

**A SPECIAL ORDINANCE ESTABLISHING NEW
ECONOMIC DEVELOPMENT TARGET AREAS**

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

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

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

WHEREAS, the Fort Wayne Economic Development Commission is the economic development commission with jurisdiction in the City of Fort Wayne; and

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

WHEREAS, the Fort Wayne Economic Development Commission has made such favorable recommendation to the Fort Wayne Common Council; and

1 **WHEREAS**, the Fort Wayne Common Council may designate a maximum of fifteen percent
2 (15%) of the total geographic territory of the city to be in economic development target areas;
3 and

4 **WHEREAS**, economic development target areas established by the city before July 1, 1987
5 continue in effect until modified or abolished by ordinance of the Fort Wayne Common
6 Council; and

7 **WHEREAS**, the current economic development target areas were defined by Fort Wayne
8 Common Council Resolution Numbers S-102-01, S-226-91 (as amended); S-81-85; S-115-
9 83, S-37-03, S-19-05, S-113-05; S-59-08; S-93-08; S-9-10; and S-27-11; and

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

13 **WHEREAS**, the Commission, with the assistance of the Community Development Division of the
14 City of Fort Wayne has completed research on the geographic areas within the City of Fort
15 Wayne which would qualify as economic development target areas, and within which
16 economic development target area status might serve as an inducement for recapitalization
by private interests; and

17 **WHEREAS**, due to changed economic and demographic patterns it is now deemed appropriate
18 to designate new economic development target areas; and

19 **WHEREAS**, it has been determined through mapping that the recommended economic
20 development target area comprises an area less than 15% of the total geographic area of the
21 City of Fort Wayne,

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

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

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2 **SECTION 2.** Fort Wayne Common Council herein formally adopts an ordinance
3 designating as economic development target areas the following new areas with the following
4 with the specific properties listed in Exhibit A and boundaries shown as exhibit B that includes
5 previously designated economic development target areas:

6 A. Spy Run Avenue – Those properties on Spy Run Avenue from Fourth Street to State
7 Boulevard including the east and west right-of-way and the right-of-way of any side streets
8 bounded on both sides by properties included in the list.

9 B. Freeman and Covington Roads – Those properties at the intersection of Freeman Street and
10 Covington Road including the east and west and north and south right-of-way and the right-of-
11 way of any side streets bounded on both sides by properties included in the list.

12 C. The Wells Street economic development target area from Wells Street from Putnam Street
13 to Commerce Drive/Penn Central Railroad (1991 Special Ordinance S-226-91) and those
14 properties that front Fernhill Avenue from Wells Street to Northrop Street (2008 Special
15 Ordinance S-93-08) be amended to include those properties that front Wells Street from Putnam
16 Street to Jacobs Avenue including the east and west right-of-way and the right-of-way of any side
17 streets bounded on both sides by properties included in the list.

18 D. The West Main Street economic development target area West Main Street from Leesburg
19 Road to Roosevelt Park (1991 Special Ordinance S-226-91) be amended to include those
20 properties that front West Main Street from Leesburg Road to the intersection with Jefferson
21 Boulevard including the north and south right-of-way and the right-of-way of any side streets
22 bounded on both sides by properties included in the list.

23 **SECTION 3.** Common Council shall designate additional qualifying areas as economic
24 development target areas on a case-by-case basis.
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SECTION 4. This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Heaton, City Attorney

