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BILL NO. S-12-10-02

SPECIAL ORDINANCE NO. S-107-12

**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-27-11; and S-32-12; 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 Department of Economic Development 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 new areas with the following
5 with the specific properties listed in Exhibit A and boundaries shown as Exhibit B that
6 includes previously designated economic development target areas:

- 7 A. **East State Blvd II** – Extend the East State Blvd II economic development target area
8 north and east of the East State Shopping Center off of Hobson Road between State
9 Street and Dodge Avenue including the east and west and north and south right-of-way
10 bounded on both sides by the properties.
- 11 B. **Fairfield** – Extend the Fairfield economic development target area east of the property at
12 3401 Fairfield Avenue to include 427 Kinsmoor Avenue.
- 13 C. **Lower Huntington Rd** –Those properties at the northern corners of Lower Huntington
14 and Winchester Roads, east until the St. Mary's River including the east and west and
15 north and south right-of-way bounded on both sides by properties included in the list.
- 16 D. **Fairfield & Paulding** –The property at the southeast corner of Airport Expressway and
17 Fairfield Avenue along with the six properties along West Paulding Road between
18 Fairfield Avenue and Hoagland Avenue including the east and west right-of-way bounded
19 on both sides by properties included in the list.
- 20 E. **Lake & Anthony** –Those properties at the intersection of Lake Avenue and Anthony
21 Boulevard including the east and west and north and south right-of-way bounded on both
22 sides by properties included in the list.
- 23 F. **South Wayne Avenue** –Those properties east of South Wayne Avenue south of West
24 Foster Parkway and north West Branning Avenue Including the east and west right-of-
25 way bounded on both sides by properties included in the list.
- 26 G. **McKinnie and Lafayette** –Those properties east of Clinton Street from 4128 to 4230
27 Clinton Street along with 4226 Lafayette Street, 4219 Lafayette Street, 4225 Lafayette
28 Street, and 4309 Lafayette Street including the east and west and north and south right-
29 of-way bounded on both sides by properties included in the list.
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H. **Centlivre** –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 bounded on both sides by properties included in the list.

I. **Lake Avenue** –Those properties located on Lake Avenue between, but not including, Lakeside Middle School (2100 Lake Avenue) and the Catholic Cemetery (3124 Lake Avenue). Also those properties on Lake Avenue from 2333 Lake Avenue to 3217 Lake Avenue including the north and south and east and west right-of-way bounded on both sides by properties included in the list.

J. **Fairfield and Maxine** –Those properties at the intersection of Maxine Drive and Fairfield Avenue including the east and west and north and south right-of-way bounded on both sides by properties included in the list.

SECTION 3. Common Council shall designate additional qualifying areas as economic development target areas 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 Heaton, City Attorney

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EXHIBIT A - FAIRFIELD

Address	Parcel Number
427 Kinsmoor Avenue	02-12-14-183-005.000-074

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EXHIBIT A - EAST STATE BLVD II

Address	Parcel Number
2441 Hobson Road	02-08-31-281-005.000-072
2445-2461 Hobson Road	02-08-31-281-006.000-072
2415 Hobson Road	02-08-31-281-011.000-072
2322 Hobson Road	02-08-32-154-007.000-072

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EXHIBIT A - FAIRFIELD AND PAULDING

Address	Parcel Number
5800 Fairfield Avenue	02-12-26-126-002.000-074
5805 Fairfield Avenue	02-12-26-127-001.000-074
5805 Fairfield Avenue	02-12-26-127-002.000-074
449 W Paulding Rd	02-12-26-127-005.000-074
443 W Paulding Rd	02-12-26-127-005.001-074
433 W Paulding Rd	02-12-26-127-006.000-074
419 W Paulding Rd	02-12-26-127-007.000-074
413 W Paulding Rd	02-12-26-201-001.000-074

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EXHIBIT A - LOWER HUNTINGTON

Address	Parcel Number
430 Lower Huntington Road	02-12-26-379-003.000-074
7330 Winchester Road	02-12-26-378-002.000-074
7303 Winchester Road	02-12-26-379-002.000-074
Vacant Land	02-12-26-379-001.000-074

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EXHIBIT A - SOUTH WAYNE

Address	Parcel Number
4001S Wayne Ave	02-12-14-380-001.000-074
4003-4005 S Wayne Ave	02-12-14-380-002.000-074
4007 S Wayne Ave	02-12-14-380-003.000-074
4009 S Wayne Ave	02-12-14-380-004.000-074
4011 S Wayne Ave	02-12-14-380-005.000-074
4013 S Wayne Ave	02-12-14-380-006.000-074
4017 S Wayne Ave	02-12-14-380-007.000-074
4021 S Wayne Ave	02-12-14-380-008.000-074
4025 S Wayne Ave	02-12-14-380-009.000-074
4029 S Wayne Ave	02-12-14-380-010.000-074
4035 S Wayne Ave	02-12-14-380-011.000-074
4039 S Wayne Ave	02-12-14-380-012.000-074

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EXHIBIT A - MCKINNIE AND LAFAYETTE

