

3
4 **ORDINANCE APPROVING THE ESTABLISHMENT (CONTINUATION) OF AN**
5 **ECONOMIC IMPROVEMENT DISTRICT FOR THE DOWNTOWN AREA OF THE**
6 **CITY OF FORT WAYNE AND AN ECONOMIC IMPROVEMENT DISTRICT**
7 **BOARD**

8 WHEREAS, Indiana Code 36-7-22 provides for the approval and establishment
9 of an “economic improvement district,” via a petition process, among the owners of
10 affected real estate within the boundaries of a proposed district, in this case, an area of
11 the downtown area of the City of Fort Wayne, Indiana; and

12 WHEREAS, Resolution No. R-70-95, passed on October 24, 1995, approved the
13 establishment of an “economic improvement district” for the downtown area of the City
14 of Fort Wayne, Indiana, as requested through a petition process defined in I.C. 36-7-22-4.
15 Such petition called for an original assessment period of 10 years, beginning with tax
16 year 1996, payable 1997, and ending with tax year 2005, payable 2006; and

17 WHEREAS, Resolution No. R-08-06, passed on January 10, 2006, approved the
18 establishment and continuation of an “economic improvement district” for the downtown
19 area of the City of Fort Wayne, again as requested through a petition process defined in
20 I.C. 36-7-22-4. Such petition called for an original assessment period of 10 years,
21 beginning with tax year 2006, payable 2007, and ending with tax year 2015, payable
22 2016; and

23 WHEREAS, Special Ordinance No. S-66-15, passed on July 28, 2015, approved
24 the establishment and continuation of an “economic improvement district” for the
25 downtown area of the City of Fort Wayne, again as requested through a petition process
26 defined in I.C. 36-7-22-4. Such a petition called for an original assessment period of 10
27 years, beginning with tax year 2016, payable 2017, and ending with tax year tax year
28 2025, payable 2026; and

29 WHEREAS, in anticipation of the expiration of the existing 10 year term of the
30 existing Economic Improvement District for the Downtown Area of the City of Fort
Wayne created by Special Ordinance No. S-66-15, a petition process was undertaken by
owners of real property in the proposed district to effect the establishment and
continuation of such economic improvement district by obtaining the signatures of
property owners representing both (i) at least 60% of the total properties contained within
the district; and (ii) at least 60% of the gross assessed value (GAV) of the properties
contained within the district. Said property owners filed their Petition for the
Establishment and Continuation of an Economic Improvement District in Downtown
Fort Wayne (the “Petition”) with the City Clerk on July 15, 2025; and

1 WHEREAS, attached to this Ordinance as Exhibit A is a map of the boundaries of
2 the proposed economic improvement district; and

3 WHEREAS, attached to this Ordinance as Exhibit B is a spreadsheet setting forth
4 the parcels contained and located within the boundaries of the proposed economic
5 improvement district; and

6 WHEREAS, the purpose for the establishment (continuation) of the economic
7 improvement district is to provide special benefits to parcel owners within such district
8 which do not replace existing benefits or projects already provided within the district.
9 The proposed economic improvement district will carry out the following economic
10 development projects and services within the proposed district boundaries (i) Promotion
11 of Commercial Activity and Public Events, (ii) Landscaping, Beautifying and
12 Maintaining Public Areas such as the Clean and Green Program, (iii) Marketing, (iv)
13 Stakeholder Services and (v) such other economic improvement projects authorized by
14 I.C. 36-7-22-3; and

15 WHEREAS, the economic improvement projects undertaken in the district, as
16 described above and in the Petition, will provide special benefits, not otherwise available
17 to property owners in the district and will be of public utility and benefit; and

18 WHEREAS, the economic improvement projects undertaken in the district will
19 be funded by assessments levied on all owners of non-residential real property in the
20 district, including parcel owners subject to a tax abatement by the City of Fort Wayne or
21 any political subdivision of the City of Fort Wayne. Residential real property owners, as
22 described in the Petition, are excluded from the economic improvement district, and thus
23 are excluded from participation in the Petition, as well as any assessment levied, as
24 required by I.C. 36-7-22-7(c); and

25 WHEREAS, the proposed economic improvement district will utilize and apply
26 an assessment method that is based upon a percentage of gross assessed value of certain
27 classes of real property located within the proposed economic improvement district
28 boundaries. Such assessment percentage will be at .0015 of gross assessed value (the
29 "Assessment Percentage") and will increase by an amount equal to two percent (2%)
30 of the then applicable Assessment Percentage, as the same has been adjusted, annually
throughout the 10-year term of the Economic Improvement District; and

 WHEREAS, such special assessment of the economic improvement district will
be levied for 10 years, beginning with the 2026 tax year, payable 2027, and ending with
the 2035 tax year, payable 2036; and

