

3 A RESOLUTION APPROVING THE MODIFICATION OF THE  
4 EXISTING SUMMIT CITY ENTREPRENEUR AND  
5 ENTERPRISE DISTRICT BOUNDARY.

6 **WHEREAS**, the Fort Wayne Common Council previously designated an Enterprise Zone and  
7 established an Urban Enterprise Association (UEA) pursuant to I.C. § 5-28-15-9 and  
8 subsequently, in anticipation of the sunset of the Enterprise Zone on December 31, 2017,  
9 established an Entrepreneur and Enterprise District known as the Summit City Entrepreneur and  
10 Enterprise District (SEED) and District Board comprising of the UEA District Board of Directors  
11 pursuant to I.C. §5-28-15.5-1, et seq in accordance with Resolution R-102-17 on December 12,  
12 2017; and

13 **WHEREAS**, pursuant to I.C. 5-25-15.5-4(3) a District Board may modify the boundary of the District if  
14 the District board determines that the modification of the boundary of its District it is in the best  
15 interest of the District and requests, by majority vote, that the legislative body of the municipality  
16 in which the District is located modify or waive any municipal ordinance or the regulation that is in  
17 effect in the District pursuant to I.C. 5-25-15.5-8(b); and

18 **WHEREAS**, the legislative body may waive or modify the operation of such ordinance or regulation  
19 upon a finding that such ordinance or regulation does not affect health (including the  
20 environmental health), safety civil rights and employment rights; and

21 **WHEREAS**, the UEA District Board is requesting a modification of the existing boundary of the SEED  
22 District; and

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

24 **WHEREAS**, the Fort Wayne Common Council may designate a District not to exceed ten percent  
25 (10%) of the territory of the qualified municipality (the City of Fort Wayne); and

26 **WHEREAS**, the SEED District established under Resolution R-102-17 will continue in effect until  
27 modified or abolished by ordinance of the Fort Wayne Common Council; and

28 **WHEREAS**, the SEED District was created and defined by Resolution R-102-17 and amended by  
29 S118-20; and may be further amended in accordance with and as provided in attached Exhibits A  
30 and B; and

**WHEREAS**, it is the intention of both the UEA District Board and the Fort Wayne Common Council to  
support entrepreneurship, small business and technology development and innovation; and

**WHEREAS**, the UEA District Board, with the assistance of the UEA staff completed research on the  
geographic areas within the City of Fort Wayne which would support entrepreneurship, small  
business and technology development and innovation; and

**WHEREAS**, due to changed economic and demographic patterns, the UEA District Board has  
recommended modifying the existing boundary of the SEED District to include the parcels listed  
on E; and

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**WHEREAS**, the proposed modification of the SEED District, together with the other portions of the SEED District in other locations comprises an area less than 10% of the City of Fort Wayne.

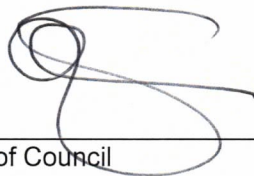
**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA THAT:**

**SECTION 1.** Based on the favorable recommendation of the UEA District Board under Resolution NO. 090723-19, the Fort Wayne Common Council finds that certain areas of the City of Fort Wayne support entrepreneurship, small business and technology development and innovation.

**SECTION 2.** The Fort Wayne Common Council herein formally adopts this ordinance modifying the existing boundary by adding the specific properties listed in Exhibit A, the boundaries of which are shown on exhibit B, which shall constitute the expansion of the previously designated boundary of the SEED District:

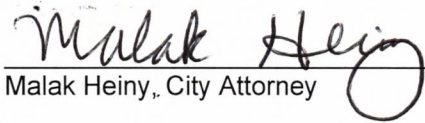
**SECTION 3.** The Common Council shall continue to consider the expansion of the existing designated boundary of the SEED District on a case-by-case basis.

**SECTION 4.** This Ordinance 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

  
Malak Heiny, City Attorney

## EXHIBIT A

1. 02-12-11-133-003.000-074
2. 02-12-11-132-003.000-074
3. 02-12-11-133-030.000-074
4. 02-12-11-134-006.000-074
5. 02-12-11-134-007.000-074
6. 02-12-11-134-002.000-074
7. 02-12-11-134-001.000-074
8. 02-12-11-133-023.000-074
9. 02-12-11-133-022.000-074
10. 02-12-11-133-001.000-074
11. 02-12-11-133-004.000-074
12. 02-12-11-133-013.000-074
13. 02-12-11-133-005.000-074
14. 02-12-11-133-012.000-074
15. 02-12-11-132-010.001-074
16. 02-12-11-133-026.000-074
17. 02-12-11-133-008.000-074
18. 02-12-11-132-021.000-074
19. 02-12-11-120-003.000-074
20. 02-12-11-120-002.000-074
21. 02-12-11-132-001.000-074
23. 02-12-11-139-000.000-074
24. 02-12-11-132-016.000-074
25. 02-12-11-133-016.000-074
26. 02-12-11-133-032.000-074
27. 02-12-11-133-007.000-074
28. 02-12-11-133-031.000-074
29. 02-12-11-133-011.000-074
30. 02-12-11-132-007.000-074
31. 02-12-11-132-011.000-074

