unimproved areas along Adams Center Road to older industrial areas around the former International Harvester campus. The Project not only adds jobs directly but also acts as a catalyst, stimulating the creation of additional employment opportunities by financing essential public infrastructure.*
    2. Attracts a major new business enterprise to the City of Fort Wayne ("City").  
*The expansion of the EDA coincides with the development of a substantial data center, contributing to the attraction of a significant new business enterprise to Fort Wayne. The Project is anticipated to generate employment opportunities and could help the city to establish a stronger presence with high-tech industries.*
    3. Retains or expands a significant business enterprise existing in the boundaries of the City.  
*The data center, serving as a catalyst project, has the potential to retain and expand existing businesses within the city boundaries. The new tax revenue generated by the data center could fund essential public infrastructure in the Amendment Area and EDA, creating favorable conditions for further revitalization and ensuring the continued growth of businesses within the city.*
    4. Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.  
*The Redevelopment Plan, as an implementation mechanism of the Strategy, will focus resources around the Plan's goals and create opportunities for more people to participate in the City's economy, thereby benefitting the public health, safety, morals, welfare and economic well-being of the City and the state. The Redevelopment Plan meets the purposes of IC 36-7-14-2.5 and 36-7-14-43 in all other respects.*
  - B. The plan for the Amendment Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under this section and IC 36-7-14-2.5 and IC 36-7-14-43 because of:

1. Lack of local public improvement;  
*Although most parts of the Amendment Area are served by public infrastructure, redevelopment of several key parcels will require extension or relocation of public infrastructure. For example, the water demands of a data center are much greater than the level of service provided at the present time.*
  2. Existence of improvements or conditions that lower the value of the land below that of nearby land;  
*The area containing the new data center contains wetlands that must be mitigated. Due to the scale of the project, a section of Paulding Road will need to be vacated to create enough contiguous real estate to accommodate the Project. The broader Amendment Area contains a large number of substandard/deteriorating industrial and commercial buildings that do not meet current standards for marketability due to obsolescence or disrepair.*
  3. Multiple ownership of land; or other similar conditions  
*A wide range of individuals and entities own land in the Amendment Area.*
- C. The public health and welfare will be benefited by accomplishment of the plan for the Amendment Area.  
*Redevelopment and revitalization of the Amendment Area will facilitate private investment and development, thereby providing new tax revenue and jobs in an established part of the City. This is of particular importance in the Southeast Quadrant, which is home to 19% of the City's population, but 41% of the City's population living in poverty.*
- D. The accomplishment of the plan for the Amendment Area will be a public utility and benefit as measured by:
1. The attraction or retention of permanent jobs.  
*As of early 2020, the Quadrant experienced unemployment levels more than double those of the next highest quadrant in the city. In addition to the new jobs created by the Project, the new tax revenue generated by the facility can be reinvested to foster conditions conducive to attracting additional employment opportunities and investments in the Quadrant.*
  2. An increase in the property tax base.  
*The data center is conservatively estimated to yield several hundred thousand dollars in new annual property taxes. Given the relatively low local service demands required for a data center, the facility is expected to have an overwhelmingly net positive impact on the property tax ledger. Additionally, the Amendment Area includes numerous vacant, underutilized, and tax-exempt properties that hold the potential for significant new tax revenue through revitalization and redevelopment.*
  3. Improved diversity of the economic base; or  
*The data center project aligns with the guiding principle of the Strategy, which prioritizes inclusive and equitable entrepreneurial development. Within the Amendment Area, there are numerous commercial and industrial properties that could be made available to new businesses at affordable rents, contributing to a more diverse economic landscape.*

4. Other similar public benefits; and  
*The scale of the Project could create positive spillover effects beyond the Amendment Area. This includes increases in property values, business activity, and overall investment due to the heightened activity, vibrancy and marketability brought about by the redevelopment of key focus areas.*
- E. The plan for the Amendment Area conforms to other development and redevelopment plans for the City.  
*The Redevelopment Plan is supported by numerous City policies and plans, including the Comprehensive Plan and the Southeast Development Strategy. 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 to it that the Commission may approve in a resolution either confirming or amending and confirming this Resolution.
5. 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 public health and welfare will be benefited by the amendment of the existing declaratory resolution and the existing redevelopment plan.
6. Pursuant to IC 36-7-14-15(a)(4) and IC 36-7-14-15(d), the Commission, having prepared the Redevelopment Plan for the URA-3 declares that:
  - A. The amendment is reasonable and appropriate when considered in relation to the existing resolution or plan and the purposes of IC 36-7-14; *Revitalizing the Southeast Quadrant through new jobs and investment prompted the creation of the existing EDA, and is a fundamental goal of this expansion. Extending the EDA to encompass a substantial portion of the Quadrant provides a more direct way to leverage the new development into public infrastructure supporting revitalization of the Quadrant.*
  - B. The existing resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the unit;
  - C. It will be of public utility and benefit to amend the existing resolution or plan for the area; and
  - D. Any additional area to be acquired under the amendment is designated as part of the existing redevelopment project area for purposes of IC 36-7-14.
7. The general boundaries of the Amendment Area are described and depicted in the Redevelopment Plan.
8. The Commission does not at this time intend to acquire any real estate within the boundaries of the Amendment Area; however, the Commission will, through its Department of Redevelopment, acquire real estate as required to implement the Redevelopment Plan.

9. As provided by IC 36-7-14-39(a), IC 36-7-14-39(b) and IC 36-7-14-43(a)(6), a portion of the area included in the boundary description in the Redevelopment Plan is an allocation area as that term is defined in, and qualifies for the allocation and distribution of property taxes pursuant to IC 36-7-14-39 ("Allocation Area").
10. 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. The Amendment Area is well-suited for the proposed use, but lack of public infrastructure and the unsuitable location of existing infrastructure contributed to a lack of development. Without the adoption of an allocation provision, these deficiencies would not have been addressed and new property taxes would not have been generated.
11. Pursuant to IC 36-7-14-39(a)(1), "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.
12. Pursuant to IC 36-7-14-39(b), after the date of adoption of a resolution that confirms the establishment of the Amendment Area 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:

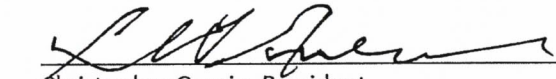
1. Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the City's redevelopment district for the purpose of financing or refinancing the redevelopment of the Allocation Area.
2. Establish, augment, or restore the debt service reserve for 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.
13. 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.
  14. 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.
15. 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.
  16. 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 additional area as part of the existing redevelopment project area and approving the Resolution and Redevelopment Plan.
  17. 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.
  18. Adopted and effective this 12 day of February 2024.

**FORT WAYNE REDEVELOPMENT COMMISSION**

  
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Christopher Guerin, President

  
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Greg Leatherman, Secretary



Attachment 1

**REDEVELOPMENT PLAN  
FOR AMENDMENT I TO THE  
ADAMS TOWNSHIP INDUSTRIAL  
ECONOMIC DEVELOPMENT AREA**

**City of Fort Wayne Redevelopment Commission**

**February 12, 2024**



**REDEVELOPMENT COMMISSION**

## I. OVERVIEW

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The Adams Township Industrial Economic Development Area (the “EDA”) was established in 2006 on land contributed by Chemical Waste Management to the Redevelopment Commission with the goal of promoting industrial development. Encompassing approximately 272 acres, the EDA is situated northeast of the intersection of Adams Center Road and Paulding Road in the Southeast Quadrant of Fort Wayne. Amendment I to the EDA will support the original mission of the EDA by utilizing real estate taxes generated from a proposed data center project to finance infrastructure enhancements and other qualifying activities that will bring new economic activity to the Southeast Quadrant.

