



# CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

Community Development

## 1. | Applicant Identification

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

## 2 | Website URL

<https://www.cityoffortwayne.in.gov/186/Community-Development>

## 3.a. | Assessment Grant Type

Assessment Grant Type: Community-Wide

## 3.b. | Federal Funds Requested

Federal Funds Requested: \$500,000

## 4. | Location

Fort Wayne, Allen County, Indiana

## 5. | Target Area and Priority Site Information

The Target Area (TA) generally extends from the Maumee River southward to Decatur and Paulding Roads, and from South Calhoun Street eastward to Meyer and Hessen Cassel Roads, and includes the following 11 census tracts (CTs):

- 180030013002 (CT13), 18003001600 (CT16), 18003001700 (CT17),  
18003002300 (CT23), 18003002800 (CT28), 18003002900 (CT29),  
18003003000 (CT30), 18003003100 (CT31), 18003004000 (CT40),  
18003004300 (CT43), and 18003004400 (CT44).

The following three priority sites have been identified within the TA:

- Former Oil Tanks and Pumps Manufacturer, 1600 Wabash Avenue (CT16)
- Former Pump Manufacturer, 525 Tecumseh Street (CT43)
- Former Magnet Wire Facility, 3600 East Pontiac Street (CT16)

## 6.a. | Project Director

Jonathan Leist, Division Director  
Ph: 260.427.1127  
E: [jonathan.leist@cityoffortwayne.org](mailto:jonathan.leist@cityoffortwayne.org)  
200 East Berry Street, Suite 320  
Fort Wayne, Indiana 46802

## 6.b. | Chief Executive-Highest Ranking Elected Official

Mayor Sharon Tucker  
Ph: 260.427.2663  
E: [sharon.tucker@cityoffortwayne.org](mailto:sharon.tucker@cityoffortwayne.org)  
200 East Berry Street, Suite 425  
Fort Wayne, Indiana 46802

### COMMUNITY DEVELOPMENT

### B.7. | Population

263,886 (2020 Census)

### 8. | Other Factors

| Other Factors  | Page # |
|--|--------|
| Community population is 15,000 or less.  |        |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.  |        |
| The proposed site(s) is impacted by mine-scarred land.   |        |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.  |        |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 2      |
| The proposed site(s) is in a federally designated flood plain.   | 2, 4   |
| The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.   |        |
| The reuse of the proposed site(s) will incorporate energy efficiency measures.   | 4      |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.   | 4      |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.   |        |

### B.9. | Letter from the State or Tribal Environmental Authority

Please find attached a letter dated January 15, 2026 from the Indiana Department of Environmental Management Indiana Brownfields Program acknowledging our intent to apply for FY26 grant funds and conduct assessment activities.

### 10. | Releasing Copies of Applications

No confidential, privileged, or sensitive information is being claimed for redaction as part of this application.

#### COMMUNITY DEVELOPMENT

200 E. Berry St., Suite 320 • Fort Wayne, Indiana • 46802  
phone: 260-427-2150 • [CityofFortWayne.in.gov](http://CityofFortWayne.in.gov).CD

An Equal Opportunity Employer



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

100 N. Senate Avenue • Indianapolis, IN 46204  
(800) 451-6027 • (317) 232-8603 • Fax (317) 233-6647 • [www.idem.IN.gov](http://www.idem.IN.gov)

Mike Braun  
Governor

Clint Woods  
Commissioner

January 15, 2026

Mr. Jonathan Leist, Director  
City of Fort Wayne, Division of Community Development  
200 East Berry Street, Suite 320  
Fort Wayne, Indiana 46802

Re: IDEM Acknowledgement Letter  
U.S. E.P.A. Brownfields Grant Proposal  
Community Wide Assessment Grant  
City of Fort Wayne  
Allen County

Dear Mr. Leist:

This letter is provided in support of the City of Fort Wayne, Division of Community Development (Fort Wayne) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community Wide Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that Fort Wayne is requesting \$500,000 for hazardous substances and/or petroleum assessment.

IDEM understands that Fort Wayne has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program (Program) and that Fort Wayne, based on the information it has provided with its request, believes it has the capability to perform the proposed grant-funded activities. The requested community wide assessment grant funding will help Fort Wayne with community outreach, evaluating and prioritization of site inventory, conducting Phase I and Phase II Environmental Site Assessments, and developing site specific cleanup and reuse plans.

Fort Wayne has identified the target area of this grant being bound by South Calhoun Street to the west, the Saint Mary's and Maumee Rivers to the north, South Coliseum Boulevard, Meyer Road, and Hessen Castle Road to the east, and Oxford Street, Paulding Road, and Decatur Road to the south. Priority Sites include a former Pump Manufacturing Site, a former Magnet Wire Manufacturing Site, and a former Oil Tank and Pump Manufacturing Site. Funding provided by this grant will help finance assessments of priority and other brownfield sites in the southeast area to identify environmental contaminants and hazardous sites to mitigate risk and put the sites back into productive use. The City has identified over 100 potential brownfields to be redeveloped within the Target Areas that are also supported by the Southeast Strategy Update. Following the plan's recommendations, redevelopment will focus on necessary housing and commercial development to reverse

Visit [on.IN.gov/survey](https://on.IN.gov/survey) or scan the QR code to provide feedback.

*We appreciate your input!*



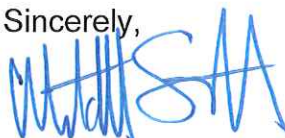
decades of disinvestment. Specifically, mixed-income housing options and commercial spaces, for small businesses and entrepreneurs, will be prioritized along the commercial corridors to strengthen the area, provide jobs and incentivize further private investment. Additionally, the City is working with Greater Fort Wayne, an economic development partner, to identify locations that meet the standards for businesses and industries looking to expand and relocate to the area.

Fort Wayne has not yet selected specific sites to benefit from U.S. EPA brownfield grant funding. If Fort Wayne is awarded the requested grant funding, the Program will work with U.S. EPA and Fort Wayne to determine site eligibility once specific sites are identified.

IDEM has worked with Fort Wayne on several projects and recognizes that Fort Wayne is committed to working with the Program and/or the IDEM Voluntary Remediation Program for technical oversight of grant-funded site activities as applicable during the grant project period. The Program and IDEM are committed to continuing to support brownfield redevelopment within Fort Wayne by providing technical and other assistance through the Program.

IDEM considers Fort Wayne a good candidate to receive U.S. EPA assessment grant funding to continue its brownfields redevelopment efforts, which support Indiana's brownfields initiative. IDEM looks forward to continuing its partnership with Fort Wayne and its constituent communities. For further assistance, please contact John Morris of the Indiana Brownfields Program directly at (317) 234-0235 and at [jmorris@ifa.in.gov](mailto:jmorris@ifa.in.gov).