32. 02-12-11-134-003.000-074
33. 02-12-11-134-005.000-074
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36. 02-12-11-133-024.000-074
37. 02-12-11-133-025.000-074
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39. 02-12-11-133-015.000-074
40. 02-12-11-132-009.000-074
41. 02-12-11-132-020.000-074
42. 02-12-11-132-018.000-074
43. 02-12-11-133-027.000-074
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51. 02-12-11-132-008.000-074
52. 02-12-11-132-012.000-074
53. 02-12-11-132-017.000-074
54. 02-12-11-132-010.000-074
55. 02-12-11-120-003.001-074
56. 02-12-11-134-012.000-074

EXHIBIT B



**RESOLUTION NO. 090723-19**

**RESOLUTION OF THE SUMMIT CITY ENTREPRENEUR AND ENTERPRISE DISTRICT (SEED) APPROVING A BOUNDARY EXPANSION FOR THE SEED DISTRICT TO INCLUDE PROPERTY OWNED BY VISION PROPERTY GROUP, LLC FOR A BUILDING ADAPTIVE REUSE AND REDEVELOPMENT PROJECT.**

**WHEREAS**, the State of Indiana Code 5-28 15.5 section 4(a)(3) and section 8(a)(2) allows for the District Board (SEED) to modify the SEED's boundaries within 10% of the City of Fort Wayne limits (11.079 square miles) with the provision that the legislative body (Council and Mayor) determines that the modification is in the best interests of the district; and

**WHEREAS**, Vision Property Group, LLC, a district business within the SEED at 1510 Fairfield Avenue, plans to renovate its building by to include 3-4 floors of renovated adaptive reuse to include a reception hall, golf simulator and local brewing company. The projected investment is more than \$5 million and is estimated to create 40-60 new jobs and will create public parking for 32 cars; and

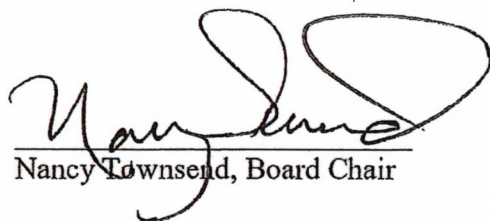
**WHEREAS**, the SEED Staff, is requesting the SEED Board increase the SEED district by adding 55 parcels listed in Exhibit A and visually depicted by map in Exhibit B; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUMMIT CITY ENTREPRENEUR AND ENTERPRISE DISTRICT (SEED):**

The SEED shall be expanded to include parcels outlined in Exhibits A and B effective with City Council and Mayor's passage of a similar resolution beginning with the tax year 2023 pay 2024.

Adopted and passed by the Summit City Entrepreneur and Enterprise Board of Directors  
This 14<sup>th</sup> day of Sept, 2023.