 WHEREAS, owners of real property within the economic improvement district
are represented by a majority, as required by I.C. 36-7-22-11, on the proposed fifteen (15)
member economic improvement district Board of Directors. The proposed members to
the Board of Directors are as follows: (i) Rich Beck; (ii) Michelle Chambers; (iii) Andrea
Robinson; (iv) Laurie Ailor; (v) Theopolis Smith; (vi) Matt Reckman; (vii) Greg Allen;

1 (viii) Tom Ludwiski; (ix) Robert Walters; (x) Pete Henry; (xi) Amanda Muldoon; (xii)
2 Zach Barrett; (xiii) Tiffany Fries; (xiv) Brittany Kruse-Andrews; and (xv) Harley
3 Parsons; and

4 WHEREAS, the Board makeup shall be comprised as follows: (i) at least eight
5 (8) directors shall be property owners, or individual representatives duly appointed or
6 designated by such property owners, within the economic improvement district, and the
7 remaining directors shall be business owners or tenants that may or may not be property
8 owners within the economic improvement district. In the event any director does not
9 conduct a business or reside within the economic improvement district, such director
10 shall demonstrate a commitment to downtown development, improvement, and
11 revitalization within such district; (ii) one (1) director shall be appointed by the Mayor of
12 the City of Fort Wayne, subject to the approval of the City of Fort Wayne Common
13 Council; (iii) one (1) director shall be appointed by the City of Fort Wayne Common
14 Council with preference given to an elected member of the City Council, and (iv) one (1)
15 director shall be appointed by the Allen County Board of Commissioners, subject to the
16 approval of the City of Fort Wayne Common Council. Upon completion of the annual
17 nomination process, the list of Board members will be forwarded to City Council for
18 approval; and

19 WHEREAS, it is the intention of the proposed economic improvement district to
20 be a key partner with the City of Fort Wayne in encouraging private investment, growth
21 and development in the downtown area of the City of Fort Wayne through planning and
22 crafting unique private-public-civic partnerships and relationships required to assure
23 emerging economic improvement projects reach fruition and I.C. 36-7-22-17 provides
24 the City of Fort Wayne Common Council oversight and approval of the economic
25 improvement district's annual budget, and I.C. 36-7-22-21 provides City Council receive
26 an annual report of the economic improvement district's annual activities and
27 expenditures; and

28 WHEREAS, the estimated initial annual budget for undertaking economic
29 improvements projects in the proposed economic improvement district is (i) \$228,300.60
30 for Promotion and Marketing of Commercial Activity and Public Events, (ii)
\$228,300.60 for Beautifying and Maintaining Public Access Areas such as the Clean and
Green Program, (iii) \$190,250.50 for Stakeholder Services, and (iv) \$114,150.30 for
general administration and operations of the economic improvement district; and

WHEREAS, the establishment of the proposed economic improvement district
and the special assessment replaces the economic improvement district and assessment
established by Resolutions No. R-70-95 and No. R-08-06, and Special Ordinance No. S-
66-15, respectively; and

WHEREAS, notice of hearing was published on _____, and the
hearing notice, proposed budget, proposed economic improvement district boundaries
and other related information were mailed to all affected owners of real property in the

1 economic improvement district in the manner prescribed by I.C. 5-3-1 and I.C. 36-7-22-
2 6; and

3 WHEREAS, a hearing was held on _____ during which all affected
4 owners of real property contained in the proposed economic improvement district were
5 provided the opportunity to be heard.

6 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
7 OF THE CITY OF FORT WAYNE, INDIANA:**

8 SECTION 1: The proposed economic improvement district as presented in the
9 Petition including Exhibit A and Exhibit B attached to this Ordinance, along with the
10 members of the Board of Directors of such economic improvement district, as proposed,
11 are hereby approved. The economic improvement district shall be known as the
12 Economic Improvement District for the Downtown Area of the City of Fort Wayne and
13 operate or be known as the “Downtown Improvement District” with an existence and
14 assessment period of 10 years, beginning with the 2026 tax year, payable 2027, and
15 ending with the 2035 tax year, payable 2036.

16 SECTION 2: The Petition meets the requirements of I.C. 36-7-22-4, I.C. 36-7-22-
17 5, and I.C. 36-7-22-7.

18 SECTION 3: The economic improvement projects within the Downtown
19 Improvement District will be of a public utility and benefit and provide special benefits
20 to the property owners in proportion to their respective assessment through increased
21 property values and such benefits will be new benefits that do not replace benefits
22 existing before the original establishment of the Downtown Improvement District.

23 SECTION 4: The assessment formula and method shall be based upon .0015 of
24 gross assessed value levied on all owners of non-residential real property within the
25 boundaries of the Downtown Improvement District, including parcel owners subject to
26 tax abatements granted by the City of Fort Wayne or any commission, agency or political
27 subdivision of the City of Fort Wayne. Such formula and assessment method for the
28 assessment of benefits is appropriate.

