

ORDINANCE APPROVING THE ESTABLISHMENT (CONTINUATION) OF AN  
ECONOMIC IMPROVEMENT DISTRICT FOR THE DOWNTOWN AREA OF THE  
CITY OF FORT WAYNE AND AN ECONOMIC IMPROVEMENT DISTRICT  
BOARD

WHEREAS, Indiana Code 36-7-22 provides for the approval and establishment of an “economic improvement district,” via a petition process, among the owners of affected real estate within the boundaries of a proposed district, in this case, an area of the downtown area of the City of Fort Wayne, Indiana; and

WHEREAS, Resolution No. R-70-95, passed on October 24, 1995, approved the establishment of an “economic improvement district” for the downtown area of the City of Fort Wayne, Indiana, as requested through a petition process defined in I.C. 36-7-22-4. Such petition called for an original assessment period of 10 years, beginning with tax year 1996, payable 1997, and ending with tax year 2005, payable 2006; and

WHEREAS, Resolution No. R-08-06, passed on January 10, 2006, approved the establishment and continuation of an “economic improvement district” for the downtown area of the City of Fort Wayne, again as requested through a petition process defined in I.C. 36-7-22-4. Such petition called for an original assessment period of 10 years, beginning with tax year 2006, payable 2007, and ending with tax year 2015, payable 2016; and

WHEREAS, Special Ordinance No. S-66-15, passed on July 28, 2015, approved the establishment and continuation of an “economic improvement district” for the downtown area of the City of Fort Wayne, again as requested through a petition process defined in I.C. 36-7-22-4. Such a petition called for an original assessment period of 10 years, beginning with tax year 2016, payable 2017, and ending with tax year tax year 2025, payable 2026; and

WHEREAS, in anticipation of the expiration of the existing 10 year term of the existing Economic Improvement District for the Downtown Area of the City of Fort Wayne created by Special Ordinance No. S-66-15, a petition process was undertaken by owners of real property in the proposed district to effect the establishment and continuation of such economic improvement district by obtaining the signatures of property owners representing both (i) at least 60% of the total properties contained within the district; and (ii) at least 60% of the gross assessed value (GAV) of the properties contained within the district. Said property owners filed their Petition for the Establishment and Continuation of an Economic Improvement District in Downtown Fort Wayne (the “Petition”) with the City Clerk on July 15, 2025; and

1                   WHEREAS, attached to this Ordinance as Exhibit A is a map of the boundaries of  
2 the proposed economic improvement district; and

3                   WHEREAS, attached to this Ordinance as Exhibit B is a spreadsheet setting forth  
4 the parcels contained and located within the boundaries of the proposed economic  
5 improvement district; and

6                   WHEREAS, the purpose for the establishment (continuation) of the economic  
7 improvement district is to provide special benefits to parcel owners within such district  
8 which do not replace existing benefits or projects already provided within the district.  
9 The proposed economic improvement district will carry out the following economic  
10 development projects and services within the proposed district boundaries (i) Promotion  
11 of Commercial Activity and Public Events, (ii) Landscaping, Beautifying and  
12 Maintaining Public Areas such as the Clean and Green Program, (iii) Marketing, (iv)  
13 Stakeholder Services and (v) such other economic improvement projects authorized by  
14 I.C. 36-7-22-3; and

15                   WHEREAS, the economic improvement projects undertaken in the district, as  
16 described above and in the Petition, will provide special benefits, not otherwise available  
17 to property owners in the district and will be of public utility and benefit; and

18                   WHEREAS, the economic improvement projects undertaken in the district will  
19 be funded by assessments levied on all owners of non-residential real property in the  
20 district, including parcel owners subject to a tax abatement by the City of Fort Wayne or  
21 any political subdivision of the City of Fort Wayne. Residential real property owners, as  
22 described in the Petition, are excluded from the economic improvement district, and thus  
23 are excluded from participation in the Petition, as well as any assessment levied, as  
24 required by I.C. 36-7-22-7(c); and

25                   WHEREAS, the proposed economic improvement district will utilize and apply  
26 an assessment method that is based upon a percentage of gross assessed value of certain  
27 classes of real property located within the proposed economic improvement district  
28 boundaries. Such assessment percentage will be at .0015 of gross assessed value (the  
29 “Assessment Percentage”) and will increase by an amount equal to two percent (2%) of  
30 the then applicable Assessment Percentage, as the same has been adjusted, annually  
throughout the 10-year term of the Economic Improvement District; and

WHEREAS, such special assessment of the economic improvement district will  
be levied for 10 years, beginning with the 2026 tax year, payable 2027, and ending with  
the 2035 tax year, payable 2036; and

WHEREAS, owners of real property within the economic improvement district  
are represented by a majority, as required by I.C. 36-7-22-11, on the proposed fifteen (15)  
member economic improvement district Board of Directors. The proposed members to  
the Board of Directors are as follows: (i) Rich Beck; (ii) Michelle Chambers; (iii) Andrea  
Robinson; (iv) Laurie Ailor; (v) Theopolis Smith; (vi) Matt Reckman; (vii) Greg Allen;

1 (viii) Tom Ludwiski; (ix) Robert Walters; (x) Pete Henry; (xi) Amanda Muldoon; (xii)  
2 Zach Barrett; (xiii) Tiffany Fries; (xiv) Brittany Kruse-Andrews; and (xv) Harley  
3 Parsons; and

4 WHEREAS, the Board makeup shall be comprised as follows: (i) at least eight  
5 (8) directors shall be property owners, or individual representatives duly appointed or  
6 designated by such property owners, within the economic improvement district, and the  
7 remaining directors shall be business owners or tenants that may or may not be property  
8 owners within the economic improvement district. In the event any director does not  
9 conduct a business or reside within the economic improvement district, such director  
10 shall demonstrate a commitment to downtown development, improvement, and  
11 revitalization within such district; (ii) one (1) director shall be appointed by the Mayor of  
12 the City of Fort Wayne, subject to the approval of the City of Fort Wayne Common  
13 Council; (iii) one (1) director shall be appointed by the City of Fort Wayne Common  
14 Council with preference given to an elected member of the City Council, and (iv) one (1)  
15 director shall be appointed by the Allen County Board of Commissioners, subject to the  
16 approval of the City of Fort Wayne Common Council. Upon completion of the annual  
17 nomination process, the list of Board members will be forwarded to City Council for  
18 approval; and

19 WHEREAS, it is the intention of the proposed economic improvement district to  
20 be a key partner with the City of Fort Wayne in encouraging private investment, growth  
21 and development in the downtown area of the City of Fort Wayne through planning and  
22 crafting unique private-public-civic partnerships and relationships required to assure  
23 emerging economic improvement projects reach fruition and I.C. 36-7-22-17 provides  
24 the City of Fort Wayne Common Council oversight and approval of the economic  
25 improvement district's annual budget, and I.C. 36-7-22-21 provides City Council receive  
26 an annual report of the economic improvement district's annual activities and  
27 expenditures; and

28 WHEREAS, the estimated initial annual budget for undertaking economic  
29 improvements projects in the proposed economic improvement district is (i) \$228,300.60  
30 for Promotion and Marketing of Commercial Activity and Public Events, (ii)  
\$228,300.60 for Beautifying and Maintaining Public Access Areas such as the Clean and  
Green Program, (iii) \$190,250.50 for Stakeholder Services, and (iv) \$114,150.30 for  
general administration and operations of the economic improvement district; and

WHEREAS, the establishment of the proposed economic improvement district  
and the special assessment replaces the economic improvement district and assessment  
established by Resolutions No. R-70-95 and No. R-08-06, and Special Ordinance No. S-  
66-15, respectively; and

WHEREAS, notice of hearing was published on \_\_\_\_\_, and the  
hearing notice, proposed budget, proposed economic improvement district boundaries  
and other related information were mailed to all affected owners of real property in the

1 economic improvement district in the manner prescribed by I.C. 5-3-1 and I.C. 36-7-22-  
2 6; and

3 WHEREAS, a hearing was held on \_\_\_\_\_ during which all affected  
4 owners of real property contained in the proposed economic improvement district were  
5 provided the opportunity to be heard.

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

8 SECTION 1: The proposed economic improvement district as presented in the  
9 Petition including Exhibit A and Exhibit B attached to this Ordinance, along with the  
10 members of the Board of Directors of such economic improvement district, as proposed,  
11 are hereby approved. The economic improvement district shall be known as the  
12 Economic Improvement District for the Downtown Area of the City of Fort Wayne and  
13 operate or be known as the “Downtown Improvement District” with an existence and  
14 assessment period of 10 years, beginning with the 2026 tax year, payable 2027, and  
15 ending with the 2035 tax year, payable 2036.

16 SECTION 2: The Petition meets the requirements of I.C. 36-7-22-4, I.C. 36-7-22-  
17 5, and I.C. 36-7-22-7.

18 SECTION 3: The economic improvement projects within the Downtown  
19 Improvement District will be of a public utility and benefit and provide special benefits  
20 to the property owners in proportion to their respective assessment through increased  
21 property values and such benefits will be new benefits that do not replace benefits  
22 existing before the original establishment of the Downtown Improvement District.

23 SECTION 4: The assessment formula and method shall be based upon .0015 of  
24 gross assessed value levied on all owners of non-residential real property within the  
25 boundaries of the Downtown Improvement District, including parcel owners subject to  
26 tax abatements granted by the City of Fort Wayne or any commission, agency or political  
27 subdivision of the City of Fort Wayne. Such formula and assessment method for the  
28 assessment of benefits is appropriate.

29 SECTION 5: The Petition submitted by the owners of real property within the  
30 Downtown Improvement District has been signed by both (i) at least 60% of the total  
properties contained within the district; and (ii) at least 60% of the gross assessed value  
(GAV) of the properties contained within the district.

SECTION 6: Special Ordinance No. S-66-15 establishing and continuing an  
economic improvement district is hereby repealed as of the effective date of this Special  
Ordinance.

1 SECTION 7: Upon its passage and approval by the Mayor, this Ordinance shall  
2 be in full force and effect on the 1<sup>st</sup> day of January 2026.

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4   
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY

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9 Malak Heiny, City Attorney

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**ATTACHMENT B:**  
**List of Properties to Be Assessed in the EID**