The data center, serving as a catalyst project, has the potential not only to retain but also to attract and expand businesses within the Quadrant. The tax revenue generated by the data center will be directed towards financing essential public infrastructure, creating favorable conditions for revitalization, and ensuring sustained business growth within the city, while enhancing the city's appeal to high-tech industries. The project is expected to generate employment opportunities, strengthen the city's technological presence, and foster a robust business environment.

According to the 2021 Southeast Development Strategy (the “Strategy”), the Southeast Quadrant currently has the smallest share of commercial development among the four Quadrants and lags behind in many socioeconomic statistics. Constructing a substantial project, such as the proposed data center, has the potential to stimulate additional investment. However, the success of reinvestment relies on the availability of adequate infrastructure, either already in place or capable of being installed, and real estate ready for development or redevelopment.

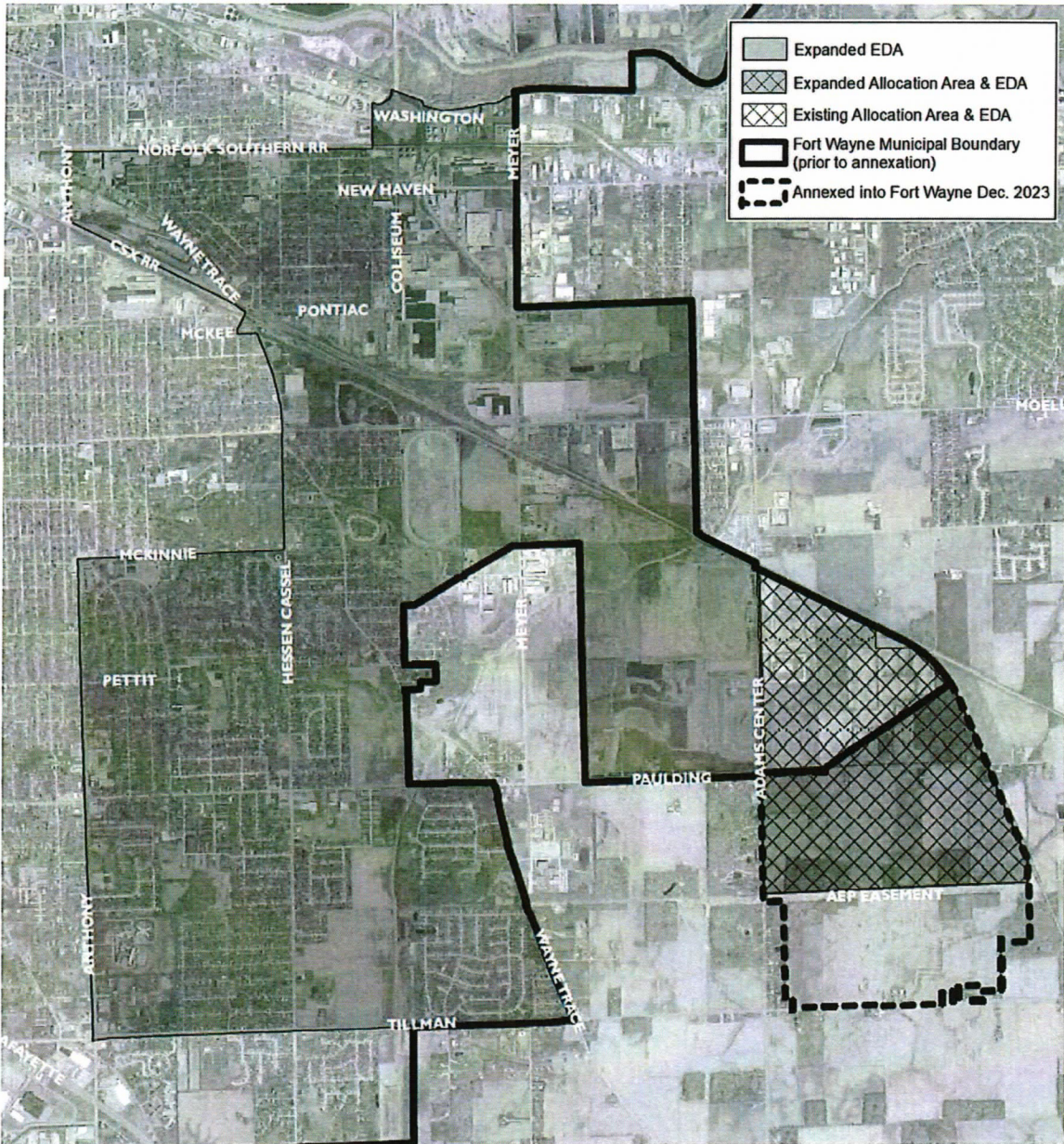
Amendment I to the EDA includes the following actions:

1. Expansion of the Allocation Area, as that term is defined in IC-36-7-14, to include approximately 418 acres of real estate recently annexed into the City of Fort Wayne, located south of the existing EDA, where the project would be constructed (“Expanded Allocation Area”). New real estate taxes generated within the Allocation Area can be utilized by the Redevelopment Commission to fund public improvements within or serving the EDA.
2. Expansion of the EDA to encompass a portion of the Southeast Quadrant of the city (“Expanded Economic Development Area” or “Expanded EDA”). This expansion allows new taxes generated by the project and tax increment generated within the existing and Expanded Allocation Area to be leveraged over a broader geographic area. A map of the expanded Allocation Area and EDA is located in Section II of this Plan

In alignment with the Strategy, this Redevelopment Plan prioritizes the promotion of high-quality employment opportunities throughout the EDA. The expanded EDA encompasses diverse commercial and industrial zones, ranging from underdeveloped regions along Adams Center Road to aging industrial spaces surrounding the former International Harvester campus.

