



# Metropolitan Development Commission (December 6, 2023) Meeting Notice

## Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

**Date:** Wednesday, December 06, 2023      **Time:** 1:00 PM

**Location:** Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street, Indianapolis, IN

## Business:

**Adoption of Meeting Minutes: November 15, 2023**

## Policy Resolutions:

### REAL ESTATE:

**1. 2023-R-036**

Resolution authorizes the extension of the term of this agreement with Stevenson Legal for eminent domain services to December 31, 2024.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**2. 2023-E-046**

This resolution amends Resolution No. 2018-E-045 of the Commission which pledged consolidated TIF revenues on a junior-junior subordinate basis to bond anticipation notes and bonds for the ILMAR LLC hotel project at 17 West Market Street and the KG 220 LLC mixed-use project at 220 North Meridian Street. The bond anticipation notes have been issued and will be retired with the bonds on or about December 12, 2023. This resolution amends Resolution No. 2018-E-045 to permit the bonds to be purchased by a purchaser payable solely from a junior-junior subordinate pledge of TIF revenues from the projects only, with the backing of a taxpayer agreement. The original resolution permitted the sale of the bonds with such a pledge but without a taxpayer agreement and so this amendment is necessary and will provide further developer backing to support the payments on the bonds. The resolution also permits the bonds to be sold without a reserve requirement as the proposed purchaser of the bonds has indicated it will not require a reserve.

**3. 2023-A-041 (For Public Hearing)**

Final Economic Revitalization Area Resolution for DJ BCG Monon 22, LLC, located at 1011 East 22nd Street, Council District #17, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

**4. 2023-A-042 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Patch Washington Street, LLC, located at 8501, 8505, 8509, 8517 and 8609 West Washington Street, Council District #22, Wayne Township. (Recommend approval of up to seven (7) years real property tax abatement.)

**5. 2023-A-043 (For Public Hearing)**

Final Economic Revitalization Area Resolution for CTC02, LLC located at 910 South Post Road, Council District #18, Warren Township. (Recommend approval of up to seven (7) years real property tax abatement.)

**6. 2023-A-044 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Garage Door Doctor, LLC and 5 Star Property, LLC located at 808 South Post Road, Council District #18, Warren Township. (Recommend approval of five (5) years real property tax abatement.)

**BOND BANK:**

**7. 2023-BB-007**

Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of seven thousand six hundred fifty dollars and nineteen cents (\$7,650.19) but not to exceed seven thousand six hundred sixty dollars (\$7,660.00), to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the "Prior Projects") that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

**8. 2023-BB-008 (For Public Hearing)**

Appropriates the proceeds of the District bonds to pay all or a portion of the principal and interest on the Bonds), for the purpose of procuring funds to pay for the cost of certain property acquisition and redevelopment in, serving or benefiting the Area (including, in particular, the acquisition of the Broad Ripple Park Family Center, located at 1426 Broad Ripple Avenue, Indianapolis, Indiana (the "Facility")), together with all reasonable and necessary architectural, engineering, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition of the Facility or the issuance of the Bonds, capitalized interest on the Bonds, a debt service reserve for the Bonds to the extent that the Commission determines that a reserve is reasonably required (including the cost of a surety bond therefor), and any other costs or expenses in connection with or on account of the issuance of the Bonds (collectively, the "Project Costs").

**9. 2023-BB-009 (For Public Hearing)**

The not to exceed nineteen million dollars (\$19,000,000) in bonds proceeds will be used for the infrastructure redevelopment payable from the Near Eastside HoTIF Allocation Area. This project will improve infrastructure by relining the intersection at 10th Street at Rural Street; improve stormwater collection; full depth pavement replacement; separation of stormwater from combined sewers (CEG shared cost); trail and sidewalk infrastructure; improve access to bus stops; improve pedestrian crossings; improve sight distance at intersections; and manage vehicular speed and decrease maintenance of stormwater facilities. A portion of the bonds may fund a debt service reserve fund and pay cost of issuance.

**PLANNING:**

**10. 2023-P-018**

Resolution appointing members to the Boards of Zoning Appeals, Hearing Examiners, Hearing Officers, and Plat Committee.

**Zoning Petitions:**

**Special Requests**

**PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):**

- 11. 2023-ZON-055 | 8850 E 21st Street**  
Warren Township, Council District #19  
8850 Twenty First Street, Inc, by David E. Dearing

Rezoning of 3.433 acres from the C-4 district to the D-7 district to provide for multi-family housing.

**12. 2023-ZON-088 | 8815 and 8817 Haverstick Road**

Washington Township, Council District #2

Roman Catholic Archdiocese of Indianapolis, Inc. as trustee for Our Lady of Peace Cemetery, by Paul Carroll

Rezoning of 2.99 acres from the D-A district to the SU-10 district to provide for cemetery uses.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

**13. APPROVAL PETITION FILED BY PETITIONER TO APPEAL THE ADMINISTRATOR'S DENIAL OF 2023-ADM-158:**

**2023-APP-030 | 5510 South Emerson Avenue**

Perry Township, Council District #24

D-P

Haven Health Management, LLC, by J. Murray Clark

Appeal of the Administrator's Decision to deny 2023-ADM-158, which proposed the use of a drug addiction and treatment facility in the D-P classification, based on the Development Statement approved for 2007-APP-131 and 2021-ZON-052.

**14. COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:**

**2023-CAP-856 / 2023-CVR-856 | 6333 and 6345 West Thompson Road**

Decatur Township, Council District #20

C-1

Derrick S. Emmons & Sue Ann Emmons and Kentucky Avenue Holdings, LLC, by William T. Niemier

Modification of Commitments, related to 2003-ZON-119, to modify Commitments #1, #2 and #6 to allow for a painting business and truck rental business (previous commitments prohibited trucks heavier than a one-ton truck, limited the number of trucks parking overnight to one, and limited the permitted uses to C-1 uses).

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a painting business and a truck rental business (not permitted).

## Additional Business:

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@indy.gov) before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.