

REDEVELOPMENT DEPARTMENT

The Fort Wayne Redevelopment Commission is a municipally created entity directed by a five-member appointed Board of Commissioners. The Commission is charged with planning, promoting and implementing opportunity projects, which will serve as catalysts for the development and/or redevelopment of areas within the City of Fort Wayne to improve the quality of life, gain and retain jobs, stabilize and increase the tax base.

Goals and Objectives

1. Implement the Downtown Blueprint for the Future and BlueprintPlus Plans
2. Close out the Grand Wayne Center development and continue managing debt service
3. Redevelop Southtown Centre
4. Redevelop the OmniSource property
5. Continue Brownfield Redevelopment programs and projects
6. Assist City in flood mitigation through real estate acquisition of flood-prone properties
7. Continue providing new housing and retail development opportunities for the Southeast quadrant of City
8. Develop and promote projects at Summit II and Adams Township Industrial Parks
9. Retain and create new job opportunities

MAJOR PROGRAM ACCOMPLISHMENTS 2005

1. The Downtown Blueprint for the Future was revisited and updated through the BlueprintPlus planning charettes with the assistance of a nationally known planner.
2. A \$10 M, three-year CEDIT bond was issued to fund Downtown streetscape, garage and other public improvement projects and land acquisition.
3. Engaged Architectural / Engineering firms and development consultant to assist with implementation of downtown projects.
4. Established urban design standards for downtown streetscapes.
5. The GWC expansion project was completed with a grand opening held in May and the construction contracts and project financing were reconciled.
6. More than forty Downtown Wayfinding Signs were installed and sidewalk widening at Clinton & Superior streets was completed.
7. The Bowser soil cell was remediated.
8. Assisted Planning Department in flood mitigation acquisition program.
9. Completed demolition of structures, prepared development plans, installed all infrastructure and sold several parcels at Southtown Centre. Menard's received a \$1.83 CRED tax credit and began construction on their new building. Issued a \$10M bond to support the acquisition and development activities.
10. Expanded the Jefferson-Illinois and Illinois-Getz EDA and Allocation areas. The Jefferson-Illinois EDA will support corridor enhancements along Jefferson Blvd and Downtown. The Illinois-Getz EDA will support further development at the Getz-Illinois and I-69 interchange.
11. Engaged a hotel development consultant to updated the 2004 feasibility study and assist with preparation of the RFP and negotiations to secure a downtown hotel developer.
12. Produced a full-color Southeast Retail brochure and developed a retail development / retention incentive program.
13. Sold and developed first tract at the Adams Township Industrial Area. Completed primary development plan and hired engineering firm to develop secondary development plan.

The new initiatives for 2005 may include the following. The development of the North River area. The development of a new hotel and attached parking garage, a new garage on the southeast side of downtown to support the development of the new CitiLink transfer station and additional downtown streetscape and parking signage improvements. Development of the Adams Township Industrial Area. Support the development Southtown Centre and a Police and Fire Training Academy. Support the revitalization in the Hanna-Creighton neighborhood and the Broadway-Taylor industrial area. Update the Baer Field redevelopment plan and strategy for the Airport.