EXHIBIT A

Address	Property ID Number
1434 Spy Run Avenue	02-12-02-232-001.000-074
1502 Spy Run Avenue	02-12-02-231-005.000-074
1506 Spy Run Avenue	02-12-02-231-004.000-074
1508 Spy Run Avenue	02-12-02-231-003.000-074
1510 Spy Run Avenue	02-12-02-231-002.000-074
1518 Spy Run Avenue	02-12-02-231-001.000-074
1519 Spy Run Avenue	02-12-02-227-008.000-074
1520 Spy Run Avenue	02-12-01-102-002.000-074
1523 Spy Run Avenue	02-12-02-227-006.000-074
1525 Spy Run Avenue	02-12-02-227-005.000-074
1529 Spy Run Avenue	02-12-02-227-004.000-074
1530 Spy Run Avenue	02-12-01-102-001.000-074
1605 Spy Run Avenue	02-12-02-227-003.000-074
1609 Spy Run Avenue	02-12-02-227-002.000-074
1610 Spy Run Avenue	02-12-01-101-026.000-074
1613 Spy Run Avenue	02-12-02-227-001.000-074
1624 Spy Run Avenue	02-12-01-101-001.000-074
1630 Spy Run Avenue	02-07-36-354-027.000-074
1649 Spy Run Avenue	02-07-35-480-003.000-074
1650 Spy Run Avenue	02-07-36-354-002.000-074
1666 Spy Run Avenue	02-07-36-354-001.000-074
1671 Spy Run Avenue	02-07-35-480-002.000-074
1702 Spy Run Avenue	02-07-36-353-004.000-074
1722 Spy Run Avenue	02-07-36-353-003.000-074
1723 Spy Run Avenue	02-12-35-479-029.000-074
1728 Spy Run Avenue	02-07-36-353-002.000-074
1736 Spy Run Avenue	02-07-36-353-001.000-074
1801 Spy Run Avenue	02-07-35-479-028.000-074
1802 Spy Run Avenue	02-07-36-352-007.000-074
1817 Spy Run Avenue	02-07-35-479-026.000-074
1900 N. Clinton Street	02-12-02-226-001.000-074
1900 North Clinton Street	02-12-02-226-001.000-074
1903 Spy Run Avenue	02-07-35-478-048.000-074
1910 Spy Run Avenue	02-07-36-352-005.000-074
1911 Spy Run Avenue	02-07-35-478-047.000-074
1915 Spy Run Avenue	02-07-35-478-046.000-074
1920 Spy Run Avenue	02-07-36-352-003.000-074
1923 Spy Run Avenue	02-07-35-478-045.000-074
1924 Spy Run Avenue	02-07-36-352-002.000-074
1925 Spy Run Avenue	02-07-35-478-044.000-074
1933 Spy Run Avenue	02-07-35-478-043.000-074
1934 Spy Run Avenue	02-07-36-352-001.000-074
2101 Spy Run Avenue	02-07-35-426-008.000-074
2135 Spy Run Avenue	02-07-35-426-006.000-074
Unassigned Address	02-07-35-426-007.000-074

EXHIBIT A

Address	Property ID Number
3206 Covington Road	02-12-09-380-016.000-074
3100 Blk Covington Road	02-12-09-457-023.000-074
3122 Covington Road	02-12-09-457-024.000-074
3116 Covington Road	02-12-09-457-025.000-074

EXHIBIT A

Address	Property ID Number
1805 Wells Street	02-07-35-377-020.000-074
1809 Wells Street	02-07-35-377-019.000-074
1815 Wells Street	02-07-35-377-018.000-074
1817 Wells Street	02-07-35-377-017.000-074
1821 Wells Street	02-07-35-377-016.000-074
1827 Wells Street	02-07-35-377-015.000-074
1833 Wells Street	02-07-35-377-014.000-074
1903 Wells Street	02-07-35-333-014.000-074
1911 Wells Street	02-07-35-333-013.000-074
1915 Wells Street	02-07-35-333-012.000-074
1919 Wells Street	02-07-35-333-011.000-074
1921 Wells Street	02-07-35-333-010.000-074
1925 Wells Street	02-07-35-333-009.000-074
1927 Wells Street	02-07-35-333-008.000-074
2003 Wells Street	02-07-35-331-029.000-074
2007 Wells Street	02-07-35-331-028.000-074
2009 Wells Street	02-07-35-331-027.000-074
2021 Wells Street	02-07-35-331-026.000-074
2000 Wells Street	02-07-35-451-001.000-074

