

THE SMITH DALMAN  
ECONOMIC  
DEVELOPMENT AREA

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## **INTRODUCTION**

Allen County's economic development efforts have relied upon Tax Increment Financing to assist in the attraction, retention and expansion of businesses. Southwest Allen County has seen twelve Economic Development Areas (EDA) and Allocation Areas established to collect incremental property taxes from new development for use in key water, sewer and road infrastructure projects. Two of the twelve are the Coverdale and Airport Expressway South Economic Development Areas and are identified in Exhibit A.

The Coverdale EDA and Allocation Area were established in September 2011 to capture the property taxes from the construction of a new corporate headquarters for Franklin Electric. As part of the local support offered to Franklin Electric for their project, the county committed to return any property tax increment collected for a period of 20 years to the company. The increment is being used to pay a portion of the bond debt used in construction of their \$19.3 million facility.

The Airport Expressway South Economic Development Area Plan was created in 2018 to assist the Fort Wayne – Allen County Airport Authority by making the site more attractive for future development. The property is located at the southwest corner of Airport Expressway and Smith Road. The Fort Wayne – Allen County Airport Authority sold the approximately 137 acres within the EDA to Amazon. The investment is estimated at \$60 million and the size of the facility is expected to be 629,186 square feet.

Allen County has seen an increased interest in the development of speculative/shell buildings since 2018 and the County engaged in its first project within the Lafayette Center Corner Economic Development Area. This area was established to assist the Allen County Board of Commissioners in partnering with PB Development, LLC on the construction of a 100,000 square foot speculative building constructed by Michael Kinder and Sons.

In October 2020, Stonebridge III Economic Development Area Plan is in the first steps for approval to offer assistance to OMD Holdings' proposal for a 436,800 square foot expandable to 748,000 square foot build-to-suit shell building. This designation would allow the Allen County Redevelopment Commission to reimburse the Board of Commissioners for assistance with carrying costs and possible infrastructure improvements to the area.

## **THE OPPORTUNITY**

Allen County Redevelopment Commission staff worked with representatives of HBC Realty Corporation to discuss future development in southwest Allen County. The company has been successful in the development of multiple shell buildings within the City of Fort Wayne to the east of the proposed Smith Dalman EDA. The designation of these County properties as an Economic Development Area and Allocation Area will assist in making the parcels more attractive and allow for the natural progression of development along Smith Road. Further, designating the site as an EDA will provide a mechanism to fund any necessary infrastructure or to assist in a local incentive package for a company interested in this location.

## THE SMITH DALMAN ECONOMIC DEVELOPMENT AREA

The Smith Dalman Economic Development Area Plan covers an area in Allen County, Indiana in Section 31 of Wayne Township containing 63.15 acres. It lies approximately 1,300 feet east of Franklin Electric's corporate headquarters and it is bounded by residentially zoned property to the north, Smith Road to the east and Dalman Road to the south. The area is outlined in Exhibit B. The HBC Realty Corporation parcels' legal description and parcel identification numbers are listed below with a 2020 assessed value of \$72,200, which will be the base value of the area.

<u>Parcel</u>	<u>Acres</u>	<u>Assessed Value</u>
02-12-31-400-005.000-067	34.00	\$41,200
02-12-31-400-006.000-067	29.15	\$31,000

### DESCRIPTION OF REAL ESTATE FOLLOWING A FIELD SURVEY

A part of the East Half of the Southeast Quarter of Section 31, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 31, Township 30 North, Range 12 East; thence North 00 degrees 17 minutes 31 seconds West, along the East line of said Southeast Quarter and within the right-of-way of Smith Road, a distance of 604.29 feet to the Northeast corner of a 2.578 acre tract of land conveyed to the County of Allen, State of Indiana, by deed recorded in Document No. 202078852 in the Office of the Recorder of Allen County, Indiana, this being the POINT OF BEGINNING; thence continuing North 00 degrees 17 minutes 31 seconds West, along the East line of said Southeast Quarter and within the right-of-way of Smith Road, a distance of 1574.42 feet to the Southeast corner of the North 14,000 acres of the East Half of said Southeast Quarter; thence South 89 degrees 38 minutes 24 seconds West, along the South line of said North 14,000 acres, a distance of 1319.04 feet (recorded 1319.5 feet) to the Southwest corner of said North 14,000 acres; thence South 00 degrees 21 minutes 19 seconds East, along the West line of the East Half of said Southeast Quarter, a distance of 2186.96 feet to the Southwest corner of said East Half; thence North 89 degrees 16 minutes 53 seconds East, along the South line of the East Half of said Southeast Quarter and within the right-of-way of Dalman Road, a distance of 338.37 feet to the Southwest corner of the aforesaid 2.578 acre tract of land; thence Northerly and Easterly, along the Northerly line of said 2.578 acre tract on the following courses:

North 00 degrees 42 minutes 29 seconds West, a distance of 40.70 feet;  
thence North 89 degrees 17 minutes 31 seconds East, a distance of 308.62 feet;  
thence North 81 degrees 51 minutes 06 seconds East, a distance of 133.41 feet;  
thence North 65 degrees 07 minutes 04 seconds East, a distance of 178.77 feet;  
thence Northeasterly, along a curve to the right having a radius of 828.94 feet, an arc distance of 307.12 feet, being subtended by a chord having a distance of 305.37 feet and a bearing of North 74 degrees 54 minutes 22 seconds East; thence North 46 degrees 45 minutes 29 seconds East, not tangent to the last curve, a distance of 33.76 feet;  
thence North 00 degrees 17 minutes 45 seconds West, a distance of 375.00 feet;  
thence North 89 degrees 42 minutes 15 seconds East, a distance of 55.31 feet to the Point of Beginning, containing 63.15

acres of land, subject to legal right-of-way for Smith Road and Dalman Road.

Within the EDA there will be an allocation area established for the purpose of collecting tax increment financing revenue from any increase in assessed value. The allocation area is coterminous with the EDA described above.

## **PROPOSED PROJECTS**

Following is a list of project activities serving the Smith Dalman Economic Development Area

Improvements to public infrastructure:

- Construction, as needed, of road and intersection improvements and related work, at the intersection of Smith Road and Airport Expressway and along Smith and Dalman Roads. Intersection improvements will include work, signage, drainage, and lighting as required.
- Construction, as needed, of storm water, sanitary and related drainage improvements to enable industrial development within the economic development area.
- All uses as stated within State law under IC 36-7-14.

## **ISSUES THAT MUST BE ADDRESSED**

The EDA Plan must address five issues. First, the plan must facilitate job retention and job creation or adhere to other purposes of the redevelopment statute. The second 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. Third, the plan must benefit the health and safety of citizenry. Fourth, the implementation of the plan should be of public benefit. Finally, the EDA 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 Southwest part of Allen County in which the Smith Dalman EDA is located lies within a significant employment center in Allen County. Franklin Electric's corporate headquarters and Waterfurnace's operations are located in unincorporated Allen County while City of Fort Wayne businesses such as Amazon, Faurecia, BAE Systems, Tuthill and Fort Wayne Metals are nearby and combined have over 2,400 employees. The EDA's allocation area will collect increment to be used for public infrastructure improvements to support future growth specifically for property currently being considered for development by HBC Realty Corporation. The Smith Dalman EDA Plan also meets other purposes of the redevelopment statute, which provides a mechanism to fund public infrastructure improvements through property tax increment financing.

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 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.

While much has been done to provide needed water, sewer, storm water and road infrastructure to accommodate growth along Airport Expressway over the years, as property tax collected from the Smith Dalman allocation becomes available, it will enable the Commission to plan and pay for future infrastructure in the area.

Finding: Based on the aforementioned, the Commission finds that through the collection of allocation funds will enable the county to plan and pay for future infrastructure some of which could not be done through regulatory process or by the ordinary operation of a private enterprise.

## **ISSUE III**

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.

HBC Realty Corporation plans to offer its property at Smith and Dalman Roads for future development that will complement and enhance the county's efforts to develop quality sites to attract and retain businesses in Southwest Allen County and that will create jobs for Allen County residents.

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 IV**

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;
- 3) improved diversity in the economic base; or
- 4) other similar public benefits.

Additional water, sewer, and road improvements will not only serve the EDA but benefit the entire Airport Expressway corridor. Road improvements will enable safe and efficient travel through the area. Development of the property owned by HBC Realty Corporation will 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 and an increase in the tax base.

**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 Smith Dalman EDA is currently zoned Single Family Residential (R1). Parcels adjacent to the Smith Dalman EDA have zoning classifications that range from Single Family Residential (R1), Business, Technology, and Industrial park (BTI), Limited Industrial (I1) to General Industrial (I2). 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. The area is outlined in Exhibit C.

Many plans have advised land use planning efforts along Airport Expressway over the past several decades. The first of which was the Southwest Allen County Study that was originally completed in 1985 in response to the announcement of General Motors' decision to construct a truck assembly plant in the county the previous year. The Southwest Allen County Study looked at what the impact of the assembly facility would have on the southwest part of the county. The study also contained recommendations for Fort Wayne International Airport. One key recommendation called for the construction of a new highway connecting I-69 via the interchange at Lower Huntington Road with Dalman Road now known as Airport Expressway. Airport Expressway was completed in 2001. A land use plan for the Airport Expressway corridor was completed around the same time. The Southwest Allen County Study and Airport

Expressway Plan were reviewed and updated in 2016 to reflect the significant economic developments that have occurred since the late 1980s. The updated combined study was adopted as an amendment to the county's comprehensive plan (Plan-It Allen! adopted 2007).

