



Metropolitan Development Commission (June 4, 2025) 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, June 04, 2025

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: 5-21-2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-023

Authorizes DMD to convey a portion of the former Pearl Street, located between Maryland and Washington streets to the Indianapolis Public Transportation Corporation ("IndyGo") for uses related to its public transit.

2. 2024-R-024

DMD seeks to convey nine properties for redevelopment based on the evaluation and recommendation of applications by the Indianapolis Land Bank "Vacant to Vibrant" Review Committee.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2025-A-018 (For Public Hearing)

Resolution authorizes the termination of the 2025 Personal Property Tax Abatement approved by Resolution 2024-A-038 for Georges Concrete Pumping Services, Inc., located at 1549 Churchman Ave., Council District #19, Center Township.

4. 2025-A-019

Preliminary Economic Revitalization Area Resolution for George's Concrete Pumping Services Inc., located at 1549 Churchman Ave., Council District #19, Center Township. (Recommend approval of six (6) years real property tax abatement.)

5. 2025-A-021

Preliminary Economic Revitalization Area Resolution for Holladay Property Services Midwest, Inc., located at 55 Monument Circle, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

6. 2025-A-024 (For Public Hearing)

Resolution authorizes the Second Amendment of the 2016 Real Property Tax Abatement approved by Resolution 2016-A-024 for Walker Information, Inc., located at 8940 River Crossing Boulevard, Council District #4, Washington Township.

7. 2025-E-013

Authorizes an amendment to the agreement #19372 approved by Fiscal Ordinance No. 5, 2023, Proposal No. 98, 2023 for Lafayette Square Area Coalition, Inc., d/b/a International Marketplace Coalition, located at 4233 Lafayette Road, Council District #5, Pike Township.

8. 2025-E-014

Authorizes use of monies from the Fall Creek East HOTIF Allocation Fund for a Project to acquire and install infrastructure improvements, including signage, seating, trash receptacles, and landscaping within the Fall Creek East HOTIF Allocation Area.

9. 2025-E-015

Determines the amount of incremental assessed value in each TIF allocation area necessary to make principal and interest payments on bonds described in the Redevelopment Act.

PLANNING:

10. 2025-P-005

Will establish a new road, connecting Henry Street on the west side of the White River from Harding Street to Kentucky Avenue on the east side of the river. The established new road is proposed to be named Innovator Way, as part of the redevelopment of the Elanco Animal Health Inc. property.

11. 2025-P-007

Establishes and approves a budget of \$275,000 for the Groundwater Protection Fund and authorizes the Department of Metropolitan Development to administer the Fund for the purposes of developing and operating education and voluntary business registration programs through the Marion County Wellfield Education Corporation (MCWEC), and administering the Wellfield Protection Secondary Zoning Districts.

12. 2025-P-008

Authorizes the Department of Metropolitan Development to assess the public water supply systems of Marion County \$275,000 for the purpose of funding the Groundwater Protection Fund for 2025.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

13. 2025-ZON-016 | 2852 East County Line Road

Perry Township, Council District #24
TWG Development, LLC. by Joseph D. Calderon

Rezoning of 6.67 acres from the C-S (TOD) (FW) (FF) district to the D-9 (TOD) (FW) (FF) district to provide for multi-family dwellings.

14. 2025-ZON-034 | 2508 West Michigan Street

Wayne Township, Council District #12
Steven Phan

Rezoning of 0.14-acre from the C-3 district to the MU-2 district to provide for a mixed-use development with two commercial retail spaces at ground level and three dwelling units on the second level.

15. 2025-ZON-035 | 445 Sanders Street

Center Township, Council District #18
Eric Hopkins, by Mark and Kim Crouch

Rezoning of 0.12-acre from the C-3 to the D-8 district to provide for residential uses.

16. 2025-ZON-036 | 3550 North Washington Boulevard

Center Township, Council District #8

Indianapolis Neighborhood Housing Partnership, Inc., by Tyler T. Ochs

Rezoning of 0.78-acre from the D-3 district to the C-1 district to provide for office uses.

17. 2025-ZON-043 | 2310 Prospect Street

Center Township, Council District #18

Andrew Fisher, by Mark and Kim Crouch

Rezoning of 0.11-acre from the C-4 district to the D-8 district for a two-unit rowhouse.

18. 2025-CAP-804 (Amended) | 324 West Morris Street and 325 Wilkins Street

Center Township, Council District #18

C-S

Kaur Properties, LLC, by Adam DeHart

Modification of commitments and site plan related to 2019-CZN-827, to terminate Specific Commitments for Old Southside Neighborhood Association, commitment #1, which required that the exterior of the hotel should be consistent or complimentary to the new Emrich Plaza convenience store, and, to provide for revised building footprint, indoor and outdoor amenities, minor site revisions, pedestrian access revisions, and a revised shared parking lot.

19. 2025-REG-027 | 40 South Alabama Street

Center Township, Council District #18

CBD-2 (RC) (TOD)

Pacers Sports and Entertainment, by Timothy Ochs and Jennifer Milliken

Regional Center Approval to provide for construction of a three-story athletic training and practice facility.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

20. 2025-ZON-025 | 1922 East 38th Street

Washington Township, Council District #8

Rula Alkhasib and Rahaf Roman, by Yvonne Humphries

Rezoning of 0.37-acre from the C-4 (TOD) district to the C-5 (TOD) district to provide for automobile sales.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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 planneroncall@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) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA**

Resolution No. 2025-R-023

WHEREAS, the Department of Metropolitan Development, ("DMD"), by authority of and pursuant to I.C. 36-7-15.1, is engaging in redevelopment activities in the Marion County Redevelopment District ("District"); and

WHEREAS, pursuant to IC 36-7-15.1-6, the Metropolitan Development Commission ("MDC") is charged with the responsibility and purposes of promoting the use of land in the manner that best serves the interest of the City of Indianapolis ("City") and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, in accordance with IC 36-7-15.1-6, the MDC has a duty to cooperate with other governmental entities the manner that best serves those purposes; and