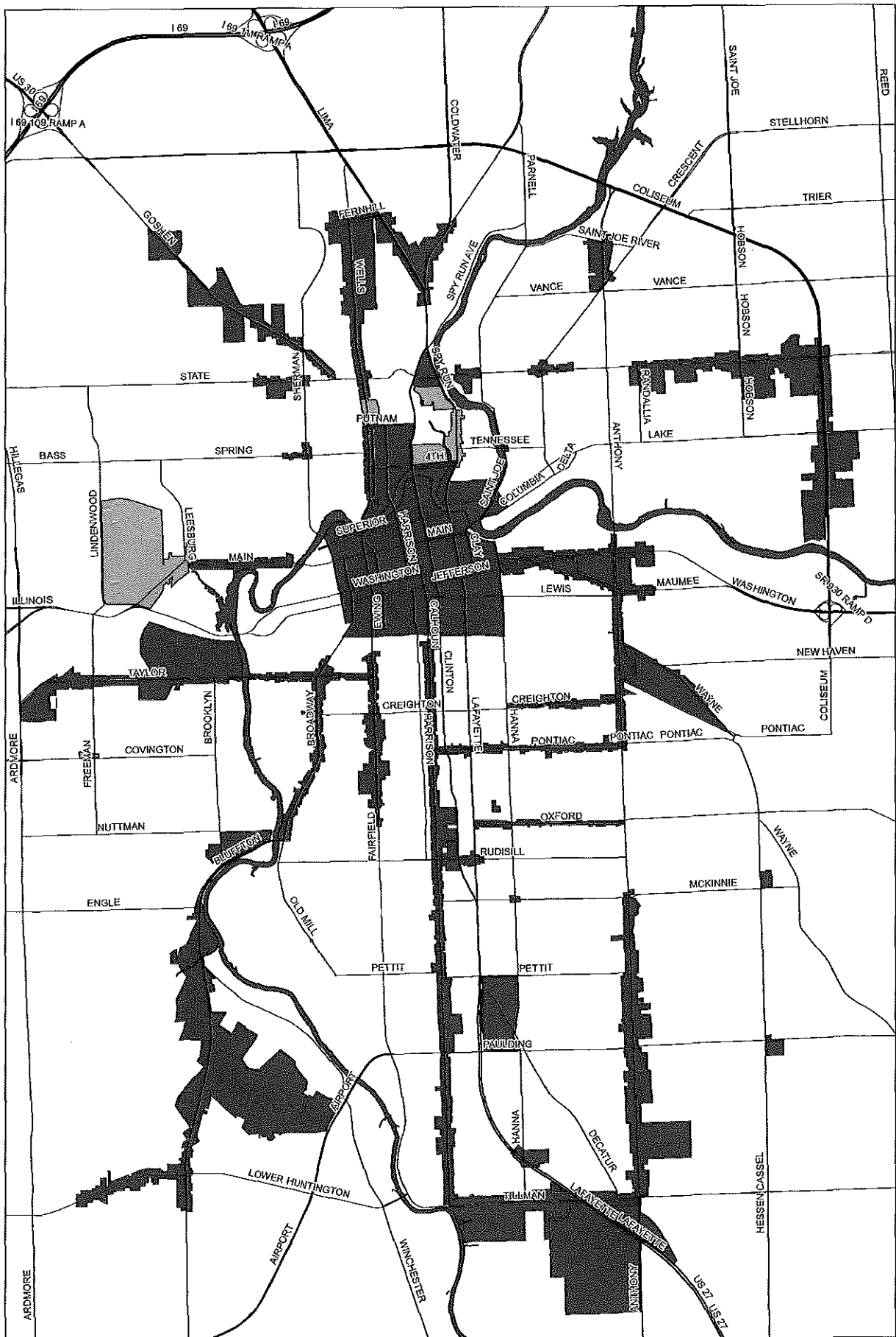
EXHIBIT A

Address	Property ID Number
2101 West Main Street	02-12-03-352-032.000-074
2115 West Main Street	02-12-03-352-006.000-074
2117 West Main Street	02-12-03-352-007.000-074
2119 West Main Street	02-12-03-352-008.000-074
2121 West Main Street	02-12-03-352-009.000-074
2200 Blk. West Main Street	02-12-03-352-020.000-074
2201 West Main Street	02-12-03-352-010.000-074
2202 West Main Street	02-12-03-304-013.000-074
2203 West Main Street	02-12-03-352-011.000-074
2205 West Main Street	02-12-03-352-012.000-074
2310 West Main Street	02-12-03-351-007.000-074
2312 West Main Street	02-12-03-351-008.000-074
2312 West Main Street (beh)	02-12-03-351-003.000-074
Unassigned ROW	02-12-03-351-004.000-074
2316 West Main Street	02-12-03-351-002.000-074
2320 West Main Street	02-12-03-351-001.000-074
2323 West Main Street	02-12-03-352-021.000-074
2324 West Main Street	02-12-04-426-001.000-074
2401 West Main Street	02-12-03-352-022.000-074
2405 West Main Street	02-12-03-352-023.000-074
2409 West Main Street	02-12-03-352-024.000-074
2411 West Main Street	02-12-03-352-025.000-074
2411 West Main Street	02-12-03-352-026.000-074
2413 West Main Street	02-12-03-352-027.000-074
2415 West Main Street	02-12-03-352-028.000-074
2425 West Main Street	02-12-04-476-001.000-074
2431 West Main Street	02-12-04-476-002.000-074
2500 West Jefferson Boulevard	02-12-04-476-006.000-074
2803 West Main Street	02-12-04-476-004.000-074
2809 West Main Street	02-12-04-476-005.000-074
717 Davis Street	02-12-03-307-002.000-074
717 Davis Street (also identified as 1936 West Main Street)	02-12-03-308-003.000-074
Unassigned ROW	02-07-33-503-001.000-074

Legend

 Proposed EDTA

 EDTA



Economic Development Target Areas

Proposed Amendments



Community Development Division

December 2011

Economic Development Target Areas

Criteria for Designation

Current Boundaries