29 SECTION 5: The Petition submitted by the owners of real property within the
30 Downtown Improvement District has been signed by both (i) at least 60% of the total
properties contained within the district; and (ii) at least 60% of the gross assessed value
(GAV) of the properties contained within the district.

SECTION 6: Special Ordinance No. S-66-15 establishing and continuing an
economic improvement district is hereby repealed as of the effective date of this Special
Ordinance.

136591	02-12-02-404-002.000-074	Norfolk Southern Railway Company	500 BLK OF S HARRISON ST	840	Railroad Company, Comm locally assessed	\$0
133978	02-12-02-406-001.000-074	Norfolk Southern Railway Company	500 BLK S CALHOUN ST	840	Railroad Company, Comm locally assessed	\$0
138758	02-12-02-328-005.000-074	Norfolk Southern Railway Company	500 PEARL ST (BEH BLK OF)	845	Railroad Company, Ind locally assessed	\$220,300
136592	02-12-02-404-003.000-074	Norfolk Southern Railway Company	500 S CALHOUN ST (BLK OF)	841	Utility, Railroad State Assessed	\$0
142442	02-12-02-305-013.000-074	Norfolk Southern Railway Company	524 VAN BUREN ST	845	Railroad Company, Ind locally assessed	\$9,600
136593	02-12-02-402-005.000-074	Norfolk Southern Railway Company	600 BLK OF S HARRISON ST	840	Railroad Company, Comm locally assessed	\$536,200
142437	02-12-02-306-018.000-074	Norfolk Southern Railway Company	700 GREELEY ST (BLK OF)	845	Railroad Company, Ind locally assessed	\$228,800
142438	02-12-02-306-017.000-074	Norfolk Southern Railway Company	724 GREELEY (E OF) ST	845	Railroad Company, Ind locally assessed	\$29,100
142439	02-12-02-306-015.000-074	Norfolk Southern Railway Company	724 GREELEY ST (W OF)	840	Railroad Company, Comm locally assessed	\$29,300
142441	02-12-02-306-014.000-074	Norfolk Southern Railway Company	736 GREELEY ST (E OF)	840	Railroad Company, Comm locally assessed	\$14,600
142440	02-12-02-306-012.000-074	Norfolk Southern Railway Company	736 GREELEY ST (W OF)	840	Railroad Company, Comm locally assessed	\$29,300
136694	02-12-02-307-001.000-074	Norfolk Southern Railway Company	900 W MAIN ST (BLK REAR OF)	845	Railroad Company, Ind locally assessed	\$212,200
144214	02-12-02-183-001.000-074	Norfolk Southern Railway Company	WELLS ST	840	Railroad Company, Comm locally assessed	\$0
138736	02-12-02-327-008.000-074	North LLC	216 W SUPERIOR ST	456	Parking Lot or Structure	\$48,200
131304	02-12-02-486-003.000-074	Northeast Indiana Public Radio Inc	210 E JEFFERSON BLVD	447	Office Bldg (1 or 2 Story)	\$308,800
142545	02-12-02-362-001.000-074	NOT THAT BAD INVESTMENTS INC	733 W WAYNE ST	402	20 to 39 Family Apartments	\$749,500
143611	02-07-35-381-007.000-074	NR Property I LLC c/o North River Capital LLC	1704 CASS ST	350	Industrial Warehouse	\$118,300
143610	02-07-35-381-006.000-074	NR Property I LLC c/o North River Capital LLC	1714 CASS ST	300	Vacant Land	\$3,600
141198	02-12-02-135-001.000-074	Nyia Jean Properties LLC	1434 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$253,400
138855	02-12-02-387-008.000-074	OLD MARKET LLC ATTN: RANDY STREBIG	520 W JEFFERSON BLVD	447	Office Bldg (1 or 2 Story)	\$682,200
138940	02-12-11-132-003.000-074	OLD MILL PROPERTIES LLC	1305 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$106,800
133971	02-12-02-459-004.000-074	One Summit II LLC c/o Hanning & Bean Enterprises	101 E WASHINGTON BLVD	449	Office Bldg (3 Stories or More, Elevator)	\$14,559,700
169103	02-12-02-387-002.001-074	Optimum Fly LLC	533 W WASHINGTON BLVD	456	Parking Lot or Structure	\$63,900
141230	02-12-02-181-019.000-074	Over The Tracks LLC	1010 CASS ST	480	Commercial Warehouse	\$60,100
139501	02-12-02-457-004.000-074	P&B Real Estate Holdings LLC	121 W WAYNE ST	430	Restaurant, Cafeteria or Bar	\$253,400
139569	02-12-02-457-005.000-074	P&B Real Estate Holdings LLC	121 W WAYNE ST	456	Parking Lot or Structure	\$220,000
178597	02-12-02-457-005.001-074	P&B Real Estate Holdings LLC	121 W WAYNE ST (BEH)	499	Other Commercial Structures	\$7,800
