

**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 ("EDTAs"); and

WHEREAS, according to IC 6-1.1-12.1-7(a)(1), EDTAs are: (i) 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; (ii) 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 (before its repeal); (iii) or encompass buildings, structures, sites, or other facilities that are listed on the National Register of Historic Places pursuant to 16 U.S.C. 470 et seq., the Indiana Historic Sites and Historic Structures Register established under IC 14-21-1, or are determined to be eligible for listing on the Indiana register by the Indiana state historic preservation officer; and

WHEREAS, per Indiana law, the designation of EDTAs 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 to recommend the designation of EDTAs 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 Common Council may designate a maximum of fifteen percent (15%) of the total geographic territory of the city to be in EDTAs; and

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

1 **WHEREAS**, the current EDTAs were defined by Fort Wayne Common Council Resolution Numbers
2 S-102-01, S-226-91 (as amended); S-81-85 (as amended); S-115-83, S-37-03, S-19-05, S-113-
3 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-
4 87-15; S-122-16; S-103-17, R-77-17; S-86-20; and be amended in accordance with and as
5 provided in attached Exhibits A and B and

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

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

13 **WHEREAS**, due to changed economic and demographic patterns, the Fort Wayne Economic
14 Development Commission has recommended expanding the current Central Business District by
15 including the following parcels:

- | | | |
|----|------------------------------|------------------------------|
| 16 | 1. 02-12-11-118-004.000-074 | 16. 02-12-11-119-024.000-074 |
| 17 | 2. 02-12-11-118-005.000-074 | 17. 02-12-11-119-007.000-074 |
| 18 | 3. 02-12-11-118-006.000-074 | 18. 02-12-11-119-008.000-074 |
| 19 | 4. 02-12-11-118-007.000-074 | 19. 02-12-11-119-009.000-074 |
| 20 | 5. 02-12-11-118-011.000-074 | 20. 02-12-11-119-010.000-074 |
| 21 | 6. 02-12-11-118-011.000-074 | 21. 02-12-11-119-011.000-074 |
| 22 | 7. 02-12-11-118-010.000-074 | 22. 02-12-11-119-012.000-074 |
| 23 | 8. 02-12-11-118-011.000-074 | 23. 02-12-11-119-013.000-074 |
| 24 | 9. 02-12-11-119-001.000-074 | 24. 02-12-11-119-014.000-074 |
| 25 | 10. 02-12-11-119-002.000-074 | 25. 02-12-11-119-015.000-074 |
| 26 | 11. 02-12-11-119-003.000-074 | 26. 02-12-11-119-016.000-074 |
| 27 | 12. 02-12-11-119-004.000-074 | 27. 02-12-11-119-017.000-074 |
| 28 | 13. 02-12-11-119-005.000-074 | 28. 02-12-11-119-019.000-074 |
| 29 | 14. 02-12-11-119-005.001-074 | 29. 02-12-11-119-023.000-074 |
| 30 | 15. 02-12-11-119-006.000-074 | |

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

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

36 **SECTION 1.** Based on the favorable recommendation of the Fort Wayne Economic Development
37 Commission, the Fort Wayne Common Council finds that certain areas of the City meet the definition

1 of an EDTA and are areas within which EDTA status can serve as an inducement for recapitalization
2 by private interests.


3 **SECTION 2.** Fort Wayne Common Council herein formally adopts an ordinance expanding the
4 Central Business District with the specific parcels listed in Exhibit A and boundaries shown as Exhibit
5 B that include previously designated EDTA:

6 **A.**

- | | |
|------------------------------|------------------------------|
| 1. 02-12-11-118-004.000-074 | 16. 02-12-11-119-024.000-074 |
| 2. 02-12-11-118-005.000-074 | 17. 02-12-11-119-007.000-074 |
| 3. 02-12-11-118-006.000-074 | 18. 02-12-11-119-008.000-074 |
| 4. 02-12-11-118-007.000-074 | 19. 02-12-11-119-009.000-074 |
| 5. 02-12-11-118-011.000-074 | 20. 02-12-11-119-010.000-074 |
| 6. 02-12-11-118-011.000-074 | 21. 02-12-11-119-011.000-074 |
| 7. 02-12-11-118-010.000-074 | 22. 02-12-11-119-012.000-074 |
| 8. 02-12-11-118-011.000-074 | 23. 02-12-11-119-013.000-074 |
| 9. 02-12-11-119-001.000-074 | 24. 02-12-11-119-014.000-074 |
| 10. 02-12-11-119-002.000-074 | 25. 02-12-11-119-015.000-074 |
| 11. 02-12-11-119-003.000-074 | 26. 02-12-11-119-016.000-074 |
| 12. 02-12-11-119-004.000-074 | 27. 02-12-11-119-017.000-074 |
| 13. 02-12-11-119-005.000-074 | 28. 02-12-11-119-019.000-074 |
| 14. 02-12-11-119-005.001-074 | 29. 02-12-11-119-023.000-074 |
| 15. 02-12-11-119-006.000-074 | |

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

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

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19
20 
21 Member of Council

22
23 APPROVED AS TO FORM AND LEGALITY

24 
25 _____
26 Carol Helton, City Attorney
27
28
29
30

EXHIBIT A



Parcels to be added to the existing EDTA known as the Central Business District established under S-81-85 and as amended by S-102-01 and S-9-10.

- | | |
|------------------------------|------------------------------|
| 1. 02-12-11-118-004.000-074 | 16. 02-12-11-119-024.000-074 |
| 2. 02-12-11-118-005.000-074 | 17. 02-12-11-119-007.000-074 |
| 3. 02-12-11-118-006.000-074 | 18. 02-12-11-119-008.000-074 |
| 4. 02-12-11-118-007.000-074 | 19. 02-12-11-119-009.000-074 |
| 5. 02-12-11-118-011.000-074 | 20. 02-12-11-119-010.000-074 |
| 6. 02-12-11-118-011.000-074 | 21. 02-12-11-119-011.000-074 |
| 7. 02-12-11-118-010.000-074 | 22. 02-12-11-119-012.000-074 |
| 8. 02-12-11-118-011.000-074 | 23. 02-12-11-119-013.000-074 |
| 9. 02-12-11-119-001.000-074 | 24. 02-12-11-119-014.000-074 |
| 10. 02-12-11-119-002.000-074 | 25. 02-12-11-119-015.000-074 |
| 11. 02-12-11-119-003.000-074 | 26. 02-12-11-119-016.000-074 |
| 12. 02-12-11-119-004.000-074 | 27. 02-12-11-119-017.000-074 |
| 13. 02-12-11-119-005.000-074 | 28. 02-12-11-119-019.000-074 |
| 14. 02-12-11-119-005.001-074 | 29. 02-12-11-119-023.000-074 |
| 15. 02-12-11-119-006.000-074 | |

RESOLUTION R-6-17-2021

**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 (as amended); 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, R-77-17, S-86-20; 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 (as amended); 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, R-77-17, and S-86-20 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:

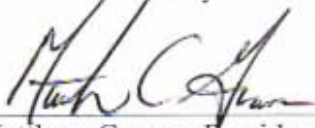
A. Central Business District– That the Central Business District Economic Development Target Area approved under Fort Wayne Common Council 1985 Special Ordinance S-81-85 and as amended under S-102-01 and S-9-10 be again amended to include the following parcels listed below and in Exhibit A and boundaries shown as Exhibit B that include previously designated EDTA:

- | | |
|------------------------------|------------------------------|
| 1. 02-12-11-118-004.000-074 | 16. 02-12-11-119-024.000-074 |
| 2. 02-12-11-118-005.000-074 | 17. 02-12-11-119-007.000-074 |
| 3. 02-12-11-118-006.000-074 | 18. 02-12-11-119-008.000-074 |
| 4. 02-12-11-118-007.000-074 | 19. 02-12-11-119-009.000-074 |
| 5. 02-12-11-118-011.000-074 | 20. 02-12-11-119-010.000-074 |
| 6. 02-12-11-118-011.000-074 | 21. 02-12-11-119-011.000-074 |
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| 8. 02-12-11-118-011.000-074 | 23. 02-12-11-119-013.000-074 |
| 9. 02-12-11-119-001.000-074 | 24. 02-12-11-119-014.000-074 |
| 10. 02-12-11-119-002.000-074 | 25. 02-12-11-119-015.000-074 |
| 11. 02-12-11-119-003.000-074 | 26. 02-12-11-119-016.000-074 |
| 12. 02-12-11-119-004.000-074 | 27. 02-12-11-119-017.000-074 |
| 13. 02-12-11-119-005.000-074 | 28. 02-12-11-119-019.000-074 |
| 14. 02-12-11-119-005.001-074 | 29. 02-12-11-119-023.000-074 |
| 15. 02-12-11-119-006.000-074 | |

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.

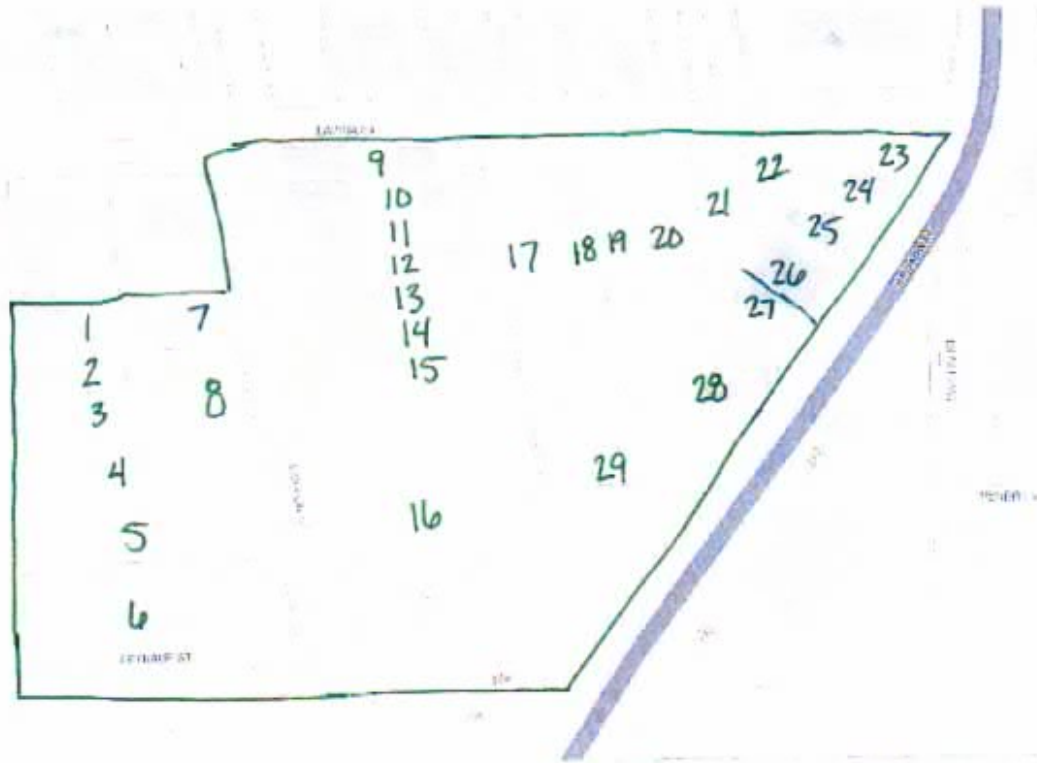
SECTION 6. This Resolution shall be transmitted to the Fort Wayne Common Council with the recommendation that it adopt an Ordinance establishing economic development target areas and amending existing economic development target areas as recommended in this Resolution and as shown on attached Exhibits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

Dated this 17th day of June 2021.


