

**A SPECIAL ORDINANCE AMENDING EXISTING  
ECONOMIC DEVELOPMENT TARGET AREAS AND  
ESTABLISHING NEW ECONOMIC DEVELOPMENT  
TARGET AREAS**

**WHEREAS**, the General Assembly of the State of Indiana has enacted certain legislation now codified as IC 6-1.1-12.1-7 regarding the establishment of economic development target areas; and

**WHEREAS**, according to IC 6-1.1-12.1-7 (a)(1) economic development target areas are specific geographic territories that have become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property or have been designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under IC 36-7-11, IC 36-7-11.1, IC 36-7-11.2, IC 36-7-11.3 or IC 14-3-3.2, or encompass buildings, structures, sites, or other facilities that are listed on the National Register of Historic Places, the Indiana Historic Sites and Historic Structures Register established under IC 14-3-3.3, or are determined to be eligible for listing on the Indiana register by the Indiana historic preservation officer; and

**WHEREAS**, per Indiana law the designation of economic development target areas is made by ordinance of the fiscal body of a city after a favorable recommendation by an economic development commission; and

**WHEREAS**, the Fort Wayne Economic Development Commission is the economic development commission with jurisdiction in the City of Fort Wayne; and

**WHEREAS**, the Fort Wayne Common Council is the fiscal body of the City of Fort Wayne; and

**WHEREAS**, the Fort Wayne Economic Development Commission has made such favorable recommendation to the Fort Wayne Common Council; and

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**WHEREAS,** the Fort Wayne Common Council may designate a maximum of fifteen percent (15%) of the total geographic territory of the city to be in economic development target areas; and

**WHEREAS,** economic development target areas established by the city before July 1, 1987 continue in effect until modified or abolished by ordinance of the Fort Wayne Common Council; and

**WHEREAS,** the current economic development target areas were defined by Fort Wayne Common Council Resolution Numbers S-226-91 (as amended); S-81-85; and S-115-83; S-37-03; S-19-05; S-113-05; S-59-08; S-93-08; S-9-10; S-32-12 and S-107-12 ; and

**WHEREAS,** it is the intention of both the Fort Wayne Economic Development Commission and the Fort Wayne Common Council to induce private recapitalization in certain areas of the City of Fort Wayne; and

**WHEREAS,** the Commission, with the assistance of the Community Development Division of the City of Fort Wayne has completed research on the geographic areas within the City of Fort Wayne which would qualify as economic development target areas, and within which economic development target area status might serve as an inducement for recapitalization by private interests; and

**WHEREAS,** due to changed economic and demographic patterns it is now deemed appropriate to amend prior economic development target areas and to designate new economic development target areas; and

**WHEREAS,** it has been determined through mapping that the recommended economic development target area comprises an area less than 15% of the total geographic area of the City of Fort Wayne,

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA THAT:**

**SECTION 1.** Based on the favorable recommendation of the Fort Wayne Economic Development Commission, the Fort Wayne Common Council finds that certain areas of the City meet the definition of economic development target area and are areas within which

1 economic development target area status can serve as an inducement for recapitalization by  
2 private interests.


3 **SECTION 2.** Fort Wayne Common Council herein formally adopts an ordinance  
4 designating as economic development target areas the following areas and those specific  
5 properties listed in Exhibit A and shown in Exhibit B:

- 6 A. **South Anthony** - Extend the South Anthony economic development target area to  
7 all of the properties bounded to the east of Schick Street, south of the railroad, north  
8 of the properties fronting the north side of Wayne Street, and west of the property at  
9 1718 E Berry Street including the north and south and east and west right-of-way
- 10 B. **East Jefferson Boulevard, Washington Boulevard, & Maumee Avenue** - Extend  
11 the East Jefferson Boulevard, Washington Boulevard, & Maumee Avenue economic  
12 development target area to those properties east of Glasgow Avenue, north of E.  
13 Washington Boulevard, and southwest of the railroad including the north and south  
14 and east and west right-of-way.
- 15 C. **Taylor Street (West Section)** – Extend the Taylor Street (West Section) economic  
16 development target areas to those properties on the east side of Freeman Street  
17 from Taylor Street to Ontario Street including the right-of-way bounded by properties.
- 18 D. **Wells Street 2** – Extend the Wells Street 2 economic development target area to the  
19 north to include the property at 3837 Wells Street.
- 20 E. **Bluffton Road** – Extend the Bluffton Road economic development target area to the  
21 property at 2404 Fairoak Drive. This includes the east and south right-of-way.
- 22 F. **Science Central** – The property at 1950 Clinton Street on the east side of Clinton  
23 Street from Elizabeth Street south to Lawton Park. This includes the east and west  
24 and north right-of-way.
- 25 G. **Wayne Trace South** – The properties on Wayne Trace from the Wayne  
26 Trace/Adams Street/Pontiac Street/Pioneer Street round-about to Oxford Street  
27 including the east and west right-of-way and the right-of-way of any side streets  
28 bounded on both sides by the properties. Also the properties along Oxford Street  
29 from Turpie Street to Wayne Trace including the east and west and south right-of-  
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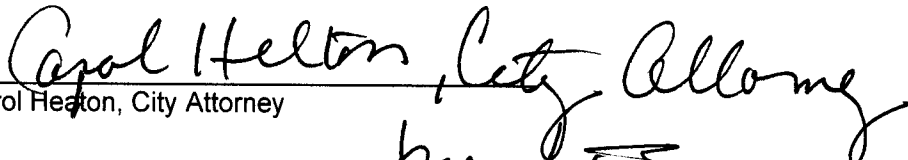
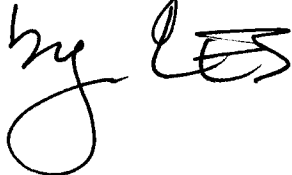
1 way. Finally, those properties at 3106 Oxford Street, 3515 Wayne Trace, and 3601  
2 Hessen Cassel Road including the north and south and east and west right-of-way.

3 **SECTION 3.** Common Council shall designate additional qualifying areas as economic  
4 development target areas on a case-by-case basis.