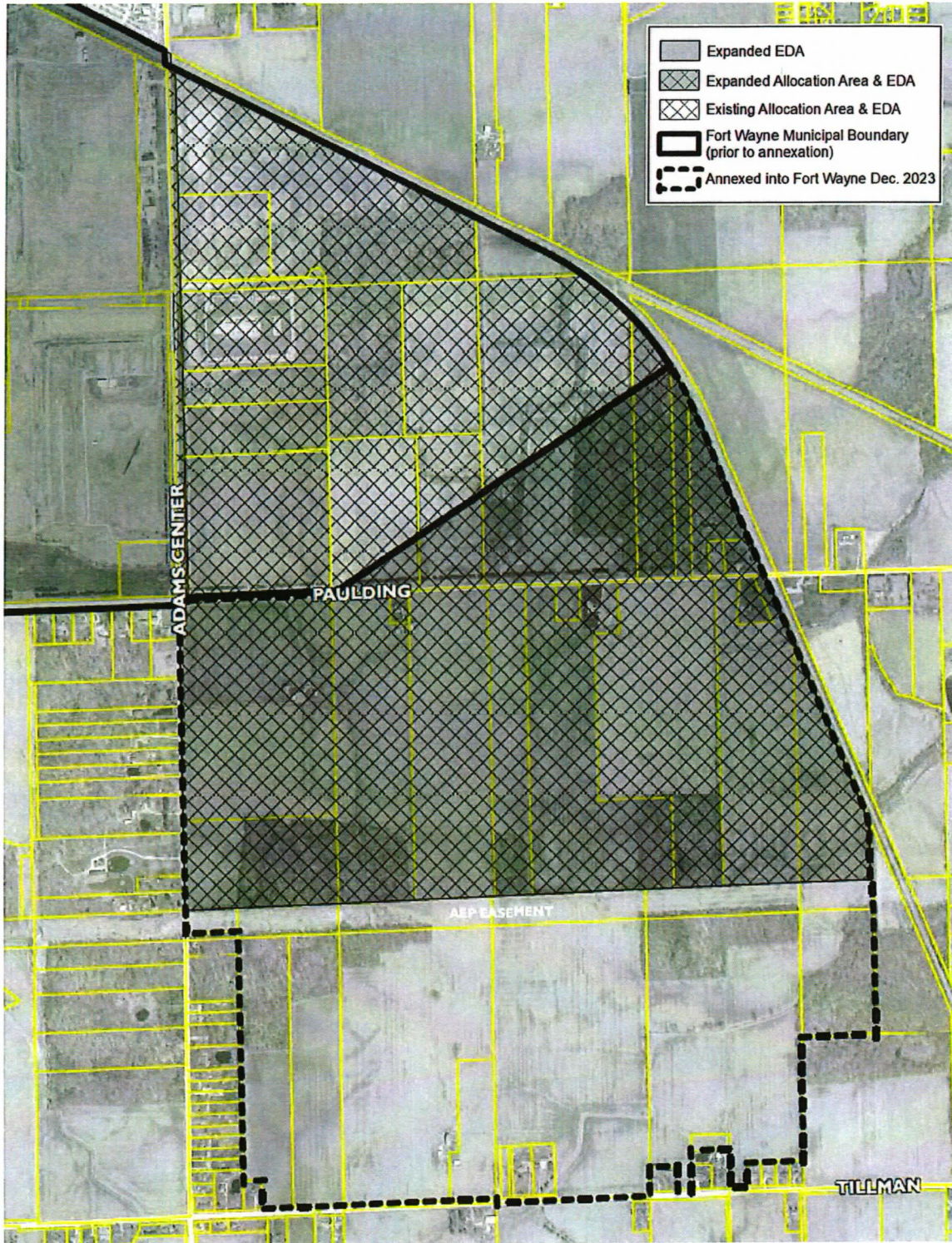
II. BOUNDARY DESCRIPTION

The Amendment Area is comprised of an enlargement of both the existing Allocation Area (area where tax increment can be collected), and the existing Economic Development Area (area where tax increment can be spent). The Expanded Allocation Area encompasses approximately 418 acres. The Expanded EDA includes all of the new Allocation Area, plus approximately 4,587.75 additional acres. A detailed boundary description can be found in [Exhibit A](#).



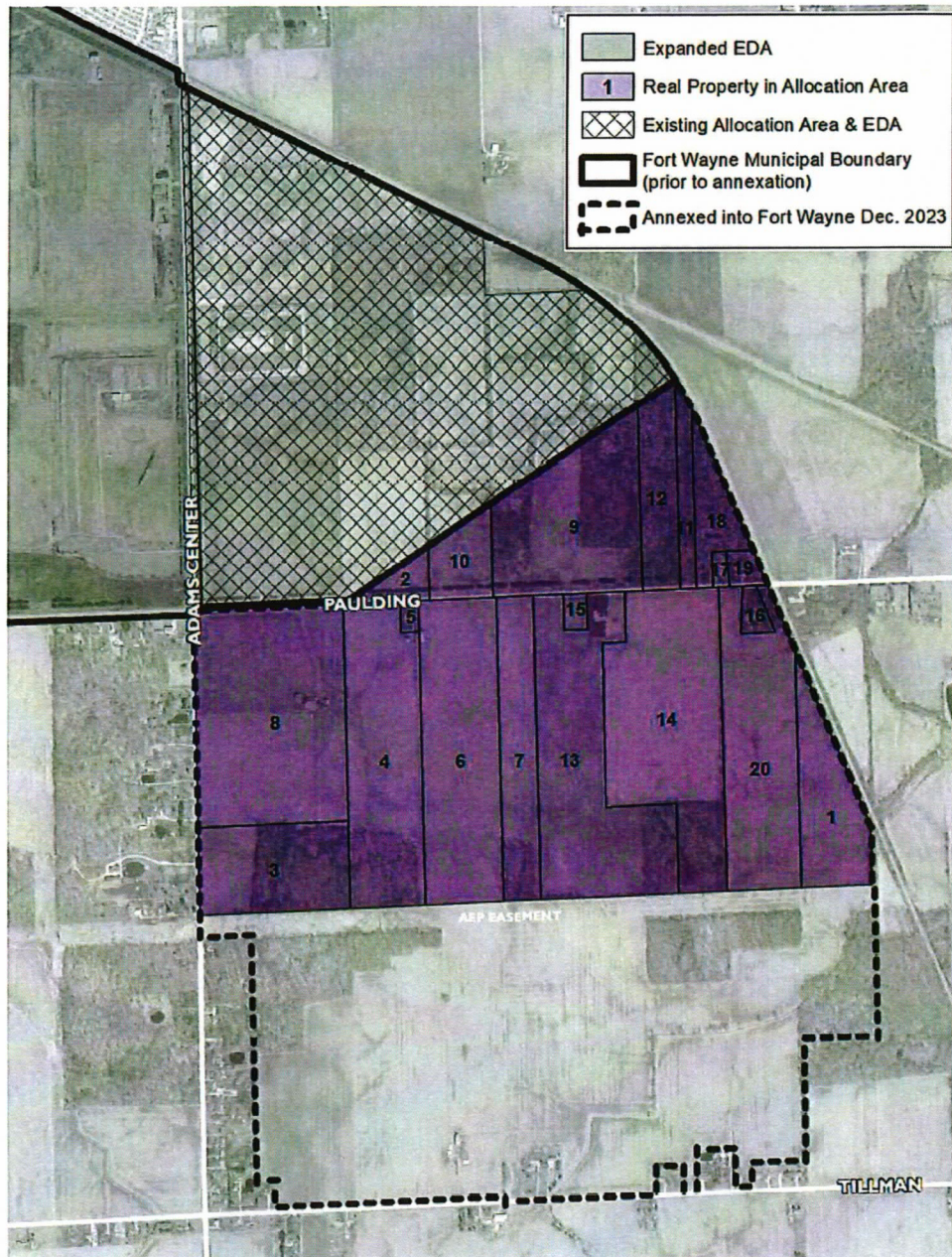
REDEVELOPMENT COMMISSION

The following map displays a more detailed view of the Expanded Allocation Area.



III. REAL PROPERTY WITHIN THE ALLOCATION AREA

The following map depicts real property within the Expanded Allocation Area. Detailed parcel data corresponding with the parcel reference numbers displayed below is contained in Exhibit B. Assessed values represent an assessment date of January 1, 2023, which are the most recent data available. However, because the Declaratory Resolution was adopted in 2024, base assessment date shall be January 1, 2024. Ownership information is current as of November 1, 2023. The gross assessed value of real estate in the Expanded Allocation Area is \$1,729,100.



