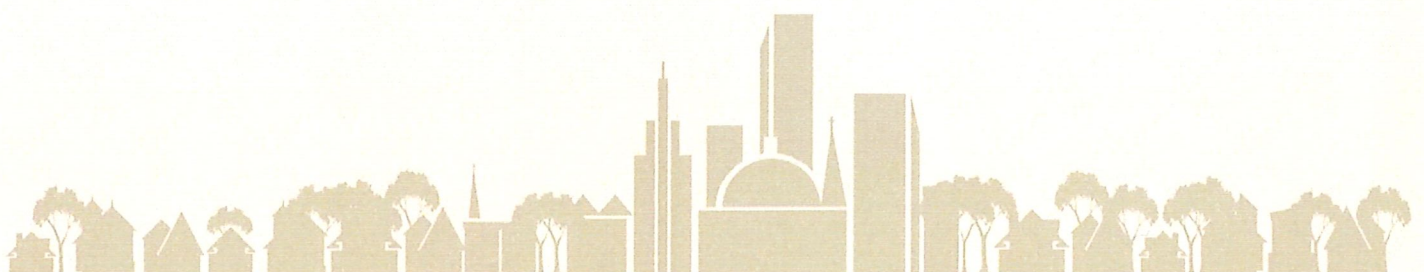




COMMUNITY DEVELOPMENT

Economic Development Target Areas

*Proposed Expansion
October 2017*



Economic Development Target Areas 1991-2017

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.

Economic Development Target Areas Defined

Economic Development Target Areas (EDTAs) 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.

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 6.66 square miles or 6% of the total geographic area of the City of Fort Wayne (110.83 square miles). In theory, our economic development target area boundaries could expand 8.9% or 9.97 square miles.

The size of the proposed EDTAs is .00356 square miles. If approved, the total economic development target area boundaries would comprise 6.66 square miles or 6% of the total geographic area of the City of Fort Wayne.

Current Boundaries

Economic Development Target Areas (EDTAs) 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/Edgerton/RR Overpass to intersection with West Jefferson Boulevard (Tract 10) (1991 Special Ordinance S-226-91, amended 2012 Special Ordinance S-32-12)
- Taylor Street from Thompson Avenue to Portage Boulevard including those properties on the east side of Freeman Street from Taylor Street to Ontario Street including the right-of-way bounded by properties. (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. (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)
- 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 properties bounded to the east of Schick Street, south of the railroad, north of the properties fronting the north side of Wayne Street, and west of the property at 1718 East Berry Street including the north and south and east and west right-of-way to the south right-of-way line of Pontiac 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. The area also includes property at 2404 Fair Oak Drive including the east and south right-of-way (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. The area includes 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. (2008 Special Ordinance S-59-08, amended 2014 Special Ordinance S-116-14)
- 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. Those properties that front Washington Boulevard from Hanna Street to Glasgow Avenue. Those properties that front Maumee Avenue from Harmar Street to Glasgow Avenue. Those properties east of Glasgow Avenue, north of East Washington Boulevard and southwest of the railroad including the north and south and east and west right-of-way (2008 Special Ordinance S-93-08, amended 2013 Special Ordinance S-87-13)
- Those properties that front Wells Street from Commerce Drive/Penn Central Railroad to Fernhill Avenue. The area also includes properties that front Fernhill Avenue from Wells Street to Northrop Street including property at 3837 Wells Street. (2008 Special Ordinance S-93-08 and 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 including the property at 520 Tennessee Avenue. (2010 Special Ordinance S-9-10, amended 2014 Special Ordinance S-116-14)
- 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 including property at 3320 North Clinton Street. (2010 Special Ordinance S-9-10, amended 2014 Special Ordinance S-116-14)
- 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)
- 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 (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 (2012 Special Ordinance S-32-12)

- 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)
- Those properties fronting the south side of West Jefferson Boulevard from 2709 West Jefferson Boulevard to 2405 West Jefferson Boulevard including the east and west and north right-of-ways. The area includes 2710 West Jefferson Boulevard. (2014 Special Ordinance S-116-14)
- Those properties fronting the east side of Lafayette Street that lie south of Eckart Street and north of Agnes Street including the north and south and west right-of-ways. 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. (2014 Special Ordinance S-116-14)
- Those properties fronting the west side of Clinton Street from 2129 North Clinton Street to 2011 North Clinton Street including the north and south right-of-ways. (2014 Special Ordinance S-116-14)
- 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. The area includes 2046 Lafayette Street. (2014 Special Ordinance S-116-14)
- Those 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. Also those properties fronting the west side of Harrison Street from 1616 South Harrison Street to 1940 South Harrison Street including the north and south and east right-of-ways. (2014 Special Ordinance S-116-14)
- 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, 2013 Special Ordinance S-87-13, 2014 Special Ordinance S-116-14 (as amended); 2015 Special Ordinance S-87-15; 2016 Special Ordinance S-122-16; Special Ordinance S-103-17)

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
- Current EDTA maps
- 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 an existing economic development target area should be expanded. The existing economic development target area would remain with the expansion proposed below by the Fort Wayne Common Council upon favorable recommendation by the Fort Wayne Economic Development Commission for the following area:

- A. **Curdes EDTA**– The property located at 2529 Curdes Avenue (PIN# 02-08-31-205-009.000-074-00356) including the north and south and east and west right-of-ways bounded by the property.

