

**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

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-226-91 (as amended); S-81-85; and S-115-83; S-
9 37-03; S-19-05; S-113-05; S-59-08; S-93-08; S-9-10; S-32-12; S-107-12 and S-87-13 ; 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
17 by private interests; and

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

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

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

26 **SECTION 1.** Based on the favorable recommendation of the Fort Wayne Economic
27 Development Commission, the Fort Wayne Common Council finds that certain areas of the
28 City meet the definition of economic development target area and are areas within which
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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 areas and those specific properties listed in Exhibit A and shown in Exhibit B:

A. Spy Run - The property at 520 Tennessee Avenue.

B. Clinton St/Lima Rd - The property at 3320 North Clinton Street.

C. Decatur Rd/Paulding Rd/Southgate Plaza - The properties at 414 East Pettit Avenue, 222 East Pettit Avenue, 214 East Pettit Avenue, and 232 East Pettit Avenue including the east and west and north and south right-of-ways bounded by properties included in the list.

D. Lafayette & Eckert – The properties fronting the east side of Lafayette Street that are south of Eckart Street and north of Agnes Street including the north and south and west right-of-ways bounded by properties included in the list. Also, those properties fronting the west side of Lafayette Street from Eckart Street to and including 3310 Lafayette Street including the north and south and east right-of-ways bounded by properties included in the list.

E. West Jefferson – All of the properties fronting the south side of W. Jefferson Blvd. from 2709 W. Jefferson Blvd. to 2405 W. Jefferson Blvd including the east and west and north right-of-ways bounded by properties included in the list. Those properties fronting the north side of W. Jefferson Blvd. from 2440 W. Jefferson Blvd. to 2404 W. Jefferson Blvd. including the east and west and south right-of-ways bounded by properties included in the list. Also the properties at 2710 W. Jefferson Blvd and 2400 W. Jefferson Blvd.

F. North Clinton – All of the properties fronting the west side of Clinton Street from 2129 N. Clinton Street to 2011 N. Clinton Street including the north and south right-of-ways bounded by properties included in the list.

G. Lafayette II – The property at 2046 Lafayette Street. Also, those properties fronting the east side of Lafayette Street from 2033 Lafayette Street to 2115 Lafayette Street

1 including the north and south and east and west right-of-ways bounded by properties
2 included in the list.

3 **H. Harrison Street** – The properties fronting the east side of Harrison Street south of
4 Grand Street and north of Williams Street including the north and south and west
5 right-of-ways bounded by properties included in the list. Also those properties
6 fronting the west side of Harrison Street from 1616 S. Harrison Street to 1940 S.
7 Harrison Street including the north and south and east right-of-ways bounded by
properties included in the list.

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

10 **SECTION 4.** This Resolution shall be in full force and effect from and after its passage
11 and any and all necessary approval by the Mayor
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16 _____
Member of Council

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18 APPROVED AS TO FORM AND LEGALITY

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Carol Helton, City Attorney
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Exhibit A: Spy Run	
520 Tennessee Avenue	02-12-01-101-002.000-074
N/A	02-12-01-101-003.000-074

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Exhibit A: Clinton St/Lima Rd	
3320 North Clinton Street	02-07-25-351-001.000-073
3320 North Clinton Street	02-07-26-481-003.000-073

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Exhibit A: Decatur Rd/Paulding Rd/Southgate Plaza	
414 East Pettit Avenue Unit B	02-12-23-426-009.000-074
N/A	02-12-23-426-004.000-074
214 East Pettit Avenue	02-12-23-426-002.000-074
232 East Pettit Avenue	02-12-23-426-003.000-074

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Exhibit A: Lafayette and Eckert	
410 Eckert Street	02-12-13-152-001.000-074
N/A	02-12-13-152-002.000-074
3205 Lafayette Street	02-12-13-152-003.000-074
3207 Lafayette Street	02-12-13-152-004.000-074
3215 Lafayette Street	02-12-13-153-001.000-074
N/A	02-12-13-153-002.000-074
3233 Lafayette Street	02-12-13-153-003.000-074
3235 Lafayette Street	02-12-13-153-004.000-074
N/A	02-12-14-278-027.000-074
N/A	02-12-14-278-028.000-074
N/A	02-12-14-278-029.000-074
3128 Lafayette Street	02-12-14-278-030.000-074
N/A	02-12-14-283-023.000-074
N/A	02-12-14-283-024.000-074
3208 Lafayette Street	02-12-14-283-025.000-074
3212 Lafayette Street	02-12-14-283-026.000-074
N/A	02-12-14-283-028.000-074
3232 Lafayette Street	02-12-14-283-029.000-074
3310 Lafayette Street	02-12-14-283-032.000-074

