

FORT WAYNE URBAN ENTERPRISE ASSOCIATION, INC.
d/b/a SEED Fort Wayne

MINUTES OF BOARD OF DIRECTORS' MEETING

February 12, 2026

MEMBERS' PRESENT:

John Dortch, Geoff Paddock, Jerry Starks, Jerry Henry, Fernando Zapari, Julie Garwood, Dan Baisden, Andrea Robinson, Brandon Porter

MEMBERS ABSENT:

Philip GiaQuinta, Linda Walczak, Rohli Booker

STAFF PRESENT:

Elizabeth Lewis
Cinthia Loera
Rochelle Joseph

GUESTS PRESENT:

Pat Oppor, Targeted Services
Andrew Simmons, Krieg DeVault LLP
**Rachel Guin Board Attorney, was absent.*

CALL TO ORDER:

The February 12, 2026, meeting of the Fort Wayne Urban Enterprise Association Board of Directors was called to order by Board Chair John Dortch at 11:00 a.m. The meeting was conducted in person at Citizens Square located at 200 E Berry St, Fort Wayne, IN 46802.

ROLL CALL:

Those members present and absent are listed above.

January and February Financials:

Pat Oppor of Targeted Services presented the financials.

- Rent Revenue \$10,602; Cam and Utilities Expenses \$10,849; net loss from rental activities of \$246.
- Program expenses budget variance of \$13,667.
- Personnel over budget by \$14,050
- Building expenses year-to-date: budget variance of \$1,694.

- Revenue year-to-date \$404.

Mr. Baisden made a motion to approve the January and February Financial Report. Mr. Paddock seconded that motion. Motion passed unanimously.

Chair Remarks:

Approval of December 9, 2025 Board Meeting Minutes:

Mr. Paddock made a motion to approve the December 2025 Meeting Minutes. Mr. Baisden seconded that motion. The motion passed unanimously.

Directors Report: please see the SEED Director’s Report included in your board packet

NEW BUSINESS:

a. Resolutions for Late Filing of Form EZ-2 – Discussion and Vote

Dr. Robinson stated Whereas the Fort Wayne Urban Enterprise Association (UEA) was created pursuant to Indiana Code 5-28-15.5, and the Summit City Entrepreneur and Enterprise District (SEED) was created under Fort Wayne Common Council Resolution R-107-17; and Whereas the Fort Wayne UEA and SEED collectively seek to enhance economic development within the district; and

Whereas Indiana Code 6-1.1-45 allows the Fort Wayne UEA and SEED, in collaboration with the Allen County Auditor, to implement an Entrepreneur and Enterprise District deduction as a result of a qualified investment in the Summit City Entrepreneur and Enterprise District; and

Whereas Indiana Code 6-1.1-45-10(a) requires taxpayers seeking a deduction to file a certified application (Form EZ-2) with the Auditor of the county in which the property is located before May 15 of the assessment year in order to obtain the deduction; and

Whereas Indiana Code 6-1.1-45-10(c) allows the County Auditor to grant a taxpayer an extension of not more than 30 days to file the certified application; and

Whereas Indiana Code 6-1.1-45-10(d) allows the Urban Enterprise Association to adopt a waiver for failure to timely file or complete an application to obtain a deduction for a qualified investment in the Entrepreneur and Enterprise District, following a public hearing on the waiver; and

Whereas, based on communication from the Allen County Auditor and a review of filings for 2025 and 2026 by Summit City Entrepreneur and Enterprise District staff, it was determined that the 2025 and 2026 certified applications were submitted after the due date and beyond any extensions allowable under Indiana Code; and

Whereas SEED staff has reached out to the companies listed to bring all filings current as of the consideration of this resolution; Now, therefore, be it resolved by the Board of Directors of the Fort Wayne Urban Enterprise Association and the Summit City Entrepreneur and Enterprise District that, according to Indiana Code, a public hearing was held on February 12, 2026 regarding a waiver for late filings for the late 2025 and 2026 certified applications, and that in accordance with Indiana Code, the Board hereby adopts a waiver for the late-filed certified applications (Form EZ-2).

The businesses included in this waiver are:

- Vision Property Group LLC
- Bluffton Animal Clinic LLC
- Sanders & Son BC LLC
- Newport Beer Investments LLC

Mr. Paddock made a motion to approve the Resolution for Late Filings EZ-2. Mr. Baisden seconded that motion. The motion passed unanimously.

a. Bylaw Amendment: Board Meeting Frequency Art. 3, §3.5.

Following the joint discussion referenced in Item (a), Mr. Baisden made a motion to amend the bylaws to allow monthly meetings to be held on an as-needed basis. Dr. Paddock seconded the motion. The motion passed unanimously.

b. 2025 Audit Findings – Discussion

Ms. Lewis reported two audit findings from the City of Fort Wayne auditor. Ms. Lewis addressed the need for clarification regarding the organizational relationship between the City and SEED, noting the audit stated that the distinction between the two entities has become unclear. She explained that the audit specifically identified this as an issue and emphasized the importance of clearly defining the relationship moving forward. The audit further recommends the use of consistent and accurate language across all UEA and SEED materials, including official documentation and the website. Ms. Lewis noted that, according to the audit findings, SEED and the City are separate entities. She also pointed out that the current website inaccurately describes SEED as a subdivision of the City's Community Development department, which should be corrected. She stated that the full audit report is included in the meeting packet for additional context and detailed explanation. The second finding identified the absence of a staff leasing reimbursement agreement with the City. Ms. Lewis stated that the last agreement was executed in May of 2022. She noted that the agreement includes details related to salaries, positions, and requires sign-off from the City Attorney and the Board President. Mr. Porter inquired about who is currently responsible for reviewing and managing the agreement. Ms. Lewis reported that she had completed a redlined version of the document, including questions and requested clarifications, which she sent to Dr. Robinson. She noted that the document was subsequently forwarded to Ms. Guin, and that she has not received any further updates or communication regarding its status since that time.

Old BUSINESS:

a. Seed Support Grant Committee

Ms. Lewis stated that an application has been created. Upon submission, committee members, including Ms. Garwood and Mr. Baisden, will be notified for review. Applications will be evaluated using a rubric; those scoring above 60 will be recommended to the Board, while those scoring below 60 will not be recommended. Funding for approved applications would come from the operating surplus.

Other Business

a. Pick, Plant, Plate Cooking Program Update

Mr. Dortch advised the Board of the passing of his partner, Kelley Marvin, and noted their close professional relationship. He expressed his intent to distribute the funds through the Dream Center. It was acknowledged that Candice Medina has been administering the program. Due to Mr. Dortch's position as Board President, the Board engaged in discussion. To maintain transparency and avoid any potential conflict of interest, Mr. Simmons and Ms. Oppor recommended that a formal proposal be submitted by Ms. Medina.

b. Executive Session

Adjournment: 12:15 p.m.