Matthew Graves, President
Fort Wayne Economic Development Commission


Scott Naltner, Secretary
Fort Wayne Economic Development Commission

EXHIBIT A

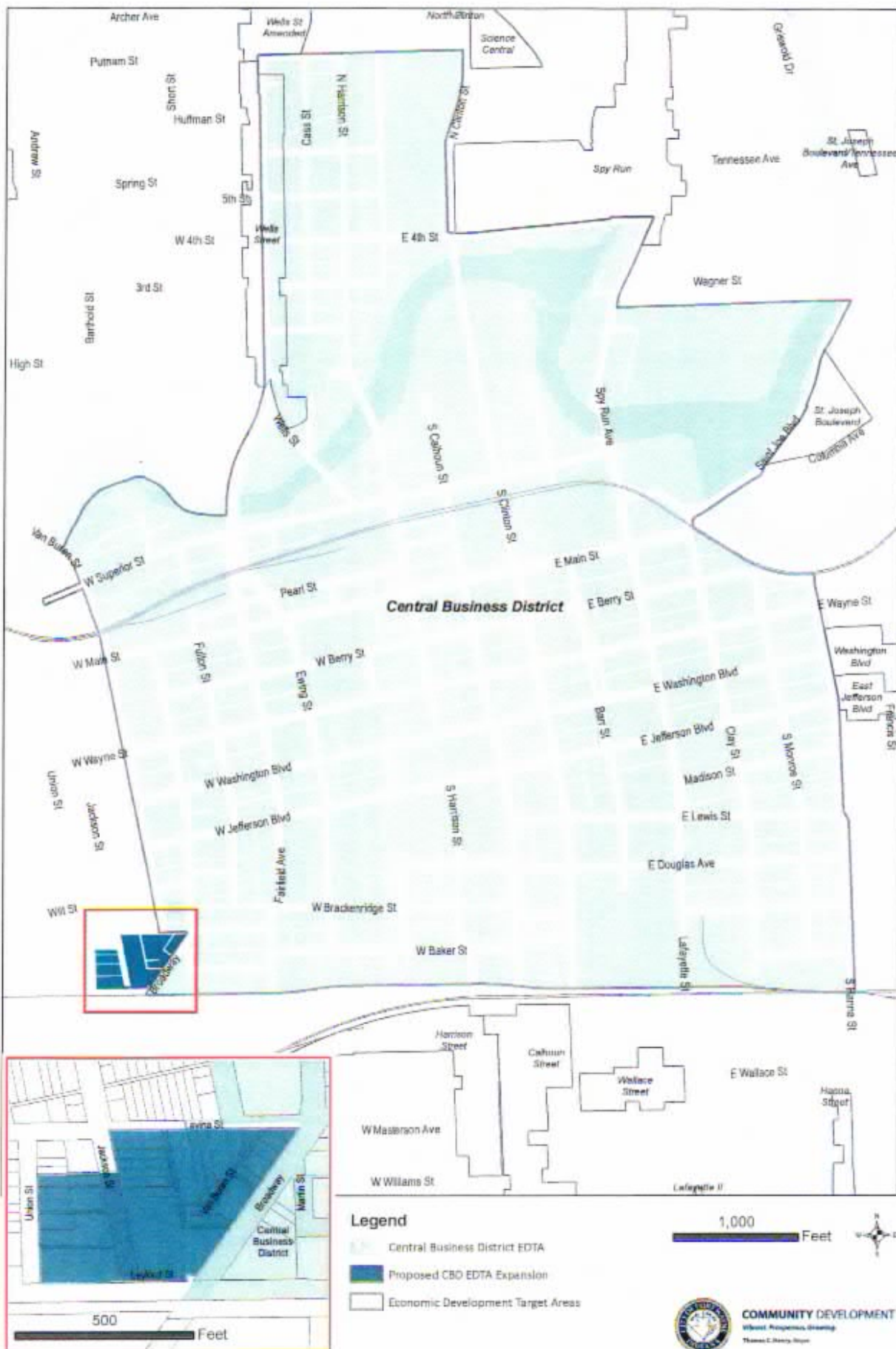


Parcels to be added to the existing EDTA known as the Central Business District established under S-81-85 and as amended by S-102-01 and S-9-10.