Economic Development Target Areas were defined in a number of prior Fort Wayne Common Council actions, upon the favorable recommendation of the Fort Wayne Economic Development Commission. Currently, the boundaries include:

- The Central Business District (roughly the area bounded by the old Penn Central Railroad on the south, Van Buren Street on the west, Putnam Street on the north, and St. Joseph Boulevard/Hanna Street on the east. (1985 Special Ordinance S-81-85, amended 2001 Special Ordinance S-102-01, amended 2010 Special Ordinance S-9-10)
- West Main Street from Leesburg Road to Roosevelt Park (1991 Special Ordinance S-226-91)
- Taylor Street from Thompson Avenue to Portage Boulevard (1991 Special Ordinance S-226-91, amended 2005 Special Ordinance S-19-05)
- Fairfield Avenue from the Norfolk Southern Railroad to Nuttman Avenue including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (1991 Special Ordinance S-226-91, amended 2011 Special Ordinance S-27-11)
- Rudisill Boulevard from Avondale Drive to Calhoun Street (1991 Special Ordinance S-226-91)
- Broadway from Park Avenue to the intersection of Broadway and Bluffton Road (1991 Special Ordinance S-226-91, amended 2001 Special Ordinance S-102-01)
- Oxford Street from South Anthony Boulevard to Lafayette Street (1991 Special Ordinance S-226-91)
- Pontiac Street from South Anthony Boulevard to Lafayette Street (1991 Special Ordinance S-226-91, amended 2001 Special Ordinance S-102-01)
- Calhoun Street from the Norfolk Southern Railroad (Note: the original legislation did not have a southern terminal point designated. As a result, City attorneys have interpreted this to mean the southern terminus is at the south municipal limits of South Calhoun Street.) (1991 Special Ordinance S-226-91)
- South Anthony Boulevard from McKinnie Street to Tillman Road (1991 Special Ordinance S-226-91, amended 2010 Special Ordinance S-9-10)