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Exhibit A : West Jefferson	
2710 W. Jefferson Blvd.	02-12-09-202-003.000-074
2709 W. Jefferson Blvd.	02-12-09-227-001.000-074
2701 W. Jefferson Blvd.	02-12-09-227-002.000-074
N/A	02-12-09-227-004.000-074
2543 W. Jefferson Blvd.	02-12-09-227-005.000-074
N/A	02-12-09-227-007.000-074
2439 W. Jefferson Blvd.	02-12-09-228-001.000-074
2425 W. Jefferson Blvd.	02-12-09-228-002.000-074
2419 W. Jefferson Blvd.	02-12-09-228-004.000-074
2405 W. Jefferson Blvd.	02-12-10-102-001.000-074
2404 W. Jefferson Blvd.	02-12-10-101-002.000-074
2410 W. Jefferson Blvd.	02-12-10-101-001.000-074
2400 W. Jefferson Blvd.	02-12-03-353-002.000-074
2420 W. Jefferson Blvd.	02-12-09-226-002.000-074
2440 W. Jefferson Blvd.	02-12-09-226-001.000-074
2525 W. Jefferson Blvd.	02-12-09-227-006.000-074
N/A	02-12-09-202-003.001-074
N/A	02-12-09-228-003.000-074

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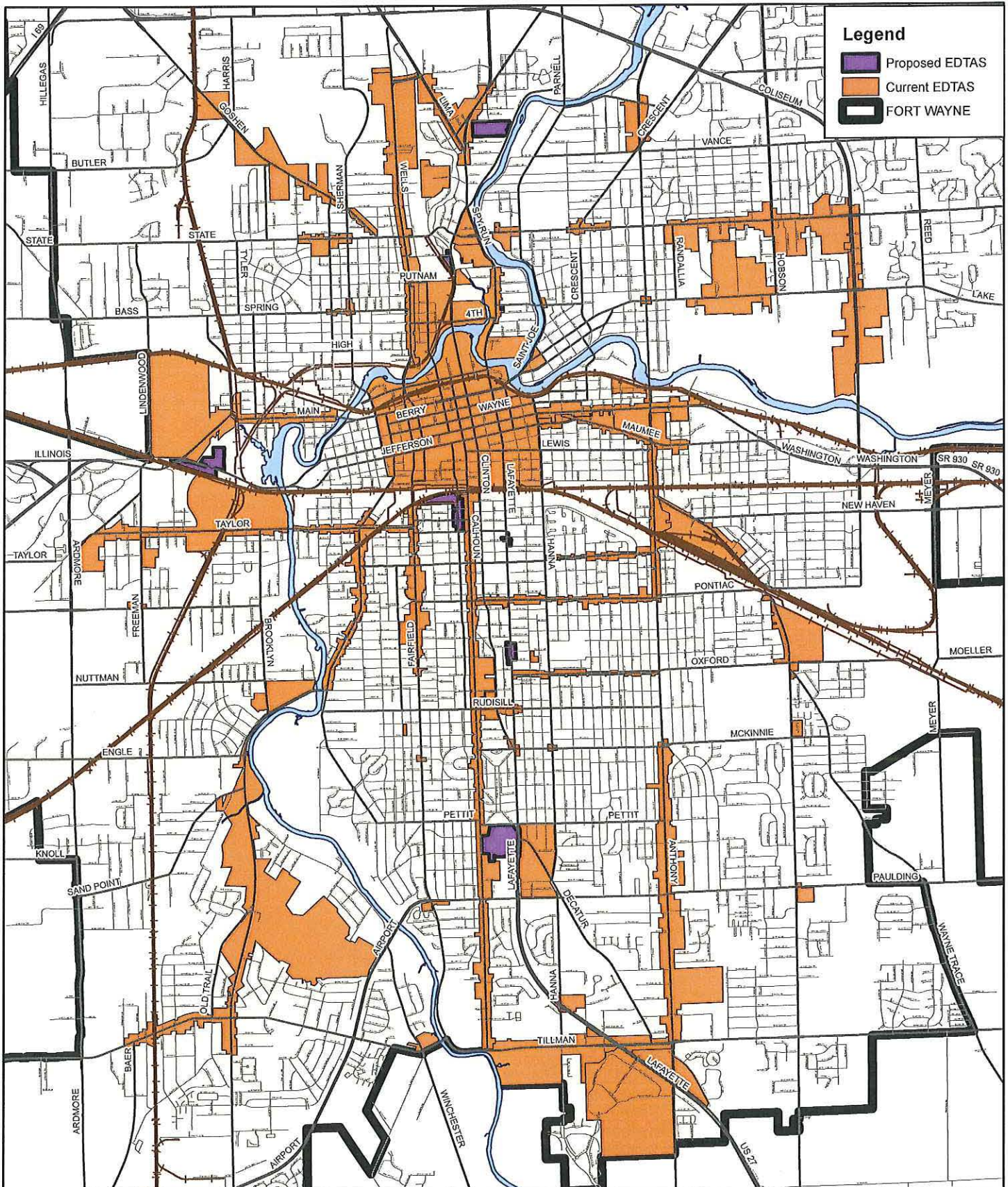
Exhibit A: North Clinton	
140 Jacobs Ave.	02-07-35-408-002.000-074
N/A	02-07-35-408-003.000-074
2011 N. Clinton Street	02-07-35-452-001.000-074
2119 N. Clinton Street	02-07-35-403-024.000-074
2127 N. Clinton Street	02-07-35-403-023.000-074
2129 N. Clinton Street	02-07-35-403-022.000-074