- | | |
|------------------------------|------------------------------|
| 1. 02-12-11-118-004.000-074 | 16. 02-12-11-119-024.000-074 |
| 2. 02-12-11-118-005.000-074 | 17. 02-12-11-119-007.000-074 |
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| 13. 02-12-11-119-005.000-074 | 28. 02-12-11-119-019.000-074 |
| 14. 02-12-11-119-005.001-074 | 29. 02-12-11-119-023.000-074 |
| 15. 02-12-11-119-006.000-074 | |

EXHIBIT B

Central Business District EDTA Expansion





COMMUNITY DEVELOPMENT

Economic Development Target Areas

*Proposed Expansion
June 2021*



Economic Development Target Areas 1991-2020

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.

Economic Development Target Areas Defined

Economic Development Target Areas (EDTAs) 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.

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 6.68 square miles or 6% of the total geographic area of the City of Fort Wayne (110.83 square miles). In theory, our economic development target area boundaries could expand 8.9% or 9.94 square miles.

The size of the proposed EDTA expansion is .008 square miles. If approved, the total economic development target area boundaries would comprise of 6.68756 square miles or 6% of the total geographic area of the City of Fort Wayne.

Current Boundaries

Economic Development Target Areas (EDTAs) 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/Edgerton/RR Overpass to intersection with West Jefferson Boulevard (Tract 10) (1991 Special Ordinance S-226-91, amended 2012 Special Ordinance S-32-12)
- Taylor Street from Thompson Avenue to Portage Boulevard including those properties on the east side of Freeman Street from Taylor Street to Ontario Street including the right-of-way bounded by properties. (1991 Special Ordinance S-226-91, amended 2005 Special Ordinance S-19-05, amended 2013 Special Ordinance S-87-13)
- 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)
- 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 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 East Berry Street including the north and south and east and west right-of-way to the south right-of-way line of Pontiac Street (2001 Special Ordinance S-102-01, amended 2013 Special Ordinance S-87-13)
- 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 Kumer Avenue on the west to the properties on the northeast and southeast corners on the east. The area also includes property at 2404 Fair Oak Drive including the east and south right-of-way (2003 Special Ordinance S-37-03, amended 2013 Special Ordinance S-87-13)
- 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. The area includes properties at 414 East Pettit Avenue, 222 East Pettit Avenue, 214 East Pettit Avenue and 232 East Pettit Avenue including the east and west and north and south right-of-ways. (2008 Special Ordinance S-59-08, amended 2014 Special Ordinance S-116-14)
- 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. Those properties that front Washington Boulevard from Hanna Street to Glasgow Avenue. Those properties that front Maumee Avenue from Harmar Street to Glasgow Avenue. Those properties east of Glasgow Avenue, north of East Washington Boulevard and southwest of the railroad including the north and south and east and west right-of-way (2008 Special Ordinance S-93-08, amended 2013 Special Ordinance S-87-13)
- Those properties that front Wells Street from Commerce Drive/Penn Central Railroad to Fernhill Avenue. The area also includes properties that front Fernhill Avenue from Wells Street to Northrop Street including property at 3837 Wells Street. (2008 Special Ordinance S-93-08 and 1991 Special Ordinance S-226-91, amended 2012 Special Ordinance S-32-12, amended 2013 Special Ordinance S-87-13)
- 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 including the property at 520 Tennessee Avenue. (2010 Special Ordinance S-9-10, amended 2014 Special Ordinance S-116-14)
- 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 including property at 3320 North Clinton Street. (2010 Special Ordinance S-9-10, amended 2014 Special Ordinance S-116-14)
- 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)
- 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 (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 (2012 Special Ordinance S-32-12)