Specific policies in the Southwest Allen County Study Update for the area where the Smith Dalman EDA is located that support new development include: encourage large scale, consolidated business and professional office uses and industrial uses in planned, park-like settings, encourage Business Technology and Industrial Park (BTI) zoning as the preferred zoning district along Airport Expressway, discourage new single family residential subdivisions, commercial and retail uses, maintain the limited access nature of the Airport Expressway, apply development standards consistent with the Airport Expressway's high potential as a premier employment center and gateway corridor, and whose character and quality of development are a community wide concern, discourage speculative zoning request without a written commitment describing the use and development of the property, encourage the use of written commitments in the review of development plan approvals, and encourage primary development plan submittals in conjunction with rezoning requests.

Finding: Based upon priorities outlined in existing adopted plans, the current zoning of the area and 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 the goals, objectives, principles and actions contained in the Allen County plans and studies noted above.

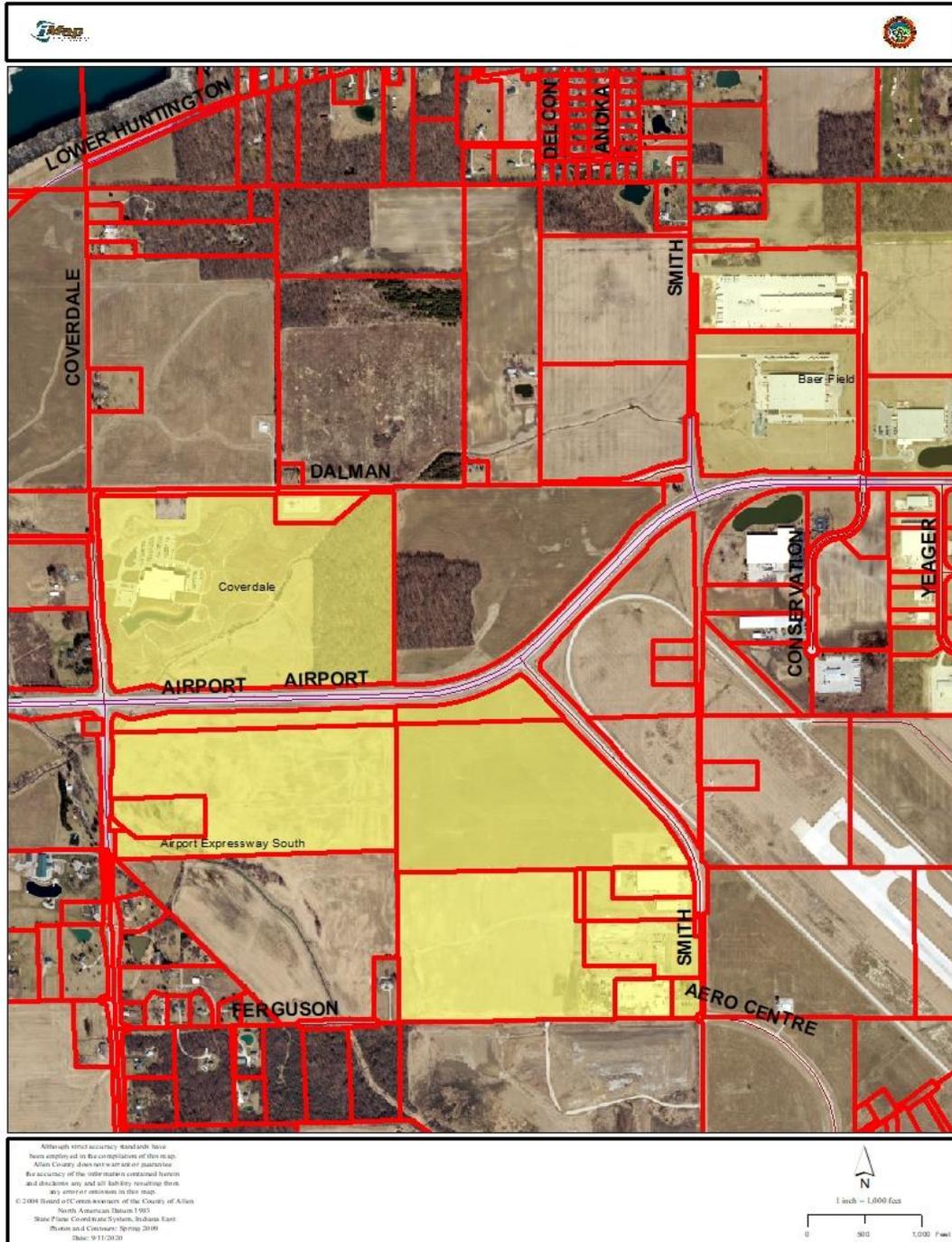
### **ENFORCEMENT OF THE ECONOMIC DEVELOPMENT AREA PLAN**

The Commission will enforce this plan in the following ways:

- 1) The Redevelopment Commission or its staff will serve 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 EDA Plan;
- 2) The Redevelopment 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) This plan, its regulations, and requirements shall be in effect for a period of twenty-five (25) years from the date of its adoption by a confirmatory resolution of the Allen County Redevelopment Commission. Prior to this adoption, the plan must be approved by the Allen County Plan Commission, and Allen County Board of Commissioners.