WHEREAS, IndyGo is an Indiana municipal corporation created pursuant to Ind. Code § 36-9-4-1 et seq. and Revised Code of Indianapolis and Marion County § 116-402 to operate and maintain an urban mass transportation system to serve Indianapolis; and

WHEREAS, DMD owns property located within the District, commonly known as a portion of the former Pearl Street, located between Maryland and Washington streets, and previously vacated, ("Property") and has determined that conveyance of the Property to the Indianapolis Public Transportation Corporation ("IndyGo") for uses related to its public transit line would best serve the interests of the City; and

WHEREAS, pursuant to Indiana Code 36-1-11-8, a transfer or exchange of property may be made between two political subdivisions or agencies of political subdivisions upon terms and conditions agreed upon by the entities as evidenced by adoption of a substantially identical resolution by each entity; and

WHEREAS, the DMD wishes to transfer control and title to the Property to IndyGo to facilitate such redevelopment.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The DMD is hereby authorized to convey the Property to the Indianapolis Public Transportation Corporation as described above.
2. The DMD Director or designee is hereby authorized to execute all necessary documents related thereto in accordance with this Resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the Commission to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved.

Approved as to Adequacy of Legal Form:

By: Sheila Kinney
Sheila Kinney, Asst. Corporation Counsel

Metropolitan Development Commission:

John J. Dillon III, President

Dated: 5/28/2025

Dated: _____

Real Estate
Vacant to Vibrant/Land Bank
Real Estate Sale and Conveyance

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-024**

WHEREAS, the Department of Metropolitan Development ("DMD"), by authority of and pursuant to IC 36-7-15.1, is engaging in disposition and redevelopment activities within the Marion County Redevelopment District; and

WHEREAS, pursuant to IC 36-7-15.1-6, the Metropolitan Development Commission ("MDC") is charged with the responsibility of promoting the use of land in the manner that best serves the interest of the City of Indianapolis ("City") and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, the City/DMD has acquired real property listed on the attached Exhibit A of this Resolution, all generally located in the Redevelopment District (collectively, the "Properties"); and

WHEREAS, in accordance with IC 36-7-15.1-7, the Commission may sell or otherwise dispose of, through any combination of methods, property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the commission considers best for the city and its inhabitants and

WHEREAS, the current Indianapolis Land Bank "Vacant to Vibrant" Review Committee ("V2V") solicited applications from organizations interested in available properties, met on 5/13/2025 to evaluate land bank applications and selected buyers for the properties and at the prices as shown on the attached **Exhibit A**; and

WHEREAS, DMD now desires to convey title or an option to purchase the Properties to the selected buyers as described on Exhibit A of this Resolution.

NOW, THEREFORE, BE IT RESOLVED THAT:

1.The Metropolitan Development Commission hereby authorizes the DMD to convey title or an option to purchase title of the Properties as described above and on Exhibit A.

2.The DMD Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate, to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed, and approved, for the conveyance of said Properties in accordance with this Resolution.

Approved as to Adequacy & Legal Form

Sheila Kinney
Sheila Kinney, Asst. Corp Counsel

5/28/2025
Date: _____

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

Exhibit A
Property Disposition Information

Parcel	Street Address	Zip Code	Application Type	Property Type	Sale Price	Buyer Name
1035671	1941 Tallman Ave.	46218	Standard	Vacant Lot	\$29,000	BENTLEY CONSTRUCTION LLC
1035054	1918 Tallman Ave.	46218	Standard	Vacant Lot	\$29,000	BENTLEY CONSTRUCTION LLC
1046931	1859 Tallman Ave.	46218	Standard	Vacant Lot	\$29,000	BENTLEY CONSTRUCTION LLC
1033374	1857 Tallman Ave.	46218	Standard	Vacant Lot	\$29,000	BENTLEY CONSTRUCTION LLC
1059843	1838 Tallman Ave.	46218	Standard	Vacant Lot	\$29,000	BENTLEY CONSTRUCTION LLC
1023532	1814 Tallman Ave.	46218	Standard	Vacant Lot	\$29,600	BENTLEY CONSTRUCTION LLC
1078040	2755 Columbia Ave.	46205	Standard	Vacant Lot	\$29,000	BENTLEY CONSTRUCTION LLC
1066574	2741 Columbia Ave.	46205	Standard	Vacant Lot	\$29,000	BENTLEY CONSTRUCTION LLC
1050793	2107 Columbia Ave.	46202	Standard	Vacant Lot	\$26,000	INDIBAISEL LLC-S, 2107 COLUMBIA SERIES LLC

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION TO
TERMINATE SIX (6) YEAR REAL PROPERTY TAX ABATEMENT FOR**

**Georges Concrete Pumping Services, Inc.
1549 Churchman Ave.**

Resolution No. 2025-A-018

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of new equipment in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 pursuant to I.C. 6-1.1-12.1, Georges Concrete Pumping Service, Inc. (hereinafter "Applicant") filed a designation application requesting that the subject real estate at 1549 Churchman Ave. (the "Subject Real Estate") be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with subject property (hereinafter "Project"); and

WHEREAS, on Wednesday, October 23, 2024, the Metropolitan Development Commission (hereinafter "Commission") adopted Preliminary Economic Revitalization Area Resolution No. 2024-A-032 preliminarily designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday, December 18, 2024, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2024-A-038 (the "Resolution"), confirming designation of the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving six (6) years personal property tax abatement (the "Abatement"); and

WHEREAS, in the Statement of Benefits Form contained in the Resolutions and the Memorandum of Agreement (hereinafter the "MOA") executed by and between the Applicant and the City of Indianapolis (hereinafter referred to as the "City"), the Applicant indicated that \$5,600,000.00 in real property investments would be made at the Subject Real Estate, and that 48 retained positions at an average hourly wage of not less than \$38.00, and 49 new full-time permanent positions would be created at an average wage of \$38.00 per hour as a result of the Project and the company will donate 5% of its tax savings toward workforce development through Indy Achieves Completion Grant (collectively the "Commitments") and in consideration thereof, the Commission approved the Resolutions and the Applicant accepted the terms and conditions of the Resolutions by accepting the benefits thereof; and