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Exhibit A: Lafayette II	
N/A	02-12-11-431-018.000-074
2050 Lafayette Street	02-12-11-431-019.000-074
2101 Lafayette Street	02-12-12-302-001.000-074
2105 Lafayette Street	02-12-12-302-002.000-074
N/A	02-12-12-302-003.000-074
2111 Lafayette Street	02-12-12-302-004.000-074
2115 Lafayette Street	02-12-12-302-005.000-074
2033 Lafayette Street	02-12-12-301-028.000-074

Exhibit A: Harrison Street		
1601 S. Harrison Street	02-12-11-254-001.000-074	
N/A	02-12-11-254-002.000-074	
1615 S. Harrison Street	02-12-11-254-003.000-074	
1616 S. Harrison Street	02-12-11-251-001.000-074	
1707 S. Harrison Street	02-12-11-254-004.000-074	
N/A	02-12-11-254-005.000-074	
N/A	02-12-11-254-006.000-074	
N/A	02-12-11-254-008.000-074	
1801 S. Harrison Street	02-12-11-257-001.000-074	
1807 S. Harrison Street	02-12-11-257-003.000-074	
1809 S. Harrison Street	02-12-11-257-004.000-074	
1815 S. Harrison Street	02-12-11-257-005.000-074	
N/A	02-12-11-257-006.000-074	
1821 S. Harrison Street	02-12-11-257-007.000-074	
1823 S. Harrison Street	02-12-11-257-008.000-074	
1827 S. Harrison Street	02-12-11-257-008.000-074	
108 W. Masterson Avenue	02-12-11-257-011.000-074	
1901 S. Harrison Street	02-12-11-261-001.000-074	
1903 S. Harrison Street	02-12-11-261-002.000-074	
1905 S. Harrison Street	02-12-11-261-003.000-074	
N/A	02-12-11-261-004.000-074	
1915 S. Harrison Street	02-12-11-261-005.000-074	
1921 S. Harrison Street	02-12-11-261-007.000-074	
1933 S. Harrison Street	02-12-11-403-001.000-074	
N/A	02-12-11-253-007.000-074	
N/A	02-12-11-253-008.000-074	
1716 S. Harrison Street	02-12-11-253-009.000-074	
1720 S. Harrison Street	02-12-11-253-010.000-074	
N/A	02-12-11-256-012.000-074	
1820 S. Harrison Street	02-12-11-256-013.000-074	
N/A	02-12-11-256-014.000-074	
N/A	02-12-11-256-016.000-074	
N/A	02-12-11-256-017.000-074	
1902 S. Harrison Street	02-12-11-260-007.000-074	
N/A	02-12-11-260-008.000-074	
1912 S. Harrison Street	02-12-11-260-009.000-074	
N/A	02-12-11-260-010.000-074	
1918 S. Harrison Street	02-12-11-260-011.000-074	
1920 S. Harrison Street	02-12-11-260-012.000-074	
1924 S. Harrison Street	02-12-11-260-013.000-074	
N/A	02-12-11-402-014.000-074	
N/A	02-12-11-402-013.000-074	
1940 S. Harrison Street	02-12-11-402-015.000-074	