178598	02-12-02-457-003.001-074	P&B Real Estate Holdings LLC	WAYNE ST	456	Parking Lot or Structure	\$8,300
139976	02-12-02-127-040.000-074	P&H Renovators Inc	1515 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$33,300
139093	02-12-02-128-047.000-074	PANTOJA GERMAN M & IRMA P	1419 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$151,500
139075	02-12-02-128-046.000-074	PANTOJA INC	1421 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$104,100
139049	02-12-02-128-045.000-074	Pantoja Inc	1425 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$128,900
139652	02-12-02-127-043.000-074	Pantry Inc	1501 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$113,500
201470	02-12-02-127-041.001-074	Pantry Inc	WELLS ST	456	Parking Lot or Structure	\$10,600
139385	02-12-02-457-006.000-074	PB Development LLC	119 W WAYNE ST	447	Office Bldg (1 or 2 Story)	\$823,500
131189	02-12-01-357-015.000-074	Peggins Quincev J	425 E LEWIS ST	430	Restaurant, Cafeteria or Bar	\$75,500
139627	02-12-02-126-020.000-074	PTB LLC	1603 WELLS ST	430	Restaurant, Cafeteria or Bar	\$212,000
142402	02-12-02-305-010.000-074	R & J Fox Rentals LLP	512 VAN BUREN ST	455	Commercial Garage	\$630,400
142392	02-12-02-306-013.000-074	R & J Fox Rentals LLP	736 GREELEY ST	456	Parking Lot or Structure	\$14,700
138803	02-12-02-380-005.000-074	R G S Real Estate LLC	420 W WAYNE ST	441	Funeral Home	\$572,300
138804	02-12-02-380-003.000-074	R G S Real Estate LLC	817 FAIRFIELD AV	456	Parking Lot or Structure	\$31,400
139384	02-12-02-457-003.000-074	R&B Real Estate Holdings LLC	123 W WAYNE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$153,000
137701	02-12-11-127-005.000-074	Raffom LLC	1119 BROADWAY	430	Restaurant, Cafeteria or Bar	\$135,500
139416	02-12-02-402-007.000-074	Randall Commercial Partners RA LLC	602 S HARRISON ST	456	Parking Lot or Structure	\$263,600
126947	02-12-02-477-005.000-074	RANDALL PROPERTIES LLC	227 E WASHINGTON BLVD	449	Office Bldg (3 Stories or More, Elevator)	\$795,800
127947	02-12-02-434-003.000-074	Real McCulloch House LLC	334 E BERRY ST	447	Office Bldg (1 or 2 Story)	\$649,500
141200	02-12-02-135-002.000-074	Red Lipstick Enterprises LLC	1428 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$117,400
138847	02-12-02-388-007.000-074	Red Star Properties LLC	402 W JEFFERSON BLVD	447	Office Bldg (1 or 2 Story)	\$264,000
142416	02-12-02-302-012.000-074	Reliable Real Estate LLC	820 W SUPERIOR ST	500	Vacant - Platted Lot	\$3,800
139637	02-12-02-127-036.000-074	Rice Madeline E	413 5th ST	500	Vacant - Platted Lot	\$3,300
141427	02-12-02-411-022.000-074	RIEGELS INCORPORATED	624 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$89,500
142391	02-12-02-306-016.000-074	River Bend Real Estate Inc	724 GREELEY ST	499	Other Commercial Structures	\$29,200
142403	02-12-02-306-001.000-074	River Bend Real Estate Inc	747 W SUPERIOR ST	455	Commercial Garage	\$520,400
138858	02-12-02-387-003.000-074	ROGERS MARKETS INC	521 W WASHINGTON BLVD	447	Office Bldg (1 or 2 Story)	\$191,300
138853	02-12-02-387-002.000-074	ROGERS MARKETS INC	525 W WASHINGTON BLVD	456	Parking Lot or Structure	\$51,600
141293	02-12-02-137-006.000-074	Rohr Properties Llc	1603 N HARRISON ST	455	Commercial Garage	\$110,000
130925	02-12-02-482-003.000-074	Saikhon Carol Trustee of the Carol Saikhon Trust dated 3-18-1993	1021 S CLINTON ST	431	Franchise-type Restaurant	\$726,900
144543	02-12-02-411-015.000-074	SALIN BANK & TRUST CO	110 W MAIN ST	456	Parking Lot or Structure	\$73,400
137833	02-12-11-210-002.000-074	Salvatoris Real Estate LLC	1402 S HARRISON ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$100,800
139074	02-12-02-128-043.000-074	San Lorenzo LLC	1429 WELLS ST	430	Restaurant, Cafeteria or Bar	\$44,900
141377	02-12-02-133-001.000-074	Sanchez Dalila E	1602 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$225,500
137624	02-07-35-383-030.000-074	Sanchez Dalila E	1619 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$70,900