WHEREAS, the Resolutions directed the Department of Metropolitan Development ("DMD") to survey the Applicant's Project annually for eight (8) years and the Commission reserved its rights to reduce the dollar amount, or rescind in its entirety, the deduction being received by the Applicant for failure to achieve the benefits described in the Statement of Benefits and/or the MOA or for failure to respond to the mandatory survey; and

WHEREAS, the Applicant has met some but not all the requirement under the MOA and acknowledges that it is unable to fulfill all compliance terms. Specifically, the applicant is unable to pay the \$38.00 per hour as anticipated due to a mathematical error on the company's part in its calculation of wages.; and

WHEREAS, the Applicant has not realized a tax savings to date due to the Abatement; and

WHEREAS, the Department of Metropolitan Development, on behalf of the Commission and in agreement with the Applicant, determined that the Abatement should be terminated, and the Applicant will not pay damages given no tax savings has been received by the Applicant, and subsequently they set 1:00 p.m. on Wednesday, May 21

2025, for the public hearing of remonstrances and objections from persons interested in whether the Abat for the Subject Real Estate should be terminated; and

WHEREAS, proper legal notices were published stating when and where such final hearing would be held; and

WHEREAS, at such final hearing, evidence and testimony (along with all written remonstrances and objections previously filed) were considered by the Commission; and

WHEREAS, the DMD and The City of Indianapolis have satisfied all other conditions precedent to termination of the Economic Revitalization Area designations and associated tax abatement deductions.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission hereby confirms DMD's preliminary finding that the Applicant is unable to substantially comply with the Statement of Benefits contained in the Resolutions and contained in the MOA.
2. The Commission now hereby determines that the Applicant will be unable to substantially comply with the Commitments (as identified and agreed upon in the Statement of Benefits form contained in the attachments to the Resolutions and/or the MOA), entitling DMD to terminate, through the Commission, the tax abatement deductions regarding the Subject Real Estate and relative to the Project and Resolutions and authorizes the Director of DMD to sign the Termination Agreement.
3. The Commission hereby acknowledges the termination of the tax abatement, as authorized by this Final Resolution.
4. The Commission determines that the MOA for the Subject Real Estate shall be terminated upon adoption of this Final Resolution.
5. A copy of this Final Resolution shall be filed with the Marion County Auditor and Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy this 21st day
of May 2025

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA**

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2025-A-019

REAL PROPERTY TAX ABATEMENT

George's Concrete Pumping Services, Inc.
1549 Churchman Ave.

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property and to limit the dollar amount of the deduction that will be allowed with respect to a Project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant is requesting, pursuant to the provisions of I.C. 6-1.1-12.1-11.3, that the Commission waive the requirement that an area be designated as an economic revitalization area before the initiation of the redevelopment (the "Waiver"); and

WHEREAS, a public hearing upon the Waiver is fixed for Wednesday, **June 18, 2025**, in the Public Assembly Room of the City-County Building for the receiving of remonstrances and objections from persons interested in or affected by the Waiver; and

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, **June 4, 2025**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of six (6) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
 - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the two (2) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than six (6) years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the development of a building of up to approximately 32,000 square feet in total area.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday, **June 18, 2025**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether

the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period of six (6) years and establish an abatement schedule.

8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this day
of May 2025

Sheila Kinney 5/12/2025
Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: George's Concrete Pumping Services, Inc.

Subject Real Estate: 1549 Churchman Ave.

Center Township Parcel Numbers: 1101522

PROJECT DESCRIPTION

George's Concrete Pumping Services, Inc. has been a cornerstone of the Churchman Avenue community in Indianapolis Indiana. A family-owned business, that began with owners George Knapp and Renee Fogleman which was launched in 1994. The company provides services and specializes in commercial, industrial, and agricultural concrete pumping services. The company specializes in concrete pumping services, line dragons, concrete labor, line pumps, line systems, and boom pumps. Our services include concrete pumping, footings, slabs, bridges, and water towers for residential, commercial, and agricultural projects.

George's Concrete Pumping Services Inc. proposes to invest \$5,600,000.00 in real property to expand its current headquarters at 1541 Churchman Ave. The planned improvements include an additional 3,000 square feet of office space and a break room, a 3,000 square-foot parts station and storage area, eight new pump service bays, one dedicated wash bay, two 15-ton bridge cranes, an OSHA-approved concrete pit, a dedicated fluids station, and a recessed unloading dock. These enhancements will significantly increase operational capacity and efficiency. This project will create 49 new jobs with an average salary of \$22.00/hr. while retaining 48 jobs with an average salary of \$22.00. The company will donate 5% of its tax savings towards training which may include an Indy Achieves Completion Grant or Youth Apprenticeship program.

FACTUAL ASSERTIONS

1. The Subject Real Estate:
 - A. ☐ Is in a planned area which has a tax abatement policy as a part of its plan, or
 - B. ☐ is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
 - C. ☒ is not located in a planned area with a tax abatement policy.
2. ☒ The Subject Real Estate and the surrounding area are undesirable for normal development.
3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application, and have final approval prior to a final hearing on this resolution.

- A. ☒ Current zoning allows project.
 - B. ☐ Appropriate petition is on file.
 - C. ☐ Final approval for variance, rezoning or approval petition has been granted.
4. A. ☐ The application for Economic Revitalization Area designation was filed before a building permit was obtained or construction work was initiated on the property, or
- B. ☒ substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A. ☒ The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B. ☐ The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A. ☒ Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
- B. ☐ Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

PROPOSED ABATEMENT SCHEDULE
Georges Concrete Pumping Services, Inc.
REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	17%

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in Center Township just East of Churchman, North of Bethel Ave., and West of Keystone.

