

**A RESOLUTION APPROVING THE MODIFICATION OF THE
EXISTING SUMMIT CITY ENTREPRENEUR AND
ENTERPRISE DISTRICT BOUNDARY.**

WHEREAS, the Fort Wayne Common Council previously designated an Enterprise Zone and established an Urban Enterprise Association (UEA) pursuant to I.C. § 5-28-15-9 and subsequently, in anticipation of the sunset of the Enterprise Zone on December 31, 2017, established an Entrepreneur and Enterprise District known as the Summit City Entrepreneur and Enterprise District (SEED) and District Board comprising of the UEA District Board of Directors pursuant to I.C. §5-28-15.5-1, et seq in accordance with Resolution R-102-17 on December 12, 2017; and

WHEREAS, pursuant to I.C. 5-25-15.5-4(3) a District Board may modify the boundary of the District if the District board determines that the modification of the boundary of its District it is in the best interest of the District and requests, by majority vote, that the legislative body of the municipality in which the District is located modify or waive any municipal ordinance or the regulation that is in effect in the District pursuant to I.C. 5-25-15.5-8(b); and

WHEREAS, the legislative body may waive or modify the operation of such ordinance or regulation upon a finding that such ordinance or regulation does not affect health (including the environmental health), safety civil rights and employment rights; and

WHEREAS, the UEA District Board is requesting a modification of the existing boundary of the SEED District; and

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

WHEREAS, the Fort Wayne Common Council may designate a District not to exceed ten percent (10%) of the territory of the qualified municipality (the City of Fort Wayne); and

WHEREAS, the SEED District established under Resolution R-102-17 will continue in effect until modified or abolished by ordinance of the Fort Wayne Common Council; and

WHEREAS, the SEED District was created and defined by Resolution R-102-17 and amended by S118-20; and may be further amended in accordance with and as provided in attached Exhibits A and B; and

WHEREAS, it is the intention of both the UEA District Board and the Fort Wayne Common Council to support entrepreneurship, small business and technology development and innovation; and

WHEREAS, the UEA District Board, with the assistance of the UEA staff completed research on the geographic areas within the City of Fort Wayne which would support entrepreneurship, small business and technology development and innovation; and

WHEREAS, due to changed economic and demographic patterns, the UEA District Board has recommended modifying the existing boundary of the SEED District to include the parcels listed on E; and

1 **WHEREAS**, the proposed modification of the SEED District, together with the other portions of the
2 SEED District in other locations comprises an area less than 10% of the City of Fort Wayne.

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

5 **SECTION 1.** Based on the favorable recommendation of the UEA District Board under
6 Resolution NO. 090723-19, the Fort Wayne Common Council finds that certain areas of the City of
7 Fort Wayne support entrepreneurship, small business and technology development and innovation.

8 **SECTION 2.** The Fort Wayne Common Council herein formally adopts this ordinance modifying
9 the existing boundary by adding the specific properties listed in Exhibit A, the boundaries of which are
10 shown on exhibit B, which shall constitute the expansion of the previously designated boundary of the
11 SEED District:

12 **SECTION 3.** The Common Council shall continue to consider the expansion of the existing
13 designated boundary of the SEED District on a case-by-case basis.

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

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Member of Council

APPROVED AS TO FORM AND LEGALITY



Malak Heiny, City Attorney

EXHIBIT A

1. 02-12-11-133-003.000-074
2. 02-12-11-132-003.000-074
3. 02-12-11-133-030.000-074
4. 02-12-11-134-006.000-074
5. 02-12-11-134-007.000-074
6. 02-12-11-134-002.000-074
7. 02-12-11-134-001.000-074
8. 02-12-11-133-023.000-074
9. 02-12-11-133-022.000-074
10. 02-12-11-133-001.000-074
11. 02-12-11-133-004.000-074
12. 02-12-11-133-013.000-074
13. 02-12-11-133-005.000-074
14. 02-12-11-133-012.000-074
15. 02-12-11-132-010.001-074
16. 02-12-11-133-026.000-074
17. 02-12-11-133-008.000-074
18. 02-12-11-132-021.000-074
19. 02-12-11-120-003.000-074
20. 02-12-11-120-002.000-074
21. 02-12-11-132-001.000-074
23. 02-12-11-139-000.000-074
24. 02-12-11-132-016.000-074
25. 02-12-11-133-016.000-074
26. 02-12-11-133-032.000-074
27. 02-12-11-133-007.000-074
28. 02-12-11-133-031.000-074
29. 02-12-11-133-011.000-074
30. 02-12-11-132-007.000-074
31. 02-12-11-132-011.000-074