131151	02-12-02-486-001.000-074	Sasson Investments LLC c/o Subway Systems LLC	1111 S CLINTON ST	431	Franchise-type Restaurant	\$330,500
138504	02-12-02-204-015.000-074	Schaab Riverfront LLC	1228 N HARRISON ST	499	Other Commercial Structures	\$164,600
133968	02-12-02-477-003.000-074	Schowe Properties LLC c/o Robert Schowe	236 E WAYNE ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$381,700
141255	02-12-02-139-005.000-074	Schultz Linda L	205 W 4TH ST	500	Vacant - Platted Lot	\$4,000
141254	02-12-02-139-004.000-074	Schultz Linda L	209 W 4TH ST	500	Vacant - Platted Lot	\$4,000
137766	02-12-02-130-008.000-074	SCI INDIANA FUNERAL SERVICES INC C/O GREG F STROBL	1315 WELLS ST	499	Other Commercial Structures	\$50,500
137767	02-12-02-130-007.000-074	SCI INDIANA FUNERAL SERVICES INC C/O GREG F STROBL	1321 WELLS ST	456	Parking Lot or Structure	\$8,200
137768	02-12-02-130-006.000-074	SCI INDIANA FUNERAL SERVICES INC C/O GREG F STROBL	1327 WELLS ST	441	Funeral Home	\$205,900
142499	02-12-02-354-003.000-074	Sharons Victorian LLC	630 W BERRY ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$185,000
131152	02-12-02-486-011.000-074	Sherrer Holdings LLC	1133 S CLINTON ST	456	Parking Lot or Structure	\$49,000
130961	02-12-02-486-012.000-074	Sherrer Holdings LLC	1139 S CLINTON ST	447	Office Bldg (1 or 2 Story)	\$236,900
144239	02-12-02-457-007.000-074	SHINE LAWRENCE E	916 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$165,600
137722	02-12-11-134-003.000-074	Simerman John H	623 HENDRICKS ST	500	Vacant - Platted Lot	\$19,800
137723	02-12-11-134-004.000-074	Simerman John H & C Eilene	617 HENDRICKS ST	500	Vacant - Platted Lot	\$20,300
137725	02-12-11-134-006.000-074	Simerman John H & Murphey Catherine Eilene	611 HENDRICKS ST	500	Vacant - Platted Lot	\$19,800
141405	02-12-02-405-009.000-074	SLR II	108 W COLUMBIA ST	447	Office Bldg (1 or 2 Story)	\$251,100
141403	02-12-02-405-010.000-074	SLR II	520 S CALHOUN ST	456	Parking Lot or Structure	\$63,200
126689	02-12-12-107-002.000-074	Smart Properties LLC	420 E BRACKENRIDGE ST	447	Office Bldg (1 or 2 Story)	\$592,300
131115	02-12-02-480-002.000-074	Smiling Daisy LLC	406 E WAYNE ST	456	Parking Lot or Structure	\$34,700
130882	02-12-02-480-005.000-074	Smiling Daisy LLC	915 LAFAYETTE ST	447	Office Bldg (1 or 2 Story)	\$103,100
141279	02-12-02-202-009.000-074	South Bend Transport Services Llc	1506 N HARRISON ST	370	Small Shop	\$30,700
141277	02-12-02-202-008.000-074	South Bend Transport Services LLC	1512 N HARRISON ST	500	Vacant - Platted Lot	\$4,400
142577	02-12-02-366-003.000-074	ST JOHN EVANGELICAL LUTHERAN CHURCH	1006 BROADWAY	420	Small Detached Retail of Less Than 10,000 Square Feet	\$502,400
138352	02-12-03-437-003.000-074	St Joseph Health System Llc	1000 W MAIN ST (BLK OF)	456	Parking Lot or Structure	\$167,900
136692	02-12-02-307-002.000-074	ST JOSEPH HEALTH SYSTEM LLC	1012 W MAIN ST	456	Parking Lot or Structure	\$33,600
138824	02-12-02-382-005.000-074	St Joseph Health System Llc	618 W WASHINGTON BLVD	456	Parking Lot or Structure	\$533,000
142674	02-12-02-353-001.000-074	St Joseph Health System Llc	700 BROADWAY	456	Parking Lot or Structure	\$799,000
142688	02-12-02-354-002.000-074	St Joseph Health System Llc	717 BROADWAY	456	Parking Lot or Structure	\$32,200
142678	02-12-02-353-004.000-074	St Joseph Health System Llc	800 BROADWAY	412	Nursing Home & Private Hospital	\$7,286,100
144466	02-12-02-352-002.000-074	ST JOSEPH HEALTH SYSTEM LLC	801 W MAIN ST	412	Nursing Home & Private Hospital	\$77,231,100
142669	02-12-02-307-007.000-074	ST JOSEPH HEALTH SYSTEM LLC	902 W MAIN ST	456	Parking Lot or Structure	\$54,000
142670	02-12-02-307-006.000-074	ST JOSEPH HEALTH SYSTEM LLC	920 W MAIN ST (W OF)	456	Parking Lot or Structure	\$4,400
144465	02-12-02-307-005.000-074	ST JOSEPH HEALTH SYSTEM LLC	924 W MAIN ST	456	Parking Lot or Structure	\$13,000
142671	02-12-02-307-004.000-074	ST JOSEPH HEALTH SYSTEM LLC	930 W MAIN ST	456	Parking Lot or Structure	\$15,000
142677	02-12-02-353-003.000-074	ST JOSEPH HEALTH SYSTEM LLC	W BERRY ST	400	Vacant Land	\$57,300
139018	02-12-11-126-008.000-074	Starline Properties LLC	602 W JEFFERSON BLVD	409	Commercial Parcel Classified as Vacant but is Part of the Support Land for Another Parcel	\$27,000