Current Zoning:..... C-3

New Jobs Created: 49

Jobs Retained: 48

Estimated Cost of proposed project: \$5,600,000.00

STAFF ANALYSIS

George's Concrete a family-owned business, that began with owners George Knapp and Renee Fogleman has been a cornerstone of the Churchman Avenue community in Indianapolis Indiana and was started in 1994. Over the next few years, they expanded their fleet from two pumps to seven, allowing the company to take on more complex projects, such as highways, bridges, and large residential developments. Services currently include concrete pumping, footings, slabs, bridges, and water towers for residential, commercial, and agricultural projects.

In 2000, George's Concrete built its current company headquarters, featuring a modern office and a shop large enough to house half of its fleet. This facility enabled the company to service its pumps indoors, protecting them from weather damage and ensuring better operational efficiency. In 2013, the business took a significant step by partnering with Custom Concrete, a move that strengthened its financial standing and reinforced its position in the industry.

George's Concrete proposes to invest \$5,600,000.00 in real property to expand its current headquarters at 1541 Churchman Ave. The planned improvements include an additional 3,000 square feet of office space and a break room, a 3,000 square-foot parts station and storage area, eight new pump service bays, one dedicated wash bay, two 15-ton bridge cranes, an OSHA-approved concrete pit, a dedicated fluids station, and a recessed unloading dock. These enhancements will significantly increase operational capacity and efficiency. This project will create 49 new jobs with an average salary of \$22.00/hr. while retaining 48 jobs with an average salary of \$22.00. The company will donate 5% of its tax savings towards training which may include an Indy Achieves Completion Grant or Youth Apprenticeship program.

The petitioner is requesting the tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: Staff recommends approval of six (6) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: George's Concrete Pumping Services, Inc.

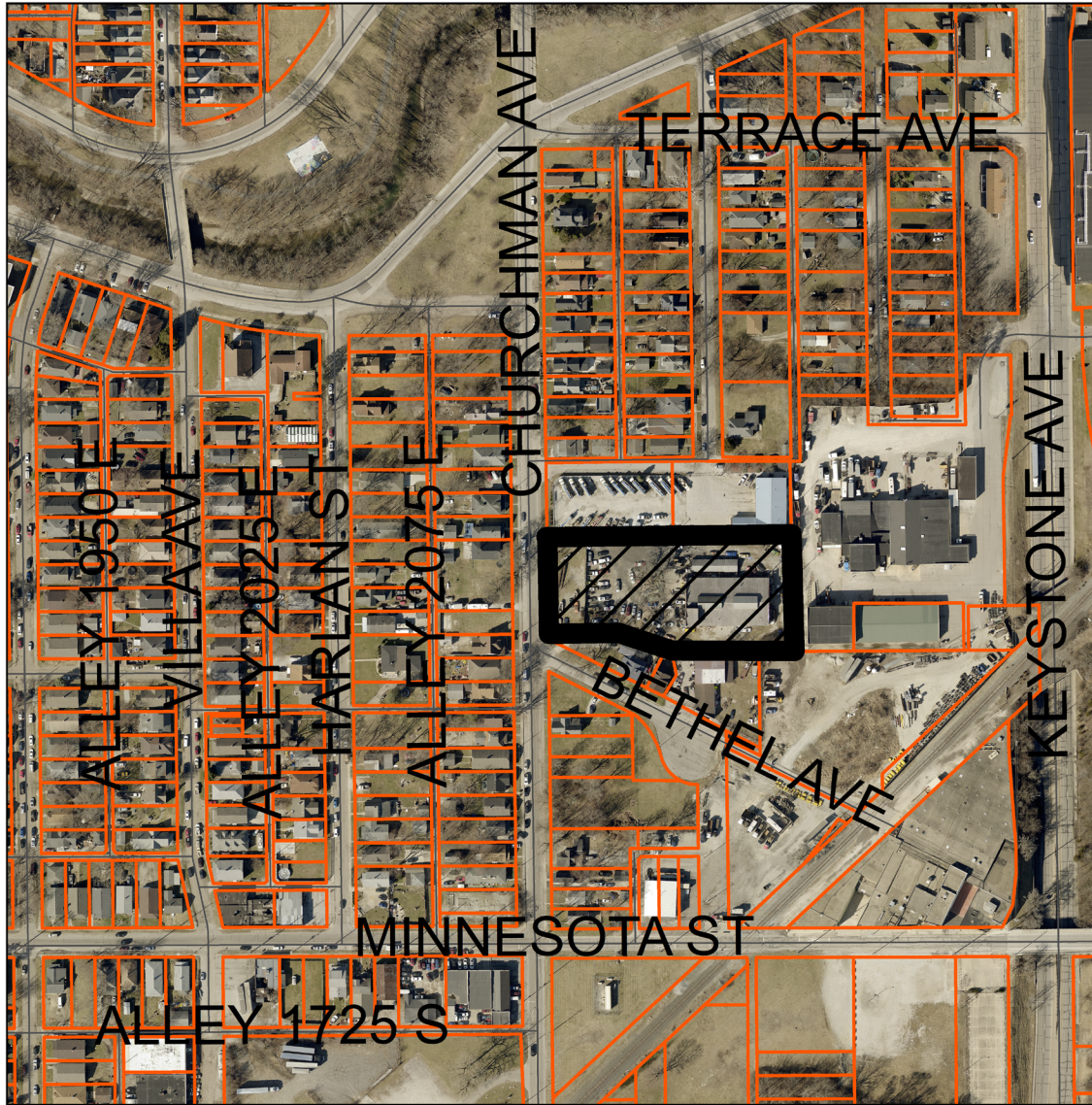
INVESTMENT: Staff estimates that the proposed investment of \$5,600,000.00 should result in an increase to the tax base of approximately \$4,200,000.00 of assessed value. Staff estimates that over the initial six (6) year real property tax abatement period the petitioner will realize savings of approximately \$410,078.59 (a 57.5% savings). During the abatement period, the petitioner is expected to pay an estimated \$303,298.39 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the undeveloped property in the approximate amount of \$88,100.00 annually (2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$118,896.16 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will retain forty-eight 48 jobs at an average wage of \$22.00/hr. and create a minimum of forty-nine (49) new positions at an average wage of not less than \$22.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Center Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment and development in Marion County.