Address	Parcel Number
4225 S. Lafayette Street	02-12-13-359-011.000-074
4219 S. Lafayette Street	02-12-13-359-010.000-074
4309 S. Lafayette Street	02-12-24-101-001.000-074
349 McKinnie Ave	02-12-14-479-061.000-074
4226 S. Clinton Street	02-12-14-479-060.000-074
4220 S. Clinton Street	02-12-14-479-059.000-074
344 E Lexington Court	02-12-14-479-056.000-074
4130 S. Clinton Street	02-12-14-478-051.000-074
4128 S. Clinton Street	02-12-14-478-050.000-074
4226 S. Lafayette Street	02-12-14-481-049.000-074
Vacant Land	02-12-14-481-051.000-074

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EXHIBIT A - LAKE AND ANTHONY

Address	Parcel Number
1801 Lake Avenue	02-08-31-356-005.000-074
1806 Lake Avenue	02-13-06-101-001.000-074
1501 N Anthony Blvd	02-07-36-484-011.000-074
1732 Lake Avenue	02-12-01-228-009.000-074
1724 Lake Avenue	02-12-01-228-008.000-074
1722 Lake Avenue	02-12-01-228-007.000-074
1720 Lake Avenue	02-12-01-228-006.000-074
1718 Lake Avenue	02-12-01-228-005.000-074

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EXHIBIT A - LAKE

Address	Parcel Number
2710 Lake Avenue, 46805	02-13-06-202-006.000-070
2121 Lake Avenue, 46805	02-08-31-379-002.000-074
2333 Lake Avenue, 46805	02-08-31-452-002.000-072
2525 Lake Avenue, 46805	02-08-31-452-003.000-072
1720 Beacon Street, 46805	02-08-31-476-001.000-072
2927 Lake Avenue, 46805	02-08-31-476-002.000-072
3003 Lake Avenue, 46805	02-08-31-476-005.000-072
1515 Hobson Road, 46805	02-08-31-476-006.000-072
3217 Lake Avenue, 46805	02-08-32-351-007.000-072
3106 Lake Avenue, 46805	02-13-06-227-004.000-070
3030 Lake Avenue, 46805	02-13-06-227-001.000-070
2930 Lake Avenue, 46805	02-13-06-226-003.000-070
2910 Lake Avenue, 46805	02-13-06-226-002.000-070
2906 Lake Avenue, 46805	02-13-06-226-001.000-070
2904 Lake Avenue, 46805	02-13-06-226-004.000-070
2622 Lake Avenue, 46805	02-13-06-202-005.000-070
2520 Lake Avenue, 46805	02-13-06-202-004.000-070
Vacant Land	02-13-06-202-003.000-070
2510 Lake Avenue, 46805	02-13-06-202-002.000-070
Vacant Land	02-13-06-202-001.000-070
2464 Lake Avenue, 46805	02-13-06-201-000.000-070
2314 Lake Avenue, 46805	02-13-06-127-001.000-074
2200 Lake Avenue, 46805	02-13-06-126-003.000-074

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EXHIBIT A - CENTLIVRE

Address	Parcel Number
2937 Westbrook Drive	02-07-35-202-000.000-000
2807 Westbrook Drive	02-07-35-201-006.000-074
2939 Westbrook Drive	02-07-35-201-001.000-074
Vacant Land	02-07-35-203-001.000-074

