

Diebold North Allocation Area

An Amendment to the Dupont Diebold Economic
Development Area Plan

11/28/17

Amended 4/10/18

Amended 1/26/21

Amended 5/10/22

Allen County Redevelopment Commission

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INTRODUCTION

In February 2018, the Dupont Diebold Economic Development Area (EDA) was established by the Allen County Redevelopment Commission with the intent of using property tax increment to facilitate and encourage more economic growth of the Dupont Road area east of I-69 through investments in infrastructure. The EDA plan identified the area as well as one allocation area for the capture of property tax increment. In June 2018, the EDA plan was amended to create another allocation area called the Diebold Corner Allocation Area. In June 2021, the EDA plan was amended further to expand the EDA and the Diebold Corner Allocation Area. The purpose of this amendment is to create an allocation area within the EDA.

The Dupont Diebold EDA is located in Perry Township and comprises properties east of I69 along Union Chapel, Dupont and Diebold Roads that are a mixture of developed, partially developed and undeveloped properties. Any property tax increment collected from allocation areas in the EDA will be used to assist in funding additional infrastructure in the area.

DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA NEW ALLOCATION AREAS

The Dupont Diebold EDA currently comprises approximately 812.48 acres. A new allocation area is proposed. The Diebold North Allocation Area is comprised of one parcel containing 84.15 acres located at the southeast corner of Union Chapel and Diebold Roads. The new allocation area is identified in Exhibit A with the parcel listed in Exhibit B.

AMENDMENT PROCESS

Indiana law specifies the procedure that must be followed to amend an Economic Development Plan and allocation area. Indiana Code (I.C. 36-7-14-16 and 17) requires that the redevelopment commission submit a resolution and supporting data to the plan commission. The plan commission may determine whether the resolution and the economic development plan conform to the plan of development for the county and approve or disapprove the resolution and plan proposed. The redevelopment commission cannot proceed with the implementation of an amendment until the approving order of the plan commission is received and subsequently approved by the board of commissioners. After approval by the board of commissioners, a public hearing must be held by the redevelopment commission followed by the consideration of a resolution amending the EDA plan. A notice of the public hearing must be sent to the plan commission, board of zoning appeals, board of works, parks board, and building commissioner. The establishment of the allocation area also requires providing each taxing unit a copy of the public hearing notice and an impact statement at least ten days before the date of the hearing.

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ISSUES THAT MUST BE ADDRESSED

For the approval of the Dupont Diebold EDA, the Allen County Redevelopment Commission was required to make certain findings according to Indiana law. Those findings are included and have been updated in this amended plan.

This amendment is an extension of the original plan, the purpose of which was to fund infrastructure improvements to accommodate growth in the Dupont Diebold EDA. The new allocation area will collect property tax revenue to pay for public improvements needed to accomplish this purpose.

The Economic Development Area Plan must address five issues. First, the plan must facilitate job retention and job creation or adhere to other purposes of the redevelopment statute. Second, the implementation of the plan should be of public benefit. The third issue is that the findings of the plan should demonstrate that the implementation of the plan could not be achieved by regulatory processes or by private enterprise. Fourth, the plan must benefit the health and safety of citizenry. Fifth, the Economic Development Area plan must be in agreement with other development and redevelopment plans.

ISSUE I

In determining that the plan facilitates job creation and retention, the plan must find that if the area is designated as an Economic Development area, it will;

- 1) promote significant opportunities for the gainful employment of its citizens;
- 2) attract a major new enterprise to the unit;
- 3) retain or expand a significant business enterprise existing in the boundaries of the unit; or
- 4) meets other purposes of the redevelopment legislation.

The Dupont Diebold EDA represents one of the most significant employment centers in Allen County. Parkview Health System is the largest employer in Northeast Indiana and employs over 6,000 people at its regional medical center campus (PRMC). In addition, Manchester University employs over 300 faculty and staff at its Fort Wayne campus and the Mirro Center for Research and Innovation hosts thousands of visitors annually. When you add staff, patients and visitors together, more than 9,000 people visit the PRMC campus daily. The economic development area's allocation areas will collect increment to be used on projects that address the increased use of public infrastructure by residents and visitors. The Dupont Diebold EDA Plan also meets other purposes of the redevelopment statute, which provides a mechanism to fund public infrastructure improvements through property tax increment financing.

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Finding: The Commission finds that the plan will help promote significant opportunities for the gainful employment of its citizens and meets other purposes of the redevelopment legislation such as the provision of improved public facilities.

ISSUE II

The Commission must show that the implementation of this plan will be of public utility and benefit. In demonstrating this, the Commission must use one or more of the following measures:

- 1) the attraction or retention of permanent jobs;
- 2) an increase in the property tax base, or
- 3) improved diversity in the economic base or other similar benefits.