Sincerely,



Mitchell Smith  
Technical Staff Coordinator  
Indiana Brownfields Program

*MS/JTM*

cc: *(via electronic transmission)*

Lindsey Maksim, City of Fort Wayne  
John Morris, Indiana Brownfields Program

# 1. | PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

## 1.a | Overview of Brownfield Challenges and Description of Target Area

Fort Wayne, located in northeast Indiana, is the 2nd-largest city in the state and the economic engine for 2.6M people living within a 75-mile radius, and is the geographic boundary for this grant proposal. Founded in 1794 as a small military outpost at the confluence of the Saint Marys, Maumee, and Saint Joseph Rivers, the city quickly grew into a regional center of trade and development with the construction of the Wabash and Erie Canal (1832), then into a powerhouse of economic activity with the introduction of rail (1850s). As rail lines were laid through the southern and eastern portions of the city, a dense concentration of industrial facilities followed, leading to the development of southeast Fort Wayne around transportation corridors, industrial employment centers, and relatively affordable land. Residential neighborhoods grew alongside the manufacturing, warehousing, and commercial uses, positioning the southeast area as a productive and stable contributor to the local economy, with peak populations in the mid-20th century. Over time, deindustrialization and changes in freight and manufacturing practices led to the decline or relocation of many industrial employers that once anchored the southeast area. As jobs disappeared, population declined and household incomes fell, reducing the local tax base. Aging infrastructure and housing stock received limited reinvestment, while environmental contamination from historic industrial uses increasingly constrained redevelopment and discouraged new private investment. These forces contributed to a prolonged period of disinvestment in the southeast area. The cumulative effect was a cycle in which declining economic activity, limited reinvestment, and legacy environmental challenges reinforced one another, leaving the once-thriving southeast Fort Wayne area blighted and desolate with abandoned buildings, vacant properties, low-quality jobs, inadequate housing, insufficient recreational space, and poor walkability. These conditions necessitated the current revitalization efforts outlined in the 2021 Southeast Strategy<sup>1</sup>, and Allen County’s 2021 economic development action plan, Allen County Together<sup>2</sup> (“ACT”), which established a specific strategy with key goals to improve **economic development, housing, infrastructure, and placemaking** to reverse the longstanding impacts of disinvestment. Eleven census tracts (“CTs”) comprise the dense core of the southeast area and the Target Area (“TA”) for this grant, including 180030013002 (CT13), 18003001600 (CT16), 18003001700 (CT17), 18003002300 (CT23), 18003002800 (CT28), 18003002900 (CT29), 18003003000 (CT30), 18003003100 (CT31), 18003004000 (CT40), 18003004300 (CT43), and 18003004400 (CT44). The TA generally extends from the Maumee River southward to Decatur and Paulding Roads, and from South Calhoun Street eastward to Meyer and Hessen Cassel Roads, encompassing hundreds of blighted acres of vacant or underutilized land and buildings from abandoned gas stations and dry cleaners to sprawling industrial and manufacturing facilities, and the once vibrant neighborhoods and commercial centers surrounding them. The TA suffers the city’s lowest income and health scores (**Section 2**), the highest crime rates, and a housing shortage. Funding from this EPA FY26 Community-wide Assessment grant will help finance assessments of brownfield sites in the southeast area to identify environmental contaminants and hazardous sites that deter investment, to mitigate risks and enable redevelopment that aligns with the revitalization plans.

## 1.b | Description of the Priority Brownfield Site(s)

The City of Fort Wayne (“City”) has identified three priority sites within the TA that pose considerable environmental issues, including unknown risks to human health and the environment from historical hazardous substances and petroleum use, and have the greatest potential to leverage brownfield grant funds towards projects that address community needs and advance revitalization plans. Across these priority sites, the historic presence and use of hazardous substances and petroleum products restricts approximately 65 acres from private investment, leveraged funding, and strategic development for residential and mixed-use commercial uses, parks and trails, and commercial space to support local entrepreneurs, as well as small and expanding businesses, leaving deteriorated, abandoned buildings and vacant land that continue to discourage investment. The successful assessment, remediation, and redevelopment of these key sites will actualize strategic plans, support community needs, help meet specific economic goals, and trigger more investment.

### **Former Oil Tanks and Pumps Manufacturer, 1600 Wabash Avenue, CT16**

A portion of this ~17.5-acre site was developed for industrial use by 1902, when a steam engine manufacturer and a spoke manufacturer both operated, and by 1918, a storage tank and pump manufacturer was operating at

<sup>1</sup> <https://engage.cityoffortwayne.org/southeast-strategy-update>

<sup>2</sup> <https://www.greaterfortwayneinc.com/economic-development/allen-county-together/>

the site. When the plant was closed in 2003, hundreds of jobs were lost. Hazardous waste disposal records include ignitable waste, lead and chromium waste, spent halogenated and non-halogenated solvents, methyl ethyl ketone waste, and aluminum plating and painting operation sludge by the 1980s, and 16 underground storage tanks (USTs) were removed by 1991. The hazardous substance and petroleum product handling and disposal practices prior to the introduction of environmental regulations in the 1980s are unknown. Previous investigation records for the site are not readily available; however, a sewer liquid sample collected near the site in 2020 contained vinyl chloride, trichloroethene, and cis-1,2-dichloroethene. This predominantly vacant, large site with a 253k ft<sup>2</sup> existing structure is located on a central TA corridor. It is a priority site due to its location within the Summit City Entrepreneur and Enterprise District (SEED) and a Tax Increment Financing (TIF) district, and was selected by Greater Fort Wayne (GFW), the city's economic development organization, as a potential competitive site for businesses looking to expand into the Midwest, making it ideal for a significant mixed-use development, allowing the City to realize leveraged funding, address Southeast Strategy community needs, and actualize ACT goals.

#### **Former Pump Manufacturer, 525 Tecumseh Street, CT43**

This former oil tank and pump manufacturer located in the East Central neighborhood encompasses approximately ~33.5-acre property, portions of which lie in a floodplain. The facility operated from 1911 through the 1970s, with production declining by the 1950s; areas vacated at that time were later used for offices and warehousing until the 1970s. Historical fire insurance maps identify several USTs across the property, and a scrap yard and potential landfill are suspected to have been operated in the floodway portion of the site from the 1960s through the 1990s. Records documenting hazardous substances/petroleum products handling and disposal, UST closures, or environmental investigations are not readily available. Several buildings on the site were razed before 2015, leaving the site largely vacant and severely blighted with seven (7) significantly deteriorated structures remaining. Given its industrial history, the site presents potential contamination concerns for the East Central neighborhood and the adjacent Maumee River. This site is a priority for assessment and redevelopment due to its potential to expand Riverfront recreational space, improve trail access, and catalyze mixed-use development nearby single-family infill housing. It creates the perfect opportunity to provide more Riverfront amenities that serve the entire community and materialize goals set forth in the Southeast Strategy and a specific neighborhood initiative to increase housing and create an accessible park and trails, as envisioned in the adopted East Central Forward plan<sup>3</sup>.