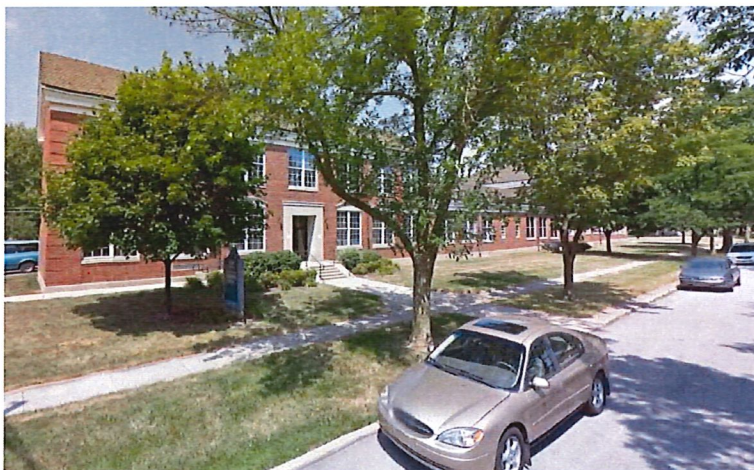
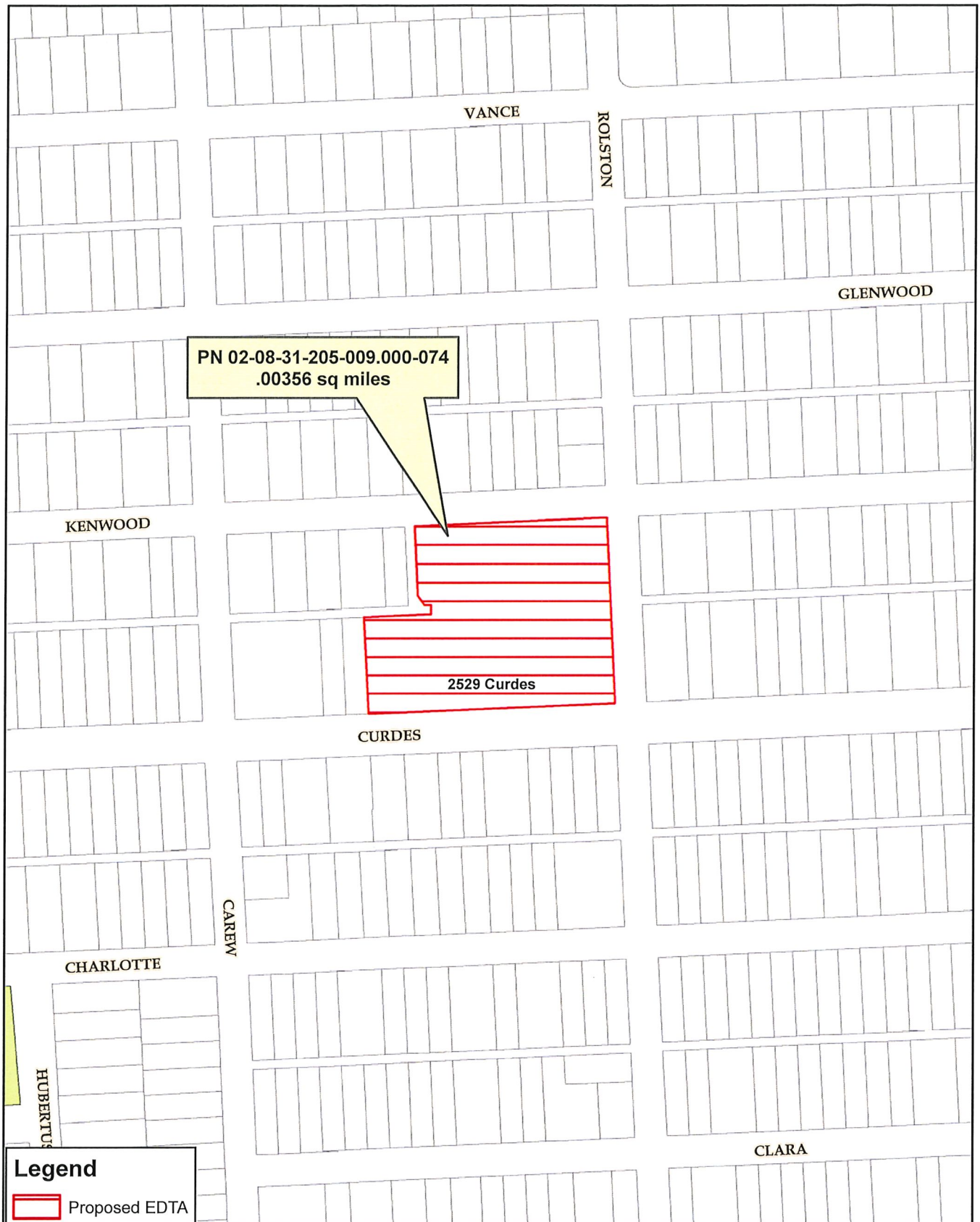


Exhibit A: Curdes EDTA

Address	Parcel Number
2529 Curdes Avenue	02-31-205-009.000-074

CURDES EDTA (PROPOSED)



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North American Datum 1983
State Plane Coordinate System, Indiana East



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