**IV. REDEVELOPMENT PROJECT SUMMARY**

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Amendment I to the EDA continues the Commission’s role in the development of the Adams Township Industrial EDA and could catalyze additional growth and investment within the Existing and Expanded EDA.

In collaboration with the Commission and the community’s economic development partners, a private company has proposed a cutting-edge data center campus on land within the Existing and Expanded EDA. The proposed project encompasses up to 12 data center facilities, along with ancillary structures like offices and maintenance equipment. This initiative aligns with the planned character for Economic Development Transitional Areas, specifically targeting technology and limited-intensity industrial activities.

The initial phase is anticipated to feature one or two data center buildings, requiring 18 to 24 months for construction and activation.

Highlighting the project as a catalyst for economic growth, data center campuses of this scale are predicted to have a considerable impact on the local economy. According to a report from the US Chamber of Commerce Technology Engagement Center, a 5x effect multiplier for data center jobs is anticipated. Essentially, for each job created within the data center, five additional jobs within the local community would be created. In addition, a Price Waterhouse Cooper report notes a 17% increase in direct employment in the data center sector from 2017-2021, significantly outpacing the overall US employment growth rate.

In terms of transportation infrastructure, the property enjoys accessibility through existing public roads, including Adams Center Road and Tillman Road, both capable of accommodating the limited increase in traffic generated by the project. It is noteworthy that, due to the size of the campus, Paulding Road would be vacated within the Expanded EDA east of Adams Center Road. The average daily traffic volumes on other surrounding roads indicate sufficient capacity for the proposed development. The overall benefits of this data center project extend beyond its immediate construction phase, promising economic growth and job creation for the community.

**V. RELOCATION OF RESIDENTS AND BUSINESSES**

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No resident or business relocation is necessary to implement this plan.

**VI. ENVIRONMENTAL CONCERNS**

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Because the Expanded EDA includes older portions of the city that have accommodated multiple uses since their initial development and due to the large geographic area and myriad property owners, a comprehensive statement of environmental conditions in the Expanded EDA is not available at this time.

## REDEVELOPMENT COMMISSION

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However, it is likely that some environmental issues may be encountered during redevelopment, as portions of the Expanded EDA included areas that formerly accommodated heavy industry, especially around the former Harvester campus, while commercial corridors contained uses such as gas stations and dry cleaners. Redevelopment of the Amendment Area will require further study, and may require remediation in conjunction with redevelopment efforts. Site evaluation and remediation are among the anticipated redevelopment activities described in Section X of this plan.

## VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

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**Comprehensive Plan:** Designation of this area as an EDA is supported by the comprehensive plan.

The Expanded Allocation Area was identified as a Potential Economic Development Growth Area due to factors such as available utility infrastructure, land, scalability, and a qualified workforce. Fort Wayne City Utilities is prepared to meet water and sewer service demands, with preliminary plans for water and sewer main extensions triggered by the project's needs.

Supporting documents underscore the strategic placement of the project site, identified as a production center and economic development transition area in the All in Allen Plan. The parcels identified in the All in Allen plan designate the Expanded EDA as an area of targeted outward growth. The zoning and land use of the development is also supported in the adopted SE Strategy plan.

The following policies from the comprehensive plan most directly support this Plan:

*Land Use and Development SE Strategy – Zoning classifications should be compatible with existing land uses and development patterns in development areas.*

*Land Use and Development 2.3 – Encourage development and redevelopment in areas within the Targeted Growth Areas that are served by adequate water, sewer, and transportation infrastructure.*

*Economic Development 1.3 – Support and expand growing sectors and attract new businesses in pursuit of a strong, diversified economy.*

*Economic Development 4.2.2 – Attract and grow high-wage jobs in technology-driven growth industries.*

**Land Use & Zoning:** The Amendment Area is located in the I3 Intensive Industrial Zoning District, the I2 General Industrial District and the BTI Business, Technology, and Industrial Park District. The I3 Intensive Industrial district is intended to provide areas for intense industrial uses such as fabricating, manufacturing, processing, extraction, heavy repair and dismantling industries where outside operations and storage areas may be required. The I2 General Industrial district is intended to provide areas for assembly, distribution, fabricating, manufacturing, and processing industries where the operation is enclosed within a building and conducted in such a manner that no adverse impacts are created or emitted outside of the building(s). The BTI Business, Technology, and Industrial Park districts are intended to create areas for the development of limited intensity assembly, fabrication, office, medical, technology, and

## REDEVELOPMENT COMMISSION

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research facilities, including corporate campus and similar development, with quality, integrated architectural and site design which is compatible with adjacent development and creates minimal impacts outside of the buildings.

The proposed project encompasses up to 12 data center facilities, along with ancillary structures like offices and maintenance facilities. Data centers are permitted uses in all three zoning districts, and are consistent with the uses anticipated within Economic Development Transitional Areas as described on page 91 of the comprehensive plan, specifically “technology” and limited-intensity industrial.

### VIII. EXISTING PUBLIC INFRASTRUCTURE

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In the case of water utility infrastructure, Fort Wayne City Utilities (“FWCU”) has adequate capacity available to serve the general area in which the Project is located, as well as the use itself. There are currently public water mains in the northwest portion of the said area along Adam Center Road.

FWCU also has adequate treatment capacity available to provide sewer service to the area in which the Project is proposed to be located. There are currently public gravity sewer mains in the northwest portion of the said area and a sewer force main along Adam Center Road. Although capacity exists on a system-wide level, certain water and sewer upgrades may be required to support the Project. Those improvements are identified in Section X.

In respect to transportation infrastructure, access to the Project area is supported by existing public roads including, without limitation, Adams Center Road and Tillman Road, both of which have capacity to absorb the limited increase in traffic attributable to the Project. Adams Center Road experiences an average daily traffic volume, between Tillman Road and E. Paulding Road, of 6,100. Tillman Road experiences an average daily traffic volume, between Hartzell Road and Adams Center Road, of 3,000.

The expanded EDA is generally located in a fully-developed portion of the city so public infrastructure is generally available. Potential public improvements to facilitate redevelopment of the EDA are described in Section X hereof.

### IX. FLOODPLAIN AND WETLANDS

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The Expanded Allocation Area is not located in a Flood Hazard Area; however, a portion of the land has freshwater forested/shrub and freshwater emergent wetlands present. Portions of the Expanded EDA are located in Flood Hazard Areas, in particular the real estate surrounding the Trier Ditch. A map of the Flood Hazard Areas is contained in Exhibit C.

## X. POTENTIAL REDEVELOPMENT PROJECTS

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The following redevelopment projects have been identified for redevelopment of the Expanded EDA. It is intended that the Redevelopment Commission use this list as a guide of the types of projects that could be undertaken, rather than as an explicit list.

To account for barriers that may arise as redevelopment progresses, some projects could require the use of one or more of the redevelopment activities described in Indiana Code §36-7-14. This includes, but is not limited to strategic property acquisition, demolition, and remediation. In addition, projects may require professional design engineering, consulting services, and traffic management.