Parcel ID	Parcel Number	Property Owner	Location Address	Property Class	Property Class Description	Total Assessed Value
139453	02-12-11-109-006.000-074	1122 Broadway LLC	1122 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$416,000
130069	02-12-11-230-005.000-074	128 East Brackenridge St LLC	117 E BAKER ST	456	Parking Lot or Structure	\$56,900
130068	02-12-11-230-006.000-074	128 East Brackenridge St LLC	128 E BRACKENRIDGE ST	499	Other Commercial Structures	\$177,200
218032	02-12-02-207-003.001-074	1400 Fourth LLC	114 E 4TH ST	400	Vacant Land	\$55,100
133944	02-12-02-281-001.000-074	200 East Superior Street Realty Llc	200 E SUPERIOR ST	350	Industrial Warehouse	\$656,700
133965	02-12-02-477-001.000-074	200 East Wayne LLC	202 E WAYNE ST	456	Parking Lot or Structure	\$534,700
133966	02-12-02-477-002.000-074	200 East Wayne LLC	224 E WAYNE ST	456	Parking Lot or Structure	\$184,800
139414	02-12-02-402-003.000-074	222 Pearl Street LLC	222 PEARL ST	447	Office Bldg (1 or 2 Story)	\$224,600
139393	02-12-02-452-001.000-074	229 West Berry Llc	229 W BERRY ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,109,500
141188	02-12-02-134-002.000-074	3 G's LLC	1522 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$383,900
130957	02-12-02-487-001.000-074	302 Jefferson LLC	302 E JEFFERSON BLVD	442	Medical Clinic or Offices	\$503,600
130859	02-12-02-434-011.000-074	321 Wayne LLC	321 E WAYNE ST	442	Medical Clinic or Offices	\$485,300
130860	02-12-02-434-012.000-074	321 Wayne LLC	325 E WAYNE ST	456	Parking Lot or Structure	\$109,400
130886	02-12-02-479-005.000-074	333 Street LLC c/o The Zacher Co	315 E WASHINGTON BLVD	447	Office Bldg (1 or 2 Story)	\$1,109,500
130880	02-12-01-311-002.000-074	424 Wayne LLC	424 E WAYNE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$143,600
135511	02-12-01-307-001.000-074	425 E Wayne St LLC	424 E BERRY ST	456	Parking Lot or Structure	\$49,500
127953	02-12-02-435-005.000-074	425 E Wayne St LLC	424 E BERRY ST	456	Parking Lot or Structure	\$34,100
214031	02-12-01-307-008.001-074	425 E Wayne St LLC	425 E WAYNE ST	403	40 or More Family Apartments	\$1,420,100
135512	02-12-01-307-002.000-074	425 E Wayne St LLC	428 E BERRY ST	456	Parking Lot or Structure	\$78,600
135513	02-12-01-307-004.000-074	425 E Wayne St LLC	430 E BERRY ST	456	Parking Lot or Structure	\$41,500
138857	02-12-02-387-010.000-074	502 W Jefferson LLC	502 W JEFFERSON BLVD	431	Franchise-type Restaurant	\$651,600
138825	02-12-02-383-005.000-074	503 W Wayne LLC	916 FAIRFIELD AVE	447	Office Bldg (1 or 2 Story)	\$317,800
138816	02-12-02-378-004.000-074	620 Deli LLC	604 W WAYNE ST	447	Office Bldg (1 or 2 Story)	\$522,600
133974	02-12-02-454-001.000-074	817 S Calhoun LLC	817 S CALHOUN ST	429	Other Retail Structures	\$387,000
139379	02-12-02-457-009.000-074	927 S Harrison LLC	927 S HARRISON ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,169,200
137794	02-12-02-132-012.000-074	A-List Investments LLC	1213 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$78,900
137760	02-12-02-132-011.000-074	A-List Investments LLC	1215 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$77,300
137162	02-12-11-211-004.000-074	Abridge Pointe QOZB LLC	111 W BRACKENRIDGE ST	456	Parking Lot or Structure	\$1,722,600
137163	02-12-11-211-003.000-074	Abridge Pointe QOZB LLC	128 W BAKER ST	400	Vacant Land	\$98,900
130074	02-12-11-229-001.000-074	Abridge Pointe QOZB LLC	1300 S CLINTON ST	449	Office Bldg (3 Stories or More, Elevator)	\$5,404,800
137830	02-12-11-207-002.000-074	Abridge Pointe QOZB LLC	1301 S HARRISON ST	449	Office Bldg (3 Stories or More, Elevator)	\$16,214,000
130076	02-12-11-229-003.000-074	Abridge Pointe QOZB LLC	135 E BRACKENRIDGE ST	456	Parking Lot or Structure	\$211,200
137832	02-12-11-211-001.000-074	Abridge Pointe QOZB LLC	1401 S HARRISON ST	400	Vacant Land	\$85,200
130067	02-12-11-230-007.000-074	Abridge Pointe QOZB LLC	1402 S CLINTON ST	456	Parking Lot or Structure	\$94,800
130066	02-12-11-231-003.000-074	Abridge Pointe QOZB LLC	1500 S CLINTON ST	455	Commercial Garage	\$492,100
141235	02-12-02-140-015.000-074	Albert James	208 2ND ST	500	Vacant - Platted Lot	\$4,000
139368	02-12-02-460-010.000-074	Allen County - Fort Wayne Capital Improvement Boar	320 W JEFFERSON BLVD	431	Franchise-type Restaurant	\$888,100
138841	02-12-02-389-005.000-074	Allen County - Fort Wayne Capital Improvement Boar	340 W JEFFERSON BLVD	431	Franchise-type Restaurant	\$813,400
138840	02-12-02-389-004.000-074	Allen County - Fort Wayne Capital Improvement Boar	346 W JEFFERSON BLVD	456	Parking Lot or Structure	\$152,200
138779	02-12-02-376-004.000-074	ALLEN COUNTY CARDIOLOGY LLC	604 W BERRY ST	442	Medical Clinic or Offices	\$225,200
141351	02-12-02-201-004.000-074	Alliance Property Management Ltd	1602 N HARRISON ST	300	Vacant Land	\$2,300
141350	02-12-02-201-002.000-074	Alliance Property Management Ltd	1608 N HARRISON ST	399	Other Industrial Structure	\$9,500
141267	02-12-02-201-001.000-074	Alliance Property Management Ltd	1612 N HARRISON ST	300	Vacant Land	\$2,300
141266	02-07-35-456-007.000-074	Alliance Property Management Ltd	1616 N HARRISON ST	447	Office Bldg (1 or 2 Story)	\$57,300
137698	02-12-11-127-001.000-074	Alvarez Investment Group LLC	1109 BROADWAY	456	Parking Lot or Structure	\$31,800
137707	02-12-11-127-002.000-074	Alvarez Investment Group LLC	1109 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$114,800
137699	02-12-11-127-006.000-074	Alvarez Investment Group LLC	1109 BROADWAY	480	Commercial Warehouse	\$94,300
140491	02-12-11-127-007.000-074	Alvarez Investment Group LLC	1109 BROADWAY	400	Vacant Land	\$20,700
140499	02-12-11-127-011.000-074	Alvarez Investment Group LLC	1109 BROADWAY	400	Vacant Land	\$19,000
178187	02-12-11-127-011.001-074	Alvarez Investment Group LLC	1109 BROADWAY BEH	400	Vacant Land	\$6,500
140489	02-12-11-127-009.000-074	Alvarez Investment Group LLC	609 W JEFFERSON BLVD	400	Vacant Land	\$29,800
178189	02-12-11-127-014.001-074	Alvarez Investment Group LLC	612 STURGIS (BEH) ST	400	Vacant Land	\$12,200
140490	02-12-11-127-008.000-074	Alvarez Investment Group LLC	615 W JEFFERSON BLVD	400	Vacant Land	\$23,500
140495	02-12-11-127-016.000-074	Alvarez Ricardo	1118 FULTON ST	400	Vacant Land	\$8,600
140494	02-12-11-127-015.000-074	Alvarez Ricardo & Letty	1114 FULTON ST	400	Vacant Land	\$13,400
140498	02-12-11-127-017.000-074	Alvarez Ricardo & Letty	1120 FULTON ST	400	Vacant Land	\$13,100
140488	02-12-11-127-010.000-074	Alvarez Ricardo & Letty	605 W JEFFERSON BLVD	400	Vacant Land	\$27,300
140493	02-12-11-127-014.000-074	Alvarez Ricardo & Letty	612 STURGIS ST	400	Vacant Land	\$22,200
127960	02-12-02-430-007.000-074	AMERICAN TELEPHONE & TEL CO PROPERTY TAX	411 E BERRY ST	860	Telephone, Telegraph, or Cable Company, Comm locally assessed	\$506,400
137202	02-12-02-127-039.000-074	AMH ENTERPRISES LLC	1517 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$122,400
140230	02-12-11-129-017.000-074	Anderson Michael B & Sanders Kyle R	524 W BRACKENRIDGE ST	500	Vacant - Platted Lot	\$13,900
141193	02-12-02-134-008.000-074	Andrews Eric & Christv	1515 CASS ST	500	Vacant - Platted Lot	\$2,900
142651	02-12-02-366-006.000-074	Arch Properties LLC c/o David C Van Gilder	1014 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$130,800
143862	02-12-11-129-003.000-074	Archland Property I Llc A M F OHARE	515 W JEFFERSON BLVD	431	Franchise-type Restaurant	\$781,100
129413	02-12-01-152-001.000-074	ARDG At Three Rivers LLC (ARDG) und 28% int & Threments I LLC (TRA1) und 72% int	1208 THREE RIVERS E	403	40 or More Family Apartments	\$10,334,500
127935	02-12-02-283-002.000-074	ARDG At Three Rivers LLC (ARDG) und 28% int & Threments I LLC (TRA1) und 72% int	1210 THREE RIVERS N	403	40 or More Family Apartments	\$10,269,700
139502	02-12-02-452-013.000-074	Ash Financial Campus LLC c/o Sturges Property Group	828 S HARRISON ST	449	Office Bldg (3 Stories or More, Elevator)	\$20,400,000
202000	02-12-02-414-009.011-074	Ashberry Eight LLC c/o Sturges Property Group	202 W BERRY ST	499	Other Commercial Structures	\$0
201989	02-12-02-414-009.001-074	Ashberry Eight LLC c/o Sturges Property Group	202 W BERRY ST UNIT 100	449	Office Bldg (3 Stories or More, Elevator)	\$6,942,100
139400	02-12-02-414-009.000-074	Ashberry Eight LLC c/o Sturges Property Group	W BERRY ST	456	Parking Lot or Structure	\$53,900