5 **SECTION 4.** This Resolution shall be in full force and effect from and after its passage  
6 and any and all necessary approval by the Mayor  
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12 Member of Council

13 APPROVED AS TO FORM AND LEGALITY

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16 Carol Helton, City Attorney  
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<b>Exhibit A: Science Central EDTA</b>	
1950 N. Clinton Street	02-07-35-476-001.000-074

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<b>Exhibit A : Wells Street 2 EDTA</b>	
3837 Wells Street	02-07-26-176-005.000-073

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<b>Exhibit A: Taylor Street (West Section) EDTA</b>	
2021 Freeman Street	02-12-09-401-008.000-074
2105 Freeman Street	02-12-09-401-009.000-074
2211 Freeman Street	02-12-09-405-003.000-074
2211 Freeman Street	02-12-09-405-002.000-074

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<b>Exhibit A: East Jefferson Blvd, Washington Blvd, &amp; Maumee Avenue EDTA</b>	
2201 E. Washington Blvd.	02-13-06-332-001.000-074
901 Glasgow Ave.	02-13-06-332-002.000-074

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<b>Exhibit A: Wayne Trace South EDTA</b>	
2800 Wayne Trace	02-13-18-227-001.000-074
2900 Wayne Trace	02-13-18-231-001.000-069
2904 Wayne Trace	02-13-18-231-002.000-069
2908 Wayne Trace	02-13-18-231-003.000-069
2908 Wayne Trace	02-13-18-231-004.000-069
2908 Wayne Trace	02-13-18-231-005.000-069
2928 Wayne Trace	02-13-18-231-006.000-069
2950 Wayne Trace	02-13-18-231-008.000-069
3002 Manford Street	02-13-18-236-001.000-069
2990 Wayne Trace	02-13-18-231-008.001-069
3020 Wayne Trace	02-13-18-236-002.000-069
3024 Wayne Trace	02-13-18-236-003.000-069
3024 Wayne Trace	02-13-18-236-009.000-069
3030 Wayne Trace	02-13-18-236-005.000-069
3102 Wayne Trace	02-13-18-280-024.000-069
3106 Wayne Trace	02-13-18-280-025.000-069
3110 Wayne Trace	02-13-18-280-026.000-069
3220 Wayne Trace	02-13-18-281-016.000-069
3220 Wayne Trace	02-13-18-281-017.000-069
3220 Wayne Trace	02-13-18-281-018.000-069
3302 Wayne Trace	02-13-18-282-017.000-069
3304 Wayne Trace	02-13-18-282-018.000-069
3306 Wayne Trace	02-13-18-282-019.000-069
3314 Wayne Trace	02-13-18-282-020.000-069
3320 Wayne Trace	02-13-18-282-021.000-069
3322 Wayne Trace	02-13-18-282-022.000-069
3328 Wayne Trace	02-13-18-282-023.000-069
3402 Wayne Trace	02-13-18-283-015.000-069
3418 Wayne Trace	02-13-18-283-019.000-069
3105 Oxford Street	02-13-18-283-014.000-069
3109 Oxford Street	02-13-17-151-004.000-070
3107 Oxford Street	02-13-17-151-003.000-070
3199 Oxford Street	02-13-18-283-021.001-069
3103 Oxford Street	02-13-18-283-013.000-069
3027 Oxford Street	02-13-18-283-012.000-069
3025 Oxford Street	02-13-18-283-011.000-069
3019 Oxford Street	02-13-18-283-010.000-069
3009 Oxford Street	02-13-18-283-009.000-069
3003 Oxford Street	02-13-18-283-007.000-069
3101 Wayne Trace	02-13-18-232-001.001-070
2901 Wayne Trace	02-13-18-232-001.000-070
3033 Wayne Trace	02-13-18-232-002.000-070
3301 Wayne Trace	02-13-17-151-005.000-070
3427 Wayne Trace	02-13-17-151-001.000-070
3427 Wayne Trace	02-13-17-151-002.000-070
3106 Oxford Street	02-13-17-301-001.000-070
3515 Wayne Trace	02-13-17-301-015.000-070
3601 Hessen Cassel Road	02-13-17-302-001.000-070
N/A	02-13-15-151-005.001-070
N/A	02-13-17-301-002.001-070

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<b>Exhibit A: Bluffton Road EDTA</b>	
2024 Fairoak Drive	02-12-28-429-009.000-074

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<b>Exhibit A: South Anthony EDTA</b>	
1422 E Berry Street	02-12-01-428-004.000-074
810 Hanover Street	02-12-01-428-005.000-074
1622 E Berry Street	02-12-01-430-005.000-074
1418 E Berry Street	02-12-01-428-003.000-074
1710 E Berry Street	02-12-01-430-006.000-074
1616 E Berry Street	02-12-01-430-002.000-074
1425 E Berry Street	02-12-01-426-007.000-074
710 Hanover Street	02-12-01-426-001.000-074
1502 E Berry Street	02-12-01-429-002.000-074
1604 E Berry Street	02-12-01-430-001.000-074
1618 E Berry Street	02-12-01-430-003.000-074
N/A	02-12-01-426-002.000-074
1405 E Berry Street	02-12-01-426-003.000-074
1402 E Berry Street	02-12-01-428-001.000-074
1712 E Berry Street	02-12-01-430-007.000-074
1501 E Berry Street	02-12-01-427-001.000-074
1414 E Berry Street	02-12-01-428-002.000-074
1405 E Berry Street	02-12-01-426-004.000-074

# Economic Development Target Areas

**Proposed Expansions, September 2013**

## **Economic Development Target Areas**

### *Criteria for Designation*

#### **Current Boundaries**

Economic Development Target Areas were defined in a number of prior Fort Wayne Common Council actions, upon the favorable recommendation of the Fort Wayne Economic Development Commission. Currently, the boundaries include:

- The Central Business District (roughly the area bounded by the old Penn Central Railroad on the south, Van Buren Street on the west, Putnam Street on the north, and St. Joseph Boulevard/Hanna Street on the east. (1985 Special Ordinance S-81-85, amended 2001 Special Ordinance S-102-01, amended 2010 Special Ordinance S-9-10)
- West Main Street from Leesburg Road to Roosevelt Park. Those properties from Leesburg Road and the Railroad overpass at Edgerton to the intersection with West Jefferson Boulevard. The area includes the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list (1991 Special Ordinance S-226-91, amended 2012 Special Ordinance S-32-12).
- Taylor Street from Thompson Avenue to Portage Boulevard (1991 Special Ordinance S-226-91, amended 2005 Special Ordinance S-19-05)
- Fairfield Avenue from the Norfolk Southern Railroad to Nuttman Avenue including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. The property located at 427 Kinsmoor Avenue which is located directly east of 3401 Fairfield Avenue (1991 Special Ordinance S-226-91, amended 2011 Special Ordinance S-27-11, amended 2012 Special Ordinance S-107-12).
- Rudisill Boulevard from Avondale Drive to Calhoun Street (1991 Special Ordinance S-226-91)
- Broadway from Park Avenue to the intersection of Broadway and Bluffton Road (1991 Special Ordinance S-226-91, amended 2001 Special Ordinance S-102-01)
- Oxford Street from South Anthony Boulevard to Lafayette Street (1991 Special Ordinance S-226-91)
- Pontiac Street from South Anthony Boulevard to Lafayette Street (1991 Special Ordinance S-226-91, amended 2001 Special Ordinance S-102-01)

- Calhoun Street from the Norfolk Southern Railroad (Note: the original legislation did not have a southern terminal point designated. As a result, City attorneys have interpreted this to mean the southern terminus is at the south municipal limits of South Calhoun Street.) (1991 Special Ordinance S-226-91)
- South Anthony Boulevard from McKinnie Street to Tillman Road (1991 Special Ordinance S-226-91, amended 2010 Special Ordinance S-9-10)
- Wells Street from Putnam Street to Commerce Drive/Penn Central Railroad. Also those properties on Wells Street from Putnam Street to Jacobs Avenue including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list (1991 Special Ordinance S-226-91, amended 2012 Special Ordinance S-32-12).
- 3201 South Calhoun Street, Lot 1 Pohlmeier & Millers 1<sup>st</sup> Addition (1991 Special Ordinance S-226-91, as amended)
- Those properties at the southeast corner of Paulding Road and Hessen Cassel Road (2001 Special Ordinance S-102-01, amended 2010 Special Ordinance S-9-10)
- Those properties fronting South Anthony Boulevard from the south right-of-way line of Pontiac Street to the north right-of-way line of Berry Street (2001 Special Ordinance S-102-01)
- Those properties roughly bounded by Tillman Road and Decatur Road on the north, Decatur Road and South Anthony Boulevard on the east, Fort Wayne corporate limits on the south and John Street on the west. (2001 Special Ordinance S-102-01)
- Those properties fronting Bluffton Road from the intersection of Vesey Avenue and Bluffton Road on its northern boundary to the intersection of Church Street and Bluffton Road on its southern boundary. The target area also includes those properties roughly bounded by Vesey Avenue on the east, Nuttman Avenue on the north and Brooklyn Avenue on the west and properties in the 3600 and 3700 Blocks of Brooklyn Avenue. At the intersection of Bluffton Road and Deforest Avenue, the target area includes those properties in the 4400 and 4500 Blocks of Deforest Avenue. At the intersection of Bluffton Road and Lower Huntington Road the target area includes those properties fronting Lower Huntington Road from Kumfer Avenue on the west to the properties on the northeast and southeast corners on the east. (2003 Special Ordinance S-37-03)
- Those properties fronting Wayne Trace from the intersection at South Anthony Boulevard to the intersection of Wayne Trace and Pitt Street (2005 Special Ordinance S-19-05)

- Those properties fronting East State Boulevard from the Kentucky Avenue to Florida Drive and those properties fronting Crescent Avenue from East State Boulevard to Lynn Avenue. (2005 Special Ordinance S-113-05)
- Those properties fronting North Anthony Boulevard from Vance Avenue to St. Joe River Drive and those properties fronting Crescent Avenue at Hazelwood Avenue. (2005 Special Ordinance S-113-05, amended 2011 Special Ordinance S-27-11)
- Those properties fronting Tillman Road from Calhoun Street to South Anthony Boulevard. (2008 Special Ordinance S-59-08)
- Those properties fronting Hanna Street to South Anthony Boulevard. (2008 Special Ordinance S-59-08)
- Those properties fronting U.S. 27 and/or Hanna Street at the intersection of U.S. 27 and Hanna Street. (2008 Special Ordinance S-59-08)
- Those properties roughly bounded by Pettit Avenue on the north, Hanna Street and Decatur Road on the east, East Paulding Road on the south and U.S. 27/South Lafayette Street on the west. (2008 Special Ordinance S-59-08)
- Those properties on the northeast corner of Hessen Cassel Road and McKinnie Avenue. (2008 Special Ordinance S-59-08)
- Those properties that front East Jefferson Boulevard from Hanna Street to Harmar Street (2008 Special Ordinance S-93-08)
- Those properties that front Maumee Avenue from Harmar Street to Glasgow Avenue (2008 Special Ordinance S-93-08)
- Those properties that front Washington Boulevard from Hanna Street to Glasgow Avenue (2008 Special Ordinance S-93-08)
- Those properties that front Wells Street from Jacobs Avenue to Fernhill Avenue. The area also includes those properties that front Fernhill Avenue from Wells Street to Northrop Street. (2008 Special Ordinance S-93-08)
- Those properties fronting Goshen Avenue from Point West Drive to State Boulevard. (2010 Special Ordinance S-9-10)
- Those properties bounded by the intersection of Columbia Avenue and St. Joseph Boulevard on the south, Columbia Avenue on the south, Lafort Street on the east,

St. Joseph Boulevard on the west and Loree Street/St. Joseph Boulevard on the north. (2010 Special Ordinance S-9-10)