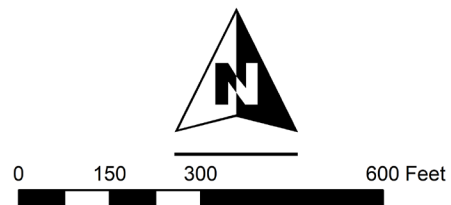
STAFF COMMENT: Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

George's Concrete Pumping Services, Inc.
1549 Churchman Avenue



Legend

-  Parcels
-  Project Site



Produced by: DMD - BATTLE 10/8/2024

[illegible]

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA**

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2025-A-021

REAL PROPERTY TAX ABATEMENT

Holladay Property Services Midwest, Inc.

55 Monument Circle *a/k/a* 5 E Market Street & 49 Monument Circle

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period, the annual abatement schedule during the term of the abatement and the abatement deduction limit for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, **June 4, 2025**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of ten (10) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
 - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. The Economic Revitalization Area (hereinafter the “ERA”) designation terminates three (3) years after the date a final resolution is adopted however, relative to redevelopment or rehabilitation completed before the ERA period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than ten (10) years.
4. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.**
5. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
6. The Commission fixes 1:00 p.m. on Wednesday, **June 18, 2025**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at ten (10) years, and establish an abatement schedule.
7. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 27th day of
May 2025.

Sheila Kinney

Sheila Kinney, Asst. Corp. Counsel
Office of Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Holladay Property Services Midwest, Inc.

Subject Real Estate: 55 Monument Circle a/k/a 5 E Market Street &
49 Monument Circle

Center Township Parcel Number: 1020240 and 088934

PROJECT DESCRIPTION

Holladay Property Services Midwest, Inc. is investing \$40 million in the conversion and redevelopment of the historic Circle Tower Building in downtown Indianapolis. The project will transform the existing office space into a 175-room AC by Marriott hotel, preserving the building's architectural character while bringing new vitality to the area.

Floors 1 through 3, along with all existing tenants, will remain unchanged, maintaining the building's current street-level activity. Floors 4 through 14 will be converted into modern hotel accommodations, featuring a jump lobby and a rooftop terrace on the 11th floor to enhance the guest experience and provide unique views of the city.

This development is expected to create 45 full-time jobs, offering an minimum wage of \$20.00 per hour, contributing to both the city's hospitality sector and local employment opportunities.

FACTUAL ASSERTIONS

1. The Subject Real Estate:
 - A. ☐ Is in a planned area which has a tax abatement policy as a part of its plan, or
 - B. ☐ is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
 - C. ☒ is not located in a planned area with a tax abatement policy.
2. ☒ The Subject Real Estate and the surrounding area are undesirable for normal development.

3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application, and have final approval prior to a final hearing on this resolution.
- A. ☒ Current zoning allows project.
- B. ☐ Appropriate petition is on file.
- C. ☐ Final approval for variance, rezoning or approval petition has been granted.
4. A. ☒ The application for Economic Revitalization Area designation was filed before a building permit was obtained or construction work was initiated on the property, or
- B. ☐ substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A. ☒ The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B. ☐ The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A. ☒ Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
- B. ☐ located in an allocation area, but Applicant's statement of benefits has been submitted to the legislative body for its approval as required by I.C.6-1.1-12.1-2(k)

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT
Holladay Property Services Midwest, Inc. – Circle Tower Project

YEAR OF DEDUCTION	PERCENTAGE
1 st	80%
2 nd	80%
3 rd	80%
4 th	80%
5 th	80%
6 th	80%
7 th	80%
8 th	80%
9 th	80%
10 th	80%

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located on the Southeast corner of Market Street on Monument Circle.

Current Zoning: CBD-1

New Jobs Created: 45 full-time positions at \$20.00/hr.

Jobs Retained: None.

Estimated Cost of proposed project: \$40,000,000.00

STAFF ANALYSIS

Holladay Properties, founded in 1952 in South Bend, Indiana, began as a small development firm and has grown into a full-scale, fully integrated real estate company. Known for its expertise in land development, design/build services, and property management, Holladay has become a prominent player in the Midwest real estate market, with a particularly strong presence in Indianapolis. Over the years, the company has delivered a wide range of projects—from commercial and industrial developments to residential communities—leaving a lasting impact on the regional landscape.

Among its most recent initiatives is a \$21.4 million investment to convert the former Angi office building, a 236,288-square-foot property located at 130 East Washington Street, into a modern residential development. This project reflects Holladay’s ongoing commitment to urban revitalization and adaptive reuse in downtown Indianapolis.

In another major effort, Holladay Property Services Midwest, Inc. is leading a \$40 million redevelopment of the historic Circle Tower Building in the heart of downtown. This project will transform the existing office space into a 175-room AC by Marriott hotel, while preserving the building’s distinctive architectural features. The redevelopment plan keeps floors one through three, along with all existing tenants, unchanged to maintain the street-level activity currently in place. Floors four through fourteen will be converted into contemporary hotel accommodations, with a jump lobby and rooftop terrace on the eleventh floor offering elevated guest experiences and panoramic views of the city.

This transformation is expected to create 45 full-time jobs, each offering an minimum wage of \$20.00 per hour, supporting growth in Indianapolis’s hospitality sector and expanding local employment opportunities. In support of the city’s inclusivity goals, Holladay will also contribute a \$50,000 donation to the Monument Circle Public Space Activation Initiative annually for the term of the abatement.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: Staff recommends approval of ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Holladay Property Services Midwest, Inc.