- Wells Street from Putnam Street to Commerce Drive/Penn Central Railroad (1991 Special Ordinance S-226-91)
- 3201 South Calhoun Street, Lot 1 Pohlmeier & Millers 1st Addition (1991 Special Ordinance S-226-91, as amended)
- Those properties at the southeast corner of Paulding Road and Hessen Cassel Road (2001 Special Ordinance S-102-01, amended 2010 Special Ordinance S-9-10)
- Those properties fronting South Anthony Boulevard from the south right-of-way line of Pontiac Street to the north right-of-way line of Berry Street (2001 Special Ordinance S-102-01)
- Those properties roughly bounded by Tillman Road and Decatur Road on the north, Decatur Road and South Anthony Boulevard on the east, Fort Wayne corporate limits on the south and John Street on the west. (2001 Special Ordinance S-102-01)
- Those properties fronting Bluffton Road from the intersection of Vesey Avenue and Bluffton Road on its northern boundary to the intersection of Church Street and Bluffton Road on its southern boundary. The target area also includes those properties roughly bounded by Vesey Avenue on the east, Nuttman Avenue on the north and Brooklyn Avenue on the west and properties in the 3600 and 3700 Blocks of Brooklyn Avenue. At the intersection of Bluffton Road and Deforest Avenue, the target area includes those properties in the 4400 and 4500 Blocks of Deforest Avenue. At the intersection of Bluffton Road and Lower Huntington Road the target area includes those properties fronting Lower Huntington Road from Kumfer Avenue on the west to the properties on the northeast and southeast corners on the east. (2003 Special Ordinance S-37-03)
- Those properties fronting Wayne Trace from the intersection at South Anthony Boulevard to the intersection of Wayne Trace and Pitt Street (2005 Special Ordinance S-19-05)
- Those properties fronting East State Boulevard from the Kentucky Avenue to Florida Drive and those properties fronting Crescent Avenue from East State Boulevard to Lynn Avenue. (2005 Special Ordinance S-113-05)
- Those properties fronting North Anthony Boulevard from Vance Avenue to St. Joe River Drive and those properties fronting Crescent Avenue at Hazelwood Avenue. (2005 Special Ordinance S-113-05, amended 2011 Special Ordinance S-27-11)

- Those properties fronting Tillman Road from Calhoun Street to South Anthony Boulevard. (2008 Special Ordinance S-59-08)
- Those properties fronting Hanna Street to South Anthony Boulevard. (2008 Special Ordinance S-59-08)
- Those properties fronting U.S. 27 and/or Hanna Street at the intersection of U.S. 27 and Hanna Street. (2008 Special Ordinance S-59-08)
- Those properties roughly bounded by Pettit Avenue on the north, Hanna Street and Decatur Road on the east, East Paulding Road on the south and U.S. 27/South Lafayette Street on the west. (2008 Special Ordinance S-59-08)
- Those properties on the northeast corner of Hessencassel Road and McKinnie Avenue. (2008 Special Ordinance S-59-08)
- Those properties that front East Jefferson Boulevard from Hanna Street to Harmar Street (2008 Special Ordinance S-93-08)
- Those properties that front Maumee Avenue from Harmar Street to Glasgow Avenue (2008 Special Ordinance S-93-08)
- Those properties that front Washington Boulevard from Hanna Street to Glasgow Avenue (2008 Special Ordinance S-93-08)
- Those properties that front Wells Street from Jacobs Avenue to Fernhill Avenue. The area also includes those properties that front Fernhill Avenue from Wells Street to Northrop Street. (2008 Special Ordinance S-93-08)
- Those properties fronting Goshen Avenue from Point West Drive to State Boulevard. (2010 Special Ordinance S-9-10)
- Those properties bounded by the intersection of Columbia Avenue and St. Joseph Boulevard on the south, Columbia Avenue on the south, Lafort Street on the east, St. Joseph Boulevard on the west and Loree Street/St. Joseph Boulevard on the north. (2010 Special Ordinance S-9-10)
- Those properties on St. Joseph Boulevard at the Intersection of Tennessee Avenue. (2010 Special Ordinance S-9-10)
- Those properties fronting Spring Street from Sherman Boulevard to St. Mary's Avenue. Those properties at the intersection of Spring Street and Sherman Boulevard. Those properties fronting Sherman Boulevard from Spring Street to

