

# FREQUENTLY ASKED QUESTIONS



This brochure is designed to answer questions about the Fort Wayne Downtown Improvement District and outlines the services and activities to be funded by the assessment paid by the property owners within the District, along with other financial contributions.

The District includes 99 blocks located within the center of Downtown Fort Wayne.

## WHAT IS A DOWNTOWN IMPROVEMENT DISTRICT?

Downtown Improvement Districts are designated zones in which services can be provided above and beyond the level currently offered by local government. Through the mechanism of an independent assessment district, property owners can decide what kind and what level of Downtown management services they need and exert direct control over the delivery of the services.

## WHY DOES DOWNTOWN NEED COORDINATED MANAGEMENT AND MARKETING SERVICES?

Many suburban properties, including office parks and shopping malls are developed, managed and marketed by single ownership groups or management companies. Generally, ownership of Downtown buildings and land is divided among individuals and companies with no coordinated management to advocate their interests, provide common services or promote Downtown as a product.

This situation makes it difficult to accomplish such tasks as facilitating environmental and safety services, promoting Downtown as a destination, and gathering and disseminating pertinent data on Downtown's progress. Such obstacles can be overcome by property owners working together and collaborating on initiatives for mutual benefit.

## WHAT IS THE DOWNTOWN BLUEPRINT 2016 UPDATE AND WHY IS IT IMPORTANT?

Collaboration is vital to the success of our shared community. A strategic plan such as The Downtown Blueprint 2016 Update allows organizations such as the Downtown Improvement District, the City of Fort Wayne, Greater Fort Wayne Inc., Visit Fort Wayne, Arts United and others to collaboratively ratify important projects for Downtown while avoiding duplication of effort, to ensure we remain actionable and goal oriented.

## HOW MUCH DO THE SERVICES COST AND HOW IS THE ASSESSMENT PAID?

By Indiana state statute IC 36-7-22-3, the Downtown Improvement District assessment is apportioned among all commercial, taxpaying property owners within the District boundaries. The assessment is .0015 of the real estate property value and is proportionately assessed. District assessments will be collected by the Allen County Auditor's Office. Notification that the assessment is due will appear as part of the spring property tax bill.

## DOES EVERYONE IN THE DISTRICT HAVE TO PAY THE ASSESSMENT?

All commercial taxpaying property owners within the District will receive an assessment for their required portion.

## WHAT SAFEGUARDS EXIST TO ENSURE PROPERTY OWNERS BENEFIT FROM THE SERVICES?

The Downtown Improvement District is governed by a Board of Directors who primarily own property or represent property owners within the District. Another safeguard is that the organization's renewal is determined by the property owners.

## 2017 BOARD OF DIRECTORS

### MICHAEL BARRANDA

City of Fort Wayne  
City Council Appointee

### THERESE BROWN

County of Allen  
County Commissioners Appointee

### SEAN COLLENTINE

ANYI Management  
Property Owner Representative

### SHARON FEASEL

City of Fort Wayne  
Mayoral Appointee

### ERIC FISHER

Midtowne Realty, Inc.  
Property Owner

### BEN HALL

Don Hall's Restaurants  
Property Owner

### CATHERINE HILL (Vice Chair)

PNC Financial Services Group  
Property Owner Representative

### LARRY HUGHES

Tippmann Group  
Property Owner Representative

### KENNETH JONES

Lutheran Health Network  
Property Owner Representative

### MARK LUTTIK (Chair)

Hilton Fort Wayne at the  
Grand Wayne Convention Center  
Property Owner Representative

### KYLEE SHIREY

Northeast Indiana Regional Partnership

### SUSAN SMETHERS (Secretary)

Lincoln Financial Group  
Property Owner Representative

### DR. MATT SMITH

University of Saint Francis

### TOM SMITH

Property Owner

### PONE VONGPHACHANH (Treasurer)

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