- 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. (2013 Special Ordinance S-87-13)
- Those 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. Also the properties along Oxford Street from Turpie Street to Wayne Trace including the east and west and south right-of-way and those properties at 3106 Oxford Street, 3515 Wayne Trace, and 3601 Hessen Cassel Road including the north and south and east and west right-of-way. (2013 Special Ordinance S-87-13)
- Those properties fronting the south side of West Jefferson Boulevard from 2709 West Jefferson Boulevard to 2405 West Jefferson Boulevard including the east and west and north right-of-ways. The area includes 2710 West Jefferson Boulevard. (2014 Special Ordinance S-116-14)
- Those properties fronting the east side of Lafayette Street that lie south of Eckart Street and north of Agnes Street including the north and south and west right-of-ways. Those properties fronting the west side of Lafayette Street from Eckart Street to and including 3310 Lafayette Street including the north and south and east right-of-ways. (2014 Special Ordinance S-116-14)
- Those properties fronting the west side of Clinton Street from 2129 North Clinton Street to 2011 North Clinton Street including the north and south right-of-ways. (2014 Special Ordinance S-116-14)
- Those properties fronting the east side of Lafayette Street from 2033 Lafayette Street to 2115 Lafayette Street including the north and south and east and west right-of-ways. The area includes 2046 Lafayette Street. (2014 Special Ordinance S-116-14)
- Those properties fronting the east side of Harrison Street south of Grand Street and north of Williams Street including the north and south and west right-of-ways. Also those properties fronting the west side of Harrison Street from 1616 South Harrison Street to 1940 South Harrison Street including the north and south and east right-of-ways. (2014 Special Ordinance S-116-14)
- 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, 2013 Special Ordinance S-87-13, 2014 Special Ordinance S-116-14 (as amended); 2015 Special Ordinance S-87-15; 2016 Special Ordinance S-122-16; Special Ordinance S-103-17; Special Ordinance R-77-17; Special Ordinance S-86-20

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
- Current EDTA maps
- 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 an existing economic development target area should be expanded. The existing economic development target area would remain with the expansion proposed below by the Fort Wayne Common Council upon favorable recommendation by the Fort Wayne Economic Development Commission for the following area:

- A. Central Business District**– That the Central Business District Economic Development Target Area approved under Fort Wayne Common Council 1985 Special Ordinance S-81-85 and as amended under S-102-01 and S-9-10 be again amended to include the following parcels:

- | | |
|------------------------------|------------------------------|
| 1. 02-12-11-118-004.000-074 | 16. 02-12-11-119-024.000-074 |
| 2. 02-12-11-118-005.000-074 | 17. 02-12-11-119-007.000-074 |
| 3. 02-12-11-118-006.000-074 | 18. 02-12-11-119-008.000-074 |
| 4. 02-12-11-118-007.000-074 | 19. 02-12-11-119-009.000-074 |
| 5. 02-12-11-118-011.000-074 | 20. 02-12-11-119-010.000-074 |
| 6. 02-12-11-118-011.000-074 | 21. 02-12-11-119-011.000-074 |
| 7. 02-12-11-118-010.000-074 | 22. 02-12-11-119-012.000-074 |
| 8. 02-12-11-118-011.000-074 | 23. 02-12-11-119-013.000-074 |
| 9. 02-12-11-119-001.000-074 | 24. 02-12-11-119-014.000-074 |
| 10. 02-12-11-119-002.000-074 | 25. 02-12-11-119-015.000-074 |
| 11. 02-12-11-119-003.000-074 | 26. 02-12-11-119-016.000-074 |
| 12. 02-12-11-119-004.000-074 | 27. 02-12-11-119-017.000-074 |
| 13. 02-12-11-119-005.000-074 | 28. 02-12-11-119-019.000-074 |
| 14. 02-12-11-119-005.001-074 | 29. 02-12-11-119-023.000-074 |
| 15. 02-12-11-119-006.000-074 | |

MAP OF PARCELS TO BE ADDED



Parcels to be added to the existing EDTA known as the Central Business District established under S-81-85 and as amended by S-102-01 and S-9-10.