- Those properties on St. Joseph Boulevard at the Intersection of Tennessee Avenue. (2010 Special Ordinance S-9-10)
- Those properties fronting Spring Street from Sherman Boulevard to St. Mary's Avenue. Those properties at the intersection of Spring Street and Sherman Boulevard. Those properties fronting Sherman Boulevard from Spring Street to Huffman Street. Those properties at the intersection of Spring Street and St. Mary's Avenue. (2010 Special Ordinance S-9-10)
- Those properties fronting McKinnie Avenue at the intersection with Hanna Street. Those properties fronting Hanna Street at the intersection with McKinnie Avenue. (2010 Special Ordinance S-9-10)
- Area bounded by Spy Run Avenue Extended on the east, Randolph Street on the south, Clinton Street on the west, and the intersection of Spy Run Avenue Extended and Clinton Street on the north. (2010 Special Ordinance S-9-10)
- Those properties fronting North Clinton Street from just south of Penn Avenue on the north to Dunnwood Drive on the south. (2010 Special Ordinance S-9-10)
- Those properties on Coliseum Boulevard from State Boulevard to the Maumee River including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties on West State Boulevard from Sherman Boulevard to Poinsette Drive including the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties on East State Boulevard from Randallia Drive to Coliseum Boulevard including the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. Those properties on Hobson Road north and east of the East State Shopping Center off of Hobson Road between State Street and Dodge Avenue including the east and west and north and south right-of-way bounded on both sides by the properties (2011 Special Ordinance S-27-11, amended 2012 Special Ordinance S-107-12)
- Those properties on North Clinton Street from Penn Avenue to Allen Avenue including the east and west right-of-way. Those properties on North Clinton Street/Lima Road from Penn Avenue to Fernhill Avenue including the east and west right-of-way. Those properties on Edgewood Avenue from Livingston Avenue to North Clinton Street/Lima Road including the east and west right-of-

way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)

- Those properties on East State Boulevard from Parnell Avenue to North Side Drive including the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties in the 3300 Block of Warsaw Street (Southside Farmer's Market) (2011 Special Ordinance S-27-11)
- Those properties on Spy Run Avenue from Fourth Street to State Boulevard including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list (2012 Special Ordinance S-32-12).
- Those properties at the intersection of Freeman Street and Covington Road including the east and west and north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list (2012 Special Ordinance S-32-12).
- Those properties at the northern corners of Lower Huntington and Winchester Roads east until the St. Mary's River including the east and west and north and south right-of-way bounded by the properties (2012 Special Ordinance S-107-12).
- The property at the southeast corner of Airport Expressway and Fairfield Avenue along with the six southern properties fronting W. Paulding Road between Fairfield Avenue and Hoagland Avenue. Also included are the east and west right-of-way bounded by the properties (2012 Special Ordinance S-107-12).
- Those properties on the four corners of Lake Avenue and Anthony Boulevard including the east and west and north and south right-of-way (2012 Special Ordinance S-107-12).
- Those properties east of South Wayne Avenue south of W. Foster Parkway and north W. Branning Avenue (2012 Special Ordinance S-107-12).
- Those properties east of Clinton Street from 4128 to 4230 Clinton Street along with 4226 Lafayette Street, 4219 Lafayette Street, 4225 Lafayette Street, and 4309 Lafayette Street (2012 Special Ordinance S-107-12).
- Those properties south of Young Drive and west of Westbrook Drive (2903 Westbrook Drive) including the adjoined east and west and north and south right-of-way (2012 Special Ordinance S-107-12).

- Those properties located south of and fronting Lake Avenue between, but not including, Lakeside Junior High School (2100 Lake Avenue) and the Catholic Cemetery (3124 Lake Avenue). Also those properties north of and fronting Lake Avenue from 2333 Lake Avenue to 3217 Lake Avenue including all right-of-ways north and south and east and west of the properties should also be included (2012 Special Ordinance S-107-12).
- Those properties on the four corners of Maxine Drive and Fairfield Avenue including the east and west and north and south right-of-way (2012 Special Ordinance S-107-12).
- Additional areas on a case-by-case basis (1991 Special Ordinance S-226-91, 2001 Special Ordinance S-102-01 2003 Special Ordinance S-37-03, 2005 Special Ordinance S-19-05, 2005 Special Ordinance S-113-05, 2008 Special Ordinance S-59-08, 2008 Special Ordinance S-93-08, 2010 Special Ordinance S-9-10, 2011 Special Ordinance S-27-11, 2012 Special Ordinance S-32-12, and 2012 Special Ordinance S-107-12 ).

### **Economic Development Target Areas Defined**

Economic Development Target Areas are defined by the Indiana Code (I.C. 6-1.1-12.1-7) as areas that:

- a. Have become undesirable or impossible for normal development occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property, or
- b. Have been designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under I.C. 36-7-11, I.C. 36-7-11.1, I.C. 36-7-11.2, I.C. 36-7-11.3, or I.C. 14-3.3.2, or
- c. Encompass buildings, structures, sites, or other facilities that are listed on the National Register of Historic Places, the Indiana Historic Sites and Historic Structures Register established under I.C. 14-3-3.3, or are determined to be eligible for listing on the Indiana Register by the Indiana historic preservation officer.

In 1985, an “Economic Development Target Area” designation was mandatory in order to be able to issue economic development revenue bonds, as well as provide tax abatement to retail operations.

*Under current state legislation, the only difference between designation of an economic development target area and as an economic revitalization area rests in the ability to receive tax abatement for retail operations. Now, as in the past, it seems logical to designate economic development target areas in those retail/commercial areas of the city in need most of re-capitalization.*

Indiana law limits the amount of land that can be designated to a total of no more than 15% of the total geographic area of the city. Current economic development target area boundaries comprise 6.37 square miles or 5.76% of the total geographic area of the City of Fort Wayne (110.58 square miles). In theory, our economic development target area boundaries could expand 9.24% or 10.22 square miles.

The size of the proposed EDTAs is 0.15 square miles. If approved, the total economic development target area boundaries would comprise 6.52 square miles or 5.90% of the total geographic area of the City of Fort Wayne.