130924	02-12-02-482-001.000-074	Associated Masonic Trustees Of The Masonic Temple	202 E WASHINGTON BLVD	456	Parking Lot or Structure	\$311,900
139709	02-12-02-414-005.000-074	ASWE Investments Inc	201 W MAIN ST	447	Office Bldg (1 or 2 Story)	\$548,500
184446	02-12-02-428-002.001-074	AWB Holdings LLC	E MAIN ST	499	Other Commercial Structures	\$0
141431	02-12-02-453-004.000-074	AZERITE GROUP LIMITED LIABILITY CORP	111 W BERRY	447	Office Bldg (1 or 2 Story)	\$452,800
137171	02-12-11-212-003.000-074	Baker Street Station Llp	231 W BAKER ST	447	Office Bldg (1 or 2 Story)	\$792,600
144410	02-12-12-107-004.000-074	BALDUS COMPANY	440 E BRACKENRIDGE ST	456	Parking Lot or Structure	\$5,400
144578	02-12-12-107-005.000-074	BALDUS COMPANY	450 E BRACKENRIDGE ST	400	Vacant Land	\$2,200
140231	02-12-11-129-018.000-074	Ballenger Tamara S	520 W BRACKENRIDGE ST	500	Vacant - Platted Lot	\$10,600
139625	02-12-02-126-019.000-074	BCS Wells Street LLC	1607 WELLS ST	454	Auto Sales & Service	\$85,900
143866	02-12-11-129-025.000-074	Beadley Jonathan E & Kelley L	1214 FAIRFIELD AV	500	Vacant - Platted Lot	\$16,200
138780	02-12-02-376-003.000-074	Beason West Berry LLC	614 W BERRY ST	447	Office Bldg (1 or 2 Story)	\$171,500
139401	02-12-02-414-008.000-074	Berry Maiden Main LLC	222 W BERRY ST	449	Office Bldg (3 Stories or More, Elevator)	\$10,228,300
137714	02-12-11-133-024.000-074	Blue Water Consulting Enterprises LLC	526 HENDRICKS ST	500	Vacant - Platted Lot	\$23,000
137715	02-12-11-133-023.000-074	Blue Water Consulting Enterprize LLC	604 HENDRICKS ST	500	Vacant - Platted Lot	\$23,000
138829	02-12-02-383-001.000-074	Borne Building Fund Llc	535 W WAYNE ST	447	Office Bldg (1 or 2 Story)	\$415,800
126641	02-12-01-306-010.000-074	Brackenridge 435 LLC	709 CLAY ST	449	Office Bldg (3 Stories or More, Elevator)	\$688,300
132952	02-12-12-104-019.000-074	Brackenridge Development Group LLC	435 E BRACKENRIDGE ST	447	Office Bldg (1 or 2 Story)	\$744,000
132940	02-12-12-104-011.000-074	Brackenridge Development Group LLC	442 E DOUGLAS AV	400	Vacant Land	\$45,000
139005	02-12-11-135-013.000-074	Brackenridge Village LLC	1401 FAIRFIELD AV	420	Small Detached Retail of Less Than 10,000 Square Feet	\$90,700
139015	02-12-11-135-017.000-074	Brackenridge Village LLC	1419 FAIRFIELD AVE	480	Commercial Warehouse	\$45,500
139450	02-12-11-109-001.000-074	Braunlin Earl A as Trustee of the Earl A Braunlin Revocable Trust dated 7/30/	717 W JEFFERSON BLVD	442	Medical Clinic or Offices	\$150,000
139397	02-12-02-453-001.000-074	Breuning Realty LLC	133 W BERRY ST	456	Parking Lot or Structure	\$184,100
130997	02-12-01-357-001.000-074	BURKHART ADVERTISING INC ATTN: PAT HURLEY	1145 S LAFAYETTE ST	400	Vacant Land	\$16,600
126692	02-12-12-107-006.000-074	BUTLER MICHAEL A & V CATHERINE	450 E BRACKENRIDGE ST	480	Commercial Warehouse	\$215,100
137170	02-12-11-212-001.000-074	C2G Music Hall Corporation	359 W BAKER ST	480	Commercial Warehouse	\$471,800
139012	02-12-11-137-004.000-074	C2G Music Hall Corporation	369 W BAKER ST	400	Vacant Land	\$24,600
139103	02-07-35-381-008.000-074	Cass St Investments LLC	1650 CASS ST	350	Industrial Warehouse	\$364,500
142519	02-12-02-355-005.000-074	Catalyst Management LLC	821 BROADWAY	447	Office Bldg (1 or 2 Story)	\$465,600
133980	02-12-02-276-016.000-074	City of Fort Wayne Dept of Redevelopment	235 E SUPERIOR ST	430	Restaurant, Cafeteria or Bar	\$535,600
192904	02-12-11-130-003.001-074	Cityscape Mazel LLC	1250 EWING ST	400	40 or More Family Apartments	\$2,149,400
126946	02-12-02-428-001.000-074	Clinton Street Partners LLC	701 S CLINTON ST	449	Office Bldg (3 Stories or More, Elevator)	\$898,100
130862	02-12-02-435-011.000-074	CLN REALTY LLC	401 E WAYNE ST	370	Small Shop	\$174,800
138802	02-12-02-380-004.000-074	COFFEE TIME COFFEE SERVICE INC	434 W WAYNE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$172,300
143612	02-07-35-453-005.000-074	Colvin Thomas P	1707 N HARRISON ST	350	Industrial Warehouse	\$101,300
139398	02-12-02-453-002.000-074	Commerce Building Llc Attn: Tim Rietdorf	127 W BERRY ST	449	Office Bldg (3 Stories or More, Elevator)	\$3,686,400
139011	02-12-11-137-003.000-074	Covey Michael N & Ailee R	373 W BAKER ST	400	Vacant Land	\$8,200
138845	02-12-02-388-003.000-074	Covington Properties LLC	1014 EWING ST	447	Office Bldg (1 or 2 Story)	\$168,200
139010	02-12-11-137-002.000-074	COX REALTY CORPORATION	1501 FAIRFIELD AVE	480	Commercial Warehouse	\$298,500
144467	02-12-11-137-001.000-074	Cox Realty Corporation	400 W BAKER ST (BLK OF)	400	Vacant Land	\$21,500
130881	02-12-02-480-003.000-074	CS Nole Properties LLC	412 E WAYNE ST	447	Office Bldg (1 or 2 Story)	\$116,000
131114	02-12-02-480-004.000-074	CS Nole Properties LLC	414 E WAYNE ST	447	Office Bldg (1 or 2 Story)	\$187,300
177155	02-12-12-104-018.001-074	CSL Realty LLC Attn: Christine Zihala	433 E BRACKENRIDGE ST	865	Telephone, Telegraph, or Cable Company, Ind locally assessed	\$8,800
136585	02-12-02-405-002.000-074	CSW I LLC	126 W COLUMBIA ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,088,200
144374	02-12-02-410-001.000-074	CSW I LLC	615 S HARRISON ST	430	Restaurant, Cafeteria or Bar	\$2,452,400
141429	02-12-02-453-003.000-074	CT Financial Berry St LLC	113 W BERRY ST	447	Office Bldg (1 or 2 Story)	\$1,933,300
140259	02-12-02-176-006.000-074	Cumberland Development Company LLC	525 HIGH ST	500	Vacant - Platted Lot	\$78,000
141430	02-12-02-453-009.000-074	Dash Real Estate LLC	814 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$237,000
130863	02-12-02-435-012.000-074	DB of Utah LLC	409 E WAYNE ST	456	Parking Lot or Structure	\$63,500
140334	02-12-11-120-002.000-074	DELANEY JAMES A & NANCY K	1421 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$94,500
187239	02-12-11-120-003.001-074	Delaney James A & Nancy K	1421 BROADWAY (S OF)	400	Vacant Land	\$8,200
141304	02-07-35-455-001.000-074	Devine Property Management LLC	1633 N HARRISON ST	300	Vacant Land	\$2,300
141319	02-07-35-453-007.000-074	Devine Property Management LLC	200 6th ST	350	Industrial Warehouse	\$729,700
141318	02-07-35-381-009.000-074	Devine Property Management LLC	214 6TH ST	456	Parking Lot or Structure	\$24,000
130991	02-12-01-357-012.000-074	Diocese Of Fort Wayne-South Bend Inc	1144 CLAY ST	500	Vacant - Platted Lot	\$3,400
131184	02-12-01-357-010.000-074	Diocese of Fort Wayne-South Bend Inc	438 MADISON ST	500	Vacant - Platted Lot	\$3,600
139451	02-12-11-109-005.000-074	DJM Property LLC	1102 BROADWAY	455	Commercial Garage	\$217,300
130073	02-12-11-230-002.000-074	DJZ of Las Vegas LLC	112 E BRACKENRIDGE ST	456	Parking Lot or Structure	\$20,400
130072	02-12-11-230-001.000-074	DJZ of Las Vegas LLC	1407 S CALHOUN ST	430	Restaurant, Cafeteria or Bar	\$153,500
130071	02-12-11-230-003.000-074	DJZ of Las Vegas LLC	1415 S CALHOUN ST	370	Small Shop	\$161,200
130070	02-12-11-230-004.000-074	DJZ of Las Vegas LLC	1421 S CALHOUN ST	456	Parking Lot or Structure	\$60,700
130857	02-12-02-434-009.000-074	DLZ Corporation	800 BARR ST	456	Parking Lot or Structure	\$74,700
130858	02-12-02-434-010.000-074	DLZ Corporation	825 BARR ST	449	Office Bldg (3 Stories or More, Elevator)	\$495,900
143718	02-12-02-457-008.000-074	DOUBLE J PROPERTY MGT LLC	918 S CALHOUN ST	447	Office Bldg (1 or 2 Story)	\$260,100
135514	02-12-01-307-003.000-074	EAST MAIN STREET ASSOCIATES	444 E BERRY ST	456	Parking Lot or Structure	\$65,200
135521	02-12-01-307-005.000-074	EAST MAIN STREET ASSOCIATES	814 CLAY ST	456	Parking Lot or Structure	\$36,200
135507	02-12-01-305-001.000-074	East Main Street Associates LLC	444 E MAIN ST	447	Office Bldg (1 or 2 Story)	\$1,208,900
140271	02-12-02-178-004.000-074	Eastardav Patricia A	417 COMMERCE DR	480	Commercial Warehouse	\$6,800
133949	02-12-02-428-006.000-074	Elektron Building LLC	219 E BERRY ST	456	Parking Lot or Structure	\$551,000
133950	02-12-02-428-005.000-074	Elektron Building LLC c/o Robert S Walters	215 E BERRY ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,339,900
140264	02-12-02-177-015.000-074	Ellenberger Daniel G & Aaron M	1135 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$35,100
140263	02-12-02-177-014.000-074	Ellenberger Daniel G & Aaron M	1137 WELLS ST	430	Restaurant, Cafeteria or Bar	\$36,000
140251	02-12-02-177-013.000-074	Ellenberger Daniel G & Aaron M	1139 WELLS ST	456	Parking Lot or Structure	\$3,300
142406	02-12-02-303-007.000-074	Equity Trust Company Custodian FBO Gerald Wayne Brown IRA	425 VAN BUREN ST	454	Auto Sales & Service	\$92,700
141333	02-12-02-136-003.000-074	Espinoza Victor	1326 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$121,200
144206	02-07-35-380-022.000-074	Estabrook David	1725 CASS ST	419	Other Commercial Housing	\$31,200

138987	02-12-11-135-026.000-074	Estate of Neal E Jordan	408 W BAKER ST	500	Vacant - Platted Lot	\$44,900
138795	02-12-02-381-002.000-074	Ewing Berry LLC	339 W BERRY ST	456	Parking Lot or Structure	\$134,000
138796	02-12-02-381-001.000-074	Ewing Berry LLC	347 W BERRY ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,774,300
135510	02-12-01-305-003.000-074	Feichter Trust LLC-S Series 435 E Berry	435 E BERRY ST	447	Office Bldg (1 or 2 Story)	\$145,000
138797	02-12-02-381-007.000-074	First Presbyterian Church Of Fort Wayne	346 W WAYNE ST	456	Parking Lot or Structure	\$243,800
138782	02-12-02-377-001.000-074	FISHER PROPERTIES INC	530 W BERRY ST	403	40 or More Family Apartments	\$2,217,300
130877	02-12-01-311-005.000-074	Fletcher Van Gilder Realty LLC	436 E WAYNE ST	447	Office Bldg (1 or 2 Story)	\$250,000
130878	02-12-01-311-004.000-074	Fletcher Van Gilder Realty LLC Und 1/2Mary Cross Tippmann Foudnation Charitable Trust U	430 E WAYNE ST	456	Parking Lot or Structure	\$118,300
135529	02-12-01-306-003.000-074	Foellinger Foundation Inc	501 E BERRY ST	400	Vacant Land	\$249,500
135508	02-12-01-306-009.000-074	Foellinger Foundation Inc	E OF 521 E BERRY ST	400	Vacant Land	\$33,900
214556	02-12-02-353-003.001-074	Fort REI LLC	835 VAN BUREN ST	403	40 or More Family Apartments	\$419,800
216368	02-12-02-276-012.002-074	Fort Wayne Garage Associates One LLC	E SUPERIOR ST	499	Other Commercial Structures	\$760,100
138827	02-12-02-383-006.000-074	FORT WAYNE MUSICIANS ASSOCIATION	515 W WAYNE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$60,500
138832	02-12-02-383-003.000-074	Fort Wayne Musicians Protective Foundation For The	515 W WAYNE ST	447	Office Bldg (1 or 2 Story)	\$199,200
138807	02-12-02-380-006.000-074	Fort Wayne Philharmonic Orchestra Inc	826 EWING ST	449	Office Bldg (3 Stories or More, Elevator)	\$3,035,200
142357	02-12-02-178-018.000-074	Fort Wayne Rescue Mission Ministries Inc	436 FAIRMOUNT PL	500	Vacant - Platted Lot	\$2,800
139602	02-12-02-409-001.000-074	Fox and Main LLC	226 W MAIN ST	411	Hotel	\$17,525,600
138775	02-12-02-334-001.000-074	FREISTROFFER JOHN F	536 W MAIN ST	430	Restaurant, Cafeteria or Bar	\$191,000
137732	02-12-11-134-002.000-074	FRISBY VICKI S	625 HENDRICKS ST	500	Vacant - Platted Lot	\$11,500
130923	02-12-02-483-008.000-074	Ft Wayne Propco LLC	300 E WASHINGTON BLVD	412	Nursing Home & Private Hospital	\$2,859,400
131130	02-12-02-483-006.000-074	Ft Wayne Propco LLC	317 E JEFFERSON BLVD	456	Parking Lot or Structure	\$53,100
130929	02-12-02-483-007.000-074	Ft Wayne Propco LLC	319 E JEFFERSON BLVD	456	Parking Lot or Structure	\$62,600
140247	02-12-02-177-001.000-074	Gever Chad L	427 HIGH ST	500	Vacant - Platted Lot	\$3,200
141410	02-12-02-415-009.000-074	GI Fort Wayne Llc C/O Sperry Van Ness Parke Grp	110 W BERRY ST	400	Vacant Land	\$891,300
139500	02-12-02-457-002.000-074	GLC 127 West Wayne LLC	127 W WAYNE ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,536,900
139394	02-12-02-452-002.000-074	GLC Skyline LLC	221 W BERRY ST	499	Other Commercial Structures	\$18,436,600
138789	02-12-02-340-001.000-074	Glick Edsall House LP	310 W BERRY ST	403	40 or More Family Apartments	\$5,160,800
137709	02-12-11-128-002.000-074	GOUJO LLC	1133 BROADWAY	447	Office Bldg (1 or 2 Story)	\$53,900
139377	02-12-02-457-011.000-074	Grable Properties LLC	122 W WASHINGTON BLVD	449	Office Bldg (3 Stories or More, Elevator)	\$1,101,300
138826	02-12-02-383-004.000-074	Green Tub Investments LLC	511 W WAYNE ST	447	Office Bldg (1 or 2 Story)	\$237,500
131294	02-12-01-311-001.000-074	Grev Real Estate LLC	418 E WAYNE ST	456	Parking Lot or Structure	\$51,500
130890	02-12-02-480-007.000-074	Grev Real Estate LLC	929 S LAFAYETTE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$787,700
127958	02-12-02-429-006.000-074	GTE North Incorporated c/o Duff & Phelps LLC	303 E BERRY ST	860	Telephone, Telegraph, or Cable Company, Comm locally assessed	\$2,282,400
127963	02-12-02-429-008.000-074	GTE North Incorporated c/o Duff & Phelps LLC	329 E BERRY ST	860	Telephone, Telegraph, or Cable Company, Comm locally assessed	\$131,700
135535	02-12-01-305-002.000-074	GTE North Incorporated c/o Duff & Phelps LLC	423 E BERRY ST	860	Telephone, Telegraph, or Cable Company, Comm locally assessed	\$108,300
127961	02-12-02-430-008.000-074	GTE North Incorporated c/o Duff & Phelps LLC	423 E BERRY ST	860	Telephone, Telegraph, or Cable Company, Comm locally assessed	\$200,000
127959	02-12-02-429-010.000-074	GTE North Incorporated c/o Duff & Phelps LLC	722 S LAFAYETTE ST	860	Telephone, Telegraph, or Cable Company, Comm locally assessed	\$131,300
141422	02-12-02-411-018.000-074	Gulley James D Trustee of the The James D Gulley Living Trust Ag recemnt dated 12-27-2017	612 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$340,700
141257	02-12-02-138-002.000-074	H5 Properties LLC	1515 N HARRISON ST	480	Commercial Warehouse	\$219,000
138831	02-12-02-383-008.000-074	HAGERMAN CONSTRUCTION CORP	510 W WASHINGTON BLVD	447	Office Bldg (1 or 2 Story)	\$588,200
138830	02-12-02-383-007.000-074	Hagerman Construction Corporation	528 W WASHINGTON BLVD	447	Office Bldg (1 or 2 Story)	\$433,800
198869	02-12-02-403-001.001-074	Hall Drive-Ins	177 W SUPERIOR ST	430	Restaurant, Cafeteria or Bar	\$168,100
144205	02-12-02-185-001.000-074	HALL DRIVE-INS INC	1004 CASS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$181,200
131012	02-12-02-279-004.000-074	HALLS GAS HOUSE LLC	305 E SUPERIOR ST	430	Restaurant, Cafeteria or Bar	\$869,300
127945	02-12-02-435-001.000-074	Harrigan Property LLC	815 S LAFAYETTE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$171,800
141355	02-12-02-202-007.000-074	Harrison Street Properties Llc	1514 N HARRISON ST	500	Vacant - Platted Lot	\$2,200
139386	02-12-02-453-012.000-074	Harrison/Wayne LLC	128 W WAYNE ST	444	Full Service Bank	\$967,500
139381	02-12-02-456-005.000-074	Harrison/Wayne LLC	211 W WAYNE ST	449	Office Bldg (3 Stories or More, Elevator)	\$2,310,900
139380	02-12-02-456-004.000-074	Harrison/Wayne LLC	219 W WAYNE ST	456	Parking Lot or Structure	\$107,300
127941	02-12-02-429-007.000-074	HARTZELL, REALTY CORP	323 E BERRY ST	447	Office Bldg (1 or 2 Story)	\$151,900
127942	02-12-02-429-009.000-074	HARTZELL, REALTY CORP	337 E BERRY ST	456	Parking Lot or Structure	\$65,600
131191	02-12-01-357-018.000-074	HATCHER ROBERT	435 E LEWIS ST	400	Vacant Land	\$8,700
141433	02-12-02-453-006.000-074	Hayes Cornelius B & Wilson James L	810 S CALHOUN ST	447	Office Bldg (1 or 2 Story)	\$300,200
131154	02-12-02-486-006.000-074	HD Fort Wayne LLC	1117 S CLINTON ST	447	Office Bldg (1 or 2 Story)	\$397,400
130964	02-12-02-486-007.000-074	HD Fort Wayne LLC	1121 S CLINTON ST	400	Vacant Land	\$41,900
131153	02-12-02-486-008.000-074	HD Fort Wayne LLC	1123 S CLINTON ST	400	Vacant Land	\$46,500
130963	02-12-02-486-009.000-074	HD Fort Wayne LLC	1127 S CLINTON ST	400	Vacant Land	\$46,500
130962	02-12-02-486-010.000-074	HD Fort Wayne LLC	1129 S CLINTON ST	400	Vacant Land	\$46,500
127939	02-12-02-430-002.000-074	HDS LLC c/o Sturges Property Group	408 E MAIN ST	447	Office Bldg (1 or 2 Story)	\$567,400
209897	02-12-02-181-019.001-074	Headwaters Junction Inc	1022 CASS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$233,200
194644	02-12-02-366-006.001-074	Hedgehog Press LLC	1016 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$165,900
142551	02-12-02-362-005.000-074	HEIM DARREN C	734 W WASHINGTON BLVD	420	Small Detached Retail of Less Than 10,000 Square Feet	\$189,300
139536	02-12-11-109-004.000-074	Heintzelman Enterprises LLC	711 W JEFFERSON BLVD	455	Commercial Garage	\$114,400
137721	02-12-11-133-016.000-074	Hendricks Street LLC	1417 MARTIN ST	350	Industrial Warehouse	\$264,600
137700	02-12-11-127-004.000-074	HGG Properties LLC	1115 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$314,600
140496	02-12-11-127-013.000-074	HGG Properties LLC	618 STURGIS ST	409	Commercial Parcel Classified as Vacant but is Part of the Support Land for Another Parcel	\$14,200