Redevelopment of the Expanded EDA will be accomplished through the implementation of the following projects. Cost estimates are included where possible, but estimates are not available for many of the projects because the scope is not known at this time.:

- South Anthony Boulevard reconstruction, from McKinnie Avenue to US-27, including road reconstruction with reduced traffic lanes, new pedestrian infrastructure, landscaping, and associated improvements. \$6,000,000;
- Paulding Road reconstruction, from Anthony Boulevard to Hessen Cassell Road, including road reconstruction with reduced traffic lanes, new pedestrian infrastructure, landscaping, and associated improvements. \$2,500,000;
- Tillman Road reconstruction, from Anthony Boulevard to Hessen Cassell Road, including road reconstruction with reduced traffic lanes, new pedestrian infrastructure, landscaping, and associated improvements. \$2,500,000;
- Edsall Avenue reconstruction, from Pontiac St to New Haven Ave. \$1,500,000;
- Widening of Adams Center Road between Highway 930 and I-469, in collaboration with the City of New Haven and the Allen County Highway Department. \$25,000,000 for the City portion.
- Railroad grade separation at the intersection of Anthony Blvd and the Norfolk Southern Railroad near the intersection of Anthony Blvd and Wayne Trace;
- Other transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers;
- Water mains and other infrastructure that would provide the base distribution network for the area around the project, including a planned 16" water main extension south along Adams Center Road to Tillman Road. Implementation of the plan or parts of the plan would likely be triggered by need/demand that would be generated by the Project, and other future development;
- Sewers and other infrastructure that would provide the base collection system for the area around the project, including a planned 36" gravity sewer extension south along Adams Center Road to Paulding Road. Implementation of the plan or parts of the plan would likely be triggered by need/demand that would be generated by the Project, and other future development;

## REDEVELOPMENT COMMISSION

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- Other utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, lift stations, waste water lines, storm water lines, retention ponds, ditches, culverts, and storm water basin improvements;
- Due diligence and other pre-development investigations to assess viability of public and private projects. This typically includes, but is not limited to title work, environmental assessments, geotechnical investigations, market studies and traffic impact studies;
- Environmental remediation and other corrective pre-development measures;
- Construction of public infrastructure to support private development. The nature and cost of new public infrastructure will depend largely on the scope of the project and on the condition and location of the public infrastructure currently serving the site. Public infrastructure could include, but is not limited to roads, curbs, sidewalks, streetlights, utilities, stormwater management, electricity, broadband, natural gas, and potentially public spaces such as parks or playgrounds;
- Public infrastructure and façade improvements to support redevelopment or adaptive reuse of underutilized or vacant buildings, and demolition and site preparation where reuse is not feasible;
- Six Mile Creek Trail, from intersection of Tillman Rd and Lemar Dr, to intersection of Adams Center Road and Sieler Road (cost depends on route);
- Grants for educational and/or workforce training purposes as provided under IC §36-7-25-7;
- Strategic property acquisition necessary for the implementation of the goals of this plan;
- 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 Expanded EDA cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities.

### **XI. PROPERTY TO BE ACQUIRED**

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At this time, the Redevelopment Commission has no specific plans to acquire property within the Expanded EDA. However, strategic property acquisition may be necessary to implement parts of this plan.

### **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.

**EXHIBIT A:**

**Boundary Description of Expanded Allocation Area**

Beginning at the northwest corner of Parcel ID: 02-13-27-100-001.001-077 (located approximately at the intersection of the centerlines of Adams Center Road and Paulding Rd, adjacent to the southern boundary of the existing Economic Development Area), thence continuing east along the northern property line of said parcel, thence continuing east along the northern property line of Parcel ID: 02-13-27-100-001.000-039 to the southern corner of Parcel ID: 02-13-22-300-006.001-041, thence continuing north to the northwest corner of said parcel, thence continuing east to the eastern corner of said parcel, thence continuing northeast along the northern property line of 02-13-22-300-008.000-041 to the northeast corner of said parcel, thence continuing northeast approximately 662 feet along the northern property line of Parcel ID: 02-13-22-300-009.000-041 to the northeast corner of said parcel, thence continuing northeast approximately 1,561 feet along the northern property line of Parcel ID: 02-13-22-400-003.000-041 to the northeast corner of said parcel, thence continuing northeast approximately 387 feet along the northern property line of 02-13-22-400-004.000-041 to the northeast corner of said parcel to the point of intersection of said parcel with the CSX Railroad right-of-way (Parcel ID: 02-13-22-501-002.000-041), thence continuing southeast, generally, along the southern/western boundary of the CSX Railroad right-of-way a distance of approximately 4,280 feet to the northern extent of Parcel ID: 02-13-26-300-003.000-039, thence continuing south, generally, to the point of intersection of said parcel and the southeast corner of Parcel ID: 02-13-26-100-003.000-039, thence continuing west along the northern extent of series of parcels owned by Indiana Michigan Power Company (From east to west, Parcel IDs: 02-13-26-300-001.000-039, 02-13-27-426-001.000-039, 02-13-27-401-001.000-039, 02-13-27-326-001.000-039, 02-13-27-301-010.000-039, and 02-13-27-301-001.000-039) a distance of approximately 5,944 feet to the southwest corner of Parcel ID: 02-13-27-100-002.000-039, thence continuing north along the western property line of said parcel to the northwest corner of said parcel, thence continuing north along the west property line of Parcel ID: 02-13-27-100-001.000-039 to the northwest corner of said parcel, thence continuing north along the west property line of Parcel ID: 02-13-27-100-001.001-077 to the Point of Beginning. Comprising approximately 418 acres.

**Boundary Description of Expanded Economic Development Area**

Beginning at the northeast corner of the right-of-way boundary at the intersection of Adams Center Road and East Paulding Road, thence continuing north approximately 2,613 feet along the eastern extent of the Adams Center Road right-of-way boundary to the southeast corner of the right-of-way boundary at the intersection of Adams Center Road and Logistics Drive, thence continuing north approximately 86 feet following the trajectory of the eastern right-of-way boundary of Adams Center Road to the northeast corner of the right-of-way boundary at the intersection of Adams Center Road and Logistics Drive, thence continuing north approximately 1,810 feet along the eastern extent of the Adams Center Road right-of-way boundary to the southeast corner of the right-of-way boundary at the intersection of Adams Center Road and Railroad CSX Line Code 3102, thence continuing northwest approximately 41 feet along the southern right-of-way boundary of Railroad CSX Line Code 3102 to a point of intersection with the eastern extent of the right-of-way boundary of Adams Center Road, thence continuing north approximately 112 feet along the eastern extent right-of-way boundary of Adams Center Road/Maplecrest Road to a point of intersection with the northern right-of-way boundary of Railroad CSX Line Code 3102, thence continuing northwest approximately 1,523 feet along the northern extent of the right-of-way boundary of Railroad CSX Line Code 3102 to southwest corner of Parcel ID: 02-13-16-400-006.000-041, thence continuing north approximately 2,546 feet along the western extent of the property line of said parcel to the southwest corner of Parcel ID: 02-13-16-200-008.000-041, thence continuing north approximately 884 feet along the western extent of the property line of said parcel to the southwest corner of Parcel ID: 02-13-16-200-005.000-041, thence continuing north approximately 65 feet along the western extent of the property line of said parcel to the southwest corner of Parcel ID: 02-13-16-200-004.001-041, thence continuing north approximately 60 feet along the western extent of the property line of said parcel to the southwest corner of Parcel ID: 02-13-16-200-004.000-041, thence continuing north approximately 1,638 feet along the western extent of the property line of said parcel to the northeast corner of Parcel ID: 02-13-16-100-003.000-077 , thence continuing west approximately 3,923 feet along the trajectory of the northern extent of the property line of said parcel to the northwest corner of Parcel ID: 02-13-16-100-001.000-077, thence continuing north approximately 790 feet along the western extent of the property lines of Parcel IDs: 02-13-16-100-001.000-077, 02-13-09-351-006.000-041, 02-13-09-351-004.000-041 and 02-13-09-351-003.000-041 to the northwest corner of Parcel ID: 02-13-09-351-003.000-041, thence continuing north following that trajectory approximately 3,916 feet to the southeast corner of Parcel ID: 02-13-05-503-001.000-077, thence continuing southwest approximately 23 feet along the property line to the