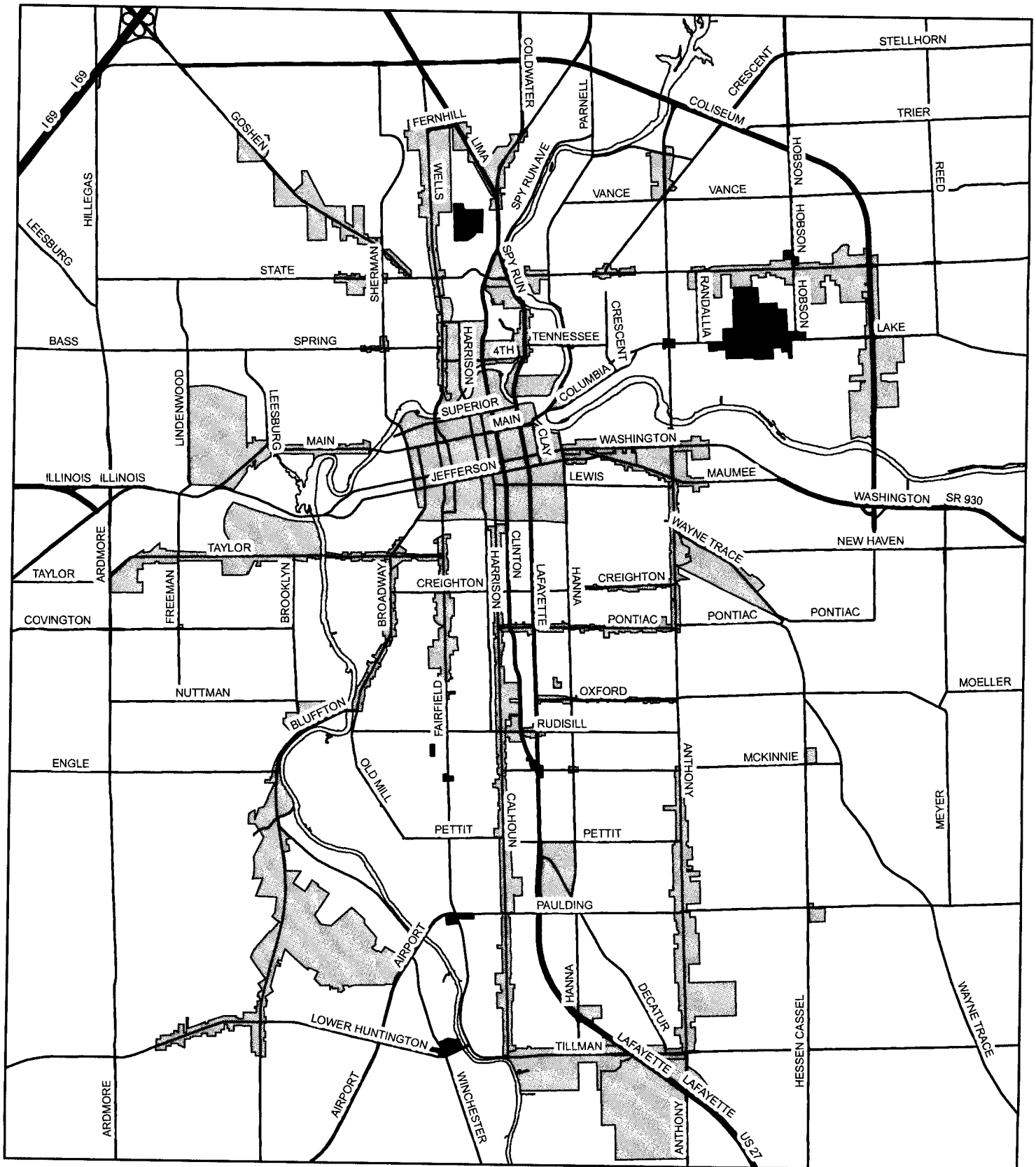
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EXHIBIT A - FAIRFIELD AND MAXINE

Address	Parcel Number
4230 Fairfield Avenue	02-12-23-127-012.000-074
4235 Fairfield Avenue	02-12-23-128-007.000-074
4301 Fairfield Avenue	02-12-23-132-001.000-074
4302 Fairfield Avenue	02-12-23-131-011.000-074
505 Maxine Drive	02-12-23-131-009.000-074
503 Maxine Drive	02-12-23-131-010.000-074

City of Fort Wayne Approved & Proposed Economic Development Target Areas (EDTAs) September 2012

EXHIBIT B



Created Sept. 10, 2012
 Filepath: 0://cd/arcmigration/arcworkspace/edta_proposed_my.mxd
 FW CDD GIS



Legend

- Proposed 9-12 EDTA
- EDTA

Read the first time in full and on motion by Bender, and duly adopted, read the second time by title and referred to the Committee on Regulations, (and the City Plan Commission for recommendation) and ~~Public Hearing to be held after due legal notice, at Room 030 - Council Discussion Garden Level - Citizens Square, Fort Wayne, Indiana, on~~ the _____ day of _____, 2012, at _____ o'clock _____ M., E.S.T.

DATED: 10-09-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bender, and duly adopted, placed on its passage. **PASSED** LOST
by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____
<u>BENDER</u>	<u>✓</u>	_____	_____	_____
<u>CRAWFORD</u>	<u>✓</u>	_____	_____	_____
<u>DIDIER</u>	<u>✓</u>	_____	_____	_____
<u>HARPER</u>	<u>✓</u>	_____	_____	_____
<u>HINES</u>	<u>✓</u>	_____	_____	_____
<u>JEHL</u>	<u>✓</u>	_____	_____	_____
<u>PADDOCK</u>	<u>✓</u>	_____	_____	_____
<u>SHOAFF</u>	<u>✓</u>	_____	_____	_____
<u>SMITH</u>	<u>✓</u>	_____	_____	_____

DATED: 10-23-12

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-107-12 on the 23rd day of October, 2012

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
[Signature]
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of October, 2012, at the hour of 3 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of October, 2012, at the hour of 9:30 o'clock A.M., E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

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): Marty Bender and John Crawford

BILL NO. S-12-10-02

REPORT OF THE COMMITTEE ON REGULATIONS

MARTY BENDER -CHAIR
JOHN CRAWFORD – CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED A SPECIAL ORDINANCE **AMENDING EXISTING ECONOMIC DEVELOPMENT TARGET AREAS AND ESTABLISHING NEW ECONOMIC DEVELOPMENT TARGET AREAS.** 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

Marty Bender
John Crawford
Jeff Ball
Chris Smith
Monica Kildin

Sandra E. Kennedy
City Clerk

SANDRA E. KENNEDY
CITY CLERK

Economic Development Target Areas



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 (1991 Special Ordinance S-226-91)
- 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. (1991 Special Ordinance S-226-91, amended 2011 Special Ordinance S-27-11)
- 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 (1991 Special Ordinance S-226-91)
- 3201 South Calhoun Street, Lot 1 Pohlmeier & Millers 1st 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 Hessencassel 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. (2011 Special Ordinance S-27-11)
- 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)

- 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 and 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 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 (2012 Special Ordinance S-32-12).
- 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 (2012 Special Ordinance S-32-12).