140492	02-12-11-127-012.000-074	HGG Properties LLC	620 STURGIS ST	400	Vacant Land	\$25,000
140304	02-12-02-306-011.000-074	HHHH ENTERPRISES LLC	607 W SUPERIOR ST	400	Vacant Land	\$29,700
140303	02-12-02-306-010.000-074	HHHH ENTERPRISES LLC	617 W SUPERIOR ST	400	Vacant Land	\$29,700
140321	02-12-02-306-009.000-074	HHHH ENTERPRISES LLC	621 W SUPERIOR ST	400	Vacant Land	\$11,900
140302	02-12-02-306-008.000-074	HHHH ENTERPRISES LLC	623 W SUPERIOR ST	400	Vacant Land	\$17,600
142515	02-12-02-358-004.000-074	Historic Hubble House LLC	813 W BERRY ST	401	4 to 19 Family Apartments	\$339,600
138790	02-12-02-340-002.000-074	Home Builders Association Of Fort Wayne Inc	305 W MAIN ST	447	Office Bldg (1 or 2 Story)	\$169,400
140314	02-12-02-304-011.000-074	Hood Property Management LLC	608 W SUPERIOR ST	480	Commercial Warehouse	\$249,200
140284	02-12-02-304-010.000-074	Hood Property Management LLC	610 W SUPERIOR ST	456	Parking Lot or Structure	\$50,300
138965	02-12-11-132-001.000-074	Hopscotch House LLC	1301 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$142,900
141428	02-12-02-411-023.000-074	Horizon Bank Attn: Accounting	110 W MAIN ST	444	Full Service Bank	\$1,293,400
139420	02-12-02-254-012.000-074	Houndstooth Territory Group Inc	120 W SUPERIOR ST	345	Industrial Office	\$450,800
140252	02-12-02-177-011.000-074	HOYLE MARY A & LEMOINE NADINE	420 COMMERCE DR	455	Commercial Garage	\$11,200
140305	02-12-02-306-021.000-074	HWS ENTERPRISES INC	526 FULTON ST	480	Commercial Warehouse	\$118,800
131292	02-12-02-435-013.000-074	III Kings LLC	415 E WAYNE ST	447	Office Bldg (1 or 2 Story)	\$425,900
130861	02-12-02-434-015.000-074	Ilo David	327 E WAYNE ST	447	Office Bldg (1 or 2 Story)	\$252,200
141305	02-07-35-384-001.000-074	In-Body Connection LLC	1632 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$174,600
133964	02-12-02-476-001.000-074	INDIANA FRANKLIN REALTY INC	124 E WAYNE ST	456	Parking Lot or Structure	\$575,000
133961	02-12-02-459-001.000-074	INDIANA FRANKLIN REALTY INC LIVINGSTON DILDINE HAYNIE &	102 E WAYNE ST	456	Parking Lot or Structure	\$396,400
133963	02-12-02-459-002.000-074	INDIANA FRANKLIN REALTY INC TAX DEPT	116 E WAYNE ST	456	Parking Lot or Structure	\$446,800
138757	02-12-02-328-001.000-074	INDIANA MICHIGAN POWER COMPANY C/O AMERICAN ELECTRIC POWER TAX DEPT	519 W SUPERIOR ST	820	Light, Heat, or Power Company, Comm locally assessed	\$191,100
141411	02-12-02-453-014.000-074	Indiana Office Center LP c/o Sturges Property Group	818 S CALHOUN ST	456	Parking Lot or Structure	\$2,580,900
133960	02-12-02-454-002.000-074	Indiana Office Center LP c/o Sturges Property Group	823 S CALHOUN ST	449	Office Bldg (3 Stories or More, Elevator)	\$8,445,500
178183	02-12-02-178-005.001-074	INDIANA SERVICE CORP C/O AMERICAN ELECTRIC POWER	440 FAIRMOUNT PL	500	Vacant - Platted Lot	\$200
138942	02-12-11-133-001.000-074	INTRASCAPAE LTD	1401 BROADWAY	447	Office Bldg (1 or 2 Story)	\$130,100
141221	02-12-02-181-004.000-074	JGA Property Inc	1218 WELLS ST	456	Parking Lot or Structure	\$25,400
141337	02-12-02-181-003.000-074	JGA Property Inc	1220 WELLS ST	456	Parking Lot or Structure	\$8,500
141220	02-12-02-181-002.000-074	JGA Property Inc	1222 WELLS ST	456	Parking Lot or Structure	\$8,500
141219	02-12-02-181-001.000-074	JGA Property Inc	1234 WELLS ST	430	Restaurant, Cafeteria or Bar	\$164,200
141217	02-12-02-136-016.000-074	JGA Property Inc	1307 CASS ST	456	Parking Lot or Structure	\$13,300
141218	02-12-02-136-017.000-074	JGA Property Inc	304 2ND ST	456	Parking Lot or Structure	\$13,400
141328	02-12-02-135-005.000-074	Jordan Georgina & Keith	1420 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$53,800
130918	02-12-01-351-006.000-074	JRA Associates LLC	436 E WASHINGTON BLVD	442	Medical Clinic or Offices	\$1,269,100
139104	02-07-35-380-016.000-074	Jud Reidy Realty LLC	1642 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$979,700
143728	02-07-35-380-015.000-074	Jud Reidy Realty LLC	1650 WELLS ST	456	Parking Lot or Structure	\$11,200
143727	02-07-35-380-014.000-074	Jud Reidy Realty LLC	1654 WELLS ST	456	Parking Lot or Structure	\$11,100
141435	02-12-02-453-010.000-074	JW Thomas Realty LLC	816 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$99,600
141425	02-12-02-411-020.000-074	K & E Enterprises LLC	620 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$753,300
139509	02-12-02-415-004.000-074	K D H Realty Inc	125 W MAIN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$141,500
139409	02-12-02-415-005.000-074	KDH Realty Inc	123 W MAIN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$135,200
138861	02-12-02-386-007.000-074	KENDALE LAND CORPORATION	601 W WASHINGTON BLVD	400	Vacant Land	\$57,500
139378	02-12-02-457-010.000-074	Keystone Realty LTD	124 W WASHINGTON BLVD	456	Parking Lot or Structure	\$613,200
139383	02-12-02-457-001.000-074	Keystone Realty LTD	919 S HARRISON ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,601,000
139410	02-12-02-411-013.000-074	Kitch Realty LLC	130 W MAIN ST	447	Office Bldg (1 or 2 Story)	\$1,986,600
130956	02-12-02-487-002.000-074	Kleber & Kleber C/O BRAVOKILO INC #10436	324 E JEFFERSON BLVD	431	Franchise-type Restaurant	\$655,900
130955	02-12-02-487-003.000-074	Kleber & Kleber C/O BRAVOKILO INC #10436	330 E JEFFERSON BLVD	456	Parking Lot or Structure	\$56,100
130893	02-12-01-311-008.000-074	KNIPSTEIN GWEN G & ETAL	425 E WASHINGTON BLVD	420	Small Detached Retail of Less Than 10,000 Square Feet	\$194,000
141186	02-12-02-134-001.000-074	Koa Chang Hong	1530 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$62,500
130891	02-12-01-311-006.000-074	KOEHLINGER LOCK & SAFE INC	413 E WASHINGTON BLVD	456	Parking Lot or Structure	\$75,000
130892	02-12-01-311-007.000-074	KOEHLINGER LOCK & SAFE INC	421 E WASHINGTON BLVD	420	Small Detached Retail of Less Than 10,000 Square Feet	\$217,500
141309	02-07-35-384-005.000-074	Koeppe Realty Group Inc	1622 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$83,000
142550	02-12-02-362-007.000-074	KRANING MARK A L/EST & TR	714 W WASHINGTON BLVD	350	Industrial Warehouse	\$339,900
139048	02-12-02-128-044.000-074	Kruse Dennis N	1427 WELLS ST	456	Parking Lot or Structure	\$11,200
139073	02-12-02-128-042.000-074	Kruse Dennis N	1441 WELLS ST	370	Small Shop	\$77,000
139047	02-12-02-128-021.000-074	Kruse Dennis N	415 W 4TH ST	400	Vacant Land	\$5,000
141208	02-12-02-136-001.000-074	L.L.I. CO	1332 WELLS ST	456	Parking Lot or Structure	\$10,300
141204	02-12-02-135-006.000-074	L.L.I. CO	1408 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$180,000
136586	02-12-02-405-001.000-074	Landing Exchange LLC	555 S HARRISON ST	456	Parking Lot or Structure	\$184,400
137761	02-12-02-132-009.000-074	Langdon Enterprises Lp c/o Sturges Property Group	1223 WELLS ST	456	Parking Lot or Structure	\$8,500
137762	02-12-02-132-008.000-074	Langdon Enterprises Lp c/o Sturges Property Group	1239 WELLS ST	370	Small Shop	\$238,900
143613	02-07-35-453-004.000-074	Larranaga LLC	1719 N HARRISON ST	480	Commercial Warehouse	\$167,000
138850	02-12-02-387-006.000-074	LaSalle Bed and Breakfast LLC	509 W WASHINGTON BLVD	410	Motel & Tourist Cabins	\$276,700
138851	02-12-02-387-005.000-074	LaSalle Bed and Breakfast LLC	517 W WASHINGTON BLVD	410	Motel & Tourist Cabins	\$301,800
133979	02-12-02-417-003.000-074	Laurence Tippmann Sr Family LP	116 E BERRY ST	449	Office Bldg (3 Stories or More, Elevator)	\$4,438,500