EXHIBIT B ALL FORT WAYNE EDTAS and 2014 PROPOSED EDTAS



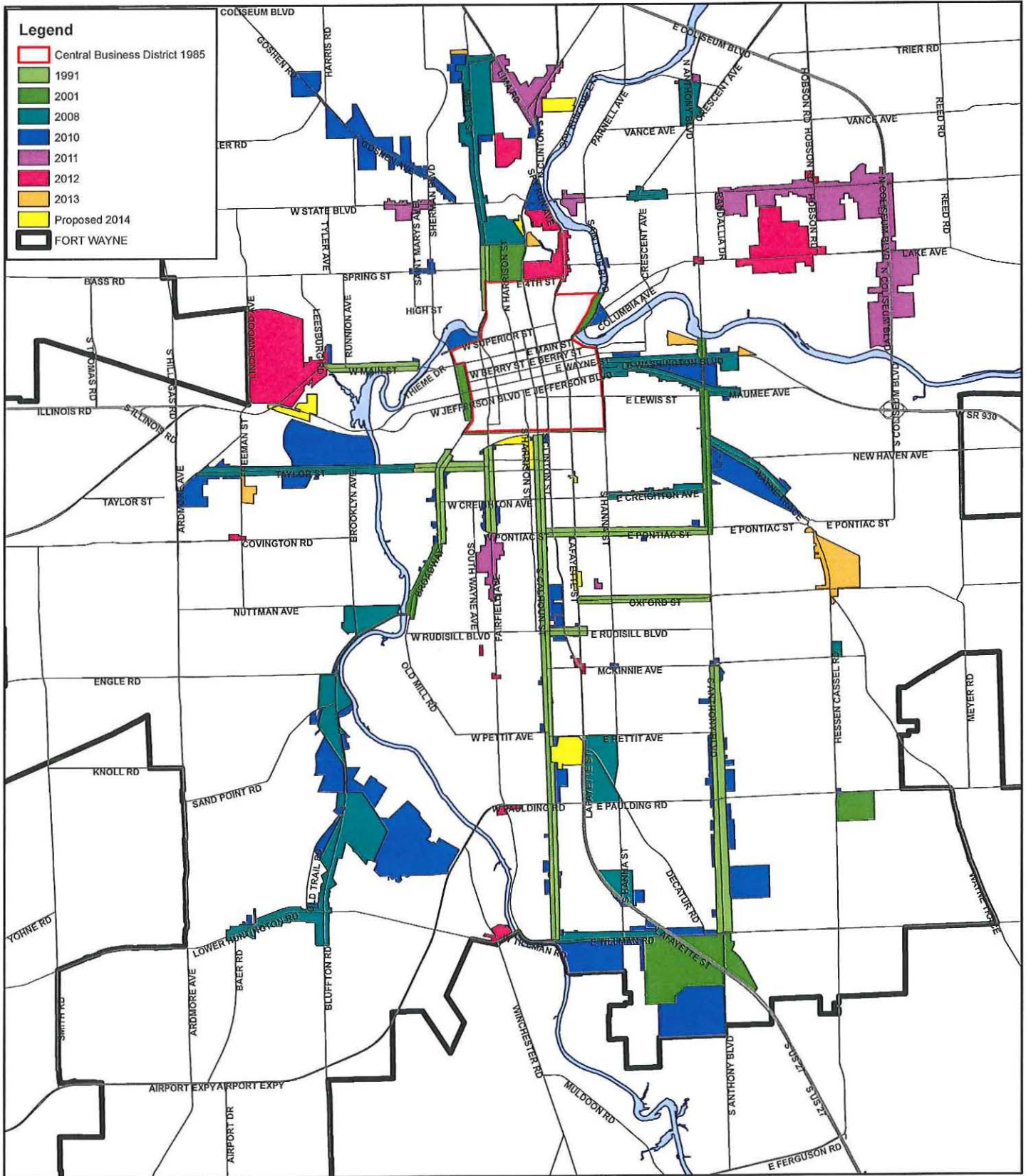
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State Plane Coordinate System, Indiana East



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EXHIBIT B HISTORIC EDTA GROWTH



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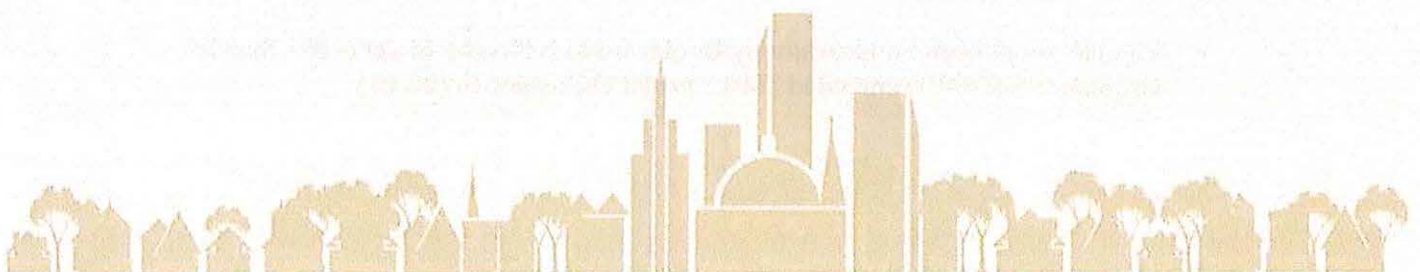