- | | |
|------------------------------|------------------------------|
| 1. 02-12-11-118-004.000-074 | 16. 02-12-11-119-024.000-074 |
| 2. 02-12-11-118-005.000-074 | 17. 02-12-11-119-007.000-074 |
| 3. 02-12-11-118-006.000-074 | 18. 02-12-11-119-008.000-074 |
| 4. 02-12-11-118-007.000-074 | 19. 02-12-11-119-009.000-074 |
| 5. 02-12-11-118-011.000-074 | 20. 02-12-11-119-010.000-074 |
| 6. 02-12-11-118-011.000-074 | 21. 02-12-11-119-011.000-074 |
| 7. 02-12-11-118-010.000-074 | 22. 02-12-11-119-012.000-074 |
| 8. 02-12-11-118-011.000-074 | 23. 02-12-11-119-013.000-074 |
| 9. 02-12-11-119-001.000-074 | 24. 02-12-11-119-014.000-074 |
| 10. 02-12-11-119-002.000-074 | 25. 02-12-11-119-015.000-074 |
| 11. 02-12-11-119-003.000-074 | 26. 02-12-11-119-016.000-074 |
| 12. 02-12-11-119-004.000-074 | 27. 02-12-11-119-017.000-074 |
| 13. 02-12-11-119-005.000-074 | 28. 02-12-11-119-019.000-074 |
| 14. 02-12-11-119-005.001-074 | 29. 02-12-11-119-023.000-074 |
| 15. 02-12-11-119-006.000-074 | |

PHOTOS OF PARCELS TO BE ADDED

Union Street consisting of parcels 1-6



Jackson Street, west side consisting of parcels 7 and 8 and the back side of parcels 4-6.



Jackson Street east side consisting of parcels 9 through 14



Jackson Street east side consisting of parcels 14 and 15



Jackson Street east side consisting of parcel 16



Lavina Street consisting of parcels 17 and 18



Lavina Street consisting of parcels 19 through 21



Lavina Street consisting of parcels 21 and 22



Broadway consisting of parcels 23 and 24



Broadway consisting of parcels 25 and 26



Broadway consisting of parcels 26 and 27



Broadway consisting of parcels 28 and 29



Broadway consisting of the back side of parcel 16



Admn. Appr. _____

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). 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 an existing EDTA.

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

EFFECT OF NON-PASSAGE: Potential loss of new retail and multi-family residential development in the expanded Central Business District EDTA.

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

ASSIGNED TO COMMITTEE (PRESIDENT): Jason Arp and Glynn Hines

BILL NO. S-21-10-18

REPORT OF COMMITTEE ON FINANCE

November 9, 2021




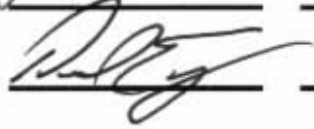
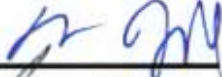


Glynn Hines Chair

Jason Arp Co-Chair

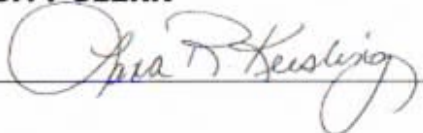
All Council Members

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

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	VIRTUAL		
HINES	(ABSENT)		
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

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

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

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

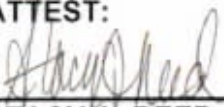
<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: November 9, 2021


STACY A. REED, DEPUTY CITY CLERK

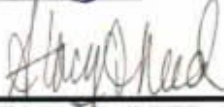
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
Special Ordinance No. S-21-10-18 on the 9th day of November, 2021

ATTEST:


STACY A. REED
DEPUTY CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th
of November 2021, at the hour of 8:45 o'clock A.M. E.S.T.


STACY A. REED, DEPUTY CITY CLERK

Approved and signed by me this 10th day of NOVEMBER 2021, at the
hour of 9:30 o'clock AM E.S.T.

FORT WAYNE, INDIANA
RECEIVED

NOV 10 2021

LANA R. KEESLING
CITY CLERK


THOMAS C. HENRY, MAYOR