

A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2020-38 concerning establishment of the West End 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 August 3, 2020, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 2020-38, attached hereto as Exhibit A, for the purpose of establishing the West End Economic Development Area and tax allocation area ("EDA"); and

WHEREAS, on August 17, 2020, the Fort Wayne Plan Commission considered said Declaratory Resolution 2020-38 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 2020-38 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

Carol Helton, City Attorney

RESOLUTION 2020-38
FORT WAYNE REDEVELOPMENT COMMISSION

DECLARATORY RESOLUTION FOR THE
WEST END
REDEVELOPMENT PROJECT AREA AND ECONOMIC DEVELOPMENT AREA

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 create, attract and retain significant job opportunities, and has further considered the conditions which would prevent such activities from occurring; and

WHEREAS, such investigations, studies and surveys have been made in cooperation with various departments and bodies of the City and have focused on determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, a private developer approached the Commission with plans to construct a new hospital as a replacement for St. Joseph Hospital on the adjacent block to the west (the “Site”), construction of which will require the extension of public infrastructure; and

WHEREAS, the Site is situated in an important location from the standpoint of providing acute medical services to core urban neighborhoods; however, demolition of existing structures, relocation or extension of public infrastructure, and environmental remediation adds substantial cost and complexity to redevelopment efforts and cannot be corrected 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, the Commission’s commitment to redevelopment of the Site and adjoining real estate requires the establishment of an Economic Development Area (“EDA”) and creation of a tax allocation area (“Allocation Area”) pursuant to Indiana Code 36-7-14, in order to fund local public improvements that will support the proposed redevelopment plan; and

WHEREAS, the Commission has investigated the existing public infrastructure in and serving the EDA and has prepared a redevelopment plan, attached hereto as Attachment 1, that will construct or reconstruct public infrastructure as necessary to support redevelopment of the EDA; and

WHEREAS, the Commission has determined that implementation of such redevelopment plan will support construction of needed public improvements and provide for the creation of additional downtown job opportunities and amenities for citizens of the City, and that the public health, safety and welfare will be benefited by the redevelopment of the EDA under the provisions of the Act;

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

1. The foregoing recitals are true and are incorporated herein and made a part hereof.

2. The land within the boundaries described in Attachment 1(A) "Boundary Description, Economic Development Area" of the *Redevelopment Plan for the West End Economic Development Area* ("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 RPA constitutes an EDA in that:
 - A. The plan for the EDA:
 1. *Promotes significant opportunities for the gainful employment of its citizens.* Employment at the new hospital is expected to increase from 320 to 800 full-time equivalent positions compared to the existing hospital. These will largely be high-paying/high-demand jobs such as family practice physicians, consulting specialists, surgeons, nurses, and other medical support specialists.
 2. *Attracts a major new business enterprise to the City.* Lutheran Health Network operates 8 hospitals in Northeast Indiana. The company is shifting to a "network" model which will offer core services at most locations and highly specialized services at strategic locations in order to minimize duplication. The facilities at the new hospital will be largely aligned to meet the needs of the surrounding community.
 3. *Retains or expands a significant business enterprise existing in the boundaries of the City.* St. Joseph Hospital has operated on the corner of Broadway and Main since 1869. Although updates and additions have occurred over the years, adapting to medical and technological advancements and service delivery in an obsolete structure have grown increasingly difficult. Construction of a cutting-edge hospital retains an important downtown service and positions it for decades of future use.
 4. *Meets other purposes of this section and IC 36-7-14-2.5 and IC 36-7-14-43.* The new hospital will complement the aesthetic of the historic West Central neighborhood and create future redevelopment opportunities along the Broadway corridor, thereby supporting revitalization of downtown's west end.
 - B. The plan for the EDA 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.* Modifications to or relocation of public utility systems, including stormwater, potable water, sanitary sewer, gas, electric power, fiber optic, and telecommunications infrastructure must occur to accommodate Site development. In addition, the public streets and sidewalks surrounding the Site have deteriorated far below the standard that exists throughout revitalized portions of downtown;
 2. *Existence of improvements or conditions that lower the value of the land below that of nearby land.* Soil contamination caused by a former business on the Site must be remediated, and demolition of the existing hospital must occur for construction and effective operation of the new hospital.
 3. *Multiple ownership of land.* Land within the Allocation Area and EDA is owned by a single entity; or
 4. *Other similar conditions.* The hospital is embedded in a residential neighborhood, and as such, certain design standards and aesthetic considerations are present that would

not exist in a "greenfield" location. For example, high-quality materials will be used on all sides of the structure, the loading dock will be fully enclosed, and rooftop mechanical equipment will be screened. These improvements do not contribute to the hospital's functionality, but factor significantly into the hospital's compatibility with the surrounding area and increase its cost.