REDEVELOPMENT
 Dept # 123-123-OFFC
 2006 BUDGET COMPARISON

		2004	2005	2006	\$ INCREASE (DECREASE)	% CHANGE
		ACTUAL	APPROVED THRU 6/30/05	SUBMITTED	FROM 2005 APPR TO 2006	FROM 2004 APPR TO 2005
4111	WAGES-REG	\$ 182,576	\$ 301,357	\$ 312,172	\$ 10,815	3.59%
4131	PERF	10,026	15,068	17,169	2,102	13.95%
4132	FICA	14,565	23,054	23,881	827	3.59%
4134	GROUP HEALTH INSUR	26,976	42,000	47,100	5,100	12.14%
4136	UNEMPLOYMENT	108	151	156	5	3.59%
4137	WORKERS COMP	480	480	672	192	40.00%
413A	PERF/FRINGE	5,490	9,041	9,365	324	3.59%
4161	SETTLEMENT	18,099	-	-	-	0.00%
TOTAL 4100		\$ 258,320	\$ 391,150	\$ 410,516	\$ 19,366	4.95%
4212	STATIONARY/FORMS	\$ 133	\$ -	\$ -	-	0.00%
4213	COMPUTER SUPPL	452	-	-	-	0.00%
4219	OTHR OFFC SUPPL	2,259	300	300	-	0.00%
4231	GASOLINE	261	-	-	-	0.00%
TOTAL 4200		\$ 3,105	\$ 300	\$ 300	\$ -	0.00%
4311	LEGAL SRVCS	\$ 16,814	\$ 14,000	\$ 14,000	-	0.00%
4314	CONSULT SRVCS	-	1,000	1,000	-	0.00%
431K	SEMINAR FEES	400	2,125	5,925	3,800	178.82%
4322	POSTAGE	508	-	-	-	0.00%
4323	TELEPHONE	920	-	-	-	0.00%
4324	TRAVEL	1,331	3,500	4,893	1,393	39.80%
4326	MILEAGE	257	400	400	-	0.00%
432C	CELL PHONE	245	-	-	-	0.00%
432L	LONG DISTANCE	249	-	-	-	0.00%
4331	PRINTING	34	300	300	-	0.00%
4332	PUB LEGAL	363	300	300	-	0.00%
4333	PHOTO/BLPRNT	10	120	70	(50)	-41.67%
4341	PROPERTY INSUR	1,660	952	952	-	0.00%
4342	LIABILITY INSUR	180	-	-	-	0.00%
4343	OFCL/CRIME BOND	205	-	-	-	0.00%
4345	AUTO INSUR	44	-	-	-	0.00%
4363	CONT OTH REP	-	125	-	(125)	-100.00%
436N	GARAGE NON-TARGET	18	-	-	-	0.00%
436T	GARAGE TARGET	675	-	-	-	0.00%
4374	OTHER EQ - COPIES	1,944	-	-	-	0.00%
4377	CC BLD PKG	166	-	-	-	0.00%
4391	SUBS & DUES	266	909	1,471	563	61.92%
4399	OTHR SRVCS	173	374	615	242	64.66%
TOTAL 4300		\$ 26,462	\$ 24,104	\$ 29,926	\$ 5,822	24.15%
4443	PUR OFFC EQP	\$ 742	\$ -	\$ -	-	0.00%
TOTAL 4400		\$ 742	\$ -	\$ -	\$ -	0.00%
TOTAL EXPENSES		\$ 288,629	\$ 415,554	\$ 440,742	\$ 25,188	6.06%

Redevelopment 2006-2010 Capital Improvement Program

FUNDING SOURCE CODE:	GRP-Grant Pending	PT-Property Tax
CC-Cumulative Capital Fund	LE-Lease	RB-Revenue Bond
CDBG-Community Development Block Grant	InfraBd-Infrastructure Bond	ST-State Source
CEDIT-Co. Economic Development Income Tax	LRS-Local Roads & Streets	SU-Sewer Utility
CO-County Source	MISC-Miscellaneous	SWU-Stormwater Utility
FED-Federal Source	MVH-Motor Vehicle Highway	TIF-Tax Increment Financing
GOB-General / CEDIT Obligation Bond	PCBF-Park Cumulative Bldg. Fund	UF-User Fee
GRA-Grant Approved	PS-Private Source	WU-Water Utility