#### **Former Magnet Wire Facility, 3600 East Pontiac Street, CT16**

This ~14.5-acre abandoned site containing a 75k ft<sup>2</sup> building was used for the refinement and enameling of magnet wire from at least 1933 until 2014. Enamel and paint residues generated from the facility were landfilled on-site from the 1930s through the 1950s. The facility operated as a large quantity generator of hazardous waste and utilized several historical USTs and aboveground storage tanks (ASTs). Designated a RCRA Corrective Action Site (CORRACTS) facility in 1990, the site received closure in 2007 following investigation of solid waste management units (SWMUs) and areas of concern (AOCs); however, subsurface impacts beyond these areas were not fully assessed. Additional historical uses include a knitting mill operating west of the magnet wire facility from at least 1927 through the 1950s, and a filling station active from the 1930s through the 1960s, both of which were later absorbed into the property. Several of the facility buildings were razed by 2012, leaving the site blighted. The site abuts a residential neighborhood, and shares a combined sewer, and contaminated groundwater is likely to migrate beneath nearby homes toward the Maumee River to the north. Currently vacant and occasionally used for storage, the site's location on a primary TA corridor and its proximity to residences make it a high priority for assessment and redevelopment to protect human health and support community-identified youth recreation and commercial uses that will revitalize the corridor and catalyze additional investment.

### **1.c | Identifying Additional Sites**

The City has identified hundreds of vacant properties and acres within the TA suitable for redevelopment that align with community and stakeholder recommendation in the Southeast Strategy and ACT. Review of historical fire insurance maps, city directories, and database reports revealed recognized environmental conditions for approximately 30% of the reviewed properties. Properties on primary TA corridors likely to be redeveloped as multi-tenant residential, mixed-use and/or commercial space will be prioritized to strengthen the area, provide homes and jobs, and incentivize further private investment. ACT found that the shortage of shovel-ready sites is

---

<sup>3</sup> <https://engage.cityoffortwayne.org/eastcentral>

a significant deterrent to housing and commercial developer investment and businesses expansion into the area thus, the assessment of these sites using the grant funds is the first step to matching end use with developer and employer interests. Additional sites will be prioritized for assessment based on the following criteria: community input and need, eligibility, economic viability/developer interest, marketability, and alignment with these plans.

#### **1.d | Reuse Strategy and Alignment with Revitalization Plans**

The Southeast Strategy and ACT, along with East Central Forward and EPA’s Building Blocks for Sustainable Communities<sup>4</sup> plan developed for East Central (collectively the “Plans”) serve as a shared vision among residents, business owners, local government, and community partners that provides a framework to guide the revitalization of the southeast area, recommending targeted **economic development** along the corridors, and increasing and strengthening available multi-income **housing**, recreational space including green space, parks and trails (“**infrastructure**”), and third places (“**placemaking**”) by significantly improving readiness of brownfield sites for redevelopment. Assessment and subsequent cleanup and redevelopment of the target properties and additional properties identified within the grant period reflects the community-identified needs and are anticipated to add new housing, restaurants, retail, cafes, trails, and park space, addressing the key priorities of **economic development, housing, infrastructure, and placemaking** identified in the Plans. The assessment activities will remove uncertainty by providing information on limitations or continuing obligations required of prospective property owners to facilitate redevelopment. The City has already made significant strides toward realizing the Southeast Strategy. In 2023, to support economic development in a former food desert, the City partnered with Parkview Hospital to redevelop an underutilized property as a grocery store within walking distance for 25,000 TA residents. In 2024 and 2025, the City facilitated Phase 1 of Village Premier, an inclusive community project within the TA, including multi-family housing (208 units) and a neighborhood health clinic, which was completed with \$34.5M in private investment. Future phases will see the addition of townhomes and single-family homes, mixed-use including senior apartments, and an early childhood learning center. The City is currently working on plans to improve two primary roadways in the TA (South Anthony Boulevard and Paulding Road). Through a \$3.8M U.S. DOT RAISE grant dedicated to revitalizing urban corridors, the Southeast Corridors Planning Project seeks to redesign these corridors to further restore the area by improving safety, aesthetics, and connectivity; reducing crime; enhancing quality of life; and incentivizing private investment throughout the TA. The assessment and subsequent redevelopment of the priority sites described in **Section 1.b** will continue the work towards accomplishing the Plans’ key priorities. The **Former Oil Tanks and Pumps Manufacturer (1600 Wabash Avenue)** large site’s location within the SEED and a TIF, make its adaptive redevelopment ideal for a vibrant walkable mixed-use development anchored by a large commercial tenant, providing mixed-income housing and diverse commercial space, creating more entrepreneurial ecosystem space within the SEED, targeting the **economic development, housing, and placemaking** key priorities, and accomplishing an initiative outlined in ACT to accommodate a 20-acre mixed-use development and provide “shovel ready” sites to businesses looking to expand into the area. The **Former Pump Manufacturer (525 Tecumseh Street)** site’s proximity to the Maumee River will build on the City’s economic success by leveraging revitalized Riverfront recreational park space and improved trail access to catalyze further mixed-use development and infill housing, in turn satisfying the **economic development, housing, and infrastructure** key priorities and the East Central Forward Plan, which specifically expressed the neighborhood’s need for quality parks, access to trails, increased tree canopy (20%), and infill housing opportunities. Assessing the **Former Magnet Wire Facility (3600 East Pontiac Street)** is imperative to protect the health of the nearby residents and to prepare the site for redevelopment, which anticipates both public (youth sports facilities) and commercial space, fulfilling key priorities in **economic development, infrastructure, and placemaking**.

#### **1.e | Outcomes and Benefits of Reuse Strategy**

Assessment and cleanup plans developed under this grant will enable redevelopment by reducing uncertainty for developers and lenders, thereby lowering barriers, rapidly incentivizing private investment, and shortening redevelopment timelines. These investments will return dozens of acres of land to productive use, provide temporary construction and permanent commercial jobs through the creation of new commercial space, and increase the availability of desperately needed new and diverse housing. Commercial spaces will support the need for small retail and businesses, as well as the larger space necessary to accommodate expanding businesses that