- C. *The public health and welfare will be benefited by accomplishment of the plan for the EDA.* Access to a full-service hospital benefits the public health and welfare of the downtown population. The hospital is located in a medically underserved Census Block Group, meaning that many residents lack access to primary care services. Social determinants of negative health outcomes such as lower average income, lower educational attainment, food insecurity and higher unemployment exacerbate the situation. In addition, approximately 25% of households do not own a car, amplifying the locational importance of the facility. The hospital is also an asset to new downtown residents, many of whom are empty nesters who will have increasing medical needs as they age.
 - D. The accomplishment of the plan for the EDA will be a public utility and benefit as measured by:
 - 1. *The attraction or retention of permanent jobs.* Preliminary estimates indicate that hospital employment will increase from 320 to 800 full-time equivalent positions. Besides the influx of on-site jobs, this large addition to downtown employment will support downtown businesses;
 - 2. *An increase in the property tax base.* The new hospital will have a substantially higher assessed value per square foot, and higher overall assessed value, thereby increasing the property tax base;
 - 3. *Improved diversity of the economic base.* Proximity to health care is an important consideration for prospective residents and is a necessity for the local population. The new hospital is, therefore, essential to the continued development of downtown Fort Wayne as an economically diverse neighborhood; and
 - 4. *Other similar public benefits.* Providing a range of services aligned with community needs in an efficiently designed structure produces less waste and less redundancy, and is more sustainable from both a resource utilization and environmental perspective.
 - E. *The plan for the EDA 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. 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 that confirms or amends and confirms 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 Commission's jurisdiction that is in need of redevelopment.
 - B. The public health and welfare will be benefited by the passage of the declaratory resolution and redevelopment plan.

6. Pursuant to IC 36-7-14-15(c), the Commission, having prepared the Redevelopment Plan for the EDA declares that:
 - A. The EDA is a menace to the social and economic interest of the City of Fort Wayne and its inhabitants;
 - B. It will be of public utility and benefit to acquire the EDA and/or redevelop it pursuant to IC 36-7-14 et seq.; and
 - C. The EDA is designated as a redevelopment project area for purposes of IC 36-7-14.
7. The general boundaries of the EDA 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 EDA; 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), the entire 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. Adoption of the allocation provision in this Resolution will result in new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision, because the operational costs of the hospital would not be sufficient to cover the extraordinary costs related to the Site, thereby rendering redevelopment of the Site financially infeasible.
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 EDA 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 EDA 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 3rd day of August, 2020.

[signature pages follow]

FORT WAYNE REDEVELOPMENT COMMISSION


Christopher Guerin, President

Steve Corona, Secretary

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

BEFORE ME, a Notary Public in and for said State and County, personally appeared Christopher Guerin and Steve Corona, 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.

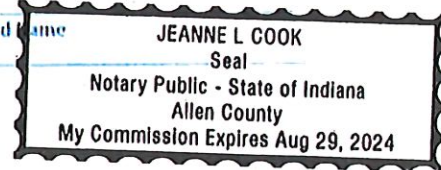
WITNESS my hand and seal this 7 day of August, 2020

My Commission Expires: 8/29/2024

Resident of Allen County


Signature of Notary Public

Printed Name



690084

WITNESS FOR
Christopher Guerin

By:

[Signature]
Signature

Joseph R. Grant
Printed Name

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

BEFORE ME, a Notary Public in and for said State and County, personally appeared Joe Grant,
_____ being known to me to be the person whose name is subscribed as a
witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing
instrument was executed and delivered by Christopher Guerin in the above-named subscribing witness's
presence, and that the above-named subscribing witness is not a party to the transaction described in
the foregoing instrument and will not receive any interest in or proceeds from establishment of the
economic development area that is the subject of the transaction.

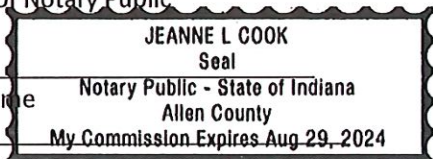
WITNESS my hand and seal this 7 day of August, 2020.

