

1  
2 BILL NO. R-17-10-11

3 SPECIAL ORDINANCE NO. ~~R-17-17~~

4 **A SPECIAL ORDINANCE AMENDING EXISTING**  
5 **ECONOMIC DEVELOPMENT TARGET AREAS AND**  
6 **ESTABLISHING NEW ECONOMIC DEVELOPMENT**  
7 **TARGET AREAS**

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

11 **WHEREAS**, according to IC 6-1.1-12.1-7(a)(1), EDTAs are: (i) specific geographic territories that  
12 have become undesirable or impossible for normal development and occupancy because of  
13 a lack of development, cessation of growth, deterioration of improvements or character of  
14 occupancy, age, obsolescence, substandard buildings, or other factors that have impaired  
15 values or prevent a normal development of property or use of property; (ii) have been  
16 designated as a registered historic district under the National Historic Preservation Act of 1966 or  
17 under the jurisdiction of a preservation commission organized under IC 36-7-11, IC 36-7-11.1, IC  
18 36-7-11.2, IC 36-7-11.3 or IC 14-3-3.2 (before its repeal); (iii) or encompass buildings, structures,  
19 sites, or other facilities that are listed on the National Register of Historic Places pursuant to 16  
20 U.S.C. 470 et seq., the Indiana Historic Sites and Historic Structures Register established under IC  
21 14-21-1, or are determined to be eligible for listing on the Indiana register by the Indiana state  
22 historic preservation officer; and

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

25 **WHEREAS**, the Fort Wayne Economic Development Commission is the economic development  
26 commission with jurisdiction to recommend the designation of EDTAs in the City of Fort  
27 Wayne; and

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

29 **WHEREAS**, the Fort Wayne Common Council may designate a maximum of fifteen percent  
30 (15%) of the total geographic territory of the city to be in EDTAs; and

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

3 **WHEREAS**, the current EDTAs were defined by Fort Wayne Common Council Resolution  
4 Numbers S-102-01, S-226-91 (as amended); S-81-85; S-115-83, S-37-03, S-19-05, S-113-  
5 05; S-59-08; S-93-08; S-9-10; S-27-11; S-32-12; S-107-12; S-87-13; S-116-14 (as  
6 amended); S-87-15; S-122-16; S-103-17 be amended in accordance with and as provided in  
7 attached Exhibits A and B and

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

11 **WHEREAS**, the Commission, with the assistance of the Community Development Division of the  
12 City of Fort Wayne has completed research on the geographic areas within the City of Fort  
13 Wayne which would qualify as EDTAs, and within which EDTA status might serve as an  
14 inducement for recapitalization by private interests; and

15 **WHEREAS**, due to changed economic and demographic patterns, the Fort Wayne Economic  
16 Development Commission has recommended designating new EDTAs and/or modifying  
17 existing EDTAs in the following location: 2529 Curdes Avenue; and

18 **WHEREAS**, the addition/modification of the EDTAs proposed herein, along with the existing  
19 EDTAs in other locations comprises an area less than 15% of the total geographic area of  
20 the City of Fort Wayne.

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

23 **SECTION 1.** Based on the favorable recommendation of the Fort Wayne Economic  
24 Development Commission, the Fort Wayne Common Council finds that certain areas of the City  
25 meet the definition of an EDTA and are areas within which EDTA status can serve as an  
26 inducement for recapitalization by private interests.  
27  
28  
29  
30

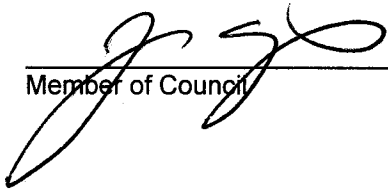
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

**SECTION 2.** Fort Wayne Common Council herein formally adopts an ordinance designating as EDTA the following area with the following with the specific property listed in Exhibit A and boundaries shown as exhibit B:

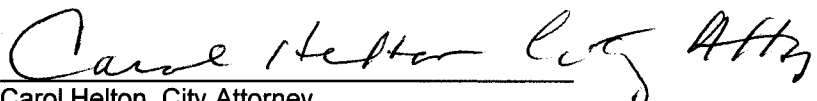
**A. Curdes EDTA-** The property located at 2529 Curdes Avenue (PIN# 02-08-31-205-009.000-074-00356) including the north and south and east and west right-of-ways bounded by the property are hereby designated as an EDTA.