138869	02-12-02-386-016.000-074	Starline Properties LLC	610 W JEFFERSON BLVD	431	Franchise-type Restaurant	\$849,000
139710	02-12-02-414-006.000-074	STONER RICHARD L & DEANNA D	712 S HARRISON ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$326,200
143596	02-07-35-380-008.000-074	Strong Franklin E & Strong Richard L & Daisy A	1736 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$132,000
133970	02-12-02-476-002.000-074	Summit Bank & Indiana Franklin Realty Inc	131 E WASHINGTON BLVD	456	Parking Lot or Structure	\$253,400
133962	02-12-02-459-003.000-074	SUMMIT BANK C/O INDUSTRY CONSULTING GROUP	913 S CALHOUN ST	456	Parking Lot or Structure	\$130,400
141404	02-12-02-254-013.000-074	Superior Lofts Partners RA LLC	102 W SUPERIOR ST	499	Other Commercial Structures	\$6,307,000
140300	02-12-02-306-006.000-074	Superior St Investments LLC	633 W SUPERIOR ST	370	Small Shop	\$103,400
140299	02-12-02-306-005.000-074	Superior St Investments LLC	705 W SUPERIOR ST	456	Parking Lot or Structure	\$30,600
138739	02-12-02-326-003.000-074	Superior Street Investments Inc	506 W SUPERIOR ST	400	Vacant Land	\$88,300
138738	02-12-02-326-002.000-074	Superior Street Investments Inc	512 W SUPERIOR ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$367,100
143667	02-12-02-304-005.000-074	Superior Street Investments LLC	417 ROSS ST	500	Vacant - Platted Lot	\$3,700
140287	02-12-02-304-007.000-074	Superior Street Investments LLC	632 W SUPERIOR ST	480	Commercial Warehouse	\$77,300
138767	02-12-02-337-002.000-074	Sweet Real Estate - City Center LLC	256 W MAIN ST	499	Other Commercial Structures	\$7,430,300
138769	02-12-02-336-001.000-074	Sweet Real Estate - City Center LLC	300 BLK W MAIN ST	456	Parking Lot or Structure	\$144,500
138768	02-12-02-336-002.000-074	Sweet Real Estate - City Center LLC	300 W MAIN ST	456	Parking Lot or Structure	\$595,000
138764	02-12-02-333-002.000-074	Sweet Real Estate - City Center LLC	350 PEARL ST	310	Food & Drink Processing Facility	\$1,362,200
138771	02-12-02-335-001.000-074	Sweet Real Estate - City Center LLC	400 W MAIN ST	439	Other Food Service	\$1,012,500
138763	02-12-02-332-001.000-074	Sweet Real Estate - City Center LLC	432 PEARL ST	455	Commercial Garage	\$133,100
138770	02-12-02-335-002.000-074	Sweet Real Estate - City Center LLC	E OF 404 W MAIN ST	456	Parking Lot or Structure	\$26,500
138787	02-12-02-339-003.000-074	Sweet Real Estate - City Theatre LLC	401 W MAIN ST	456	Parking Lot or Structure	\$132,600
138805	02-12-02-380-002.000-074	Sweet Real Estate - City Theatre LLC	407 W BERRY ST	447	Office Bldg (1 or 2 Story)	\$434,100
138788	02-12-02-339-002.000-074	Sweet Real Estate - City Theatre LLC	413 W MAIN ST	456	Parking Lot or Structure	\$179,100
138786	02-12-02-339-004.000-074	Sweet Real Estate - City Theatre LLC	420 W BERRY ST	456	Parking Lot or Structure	\$504,400
138806	02-12-02-380-001.000-074	Sweet Real Estate - City Theatre LLC	431 W BERRY ST	465	Lodge Hall	\$3,111,700
138785	02-12-02-339-001.000-074	Sweet Real Estate - City Theatre LLC	435 W MAIN ST	456	Parking Lot or Structure	\$163,800
141196	02-12-02-134-003.000-074	T ALLEN LLC	1502 WELLS ST	430	Restaurant, Cafeteria or Bar	\$76,900
133008	02-12-12-104-006.000-074	The Barclay Corporation	1323 S LAFAYETTE ST	400	Vacant Land	\$6,300
132946	02-12-12-104-007.000-074	The Barclay Corporation	1323 S LAFAYETTE ST	400	Vacant Land	\$8,800
137622	02-07-35-383-027.000-074	The First Church of the Nazarene of Ft Wayne India	1627 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$120,000
141413	02-12-02-405-008.000-074	The Landing I LLC c/o The Model Group Inc	110 W COLUMBIA ST	499	Other Commercial Structures	\$957,000
141417	02-12-02-411-007.000-074	The Landing I LLC c/o The Model Group Inc	111 W COLUMBIA ST	499	Other Commercial Structures	\$5,695,000
141406	02-12-02-405-007.000-074	The Landing I LLC c/o The Model Group Inc	114 W COLUMBIA ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$592,700
141418	02-12-02-405-006.000-074	The Landing I LLC c/o The Model Group Inc	116 W COLUMBIA ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$224,600