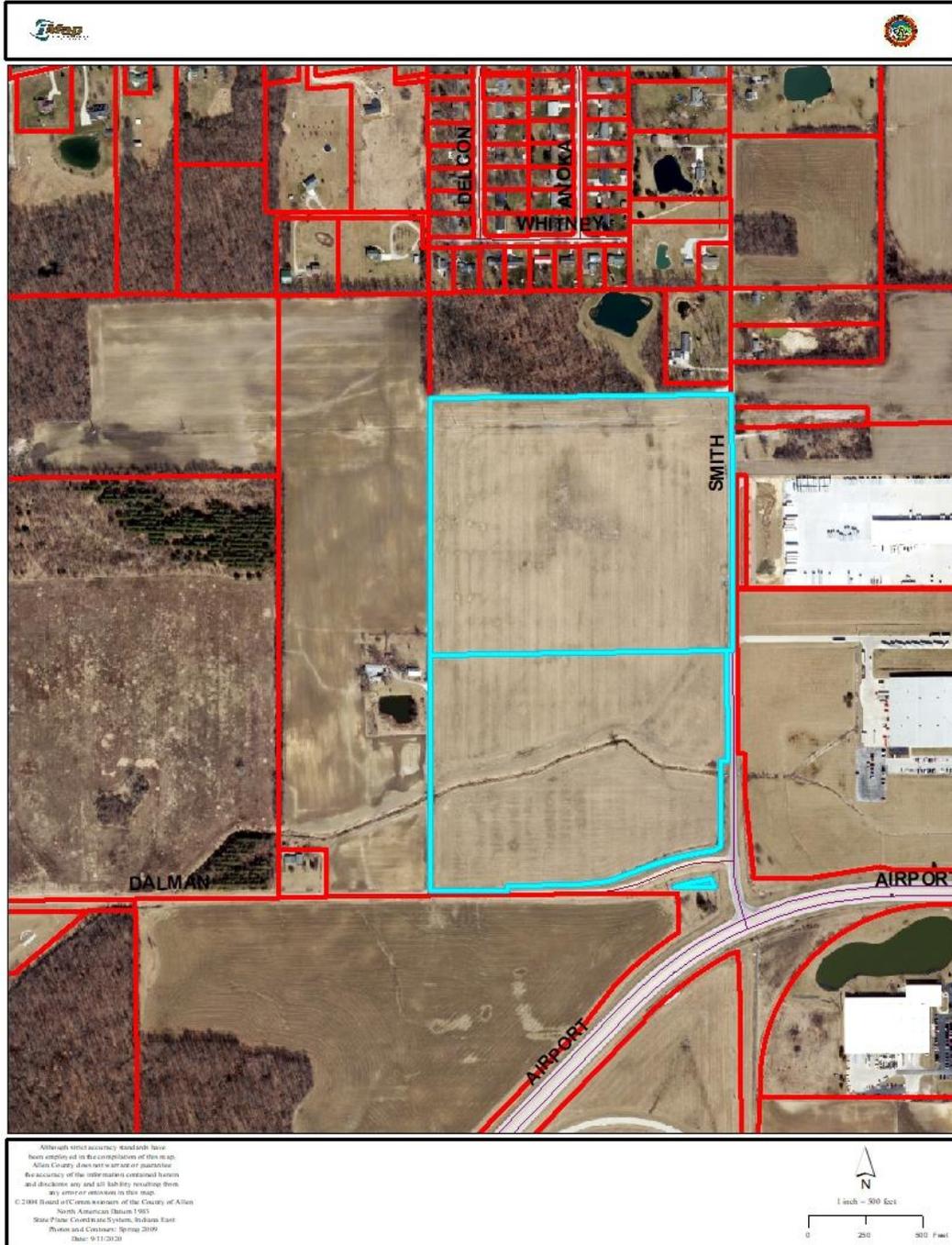
# EXHIBIT A

## AIRPORT EXPRESSWAY ECONOMIC DEVELOPMENT AREAS/ALLOCATION AREAS



# EXHIBIT B

## SMITH DALMAN ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA



 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

# EXHIBIT C

## SMITH DALMAN ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA ZONING MAP