---

<sup>4</sup> <https://engage.cityoffortwayne.org/building-blocks-east-central>

will anchor the TA and bring substantial job opportunities to the economically impoverished TA (**Section 2**). Development within the SEED and TIF allows the City to leverage more resources to smaller businesses through grants, tax abatements, and entrepreneurial education provided by the SEED. Redevelopment of blighted properties will create long-term economic opportunities that immediately address the challenges of crime, vagrancy, and vandalism plaguing the TA, as evidenced in a city-wide crime analysis performed by the City in 2025, by cultivating a safer, more economically stable, and vibrant community. Variable-value apartments and single-family homes will be added to the TA to accommodate a range of incomes, as suggested by the Southeast Strategy, neighborhood input, and a 2021 Zimmerman/Volk Housing Market Study, to address housing demand, stabilize rent prices, encourage residential ownership, and strengthen neighborhoods. TIF-funded residential projects have a goal to incorporate 10% of new units as affordable housing. New streetscapes and trails at each priority site will increase public safety, encourage walkability, and increase connectivity, strengthening the TA’s cohesiveness and providing better access to services and amenities. The reuse strategy will also reduce the health burdens identified in the TA (**Section 2**) by decreasing exposure to contaminants and increasing access to a new Riverfront park, outdoor youth sports amenities, and the 160-mile city-wide trail system, building on the \$4.7M invested in park space in the TA since 2021. Sites redeveloped along major corridors will incorporate the resilient infrastructure designs developed as part of the Southeast Corridors Planning Project. The Southeast Corridors Planning Project anticipates increasing the urban tree canopy, which will improve air quality and local resilience to the impacts of extreme heat and air pollution, concerns documented in the TA based on 2024 CAPA heat and air quality studies<sup>5</sup>. Local resilience to flooding will also be improved with the adoption of Riverfront space as a park for flood mitigation, as the City has successfully accomplished in downtown Fort Wayne. The priority sites are not anticipated to be reused for renewable energy from wind, solar, or geothermal energy. Adaptive reuse of existing buildings will be recommended, and sites where new construction is proposed will be encouraged to incorporate energy efficiency measures. Redevelopment will stimulate an infusion of new tax revenues, new job opportunities, and housing options with higher energy efficiency, will increase property values as immediate outcomes, will improve public health and climate resiliency, and will economically stabilize the TA as long-term outcomes. Consistent with similar projects in the city and outlined in ACT, redevelopment of the sites assessed under this grant is anticipated to catalyze \$250M in capital investment, the addition of 2,500 jobs in and around the TA by 2031, and the addition of 23,000 new housing units, including infill housing, in the county by 2040.

**1.f | Resources Needed for Site Reuse**

Since 2017, over \$250M in public financing incentives have catalyzed more than \$1.25B in local economic development projects. The assessment grant funds will stimulate redevelopment in the TA by mitigating risks and developing cleanup plans to leverage additional financial resources and encourage public/private partners to invest in cleanup and reuse. The following additional key resources will support further assessment, remediation, and/or reuse of the sites identified during the grant project. Budgeted items are already eligible, secured, and ready for immediate use, while potential funds are available for use, but must be coordinated and approved by partner agencies during site assessments and reuse work.

| Source                            | Purpose / Role   | Amount (\$)        | Status    |
|-----------------------------------|--|--------------------|-----------|
| Unsafe Building Fund              | Assessment and demolition of any unsafe structures meeting code requirements   | \$1,580,000        | Budgeted  |
| Local Brownfield Grants           | Fund assessments and remediation of sites to encourage redevelopment   | \$200,000          | Budgeted  |
| Indiana Brownfields Grant Program | Fund assessment and remediation of sites to encourage redevelopment  | \$250,000 per site | Potential |
| Redevelopment Capital Fund        | Purchase, assess, remediate, and prepare legacy sites for development  | \$2,000,000        | Potential |
| City Facade Grants                | Facade improvements to commercial buildings / Reuse  | \$350,000          | Budgeted  |
| SEED Grants                       | Support district-wide small business development / Reuse   | \$100,000          | Budgeted  |
| Adams Center TIF                  | Support implementation of the Southeast Strategy Plan and redevelopment of Southeast legacy industrial sites / Reuse | \$500,000          | Potential |

<sup>5</sup> <https://engage.cityoffortwayne.org/heat-study>

|  |   |             |           |
|--|---|-------------|-----------|
| Google Supplemental Tax Payment          | Support Implementation of Southeast Strategy Plan / Reuse   | \$100,000   | Potential |
| Riverfront Local Income Tax              | Acquisition of Riverfront properties, site development, and public improvements near Riverfront / Reuse | \$400,000   | Budgeted  |
| Neighborhood Grants                      | Support improvements to public spaces requested by neighborhood organizations / Reuse                   | \$100,000   | Budgeted  |
| CPTED Lighting Funds                     | Support new public lighting and other public safety investments / Reuse                                 | \$386,000   | Budgeted  |
| U.S. HUD Funding                         | Supplemental funds to incentivize housing development in the TA / Reuse                                 | \$1,000,000 | Budgeted  |
| Local Housing Funds/ Lot to Love Program | Incentivize and redevelop vacant residential lots / Reuse   | \$250,000   | Budgeted  |

As reuse plans move forward, the City will evaluate expanding or creating TA TIF districts to fund remediation and public infrastructure and will work with each site developer to identify and secure available grants and tax incentives from local and state organizations. In 2026, Fort Wayne was awarded a \$50M New Market Tax Credit Award to incentivize private investment in low-income census tracts. Additional funds may be available through Indiana Economic Development Corp. (IEDC) which, together with other organizations including Community Foundation of Greater Fort Wayne and Foellinger Foundation, have added over \$25M to recent local projects. City staff will also make efforts to secure State Excess Liability Trust Fund (ELTF)/Petroleum Orphan Site Initiative (POSI) funding where applicable, and access historic liability insurance sites for contamination identified during the grant assessments to fund remediation. Indiana courts ruled general liability policies must cover assessment and remediation on contaminated sites, providing Indiana municipalities a unique opportunity to leverage EPA grants and fund remediation projects.

**1.g | Use of Existing Infrastructure**

The urban TA has been developed since the early 1900s, and each priority site generally includes the basic infrastructure (water, sewer, gas, electricity, roads, broadband internet, etc.) required for site redevelopment and reuse. These improvements are ongoing (particularly to streets, trails, bridges, and sewer infrastructure). The City is actively investing \$100M in relining clay sewers to stabilize the oldest sewers in the city, with 300 miles already completed, and a \$400M combined sewer overflow (CSO) project was completed in 2025. By encouraging redevelopment in the TA, public funds for new suburban and rural development infrastructure can be saved and reinvested into existing southeast area communities. Several parks in the TA have been developed or upgraded (Section 1.e) since 2021, and a ¾-mile trail section connecting the TA to 107 miles of trail network will be completed in 2026. The Southeast Corridors Planning Project aims to create right-of-way infrastructure plans that will further enhance safety, connectivity, and economic growth in the southeast area, in addition to the \$13.2M invested in new lighting, sidewalks, and parking streetscape enhancements completed in the TA since 2021.

**2. | COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a | The Community’s Need for Funding**

As described in Section 1.a, the TA suffers from prolonged disinvestment, resulting in the current income metrics shown in Table 1, compared to the city of Fort Wayne, Allen County, Indiana, and the U.S., and the city itself

| Table 1 <sup>1</sup>   | TA <sup>A</sup> | City      | County    | State     | U.S.        |
|------------------------|-----------------|-----------|-----------|-----------|-------------|
| Population             | 34,317          | 266,235   | 388,791   | 6,811,752 | 332,387,540 |
| Per Capita Income      | \$19,207        | \$32,884  | \$36,432  | \$37,178  | \$43,289    |
| % Poverty              | 41.6%           | 15.6%     | 12.2%     | 12.2%     | 12.4%       |
| % Poverty (<18 years)  | 50.6%           | 22.5%     | 16.7%     | 15.7%     | 16.3%       |
| % Poverty (≥65 years)  | 35.6%           | 9.1%      | 7.3%      | 8.6%      | 10.4%       |
| % Rent ≥ 30% of Income | 53.6%           | 44.8%     | 44.5%     | 47.3%     | 50.4%       |
| Median Home Value      | \$82,166        | \$169,700 | \$194,300 | \$201,600 | \$303,400   |

<sup>1</sup>ACS 5-year Estimates (2023); <sup>A</sup>Weighted average for CTs 13, 16, 17, 23, 28, 29, 30, 31, 40, 43 & 44

falls behind the county, state, and U.S. Eight of the 11 TA Census Tracts (CTs 16, 17, 23, 28, 29, 30, 43, and 44) are designated by the U.S. Department of HUD as “Qualified Census Tracts”<sup>6</sup>, where ≥50% of household incomes are ≤60% the county median income.