Additional commercial, institutional, service and residential development is anticipated along Union Chapel and Diebold Roads which brings additional jobs and residents. This private development will improve the quality of life in the area and assist in the attraction and retention of jobs. As such, this plan will be of public utility and benefit to Allen County.

Finding: Based on the information above, the Commission finds that the plan will be of public utility and benefit in that it will result in the attraction or retention of permanent jobs.

ISSUE III

The commission must demonstrate one of the following tests is met in finding that the implementation of the plan cannot be achieved by regulatory processes or by private enterprise:

- 1) lack of public improvements;
- 2) existence of improvements or conditions that lower the value of land below that of nearby land;
- 3) multiple ownership of land; or
- 4) other similar conditions.

The plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because the area's continued commercial, institutional, service and residential growth surpasses private developer and the county government's ability to provide for needed public infrastructure.

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Finding: Based on the aforementioned, the Commission finds that the proposed improvements could not be done through regulatory process or by the ordinary operation of a private enterprise due to a lack of public improvements.

ISSUE IV

The Commission must find that the accomplishment of the plan benefits the public health and welfare of its citizens. There are no specific measures provided in state law as to how the Commission demonstrates that its findings meet this requirement. However, any improvement to both public health and welfare should demonstrate that implementing this plan is of benefit.

Water, sewer, road, sidewalk and trail improvements will not only serve the Dupont Diebold EDA but benefit northern Allen County. Road improvements will enable safe and efficient travel through the area. Additional trails and sidewalks will provide opportunities for recreation and exercise for residents in nearby neighborhoods and employees in the area. Trails and sidewalks will be linked to the existing trail system in Allen County and the Northeast Indiana region.

Finding: The Commission finds that the improvements proposed in this plan will be of benefit to the public health and welfare to the citizens of Allen County.

ISSUE V

The last issue the Commission must address in making the determination that the area in question is an Economic Development Area is whether the plan for the area conforms to other development and redevelopment plans of Allen County.

The Dupont Diebold EDA is currently zoned Professional Office and Personal Services (C1), Limited Commercial (C2), General Commercial (C3), Business Technology and Industrial Park (BTI), and Agricultural (A1). Land use provisions, building requirements, permitted uses, development controls, and other regulations will be subject to the regulations and controls in the Allen County Zoning Ordinance.

Many notable plans have informed land use planning efforts in the Dupont Diebold Economic Development Area over the past couple decades. The Vision 2020 prepared for the Northeast Indiana Regional Partnership and the Road to One Million Plan prepared and submitted for consideration of Indiana Regional Cities funding, have been critical steps toward a focus on planning for the Northeast Indiana Region as a whole. These plans, combined with Plan-It Allen!, Allen County's comprehensive plan (adopted 2007), Walk Fort Wayne Plan (adopted 2011), Bike Fort Wayne (adopted 2010), Bus Fort Wayne (adopted 2013), and Front Door Fort Wayne (adopted 2012) all help position Northeast Indiana and the Dupont Diebold EDA to compete with other regions and areas for continued economic development, population growth, and prosperity.

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Planning efforts have not stopped and continue in the current decade. Greater Fort Wayne, Inc., the county's local economic development organization announced in January 2022 the completion of a county wide strategy for economic development. The Allen County Together (ACT) economic development action plan is the guide the county will use for building a nationally recognized economy. And after over two years of work, the county is nearing completion of an update of its comprehensive plan. The All In Allen Fort Wayne-Allen County Comprehensive Plan is expected to be complete and ready for adoption in early fall 2022.

While each plan has individual goals, principles and recommended tasks, key priorities that align with the Dupont Diebold EDA include:

- A focus on young workers and providing the amenities to attract and retain young talent.
- Enhancing connectivity with transit, walking and trails.
- Pursuing redevelopment and concentrated mixed-use as opposed to sprawl and separated single-uses.

Finding: Based upon priorities outlined in existing adopted plans, the current zoning of the area and the provision that any new private development plans will be reviewed by the Allen County Plan Commission prior to any development occurring, the commission finds this plan conforms to goals, objectives, principles and actions contained in Northeast Indiana, Allen County and City of Fort Wayne plans and studies noted above.