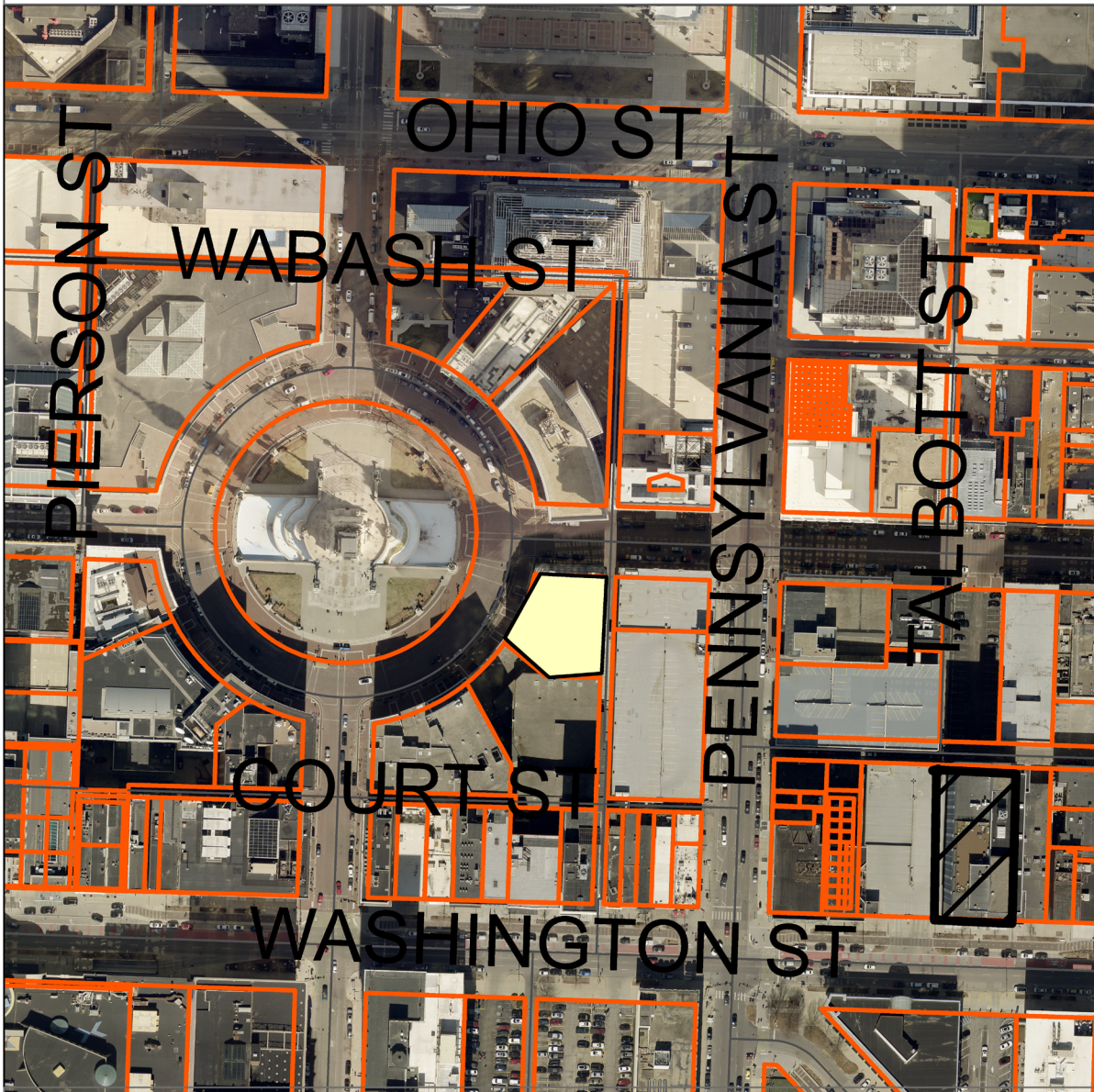
INVESTMENT: Staff estimates that the proposed investment of \$40,000,000.00 should result in an increase to the tax base of approximately \$41,508,600.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$6,825,210.00 (an 83.5% savings). During the abatement period, the petitioner is expected to pay an estimated \$223,345.15 in real property taxes on the project. This is in addition to the current taxes being paid on the property in the amount of \$4,738,255.79 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$1,156,346.58 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the property.

EMPLOYMENT: The petitioner estimates that this project will create at least forty-five (45) positions at an minimum wage of \$20.00 per hour. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Center Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment and development in Marion County.

STAFF COMMENT: Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

Circle Tower Project
Holiday Property Services Midwest, Inc.
55 Monument Circle, Indianapolis IN 46204



 Project Site

Produced by: DMD - Battle04/2025



0 100 200 400 Feet



**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA**

**RESOLUTION
AUTHORIZING AMENDMENTS TO THE MEMORANDUM OF AGREEMENT
ASSOCIATED WITH RESOLUTION 2021-A-001 REGARDING REAL PROPERTY TAX
ABATEMENT**

RESOLUTION NO. 2025-A-024

**Walker Information, Inc.
8940 River Crossing Boulevard**

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to redevelopment or rehabilitation activities (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, pursuant to I.C. 6-1.1-12.1, Walker Information, Inc. (hereinafter "Applicant") filed designation application requesting that the subject real estate at 8940 River Crossing Boulevard (hereinafter "Subject Real Estate") be designated as an Economic Revitalization Area for the purpose of achieving real property tax savings in connection with redevelopment or rehabilitation activities (hereinafter "Project"); and

WHEREAS, on Wednesday, August 3rd, 2016, the Metropolitan Development Commission (hereinafter "Commission") adopted Preliminary Economic Revitalization Area Resolutions No. 2016-A-022 preliminary designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday August 17th, 2016, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2016-A-024 designating the Subject Real estate as an Economic Revitalization Area for the purpose of receiving up to eight (8) years real property tax abatement and entering in to a related Memorandum of Agreement ("MOA"); and

WHEREAS, on Wednesday January 6, 2021, after conducting a public hearing, the Commission adopted Resolution 2021-A-001 to amend the Statement of Benefits; and

WHEREAS, on Wednesday, June 4th, 2025, after conducting a public hearing, the Commission adopted Resolution 2025-A-024 to further amend the Statement of Benefits; and

WHEREAS, in the First Amendment to the MOA (hereinafter "2021 Amendment") executed by and between the Applicant and the City of Indianapolis (hereinafter "City"), the Applicants indicated, among other requirements, the retention of not less than 70 positions through the term of the agreement (average wage of \$39.00 per hour, excluding benefits and overtime); and the creation of not less than 87 positions by December 31, 2025 (average wage rate of \$39.00 per hour, excluding benefits & overtime).

