



West Central Neighborhood Association

WCNA Newsletter

Spring 2006

Message From the President

As I write this, the house at 1218 Stophlet Street is being demolished on orders of Neighborhood Code Enforcement (NCE). This building has been looking sad for several years, but was structurally solid and could have been rehabbed if allowed to exist in a properly sealed-up condition until legal problems were overcome and funding available. Unfortunately, NCE is not set up to allow this. Once in their system, there is no provision for "mothballing" problem properties. And once a house is demolished, the resulting vacant lot can be much more of an eyesore than the previous building was. Various empty lots around the neighborhood, such as those in the 1300 block of Swinney Avenue, are testament to this.

This is why WCNA has acquired and is about to rehab 1134 Nelson Street, which had been scheduled for demo.

This is why WCNA is trying to get other options in place with the city, such as "Conservation Districts" which will help keep structures intact, and for "Land Banking", for which the state legislature has passed measures allowing cities to 'mothball' solid problem properties. WCNA is also pushing for aggressive actions to regulate the scrap metal industry, as illegal scrappers (metal thieves) are devastating empty buildings, often leading to demolitions.

In the meantime, if there are problems with certain properties, please convey them to WCNA at our contact number. Perhaps if we are alerted early, we can get a satisfactory solution achieved before demolition is the only option left.

John Simerman

New Legislation to Help Combat Abandoned Properties

As you drive or walk around the West Central neighborhood or other areas of Fort Wayne, Allen County, or throughout the state, you will find a sizeable number of vacant and abandoned properties. There are many reasons that properties end up in this state including bankruptcy, foreclosure, and just plain neglect or desertion. While the WCNA tries to do what it can to prevent the deterioration of structures in the neighborhood, there isn't much that can be done to remedy an abandoned property while it is part of a bankruptcy or foreclosure action.

However, there are some new "tools" available to help combat the cases where property owners fail to maintain their properties. In early 2006, Indiana State House Enrolled Act (HEA) 1102 was signed into law. Portions of the new law went into effect in July 2006, and the remaining part in January 2007. While there are many provisions to this new law, a few stand out as being particularly pertinent to the West Central neighborhood:

1. There is now only *one* tax sale per year, instead of two, which means the process is shortened by 6 months. This should result in properties being turned

over to more responsible owners in a shorter period of time. This includes vacant lots, and commercial and industrial properties. Also, any property on which at least one property tax installment is delinquent for at least 10 months may be included in the tax sale.

2. Violators of the Unsafe Building Law (UBL) are not allowed to bid in the tax sale. This prevents properties from getting into the hands of people with a history of code violations and tax delinquency, and provides incentive to owners currently with violations to fix them if they want to participate in the tax sale.
3. Vacant or abandoned properties where taxes or special assessments are delinquent as of the prior year's fall installment may end up in the tax sale. Special assessments include: civil penalties imposed for violating the UBL, and costs such as ditch or drainage assessments, sewer charges, trash collection charges, and liens for cutting grass or weeds.
4. Local governmental units may now impose additional civil penalties against owners who fail to comply with an order issued under the UBL. The total penalty may now be up to \$10,000.

Fort Wayne Mayor Proposes Downtown Development



Location is within the West Central Neighborhood

In late 2006, Mayor Graham Richard presented plans for a downtown development project, referred to as "Harrison Square," that will encompass the area bound by West Jefferson Boulevard, Harrison Street, Brackenridge Street, and Ewing Street within the boundaries of the

West Central Neighborhood Association. The initial phase of the project is proposed to include the following: new hotel, new residential condominium units, new street-level retail, 900-space parking garage, and new minor-league baseball stadium. The cost for this phase is expected to be around \$125 million with approximately 50% of it being financed with public sources and the remaining 50% coming from private sources. When all phases of the project are completed, the funding sources will be 60% private and 40% public. The public funding sources include funding tools and revenue streams specifically dedicated to downtown development. **Property taxes would not be used to finance the public sector portion of the development.**

At the January 2007 meeting of the WCNA, John Urbahns, Deputy Director of Community Development for the City of Fort Wayne, made a presentation on the Harrison Square project and answered questions from those in attendance. The WCNA asked that the City work with the WCNA to design a plan for the area between Ewing Street and Broadway to guide future improvements and investment.

TOWER BANK,
COMMITTED TO MAKING
A POSITIVE IMPACT IN
OUR COMMUNITY.