**SECTION 3.** Common Council shall designate additional qualifying areas as EDTAs on a case-by-case basis.

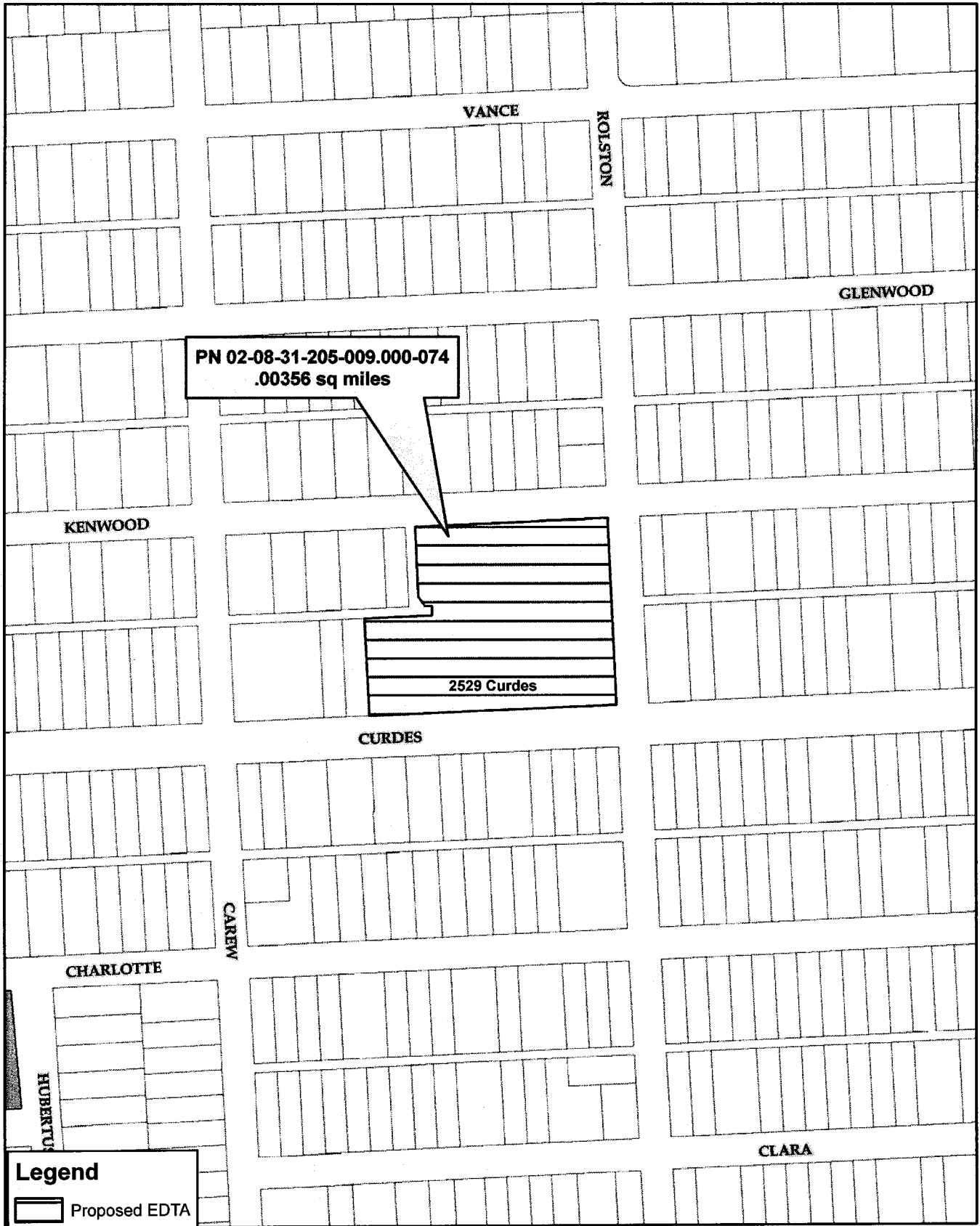
**SECTION 4.** This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
Carol Helton, City Attorney  
*Ms LES*