My Commission Expires: 8/29/2024

Resident of Allen County

[Signature]
Signature of Notary Public

Printed Name



690084

WITNESS FOR
Steve Corona

By:

[Handwritten Signature]
Signature

Joseph R. Giant
Printed Name

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

BEFORE ME, a Notary Public in and for said State and County, personally appeared Joe Giant being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Steve Corona in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from establishment of the economic development area that is the subject of the transaction.

WITNESS my hand and seal this 7 day of August, 2020.

My Commission Expires: 8/29/2024

[Handwritten Signature]
Signature of Notary Public

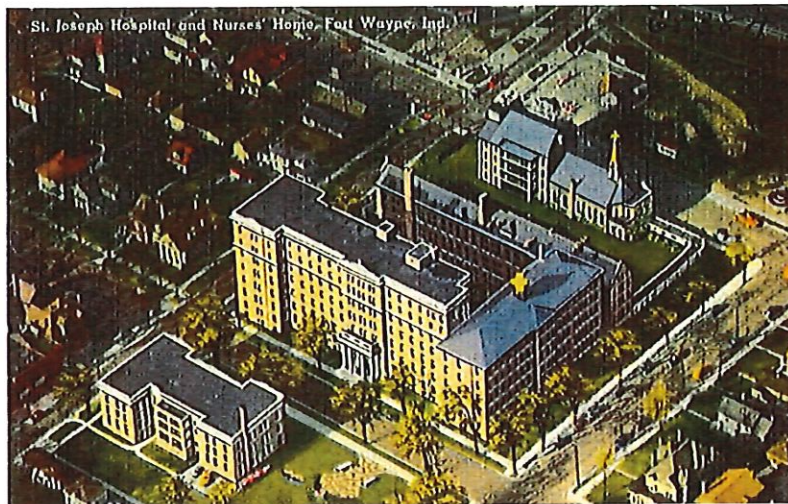
Resident of Allen County

Printed Name JEANNE L COOK
Seal
Notary Public - State of Indiana
Allen County
My Commission Expires Aug 29, 2024

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.*

REDEVELOPMENT PLAN FOR THE WEST END ECONOMIC DEVELOPMENT AREA



St. Joseph Hospital c. 1945; view from south

City of Fort Wayne Redevelopment Commission

August 3, 2020



REDEVELOPMENT COMMISSION

I. OVERVIEW

St. Joseph Hospital is Fort Wayne's first hospital and has been a fixture on the southwest corner of Broadway and Main Street since 1869. The hospital has grown and changed along with the city, with numerous building additions and renovations occurring over the years. However, changes in medical technology, standards of care, and the demographic characteristics (and corresponding medical needs) of the surrounding residents have made expensive and complex adaptations to the existing structure increasingly challenging.

Changes to the medical field have, likewise, affected the way that medical services are delivered. For example, Lutheran Health Network, the healthcare system of which St. Joseph Hospital is a part, provides core services at eight geographically dispersed hospitals in northeast Indiana, while providing specialized services at particular locations. This model avoids duplication of services and caters more directly to the needs of the community.

In response to these challenges, Lutheran Health Network proposes to construct a new hospital, to be called Lutheran Downtown Hospital, featuring cutting-edge technology and services that are aligned with the medical needs of the surrounding community. The proposed hospital will be located in the block bounded by Van Buren, Main, Jackson, and Berry Streets to the west of the existing hospital. The new structure will be five stories in height and, including demolition, construction, and equipment, constitute an investment of approximately \$120 million. The existing hospital will be demolished and replaced with a parking lot serving the new facility.

Despite the clear need for the facility, several barriers exist that complicate redevelopment efforts. Demolishing the existing structure is perhaps the largest demolition project in the city's history. Environmental remediation, public infrastructure relocation and modifications, and design considerations due to the location of the hospital adjacent to an historic neighborhood constitute further barriers to redevelopment.

This Redevelopment Plan and the accompanying Declaratory Resolution are intended to do the following:

1. Create a new Tax Allocation Area, as that term is defined in IC 36-7-14-39, comprising the site of the new hospital (the "Allocation Area").
2. Create a new Economic Development Area, as that term is defined in IC 36-7-14, to be known as the West End Economic Development Area, comprising the site of the new hospital, the entire block containing the existing hospital, and adjoining public rights-of-way (the "EDA").
3. Identify barriers to redevelopment.
4. Identify public infrastructure improvements that will address the barriers to redevelopment and facilitate construction of the new hospital and revitalization of downtown's west end.