WHEREAS, in the 2021 Amendment, the Applicant is required to complete and uphold the commitments through December 31, 2031, (the "Deadline Date"); and

WHEREAS, the Applicant submitted, on May 2nd, 2025, a request to amend the commitments in the 2021 Amendment and 2016 MOA; and

WHEREAS, the City and Applicant (collectively, the "Parties") desire to further amend the 2016 MOA to eliminate the new job creation requirement and to increase the job retention for Walker Informa to 150 fulltime jobs (including tenants' employees) with an average hourly wage of not less than \$15.00 per hour excluding benefits and overtime;

Item 6.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission hereby determines that the Applicant is unlikely to be able to comply with the job commitments in the 2021 First Amendment to the 2016 MOA.
2. The Commission finds that allowing the increase of the number of jobs retained is a reasonable deviation from the Commitments set forth in the 2021 Amendment to the 2016 MOA and authorizes the Director of DMD to execute a Second Amendment to the 2016 Memorandum of Agreement.
3. The Commission directs the Department of Metropolitan Development to continue to monitor the Applicant's Project for the remainder of the term agreed upon in the Second Amendment to the 2016 Memorandum of Agreement.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Sheila Kinney

5/28/2025

Approved for Legal Form and Adequacy
Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT
COMMISSION OF
MARION COUNTY, INDIANA
Resolution No. 2025-E-013**

WHEREAS, the Department of Metropolitan Development, (hereinafter "DMD"), by authority of and pursuant to I.C. 36-7-13, engages in redevelopment activities in specific targeted areas for the designated Community Revitalization Enhancement District Area ("CRED") and the greater International Marketplace Area in Indianapolis, Marion County, Indiana ("Project Area"); and

WHEREAS, in furtherance of said redevelopment activities within the Project Area, the DMD entered in to contract #19372 with the Lafayette Square Area Coalition, Inc. d/b/a International Marketplace Coalition ("Agreement") and now seeks to amend the Agreement; and

WHEREAS, the City- County Council, by Fiscal Ordinance No.5 2023 Proposal No. 98, 2023, and CRED Advisory Commission have authorized use of remaining funds available from the CRED and DMD seeks authorization to amend the Agreement to extend the term, to direct the use of bathroom renovation funds for administrative expenses of International Marketplace Coalition, to decrease the not-to-exceed amount for the Agreement by \$181,992 from \$385,000 for a new not- to-exceed amount of \$203,008.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission hereby authorizes the DMD to amend the above-referenced Agreement **#19372** with the Lafayette Square Area Coalition, Inc. d/b/a International Marketplace Coalition, to extend the terms **through December 31, 2026**, to direct the use of bathroom renovation funds for administrative expenses of International Marketplace Coalition, and to adjust the not-to-exceed contract amount to **\$203,008**.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents to amend the Agreement in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the Commission so as to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel
Date: 5/27/2025

Metropolitan Development Commission

John J. Dillon III, President
Date: _____

RESOLUTION NO. 2025-E-014

**RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA, AUTHORIZING EXPENDITURE
OF TAX INCREMENT FINANCE FUNDS**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the "Commission") serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the "City") under IC 36-7-15.1 (the "Redevelopment Act"); and

WHEREAS, in that capacity the Commission serves as the governing body of the City of Indianapolis Redevelopment District (the "District") and the City's Department of Metropolitan Development ("DMD"); and

WHEREAS, the Redevelopment Act permits the Commission to create allocation areas in the District for the purposes of capturing and allocating property taxes commonly known as tax increment finance revenues ("TIF Revenues"); and

WHEREAS, the Commission has previously established the Fall Creek/Citizen's Consolidated Redevelopment Area (the "Consolidated Redevelopment Area"), has designated the Fall Creek/Citizen's Consolidated HOTIF East Allocation Area as an allocation area (the "Fall Creek East HOTIF Area") for purposes of capturing TIF Revenues, has created an allocation fund (the "Fall Creek East HOTIF Allocation Fund") for the Fall Creek East HOTIF Area into which the TIF Revenues are deposited, and has approved the Fall Creek/ Citizen's Consolidated Redevelopment Area Plan (the "Consolidated Redevelopment Plan") and

WHEREAS, DMD desires to utilize available funding from the Fall Creek East HOTIF Allocation Fund to acquire and install infrastructure improvements, including signage, seating, trash receptacles, and landscaping within the Fall Creek East HOTIF Allocation Area (the "Project"); and

WHEREAS, the Commission now desires to facilitate the accomplishment of the Project by authorizing the use of unobligated funds from the Fall Creek East HOTIF Allocation Fund to pay for a portion of the costs of the Project, which will directly serve and benefit the Consolidated Redevelopment Area in accordance with the Consolidated Redevelopment Plan, in an amount not to exceed \$250,000.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. The Commission hereby authorizes the expenditure of unobligated funds on deposit in the Fall Creek East HOTIF Allocation Fund for Project costs in an amount not to exceed \$250,000. The Commission hereby finds and determines that the Project will directly serve and benefit the Consolidated Redevelopment Area in accordance with the Consolidated Redevelopment Plan, and will be of public utility and benefit.

2. The City Controller is hereby authorized to disburse moneys from the Fall Creek East HOTIF Allocation Fund for the Project described above, together with transactional costs related to the Project. The Mayor and Controller of the City, the officers of the Commission and the Director of DMD, are hereby authorized and directed to take such further actions and to execute such documents as they deem necessary or advisable to effectuate the authorizations set forth in this Resolution, including, without limitation, interlocal agreements or grant agreements with the City's Department of Public Works setting forth the terms and conditions of the Commission's and DMD's contributions to and participation in the Project.

