

BILL NO. R-17-10-11

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 ("EDTAs"); and

WHEREAS, according to IC 6-1.1-12.1-7(a)(1), EDTAs are: (i) 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; (ii) 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); (iii) 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 EDTAs 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 to recommend the designation of EDTAs 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 Common Council may designate a maximum of fifteen percent (15%) of the total geographic territory of the city to be in EDTAs; and

1 **WHEREAS**, EDTAs established by the city before July 1, 1987 continue in effect until modified or
2 abolished by ordinance of the Fort Wayne Common Council; and

3 **WHEREAS**, the current EDTAs were defined by Fort Wayne Common Council Resolution
4 Numbers S-102-01, S-226-91 (as amended); S-81-85; S-115-83, S-37-03, S-19-05, S-113-
5 05; S-59-08; S-93-08; S-9-10; S-27-11; S-32-12; S-107-12; S-87-13; S-116-14 (as
6 amended); S-87-15; S-122-16; S-103-17 be amended in accordance with and as provided in
7 attached Exhibits A and B and

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

11 **WHEREAS**, the Commission, with the assistance of the Community Development Division of the
12 City of Fort Wayne has completed research on the geographic areas within the City of Fort
13 Wayne which would qualify as EDTAs, and within which EDTA status might serve as an
14 inducement for recapitalization by private interests; and

15 **WHEREAS**, due to changed economic and demographic patterns, the Fort Wayne Economic
16 Development Commission has recommended designating new EDTAs and/or modifying
17 existing EDTAs in the following location: 2529 Curdes Avenue; and

18 **WHEREAS**, the addition/modification of the EDTAs proposed herein, along with the existing
19 EDTAs in other locations comprises an area less than 15% of the total geographic area of
20 the City of Fort Wayne.

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

23 **SECTION 1.** Based on the favorable recommendation of the Fort Wayne Economic
24 Development Commission, the Fort Wayne Common Council finds that certain areas of the City
25 meet the definition of an EDTA and are areas within which EDTA status can serve as an
26 inducement for recapitalization by private interests.
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1 **SECTION 2.** Fort Wayne Common Council herein formally adopts an ordinance designating as
2 EDTA the following area with the following with the specific property listed in Exhibit A and
3 boundaries shown as exhibit B:

4 **A. Curdes EDTA–** The property located at 2529 Curdes Avenue (PIN# 02-08-31-205-
5 009.000-074-00356) including the north and south and east and west right-of-ways
6 bounded by the property are hereby designated as an EDTA.

7 **SECTION 3.** Common Council shall designate additional qualifying areas as EDTAs on a case-
8 by-case basis.

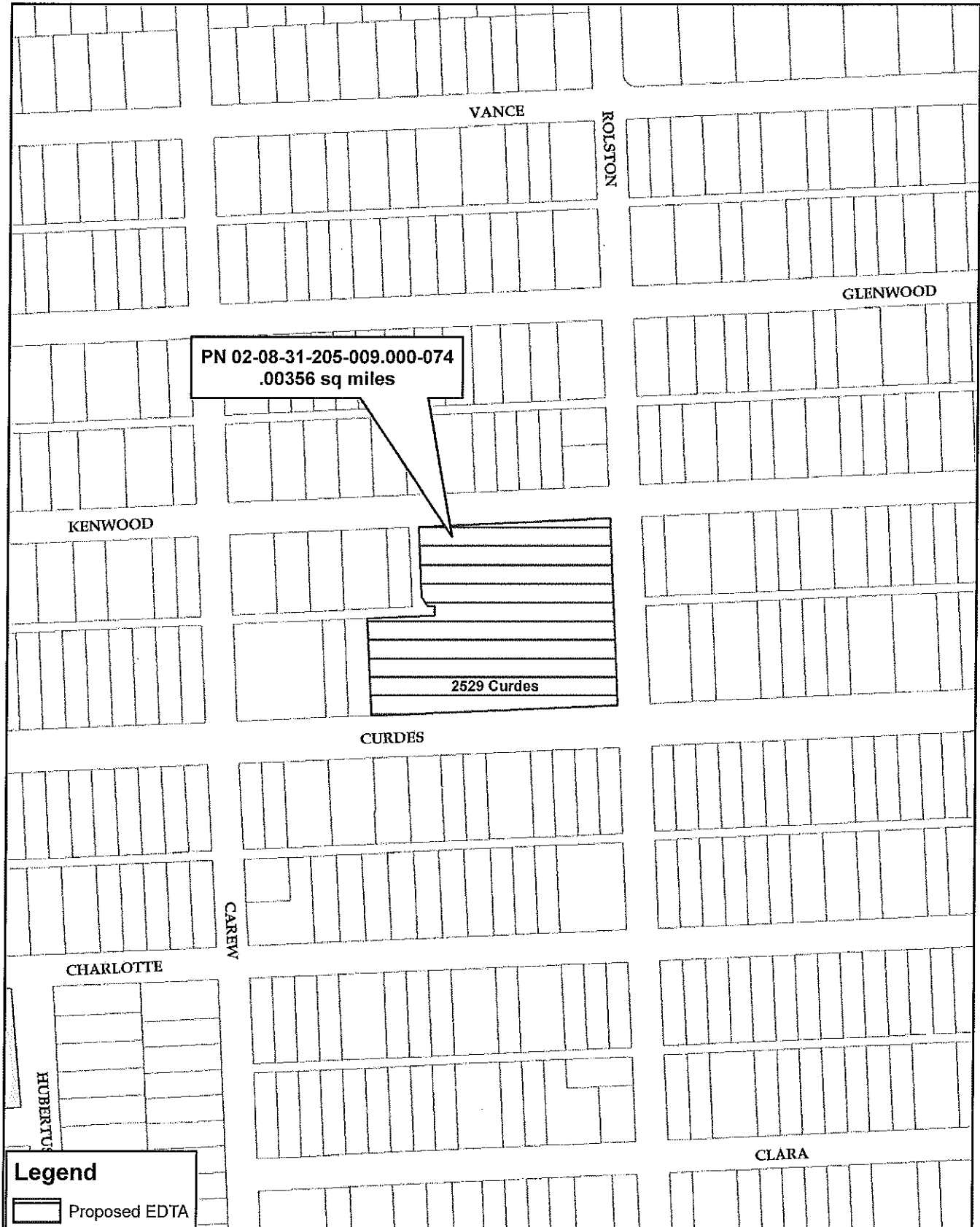
9 **SECTION 4.** This Resolution shall be in full force and effect from and after its passage and any
10 and all necessary approval by the Mayor.

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13 _____
Member of Council

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15 APPROVED AS TO FORM AND LEGALITY

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Carol Helton, City Attorney
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CURDES EDTA (PROPOSED)



Document Path: O:\community_development\ARCMAP Project Files\EDTA & Com-facade-grant\MXD\2017 proposed\curdes_2529_proposed_my.mxd

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



Created Oct. 4, 2017
FW CDD GIS-my

Exhibit A: Curdes EDTA

Address

2529 Curdes Avenue

Parcel Number

02-31-205-009.000-074

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). Establishing this EDTA will allow a residential housing development targeting those who make 60% or lower of the area median income, to be eligible to apply for the maximum phase-in available for real property improvements.

EFFECT OF PASSAGE: Will allow new development located in the new EDTA to be eligible to apply for economic revitalization area designation for tax phase-in.

EFFECT OF NON-PASSAGE: Potential loss of new affordable housing development in the new EDTA.

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

ASSIGNED TO COMMITTEE (PRESIDENT): Geoff Paddock and Jason Arp