In 2025, State legislation mandated structural changes to local property and income taxes to be phased-in from 2026-2030, reducing the City’s budget an anticipated 4-5% or more annually. These sustained revenue losses

<sup>6</sup> [https://www.huduser.gov/portal/sadda/sadda\\_qct.html](https://www.huduser.gov/portal/sadda/sadda_qct.html)

significantly limit the City’s ability to fund assessment and remediation of these large-scale priority sites (**Section 1.b**) and the numerous other brownfields (**Section 1.c**) within the TA that are necessary to catalyze private investment and redevelopment. As revenues decline, City resources must be directed to maintaining essential services, including infrastructure, utilities, transportation, and public safety, which is a critical need in the TA due to the concentration of vacant and blighted properties. This further constrains the City’s capacity to invest in brownfield redevelopment that could otherwise generate new tax base, reduce crime and support infrastructure improvements through project-driven TIF rather than local taxes. Because private sector entities are reluctant to invest in potentially contaminated properties in areas with long-term disinvestment and low household incomes, EPA Brownfields funding is essential to unlocking myriad other sources of cleanup and development funding for this low-income TA. Without EPA support, disinvestment will persist, tax revenues will continue to decline, and the City’s ability to address environmental and economic challenges will be further diminished.

**2.b | Health or Welfare of Sensitive Populations**

In addition to the disproportionately impoverished population outlined in **Table 1**, higher populations of sensitive persons live within the TA, including children and women of childbearing age (**Table 2**), and these residents are shown to rely

| <b>Table 2<sup>1</sup></b> | TA <sup>A</sup> | City  | County | State | U.S.  |
|----------------------------|-----------------|-------|--------|-------|-------|
| % Children <18 Years       | 31.6%           | 24.4% | 25.6%  | 23.4% | 22.2% |
| % Women 15-50 Years        | 26.6%           | 24.7% | 23.7%  | 23.1% | 23.3% |
| % Households on SNAP       | 34.7%           | 26.9% | 25.4%  | 27.3% | 26.2% |
| % Housing 1979 or older    | 86.1%           | 64.6% | 56.4%  | 55.8% | 50.4% |
| % Uninsured                | 17.1%           | 9.4%  | 8.3%   | 7.6%  | 8.6%  |
| % No High School Diploma   | 10.1%           | 2.7%  | 2.8%   | 2.5%  | 1.9%  |

<sup>1</sup>ACS 5-year Estimates (2023); <sup>A</sup>Weighted average for CTs 13, 16, 17, 23, 28, 29, 30, 31, 40, 43 & 44

on governmental food assistance (SNAP), have lower insured rates, and have significantly less educational attainment. These sensitive populations are especially at risk when exposed to environmental contaminants.

Contaminants commonly found at the dozens of brownfield sites with the TA include metals, VOCs, and PAHs, that pose significant exposure risks to nearby residents and other vulnerable populations. This is particularly consequential to the health of the inordinate number of children born to the disproportionate number of mothers residing in the TA, while the elevated uninsured rate in the TA results in less frequent health monitoring and treatment. Additional risks lie in the residences themselves, as the disproportionate number of older structures may contain asbestos and lead-based paint. These conditions contribute to severe health disparities within the TA, as evidenced below, which can be mitigated through brownfield assessment and subsequent redevelopment that will include the removal of contaminants, construction of newer homes in the TA, and promotion of healthy living through the introduction of parks and trails.

**2.c | Greater Than Normal Incidence of Disease and Adverse Health Conditions**

The health outcomes of the TA’s population, summarized in **Tables 3 and 4**, mirror the economic and population inequity outlined above. U.S. Centers for Disease Control and Prevention (CDC) PLACES<sup>7</sup> data (**Table 3**) shows a greater than normal incidence of disease and adverse health conditions in the TA compared to the city and county. Although reported cancer prevalence is lower, high uninsured rates (**Table 2**) raise concern about underdiagnosis and limited access to care. Census tract-level data is not available for birth defects; however,

| <b>Table 3<sup>1</sup></b> | TA <sup>A</sup> | City  | County |
|----------------------------|-----------------|-------|--------|
| Asthma %                   | 13.0%           | 11.7% | 11.2%  |
| Cancer %                   | 4.4%            | 7.4%  | 7.8%   |
| Diabetes %                 | 19.2%           | 13.8% | 12.9%  |
| Heart Disease %            | 7.3%            | 6.6%  | 6.4%   |
| Obesity %                  | 49.3%           | 40.7% | 39.4%  |
| COPD %                     | 10.5%           | 8.2%  | 7.6%   |

<sup>1</sup>CDC Places 2023, adult populations; <sup>A</sup>Weighted average for CTs 13, 16, 17, 23, 28, 29, 30, 31, 40, 43 & 44

the Indiana Birth Defects and Problems Registry (IBDPR) 2021 Annual Legislative Report<sup>8</sup> shows that Allen County experiences 367 birth defects per 10,000 live births versus

| <b>Table 4</b>                   | 46803 | 46806 | County | PRH       |
|----------------------------------|-------|-------|--------|-----------|
| Chronic Kidney Disease (2021)    | 3.9   | 3.9   | 2.9    | 2.8       |
| Particulate Matter (PM2.5; 2020) | 8.226 | 8.204 | 8.070  | 8.007     |
| Low Birth Weight (2020-2022)     | N/A   | N/A   | 9.3%   | 4.3-8.9%  |
| Preterm Births (2020-2022)       | N/A   | N/A   | 10.7%  | 6.3-11.4% |

282 for the State. The 2024 CAPA air quality study (**Section 1.e**) found that residents within the TA experience the highest PM2.5 concentrations in the city (peak daily averages reaching 15.2-19.0 µg/m<sup>3</sup>), increasing health risks for pollution-sensitive populations and contributing to disproportionate rates of asthma and COPD.

<sup>7</sup> <https://www.cdc.gov/places/index.html>

<sup>8</sup> [https://iga.in.gov/publications/agency\\_report/2021-annual-report-indiana-birth-defects-and-problems-registry.pdf](https://iga.in.gov/publications/agency_report/2021-annual-report-indiana-birth-defects-and-problems-registry.pdf)

According to the Parkview Health Community Data Hub<sup>9</sup>, the health metrics detailed in **Table 4** are elevated locally, in the zip codes overlapping the TA or the county, compared to the 11-county Parkview Regional Health (PRH) coverage area. U.S. Small-Area Life Expectancy Estimates Project (USALEEP)<sup>10</sup> show the TA's average life expectancy (72.2 years) is well below the state average (77.4 years), highlighting persistent health disparities.