Huffman Street. Those properties at the intersection of Spring Street and St. Mary's Avenue. (2010 Special Ordinance S-9-10)

- Those properties fronting McKinnie Avenue at the intersection with Hanna Street. Those properties fronting Hanna Street at the intersection with McKinnie Avenue. (2010 Special Ordinance S-9-10)
- Area bounded by Spy Run Avenue Extended on the east, Randolph Street on the south, Clinton Street on the west, and the intersection of Spy Run Avenue Extended and Clinton Street on the north. (2010 Special Ordinance S-9-10)
- Those properties fronting North Clinton Street from just south of Penn Avenue on the north to Dunnwood Drive on the south. (2010 Special Ordinance S-9-10)
- Those properties on Coliseum Boulevard from State Boulevard to the Maumee River including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties on West State Boulevard from Sherman Boulevard to Poinsette Drive including the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties on East State Boulevard from Randallia Drive to Coliseum Boulevard including the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties on North Clinton Street from Penn Avenue to Allen Avenue including the east and west right-of-way. Those properties on North Clinton Street/Lima Road from Penn Avenue to Fernhill Avenue including the east and west right-of-way. Those properties on Edgewood Avenue from Livingston Avenue to North Clinton Street/Lima Road including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties on East State Boulevard from Parnell Avenue to North Side Drive including the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties in the 3300 Block of Warsaw Street (Southside Farmer's Market) (2011 Special Ordinance S-27-11)

- Additional areas on a case-by-case basis (1991 Special Ordinance S-226-91, 2001 Special Ordinance S-102-01 2003 Special Ordinance S-37-03, 2005 Special Ordinance S-19-05, 2005 Special Ordinance S-113-05, 2008 Special Ordinance S-59-08, 2008 Special Ordinance S-93-08, 2010 Special Ordinance S-9-10 and Special Ordinance S-27-11)

Economic Development Target Areas Defined

Economic Development Target Areas are defined by the Indiana Code (I.C. 6-1.1-12.1-7) as areas that:

- a. Have become undesirable or impossible for normal development occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property, or
- b. Have been designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under I.C. 36-7-11, I.C. 36-7-11.1, I.C. 36-7-11.2, I.C. 36-7-11.3, or I.C. 14-3.3.2, or
- c. Encompass buildings, structures, sites, or other facilities that are listed on the National Register of Historic Places, the Indiana Historic Sites and Historic Structures Register established under I.C. 14-3-3.3, or are determined to be eligible for listing on the Indiana Register by the Indiana historic preservation officer.

In 1985, an "Economic Development Target Area" designation was mandatory in order to be able to issue economic development revenue bonds, as well as provide tax abatement to retail operations.

Under current state legislation, the only difference between designation of an economic development target area and as an economic revitalization area rests in the ability to receive tax abatement for retail operations. Now, as in the past, it seems logical to designate economic development target areas in those retail/commercial areas of the city in need most of re-capitalization.

Indiana law limits the amount of land that can be designated to a total of no more than 15% of the total geographic area of the city. Current economic development target area boundaries comprise 4.568 square miles or 4.13% of the total geographic area of the City of Fort Wayne (110.5 square miles). In theory, our economic development target area boundaries could expand 10.87% or 12.00 square miles.

The size of the proposed EDTAs is .409 square miles. If approved, the total economic development target area boundaries would comprise 6.125 square miles or 5.54% of the total geographic area of the City of Fort Wayne.