REDEVELOPMENT COMMISSION

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northeast corner of Parcel ID: 02-13-08-200-014.000-077, thence continuing west approximately 208 feet along the northern extent of said parcel to the northeast corner of Parcel ID: 02-13-08-200-013.000-077, thence continuing west approximately 1,796 feet along the northern extent of all adjacent parcels along the Old Maumee Road right-of-way to a point of intersection with the northwest corner of Parcel ID: 02-13-08-200-007.000-077 and Parcel ID: 02-13-08-501-001.000-077, thence continuing northwest approximately 140 feet along the eastern extent of the property line of Parcel ID: 02-13-08-501-001.000-077 to the northeast corner of said parcel, thence continuing northwest approximately 336 feet along the northern extent of the property line of said parcel to a point of intersection with Parcel ID: 02-13-05-503-001.000-077, thence continuing northwest approximately 368 feet along the southern extent of Parcel ID: 02-13-05-503-001.000-077 to the northeast corner of Parcel ID: 02-13-08-126-001.000-070, thence continuing south approximately 99 feet along the eastern extent of the property line to the southeast corner of said parcel, thence continuing south approximately 40 feet following the trajectory of the eastern extent of said parcel to a point of intersection with the northern extent of Parcel ID: 02-13-08-129-011.000-070, thence continuing west approximately 25 feet along the property line to the northern most corner of said parcel, thence continuing west approximately 430 feet along the northern extent of the property line to the northwest corner of said parcel, thence continuing south approximately 922 feet along the western extent of the property line to the southwest corner of said parcel, thence continuing south approximately 100 feet following the trajectory of the western extent of Parcel ID: 02-13-08-129-011.000-070 to a point of intersection with the southern extent of the property line of Parcel ID: 02-13-08-503-001.000-070, thence continuing west approximately 2,094 feet along the southern extent of the property line to the southwest corner of said parcel, thence continuing west approximately 4,785 feet following the trajectory of the southern extent of said parcel to a point of intersection with the western extent of the South Anthony Boulevard right-of-way boundary, thence continuing south approximately 1,505 feet along the western extent of the South Anthony Boulevard to a point of intersection with the northern extent of Parcel ID: 02-13-07-501-001.000-074, thence continuing southeast approximately 4,398 feet along the northern extent of the property line of said parcel to a point of intersection with Parcel ID: 02-13-07-330-001.000-074, thence continuing east approximately 88 feet along the southern extent of the property line of Parcel ID: 02-13-07-330-001.000-074 to the southernmost corner of said parcel and the point of intersection with the western extent of the right-of-way boundary of Pioneer Street, thence continuing southwest approximately 81 feet along the western extent of the right-of-way boundary of Pioneer Street to a point of intersection with Parcel ID: 02-13-17-501-001.000-077, thence continuing southwest approximately 51 feet along the

## REDEVELOPMENT COMMISSION

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property line to the corner of said parcel that is at the intersection of Pioneer Street and Pontiac Street, thence following the trajectory of the property line approximately 82 feet to the easternmost corner of Parcel ID: 02-13-18-226-003.001-074, thence continuing southwest approximately 93 feet along the eastern extent of the property line of said parcel to the easternmost corner of Parcel ID: 02-13-18-226-003.000-074, thence continuing southwest approximately 92 feet along the eastern extent of the property line of Parcel ID: 02-13-18-226-003.000-074 to the easternmost corner of Parcel ID: 02-13-18-226-004.000-074, thence continuing south approximately 91 feet along the property line of Parcel ID: 02-13-18-226-004.000-074 to the southeast corner of said parcel, thence following the trajectory of the property line of said parcel approximately 45 feet to the southwest corner of the right-of-way boundary at the intersection of McKee Street and Adams Street, thence continuing east approximately 438 feet along the southern extent of the right-of-way boundary of McKee Street to the southwest corner of the right-of-way boundary at the intersection of McKee Street and Wayne Trace, thence continuing southeast approximately 4,837 feet along the western extent of the right-of-way boundary of Wayne Trace/Hessen Cassel Road to the northwest corner of the right-of-way boundary of McKinnie Avenue and Hessen Cassel Road, thence continuing west approximately 4,516 feet along the northern extent of the right-of-way boundary of McKinnie Avenue to the northeast corner of the of the right-of-way boundary at the intersection of McKinnie Avenue and South Anthony Boulevard, thence following the trajectory of the northern right-of-way boundary of McKinnie Avenue approximately 100 feet to the western extent of the South Anthony Boulevard right-of-way boundary, thence continuing south approximately 10,578 feet along the western extent of the South Anthony Boulevard to the northwest corner of the right-of-way boundary at the intersection of South Anthony Boulevard and Tillman Road, thence continuing southwest approximately 95 feet to the to the southwest corner of the right-of-way boundary at the intersection of South Anthony Boulevard and Tillman Road, thence continuing east approximately 122 feet to the to the southeast corner of the right-of-way boundary at the intersection of South Anthony Boulevard and Tillman Road, thence continuing east approximately 10,765 along the southern extent of the right-of-way boundary of Tillman Toad to the southeast corner of the right-of-way boundary at the intersection of Tillman Road and Wayne Trace, thence continuing northwest approximately 5,607 feet along the eastern extent of the right-of-way boundary of Wayne Trace to the northeast corner of the right-of-way boundary at the intersection of Wayne Trace and Paulding Road, thence continuing west approximately 1,939 feet along the northern extent of the right-of-way boundary of Paulding Road to a point of intersection with the Fort Wayne city limits boundary and Parcel ID: 02-13-20-376-001.000-070, thence continuing northerly approximately 3,901 feet along the

## REDEVELOPMENT COMMISSION

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Fort Wayne city limits boundary to the northwest corner of South Bueter Avenue and East Sherwood Terrace, thence continuing north and east approximately 4,182 along the Fort Wayne city limits boundary to the northwest corner of Parcel ID: 02-13-21-100-006.000-077, thence continuing south approximately 5,236 feet along the city limit boundary to a point of intersection with the northern extent of the right-of-way boundary of Paulding Road, thence following the trajectory of the Fort Wayne city limits boundary approximately 80 feet to the southern extent of the right-of-way boundary of Paulding Road, thence continuing east approximately 3,937 feet along the southern extent of the right-of-way boundary of Paulding Road to the southwest corner of the right-of-way boundary at the intersection of Paulding Road and Adams Center Road, thence following the same trajectory approximately 50 feet to a point of intersection with the eastern extent of the right-of-way boundary of Adams Center Road, thence continuing north approximately 10 feet to the southeast corner of the right-of-way boundary at the intersection of Adams Center Road and Paulding Road, thence continuing east approximately 57 feet along the southern extent of the right-of-way boundary of Paulding, thence continuing north approximately 60 feet following the trajectory of the eastern extent of the right-of-way boundary of Adams Center Road to the northeast corner of the intersection of the right-of-way boundary at the intersection of Adams Center Road and Paulding Road; also being the point of beginning.