TOWERbankSM
Where service is a passion.

DOWNTOWN: 116 EAST BERRY ST.
427.7000 • towerbank.net

MEMBER
FDIC

Help Available for Claiming Earned Income Tax Credit

Fort Wayne Mayor Graham Richard has initiated the fifth annual "Money in Your Pocket" campaign designed to help low-income residents claim the Earned Income Tax Credit on their 2006 tax returns. Households with 2 or more children and a family income of less than \$36,348 in 2006 can get a credit of up to \$4,536, and households with no children and an income of less than \$12,120 in 2006 can get up to \$412 in credit.

Free tax preparation help will be available at the Wayne Township Trustee's Office at 320 East Superior Street beginning January 27 through April 14, 2007. Hours are Monday through Thursday from noon to 3pm and 6pm to 8pm, and on Saturdays from 9am to noon. *You must have the following items with you:* valid picture ID, Social Security cards for yourself and dependents, all W2 statements and 1099 forms from all sources, childcare (name, address, Social Security number), and copy of a direct deposit ticket.

Use a REALTOR® to help make your dream come true!

Ask if your agent is a REALTOR®



Fort Wayne Area Association of REALTORS®

Proud Sponsor WCNA Home & Garden Tour



Fort Wayne (260) 426-4700 www.fwaar.com

A member of the National Association of REALTORS®

Abode Aesthetics LLC
• INTERIOR DESIGN •

Consulting and Installation
Custom Furniture Picture Framing
~ We Work With All Budgets ~

Rachel – 246-9663 Michael – 433-5169
827 West Jefferson Blvd–By Appointment Only

Housing Rehabilitation Programs Available to Qualified Homeowners

Last September, the WCNA and the City of Fort Wayne hosted a "block party" to kick-off the Model Blocks Program. This is a program designed to help revitalize central city neighborhoods by focusing funding for such things as housing improvements, parks, streets and other public improvements, economic development, community facilities and other designated neighborhood projects in a certain, identified area. In West Central, this is the Wilt Street area. The goal is to create a concentrated, positive visual impact by stemming deterioration and igniting private sector investment.

The "Homeowner Rehab Program" provides low-to-moderate income homeowners in a designated Model Block area with 3% interest loans of up to \$20,000 toward projects associated with housing rehabilitation. *For more information on this program, contact Nancy Allen with the City of Fort Wayne at 427-2127.*

Community Connections provides a "Downpayment Assistance" program, which can provide up to \$15,000 toward the purchase of a home, to households with incomes at or below 80% of the median income level, which is \$49,050 for a family of four or \$34,350 for an individual. The organization also has a "Homebuyer Education" program which provides guidance to first-time and low-to-moderate income homebuyers on the process of buying a home. These programs are not limited to those living within the Model Block area.



Helping You Get That
ROCK Hard Body You
Want...
...STATUES
**With Chiseled Good
Looks**

We carry statuary, birdbaths and fountains
from over 30 manufactures!

NEUHOUSER NURSERY
8046 Stellhorn Rd. (Hwy. 37) • 486-4161

NEUHOUSER GARDEN & GIFTS
4605 W. Jefferson Blvd. (Hwy. 24) • 436-8538

West Central Gets Funding for Housing Project

In 2005, the WCNA purchased the home at 1134 Nelson Street because it had been targeted for demolition by Neighborhood Code Enforcement (NCE) due to its dilapidated condition and because it was stuffed with junk and other debris. Because the house is a contributing structure of the West Central Local Historic District, the WCNA fought for its preservation. With the aid of many dedicated volunteers, several of whom didn't even live in the West Central neighborhood, we disposed of the junk and debris, made some minor repairs to gutters, downspouts, and windows, and completed a lot of yard work.

Several months were required for the legal process to clear the property title, and then in the spring of 2006, the WCNA attempted to sell the property to an owner-occupant who would rehabilitate the house. A sale did not occur, so the WCNA decided to secure funding to rehabilitate the house itself.

