

BILL NO. S-15-10-17

SPECIAL ORDINANCE NO. S-_____

**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 (before its repeal), 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; S-27-11; S-32-12; S-107-12; S-
10 87-13; S-116-14 (as amended); and

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

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

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

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

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

25 **SECTION 1.** Based on the favorable recommendation of the Fort Wayne Economic
26 Development Commission, the Fort Wayne Common Council finds that certain areas of the City
27 meet the definition of economic development target area and are areas within which economic
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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. **Calhoun Street** – The Calhoun Street Economic Development Target Area approved under Fort Wayne Common Council 1991 Special Ordinance S-226-91 be amended to include the properties at 3818-3830 South Calhoun Street and 116 West Rudisill Boulevard including the east and west and north and south right-of-ways bounded by properties included on the list.
- B. **Taylor Street** – The Taylor Street Economic Development Target Area approved under Fort Wayne Common Council 1991 Special Ordinance S-226-91, amended 2005 Special Ordinance S-19-05, amended 2013 Special Ordinance S-87-13 be amended to include the property at 1701 Freeman Street including the east and west and north and south right-of-ways bounded by properties included on the list.
- C. **Bluffton Road** – The Bluffton Road Economic Development Target Area approved under Fort Wayne Common Council 2003 Special Ordinance S-37-03, amended 2013 Special Ordinance S-87-13 be amended to include properties at 6702, 6208, 6710 and 6716 Old Trail Road including the east and west and north and south right-of-ways bounded by properties included on the list.
- D. **Hanna Street** – Properties fronting the west side of Hanna Street south of East Wallace Street to Buchanan Street including the north and south and east right-of-ways bounded by properties included on the list.
- E. **Wallace Street** – Properties fronting the north and south sides of Wallace Street from Clinton Street on the west to Lafayette Street on the east including the east and west and north and south right-of-ways bounded by properties included on the list.
- F. **Coombs Street** – Properties generally bounded by the Maumee River on the north and east and Coombs Street on west including the east and west and north and south right-of-ways

1 bounded by properties included on the list. Also including the property at 500 Coombs
2 Street.

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

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

7
8
9 _____
10 Member of Council

11 APPROVED AS TO FORM AND LEGALITY

12
13 _____
14 Carol Helton, City Attorney

Exhibit A: Calhoun Street EDTA	
Address	Parcel Number
116 West Rudisill Boulevard	02-12-14-409-026.000-074

Exhibit A: Taylor Street EDTA	
Address	Parcel Number
1701 Freeman Street	02-12-09-251-002.000-074

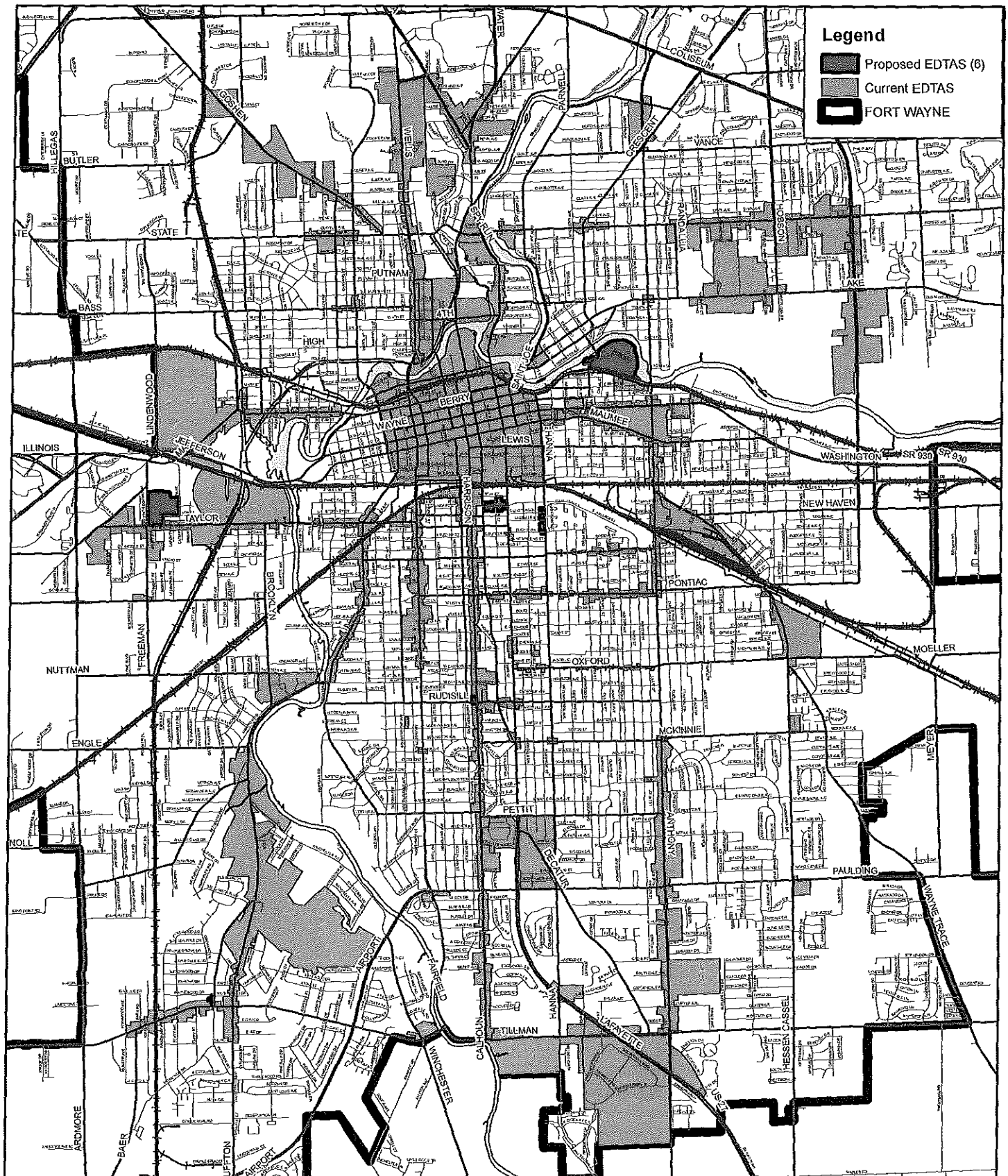
Exhibit A: Bluffton Road EDTA	
Address	Parcel Number
6716 Old Trail Road	02-12-28-433-032.000-074
6710 Old Trail Road	02-12-28-433-016.000-074
6708 Old Trail Road	02-12-28-433-013.000-074
6702 Old Trail Road	02-12-28-433-012.000-074