# CURDES EDTA (PROPOSED)



Document Path: O:\community\_development\ARCMAP Project Files\EDTA & Com-facade-grant\MXD\2017 proposed\curdes\_2529\_proosed\_my.mxd

Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Created Oct. 4, 2017  
FW CDD GIS-my

Exhibit A: Curdes EDTA

Address	Parcel Number
2529 Curdes Avenue	02-31-205-009.000-074

DIGEST SHEET

**TITLE OF ORDINANCE: A Special Ordinance Amending Existing Economic Development Target Areas and 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). Establishing this EDTA will allow a residential housing development targeting those who make 60% or lower of the area median income, to be eligible to apply for the maximum phase-in available for real property improvements.**

**EFFECT OF PASSAGE: Will allow new development located in the new EDTA to be eligible to apply for economic revitalization area designation for tax phase-in.**

**EFFECT OF NON-PASSAGE: Potential loss of new affordable housing development in the new EDTA.**

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

**ASSIGNED TO COMMITTEE (PRESIDENT): Geoff Paddock and Jason Arp**

**RESOLUTION 10-09-2017**

**RESOLUTION OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
REGARDING THE ESTABLISHMENT OF  
ECONOMIC DEVELOPMENT TARGET AREAS  
IN FORT WAYNE, INDIANA**

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

**WHEREAS**, I.C. 6-1.1-12.1-7(a)(1) defines economic development target areas as 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; and

**WHEREAS**, under 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 its economic development commission; and

**WHEREAS**, the Fort Wayne Economic Development Commission ("Commission") is the economic development commission of the City of Fort Wayne ("City") with jurisdiction over the City; and

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

**WHEREAS**, it is the intention of the Commission to induce private investment in certain areas of the City and through the establishment of economic development target areas; and

**WHEREAS**, the Fort Wayne Common Council may designate a maximum of fifteen percent (15%) of the total geographic territory of the City as 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 previously designated by Fort Wayne Common Council Resolutions Numbered S-226-91 (as amended); S-81-85; S-115-83; S-102-01; S-37-03; S-19-05; S-113-05; S-59-08; S-93-08; S-9-10, S-27-11; S-32-12; S-107-12; S-87-13; S-116-14 (as amended); S-87-15; S-122-16; S-103-17 and

**WHEREAS**, the Commission has requested the Community Development Division of the City of Fort Wayne ("CDD") to study the geographic areas within the City which would qualify as economic development target areas within which economic development target area status may serve to induce private investment; and

**WHEREAS**, the CDD has completed such study, has reported its finding to the Commission and has recommended to the Commission that certain areas of the City be designated as economic development target areas; and

**WHEREAS**, the designation of such economic development target areas by the CDD requires the amendment of the City's current economic development target areas; and

**WHEREAS**, the Commission has reviewed the CDD's study and recommendations and concurs with such recommendations; and

**WHEREAS**, due to changed economic and demographic patterns in the City, it is now deemed appropriate by the Commission to designate the new economic development target areas in the City in accordance with the CDD's recommendations; and

**WHEREAS**, the Commission has determined through mapping that the recommended economic development target areas when added to the existing economic development target areas, as amended, comprise an area less than 15% of the total geographic territory of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION THAT:**

**SECTION 1.** the Commission finds that certain areas identified in the study conducted by the CDD meet the definition of economic development target area within which economic development target area status may serve to induce private investment.