### **Economic Trends Analysis**

Community Development Division staff worked with the division's special projects staff to map and overlay areas of the city with certain characteristics. Division staff concentrated its efforts in identifying areas of the city where retail operations might be enhanced through the economic development target area inducement. Staff reviewed the following maps and data:

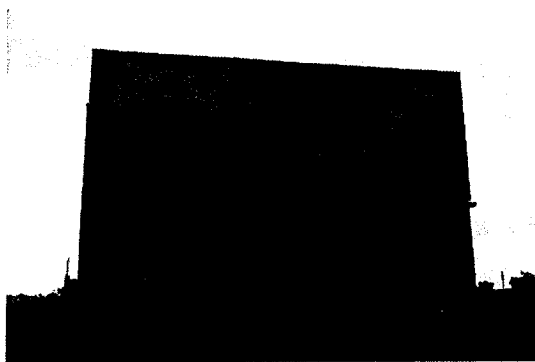
- Commercially and industrially zoned property within the city
- Rental housing units
- Boardings and demolitions
- Median income and poverty rates
- Urban Enterprise Zone boundaries
- Central Business District boundaries
- Economic Improvement District boundaries
- Historic preservation districts and sites
- Land Use maps showing commercial and industrial uses

### **Conclusions**

**Community Development Division staff believes that the current economic development target areas should be amended to allow additional target areas. Existing economic development target areas would remain with the expansions proposed below. New economic development target areas should also be established by the Fort Wayne Common Council upon favorable recommendation by the Fort Wayne Economic Development Commission for the following areas:**

*Expand the existing economic development target areas:*

**South Anthony** - All of the properties bounded to the east of Schick Street, south of the railroad, north of the properties fronting the north side of Wayne Street, and west of the property at 1718 E Berry Street including the north and south and east and west right-of-way.



1501 E. Berry Street



1501 E. Berry Street



Surroundings of 1501 E. Berry Street



Surroundings of 1501 E. Berry Street

**East Jefferson Boulevard, Washington Boulevard, & Maumee Avenue** - Those properties east of Glasgow Avenue, north of E. Washington Boulevard, and southwest of the railroad including the north and south and east and west right-of-way.

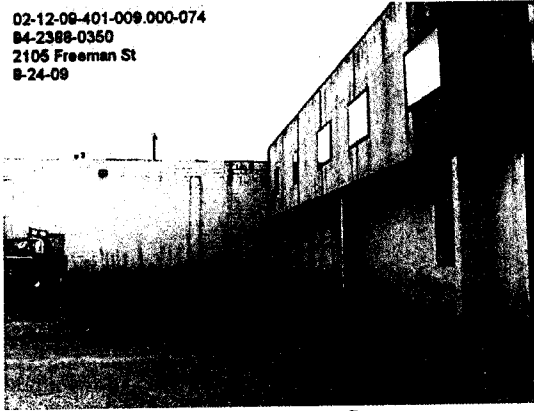
Businesses in this area include the M.I.M.C. Service Station.



2201 E. Washington Boulevard – M.I.M.C. Service Station

**Taylor Street (West Section)** – Those properties on the east side of Freeman Street from Taylor Street to Ontario Street including the right-of-way bounded by properties included in the list. Businesses in the area include Custom Engineering & Fabrication.

02-12-09-401-009.000-074  
04-2388-0360  
2105 Freeman St  
8-24-09



2105 Freeman Street



02-12-09-405-083.000-074  
04-0020-1004  
2211 Freeman St  
8-24-09

2211 Freeman Street

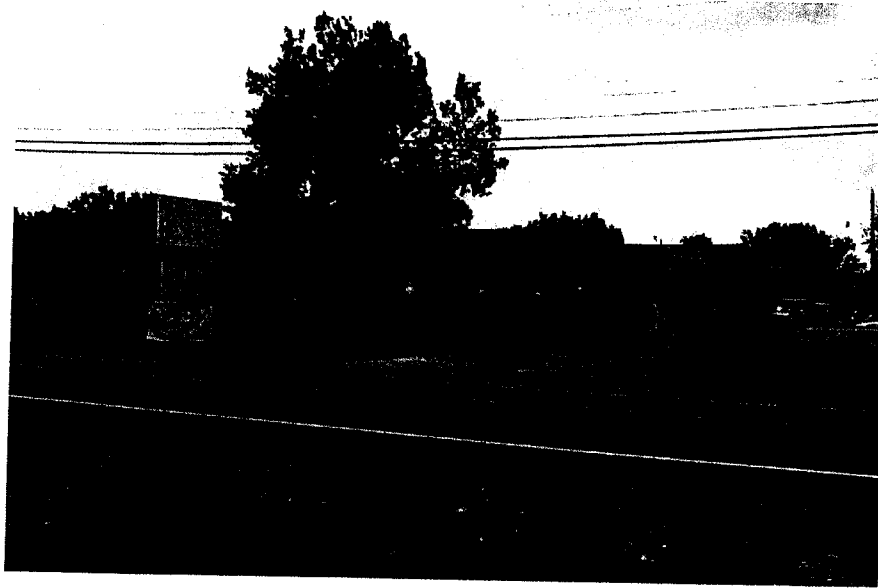


2211 Freeman Street – Custom Engineering & Fabrication



2211 Freeman Street – Custom Engineering & Fabrication

**Wells Street 2** – The property at 3837 Wells Street. The business located at this property is the Habitat for Humanity “Re-store.”



3837 Wells Street – Habitat for Humanity “Re-store”



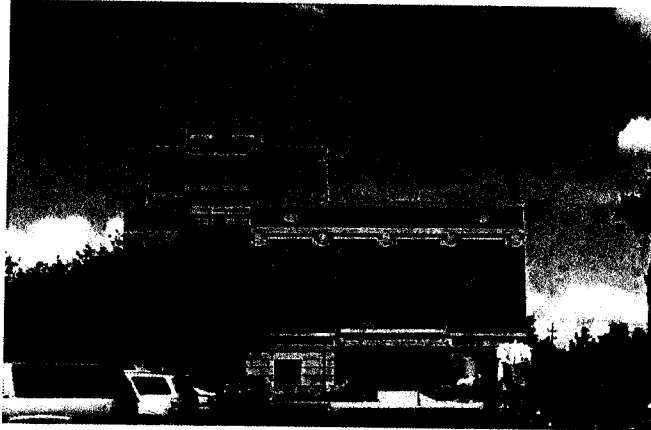
3837 Wells Street – Habitat for Humanity “Re-store”

**Bluffton Road** – The property at 2404 Fair oak Drive. The business located at this property is Oetting's Services, Inc.