II. BOUNDARY DESCRIPTION

The West End EDA, encompassing 11.9 acres, includes the site of the new hospital, the entire block containing the existing hospital, and adjoining public rights-of-way. The Allocation Area, encompassing 2.17 acres, lies completely within the EDA and includes only the real estate upon which the new hospital will be built. A map of the EDA and Allocation Area is displayed below. A detailed boundary description can be found in Attachment 1-A.

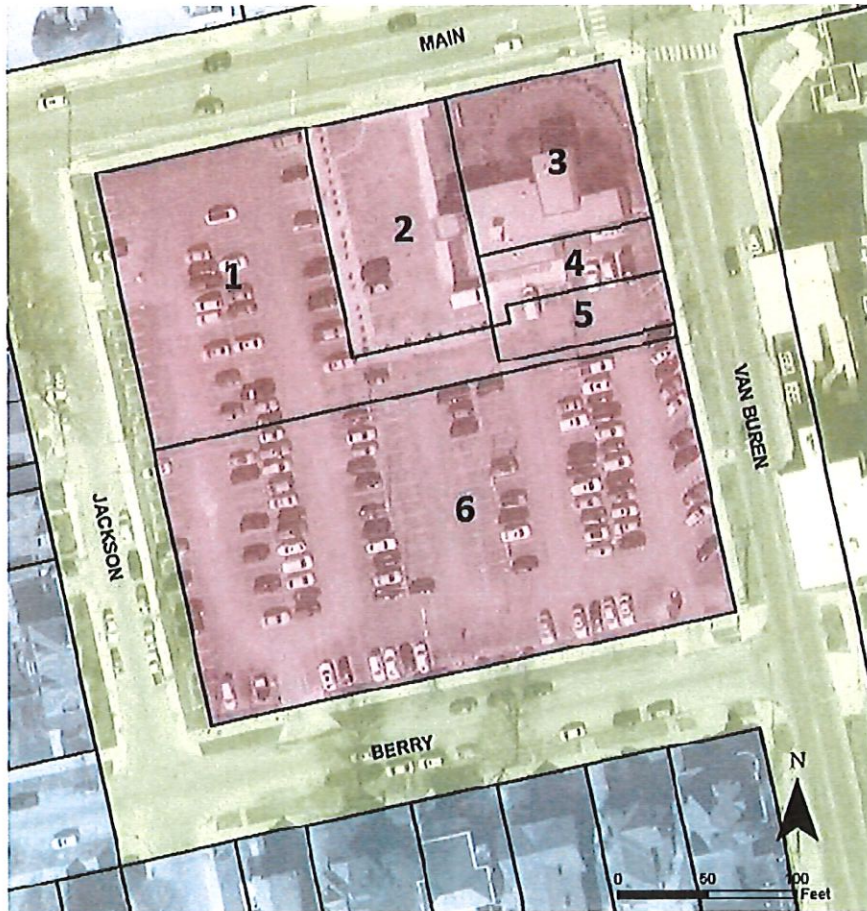


III. REAL PROPERTY WITHIN THE ALLOCATION AREA

All property within the Allocation Area is owned by St. Joseph Health System LLC. The following table and corresponding map contain detailed parcel information.

Assessed values represent an assessment date of January 1, 2020.

PIN	Map Reference Number	Area	Land Value (\$)	Improvement Value (\$)	Assessed Value (\$)
021202352001000074	Parcel 1	.50 acres	152,100	10,600	162,700
021202352002000074	Parcel 2	.24 acres	72,800	2,500	75,300
021202352003000074	Parcel 3	.21 acres	63,000	0	63,000
021202352005000074	Parcel 4	.07 acres	21,700	500	22,200
021202352006000074	Parcel 5	.07 acres	20,300	10,600	30,900
021202352007000074	Parcel 6	1.08 acres	329,400	20,400	349,800
	TOTAL	2.17 acres	659,300	44,600	703,900



IV. REDEVELOPMENT PROJECT SUMMARY

The new hospital will consist of a five-story structure containing approximately 191,000 square feet. Services within the hospital will be programmed to address existing and anticipated community health care needs and will include a 19-bed emergency department, a six-suite operating room, two gastroenterology suites, imaging services, robotic-assisted surgery, and laboratory services. The new hospital will constitute a \$118 million investment, including construction of the new building, new equipment, site preparation, and demolition of the old hospital. The site of the existing hospital will become surface parking for the new hospital. Demolition of the existing hospital is expected to begin following opening of the new hospital.