COMMUNITY DEVELOPMENT

Economic Development Target Areas

*Proposed Expansions
and Additions*

September 2014



Economic Development Target Areas 1991-2013

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. 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 (1991 Special Ordinance S-226-91, amended 2012 Special Ordinance S-32-12).
- Taylor Street from Thompson Avenue to Portage Boulevard (1991 Special Ordinance S-226-91, amended 2005 Special Ordinance S-19-05, amended 2013 Special Ordinance S-87-13)
- Fairfield Avenue from the Norfolk Southern Railroad to Nuttman Avenue including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. The property located at 427 Kinsmoor Avenue which is located directly east of 3401 Fairfield Avenue (1991 Special Ordinance S-226-91, amended 2011 Special Ordinance S-27-11, amended 2012 Special Ordinance S-107-12).
- 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. Also those properties on Wells Street 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 (1991 Special Ordinance S-226-91, amended 2012 Special Ordinance S-32-12).
- 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, amended 2013 Special Ordinance S-87-13)
- Those properties roughly bounded by Tillman Road and Decatur Road on the north, Decatur Road and South Anthony Boulevard on the east, Fort Wayne corporate limits on the south and John Street on the west. (2001 Special Ordinance S-102-01)
- Those properties fronting Bluffton Road from the intersection of Vesey Avenue and Bluffton Road on its northern boundary to the intersection of Church Street and Bluffton Road on its southern boundary. The target area also includes those properties roughly bounded by Vesey Avenue on the east, Nuttman Avenue on the north and Brooklyn Avenue on the west and properties in the 3600 and 3700 Blocks of Brooklyn Avenue. At the intersection of Bluffton Road and Deforest Avenue, the target area includes those properties in the 4400 and 4500 Blocks of Deforest Avenue. At the intersection of Bluffton Road and Lower Huntington Road the target area includes those properties fronting Lower Huntington Road from Kumfer Avenue on the west to the properties on the northeast and southeast corners on the east. (2003 Special Ordinance S-37-03, amended 2013 Special Ordinance S-87-13)
- Those properties fronting Wayne Trace from the intersection at South Anthony Boulevard to the intersection of Wayne Trace and Pitt Street (2005 Special Ordinance S-19-05)

- Those properties fronting East State Boulevard from the Kentucky Avenue to Florida Drive and those properties fronting Crescent Avenue from East State Boulevard to Lynn Avenue. (2005 Special Ordinance S-113-05)
- Those properties fronting North Anthony Boulevard from Vance Avenue to St. Joe River Drive and those properties fronting Crescent Avenue at Hazelwood Avenue. (2005 Special Ordinance S-113-05, amended 2011 Special Ordinance S-27-11)
- Those properties fronting Tillman Road from Calhoun Street to South Anthony Boulevard. (2008 Special Ordinance S-59-08)
- Those properties fronting Hanna Street to South Anthony Boulevard. (2008 Special Ordinance S-59-08)
- Those properties fronting U.S. 27 and/or Hanna Street at the intersection of U.S. 27 and Hanna Street. (2008 Special Ordinance S-59-08)
- Those properties roughly bounded by Pettit Avenue on the north, Hanna Street and Decatur Road on the east, East Paulding Road on the south and U.S. 27/South Lafayette Street on the west. (2008 Special Ordinance S-59-08)
- Those properties on the northeast corner of Hessen Cassel Road and McKinnie Avenue. (2008 Special Ordinance S-59-08)
- Those properties that front East Jefferson Boulevard from Hanna Street to Harmar Street (2008 Special Ordinance S-93-08, amended 2013 Special Ordinance S-87-13)
- 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, 1991 Special Ordinance S-226-91, amended 2012 Special Ordinance S-32-12, amended 2013 Special Ordinance S-87-13)
- Those properties fronting Goshen Avenue from Point West Drive to State Boulevard. (2010 Special Ordinance S-9-10)

- Those properties bounded by the intersection of Columbia Avenue and St. Joseph Boulevard on the south, Columbia Avenue on the south, Lafort Street on the east, St. Joseph Boulevard on the west and Loree Street/St. Joseph Boulevard on the north. (2010 Special Ordinance S-9-10)
- Those properties on St. Joseph Boulevard at the Intersection of Tennessee Avenue. (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. Those properties on Hobson Road 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 (2011 Special Ordinance S-27-11, amended 2012 Special Ordinance S-107-12)
- Those properties on North Clinton Street from Penn Avenue to Allen Avenue including the east and west right-of-way. Those properties on North Clinton