126944	02-12-02-431-004.000-074	Laurence Tippmann Sr Family LP	810 S CLINTON ST	456	Parking Lot or Structure	\$91,500
138866	02-12-02-386-011.000-074	LEBAMOFF PROPERTIES LLC	1031 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$501,500
137697	02-12-11-126-001.000-074	LEBAMOFF PROPERTIES LLC	1031 BROADWAY	456	Parking Lot or Structure	\$79,400
142419	02-12-02-302-017.000-074	LEFEVRA ROBERT & ILO & THOMAS	498 JACKSON ST	500	Vacant - Platted Lot	\$6,100
142435	02-12-02-302-015.000-074	Lefevra Robert & Ilo & Thomas & Munden Howard & MUNDEN HOWARD	828 W SUPERIOR ST	500	Vacant - Platted Lot	\$1,100
142423	02-12-02-302-021.000-074	LEFEVRA ROBERT R & ILO L	512 JACKSON ST	500	Vacant - Platted Lot	\$2,000
142421	02-12-02-302-019.000-074	Lefevra Thomas R Robert R & Ilo L & Barman Scheryl	506 JACKSON ST	500	Vacant - Platted Lot	\$2,200
137706	02-12-11-128-008.000-074	Leitch Land Holdings LLC	1217 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$89,900
140281	02-12-02-177-018.000-074	Lexbuild LLC	1125 WELLS ST	400	Vacant Land	\$5,000
140266	02-12-02-177-017.000-074	Lexbuild LLC	1127 WELLS ST	400	Vacant Land	\$5,400
140265	02-12-02-177-016.000-074	Lexbuild LLC	1133 WELLS ST	500	Vacant - Platted Lot	\$8,400
141432	02-12-02-453-005.000-074	LHT REAL ESTATE LLC	800 S CALHOUN ST	447	Office Bldg (1 or 2 Story)	\$315,400
137835	02-12-11-210-001.000-074	Lincoln National Life Ins Co	209 W BRACKENRIDGE ST	456	Parking Lot or Structure	\$271,400
144646	02-12-11-212-002.000-074	Lincoln National Life Ins Co	300 W BAKER ST (BLK OF)	456	Parking Lot or Structure	\$23,400
137829	02-12-11-209-001.000-074	Lincoln National Life Insurance Company	1413 MCCLELLAN ST	456	Parking Lot or Structure	\$160,300
137165	02-12-11-209-002.000-074	Lincoln National Life Insurance Company	1416 WEBSTER ST	456	Parking Lot or Structure	\$168,100
137164	02-12-11-210-003.000-074	Lincoln National Life Insurance Company	202 W BAKER ST	456	Parking Lot or Structure	\$330,500
137734	02-12-11-134-001.000-074	LOCAL 901 REAL ESTATE TRUST	631 HENDRICKS ST	456	Parking Lot or Structure	\$18,300
140335	02-12-11-120-003.000-074	LOCAL 901 TRUST	1427 BROADWAY	447	Office Bldg (1 or 2 Story)	\$144,100
132943	02-12-12-104-001.000-074	Lone Star Equities Inc	1301 S LAFAYETTE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$252,900
132944	02-12-12-104-002.000-074	Lone Star Equities Inc	1309 S LAFAYETTE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$76,800
133006	02-12-12-104-003.000-074	Lone Star Equities Inc	1311 S LAFAYETTE ST	456	Parking Lot or Structure	\$10,400
132945	02-12-12-104-004.000-074	Lone Star Equities Inc	1315 S LAFAYETTE ST	456	Parking Lot or Structure	\$11,200
133007	02-12-12-104-005.000-074	Lone Star Equities Inc	1317 S LAFAYETTE ST	456	Parking Lot or Structure	\$9,900
132942	02-12-12-104-009.000-074	Lone Star Equities Inc	420 E DOUGLAS AV	456	Parking Lot or Structure	\$29,500
132080	02-12-02-431-005.000-074	LOOP REALTIES INCORPORATED C/O TIPPMANN PROPERTIES	123 E WAYNE ST	456	Parking Lot or Structure	\$1,425,200
142576	02-12-02-366-004.000-074	Lupkin William L	1010 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$87,300
142650	02-12-02-366-005.000-074	LUPKIN WILLIAM L & LINDA M	1012 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$93,600
139575	02-12-02-453-013.000-074	Macedonian Patriotic Organization Of The United St Inc.	120 W WAYNE ST	447	Office Bldg (1 or 2 Story)	\$530,600
138996	02-12-11-135-010.000-074	Machuras LLC	409 W BRACKENRIDGE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$77,100
139407	02-12-02-415-001.000-074	Main At Harrison LLC	135 W MAIN ST	447	Office Bldg (1 or 2 Story)	\$217,400
139408	02-12-02-415-003.000-074	Main Street Enterprises LLC	129 W MAIN ST	447	Office Bldg (1 or 2 Story)	\$184,100
139508	02-12-02-415-002.000-074	Main Street Enterprises LLC	131 W MAIN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$159,100
133948	02-12-02-428-003.000-074	Main Street Place LLC	200 E MAIN ST	449	Office Bldg (3 Stories or More, Elevator)	\$7,272,800
141424	02-12-02-411-019.000-074	Markey Calhoun Street LLC	618 S CALHOUN ST	447	Office Bldg (1 or 2 Story)	\$179,900
144201	02-12-02-181-012.000-074	Markey Wells Street LLC	1010 WELLS ST	429	Other Retail Structures	\$241,300
141228	02-12-02-181-011.000-074	Markey Wells Street LLC	1104 WELLS ST	456	Parking Lot or Structure	\$7,000
139767	02-07-35-383-013.000-074	May Sheryl L & Camp Annette D Trustees of the Sand revocable Trust dtd 3/7/2024	1655 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$84,800
126691	02-12-12-107-001.000-074	McClain Douglas	1415 LAFAYETTE ST	350	Industrial Warehouse	\$134,900
139803	02-12-11-129-001.000-074	Metro Real Estate LLC	529 W JEFFERSON BLVD	447	Office Bldg (1 or 2 Story)	\$654,500
130065	02-12-11-231-001.000-074	Mikes No 1 LLC	1509 S CALHOUN ST	453	Car Wash	\$622,200
138969	02-12-11-133-030.000-074	Mills Brothers LLC	1410 FAIRFIELD AV	456	Parking Lot or Structure	\$3,700
138970	02-12-11-133-031.000-074	Mills Brothers LLC	1414 FAIRFIELD AV	456	Parking Lot or Structure	\$4,800
137735	02-12-11-133-032.000-074	Mills Brothers LLC	1430 FAIRFIELD AVE	455	Commercial Garage	\$152,000
138953	02-12-11-133-015.000-074	Mills Brothers LLC	509 LAVINA ST	400	Vacant Land	\$5,400
137736	02-12-11-133-027.000-074	MILLS BROTHERS LLC	516 HENDRICKS ST	400	Vacant Land	\$3,400
140331	02-12-11-120-001.000-074	MINT ENTERPRISES INC	1417 BROADWAY	454	Auto Sales & Service	\$20,600
137638	02-07-35-383-024.000-074	MROZOWSKI THADDEUS L	1639 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$78,900
138941	02-12-11-132-005.000-074	NAPO Holdings LLC	1313 BROADWAY	447	Office Bldg (1 or 2 Story)	\$140,400
138938	02-12-11-132-006.000-074	NAPO Holdings LLC	613 W BRACKENRIDGE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$99,700
139399	02-12-02-415-007.000-074	National City Bank Of In	120 W BERRY ST	456	Parking Lot or Structure	\$689,600
139510	02-12-02-415-006.000-074	National City Bank Of In	121 W MAIN ST	456	Parking Lot or Structure	\$127,700
141409	02-12-02-415-008.000-074	National City Bank Of In	702 S CALHOUN ST	456	Parking Lot or Structure	\$444,200
141241	02-12-02-140-002.000-074	Neighborhood Homes & Apts LP	219 3rd ST	401	4 to 19 Family Apartments	\$33,300
139361	02-12-02-463-003.000-074	New Harrison LLC	301 W JEFFERSON BLVD	429	Other Retail Structures	\$9,303,100
143765	02-12-11-202-001.000-074	New Harrison LLC	333 W LEWIS ST	400	Vacant Land	\$72,500
138973	02-12-11-131-001.000-074	New Harrison LLC	EWING ST	400	Vacant Land	\$2,300
136594	02-12-02-331-001.000-074	NEWS PUB CO	600 W MAIN ST	456	Parking Lot or Structure	\$97,100
142487	02-12-02-307-009.000-074	NEWS PUBLISHING CO	802 W MAIN ST	320	Foundries & Heavy Manufacturing	\$3,219,700
142486	02-12-02-308-002.000-074	News Publishing Company	600 W MAIN ST	330	Medium Manufacturing & Assembly	\$1,468,500
138777	02-12-02-376-001.000-074	NEWS PUBLISHING COMPANY INC	601 W MAIN ST	456	Parking Lot or Structure	\$329,100
142488	02-12-02-307-008.000-074	NEWS PUBLISHING COMPANY INC	824 W MAIN ST	456	Parking Lot or Structure	\$102,700
141315	02-07-35-380-020.000-074	NICELLEY SHAWN M UND 1/2 & DOSWELL ROBERT A & NYLA J UND 1/2	1638 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$140,000
141314	02-07-35-380-019.000-074	NICELLEY SHAWNA M & DOSWELL NYLA J & DOSWELL ROBERT A	1640 WELLS ST	500	Vacant - Platted Lot	\$4,600
139121	02-07-35-383-021.000-074	Nicelley Thomas & Shawna M	1643 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$229,600
140298	02-12-02-306-004.000-074	Nickel Plate Improvement Co	711 W SUPERIOR ST	400	Vacant Land	\$29,200
138753	02-12-02-329-002.000-074	Norfolk Southern Railway Company	400 PEARL ST (BEH BLK OF)	840	Railroad Company, Comm locally assessed	\$30,400
136590	02-12-02-404-001.000-074	Norfolk Southern Railway Company	500 BLK OF S HARRISON ST	840	Railroad Company, Comm locally assessed	\$0