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 6.125 square miles or 5.54% of the total geographic area of the City of Fort Wayne (110.5 square miles). In theory, our economic development target area boundaries could expand 9.46% or 10.45 square miles.

The size of the proposed EDTAs is 0.263 square miles. If approved, the total economic development target area boundaries would comprise 6.382 square miles or 5.77% 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:

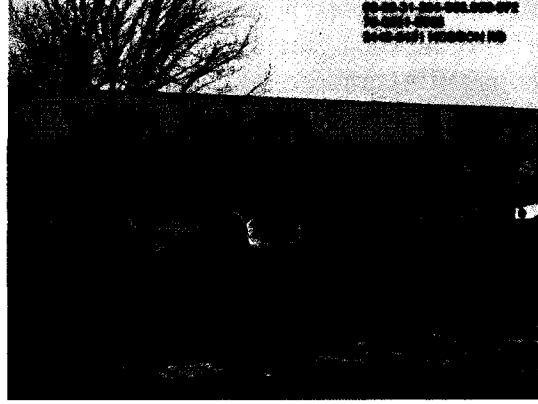
Expand the existing economic development target areas:

East State Blvd II – Extend the East State Blvd II economic development target area 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.

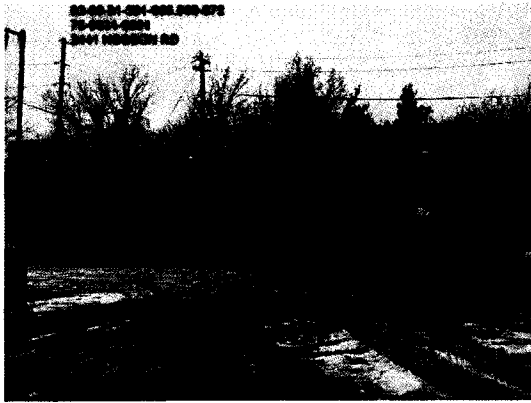
Businesses at this intersection include Fred Toenges Shoes & Pedorthics, Honey on the Table Café, and Coin Laundry & Dry Cleaners.



2415 Hobson Road – Fred Toenges
Shoes & Pedorthics



2445-2461 Hobson Road



2441 Hobson Road



2322 Hobson Road

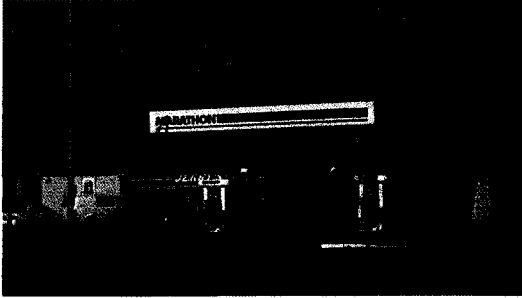
Fairfield – Extend the Fairfield economic development target area east of the property at 3401 Fairfield Avenue to include 427 Kinsmoor Avenue.



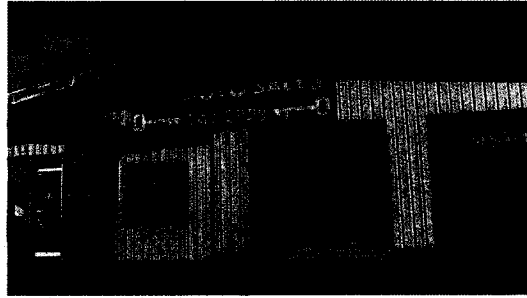
427 Kinsmoor Avenue

Create the following new Economic Development Target Areas:

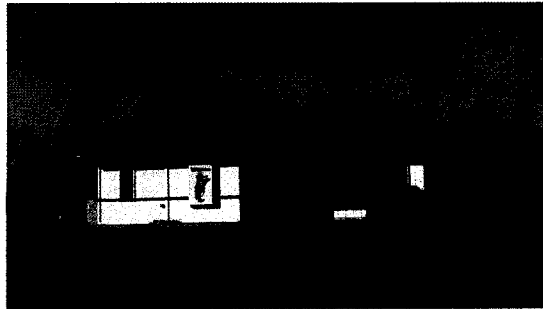
Lower Huntington Rd – Those properties at the northern corners of Lower Huntington and Winchester Roads, east until the St. Mary’s River including the east and west and north and south right-of-way bounded on both sides by properties included in the list. Businesses at this intersection include a Marathon Gas Station and Penguin Point.