Assessing and remediating these sites will reduce environmental exposure, reverse the disproportionately high burden of poor health and disease in the TA, and enable site reuse to create quality jobs and recreational amenities, improving overall quality of life for sensitive populations. In addition, the reuse of vacant and abandoned properties will reduce opportunities for vagrancy and criminal activity, enhancing neighborhood safety and supporting long-term stabilization and revitalization.

#### **2.d | Economically Impoverished/Disproportionately Impacted Population**

As demonstrated in **Tables 1 and 2**, the economically impoverished and sensitive populations in the TA occupy older housing, are less educated and insured, and receive public assistance at higher rates. The health of these populations is also disproportionately impacted by disease and adverse health conditions (**Tables 3 and 4**) due to the lack of access to greenspace and historical industrial development in the TA's sector of the city, as discussed in **Section 1**, likely contributing to heat islands and the worst air quality in the city. Assessment of priority and additional sites in the TA will identify specific threats to human health and the environment and is the initial step in reducing the burden of environmental consequences on the disproportionately impacted population and bringing blighted or underutilized properties to active reuse. Redevelopment of the sites following assessment and any necessary cleanup will increase park space, trails, and quality of life; decrease extreme heat, air quality, and health impacts; promote economic mobility with local job opportunities; and provide new, affordable housing options for residents of the TA, as described in **Section 1.e**, directly countering the metrics outlined above.

#### **2.e/f | Community Engagement Project Involvement and Roles**

The table below outlines community partners and their roles in the grant project.

| <b>Partner</b>                                      | <b>Mission</b>   | <b>Point of Contact</b>   | <b>Specific Involvement</b>  |
|---|--|---|--|
| Southeast Area Partnership (SEAP)                   | A community network of residents, churches, and stakeholders focused on shared goals.                    | Denita Washington<br><a href="mailto:Southeastarepartnership@gmail.com">Southeastarepartnership@gmail.com</a>   | Provide input on site reuse, engage network partners, and communicate redevelopment concerns to the City |
| East Central Neighborhood Association               | Local stakeholders addressing mutual concerns and shaping community growth                               | Elecia Peggins<br>[REDACTED]  | Identify sites and provide input regarding the reuse planning and redevelopment of key priority sites    |
| Housing and Neighborhood Development Services, Inc. | Serves as an advisory board to strengthen neighborhoods and serve lower-income residents                 | Kelly Lundberg<br><a href="mailto:Lundberg@cityoffortwayne.org">Lundberg@cityoffortwayne.org</a>                | Identify sites, seek and partner with housing developers, and provide funds toward southeast housing     |
| Greater Fort Wayne                                  | Drives economic prosperity to improve the well-being of the community                                    | John Urbahns<br><a href="mailto:Jurbahns@greaterfortwayneinc.com">Jurbahns@greaterfortwayneinc.com</a>          | Identify and promote sites with the most significant potential for impactful redevelopment               |
| Community Foundation of Greater Fort Wayne          | Connect resources to nonprofits through strategic grantmaking and provide leadership for community needs | Alison Geradot<br><a href="mailto:agerardot@cfgfw.org">agerardot@cfgfw.org</a>                                  | Provide grants for development   |
| SEED  | Economic development support of entrepreneurs and businesses within the SEED district                    | Andrea Robinson<br><a href="mailto:Andrea.Robinson@cityoffortwayne.org">Andrea.Robinson@cityoffortwayne.org</a> | Identify sites, work with developers and business owners on reuse, and provide financial support         |

#### **2.g | Incorporating Community Input**

The Southeast Strategy was developed through sustained community engagement, including surveys, public

<sup>9</sup> <https://parkview.metop.io/>

<sup>10</sup> <https://www.cdc.gov/nchs/nvss/usaleep/usaleep.html> (2010-2015)

meetings and charrettes, and a formal public comment period. A central theme of the Southeast Strategy is that, while assistance is needed, Southeast residents want an active role in shaping their own future. In 2025, the City hosted a public Open House to share progress on Southeast Strategy implementation and to gather additional community feedback on needs and priorities. Community input from these efforts directly informed site prioritization and reuse strategies, which emphasize economic development and retail opportunities along TA corridors, improved housing, connectivity, job access, and better access to quality parks and the city’s trail system. Ongoing community involvement will remain integral to implementation and brownfield planning through a comprehensive outreach plan. Throughout the grant period, the City will implement a comprehensive, inclusive outreach plan to maintain community and stakeholder engagement and solicit input on site selection, prioritization, assessment and cleanup needs, and reuse planning. Upon grant award, the City will issue a press release and host a public kick-off meeting within the first two quarters, located near priority sites. This meeting will introduce grant goals, planned activities, and the community involvement schedule, and provide an opportunity for residents and stakeholders to identify sites and propose reuse ideas. A total of 10-12 public meetings, including annual and financial update meetings, will be held during the grant period to provide brownfield education, share progress, and gather feedback. The meetings will be advertised through local media and municipal and partner digital platforms, ensuring the entire community can provide input. Meetings will be coordinated with SEAP, held within the TA, and designed to maximize participation from residents, neighborhood associations, churches, and businesses. Hybrid formats, evening and weekend scheduling, written materials, and language interpretation services will be provided to ensure accessibility. Meeting minutes and materials, including surveys and feedback forms, will be available on the City’s virtual platforms, with physical copies available at TA partner locations and City offices, enabling community input from unable to attend the meetings. As cleanup and redevelopment plans progress, the City will conduct neighborhood-level outreach for affected populations and partner organizations to gather more detailed input on site prioritization, cleanup approaches, site marketing and reuse concepts. This outreach will include targeted meetings with surveys, and design charrettes added as appropriate for each project. The final annual meeting will be used to report project outcomes to the community. Ongoing communication will be supported through the City’s website, newsletters, social media, and local media. A dedicated project page will be created on the City’s Engage Page Network, an interactive online platform that allows residents to follow project progress, access timelines, studies, and resources, communicate directly with City staff, and provide feedback through surveys and interactive tools. Both the City website and the Assessment Grant Engage Page will provide continuous updates and opportunities for public participation throughout the assessment and redevelopment process. Together, these outreach methods will support information sharing, allow residents to voice health and safety concerns, and provide continuous opportunities for assessment and reuse planning feedback. City staff will evaluate community input against strategic plans, key goals, and available funding, and incorporate feedback where feasible.