Exhibit A: Hanna Street EDTA	
Address	Parcel Number
1810 South Hanna Street	02-12-12-155-014.000-074
1826 South Hanna Street	02-12-12-155-015.000-074
1834 South Hanna Street	02-12-12-155-017.000-074
1902 South Hanna Street	02-12-12-158-009.000-074
2006 South Hanna Street	02-12-12-305-023.000-074
2008 South Hanna Street	02-12-12-305-024.000-074
2012 South Hanna Street	02-12-12-305-025.000-074
2014 South Hanna Street	02-12-12-305-026.000-074
2016 South Hanna Street	02-12-12-305-027.000-074
2020 South Hanna Street	02-12-12-305-028.000-074
2026 South Hanna Street	02-12-12-305-029.000-074
2028 South Hanna Street	02-12-12-305-030.000-074
2032 South Hanna Street	02-12-12-305-031.000-074
2102 South Hanna Street	02-12-12-306-026.000-074

Exhibit A: Wallace Street EDTA	
Address	Parcel Number
223 East Wallace Street	02-12-11-279-002.000-074
315 East Wallace Street	02-12-11-280-001.000-074
1710 South Lafayette Street	02-12-11-280-002.000-074
326 East Wallace Street	02-12-11-283-003.000-074
314 East Wallace Street	02-12-11-283-002.000-074
302 East Wallace Street	02-12-11-283-001.000-074
246 East Wallace Street	02-12-11-282-014.000-074
228 East Wallace Street	02-12-11-282-012.000-074
220 East Wallace Street	02-12-11-282-010.000-074
224 East Wallace Street	02-12-11-282-011.000-074
216 East Wallace Street	02-12-11-282-009.000-074
214 East Wallace Street	02-12-11-282-008.000-074
240 East Wallace Street	02-12-11-282-013.000-074
1801 South Clinton Street	02-12-11-282-003.000-074

Exhibit A: Coombs Street EDTA	
Address	Parcel Number
500 Coombs Street	02-12-01-253-001.000-074
500 Blk Coombs Street	02-12-01-254-001.000-074
1227 Herbert Street	02-12-01-255-001.001-074
406 River Bend Court	02-12-01-256-002.000-074
406 River Bend Court	02-12-01-256-007.000-074
406 River Bend Court	02-12-01-256-008.000-074
1130 Herbert Street	02-12-01-254-003.000-074
1300 Herbert Street	02-12-01-257-005.000-074
1300 Herbert Street (BEH)	02-12-01-257-008.000-074
1401 Griffin Street	02-12-01-276-001.000-074
1408 Griffin Street	02-12-01-277-002.000-074
525 Tecumseh Street	02-12-01-257-003.000-074

EXHIBIT B ALL FORT WAYNE EDTAS and 2015 PROPOSED EDTAS



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Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
North American Datum 1983
State Plane Coordinate System, Indiana East



Date Created: Oct. 13, 2015
FW CDD GIS -my

Admn. Appr. _____

DIGEST SHEET

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

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

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