141415	02-12-02-405-004.000-074	The Landing I LLC c/o The Model Group Inc	118 W COLUMBIA ST	499	Other Commercial Structures	\$3,296,200
136584	02-12-02-411-003.000-074	The Landing I LLC c/o The Model Group Inc	125 W COLUMBIA ST	499	Other Commercial Structures	\$196,700
136583	02-12-02-411-004.000-074	The Landing I LLC c/o The Model Group Inc	125 W COLUMBIA ST	499	Other Commercial Structures	\$1,640,400
139621	02-12-02-411-002.000-074	The Landing I LLC c/o The Model Group Inc	131 W COLUMBIA ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$477,400
133984	02-12-02-276-012.000-074	The Lofts at Headwaters Park LLC	201 E SUPERIOR ST	400	Vacant Land	\$100
141434	02-12-02-453-008.000-074	The RBT Group LLC	812 S CALHOUN ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$429,100
139419	02-12-02-254-010.000-074	The Riverfront At Promenade Park LLC	124 W SUPERIOR ST	499	Other Commercial Structures	\$28,842,400
203617	02-12-02-254-011.001-074	The Riverfront At Promenade Park LLC	S CALHOUN ST	409	Commercial Parcel Classified as Vacant but is Part of the Support Land for Another Parcel	\$353,100
138865	02-12-02-386-001.000-074	Three Brothers LLC	1011 BROADWAY	450	Convenience Market With Gasoline Sales	\$375,900
138879	02-12-02-390-002.000-074	THREE BROTHERS LLC	437 W JEFFERSON BLVD	409	Commercial Parcel Classified as Vacant but is Part of the Support Land for Another Parcel	\$48,200
139031	02-12-11-130-001.000-074	THREE BROTHERS LLC	437 W JEFFERSON BLVD	450	Convenience Market With Gasoline Sales	\$481,000
133959	02-12-02-431-006.000-074	TIPPMANN LAURENCE SR FAMILY LP	816 S CLINTON ST	456	Parking Lot or Structure	\$860,700
141426	02-12-02-411-021.000-074	TLR Property LLC	622 S CALHOUN ST	447	Office Bldg (1 or 2 Story)	\$215,200
138810	02-12-02-379-007.000-074	TRINITY ENGLISH EVANGELICAL LUTHERAN CHURCH OF FORT WAYNE	520 W WAYNE ST	456	Parking Lot or Structure	\$394,000
138735	02-12-02-327-007.000-074	Two Twenty-Two LLC	222 W SUPERIOR ST	480	Commercial Warehouse	\$1,157,600
138742	02-12-02-327-006.000-074	Two Twenty-Two LLC	302 W SUPERIOR ST	480	Commercial Warehouse	\$646,600
131188	02-12-01-357-014.000-074	U S Management Corporation	423 E LEWIS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$8,700
140274	02-12-02-178-002.000-074	Udimex	431 COMMERCE DR	480	Commercial Warehouse	\$24,400
132947	02-12-12-104-008.000-074	Underwood Entities LLC	1325 S LAFAYETTE ST	370	Small Shop	\$101,400
132948	02-12-12-104-016.000-074	Underwood Entities LLC	E BRACKENRIDGE ST	400	Vacant Land	\$22,500
132949	02-12-12-104-017.000-074	Underwood Entities LLC	E BRACKENRIDGE ST	400	Vacant Land	\$12,000
132950	02-12-12-104-018.000-074	Underwood Entities LLC	E BRACKENRIDGE ST	400	Vacant Land	\$26,400
130996	02-12-01-357-002.000-074	UNO LLC und 49/50 int & Cameron John und 1/100 int a und 1/400 int & Cameron Stephen und 3/1600 int &	404 MADISON ST	447	Office Bldg (1 or 2 Story)	\$131,900
130995	02-12-01-357-003.000-074	UNO LLC und 49/50 int & Cameron John und 1/100 int a und 1/400 int & Cameron Stephen und 3/1600 int &	416 MADISON ST	500	Vacant - Platted Lot	\$4,800
130999	02-12-01-357-016.000-074	US Management Corporation	429 E LEWIS ST	400	Vacant Land	\$5,000