Street/Lima Road from Penn Avenue to Fernhill Avenue including the east and west right-of-way. Those properties on Edgewood Avenue from Livingston Avenue to North Clinton Street/Lima Road including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)

- Those properties on East State Boulevard from Parnell Avenue to North Side Drive including the north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list. (2011 Special Ordinance S-27-11)
- Those properties in the 3300 Block of Warsaw Street (Southside Farmer's Market) (2011 Special Ordinance S-27-11)
- Those properties on Spy Run Avenue from Fourth Street to State Boulevard including the east and west right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list (2012 Special Ordinance S-32-12).
- Those properties at the intersection of Freeman Street and Covington Road including the east and west and north and south right-of-way and the right-of-way of any side streets bounded on both sides by properties included in the list (2012 Special Ordinance S-32-12).
- Those properties 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 by the properties (2012 Special Ordinance S-107-12).
- The property at the southeast corner of Airport Expressway and Fairfield Avenue along with the six southern properties fronting W. Paulding Road between Fairfield Avenue and Hoagland Avenue. Also included are the east and west right-of-way bounded by the properties (2012 Special Ordinance S-107-12).
- Those properties on the four corners of Lake Avenue and Anthony Boulevard including the east and west and north and south right-of-way (2012 Special Ordinance S-107-12).
- Those properties east of South Wayne Avenue south of W. Foster Parkway and north W. Branning Avenue (2012 Special Ordinance S-107-12).
- 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 (2012 Special Ordinance S-107-12).

- Those properties south of Young Drive and west of Westbrook Drive (2903 Westbrook Drive) including the adjoined east and west and north and south right-of-way (2012 Special Ordinance S-107-12).
- Those properties located south of and fronting Lake Avenue between, but not including, Lakeside Junior High School (2100 Lake Avenue) and the Catholic Cemetery (3124 Lake Avenue). Also those properties north of and fronting Lake Avenue from 2333 Lake Avenue to 3217 Lake Avenue including all right-of-ways north and south and east and west of the properties should also be included (2012 Special Ordinance S-107-12).
- Those properties on the four corners of Maxine Drive and Fairfield Avenue including the east and west and north and south right-of-way (2012 Special Ordinance S-107-12).
- The property at 1950 Clinton Street on the east side of Clinton Street from Elizabeth Street south to Lawton Park. This includes the east and west and north right-of-way. (2013 Special Ordinance S-87-13).
- Those properties on Wayne Trace from the Wayne Trace/Adams Street/Pontiac Street/Pioneer Street round-about to Oxford Street including the east and west right-of-way and the right-of-way of any side streets. Also the properties along Oxford Street from Turpie Street to Wayne Trace including the east and west and south right-of-way and those properties at 3106 Oxford Street, 3515 Wayne Trace, and 3601 Hessen Cassel Road including the north and south and east and west right-of-way. (2013 Special Ordinance S-87-13)
- Additional areas on a case-by-case basis (1991 Special Ordinance S-226-91, 2001 Special Ordinance S-102-01 2003 Special Ordinance S-37-03, 2005 Special Ordinance S-19-05, 2005 Special Ordinance S-113-05, 2008 Special Ordinance S-59-08, 2008 Special Ordinance S-93-08, 2010 Special Ordinance S-9-10, 2011 Special Ordinance S-27-11, 2012 Special Ordinance S-32-12, and 2012 Special Ordinance S-107-12, amended 2013 Special Ordinance S-87-13).

Economic Development Target Areas Defined

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

- a. Have become undesirable or impossible for normal development occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property, or
- b. Have been designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission

organized under I.C. 36-7-11, I.C. 36-7-11.1, I.C. 36-7-11.2, I.C. 36-7-11.3, or I.C. 14-3.3.2, or

- c. Encompass buildings, structures, sites, or other facilities that are listed on the National Register of Historic Places, the Indiana Historic Sites and Historic Structures Register established under I.C. 14-3-3.3, or are determined to be eligible for listing on the Indiana Register by the Indiana historic preservation officer.

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

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

Indiana law limits the amount of land that can be designated to a total of no more than 15% of the total geographic area of the city. Current economic development target area boundaries comprise 6.52 square miles or 5.90% of the total geographic area of the City of Fort Wayne (110.58 square miles). In theory, our economic development target area boundaries could expand 9.10% or 10.06 square miles.

The size of the proposed EDTAs is 0.14 square miles. If approved, the total economic development target area boundaries would comprise 6.66 square miles or 6.02% of the total geographic area of the City of Fort Wayne.

Economic Trends Analysis

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

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

Conclusions

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

Expand the existing economic development target areas:

Spy Run - The property at 520 Tennessee Avenue. The property located at this property is owned by Architecture & Community Heritage (ARCH).