32. 02-12-11-134-003.000-074
33. 02-12-11-134-005.000-074
34. 02-12-11-132-006.000-074
35. 02-12-11-132-019.000-074
36. 02-12-11-133-024.000-074
37. 02-12-11-133-025.000-074
38. 02-12-11-133-009.000-074
39. 02-12-11-133-015.000-074
40. 02-12-11-132-009.000-074
41. 02-12-11-132-020.000-074
42. 02-12-11-132-018.000-074
43. 02-12-11-133-027.000-074
44. 02-12-11-133-028.000-074
45. 02-12-11-134-004.000-074
46. 02-12-11-120-001.000-074
47. 02-12-11-133-002.000-074
48. 02-12-11-133-010.000-074
49. 02-12-11-133-014.000-074
50. 02-12-11-132-005.000-074
51. 02-12-11-132-008.000-074
52. 02-12-11-132-012.000-074
53. 02-12-11-132-017.000-074
54. 02-12-11-132-010.000-074
55. 02-12-11-120-003.001-074
56. 02-12-11-134-012.000-074

EXHIBIT B



**RESOLUTION OF THE SUMMIT CITY ENTREPRENEUR AND
ENTERPRISE DISTRICT (SEED) APPROVING A BOUNDARY
EXPANSION FOR THE SEED DISTRICT TO INCLUDE PROPERTY
OWNED BY VISION PROPERTY GROUP, LLC FOR A BUILDING
ADAPTIVE REUSE AND REDEVELOPMENT PROJECT.**

WHEREAS, the State of Indiana Code 5-28 15.5 section 4(a)(3) and section 8(a)(2) allows for the District Board (SEED) to modify the SEED's boundaries within 10% of the City of Fort Wayne limits (11.079 square miles) with the provision that the legislative body (Council and Mayor) determines that the modification is in the best interests of the district; and

WHEREAS, Vision Property Group, LLC, a district business within the SEED at 1510 Fairfield Avenue, plans to renovate its building by to include 3-4 floors of renovated adaptive reuse to include a reception hall, golf simulator and local brewing company. The projected investment is more than \$5 million and is estimated to create 40-60 new jobs and will create public parking for 32 cars; and

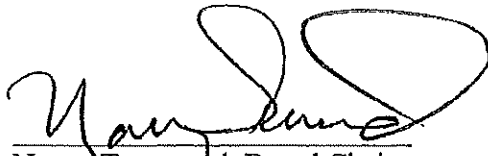
WHEREAS, the SEED Staff, is requesting the SEED Board increase the SEED district by adding 55 parcels listed in Exhibit A and visually depicted by map in Exhibit B; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS
OF THE SUMMIT CITY ENTREPRENEUR AND ENTERPRISE DISTRICT (SEED):**

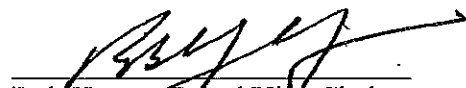
The SEED shall be expanded to include parcels outlined in Exhibits A and B effective with City Council and Mayor's passage of a similar resolution beginning with the tax year 2023 pay 2024.

Adopted and passed by the Summit City Entrepreneur and Enterprise Board of Directors
This 14th day of Sept, 2023.

Attest



Nancy Townsend, Board Chair



Rob Young, Board Vice Chair

Exhibit A

02-12-11-133-003.000-074
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02-12-11-133-030.000-074
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02-12-11-133-013.000-074
02-12-11-133-005.000-074
02-12-11-133-012.000-074
02-12-11-132-010.001-074
02-12-11-133-026.000-074
02-12-11-133-008.000-074
02-12-11-132-021.000-074
02-12-11-120-003.000-074
02-12-11-120-002.000-074
02-12-11-132-001.000-074
02-12-11-139-000.000-074
02-12-11-132-016.000-074
02-12-11-133-016.000-074
02-12-11-133-032.000-074
02-12-11-133-007.000-074
02-12-11-133-031.000-074
02-12-11-133-011.000-074
02-12-11-132-007.000-074
02-12-11-132-011.000-074
02-12-11-134-003.000-074
02-12-11-134-005.000-074
02-12-11-132-006.000-074
02-12-11-132-019.000-074
02-12-11-133-024.000-074
02-12-11-133-025.000-074
02-12-11-133-009.000-074
02-12-11-133-015.000-074
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02-12-11-132-020.000-074
02-12-11-132-018.000-074
02-12-11-133-027.000-074
02-12-11-133-028.000-074

02-12-11-134-004.000-074
02-12-11-120-001.000-074
02-12-11-133-002.000-074
02-12-11-133-010.000-074
02-12-11-133-014.000-074
02-12-11-132-005.000-074
02-12-11-132-008.000-074
02-12-11-132-012.000-074
02-12-11-132-017.000-074
02-12-11-132-010.000-074
02-12-11-120-003.001-074
02-12-11-134-012.000-074

Exhibit B

