

**A SPECIAL ORDINANCE AMENDING EXISTING
ECONOMIC DEVELOPMENT TARGET AREAS AND
ESTABLISHING NEW ECONOMIC DEVELOPMENT
TARGET AREAS**

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

WHEREAS, according to IC 6-1.1-12.1-7 (a)(1) economic development target areas are specific geographic territories that have become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property or have been designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under IC 36-7-11, IC 36-7-11.1, IC 36-7-11.2, IC 36-7-11.3 or IC 14-3-3.2, or encompass buildings, structures, sites, or other facilities that are listed on the National Register of Historic Places, the Indiana Historic Sites and Historic Structures Register established under IC 14-3-3.3, or are determined to be eligible for listing on the Indiana register by the Indiana historic preservation officer; and

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

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

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

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

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

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

WHEREAS, the current economic development target areas were defined by Fort Wayne Common Council Resolution Numbers S-226-91 (as amended); S-81-85; and S-115-83; S-37-03; S-19-05; S-113-05; S-59-08; S-93-08; S-9-10; S-27-11; and S-32-12; and

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

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

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

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

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

SECTION 1. Based on the favorable recommendation of the Fort Wayne Economic Development Commission, the Fort Wayne Common Council finds that certain areas of the City meet the definition of economic development target area and are areas within which

economic development target area status can serve as an inducement for recapitalization by private interests.

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

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

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2 H. **Centlivre** –Those properties south of Young Drive and west of Westbrook Drive (2903
3 Westbrook Drive) including the adjoined east and west and north and south right-of-way
4 bounded on both sides by properties included in the list.

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

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

13 **SECTION 3.** Common Council shall designate additional qualifying areas as economic
14 development target areas on a case-by-case basis.

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

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21 _____
Member of Council

22 APPROVED AS TO FORM AND LEGALITY

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Carol Heaton, City Attorney

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EXHIBIT A - FAIRFIELD

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

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EXHIBIT A - EAST STATE BLVD II

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

EXHIBIT A - FAIRFIELD AND PAULDING

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

EXHIBIT A - LOWER HUNTINGTON

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

EXHIBIT A - SOUTH WAYNE

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

EXHIBIT A - MCKINNIE AND LAFAYETTE

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

EXHIBIT A - LAKE AND ANTHONY

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

EXHIBIT A - LAKE

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

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EXHIBIT A - CENTLIVRE

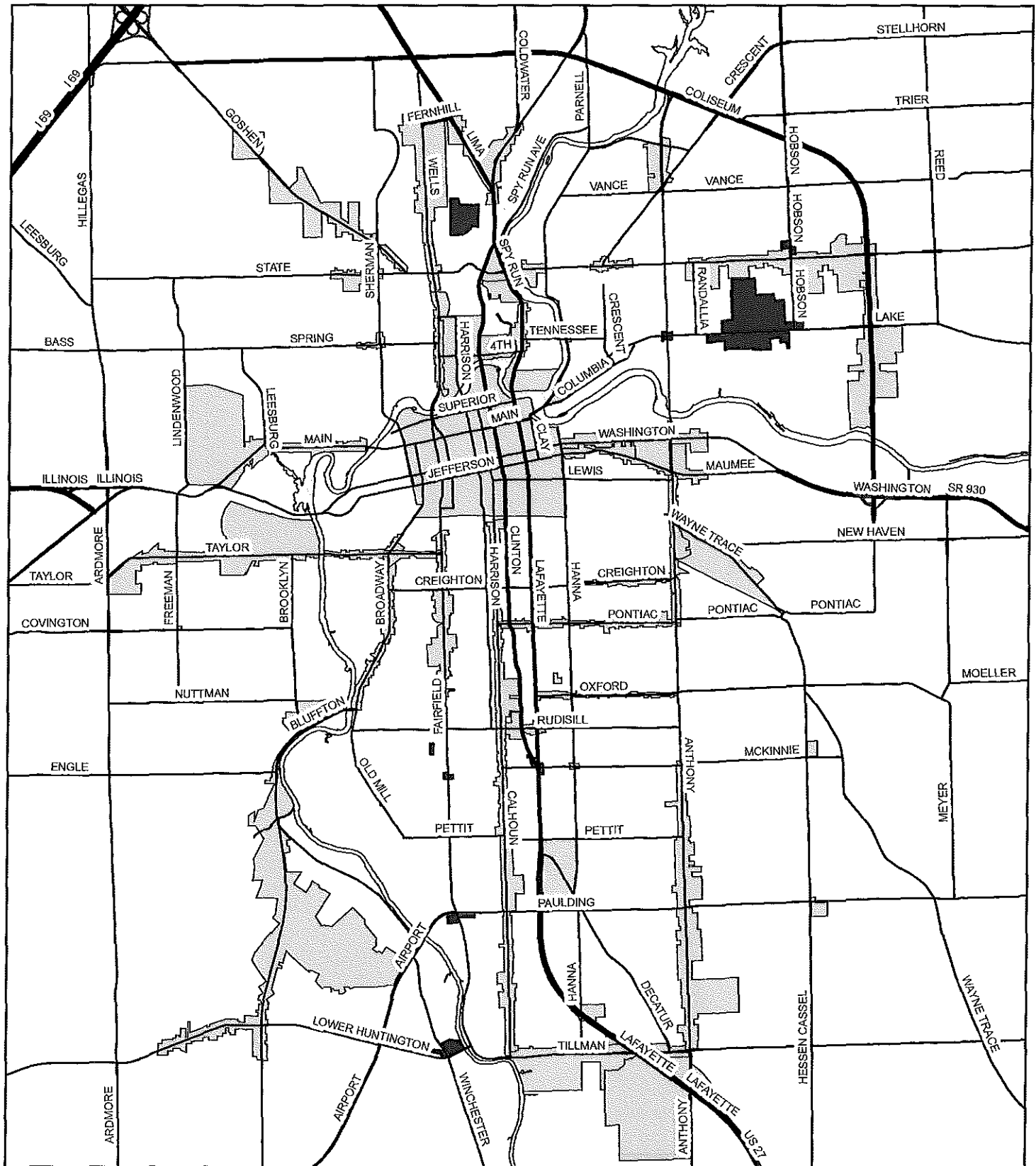
Address	Parcel Number
2937 Westbrook Drive	02-07-35-202-000.000-000
2807 Westbrook Drive	02-07-35-201-006.000-074
2939 Westbrook Drive	02-07-35-201-001.000-074
Vacant Land	02-07-35-203-001.000-074

EXHIBIT A - FAIRFIELD AND MAXINE

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

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

EXHIBIT B



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



Legend

- Proposed 9-12 EDTA
- EDTA

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): Marty Bender and John Crawford