AND

The land within the previously described Expanded Allocation Area

Together comprising approximately 4,587.75 acres.

REDEVELOPMENT COMMISSION

**EXHIBIT B:**

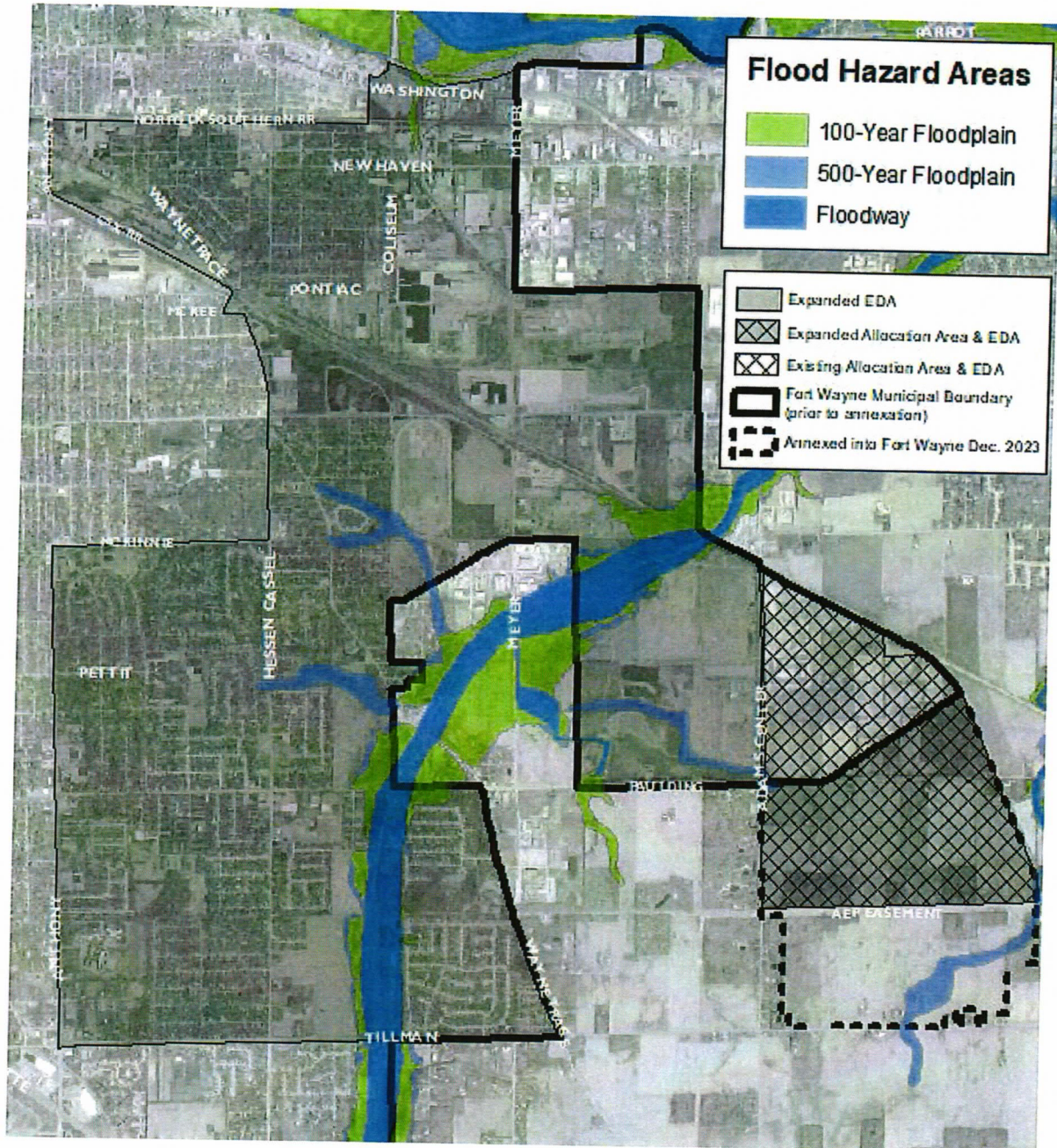
**REAL PROPERTY IN THE AMENDMENT AREA**

Assessed Values as of January 1, 2023. Actual base assessed values are based upon an assessment date of January 1, 2024.

Ownership information updated November 1, 2023.

Map Reference	Property ID Number	Property Address	Area (ac)	Land Value (\$)	Improvement Value (\$)	Total Assessed Value (\$)	Owner
1	02-13-26-100-003.000-039	7600 E PAULDING RD	18.82	31700	0	31700	GERARDOT GARY M
2	02-13-22-300-008.000-041	6703 E PAULDING RD	4.96	0	0	0	Fort Wayne Redevelopment
3	02-13-27-100-002.000-039	6401 ADAMS CENTER RD	22.98	21300	0	21300	Bulmahn Ronald A & Janet K
4	02-13-27-100-003.000-039	6700 E PAULDING RD	38.94	58700	14800	73500	Zelt Ira E & Carol Jane
5	02-13-27-100-004.000-039	6810 E PAULDING RD	1.06	28700	196000	224700	Zelt Milton Dale & Wightman Michelle
6	02-13-27-100-005.000-039	6900 E PAULDING RD	40	73500	1600	75100	Zelt Ira E & Carol Jane
7	02-13-27-200-001.000-039	7000 E PAULDING RD	20	31900	0	31900	Zelt Ira E & Carol Jane
8	02-13-27-100-001.000-039	6015 ADAMS CENTER RD	56.99	124900	115500	240400	Bulmahn Ronald A & Janet K
9	02-13-22-400-003.000-041	7031 E PAULDING RD	37.27	0	0	0	Fort Wayne Redevelopment
10	02-13-22-300-009.000-041	7031 E PAULDING RD	8.26	15900	0	15900	Fort Wayne Redevelopment
11	02-13-22-400-005.000-041	7301 E PAULDING RD	5.3	28600	0	28600	Spencerville Farms LLC
12	02-13-22-400-004.000-041	7401 E PAULDING RD	12.68	0	0	0	Fort Wayne Redevelopment
13	02-13-27-200-004.000-039	7236 E PAULDING RD	48.25	110600	258200	368800	Widenhoefer Duane & Nila J
14	02-13-27-200-005.000-039	7300 E PAULDING RD	49.752	75200	0	75200	Widenhoefer Gary L & Sue A
15	02-13-27-200-003.000-039	7200 E PAULDING RD	1.5	2500	0	2500	Widenhoefer Duane & Nila J
16	02-13-27-200-006.001-039	7434 E PAULDING RD	2	34100	101800	135900	Hallgren Kenneth W & Casey A
17	02-13-22-400-007.000-041	7607 E PAULDING RD	0.96	4700	0	4700	Herring Cindy M
18	02-13-22-400-006.000-041	7531 E PAULDING RD	10.6	57800	0	57800	MCBRIDE RICHARD S & ANDREA M
19	02-13-22-400-008.000-041	7619 E PAULDING RD	2.04	33500	241200	274700	Herring Cindy M
20	02-13-27-200-006.000-039	E PAULDING RD	37	66400	0	66400	GERARDOT GARY M
				800,000	929,100	1,729,100	