Economic Trends Analysis

Community Development Division staff worked with the division's special projects staff to map and overlay areas of the city with certain characteristics. Division staff concentrated its efforts in identifying areas of the city where retail operations might be enhanced through the economic development target area inducement. Staff reviewed the following maps and data:

- Commercially and industrially zoned property within the city
- Rental housing units
- Boardings and demolitions
- Median income and poverty rates
- Urban Enterprise Zone boundaries
- Central Business District boundaries
- Economic Improvement District boundaries
- Historic preservation districts and sites
- Land Use maps showing commercial and industrial uses

Conclusions

Community Development Division staff believes that the current economic development target areas should be amended to allow additional target areas. Existing economic development target areas would remain with the expansions proposed below. New economic development target areas should also be established by the Fort Wayne Common Council upon favorable recommendation by the Fort Wayne Economic Development Commission for the following areas:

Spy Run Avenue – Those properties on Spy Run Avenue from Fourth Street to State Boulevard including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list.

- Area with long-standing existing businesses
- Area with commercial and residential uses
- Area with some vacant commercial structures
- Area with commercial (CM2, CM3 and CM4) residential (R3) and industrial (IN2) zoned properties

The area includes businesses such as Bill's City Grill that has since closed as well as long standing businesses such as Pro Resources Staffing, Power One Federal Credit Union, BP Lassus Handy Dandy, Lifecare Center of Fort Wayne, Cruz Auto Sales, Sherbondy and Associates Architects, and Integrity Electric.

The inclusion of this area will also link up to the existing EDTA that was established in 2009 and 2010 for the more northern parts of Spy Run Avenue.

Freeman and Covington Roads – Those properties at the intersection of Freeman Street and Covington Road including the east and west and north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list.

- Area with long-standing existing businesses
- Area with commercial and residential uses
- Area with some vacant commercial structures
- Area zoned IN1, IN2, CM2 and CM3
- Area borders Urban Enterprise Zone
- 12.3% vacant housing units (census tract 22 information)
- 26% of housing units built 1939 or earlier (census tract 22 information)
- 18.4% families below poverty (census tract 22 information)

Businesses at this intersection include Rainbow Furniture.

The following existing Economic Development Target Areas (EDTAs) should be amended/expanded:

Wells Street from Putnam to Jacobs Avenue – Wells Street from Putnam Street to Commerce Drive/Penn Central Railroad (1991 Special Ordinance S-226-91) and Those properties that front Wells Street from Jacobs Avenue to Fernhill Avenue. The area also includes those properties that front Fernhill Avenue from Wells Street to Northrop Street. (2008 Special Ordinance S-93-08)

- Amend to include those properties from Putnam Street to Jacobs Avenue including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list.

The amended area will now include the Imagine Schools property as well as the roughly two and one half blocks of residentially zoned properties (R2 and R3 zoning) on the west side of the street. This amendment will designate the entire Wells Street corridor as an economic development target area.

West Main Street from Leesburg Road/Edgerton/RR Overpass to intersection with West Jefferson Boulevard (Tract 10) - West Main Street from Leesburg Road to Roosevelt Park (1991 Special Ordinance S-226-91)

- Amend to include those properties from Leesburg Road and the Railroad overpass at Edgerton to the intersection with West Jefferson Boulevard. The area includes the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list.
- Area with long-standing existing businesses
- Area with commercial and service uses
- Area with newly vacant commercial/industrial structures
- Industrial zoning classifications (IN1 and IN2)

- RP zoning classification for Lindenwood Cemetery properties

Businesses in this area include: Doswell Flowers, Wearley Monuments, Novus Paper and Packaging, and Momper Insulation that had a catastrophic fire in October 2011.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: A Special Ordinance Establishing New Economic Development Target Areas

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: Indiana law allows cities and towns to designate a maximum of 15% of their total geographic area Economic Development Target Areas (EDTAs). The primary purpose of establishing an EDTA allows retail businesses the opportunity to apply for an economic revitalization area designation for tax abatement. Under Indiana law, retail businesses are only allowed to apply for economic revitalization area designation in approved EDTAs. This ordinance will amend existing EDTAs and establish new EDTAs.

EFFECT OF PASSAGE: Will allow existing retail businesses and new retail development located in the new EDTAs to be eligible to apply for economic revitalization area designation for tax abatement.

EFFECT OF NON-PASSAGE: Potential loss of new retail development in the existing and new EDTAs

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

ASSIGNED TO COMMITTEE (PRESIDENT): John Crawford and Marty Bender