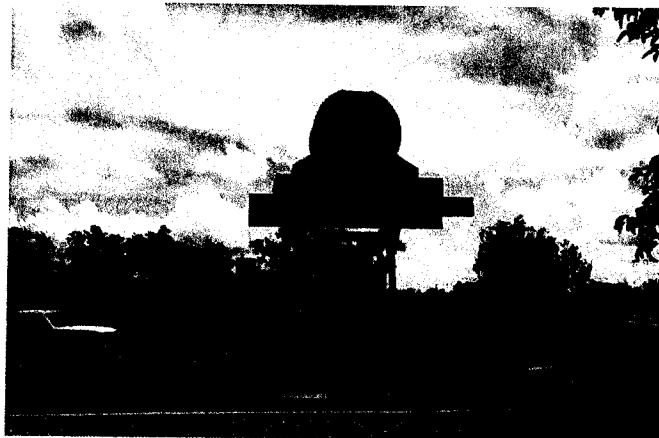


*Create the following new Economic Development Target Areas:*

**Science Central** – The property at 1950 Clinton Street on the east side of Clinton Street from Elizabeth Street south to Lawton Park. This includes the east and west and north right-of-way. Businesses in this area include Science Central.



1950 N. Clinton Street – Science Central



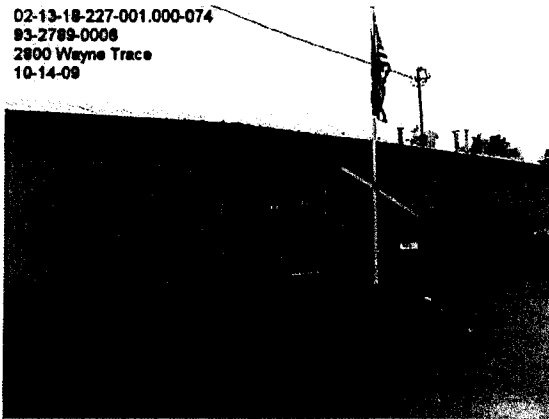
1950 N. Clinton Street – Science Central



1950 N. Clinton Street – Science Central

**Wayne Trace South** – The properties on Wayne Trace from the Wayne Trace/Adams Street/Pontiac Street/Pioneer Street round-about to Oxford Street including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. Also, the properties along Oxford Street from Turpie Street to Wayne Trace including the east and west and south right-of-way. Finally, those properties at 3106 Oxford Street, 3515 Wayne Trace, and 3601 Hessen Cassel including the north and south and east and west right-of-way.

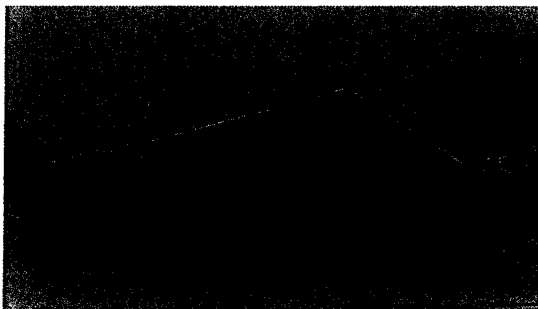
Businesses in this area include Custom Art Screen Printing, Inc., Tri-State Instrument Service, Inc., Wesley Motors, Hall Aluminum Products, Inc., The Stein Tavern, a Clark gas station, RMY's Restaurant, and a Marathon gas station. While some of the properties below appear to be residential, many of them are currently used for business, and *all of them are zoned for commercial or industrial use.*