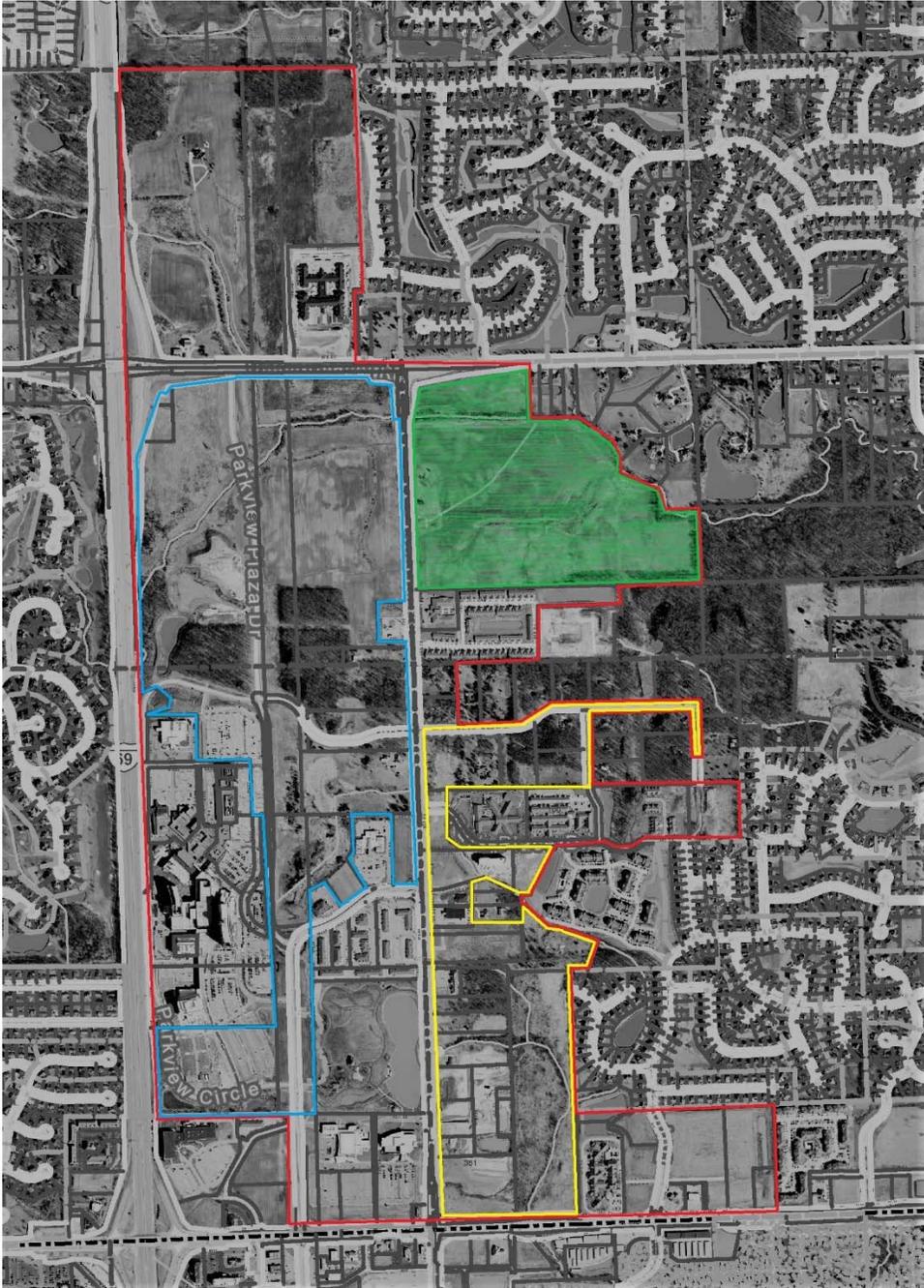
ENFORCEMENT OF THE ECONOMIC DEVELOPMENT AREA PLAN

The commission will enforce the provisions of this amendment in the same manner as the original plan. The following steps have been or will be taken:

- 1) The commission's staff, on behalf of the commission, previously served notice to all affected boards, commissions, departments, divisions, agencies, or officers that are involved with the issuance of permits, certificates, variances, tax allocation, or any other items effecting the use or development of property within the Economic Development Area Plan at the time of the original designation;
- 2) The commission shall have the responsibility to review and approve any action listed above prior to the issuance of permits, and certificates. The commission will also be responsible for reviewing and approving the allocation of tax revenues in accordance with I.C. 36-7-14 et seq.; and,
- 3) The original plan and this amendment, their regulations and requirements shall be in effect for a period of twenty-five (25) years from the date of adoption by a confirmatory resolution of the commission.

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EXHIBIT A
DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA
UNION CHAPEL NORTHEAST ALLOCATION AREA
DIEBOLD NORTH ALLOCATION AREA



 Diebold North

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EXHIBIT B
LEGAL DESCRIPTION
DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA
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The Dupont Diebold Economic Development Area includes 115 parcels in unincorporated Allen County containing 812.48 acres. Within the Dupont Diebold Economic Development Area, the Diebold North Allocation Area contains one 84.15 acre parcel.

Diebold North Allocation Area

<u>Parcel Identification Number</u>	<u>Property Address</u>	<u>Assessed Value</u>	<u>Acres</u>
02-02-25-300-001.000-057	12328 Diebold Road	\$92,600	84.15