7330 Winchester Road – Marathon Gas Station



430 Lower Huntington Road



7303 Winchester Road- Penguin Point

Fairfield & Paulding – The property at the southeast corner of Airport Expressway and Fairfield Avenue along with the six properties along West Paulding Road between Fairfield Avenue and Hoagland Avenue including the east and west right-of-way bounded on both sides by properties included in the list.

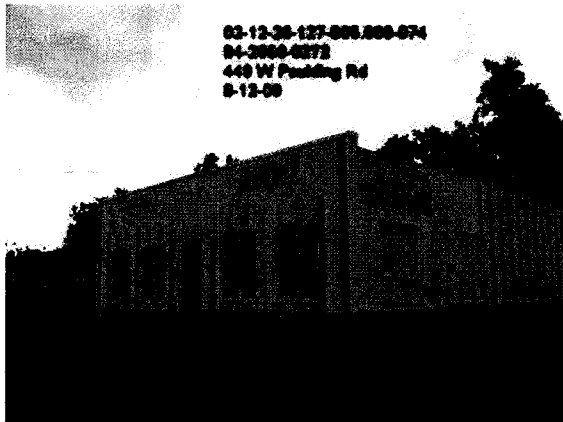
Businesses in this area include the Worthman Office Mall and a Shell Gas Station.



5800 Fairfield Avenue –
Worthman Office Mall



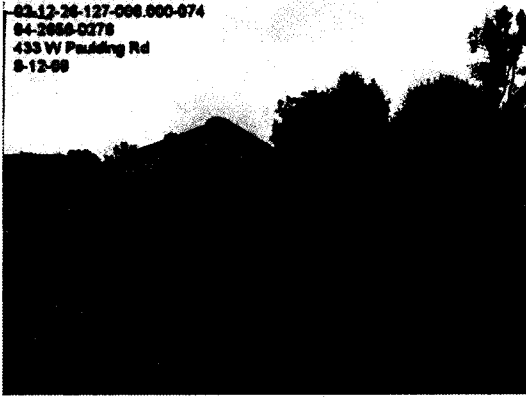
5805 Fairfield Avenue –
Shell Gas Station



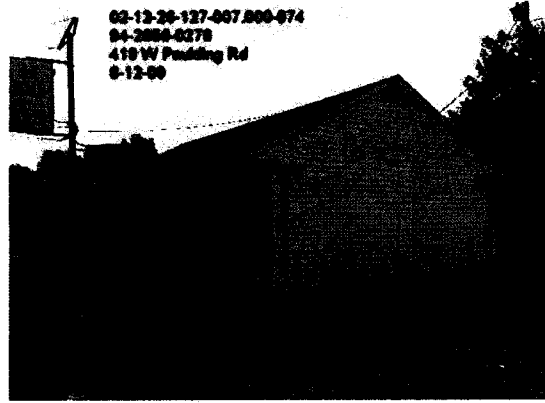
449 W. Paulding Rd



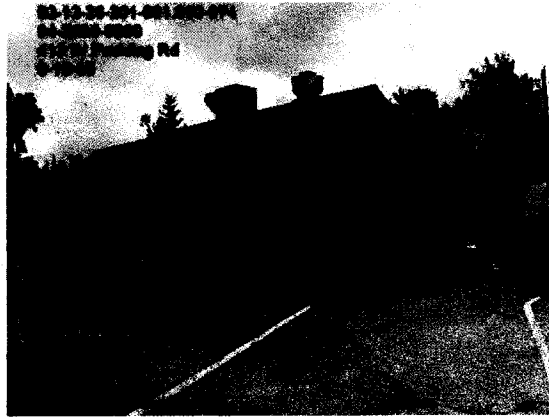
443 W. Paulding Rd



433 W Paulding Rd



419 W. Paulding Rd



413 W. Paulding Rd

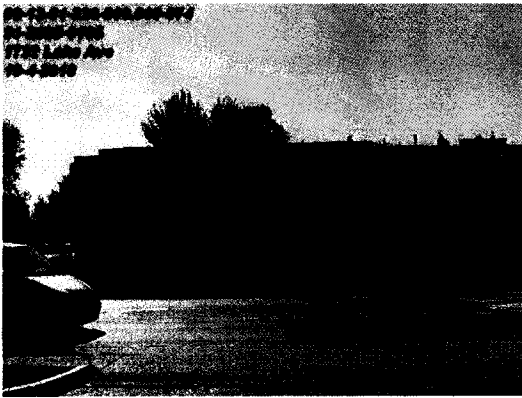
Lake & Anthony – Those properties at the intersection of Lake Avenue and Anthony Boulevard including the east and west and north and south right-of-way bounded on both sides by properties included in the list. Businesses at this intersection include a BP Gas Station and Sunshine Laundry & Dry Cleaning