2800 Wayne Trace – Custom Art Screen Printing, Inc.



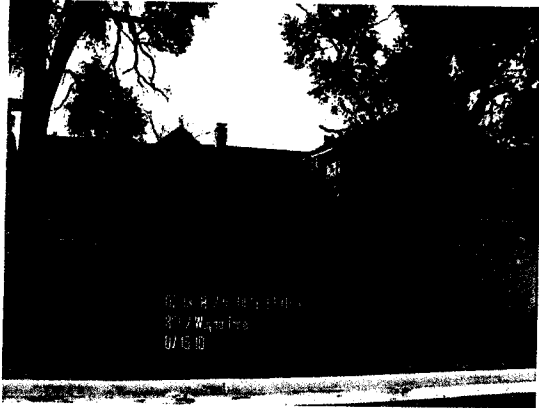
2904 Wayne Trace - Residence



2908 Wayne Trace – Restaurant/Bar



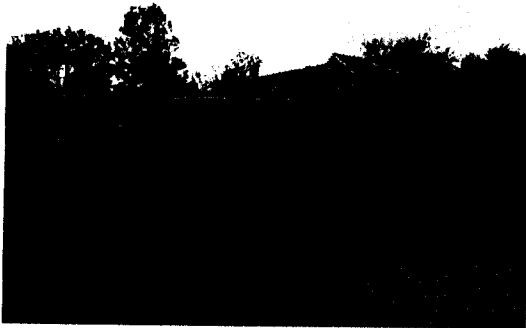
2928 Wayne Trace - Commercial



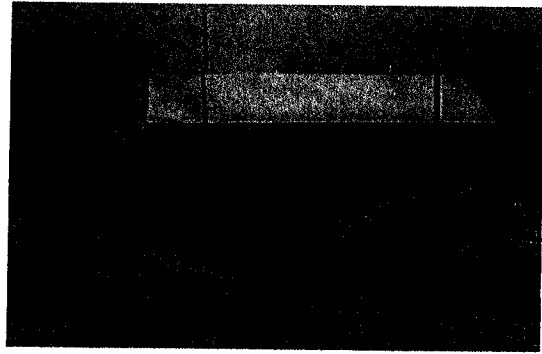
3002 Wayne Trace – Barber



3020 Wayne Trace - Residence



3024 Wayne Trace - Tri-State Instrument Service, Inc.



3030 Wayne Trace – Martel's Auto



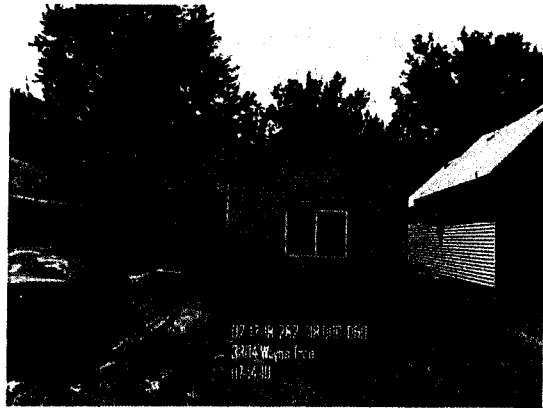
3102 Wayne Trace – Residence



3220 Wayne Trace – Clark gas station



3302 Wayne Trace - Residence



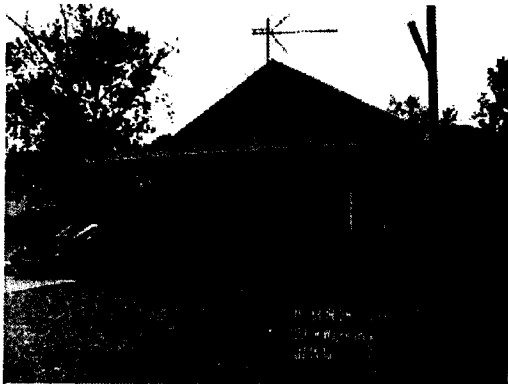
3304 Wayne Trace - Residence



3314 Wayne Trace - Residence



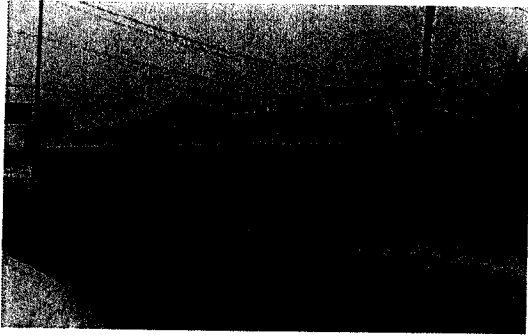
3322 Wayne Trace - Residence



3328 Wayne Trace - Residence



3402 Wayne Trace - RMY's Family Restaurant



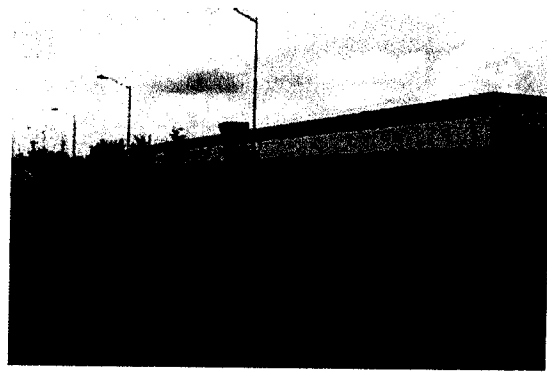
3418 Wayne Trace – Stein Tavern



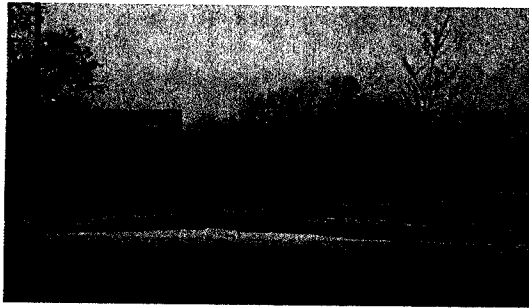
3105 Oxford Street – Commercial multi-tenant



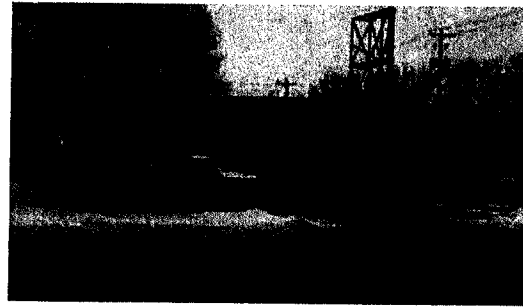
2901 Wayne Trace – Vacant Commercial



3033 Wayne Trace – Hall Aluminum Products, Inc.



3301 Wayne Trace



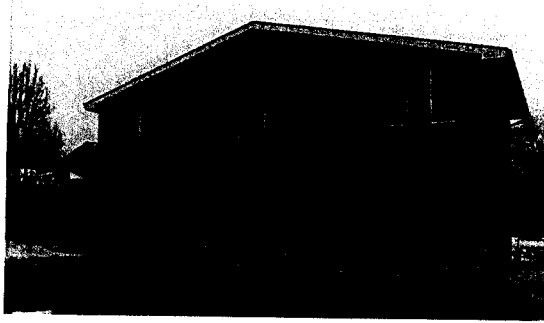
3427 Wayne Trace - Wesley's Motors Used Cars



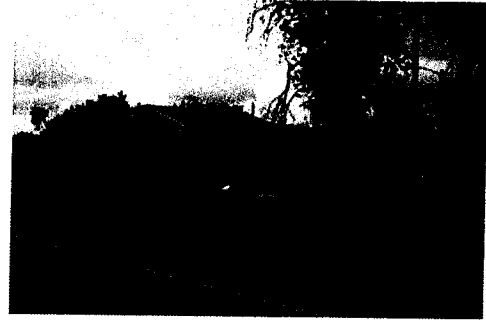
3003 Oxford Street – Sunoco gas station



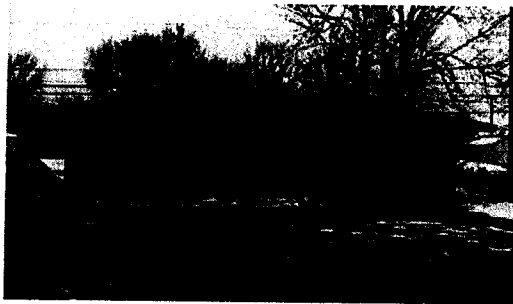
3009 Oxford Street – Residence (Rental Property)