520 Tennessee Avenue
02-12-01-101-002.000-074



520 Tennessee Avenue
02-12-01-101-002.000-074



520 Tennessee Avenue
02-12-01-101-002.000-074



520 Tennessee Avenue
02-12-01-101-002.000-074

Clinton St/Lima Rd - The property at 3320 North Clinton Street. The property located at this property is owned by Turnstone Center for Children and Adults with Disabilities.



3320 North Clinton Street
Turnstone Center for Children and Adults with Disabilities
02-07-25-351-001.000-073

Decatur Rd/Paulding Rd/Southgate Plaza - The properties at 414 East Pettit Avenue, 222 East Pettit Avenue, 214 East Pettit Avenue, and 232 East Pettit Avenue including the east and west and north and south right-of-ways bounded by properties included in the list.

Businesses in this area include Southgate Plaza, Walgreens, and Burger King.



Southgate Plaza
02-12-23-426-009.000-074



222 East Pettit Avenue
Walgreens
02-12-23-426-004.000-074



232 East Pettit Avenue
Burger King
02-12-23-426-003.000-074

Create the following new Economic Development Target Areas:

West Jefferson – All of the properties fronting the south side of W. Jefferson Blvd. from 2709 W. Jefferson Blvd. to 2405 W. Jefferson Blvd including the east and west and north right-of-ways bounded by properties included in the list. Those properties fronting the north side of W. Jefferson Blvd. from 2440 W. Jefferson Blvd. to 2404 W. Jefferson Blvd. including the east and west and south right-of-ways bounded by properties included in the list. Also the properties at 2710 W. Jefferson Blvd and 2400 W. Jefferson Blvd.

Businesses in this area include Ace Game Room Gallery, Any Credit Auto, Belmont Beverage, a Marathon gas station, Mi Pueblo, Sunshine Cleaners, Inc., M&B Auto Sales, SweetCars, Shangrila, Imperial Trophy & Awards, Westwood Lanes, and Jefferson Gala and Discount Tobacco.



2525 W. Jefferson Blvd.
Ace Game Room Gallery 02-
12-09-227-006.000-074



2410 W. Jefferson Blvd.
Any Credit Auto
02-12-10-101-001.000-074



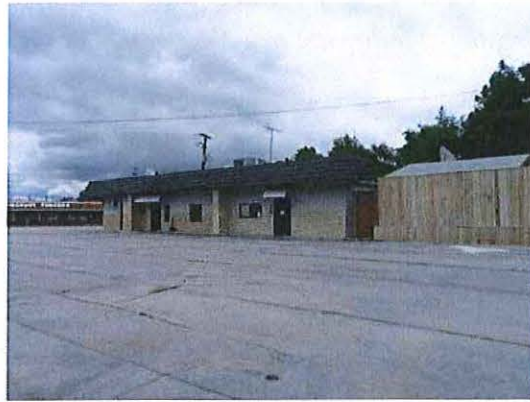
2425 W. Jefferson Blvd.
Belmont Beverage
02-12-09-228-002.000-074



2710 W. Jefferson Blvd
M&B Auto Sales
02-12-09-202-003.000-074



2709 W. Jefferson Blvd.
02-12-09-227-001.000-074



2701 W. Jefferson Blvd.
02-12-09-227-002.000-074



2420 W. Jefferson Blvd.
Marathon Gas Station
02-12-09-226-002.000-074



2419 W. Jefferson Blvd.
Mi Pueblo
02-12-09-228-004.000-074



2440 W. Jefferson Blvd.
Shangrila
02-12-09-226-001.000-074



2439 W. Jefferson Blvd.
Sunshine Cleaners
02-12-09-228-001.000-074



2404 W. Jefferson Blvd.
SweetCars
02-12-10-101-002.000-074



2543 W. Jefferson Blvd.
Jefferson Gala and Discount Tobacco
02-12-09-227-005.000-074



2405 W. Jefferson Blvd.
Imperial Trophy & Awards
02-12-10-102-001.000-074



2400 W. Jefferson Blvd.
Westwood Lanes
02-12-03-353-002.000-074

North Clinton – All of the properties fronting the west side of Clinton Street from 2129 N. Clinton Street to 2011 N. Clinton Street including the north and south right-of-ways bounded by properties included in the list.

Businesses in this area include M&W Motors and Contract Interiors, Inc.