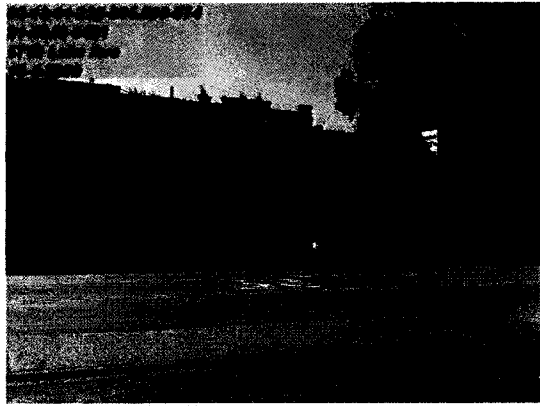
Northwest corner of Lake Avenue and Anthony Boulevard – BP Gas Station



Northeast corner of Lake Avenue and Anthony Boulevard



Southwest corner of Lake Avenue and Anthony Boulevard



Southwest corner of Lake Avenue and Anthony Boulevard

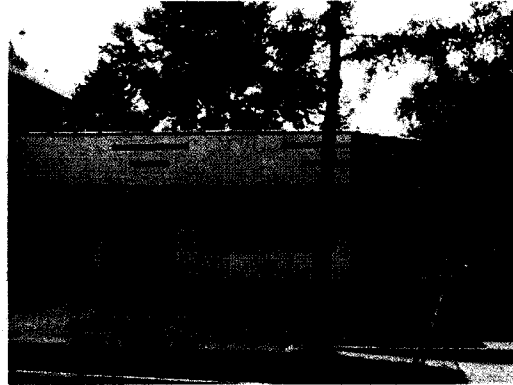


Southeast corner of Lake Avenue and Anthony Boulevard – Sunshine Laundry & Dry Cleaning

South Wayne Avenue – Those properties east of South Wayne Avenue south of West Foster Parkway and north West Branning Avenue including the east and west right-of-way bounded on both sides by properties included in the list. Businesses in this area include the Friendly Fox.



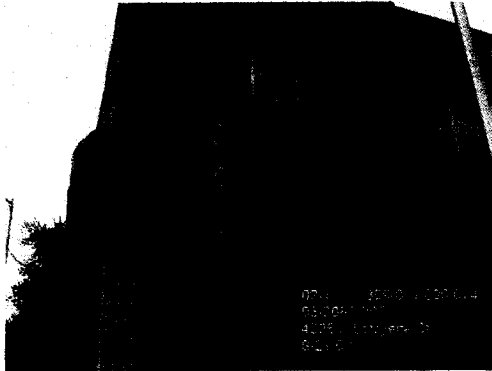
Southeast corner of W. Foster Parkway and South Wayne Avenue



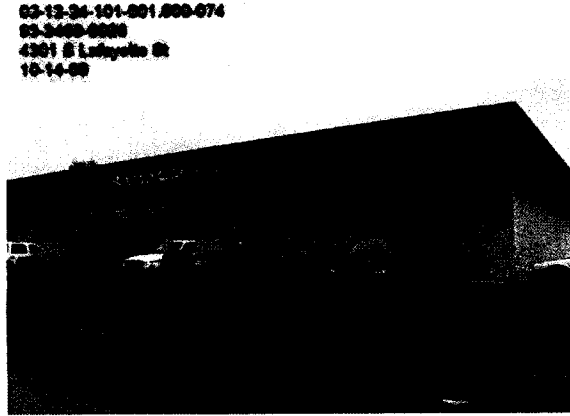
Northeast corner of W. Branning Avenue and South Wayne Avenue

McKinnie and Lafayette – 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 including the east and west and north and south right-of-way bounded on both sides by properties included in the list.

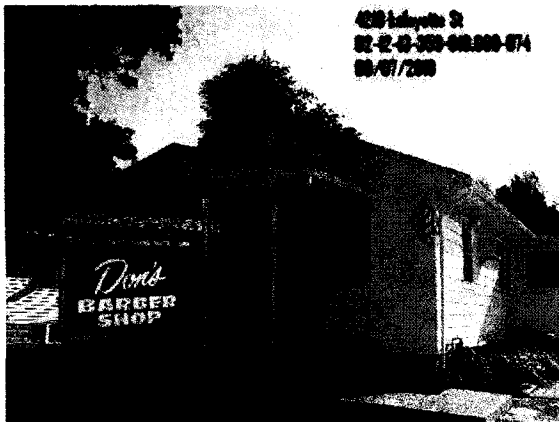
Businesses in this area include Advance Auto Parts, Marathon Gas Station, and Foster's Sports Pub.



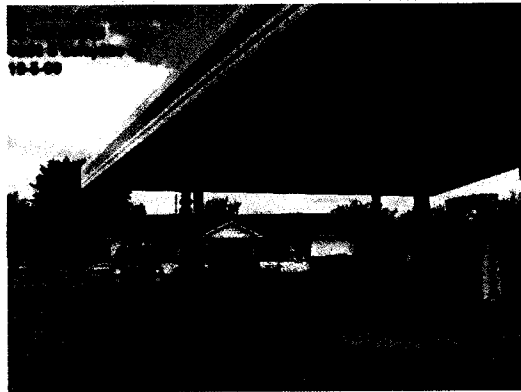
Northeast corner of McKinnie and Lafayette -
4225 S. Lafayette St.