136591	02-12-02-404-002.000-074	Norfolk Southern Railway Company	500 BLK OF S HARRISON ST	840	Railroad Company, Comm locally assessed	\$0
133978	02-12-02-406-001.000-074	Norfolk Southern Railway Company	500 BLK S CALHOUN ST	840	Railroad Company, Comm locally assessed	\$0
138758	02-12-02-328-005.000-074	Norfolk Southern Railway Company	500 PEARL ST (BEH BLK OF)	845	Railroad Company, Ind locally assessed	\$220,300
136592	02-12-02-404-003.000-074	Norfolk Southern Railway Company	500 S CALHOUN ST (BLK OF)	841	Utility, Railroad State Assessed	\$0
142442	02-12-02-305-013.000-074	Norfolk Southern Railway Company	524 VAN BUREN ST	845	Railroad Company, Ind locally assessed	\$9,600
136593	02-12-02-402-005.000-074	Norfolk Southern Railway Company	600 BLK OF S HARRISON ST	840	Railroad Company, Comm locally assessed	\$536,200
142437	02-12-02-306-018.000-074	Norfolk Southern Railway Company	700 GREELEY ST (BLK OF)	845	Railroad Company, Ind locally assessed	\$228,800
142438	02-12-02-306-017.000-074	Norfolk Southern Railway Company	724 GREELEY (E OF) ST	845	Railroad Company, Ind locally assessed	\$29,100
142439	02-12-02-306-015.000-074	Norfolk Southern Railway Company	724 GREELEY ST (W OF)	840	Railroad Company, Comm locally assessed	\$29,300
142441	02-12-02-306-014.000-074	Norfolk Southern Railway Company	736 GREELEY ST (E OF)	840	Railroad Company, Comm locally assessed	\$14,600
142440	02-12-02-306-012.000-074	Norfolk Southern Railway Company	736 GREELEY ST (W OF)	840	Railroad Company, Comm locally assessed	\$29,300
136694	02-12-02-307-001.000-074	Norfolk Southern Railway Company	900 W MAIN ST (BLK REAR OF)	845	Railroad Company, Ind locally assessed	\$212,200
144214	02-12-02-183-001.000-074	Norfolk Southern Railway Company	WELLS ST	840	Railroad Company, Comm locally assessed	\$0
138736	02-12-02-327-008.000-074	North LLC	216 W SUPERIOR ST	456	Parking Lot or Structure	\$48,200
131204	02-12-02-486-003.000-074	Northeast Indiana Public Radio Inc	210 E JEFFERSON BLVD	447	Office Bldg (1 or 2 Story)	\$308,800
142545	02-12-02-362-001.000-074	NOT THAT BAD INVESTMENTS INC	733 W WAYNE ST	402	20 to 39 Family Apartments	\$749,500
143611	02-07-35-381-007.000-074	NR Property I LLC c/o North River Capital LLC	1704 CASS ST	350	Industrial Warehouse	\$118,300
143610	02-07-35-381-006.000-074	NR Property I LLC c/o North River Capital LLC	1714 CASS ST	300	Vacant Land	\$3,600
141198	02-12-02-135-001.000-074	Nyla Jean Properties LLC	1434 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$253,400
138855	02-12-02-387-008.000-074	OLD MARKET LLC ATTN: RANDY STREBIG	520 W JEFFERSON BLVD	447	Office Bldg (1 or 2 Story)	\$682,200
138940	02-12-11-132-003.000-074	OLD MILL PROPERTIES LLC	1305 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$106,800
133971	02-12-02-459-004.000-074	One Summit II LLC c/o Hanning & Bean Enterprises	101 E WASHINGTON BLVD	449	Office Bldg (3 Stories or More, Elevator)	\$14,559,700
169103	02-12-02-387-002.001-074	Optimum Fly LLC	533 W WASHINGTON BLVD	456	Parking Lot or Structure	\$63,900
141230	02-12-02-181-019.000-074	Over The Tracks LLC	1010 CASS ST	480	Commercial Warehouse	\$60,100
139501	02-12-02-457-004.000-074	P&B Real Estate Holdings LLC	121 W WAYNE ST	430	Restaurant, Cafeteria or Bar	\$253,400
139569	02-12-02-457-005.000-074	P&B Real Estate Holdings LLC	121 W WAYNE ST	456	Parking Lot or Structure	\$220,000
178597	02-12-02-457-005.001-074	P&B Real Estate Holdings LLC	121 W WAYNE ST (BEH)	499	Other Commercial Structures	\$7,800
178598	02-12-02-457-003.001-074	P&B Real Estate Holdings LLC	WAYNE ST	456	Parking Lot or Structure	\$8,300
139976	02-12-02-127-040.000-074	P&H Renovators Inc	1515 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$33,300
139093	02-12-02-128-047.000-074	PANTOJA GERMAN M & IRMA P	1419 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$151,500
139075	02-12-02-128-046.000-074	PANTOJA INC	1421 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$104,100
139049	02-12-02-128-045.000-074	Pantoja Inc	1425 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$128,900
139652	02-12-02-127-043.000-074	Pantry Inc	1501 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$113,500
201470	02-12-02-127-041.001-074	Pantry Inc	WELLS ST	456	Parking Lot or Structure	\$10,600
139385	02-12-02-457-006.000-074	PB Development LLC	119 W WAYNE ST	447	Office Bldg (1 or 2 Story)	\$823,500
131189	02-12-01-357-015.000-074	Peggins Quince J	425 E LEWIS ST	430	Restaurant, Cafeteria or Bar	\$75,500
139627	02-12-02-126-020.000-074	PTB LLC	1603 WELLS ST	430	Restaurant, Cafeteria or Bar	\$212,000
142402	02-12-02-305-010.000-074	R & J Fox Rentals LLP	512 VAN BUREN ST	455	Commercial Garage	\$630,400
142392	02-12-02-306-013.000-074	R & J Fox Rentals LLP	736 GREELEY ST	456	Parking Lot or Structure	\$14,700
138803	02-12-02-380-005.000-074	R G S Real Estate LLC	420 W WAYNE ST	441	Funeral Home	\$572,300
138804	02-12-02-380-003.000-074	R G S Real Estate LLC	817 FAIRFIELD AV	456	Parking Lot or Structure	\$31,400
139384	02-12-02-457-003.000-074	R&B Real Estate Holdings LLC	123 W WAYNE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$153,000
137701	02-12-11-127-005.000-074	Raffom LLC	1119 BROADWAY	430	Restaurant, Cafeteria or Bar	\$135,500
139416	02-12-02-402-007.000-074	Randall Commercial Partners RA LLC	602 S HARRISON ST	456	Parking Lot or Structure	\$263,600
126947	02-12-02-477-005.000-074	RANDALL PROPERTIES LLC	227 E WASHINGTON BLVD	449	Office Bldg (3 Stories or More, Elevator)	\$795,800
127947	02-12-02-434-003.000-074	Real McCulloch House LLC	334 E BERRY ST	447	Office Bldg (1 or 2 Story)	\$649,500
141200	02-12-02-135-002.000-074	Red Lipstick Enterprises LLC	1428 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$117,400
138847	02-12-02-388-007.000-074	Red Star Properties LLC	402 W JEFFERSON BLVD	447	Office Bldg (1 or 2 Story)	\$264,000
142416	02-12-02-302-012.000-074	Reliable Real Estate LLC	820 W SUPERIOR ST	500	Vacant - Platted Lot	\$3,800
139637	02-12-02-127-036.000-074	Rice Madeline E	413 5th ST	500	Vacant - Platted Lot	\$3,300
141427	02-12-02-411-022.000-074	RIEGELS INCORPORATED	624 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$89,500
142391	02-12-02-306-016.000-074	River Bend Real Estate Inc	724 GREELEY ST	499	Other Commercial Structures	\$29,200
142403	02-12-02-306-001.000-074	River Bend Real Estate Inc	747 W SUPERIOR ST	455	Commercial Garage	\$520,400
138858	02-12-02-387-003.000-074	ROGERS MARKETS INC	521 W WASHINGTON BLVD	447	Office Bldg (1 or 2 Story)	\$191,300
138853	02-12-02-387-002.000-074	ROGERS MARKETS INC	525 W WASHINGTON BLVD	456	Parking Lot or Structure	\$51,600
141293	02-12-02-137-006.000-074	Rohr Properties Llc	1603 N HARRISON ST	455	Commercial Garage	\$110,000
130925	02-12-02-482-003.000-074	Saikhon Carol Trustee of the Carol Saikhon Trust dated 3-18-1993	1021 S CLINTON ST	431	Franchise-type Restaurant	\$726,900
144543	02-12-02-411-015.000-074	SALIN BANK & TRUST CO	110 W MAIN ST	456	Parking Lot or Structure	\$73,400
137833	02-12-11-210-002.000-074	Salvatoris Real Estate LLC	1402 S HARRISON ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$100,800
139074	02-12-02-128-043.000-074	San Lorenzo LLC	1429 WELLS ST	430	Restaurant, Cafeteria or Bar	\$44,900
141377	02-12-02-133-001.000-074	Sanchez Dalila E	1602 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$225,500
137624	02-07-35-383-030.000-074	Sanchez Dalila E	1619 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$70,900

131151	02-12-02-486-001.000-074	Sasson Investments LLC c/o Subway Systems LLC	1111 S CLINTON ST	431	Franchise-type Restaurant	\$330,500
138504	02-12-02-204-015.000-074	Schaab Riverfront LLC	1228 N HARRISON ST	499	Other Commercial Structures	\$164,600
133968	02-12-02-477-003.000-074	Schowe Properties LLC c/o Robert Schowe	236 E WAYNE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$381,700
141255	02-12-02-139-005.000-074	Schultz Linda L	205 W 4TH ST	500	Vacant - Platted Lot	\$4,000
141254	02-12-02-139-004.000-074	Schultz Linda L	209 W 4TH ST	500	Vacant - Platted Lot	\$4,000
137766	02-12-02-130-008.000-074	SCI INDIANA FUNERAL SERVICES INC C/O GREG F STROBL	1315 WELLS ST	499	Other Commercial Structures	\$50,500
137767	02-12-02-130-007.000-074	SCI INDIANA FUNERAL SERVICES INC C/O GREG F STROBL	1321 WELLS ST	456	Parking Lot or Structure	\$8,200
137768	02-12-02-130-006.000-074	SCI INDIANA FUNERAL SERVICES INC C/O GREG F STROBL	1327 WELLS ST	441	Funeral Home	\$205,900
142499	02-12-02-354-003.000-074	Sharons Victorian LLC	630 W BERRY ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$185,000
131152	02-12-02-486-011.000-074	Sherrer Holdings LLC	1133 S CLINTON ST	456	Parking Lot or Structure	\$49,000
130961	02-12-02-486-012.000-074	Sherrer Holdings LLC	1139 S CLINTON ST	447	Office Bldg (1 or 2 Story)	\$236,900
144239	02-12-02-457-007.000-074	SHINE LAWRENCE E	916 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$165,600
137722	02-12-11-134-003.000-074	Simerman John H	623 HENDRICKS ST	500	Vacant - Platted Lot	\$19,800
137723	02-12-11-134-004.000-074	Simerman John H & C Eilene	617 HENDRICKS ST	500	Vacant - Platted Lot	\$20,300
137725	02-12-11-134-006.000-074	Simerman John H & Murphey Catherine Eilene	611 HENDRICKS ST	500	Vacant - Platted Lot	\$19,800
141405	02-12-02-405-009.000-074	SLR II	108 W COLUMBIA ST	447	Office Bldg (1 or 2 Story)	\$251,100
141403	02-12-02-405-010.000-074	SLR II	520 S CALHOUN ST	456	Parking Lot or Structure	\$63,200
126689	02-12-12-107-002.000-074	Smart Properties LLC	420 E BRACKENRIDGE ST	447	Office Bldg (1 or 2 Story)	\$592,300
131115	02-12-02-480-002.000-074	Smiling Daisy LLC	406 E WAYNE ST	456	Parking Lot or Structure	\$34,700
130882	02-12-02-480-005.000-074	Smiling Daisy LLC	915 LAFAYETTE ST	447	Office Bldg (1 or 2 Story)	\$103,100
141279	02-12-02-202-009.000-074	South Bend Transport Services Llc	1506 N HARRISON ST	370	Small Shop	\$30,700
141277	02-12-02-202-008.000-074	South Bend Transport Services LLC	1512 N HARRISON ST	500	Vacant - Platted Lot	\$4,400
142577	02-12-02-366-003.000-074	ST JOHN EVANGELICAL LUTHERAN CHURCH	1006 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$502,400
138352	02-12-02-437-003.000-074	St Joseph Health System Llc	1000 W MAIN ST (BLK OF)	456	Parking Lot or Structure	\$167,900
136692	02-12-02-307-002.000-074	ST JOSEPH HEALTH SYSTEM LLC	1012 W MAIN ST	456	Parking Lot or Structure	\$33,600
138824	02-12-02-382-005.000-074	St Joseph Health System Llc	618 W WASHINGTON BLVD	456	Parking Lot or Structure	\$533,000
142674	02-12-02-353-001.000-074	St Joseph Health System Llc	700 BROADWAY	456	Parking Lot or Structure	\$799,000
142688	02-12-02-354-002.000-074	St Joseph Health System Llc	717 BROADWAY	456	Parking Lot or Structure	\$32,200
142678	02-12-02-353-004.000-074	St Joseph Health System Llc	800 BROADWAY	412	Nursing Home & Private Hospital	\$7,286,100
144466	02-12-02-352-002.000-074	ST JOSEPH HEALTH SYSTEM LLC	801 W MAIN ST	412	Nursing Home & Private Hospital	\$77,231,100
142669	02-12-02-307-007.000-074	ST JOSEPH HEALTH SYSTEM LLC	902 W MAIN ST	456	Parking Lot or Structure	\$54,000
142670	02-12-02-307-006.000-074	ST JOSEPH HEALTH SYSTEM LLC	920 W MAIN ST (W OF)	456	Parking Lot or Structure	\$4,400
144465	02-12-02-307-005.000-074	ST JOSEPH HEALTH SYSTEM LLC	924 W MAIN ST	456	Parking Lot or Structure	\$13,000
142671	02-12-02-307-004.000-074	ST JOSEPH HEALTH SYSTEM LLC	930 W MAIN ST	456	Parking Lot or Structure	\$15,000
142677	02-12-02-353-003.000-074	ST JOSEPH HEALTH SYSTEM LLC	W BERRY ST	400	Vacant Land	\$57,300
139018	02-12-11-126-008.000-074	Starline Properties LLC	602 W JEFFERSON BLVD	409	Commercial Parcel Classified as Vacant but is Part of the Support Land for Another Parcel	\$27,000
138869	02-12-02-386-016.000-074	Starline Properties LLC	610 W JEFFERSON BLVD	431	Franchise-type Restaurant	\$849,000
139710	02-12-02-414-006.000-074	STONER RICHARD L & DEANNA D	712 S HARRISON ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$326,200
143596	02-07-35-380-008.000-074	Strong Franklin E & Strong Richard L & Daisy A	1736 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$132,000
133970	02-12-02-476-002.000-074	Summit Bank & Indiana Franklin Realty Inc	131 E WASHINGTON BLVD	456	Parking Lot or Structure	\$253,400
133962	02-12-02-459-003.000-074	SUMMIT BANK C/O INDUSTRY CONSULTING GROUP	913 S CALHOUN ST	456	Parking Lot or Structure	\$130,400
141404	02-12-02-254-013.000-074	Superior Lofts Partners RA LLC	102 W SUPERIOR ST	499	Other Commercial Structures	\$6,307,000
140300	02-12-02-306-006.000-074	Superior St Investments LLC	633 W SUPERIOR ST	370	Small Shop	\$103,400
140299	02-12-02-306-005.000-074	Superior St Investments LLC	705 W SUPERIOR ST	456	Parking Lot or Structure	\$30,600
138739	02-12-02-326-003.000-074	Superior Street Investments Inc	506 W SUPERIOR ST	400	Vacant Land	\$88,300
138738	02-12-02-326-002.000-074	Superior Street Investments Inc	512 W SUPERIOR ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$367,100
143667	02-12-02-304-005.000-074	Superior Street Investments LLC	417 ROSS ST	500	Vacant - Platted Lot	\$3,700
140287	02-12-02-304-007.000-074	Superior Street Investments LLC	632 W SUPERIOR ST	480	Commercial Warehouse	\$77,300
138767	02-12-02-337-002.000-074	Sweet Real Estate - City Center LLC	256 W MAIN ST	499	Other Commercial Structures	\$7,430,300
138769	02-12-02-336-001.000-074	Sweet Real Estate - City Center LLC	300 BLK W MAIN ST	456	Parking Lot or Structure	\$144,500
138768	02-12-02-336-002.000-074	Sweet Real Estate - City Center LLC	300 W MAIN ST	456	Parking Lot or Structure	\$595,000
138764	02-12-02-333-002.000-074	Sweet Real Estate - City Center LLC	350 PEARL ST	310	Food & Drink Processing Facility	\$1,362,200
138771	02-12-02-335-001.000-074	Sweet Real Estate - City Center LLC	400 W MAIN ST	439	Other Food Service	\$1,012,500
138763	02-12-02-332-001.000-074	Sweet Real Estate - City Center LLC	432 PEARL ST	455	Commercial Garage	\$133,100
138770	02-12-02-335-002.000-074	Sweet Real Estate - City Center LLC	E OF 404 W MAIN ST	456	Parking Lot or Structure	\$26,500
138787	02-12-02-339-003.000-074	Sweet Real Estate - City Theatre LLC	401 W MAIN ST	456	Parking Lot or Structure	\$132,600
138805	02-12-02-380-002.000-074	Sweet Real Estate - City Theatre LLC	407 W BERRY ST	447	Office Bldg (1 or 2 Story)	\$434,100
138788	02-12-02-339-002.000-074	Sweet Real Estate - City Theatre LLC	413 W MAIN ST	456	Parking Lot or Structure	\$179,100
138786	02-12-02-339-004.000-074	Sweet Real Estate - City Theatre LLC	420 W BERRY ST	456	Parking Lot or Structure	\$504,400
138806	02-12-02-380-001.000-074	Sweet Real Estate - City Theatre LLC	431 W BERRY ST	465	Lodge Hall	\$3,111,700
138785	02-12-02-339-001.000-074	Sweet Real Estate - City Theatre LLC	435 W MAIN ST	456	Parking Lot or Structure	\$163,800
141196	02-12-02-134-003.000-074	T ALLEN LLC	1502 WELLS ST	430	Restaurant, Cafeteria or Bar	\$76,900
133008	02-12-12-104-006.000-074	The Barclay Corporation	1323 S LAFAYETTE ST	400	Vacant Land	\$6,300
132946	02-12-12-104-007.000-074	The Barclay Corporation	1323 S LAFAYETTE ST	400	Vacant Land	\$8,800
137622	02-07-35-383-027.000-074	The First Church of the Nazarene of Ft Wayne India	1627 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$120,000
141413	02-12-02-405-008.000-074	The Landing I LLC c/o The Model Group Inc	110 W COLUMBIA ST	499	Other Commercial Structures	\$957,000
141417	02-12-02-411-007.000-074	The Landing I LLC c/o The Model Group Inc	111 W COLUMBIA ST	499	Other Commercial Structures	\$5,695,000
141406	02-12-02-405-007.000-074	The Landing I LLC c/o The Model Group Inc	114 W COLUMBIA ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$592,700
141418	02-12-02-405-006.000-074	The Landing I LLC c/o The Model Group Inc	116 W COLUMBIA ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$224,600