**EXHIBIT C:**  
**FLOODPLAIN MAP**



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

**APPROVING REDEVELOPMENT COMMISSION  
DECLARATORY RESOLUTION 2024-09  
FOR ESTABLISHING AMENDMENT I TO THE  
ADAMS TOWNSHIP ECONOMIC DEVELOPMENT AREA**

WHEREAS, on February 12, 2024, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution 2024-09, for the purpose of establishing Amendment I to the Adams Township Economic Development 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

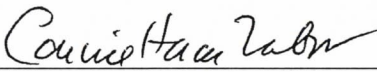
WHEREAS, after having been duly considered, the Plan Commission determined that the Declaratory Resolution, redevelopment plan and related support documents conform to the plan of development for the City of Fort Wayne;

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

1. Redevelopment Commission Declaratory Resolution 2024-09, 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 Sept. 16, 2024

**CITY OF FORT WAYNE PLAN COMMISSION**

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

  
\_\_\_\_\_  
Benjamin J. Roussel, Secretary



# COMMUNITY DEVELOPMENT

*Vibrant. Prosperous. Growing.*

Sharon Tucker, Mayor

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

260 427-1127 [fwcommunitydevelopment.org](http://fwcommunitydevelopment.org)

September 18, 2024

## MEMO

**To:** City of Fort Wayne Common Council  
**Copy:** Jonathan Leist, Community Development Director  
**From:** Joe Giant, Redevelopment Administrator, 260-427-2144  
**Re:** **Amendment I to the Adams Township Industrial Redevelopment Project Area and Economic Development 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 2024-09, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on February 12, 2024, for the purpose of amending the Adams Township Industrial Redevelopment Project Area and Economic Development Area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated September 16, 2024, wherein the Plan Commission determined that Declaratory Resolution 2024-09 and the redevelopment plan conform to the plan of development of the City of Fort Wayne.

The Redevelopment Commission hereby requests that the Common Council consider and approve the approvals of the Fort Wayne Redevelopment Commission and Fort Wayne Plan Commission, and that the Common Council determine that the geographic area described in Declaratory Resolution 2024-09 is a new allocation area within the Adams Township Industrial Redevelopment Project Area and Economic Development Area.

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

If you have any questions, please contact me at 260-427-2144 or [joe.giant@cityoffortwayne.org](mailto:joe.giant@cityoffortwayne.org).

*An Equal Opportunity Employer*



## **DIGEST SHEET**

**TITLE OF RESOLUTION.** A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2024-09 concerning Amendment I to the Adams Township Industrial Economic Development Area

**DEPARTMENT REQUESTING RESOLUTION.** Community Development / Redevelopment

**SYNOPSIS OF RESOLUTION.** Expansion of the Allocation Area to include approximately 418 acres of real estate, which includes a portion of the Google Data Center project, and expansion of the Economic Development Area (the "EDA") to encompass a large portion of the Southeast Quadrant of the City. This expansion allows new taxes generated by the project and tax increment generated within the existing and Expanded Allocation Area to be leveraged over a broader geographic area.

**EFFECT OF PASSAGE.** Passage of the resolution reduces the burden on taxpayers, by producing an additional revenue stream to fund future infrastructure enhancements in order to attract additional private investment. In alignment with the Southeast Strategy, this Resolution prioritizes the promotion of high-quality employment opportunities throughout the EDA. The expanded EDA encompasses diverse commercial and industrial zones, ranging from underdeveloped regions along Adams Center Road to aging industrial spaces surrounding the former International Harvester campus. Potential projects which have been identified for redevelopment include without limitation: South Anthony Blvd, Paulding Road, Tillman Road, and Edsall Avenue road reconstruction, Adams Center road widening, railroad grade separation at Anthony and Wayne Trace, other transportation enhancement projects, water, sewer, utility, and other public infrastructure improvements, trail construction, and grants for educational and/or workforce training purposes.

**EFFECT OF NON-PASSAGE.** The public infrastructure improvements required to support redevelopment of the EDA will not occur within the timeframe necessary to support the goals in the Redevelopment Plan. This will hinder our ability to support the Southeast Strategy, particularly in terms of strategic property acquisition necessary for future industrial expansion and economic development within the EDA.

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS).** There are no direct costs associated with establishing the EDA. Activities such as the expansion, construction, or reconstruction of public infrastructure are necessary for the successful redevelopment of the area, and the costs associated with such infrastructure is described in the attached Redevelopment Plan. These projects could be funded and/or financed through tax increment generated within the EDA.

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

**BILL NO. R-24-09-22**

**REPORT OF COMMITTEE ON REGULATIONS  
October 1, 2024**

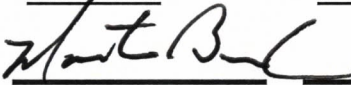


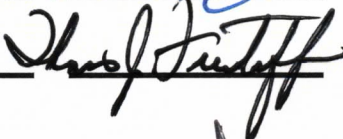
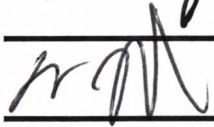
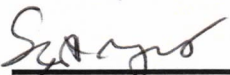
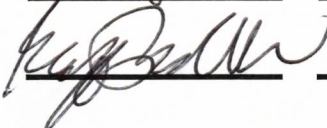
**Scott Myers Chair**

**Michelle Chambers Co-Chair**

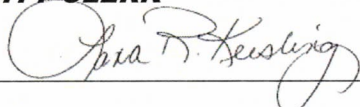
**All Council Members**

A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2024-09 concerning Amendment I to the Adams Township Industrial Redevelopment Project Area and Economic Development 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>BENDER</u>			
<u>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

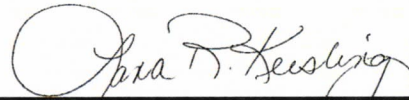
Read the first time in full and on motion by Councilperson Myers.

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<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"/>
MYERS	<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: October 8, 2024



LANA R. KEESLING, CITY CLERK

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

Resolution No. R-24-09-22 on the 8th day of October, 2024

ATTEST:

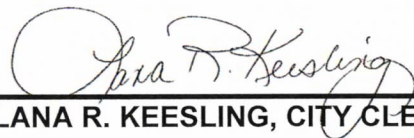


LANA R. KEESLING  
CITY CLERK



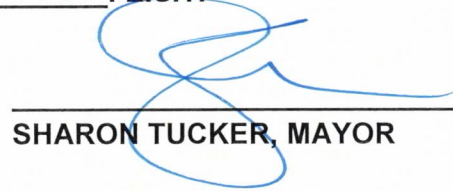
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th of October 2024, at the hour of 9:20 o'clock A.M. E.S.T.



LANA R. KEESLING, CITY CLERK

Approved and signed by me this 9th day of October 2024, at the hour of 11:06 o'clock A.M. E.S.T.



SHARON TUCKER, MAYOR