V. RELOCATION OF RESIDENTS AND BUSINESSES

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

VI. ENVIRONMENTAL CONCERNS

Underground storage tanks associated with a former gas station at the site of the new hospital were removed several decades ago. However, contaminated soil was not removed at that time. As such, redevelopment of the site requires substantial soil removal and remediation to satisfy the stringent environmental standards for a hospital.

VII. COMPREHENSIVE PLAN, LAND USE, AND ZONING

Comprehensive Plan: Designation of the Area as an EDA to support construction of the Project is supported by the comprehensive plan. Redevelopment and reinvestment in infill areas, in particular downtown Fort Wayne, is a common theme supported by numerous policies throughout the plan. The following policies are particularly relevant to construction of a downtown hospital.

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.

A downtown hospital serves a unique function in a community because it serves demographic groups who may not have access to larger medical campuses on the periphery of the city.

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

REDEVELOPMENT COMMISSION

The importance of community-serving uses such as hospitals will increase as residential development in downtown Fort Wayne continues to increase.

Land Use & Zoning: The entire EDA is located in the Downtown Edge zoning district. This district is intended to provide for a transition from the downtown core to the traditional urban residential neighborhoods that surround the downtown. Hospitals are a permitted use in this district.

The Plan Commission approved a Primary Development Plan for the Project in July 2019, including waivers for building height, off-site parking, and up-lighting.

VIII. EXISTING PUBLIC INFRASTRUCTURE

The EDA is located in a fully developed portion of the city, so public infrastructure and utilities are generally available and have the capacity to support anticipated development. Necessary public infrastructure improvements are described in Section X of this plan.

IX. FLOODPLAIN AND WETLANDS

The EDA is not in a floodplain and no designated wetlands exist in the EDA. The nearest 100-year floodplain is approximately 280 feet north of the EDA.

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X. POTENTIAL REDEVELOPMENT PROJECTS

The following public infrastructure projects will facilitate development of the new hospital and revitalization of the surrounding area:

Project	Estimated Cost
Overhead power line relocation (new lines will be underground)	\$235,000
Fiber optic line relocation	\$120,000
Telecommunications relocation	\$50,000
Gas line relocation	\$44,000
Demolition and removal of existing sanitary sewer	\$40,000
Demolition of existing MRI building	\$87,000
Demolition of existing hospital	\$4,600,000
Site work, including preparation of a building pad, soil remediation and removal	\$1,000,000
Subsurface soil stabilization, including geopier installation	\$195,000
Stormwater utility installation	\$150,000
Water utility installation	\$80,000
Sanitary sewer utility installation	\$290,000
Public sidewalks	\$213,000
Tree grates along Main and Broadway	\$24,000
Site lighting and streetlights	\$153,000
Road asphalt/asphalt patch/resurface	\$140,000
Sidewalk between Broadway and Van Buren	\$15,000
Permitting costs and fees	\$115,000
Landscaping and irrigation	\$260,000
Road closures and barricades	\$215,000

REDEVELOPMENT COMMISSION

XI. PROPERTY TO BE ACQUIRED

The Redevelopment Commission does not intend to acquire any property within the EDA in order to implement this plan.

XII. FUNDING PRIORITIES

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

REDEVELOPMENT COMMISSION

EXHIBIT 1-A

BOUNDARY DESCRIPTION, ECONOMIC DEVELOPMENT AREA

The West End Economic Development Area includes all real estate bounded by the following public streets, and includes the rights-of-way of streets in and bordering the Economic Development Area: beginning at the corner of West Main Street and Jackson Street, thence east on Main Street to Broadway, south on Broadway to West Wayne Street, west on Wayne Street to Van Buren Street, north on Van Buren Street to West Berry Street, west on Berry Street to Jackson Street, and north on Jackson Street to the point of origin, containing altogether 11.9 acres more or less.

BOUNDARY DESCRIPTION, TAX ALLOCATION AREA

The West End Tax Allocation Area includes all real estate bounded by the following public streets, but does not include the street rights-of-way: beginning at the corner of West Main Street and Jackson Street, thence east on Main Street to Van Buren Street, south on Van Buren Street to West Berry Street, west on Berry Street to Jackson Street, and north on Jackson Street right-of-way to the point of origin, containing altogether 2.17 acres more or less.