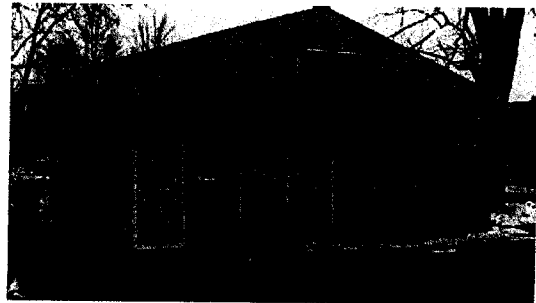
3017 Oxford Street – Full Force  
Apostolic Deliverance Center



3017 and 3027 Oxford Street – Church and  
New Beginnings Beauty Salon



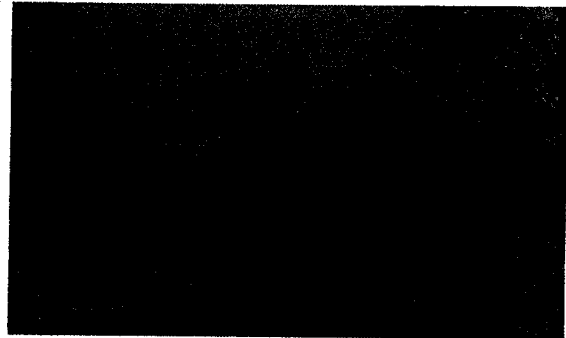
3025 Oxford Street – Vacant Commercial



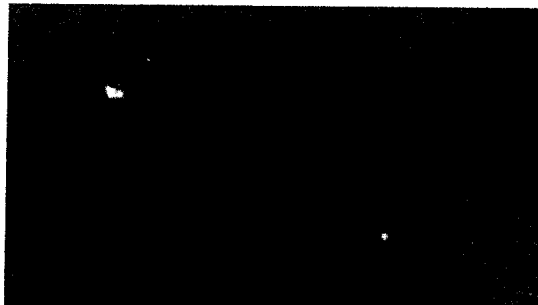
3027 Oxford Street – New Beginnings  
Beauty Salon



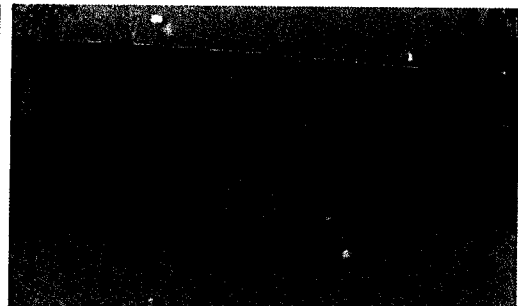
3106 Oxford Street – Marathon gas station



3515 Wayne Trace



3601 Hessen Cassel Road –  
Notice of Condemnation



3601 Hessen Cassel Road –  
Notice of Condemnation





DIGEST SHEET

**TITLE OF ORDINANCE: A Special Ordinance Establishing New Economic Development Target Areas**

**DEPARTMENT REQUESTING ORDINANCE: Community Development Division**

**SYNOPSIS OF ORDINANCE: Indiana law allows cities and towns to designate a maximum of 15% of their total geographic area Economic Development Target Areas (EDTAs). The primary purpose of establishing an EDTA allows retail businesses the opportunity to apply for an economic revitalization area designation for tax abatement. Under Indiana law, retail businesses are only allowed to apply for economic revitalization area designation in approved EDTAs. This ordinance will amend existing EDTAs and establish new EDTAs.**

**EFFECT OF PASSAGE: Will allow existing retail businesses and new retail development located in the new EDTAs to be eligible to apply for economic revitalization area designation for tax abatement.**

**EFFECT OF NON-PASSAGE: Potential loss of new retail development in the existing and new EDTAs.**

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): No expenditures of public funds required.**

**ASSIGNED TO COMMITTEE (PRESIDENT): Russell Jehl and Glynn Hines**

Public Hearing Date, if applicable \_\_\_\_\_

Read the first time in full and on motion by Councilman Russell Jehl  
Read the second time by title and referred to the Regulations  
Committee. Read the third time in full and on motion by Councilman  
Glynn Hines, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>6</u>	_____	_____	<u>3</u>
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	_____	_____	_____	<u>✓</u>
HARPER	_____	_____	_____	<u>✓</u>
HINES	<u>✓</u>	_____	_____	_____
JEHL	_____	_____	_____	<u>✓</u>
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 10-08-13 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE  
(RESOLUTION) NO. S-87-13 on the 8<sup>th</sup> day of  
October, 2013

ATTEST: Sandra E. Kennedy T. Thomas F. Didier  
SANDRA E. KENNEDY, PRESIDING OFFICER  
CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9<sup>th</sup> day  
of October, 2013, at the hour of 11:30 o'clock A.M. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 9<sup>th</sup> day of October  
2013, at the hour of 1:30 o'clock PM E.S.T.  
Thomas C. Henry  
THOMAS C. HENRY, MAYOR

**REPORT OF COMMITTEE ON REGULATIONS**

**OCTOBER 1, 2013**

**RUSSELL JEHL - CHAIR**  
**GLYNN HINES - CO-CHAIR**  
**ALL COUNCIL MEMBERS**

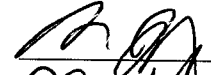

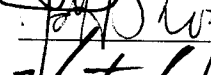

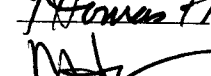
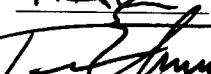
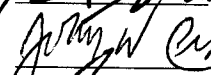


A SPECIAL ORDINANCE amending existing Economic Development Target Areas and establishing new Economic Development Target Areas. **COMMITTEE ON REGULATION** have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

SANDRA E. KENNEDY  
CITY CLERK