Southeast corner of McKinnie and Lafayette –
4309 S. Lafayette Street – Advance Auto Parts

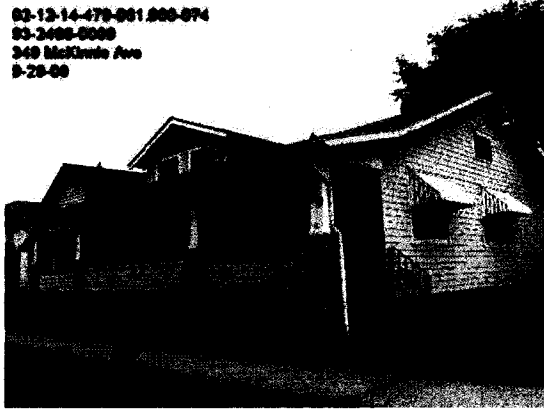


4219 S Lafayette Street



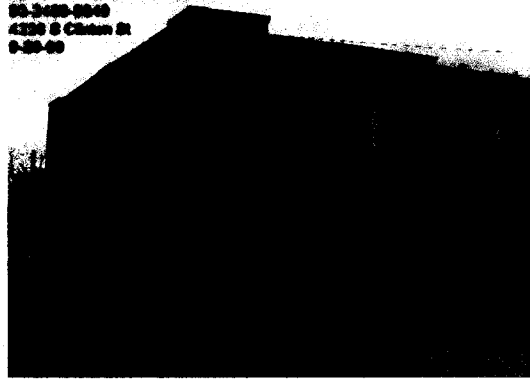
Intersection of Clinton, Lafayette, and
McKinnie – 4226 Lafayette Street – Marathon
Gas Station

03-13-14-479-001,000-074
03-2400-0000
349 McKinnis Ave
9-29-00



Northwest corner of McKinnis and S Clinton –
4230 Clinton Street

03-13-14-479-000,000-074
03-2400-0000
4226 S Clinton St
9-29-00



4226 S Clinton Street – Foster's Sports Pub

03-13-14-479-000,000-074
03-2400-0007
4220 S Clinton St
9-29-00



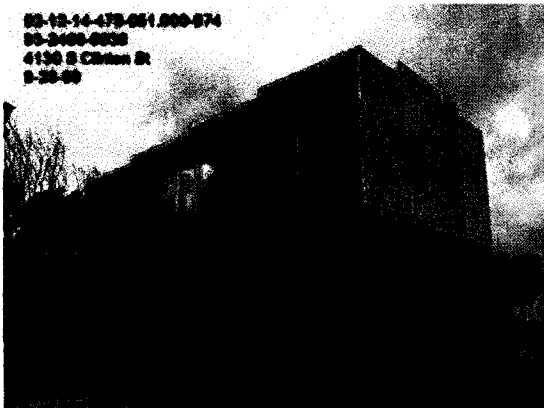
4220 S. Clinton Street

03-13-14-479-000,000-074
03-2400-0000
344 E Lexington Ct
9-29-00



Southwest Corner of Lexington and Clinton
Street – 344 E Lexington Court

03-13-14-479-001,000-074
03-2400-0000
4130 S Clinton St
9-29-00



4130 S Clinton St

03-13-14-479-000,000-074
03-2400-0000
4128 S Clinton St
9-29-00



4128 S Clinton St

Centlivre – 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 bounded on both sides by properties included in the list.

Businesses in this area include Centlivre Village Apartments.



Centlivre Village Apartments

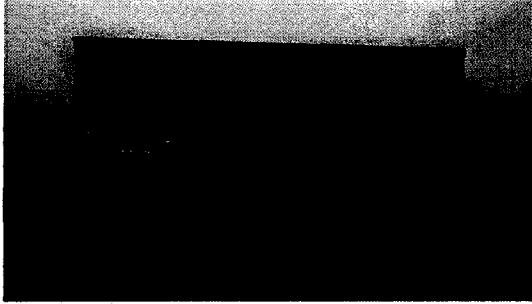


Centlivre Village Apartments



Centlivre Village Apartments

Lake Avenue – Those properties located on Lake Avenue between, but not including, Lakeside Middle School (2100 Lake Avenue) and the Catholic Cemetery (3124 Lake Avenue) Also those properties on Lake Avenue from 2333 Lake Avenue to 3217 Lake Avenue including the north and south and east and west right-of-way bounded on both sides by properties included in the list.