141415	02-12-02-405-004.000-074	The Landing I LLC c/o The Model Group Inc	118 W COLUMBIA ST	499	Other Commercial Structures	\$3,296,200
136584	02-12-02-411-003.000-074	The Landing I LLC c/o The Model Group Inc	125 W COLUMBIA ST	499	Other Commercial Structures	\$196,700
136583	02-12-02-411-004.000-074	The Landing I LLC c/o The Model Group Inc	125 W COLUMBIA ST	499	Other Commercial Structures	\$1,640,400
139621	02-12-02-411-002.000-074	The Landing I LLC c/o The Model Group Inc	131 W COLUMBIA ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$477,400
133984	02-12-02-276-012.000-074	The Lofts at Headwaters Park LLC	201 E SUPERIOR ST	400	Vacant Land	\$100
141434	02-12-02-453-008.000-074	The RBT Group LLC	812 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$429,100
139419	02-12-02-254-010.000-074	The Riverfront At Promenade Park LLC	124 W SUPERIOR ST	499	Other Commercial Structures	\$28,842,400
203617	02-12-02-254-011.001-074	The Riverfront At Promenade Park LLC	S CALHOUN ST	409	Commercial Parcel Classified as Vacant but is Part of the Support Land for Another Parcel	\$353,100
138865	02-12-02-386-001.000-074	Three Brothers LLC	1011 BROADWAY	450	Convenience Market With Gasoline Sales	\$375,900
138879	02-12-02-390-002.000-074	THREE BROTHERS LLC	437 W JEFFERSON BLVD	409	Commercial Parcel Classified as Vacant but is Part of the Support Land for Another Parcel	\$48,200
139031	02-12-11-130-001.000-074	THREE BROTHERS LLC	437 W JEFFERSON BLVD	450	Convenience Market With Gasoline Sales	\$481,000
133959	02-12-02-431-006.000-074	TIPPMANN LAURENCE SR FAMILY LP	816 S CLINTON ST	456	Parking Lot or Structure	\$860,700
141426	02-12-02-411-021.000-074	TLR Property LLC	622 S CALHOUN ST	447	Office Bldg (1 or 2 Story)	\$215,200
138810	02-12-02-379-007.000-074	TRINITY ENGLISH EVANGELICAL LUTHERAN CHURCH OF FORT WAYNE	520 W WAYNE ST	456	Parking Lot or Structure	\$394,000
138735	02-12-02-327-007.000-074	Two Twenty-Two LLC	222 W SUPERIOR ST	480	Commercial Warehouse	\$1,157,600
138742	02-12-02-327-006.000-074	Two Twenty-Two LLC	302 W SUPERIOR ST	480	Commercial Warehouse	\$646,600
131188	02-12-01-357-014.000-074	U S Management Corporation	423 E LEWIS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$8,700
140274	02-12-02-178-002.000-074	Udimex	431 COMMERCE DR	480	Commercial Warehouse	\$24,400
132947	02-12-12-104-008.000-074	Underwood Entities LLC	1325 S LAFAYETTE ST	370	Small Shop	\$101,400
132948	02-12-12-104-016.000-074	Underwood Entities LLC	E BRACKENRIDGE ST	400	Vacant Land	\$22,500
132949	02-12-12-104-017.000-074	Underwood Entities LLC	E BRACKENRIDGE ST	400	Vacant Land	\$12,900
132950	02-12-12-104-018.000-074	Underwood Entities LLC	E BRACKENRIDGE ST	400	Vacant Land	\$26,400
130996	02-12-01-357-002.000-074	UNO LLC und 49/50 int & Cameron John und 1/100 int a und 1/400 int & Cameron Stephen und 3/1600 int &	404 MADISON ST	447	Office Bldg (1 or 2 Story)	\$131,900
130995	02-12-01-357-003.000-074	UNO LLC und 49/50 int & Cameron John und 1/100 int a und 1/400 int & Cameron Stephen und 3/1600 int &	416 MADISON ST	500	Vacant - Platted Lot	\$4,800
130999	02-12-01-357-017.000-074	US Management Corporation	429 E LEWIS ST	400	Vacant Land	\$5,000
138930	02-12-11-132-017.000-074	Vetter Adam E & Sarah	510 LAVINA ST	500	Vacant - Platted Lot	\$18,600
137730	02-12-11-134-012.000-074	Vision Property Group LLC	1510 FAIRFIELD AVE	429	Other Retail Structures	\$540,500
140254	02-12-02-177-002.000-074	WAGNER TOOL GRINDING INC	419 HIGH ST	370	Small Shop	\$23,700
139977	02-12-02-127-041.000-074	Wahli Enterprises LLC	416 W 4th ST	370	Small Shop	\$249,000
212974	02-12-02-127-041.002-074	Wahli Enterprises LLC	418 W 4th ST	419	Other Commercial Housing	\$113,200
140269	02-12-02-177-005.000-074	Walker Christopher P	413 HIGH ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$17,200
143870	02-12-11-129-032.000-074	Walker Douglas G & Beverly A	1242 FAIRFIELD AVE	420	Small Detached Retail of Less Than 10,000 Square Feet	\$120,400
131299	02-12-02-482-002.000-074	WAYNE LODGE #25 F&AM, SOL D BAYLESS LODGE #359 F&AM ET AL	216 E WASHINGTON BLVD	465	Lodge Hall	\$1,134,500
131190	02-12-01-357-017.000-074	WBK LLC	433 E LEWIS ST	400	Vacant Land	\$6,900
139366	02-12-02-462-002.000-074	Welcome Fort Wayne LLC c/o Lodgian Inc	1020 S CALHOUN ST	411	Hotel	\$10,084,900
138821	02-12-02-382-006.000-074	West Central Flats LLC	604 W WASHINGTON BLVD	402	20 to 39 Family Apartments	\$233,800
138822	02-12-02-382-004.000-074	West Central Flats LLC	922 FULTON ST	402	20 to 39 Family Apartments	\$223,400
126690	02-12-12-107-003.000-074	WIDESPREAD PROPERTIES LLC	440 E BRACKENRIDGE ST	480	Commercial Warehouse	\$292,500
133954	02-12-02-417-001.000-074	Wiener Louis Trs*	803 S CALHOUN ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,146,400
133953	02-12-02-417-002.000-074	Wiener Louis Trs*	809 S CALHOUN ST	449	Office Bldg (3 Stories or More, Elevator)	\$651,000
138793	02-12-02-381-005.000-074	Williams John E Jr & Peggy A	323 W BERRY ST	447	Office Bldg (1 or 2 Story)	\$172,700
126942	02-12-02-431-002.000-074	Winston Properties LLC	132 E BERRY ST	447	Office Bldg (1 or 2 Story)	\$425,100
137765	02-12-02-130-009.000-074	WIRE DAN F & JUDITH K	1307 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$62,800
131000	02-12-01-357-019.000-074	Wristpus-Ortiz Veronika	439 E LEWIS ST	400	Vacant Land	\$10,900
185152	02-12-02-464-002.001-074	ZAC TH LLC und 41.82 % int & ZAC VR LLC und 58.18%	223 W JEFFERSON BLVD	400	Vacant Land	\$2,700
143767	02-12-11-203-001.000-074	ZAC TH LLC und 41.82 % int & ZAC VR LLC und 58.18%	HARRISON ST	400	Vacant Land	\$29,700
178596	02-12-11-203-004.001-074	ZAC TH LLC und 41.82 % int & ZAC VR LLC und 58.18%	S HARRISON ST	400	Vacant Land	\$149,000
185153	02-12-02-464-003.003-074	ZAC TH LLC und 41.82 % int & ZAC VR LLC und 58.18%	W JEFFERSON BLVD	400	Vacant Land	\$85,100
139365	02-12-02-464-002.000-074	ZAC TH LLC und 41.82% int & ZAC VR LLC und 58.18%	223 W JEFFERSON BLVD	411	Hotel	\$11,765,300
139358	02-12-02-464-004.000-074	ZAC TH LLC und 41.82% int % ZAC VR LLC und 58.18%	1150 S HARRISON	411	Hotel	\$14,045,600
144582	02-12-02-178-001.000-074	Zaldivar Antonio & Revmundo	551 COMMERCE DR	480	Commercial Warehouse	\$26,900
130894	02-12-01-311-009.000-074	Zinah LLC	437 E WASHINGTON BLVD	450	Convenience Market With Gasoline Sales	\$462,300



## INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Journal Gazette**.

Notice ID: 7HEjDzX5cQJbyZk6EXtF | **Proof Updated: Aug. 27, 2025 at 10:02am EDT**  
Notice Name: S-25-08-34

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

**FILER**

Iliana Phillips  
iliana.phillips@cityoffortwayne.org  
(260) 427-1221

**FILING FOR**

Journal Gazette

**Columns Wide:** 1

**Ad Class:** Legals

08/29/2025: Government Notice 79.43

Subtotal	\$79.43
Tax %	0
Processing Fee	\$0.00
<b>Total</b>	<b>\$79.43</b>

See Proof on Next Page

**NOTICE OF PUBLIC HEARING FOR A PETITION FOR THE ESTABLISHMENT (CONTINUATION) OF AN ECONOMIC IMPROVEMENT DISTRICT FOR DOWNTOWN FORT WAYNE**

**TO THE OWNERS OF REAL PROPERTY WITHIN THE PROPOSED BOUNDARIES OF THE DOWNTOWN FORT WAYNE ECONOMIC IMPROVEMENT DISTRICT:**

You are hereby notified that a hearing will be held at 5:30 P.M. on Tuesday September 9, 2025, in ROOM 035 - COUNCIL COURTROOM - GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802 pursuant to a petition that was filed with the City Clerk on July 15, 2025, petitioning the Common Council of the City of Fort Wayne to approve the establishment (continuation) of an "Economic Improvement District" for downtown Fort Wayne and a proposed Economic Improvement Board, in accordance with Indiana Code section 36-7-22 et seq.