In early February, the WCNA was notified by the City of Fort Wayne that it been approved to receive federal funding toward the rehabilitation of the home. In addition to this funding, the WCNA is working with a local bank to secure a loan to fill the funding gap. So, look for exciting things to really start happening with this house! *There will be plenty of opportunity for volunteer work in the near future.*

COMMERCIAL • INDUSTRIAL • RESIDENTIAL
BOILERS • GAS-OIL BURNERS
INSTALLATION • SERVICE • PARTS
24-Hour Emergency Service

[260] 422-3534
1417 Martin Street • Fort Wayne

A Fort Wayne Family Tradition Since 1876

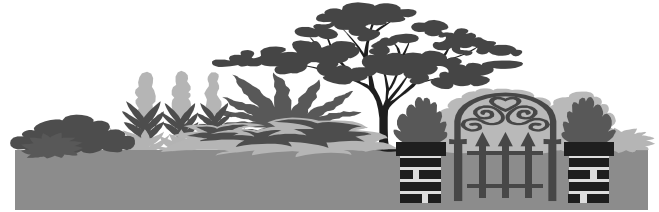
Klaehn, Fahl & Melton
Funeral Homes & Crematory
"Timeless Elegance"
Our historic West Wayne Street chapel built in 1893 in the Romanesque Revival Style. Call to schedule a private tour.
420 West Wayne Street • [260] 424-1525

Home and Apartment Rentals and Sales Listings on the WCNA website

The WCNA has begun offering a new website service to those property owners within the West Central neighborhood who have residential places for rent or for sale that they would like to advertise. This is also a good place to go when looking for your own place to rent or buy! More information on this service may be found by logging onto:

<http://www.westcentralneighborhood.org/PolicyandFees.html>

. For now, the WCNA is offering this trial service for *free*.



Plant a Tree in West Central

Applications to purchase a tree to be planted in the public right-of-way are available on the City of Fort Wayne website at:

http://www.cityoffortwayne.org/images/stories/community_development/redevelopment/files/street_tree_application_06-08.pdf

They may also be obtained by calling the City of Fort Wayne Division of Community Development at 427-1140.




Keystone Realty

selling castles like yours since 1980

Discount commission broker.
Call for a complete listing of available homes in this and other fine neighborhoods!

484-0025

Glenn Ellenberger
Broker • 760-7194



PRIME APARTMENT RENTALS

West Central - Lakeside
Referral Reward - \$100
Credit Check
LARRY & BARBARA CODDING
(260) 422-8110

Neighborhood Happenings

There have been many changes going on in the neighborhood over the last several months. Unfortunately, Revolution Cycles on Broadway closed its doors in January, and Sage Traders will be closing for a move to another location.

On the bright side, Cancun Mexican Cantina has opened on Columbia Street on the Landing, and The Perfect Dress, a tuxedo, and bridal and prom dress shop has opened at 527 West Jefferson Boulevard. Also, building improvements are continuing at the historic Engine House #5 at 1405 Broadway, and former Rogers Market / Boxberger's building, now Strebig Construction, at 520 West Jefferson Boulevard. In the near future, there will be a new owner at 1010 Broadway who looks to rehabilitate the building for residential and retail purposes.

Wellspring Providing Special Services

Targeted to Ages 16-21

On January 7, Wellspring Interfaith Social Services, 1316 Broadway, began opening on Sundays from 1pm to 5pm to homeless and transient teens and adults, ages 16 through 21. Wellspring provides a hot meal, facilities for washing clothes, computer access, and telephone services. Recreational and educational resources are also available.



FORT WAYNE, IN
www.strebigconstruction.com

West Central Cookie Cookbook

Cookie recipes needed! Several members of the WCNA have volunteered to gather cookie recipes to compile into a cookbook, which will then be sold as a fundraiser for the WCNA.

Please e-mail your recipes to:

Holly DeLong at hollyadelong@cs.com or

Barbara Codding at lwcodding@ctlnet.com.

You may also call Barbara at 422-8110 or mail your recipe to her at 1123 West. Wayne Street 46802.



Proud to support
West Central
Neighborhood

Cultured Gardens

Landscape Design & Installation
484-0861



Associate Massage Therapist
Bill and Scott
403-4368 or 415-6757

Relaxation or Therapeutic Massage.
Chair or Table Massage, On Site or in our Office.
Available for Couples, Parties and Special Events!
Restore, Rejuvenate and Renew Yourself.
Call Today.