**3. | TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a/b/c/d | Project Implementation, Anticipated Schedule, Task Lead, and Outputs**

The City of Fort Wayne requests \$500,000 of EPA Brownfields funds for the following tasks:

|   |
|---|
| <b>Task 1 - Programmatic Management, Inventory, and Outreach</b>  |
| <b>a. Project Implementation:</b> Programmatic/community engagement (quarterly reports, output/outcome tracking, QEP procurement, community meetings), supplies, travel/training, brownfields inventory management, and eligibility requests  |
| <b>b. Anticipated Project Schedule:</b> QEP procurement: Q1-Q2; initial outreach and inventory: Q1-Q2; quarterly reporting to ACRES, staff training, subsequent community meetings and inventory updates: at least quarterly throughout grant cycle: starting Q1; and Eligibility Requests: starting by Q3. |
| <b>c. Task/Activity Lead:</b> City with QEP support   |
| <b>d. Outputs:</b> 8-12 public meetings; 18 stakeholder meetings; brownfields inventory; 12 Eligibility Requests and pipeline of brownfields sites ready to be assessed   |
| <b>Task 2 - Phase I and II ESAs</b>   |
| <b>a. Project Implementation:</b> QAPP, Phase I ESAs, Phase II ESAs, and hazardous building material assessments  |
| <b>b. Anticipated Project Schedule:</b> Q3-Year 4   |
| <b>c. Task/Activity Lead:</b> QEP with City support per QEP procurement   |
| <b>d. Outputs:</b> 1 QAPP + 3 QAPP Updates, 11 Phase I ESAs, 4 hazardous materials surveys, 10 Phase II ESAs  |

|  |
|--|
| <b>Task 3 - Cleanup Planning</b>   |
| <b>a. Project Implementation:</b> Cleanup and reuse planning, as needed following Phase II evaluation and consideration of potential reuse scenarios, will be documented in an Analysis of Brownfield Cleanup Alternatives (ABCA) or Remedial Action Plan (RAP) that identifies remedies for contaminants exceeding IDEM screening levels, with alternatives evaluated based on cost, feasibility, intended use, and effectiveness in protecting human health and the environment. |
| <b>b. Anticipated Project Schedule:</b> Year 2-Year 4  |
| <b>c. Task/Activity Lead:</b> QEP with City support per QEP procurement  |
| <b>d. Outputs:</b> 8 cleanup planning documents  |

**3.e. | Cost Estimates**

| Budget Categories                             |             | Project Tasks (\$)                               |                   |                  |                   |
|---|-------------|--|-------------------|------------------|-------------------|
|   |             | Programmatic Management, Inventory, and Outreach | Phase I & II ESAs | Cleanup Planning | Total             |
| Direct Costs                                  | Travel      | \$ 4,094   | \$ 0.00           | \$ 0.00          | \$ 4,094          |
|   | Supplies    | \$ 406   | \$ 0.00           | \$ 0.00          | \$ 406            |
|   | Contractual | \$ 50,000  | \$ 405,500        | \$ 40,000        | \$ 495,500        |
| <b>Total Direct Costs (no indirect costs)</b> |             | <b>\$ 54,500</b>                                 | <b>\$ 405,500</b> | <b>\$ 40,000</b> | <b>\$ 500,000</b> |

The City will cover in-kind costs for programmatic activities & community outreach. Personnel, fringe benefit, equipment, construction, or subaward costs are not proposed. Contractual hourly rate for reporting and public outreach assumes \$125/hr. **Task 1 - Programmatic Management, Inventory, and Outreach (\$54,500):** programmatic/community engagement costs/supplies, travel/training, and contractual costs. Programmatic/Community Engagement and **Supplies** Costs: including advertisements, incentives, and supplies for public meetings (\$406); **Travel/Training** Costs for 1 City staff to attend 2 National Brownfields Conferences (\$4,094): airfare/travel (2x \$700 round trip), lodging (2x 4 nights @ \$200), per diem (2x 4 days @ \$68), and registration (2 x \$275). City tasks include participating in brownfields conferences; procuring QEP contracts in compliance with 40 CFR 31; tracking outputs and outcomes; securing partners and leveraged funding; engaging the community through outreach and meetings; and evaluating and prioritizing brownfield sites using the site selection principles outlined in **Section 1.c. Contractual** tasks include: 14 quarterly report summaries starting Q3; inventory management; Eligibility Requests; assistance with community engagement; and development of materials for meetings (~400 hours of QEP participation, \$50,000). **Task 2 - Phase I and II ESAs (\$405,500):** **Contractual** costs: QAPP and annual updates (\$4,500 initial & 3x \$1,000/updates, \$7,500); 11 Phase I ESAs per ASTM standards (\$4,000 average, \$44,000); 4 hazardous building material assessments (\$6,000 average, \$24,000); and 11 Phase II ESAs per ASTM standards (\$30,000 average, \$330,000). **Task 3 - Cleanup Planning (\$40,000):** **Contractual** costs include meetings with State agencies, property owners, and stakeholders in order to develop 8 cleanup plans (\$5,000 average) and viable reuse plans, integrating green remediation options.

**3.f. | Plan to Measure and Evaluate Environmental Progress and Results**

Project progress, outputs, and outcomes will be tracked, measured and evaluated using bi-weekly tracking spreadsheets, meeting minutes, quarterly reports, annual financial reports and ACRES updates under **Task 1** to ensure efficient use of grant funds and adherence to the schedules and outputs identified in **Section 3.a-d**. Actual outputs will be compared against estimated outputs listed under **Task 2** and mirrored in the Workplan. Project outcomes and accomplishments tracked in the spreadsheet, documented in the final report, and/or reported in ACRES will include: project milestones/outputs; sites/acreage assessed; acreage of land cleaned up and made ready for reuse; jobs created/retained; acreage of greenspace/recreation space/trails created for communities; infrastructure investments leveraged; quantity of housing units added; funding leveraged; and, acreage and quantity of contaminants reduced/exposure minimized to hazardous substances and petroleum. Other non-site-specific outcomes/outputs that cannot be entered into ACRES, including website updates, staff training, and community outreach/meetings, will be documented in the quarterly reports. The demographic and health metrics outlined in **Section 2** will be compared to ACS estimates at the end of the grant period to evaluate outcomes for the community, and beneficial outcomes will continue to be reported beyond the life of the grant.

**4.a/b/c | Organization Capacity, Structure, and Key Staff**

City of Fort Wayne, Division of Community Development will manage this grant. The Division has extensive experience managing economic development resources, including prior EPA Brownfields Grants (**Section 4.e**),

and has leveraged over \$250M in public incentives to support \$1.25B in redevelopment projects, demonstrating strong capacity for brownfield redevelopment and federal grants management. Under the Community Development Director, the Division manages all technical, financial, and administrative functions related to brownfield redevelopment, economic development, housing, city planning, and neighborhood outreach, ensuring grant activities align with adopted community plans and priorities. Grant management will be led by Community Development Division Director Jonathan Leist, Brownfields Coordinator Lindsey Maksim, and Director of Finance Gail Bradley, who collectively provide the expertise required for successful implementation. Mr. Leist (MPA, Indiana State University) brings 20 years of experience in state and local government management, including city planning, brownfields redevelopment, federal grants, and municipal finance. Ms. Maksim (BA, History, University of Saint Francis) has over 10 years of experience in coordinating environmental assessments and remediation, grant administration, and community and stakeholder outreach, and will serve as the dedicated staff member for day-to-day grant operations. Ms. Bradley (BS, Accounting, University of Evansville) has over 15 years of experience managing the Division's accounting and finance systems and administering complex funding streams, including bonds, TIF, local taxes, lease revenues, and state and federal grants, including EPA funds. She will oversee program accounts, payment requests, financial and transfers. The City Controller's Office will provide additional financial oversight as needed, and other Community Development staff will support site prioritization, reuse planning, and community and stakeholder outreach. This experienced project team will efficiently complete all administrative and financial requirements and ensure the grant is implemented within the 4-year grant period with additional staff assigned as necessary to support site planning activities.