Item #	Project Title & Description	Funding Source	Expenditure				
			2006	2007	2008	2009	2010
1	Civic Center Parking garage Façade & Retail improvements	UF	-	335,000	335,000	335,000	335,000
2	New 500 space Hoteal / GWC parking garage	TIF	500,000	6,000,000	500,000	-	-
3	Police/Fire Training Academy (CRED & State Grant)	MISC	22,000,000	-	-	-	-
4	Brownfield sites & programs (CEDIT)	MISC	300,000	300,000	200,000	200,000	200,000
5	Jefferson/Washington Corridor & Downtown Projects	TIF	0	0	500,000	500,000	500,000
6	Downtown Infrastructure (CEDIT)	GOB	3,500,000	6,000,000	500,000		
7	Downtown projects	CRED	118,000	118,000	118,000	750,000	750,000
8	Southeast Retail Development & Incentive Program	CEDIT	100,000	-	-	-	-
9	Adams Township Industrial Area (CEDIT, TIF, Grants, Other)	MISC	2,500,000	2,500,000	1,000,000		
10	Getz-Illinois Road Improvements	TIF	250,000	-	-	-	-
11	Maysville Road Improvements	TIF	200,000	200,000	200,000	200,000	200,000
12	Baerfield Industrial Area Infrastructure Improvements	TIF	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
TOTAL			30,468,000	16,453,000	4,353,000	2,985,000	2,985,000

The Fort Wayne Redevelopment Commission is a 5-member board, three members appointed by the Mayor and two appointed by City Council. The Commission, under Indiana Code, is charged with addressing blight, lack of development, and cessation of growth. The Commission's goal is to serve as a catalyst for development and redevelopment of blighted and economically stagnant areas, promote community and economic development and retain and expand the tax base. The Commission's preference is to develop public-private partnerships where the Commission is generally "priming the pump" in order to stimulate development. Commission functions include: Planning, financing, environmental, implementation and project management. Projects can be private and/or public sector driven and are often somewhat complicated, requiring special financing and can be multi-year in duration.

**STAFFING LEVELS
BUDGETED
REDEVELOPMENT**

CLASSIFICATION TITLE	EXEMPT														
	GRID/*	UNION	98	99	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010

REDEVELOPMENT FUNDS

Director - Community Dev Division *	I		0.00	0.00	0.00	0.00	0.00	0.15	0.15	0.00	0.00	0.00	0.00	0.00	0.00	B/E
Director - Redevelopment *	H		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
CD Specialist - Redevelopment *	E		2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
Accountant/Bookkeeper	B		1.00	1.00	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C
Administrative Assistant *	A		0.50	0.50	0.50	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	A/D
CD Manager - Urban Designer *	F		0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	F
			4.50	4.50	4.50	4.50	4.50	4.15	4.15	5.00	5.00	5.00	5.00	5.00	5.00	

CEDIT FUNDS

CD Specialiaist - Redevelopment *	E		0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	G
CD Administrator - Brownfield *	G		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	H
			1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	

OTHER FUNDS - UEA

UEA			2.75	2.75	2.75	2.75	2.75	2.75	2.75	3.00	3.00	3.00	3.00	3.00	3.00	I
			2.75	2.75	2.75	2.75	2.75	2.75	2.75	3.00	3.00	3.00	3.00	3.00	3.00	

TOTAL REDEVELOPMENT			8.25	8.25	8.25	8.25	8.25	7.90	7.90	10.00	10.00	10.00	10.00	10.00	10.00	
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***Represents Grid and Salary Ordinance Changes**

- A. Administrative Assistant (C) is split evenly 50/50 between Redevelopment and Economic Development.
- B. FY02 Director of Community Development was split B/T Redevelopment, Admin, Econ and Plan in FY03.
- C. FY03 Accountant/Bookkeeper position not filled
- D. FY03 Administrative Assistant moved to 100% Redevelopment in April.
- E. FY05 Director of Community Development moved to Admin
- F. FY05 Reorganization of Division a Planner III was added to Redevelopment and reduced from Plan
- G. FY05 Reorganization of Division a Business Specialist from Economic Development was reclassified to a Redevelopment Specialist in Redevelopment. This position is funded by CEDIT Funds
- H. This position has been funded through a Grant for (2) years then through CEDIT funds
- I. In the FY05 reorganization, UEA was moved under the Department of Redevelopment