



Metropolitan Development Commission (December 20, 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 20, 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:

11-15-2023

12-6-2023

Presentation:

TIF Annual Presentation

Policy Resolutions:

REAL ESTATE:

1. 2023-R-037

Metropolitan Development Commission authorizes DMD to enter into a contract with KennMar LLC to cover property management and operational expenses at Union Station for an initial annual not-to-exceed amount of one million one hundred thousand dollars (\$1,100,000).

2. 2023-R-038

Metropolitan Development Commission authorizes DMD to enter into a contract for the maintenance and operation of City-owned properties for an overall not-to-exceed amount of one million two hundred thousand dollars (\$1,200,000) through 2025.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2023-E-041

Resolution authorizes an expenditure of Fall Creek HOTIF funds to support alley and sidewalk improvements to the 1800 and 1900 block adjacent to College Avenue.

4. 2023-E-047

Declaratory Resolution and Economic Development Area Plan for the South Post Road Economic Development Area and Allocation Area, Council Districts #18 & 19, Warren Township.

5. 2023-E-048

Declaratory resolution to amend the Irvington TIF Allocation Area to include additional parcels.

6. 2023-E-049

Authorizes and approves a grant of unobligated funds on deposit in the Airport Economic Development Area TIF Fund to the Metropolitan School District of Wayne Township, to continue providing an Adult Education and Training Program for Wayne Adult Education, in an amount not to exceed three hundred thousand dollars (\$300,000.00).

7. 2023-E-050

Authorizes acceptance and appropriation of grant funds totaling sixteen million dollars (\$16,000,000) provided by the Central Indiana Community Foundation and Lilly Endowment, Inc. towards the Connected Communities Initiative for the expansion and enhancement of the Indianapolis Greenway and Trail System.

8. 2023-E-051

Declaratory Resolution to create the Augusta Heights HOTIF Economic Development and Allocation Area.

9. 2023-E-052 (For Public Hearing)

Confirmatory resolution to create an additional Professional Sports Development Area and approving a Development Area Plan.

10. 2023-E-053 (For Public Hearing)

Confirmatory Resolution to create the Alabama Street Redevelopment Project Area and the Alabama Street Allocation Area therein, and adopting a redevelopment plan in accordance therewith, Council District #11, Center Township.

11. 2023-E-054

Authorizes a pledge of tax increment from the Alabama Street Allocation Area to the payment of certain economic development revenue bonds for the TWG Development Old City Hall Project, Council District #11, Center Township.

12. 2023-A-041 (For Public Hearing) (Continued)

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.)

13. 2023-A-042 (For Public Hearing) (Continued)

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.)

BOND BANK:

14. 2023-BB-010

Authorizes the President of the Commission, the Director of the City of Indianapolis Department of Metropolitan Development, the Executive Director of The Indianapolis Local Public Improvement Bond Bank (the "Bond Bank"), and any deputy general counsel of the Bond Bank (collectively, the "Authorized Officers") to serve as public hearing officers with respect to hearings required by Section 147(f) of the Code and the U.S. Treasury Regulations.

PLANNING:

15. 2023-P-019

Authorizes the Director of DMD to enter into agreement with Judy Weerts Hall as Hearing Examiner.

Zoning Petitions:

Special Requests

PETITIONS FOR PUBLIC HEARING:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

16. 2023-ZON-068 (Amended) | 510 and 555 Fairfield Avenue

Center Township, Council District #9
GDR Equity, LLC / Arnold Meyere Group, LLC, by David Kingen

Rezoning of 1.338 acres from the D-5 district to the C-3 district to provide for neighborhood commercial uses.

17. 2023-ZON-095 | 2936 North Mitthoefer Road

Warren Township, Council District #14
KC Brothers, Inc., Joseph D. Calderon

Rezoning of 0.855 acres from the C-3 district to the C-4 district to legally establish an automobile fueling station.

18. 2023-ZON-099 | 1339 Madison Avenue and 217 Orange Street

Center Township, Council District #16
1339 Madison, LLC, by Ed Williams

Rezoning of 0.34 acre from the I-4 and D-5 districts to the MU-2 district to provide for mixed-use development.

19. 2023-ZON-103 | 1647 Cornell Avenue

Center Township, Council District #11
Megan & Christopher McCarty

Rezoning of 0.11 acre from the I-3 district to the D-8 district.

Petitions for Public Hearing

20. MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED REMONSTRATOR:

2023-MOD-019 | 5320 & 5340 East Southport Road

Franklin Township, Council District #25
C-S
Greenwood IH Hotel, by Russell L. Brown

Modification of commitments related to 2001-ZON-070, to modify Commitment #19, to provide for a 38 foot-tall hotel (current commitment limits the building height to 35 feet).

21. MODIFICATION PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2023-MOD-020 | 1855 North Shadeland Avenue

Warren Township, Council District #19
C-4
MG Oil, Inc., by Pat Rooney

Modification of Commitments related to 2021-ZON-105 to modify Commitment #5, to have development compliant with the site plan filed with this petition (current commitment requires compliance with a site plan dated July 17, 2021) and to modify Commitment #6 to provide for a pedestrian signal and crosswalk running north/south across Pleasant Run Parkway, South Drive (current commitment requires the crosswalk running across Shadeland Avenue).

22. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-094 | 6729 Westfield Boulevard

Washington Township, Council District #2
J.C. Hart Company, Inc., Chase Development, Inc. and Evergreen, LLC, by Michael Rabinowitch

Rezoning of 21.44 acres from the SU-34 (FF) and D-P (FF) district to the D-P (FF) district to provide for a multi-family and townhome development. Modification of Commitments, related to 2003-ZON-100, to allow development in accordance the DP Statement, Site Plan, Landscape Plan, Elevations and Renderings filed with this petition.

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. Written objections to a proposal are encouraged to be filed via email at 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.