138930	02-12-11-132-017.000-074	Vetter Adam E & Sarah	510 LAVINA ST	500	Vacant - Platted Lot	\$18,600
137730	02-12-11-134-012.000-074	Vision Property Group LLC	1510 FAIRFIELD AVE	429	Other Retail Structures	\$540,500
140254	02-12-02-177-002.000-074	WAGNER TOOL GRINDING INC	419 HIGH ST	370	Small Shop	\$23,700
139977	02-12-02-127-041.000-074	Wahli Enterprises LLC	416 W 4th ST	370	Small Shop	\$249,000
212974	02-12-02-127-041.002-074	Wahli Enterprises LLC	418 W 4th ST	419	Other Commercial Housing	\$113,200
140269	02-12-02-177-005.000-074	Walker Christopher P	413 HIGH ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$17,200
143870	02-12-11-129-032.000-074	Walker Douglas G & Beverly A	1242 FAIRFIELD AVE	420	Small Detached Retail of Less Than 10,000 Square Feet	\$120,400
131299	02-12-02-482-002.000-074	WAYNE LODGE #25 F&AM, SOL D BAYLESS LODGE #359 F&AM ET AL	216 E WASHINGTON BLVD	465	Lodge Hall	\$1,134,500
131190	02-12-01-357-017.000-074	WBK LLC	433 E LEWIS ST	400	Vacant Land	\$6,900
139366	02-12-02-462-002.000-074	Welcome Fort Wayne LLC c/o Lodgian Inc	1020 S CALHOUN ST	411	Hotel	\$10,084,900
138821	02-12-02-382-006.000-074	West Central Flats LLC	604 W WASHINGTON BLVD	402	20 to 39 Family Apartments	\$233,800
138822	02-12-02-382-004.000-074	West Central Flats LLC	922 FULTON ST	402	20 to 39 Family Apartments	\$223,400
126690	02-12-12-107-003.000-074	WIDESPREAD PROPRTIESL LLC	440 E BRACKENRIDGE ST	480	Commercial Warehouse	\$292,500
133954	02-12-02-417-001.000-074	Wiener Louis Trs*	803 S CALHOUN ST	449	Office Bldg (3 Stories or More, Elevator)	\$1,146,400
133953	02-12-02-417-002.000-074	Wiener Louis Trs*	809 S CALHOUN ST	449	Office Bldg (3 Stories or More, Elevator)	\$651,000
138793	02-12-02-381-005.000-074	Williams John E Jr & Peggy A	323 W BERRY ST	447	Office Bldg (1 or 2 Story)	\$172,700
126942	02-12-02-431-002.000-074	Winston Properties LLC	132 E BERRY ST	447	Office Bldg (1 or 2 Story)	\$425,100
137765	02-12-02-130-009.000-074	WIRE DAN F & JUDITH K	1307 WELLS ST	420	Small Detached Retail of Less Than 10,000 Square Feet	\$62,800
131000	02-12-01-357-019.000-074	Wristpus-Ortiz Veronika	439 E LEWIS ST	400	Vacant Land	\$10,900
185152	02-12-02-464-002.001-074	ZAC TH LLC und 41.82 % int & ZAC VR LLC und 58.18%	223 W JEFFERSON BLVD	400	Vacant Land	\$2,700
143767	02-12-11-203-001.000-074	ZAC TH LLC und 41.82 % int & ZAC VR LLC und 58.18%	HARRISON ST	400	Vacant Land	\$29,700
178596	02-12-11-203-004.001-074	ZAC TH LLC und 41.82 % int & ZAC VR LLC und 58.18%	S HARRISON ST	400	Vacant Land	\$149,000
185153	02-12-02-464-003.003-074	ZAC TH LLC und 41.82 % int & ZAC VR LLC und 58.18%	W JEFFERSON BLVD	400	Vacant Land	\$85,100
139365	02-12-02-464-002.000-074	ZAC TH LLC und 41.82% int & ZAC VR LLC und 58.18%	223 W JEFFERSON BLVD	411	Hotel	\$11,765,300
139358	02-12-02-464-004.000-074	ZAC TH LLC und 41.82% int % ZAC VR LLC und 58.18%	1150 S HARRISON	411	Hotel	\$14,045,600
144582	02-12-02-178-001.000-074	Zaldivar Antonio & Reymundo	551 COMMERCE DR	480	Commercial Warehouse	\$26,900
130894	02-12-01-311-009.000-074	Zinah LLC	437 E WASHINGTON BLVD	450	Convenience Market With Gasoline Sales	\$462,300