The boundaries of the proposed Economic Improvement District are generally described as a 1.04 square mile region in the downtown area of Fort Wayne bordered on the east by a combination of Nussbaum Avenue, Spy Run Avenue, Clay Street and St. Mary's River, the southern border being the railroad tracks to the south of Baker Street, the western border being a combination of Broadway, Jackson Street and Main Street, and the northern border by a combination of Putnam Street and Elizabeth Street. The specific boundaries of the proposed Economic Improvement District are set forth in Attachment 1 of the Petition for the Establishment and Continuation of an Economic Improvement District in Downtown Fort Wayne, Indiana (the "Petition") which may be reviewed in the Office of the City Clerk, Citizens Square Building, 200 E. Berry Street, Suite 110, Fort Wayne, Indiana.

All owners of real property within the proposed boundaries of the Economic Improvement District have a right to appear and be heard during said hearing upon the questions of (i) the sufficiency of the notice, (ii) whether the proposed economic improvement projects are of public utility and benefit, (iii) whether the formula used for the assessment of special benefits is appropriate, and (iv) whether the district contains all, or more or less than all of the property specifically benefitted by the proposed project.

In accordance with the Petition, the proposed economic improvement projects will provide special benefits to parcel owners within the Economic Improvement District boundaries and are intended to be a public utility and benefit. Such projects will be new benefits that do not replace existing benefits or projects already provided within the district. The Economic Improvement District for the Downtown Area of the City of Fort Wayne intends to carry out the following economic development projects and services within the proposed district boundaries: Promoting Commercial Activity and Public Events, Landscaping, Beautifying, and Maintaining Public Areas such as the Clean and Green Program, Marketing, Stakeholder Services, and such other economic improvement projects authorized by Indiana Code § 36-7-22-3.

The Petition provides that the Economic Improvement District for the Downtown Area of the City of Fort Wayne will utilize and apply an assessment method that is based upon a percentage of gross assessed value of certain classes of real property located within the proposed Economic Improvement District boundaries. Such assessment percentage will be .0015 of gross assessed value (the "Assessment Percentage") and will increase by an amount equal to two percent (2%) of the then applicable Assessment Percentage, as the same has been adjusted, annually throughout the 10-year term of the Economic Improvement District. Only

parcels located within the Economic Improvement District boundaries and classified in the Allen County, Indiana Assessor's database as Commercial, Industrial, and Utility will be assessed this special assessment. The Petition provides that it is the goal of the Economic Improvement District for the Downtown Area of the City of Fort Wayne that the diffusion of benefits arising from the economic improvement projects described in the Petition will accrue to each parcel within the Economic Improvement District equally and otherwise be apportioned on any basis reasonably representative of the diffusion of benefits based upon proximity of the parcel to the project, accessibility of the parcel to the project, true cash value of the parcel and such other factors permitted by Indiana Code § 36-7-22-5.

Written comments may be submitted to the Common Council of the City of Fort Wayne addressed to: Fort Wayne City Council 200 E. Berry Street, Suite 120 Fort Wayne, IN 46802

A copy of the Petition is currently held at the Office of the City Clerk, Citizens Square Building, 200 E. Berry Street, Suite 110, Fort Wayne, Indiana. In accordance with the Americans With Disabilities Act (ADA), the City of Fort Wayne will make reasonable accommodations to people with disabilities; any person with special needs should contact the ADA Coordinator, Heather Vanwagner at 260-427-1176 at least 72 hours before the scheduled meeting to discuss necessary special accommodations.

The public hearing is required by Indiana Code § 36-7-22-6.

8--29 hspaxlp

# The Journal Gazette

Allen County, Indiana

Account Name  
Gov: Fort Wayne City Clerk's Office  
Notice ID: 7HEjDzX5cQJbyZk6EXtF

### PUBLISHER'S CLAIM

ATTACH COPY OF ADVERTISEMENT

#### LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) – number of equivalent lines \_\_\_\_\_

Head – number of lines \_\_\_\_\_

Body – number of lines \_\_\_\_\_

Tail – number of lines \_\_\_\_\_

Total number of lines in notice 151

#### COMPUTATION OF CHARGES

151 lines, 1 column(s) wide equal:  
151 equivalent lines at \$ 0.5260 cents per line \$79.43

Additional charges for notices containing rule or tabular work  
 (50 percent of above amount) \$

Electronic processing fee \$0.00

TOTAL AMOUNT OF CLAIM \$79.43

#### DATA FOR COMPUTING COST

Width of single column in picas . . . . 9.8    Size of type . . . . 7point.  
 Number of Insertions . . . . 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper.

The dates of publication being as follows:

8/29/25    \_\_\_\_\_    \_\_\_\_\_  
 \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.

Date: 08/29/2025

  
 \_\_\_\_\_  
 Legal Clerk

**NOTICE OF PUBLIC HEARING FOR A PETITION FOR THE ESTABLISHMENT (CONTINUATION) OF AN ECONOMIC IMPROVEMENT DISTRICT FOR DOWNTOWN FORT WAYNE**

TO THE OWNERS OF REAL PROPERTY WITHIN THE PROPOSED BOUNDARIES OF THE DOWNTOWN FORT WAYNE ECONOMIC IMPROVEMENT DISTRICT:

You are hereby notified that a hearing will be held at 5:30 P.M. on Tuesday September 9, 2025, in ROOM 035 – COUNCIL COURTROOM – GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802 pursuant to a petition that was filed with the City Clerk on July 15, 2025, petitioning the Common Council of the City of Fort Wayne to approve the establishment (continuation) of an Economic Improvement District for downtown Fort Wayne and a proposed Economic Improvement Board, in accordance with Indiana Code section 36-7-22 et seq.

The boundaries of the proposed Economic Improvement District are generally described as a 1.04 square mile region in the downtown area of Fort Wayne bordered on the east by a combination of Nussbaum Avenue, Spy Run Avenue, Clay Street and St. Mary's River, the southern border being the railroad tracks to the south of Baker Street, the western border being a combination of Broadway, Jackson Street and Main Street, and the northern border by a combination of Putnam Street and Elizabeth Street. The specific boundaries of the proposed Economic Improvement District are set forth in Attachment 1 of the Petition for the Establishment and Continuation of an Economic Improvement District in Downtown Fort Wayne, Indiana (the "Petition") which may be reviewed in the Office of the City Clerk, Citizens Square Building, 200 E. Berry Street, Suite 110, Fort Wayne, Indiana.

All owners of real property within the proposed boundaries of the Economic Improvement District have a right to appear and be heard during said hearing upon the questions of (i) the sufficiency of the notice, (ii) whether the proposed economic improvement projects are of public utility and benefit, (iii) whether the formula used for the assessment of special benefits is appropriate, and (iv) whether the district contains all, or more or less than all of the property specifically benefitted by the proposed project.

In accordance with the Petition, the proposed economic improvement projects will provide special benefits to parcel owners within the Economic Improvement District boundaries and are intended to be a public utility and benefit. Such projects will be new benefits that do not replace existing benefits or projects already provided within the district. The Economic Improvement District for the Downtown Area of the City of Fort Wayne intends to carry out the following economic development projects and services within the proposed district boundaries: Promoting Commercial Activity and Public Events, Landscaping, Beautifying, and Maintaining Public Areas such as the Clean and Green Program, Marketing, Stakeholder Services, and such other economic improvement projects authorized by Indiana Code § 36-7-22-3.

The Petition provides that the Economic Improvement District for the Downtown Area of the City of Fort Wayne will utilize and apply an assessment method that is based upon a percentage of gross assessed value of certain classes of real property located within the proposed Economic Improvement District boundaries. Such assessment percentage will be .0015 of gross assessed value (the "Assessment Percentage") and will increase by an amount equal to two percent (2%) of the then applicable Assessment Percentage, as the same has been adjusted, annually throughout the 10-year term of the Economic Improvement District. Only

parcels located within the Economic Improvement District boundaries and classified in the Allen County, Indiana Assessor's database as Commercial, Industrial, and Utility will be assessed this special assessment. The Petition provides that it is the goal of the Economic Improvement District for the Downtown Area of the City of Fort Wayne that the diffusion of benefits arising from the economic improvement projects described in the Petition will accrue to each parcel within the Economic Improvement District equally and otherwise be apportioned on any basis reasonably representative of the diffusion of benefits based upon proximity of the parcel to the project, accessibility of the parcel to the project, true cash value of the parcel and such other factors permitted by Indiana Code § 36-7-22-5.

Written comments may be submitted to the Common Council of the City of Fort Wayne addressed to: Fort Wayne City Council 200 E. Berry Street, Suite 120 Fort Wayne, IN 46802

A copy of the Petition is currently held at the Office of the City Clerk, Citizens Square Building, 200 E. Berry Street, Suite 110, Fort Wayne, Indiana. In accordance with the Americans With Disabilities Act (ADA), the City of Fort Wayne will make reasonable accommodations to people with disabilities. Any person with special needs should contact the ADA Coordinator, Heather Vanwagner at 260-427-1176 at least 72 hours before the scheduled meeting to discuss necessary special accommodations.

The public hearing is required by Indiana Code § 36-7-22-6.

8--29 hspaxlp

**BILL NO. S-25-08-34**

**REPORT OF COMMITTEE ON REGULATIONS  
September 9, 2025**

***Thomas Freistroffer Chair***  
***Michelle Chambers Co-Chair***  
***All Council Members***

An Ordinance Approving the Establishment (Continuation) of an Economic Improvement District for the Downtown Area of the City of Fort Wayne and an Economic Improvement District Board

**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>
<u>BENDER</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>BOOKER</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>CHAMBERS</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>ENSLEY</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>FREISTROFFER</u>	<u><i>2/0</i> <i>Thomas Freistroffer</i></u>	<u>                    </u>	<u>                    </u>
<u>HARTMAN</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>JEHL</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>MYERS</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>PADDOCK</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

**LANA R. KEESLING  
CITY CLERK**

*Lana R. Keesling*

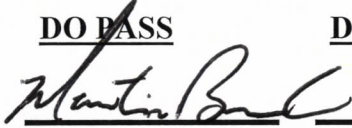



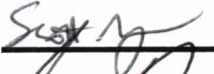
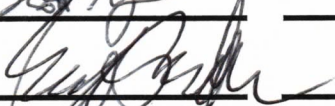
**BILL NO. S-25-08-34**

**REPORT OF COMMITTEE ON REGULATIONS  
September 16, 2025**

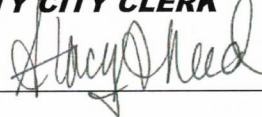
**Thomas Freistroffer Chair**  
**Michelle Chambers Co-Chair**  
**All Council Members**

An Ordinance Approving the Establishment (Continuation) of an Economic Improvement District for the Downtown Area of the City of Fort Wayne and an Economic Improvement District Board

**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>
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

**STACY REED**  
**DEPUTY CITY CLERK**



Public Hearing Date: N/A

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

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<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"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: September 23, 2025

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

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

Special Ordinance No. S-25-08-34 on the 23rd day of September, 2025

ATTEST:

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

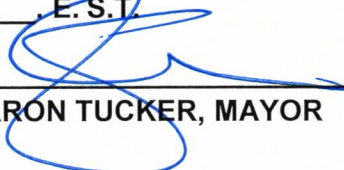
  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of September 2025, at the hour of 9:00 o'clock A.M. E.S.T.

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

Approved and signed by me this 24th day of September 2025, at the hour of 9:23 o'clock A.M. E.S.T.

FORT WAYNE, INDIANA  
**RECEIVED**  
 SEP 24 2025  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 SHARON TUCKER, MAYOR