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

**APPROVING REDEVELOPMENT COMMISSION
DECLARATORY RESOLUTION R-2020-38
AND ESTABLISHMENT OF THE
WEST END ECONOMIC DEVELOPMENT AREA**

WHEREAS, on August 3, 2020, the Fort Wayne Redevelopment Commission ("Redevelopment Commission") adopted Declaratory Resolution R-2020-38, for the purpose of establishing the West End 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

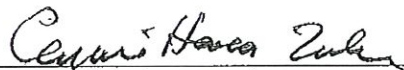
WHEREAS, after having been duly considered, the Plan Commission determined that the Declaratory Resolution, redevelopment plan and related support documents conform to the plan of development for the City of Fort Wayne;

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

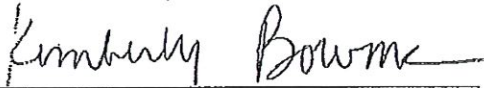
1. Redevelopment Commission Declaratory Resolution R-2020-38, together with the redevelopment plan and related support documents attached thereto, conform to the plan of development for the City of Fort Wayne, and are hereby approved.
2. The Secretary of the Plan Commission is authorized to deliver to 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 8/17/20.

CITY OF FORT WAYNE PLAN COMMISSION



Connie Haas Zuber, President



Kimberly R. Bowman, Secretary

DIGEST SHEET

TITLE OF RESOLUTION. A Resolution confirming the approving order of the Fort Wayne Plan Commission and Fort Wayne Redevelopment Commission Resolution 2020-38 concerning establishment of the West End Redevelopment Project Area, Economic Development Area and tax allocation area.

DEPARTMENT REQUESTING RESOLUTION. Redevelopment Commission.

SYNOPSIS OF RESOLUTION. Approves establishment of the West End Economic Development Area and tax allocation area ("EDA"). The Redevelopment Commission must publish notice and conduct a public hearing prior to taking final action on the establishment of the EDA.

EFFECT OF PASSAGE. The West End EDA is located on the west side of downtown Fort Wayne, encompassing the site of the existing St. Joseph Hospital, the new Lutheran Downtown Hospital, and surrounding rights-of-way. A new tax allocation area encompasses only the site of the new hospital.

Built in 1869, St. Joseph was the city's first hospital. Although many building additions have occurred over the ensuing 150 years, accommodating new medical technology has become increasingly difficult in the obsolete structure. The healthcare needs of the local community have also changed. This Census Tract is "medically underserved", meaning residents are at a higher risk for negative health outcomes due to lack of facilities and other sociodemographic characteristics. In addition, 25% of residents do not own a car, and the influx of baby boomers into the downtown community presents a need for comprehensive and accessible health care services. In response, Lutheran Health Network is constructing a 191,000 sq ft hospital at a total investment of \$118 million on the block adjacent to the existing hospital. The new hospital will more than double the level of employment of the current hospital and will be tailored to meet the needs of the community it serves.

New taxes generated by the facility will be used to reimburse Lutheran for public infrastructure serving the facility and to fund or finance other public improvements in and serving the EDA, as described in the Redevelopment Plan for the EDA.

EFFECT OF NON-PASSAGE. COVID-19 forced hospitals to suspend many non-emergency services and reallocate resources to address the pandemic, resulting in a significant financial hit to the overall industry and meaningfully altering the economics of the new hospital. Non-passage would result in resources being diverted from the new hospital's operating budget, which could affect the quality of services offered.

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). _____



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

February 4, 2021

MEMO

To: City of Fort Wayne Common Council

From: Jonathan Leist, Redevelopment Director, 427-1323

Copy: City of Fort Wayne Redevelopment Commission, and
Nancy Townsend, Community Development Director, 427-2323

Re: **Establishment of the West End Redevelopment Project Area, Economic Development Area 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 2020-38, together with the associated redevelopment plan and related documents that were approved by the Redevelopment Commission on August 3, 2020, for the purpose of establishing the West End Economic Development Area; and
2. The Fort Wayne Plan Commission's Findings of Fact and Resolution dated August 17, 2020, wherein the Plan Commission determined that Declaratory Resolution 2020-38 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 2020-38 is an 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.

Vibrant. Prosperous. Growing.