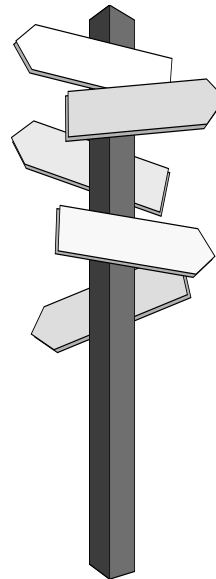
Furniture Refinishing and Repair
Experienced Woodworker
Richard J. Giordano
2727 E - 1000 N
Roanoke, IN 46783
260-672-3622



Space Planning
Interior Design
Office Furnishings

A Haworth Preferred Dealer

1401 Broadway
Fort Wayne, IN 46802
260-420-5387 | www.intrascapinc.com



Important City Phone Numbers

Animal Control
427-1244

City Utilities
427-1234

Drug Tip Hotline
427-1262

Garbage/Recycling Collection
427-1270

Neighborhood Code Enforcement
427-1324

Mayor's Advocate
Ken Nicolet 427-1122

Parking Control
427-5050

Police (non-emergency)
427-1222

Police Liaison Officer
427-1692 Liza Thomas

Preservation Planners
427-2160 Don Orban
427-2161 Creager Smith

Street Department
(leaves, potholes, snow)
427-1235

Streetlight Maintenance
427-1236

Weed Control
427-1329

Zoning
427-1324

City Councilmen
Tom Hayhurst District 4
432-8418 / tom.hayhurst@verizon.net
Tim Pape District 5
423-9411 / tmap@carsonboxberger.com
Sam Talarico, Jr. At-Large
485-2608 / slt@barretlaw.com
John Shoaff At-Large
459-0221 / jshoaff@proparkwest.com
John Crawford At-Large
485-5480

**The West Central
Neighborhood Association**

P.O. Box 13151
Fort Wayne, Indiana 46867-3151
(260) 385-WEST
(260) 385-9378
www.westcentralneighborhood.org

Officers

President

John Simmerman 424-0361

Vice President

Mike Anderson 420-8513

Secretary

Charlotte Weybright 420-9425

Treasurer

Mike Walsh 424-7532
mikewalshfw@cs.com

Membership

Casi Bromelmeier 424-7532

Staff

Jill Downs 385-9378
jill.downs@westcentralneighborhood.org

Message Board

The main page of the WCNA website offers a Message Board feature to share your views and opinions with others. It's also a good way to ask for or offer help and suggestions. Whatever message you leave can be viewed and replied to by other visitors to the site.

General Membership Meetings

General membership meetings of the WCNA are held on the third Monday of every month at 7pm at Wellspring Interfaith Social Services, 1316 Broadway.

Advertisement Guidelines

The WCNA prints four newsletters per calendar year with a circulation of 1600 per issue. WCNA business members - receive 1 free, business card-sized ad in each newsletter of the calendar year after dues are paid. Other advertisers - business card-sized ads are \$25 per newsletter. The WCNA does not provide typesetting services. Please submit a current business card, JPEG or PDF file or camera-ready artwork. Call 385-9378 for more information.

Make checks payable to WCNA and mail to:

WCNA
PO Box 13151
Fort Wayne, IN 46867-3151

West Central Neighborhood Association, Inc.

The WCNA Board of Directors approved the following revised statements on January 9, 2007:

Mission Statement

The mission of the West Central Neighborhood Association is to enhance the environment of the West Central neighborhood by improving the quality of urban life for it's residents, business owners, and visitors.

It is committed to the preservation of diverse neighborhood assets as well as economic and partnership development.

Vision Statement

The vision of the West Central Neighborhood Association is to create a friendly environment that is rich in beauty, culture, diversity, and community and that is valued by it's residents, business owners, and visitors.

**WCNA Now Able to Receive
Tax-deductible Donations**

In December 2006, the WCNA received a ruling from the Internal Revenue Service (IRS) that the WCNA is now recognized as a 501(c)(3) non-profit organization. The WCNA applied for this status in December 2005 as it had become difficult to obtain grant funds as a 501(c)(4) non-profit organization, which it had been for many years.

Along with now having access to a much wider range of funding opportunities, another primary distinction between the two levels of non-profit status is that the WCNA may now receive tax-deductible donations. The WCNA is a tax-exempt, non-profit, educational and charitable organization under state and federal laws.

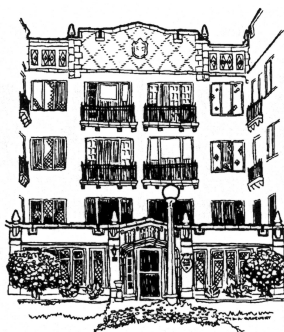
If you are interested in donating to the WCNA please call 385-WEST or write to P.O. Box 13151, Fort Wayne, Indiana, 46867-3151.