#### **4.d | Acquiring Additional Resources**

As it has in the past with multiple State and Federal grants, the City will contract with a QEP selected in compliance with the state/federal procurement requirements outlined in 2 CFR § 200 and EPA's Guidance on Competitively Procuring a Contractor for the contractual portions of this grant. Within one month of signing the cooperative agreement (CA) for the grant, the City will issue an RFQ and will direct and oversee the procurement in accordance with City and federal guidelines to select a QEP within 3 months of the award. The selected consultant will be experienced with the EPA and IBP, including both their technical and programmatic requirements, have the capacity to complete the project on time, and have a successful track record with EPA Brownfields grant projects. Additional resources beyond a QEP are not anticipated; however, if additional resources are required, procurement will be in accordance with 2 CFR § 200.

#### **4.e | Past Performance and Accomplishments**

##### **1) Accomplishments**

BF00E00396 (9/10-8/13): fully expended \$200,000 Cleanup Grant. Former Hubcap Express site now Headwaters Park (\$15.8M leveraged).

BF00E00883 (9/1/11-8/14): fully expended \$400,000 Petroleum/Hazardous Substance CWA Grant. Public Involvement, 9 Phase I ESAs, 10 Phase II ESAs, and 4 Cleanup Plans entered into ACRES. Former Canton Laundry, now a local boutique (\$43,000 leveraged); Former Coca-Cola, now a Housing project; Recycle Logic rebuilt as a self-storage facility. Many redevelopment projects are underway and should be completed by 2026.

BF00E02708 (10/19-9/22): fully expended \$455,625 Petroleum/Hazardous Substance Coalition Assessment Grant. 15 Phase I ESAs, 13 Phase II ESAs, and 2 Cleanup Plans entered into ACRES. 4 Riverfront sites are undergoing commercial and greenspace redevelopment (Norfolk Southern, Parcel X, Former K-9 Training Center, Former OmniSource); Former K-9 Training Center will be a \$45M mixed-use Riverfront development; 1 Riverfront site (Former OmniSource) has received \$3M in RLF and EPA Cleanup grant funding; 1 Riverfront site (Lawton Park) was developed as compensatory storage to accommodate a \$100M private investment; an RFP was issued and master developer selected for an anticipated \$300M mixed use development on 1 Riverfront site (Former OmniSource); and the property value of 1 SEED site (Former Peerless Drycleaner) improved by \$335k.

##### **2) Compliance with Grant Requirements**

The City developed Work Plans and successfully negotiated their CAs with the EPA. We submitted and received approval for project QAPPs and QAPP Updates, provided quarterly reports and annual financial reports, supplied site information and assessment data through ACRES updates, and complied with the Work Plans and their associated schedules, terms, and conditions. All grant funds were expended within their project periods, demonstrating the City's ability to effectively manage and use EPA Assessment Grant funds to catalyze brownfield development and advance community plans.

## **FY26 Community Wide Assessment Grant – Fort Wayne – Threshold Criteria**

### **1.a. | Applicant Eligibility**

The applicant is the City of Fort Wayne (City), which is a Local Government as defined by 2 CFR §200.1 and is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

### **2 | Community Involvement**

The Southeast Strategy was developed as a guiding framework for revitalization plans through sustained community engagement, including surveys, public meetings and charrettes, and a formal public comment period. A central theme of the Southeast Strategy is that, while assistance is needed, Southeast residents (including “Target Area”, or “TA” residents) want an active role in shaping their own future. In 2025, the City hosted a public Open House to share progress on Southeast Strategy implementation and to gather additional community feedback on needs and priorities. Community input from these efforts directly informed site prioritization and reuse strategies, which emphasize economic development and retail opportunities along TA corridors, improved housing, connectivity, job access, and better access to quality parks and the city’s trail system. Ongoing community involvement will remain integral to implementation and brownfield planning through a comprehensive outreach plan. Throughout the grant period, the City will implement a comprehensive, inclusive outreach plan to maintain community and stakeholder engagement and solicit input on site selection, prioritization, assessment and cleanup needs, and reuse planning, allowing the City to address concerns and plan projects that respect and include community needs. Upon grant award, the City will issue a press release through local media and digital platforms and host a public kick-off meeting within the first two quarters, located near priority sites. This meeting will introduce grant goals, planned activities, and the community involvement schedule, and provide an opportunity for residents and stakeholders to identify sites and propose reuse ideas.

A total of 10-12 public meetings, including annual and financial update meetings, will be held during the grant period to provide brownfield education, share progress, and gather feedback. The meetings will be advertised through local media and municipal and partner digital platforms, ensuring the entire community can provide input. Meetings will be coordinated with Southeast Area Neighborhood Partnership (“SEAP”), held within the TA, and designed to maximize participation from residents, neighborhood associations, churches, and businesses. Hybrid formats, evening and weekend scheduling, written materials, and language interpretation services will be provided to ensure accessibility. Meeting minutes and materials, including surveys and feedback forms, will be available on the City’s virtual platforms, with physical copies available at TA partner locations and City offices, enabling community input from unable to attend the meetings. As cleanup and redevelopment planning progresses, the City will conduct neighborhood-level outreach for affected populations and partner organizations to gather more detailed input on site prioritization, cleanup approaches, site marketing and reuse concepts. This outreach will include targeted meetings with surveys, and design charrettes added as appropriate for each project. The final annual meeting will be used to report project outcomes to the community.

Ongoing communication will be supported through the City’s website, newsletters, social media, local media, and printed materials. A dedicated project page will be created on the City’s Engage Page Network, an interactive online platform that allows residents to follow project progress, access timelines, studies, and resources, communicate directly with City staff, and provide feedback through surveys and interactive tools. Both the City website and the Assessment Grant Engage Page will provide continuous updates and opportunities for public participation throughout

## **FY26 Community Wide Assessment Grant – Fort Wayne – Threshold Criteria**

the assessment and redevelopment process. Together, these outreach methods will support information sharing, allow residents to voice health and safety concerns, and provide continuous opportunities for assessment and reuse planning feedback. City staff will evaluate community input against strategic plans, key goals, and available funding, and incorporate feedback where feasible.

### **3 | Expenditure of Existing Grant Funds**

The City does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

### **4 | Contractors and Named Subrecipients**

Not applicable, the City has not procured a contractor to implement the work proposed in this application, and the City has not identified a sub-recipient in this application.