Attest

  
\_\_\_\_\_  
Nancy Townsend, Board Chair

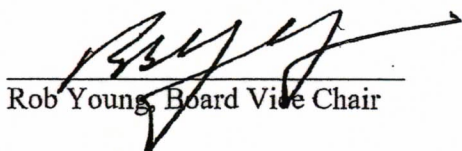
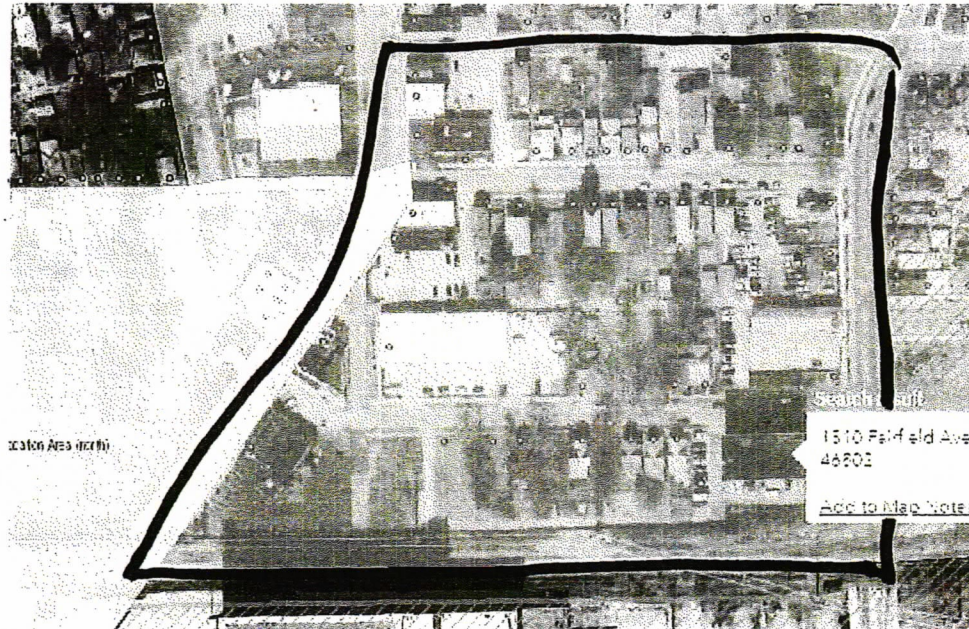
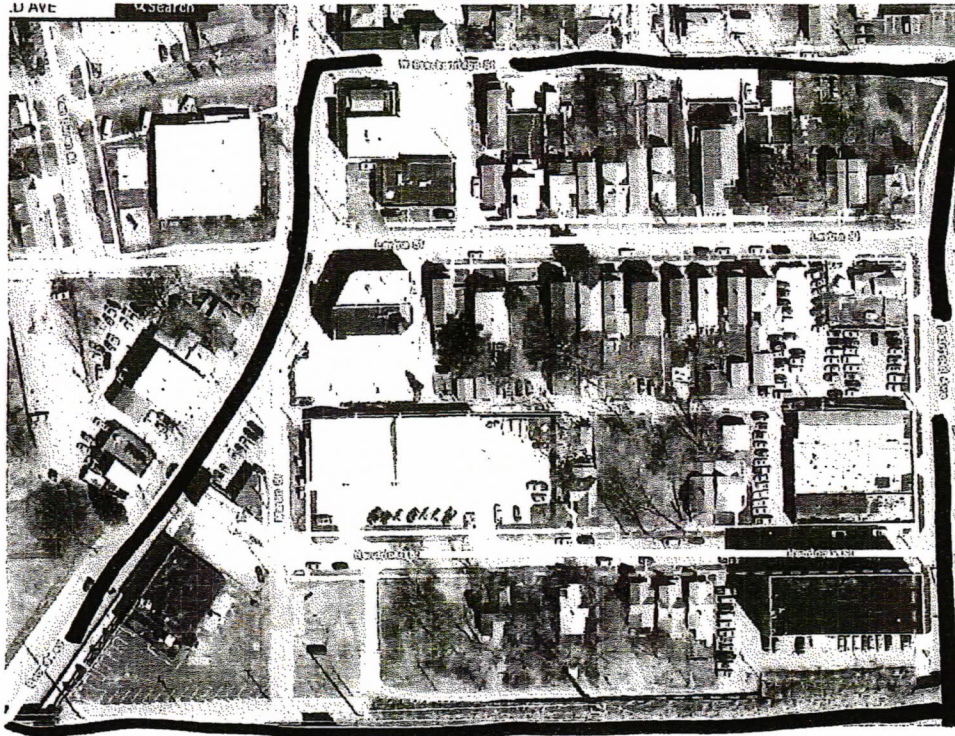
  
\_\_\_\_\_  
Rob Young, Board Vice Chair

Exhibit A

02-12-11-133-003.000-074  
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Exhibit B




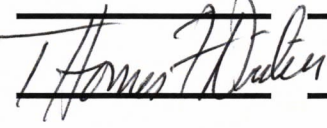

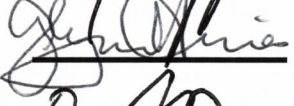
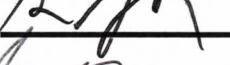


**BILL NO. R-23-11-37**

**REPORT OF COMMITTEE ON REGULATIONS  
December 12, 2023**

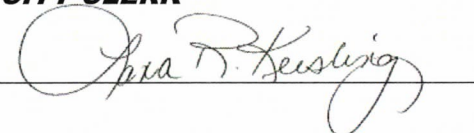
**Sharon Tucker Chair  
Tom Freistroffer Co-Chair  
All Council Members**

A Resolution approving the modification of the existing Summit City Entrepreneur and Enterprise District Boundary

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Tucker.

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

Read the third time in full and on motion by Councilperson Tucker, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHAMBERS	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

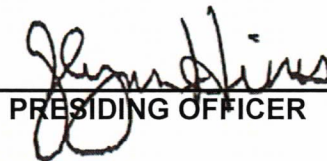
DATED: December 12, 2023

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

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as General Ordinance No. R-23-11-37 on the 12th day of December, 2023

ATTEST:

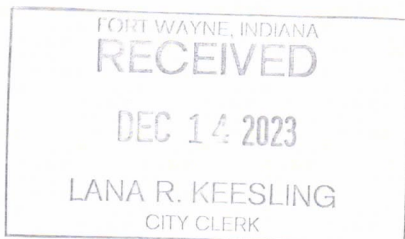
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

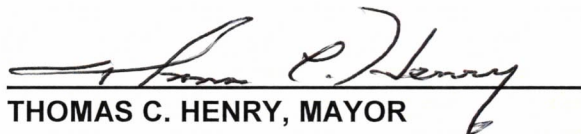
  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th of December 2023, at the hour of 10:40 o'clock A.M. E.S.T.

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

Approved and signed by me this 13<sup>TH</sup> day of December 2023, at the hour of 1:30 o'clock PM E.S.T.



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