2200 Lake Avenue



2314 Lake Avenue



2314 Lake Avenue



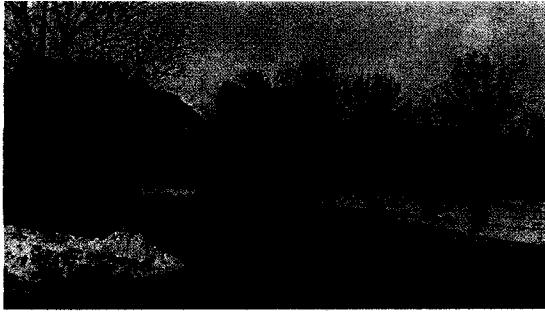
2510 Lake Avenue



2520 Lake Avenue



2622 Lake Avenue



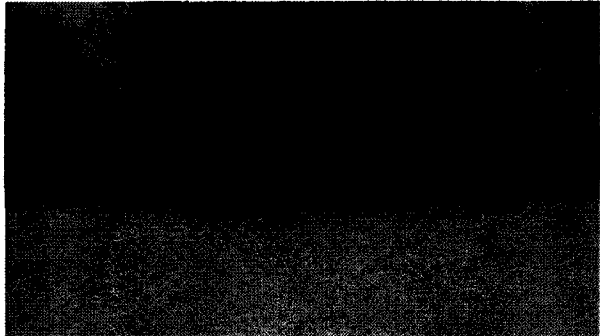
2710 Lake Avenue



2904 Lake Avenue



2904 Lake Avenue



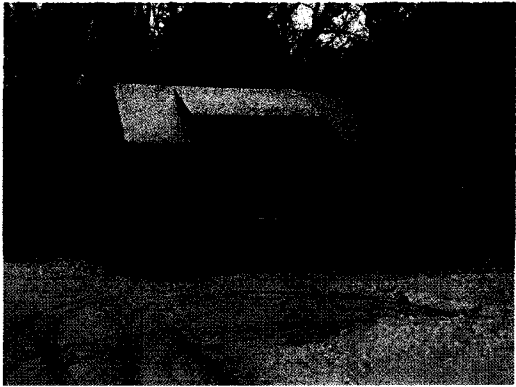
2904 Lake Avenue



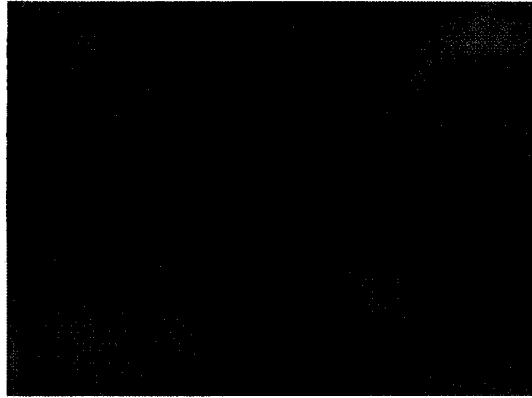
2906 Lake Avenue



2910 Lake Avenue



2910 Lake Avenue



2930 Lake Avenue



3030 Lake Avenue



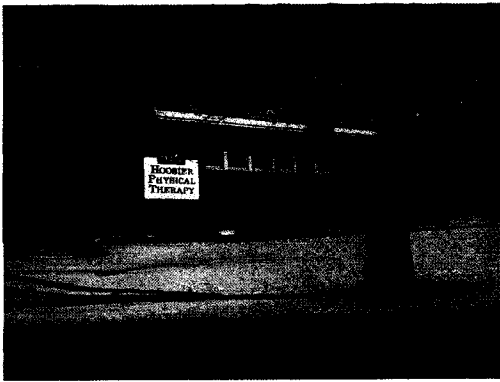
3030 Lake Avenue



3160 Lake Avenue



3160 Lake Avenue



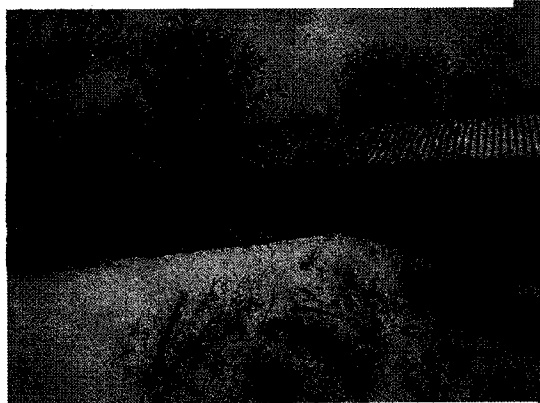
3217 Lake Avenue



1515 Hobson Road



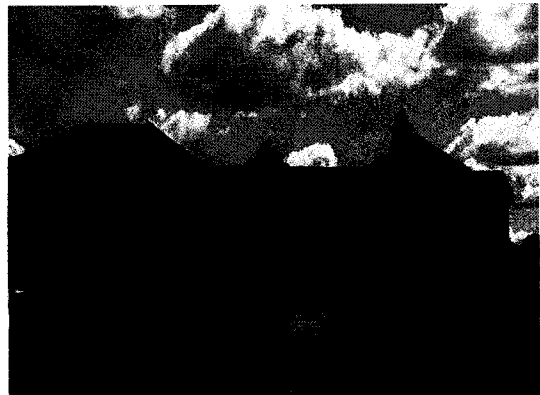
3003 Lake Avenue



2927 Lake Avenue



1720 Beacon Street



2525 Lake Avenue



2333 Lake Avenue

Fairfield and Maxine – Those properties at the intersection of Maxine Drive and Fairfield Avenue including the east and west and north and south right-of-way bounded on both sides by properties included in the list.