**SECTION 2.** The Commission recommends that the specific economic development target areas in the City established by the Fort Wayne Common Council in Special Ordinance Nos. S-226-91 (as amended); S-81-85; S-115-83; S-102-01; S-37-03; S-19-05; S-113-05; S-59-08; S-93-08; S-9-10; S-27-11; S-32-12; S-107-12; S-87-13; S-116-14 (as amended); S-87-15; S-122-16 and S103-17 be amended in accordance with and as provided in attached Exhibits A and B.

**SECTION 3.** The Commission recommends that the amendment of such existing economic development target areas shall have no effect on any tax abatements within such economic development target areas created by the above described ordinances whether now in either an active designation period or an active deduction period;

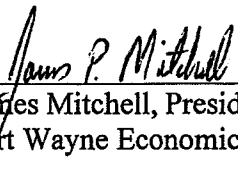
**SECTION 4.** The Commission recommends that the Fort Wayne Common Council formally adopt an ordinance amending the existing economic development target area listed on attached Exhibit A, the boundaries of such amended existing economic development target area being shown on attached Exhibit B:

**A. Curdes EDTA**– The property located at 2529 Curdes Avenue (PIN# 02-08-31-205-009.000-074-00356) including the north and south and east and west right-of-ways bounded by the property are hereby designated as an EDTA.

**SECTION 5.** The Commission recommends that Fort Wayne Common Council designate additional qualifying areas as economic development target areas on a case-by-case basis.

**SECTION 6.** This Resolution shall be transmitted to the Fort Wayne Common Council with the recommendation that it adopt an Ordinance establishing economic development target areas and amending existing economic development target areas as recommended in this Resolution and as shown on attached Exhibits A and B.

Dated this 10<sup>th</sup> day of October 2017.

  
\_\_\_\_\_  
James Mitchell, President  
Fort Wayne Economic Development Commission

Attest:

  
\_\_\_\_\_  
Scott Naltner, Secretary  
Fort Wayne Economic Development Commission