140 Jacobs Ave.
Contract Interiors
02-07-35-408-002.000-074



140 Jacobs Ave.
Contract Interiors
02-07-35-408-002.000-074



2119 N. Clinton Street
02-07-35-403-024.000-074



2129 N. Clinton Street
02-07-35-403-022.000-074



2011 N. Clinton Street
M&W Motors
02-07-35-452-001.000-074

Lafayette II – The property at 2046 Lafayette Street. Also, those properties fronting the east side of Lafayette Street from 2033 Lafayette Street to 2115 Lafayette Street including the north and south and east and west right-of-ways bounded by properties included in the list.

Businesses in this area include Evolution Hair Salon, and Doolittle Electric.



2115 Lafayette Street
02-12-12-302-005.000-074



2105 Lafayette Street
02-12-12-302-002.000-074



2101 Lafayette Street
02-12-12-302-001.000-074



2033 Lafayette Street
Evolution Hair Salon
02-12-12-301-028.000-074



2050 Lafayette Street
Doolittle Electric
02-12-11-431-019.000-074



2050 Lafayette Street
Doolittle Electric
02-12-11-431-019.000-074

Lafayette & Eckart – The properties fronting the east side of Lafayette Street that are south of Eckart Street and north of Agnes Street including the north and south and west right-of-ways bounded by properties included in the list. Also, those properties fronting the west side of Lafayette Street from Eckart Street to and including 3310 Lafayette Street including the north and south and east right-of-ways bounded by properties included in the list.

Businesses in this area include La Puerta Negra, First Class Automobile, and New Image Printing and Design.



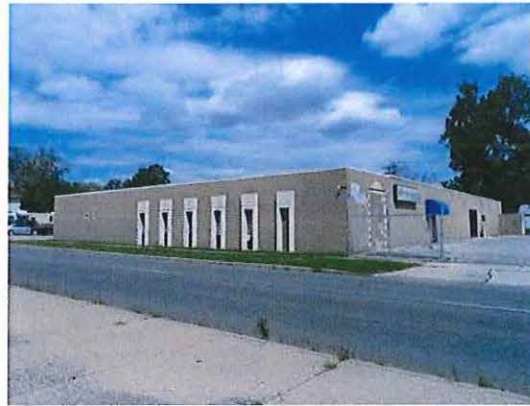
3310 Lafayette Street
02-12-14-283-032.000-074



3128 Lafayette Street
La Puerta Negra
02-12-14-278-030.000-074



410 Eckart Street
First Class Automobile
02-12-13-152-001.000-074



3233 and 3235 Lafayette Street
New Image Printing
02-12-13-153-003.000-074

Harrison Street – The properties fronting the east side of Harrison Street south of Grand Street and north of Williams Street including the north and south and west right-of-ways bounded by properties included in the list. Also those properties fronting the west side of Harrison Street from 1616 S. Harrison Street to 1940 S. Harrison Street including the north and south and east right-of-ways bounded by properties included in the list.

Businesses in this area include After Dark, Phillip Shirmeyer, Inc., and Rock's Auto Repair.



1601 S. Harrison Street
After Dark
02-12-11-254-001.000-074



1707 S. Harrison Street
Phillip Shirmeyer, Inc.
02-12-11-254-004.000-074



1801 S. Harrison Street
02-12-11-257-001.000-074



1807 S. Harrison Street to
1815 S. Harrison Street



1827 S. Harrison Street
02-12-11-257-008.000-074



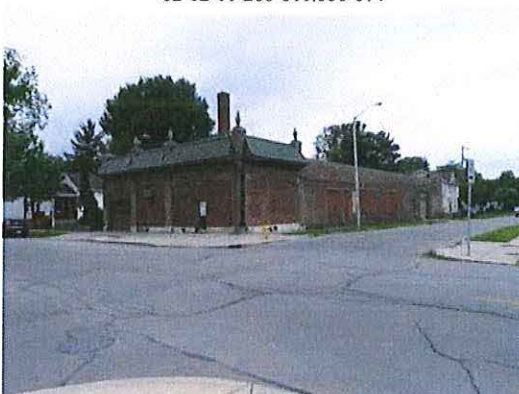
1940 S. Harrison Street
02-12-11-402-015.000-074



1918 S. Harrison Street
02-12-11-260-011.000-074



1902 S. Harrison Street
Perdue Printed Inc.
02-12-11-260-007.000-074



1902 S. Harrison Street
Perdue Printed Inc.
02-12-11-260-007.000-074



1820 S. Harrison Street
Greer Performance
02-12-11-256-013.000-074



1720 S. Harrison Street
Rock's Auto Repair
02-12-11-253-010.000-074



1720 S. Harrison Street
Rock's Auto Repair
02-12-11-253-010.000-074



1716 S. Harrison Street
02-12-11-253-009.000-074



1616 S. Harrison Street
02-12-11-251-001.000-074

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 phase-in. 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 phase-in.

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): Mitch Harper and Tom Didier