WCNA 2007 Meeting Dates

The WCNA holds monthly meetings on the third Monday of every month at 7pm at Wellspring Interfaith Social Services located at 1316 Broadway.

The 2007 meeting dates are:

January 15	April 16	July 16	October 15
February 19	May 21	August 20	November 19
March 19	June 18	September 17	December 17



Sheridan Court Apartments

- SPACIOUS 1 & 2 BEDROOMS and EFFICIENCIES
- HEAT and WATER PAID
- 6 MONTH LEASE

Other Locations Available in Historic West Central Area

719 Union Street
Fort Wayne
(260) 426-1556



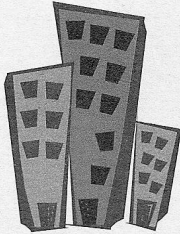
Hillside Rentals
Apartments and Homes For Rent

Mike Anderson

P.O.Box 10412
Fort Wayne, IN 46852

Phone: 260-918-RENT (7368)
Fax: 260-426-RENT (7368)

Email: Anderson@HillsideRent.com
Website: www.HillsideRent.com

phone 260.420.8700 x23

MIDTOWNE REALTY INC.

727 Fulton Street • Fort Wayne, IN 46802
midtowne.eric@verizon.net • fax 260.420.8701

WCNA Home and Garden Tour 2007

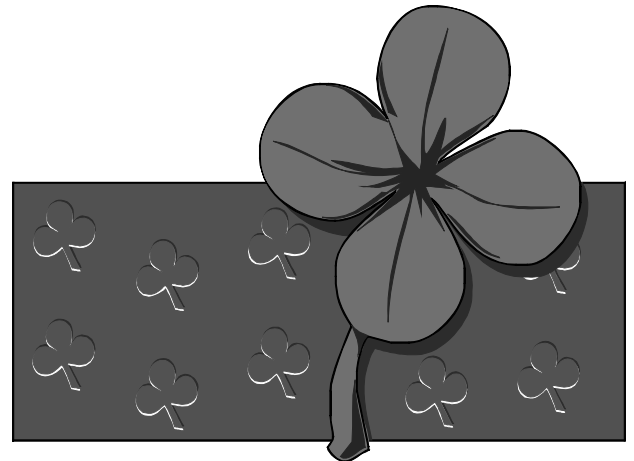
Planning for the 2007 Home and Garden Tour has already begun. We still need a few houses and all the volunteers that we can find. Tour planning meetings are the Tuesday following the WCNA meeting, and all are welcome. If you are interested contact any WCNA officer or come to the next WCNA meeting to offer your services.

*Performance
Education
Outreach*

*Fort
Wayne
Ballet*

260.484.9646
www.fortwayneballet.org
324 Penn Avenue, Fort Wayne, IN 46805

ARTS UNITED IAC



Palmer Woodworking

Detail Carpentry & Millwork
Turning & Carving
Replication of original casework & moulding

260-456-6641 David Palmer

The **Concerned Citizens Watch** is a group that keeps an eye on the neighborhood for suspicious activity and works with the Fort Wayne Police department to help combat crime. We appreciate their vigilance and thank them for their time and efforts to make our neighborhood safer. If you want information, or are interested in joining the group, contact Larry Coddling 422-8110, or Mike Anderson 420-8513. Their next monthly meeting will be at the Police Headquarters on Creighton Avenue, Tuesday March 20 from 7:00 to 8:00 PM.

**West Central Neighborhood Association
2007 Membership Application**

January 2007 through December 2007

Need not be a resident of the West Central neighborhood to apply

Individual: \$10.00

Business/Organization: \$50.00

Your business card-sized logo will be printed in each newsletter of the calendar year *after* dues are paid – you must provide the logo.

Patron: \$100.00 Benefactor: \$500.00

Lifetime: \$1,000.00

Please make checks payable to:

WCNA

P.O. Box 13151

Fort Wayne IN 46867-3151

Contributions to the WCNA are tax-deductible in accordance with IRS Code regulations. The WCNA is a tax-exempt, non-profit, educational and charitable organization under state and federal laws.

Name: _____

Address: _____

Phone #/e-mail: _____

Suggestion: _____



**West Central Neighborhood Association
PO Box 13151
Fort Wayne, IN 46867-3151**