**Exhibit A: Curdes EDTA**

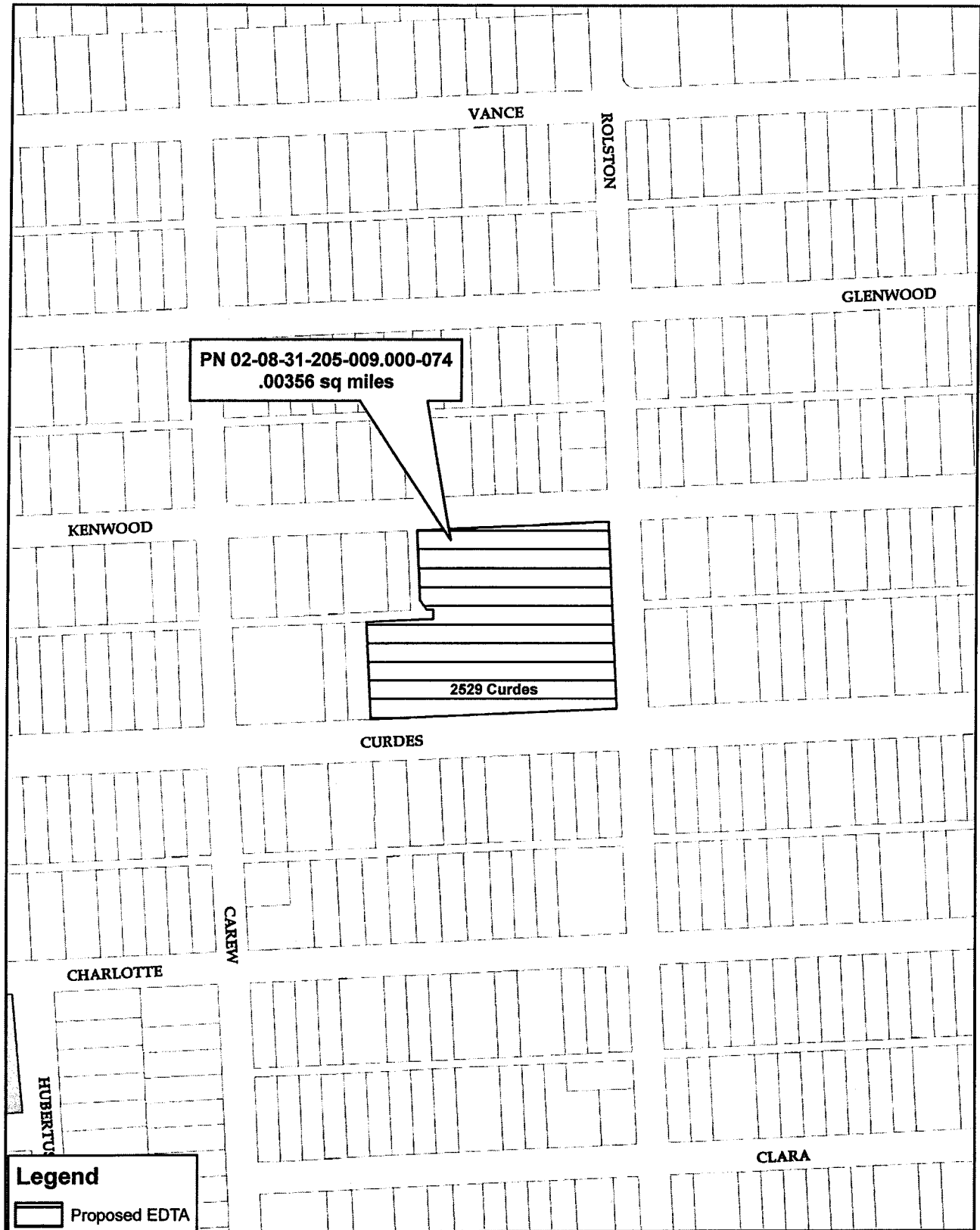
**Address**

**2529 Curdes Avenue**

**Parcel Number**

**02-31-205-009.000-074**

# CURDES EDTA (PROPOSED)



Document Path: O:\community\_development\ARCMAP Project Files\EDTA & Com-facade-grant\MXD\2017 proposed\curdes\_2529\_proosed\_my.mxd

Although strict accuracy standards have been employed in the completion of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Created Oct. 4, 2017  
FW CDD GIS-my

Public Hearing Date: N/A

Read the first time in full and on motion by Councilman Arp.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilman Arp, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: October 24, 2017

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-17-10-11 on the 24th day of October, 2017

ATTEST:

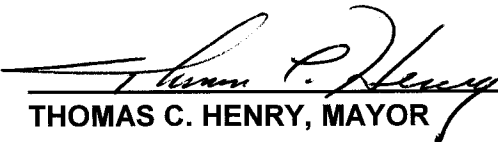
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 THOMAS C. HENRY  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of October 2017, at the hour of 11:30 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 25<sup>th</sup> day of October 2017, at the hour of 3:00 O'clock P.M. E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR

**BILL NO. R-17-10-11**

**REPORT OF COMMITTEE ON FINANCE**

**October 17, 2017**

**Jason Arp Chair**

**Geoff Paddock Co-Chair**

**All Council Members**

A Special Ordinance amending existing Economic Development Target Areas and establishing new Economic Development Target Areas

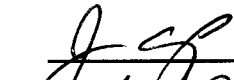





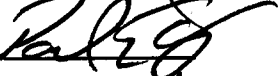

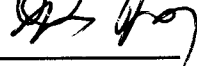
**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

DO NOT PASS

ABSTAIN

NO REC

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

**LANA R. KEESLING  
CITY CLERK**