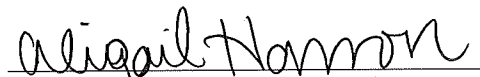
3. This Resolution shall take effect immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on June 4, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

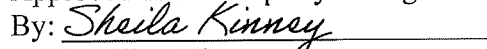
METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA, acting as the Redevelopment
Commission of the City of Indianapolis, Indiana

John J. Dillon III, Presiding Officer

Approved as to the availability of funding:


Abigail Hanson, City Controller

Approved as to Adequacy of Legal Form:

By: 
Sheila Elliott Kinney
Assistant Corporation Counsel

Date: 5/27/2025

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

Determination of Need for Capturing Incremental Assessed Values
and for Tax Increment Replacement in Certain Tax Increment Finance Allocation Areas
and Flood Control Improvement Districts

Resolution No. 2025-E-015

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the "Commission") serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the "City") under IC 36-7-15.1 (the "Redevelopment Act") and IC 36-7-15.6 (the "Flood Control Improvement Districts Act"); and

WHEREAS, in that capacity the Commission serves as the governing body of the City of Indianapolis Redevelopment District (the "District") and of all Flood Control Improvement Districts ("FCIDs"); and

WHEREAS, the Redevelopment Act permits the Commission to create allocation areas in the District for the purposes of capturing and allocating property taxes commonly known as "tax increment"; and

WHEREAS, the Flood Control Improvement Districts Act permits the Commission to create FCIDs for the purposes of capturing and allocating property taxes for flood control works; and

WHEREAS, the Commission previously has created Allocation Areas within the City that have been identified in Exhibit A and Exhibit B hereto (collectively, the "Allocation Areas") for purposes of capturing tax increment revenues (the "TIF Revenues") pursuant to Sections 26 and 26.2 of the Redevelopment Act; and

WHEREAS, the Commission previously has created FCIDs in the City, which are also identified in Exhibit A and Exhibit B hereto for purposes of capturing tax increment revenues (the "FCID Revenues") pursuant to Sections 13 and 20 of the Flood Control Improvement Districts Act; and

WHEREAS, under Section 26(b)(4) of the Redevelopment Act and Section 13(d) of the Flood Control Improvement Districts, Act, the Commission is required to make certain determinations relating to its need to capture TIF Revenues and FCID Revenues for the following budget year; and

WHEREAS, IC 6-1.1-21.2 (the "TIF Replacement Act") requires the Commission, as the governing body of the District, to determine each year whether any of the Allocation Areas created by the Commission have suffered a loss of tax increment revenues as a result of laws enacted by the Indiana General Assembly or actions taken by the Indiana Department of Local Government Finance after the establishment of the allocation area, and to calculate the "tax increment replacement amount" in the manner set forth in the TIF Replacement Act; and

WHEREAS, Section 12(f) of the TIF Replacement Act authorizes the Commission to fund a portion of the tax increment replacement amount for the Consolidated Allocation Area from property taxes on personal property (as defined in IC 6-1.1-1-11), and the Commission now desires to authorize

certain actions relating thereto;

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. Pursuant to Section 26(b)(4) of the Redevelopment Act and Section 13(d) of the Flood Control Improvement Districts Act, the Commission hereby determines that, for budget year 2026, all of the incremental assessed value of taxable property in each of the Allocation Areas and FCIDs set forth in Exhibit A is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant Section 26(b)(3) of the Redevelopment Act, plus the amount necessary for other purposes described in Section 26(b)(3) of the Redevelopment Act. The Commission therefore determines that there is no excess assessed value in any of the Allocation Areas set forth in Exhibit A that may be released to the respective taxing units in the manner prescribed in Section 26(b)(1) of the Redevelopment Act. If, based on subsequent information, the City Controller determines that all or a portion of such assessed values for the Allocation Areas set forth in Exhibit A may be released to the taxing units, the City Controller is hereby authorized on behalf of the Commission to modify the determinations made herein and provide for such release.

2. Pursuant to Section 26(b)(4) of the Redevelopment Act and Section 13(d) of the Flood Control Improvement Districts Act, the Commission hereby determines that, for budget year 2026, none of the incremental assessed value of taxable property in each of the Allocation Areas and FCIDs set forth in Exhibit B is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant Section 26(b)(3) of the Redevelopment Act, or for other purposes described in Section 26(b)(3) of the Redevelopment Act. The Commission therefore determines that all of the assessed value in the Allocation Areas set forth in Exhibit B may be released to the respective taxing units in the manner prescribed in Section 26(b)(1) of the Redevelopment Act.

3. Any officer or agent of the Commission or the Department of Metropolitan Development ("DMD") is hereby authorized to provide written notice of the determinations made in Sections 1 and 2 herein to the Marion County Auditor, the Indianapolis-Marion County City-County Council, and each taxing unit that is wholly or partly located within each of the Allocation Areas, in the manner set forth in Section 26(b)(4)(B) of the Redevelopment Act and Section 13(d)(2) of the Flood Control Improvement Districts Act.

4. The Commission hereby designates the City Controller as its agent to calculate and determine the tax increment replacement amount (if any) for all allocation areas and FCIDs created by the Commission, and with respect to the Consolidated Allocation Area, to determine the portion of the tax increment replacement amount (if any) to be funded from personal property taxes, and all prior actions and determinations made by the City Controller related thereto are hereby ratified and confirmed by the Commission. The determinations made by the City Controller shall be final and conclusive and shall serve as the determinations required of the Commission under Section 12 of the TIF Replacement Act.

5. The City Controller and other officers and agents of the Commission or of the Department of Metropolitan Development are authorized to take such further actions and execute such documents as deemed necessary or appropriate to carry out the authorizations set forth in this Resolution.

6. This resolution shall take effect immediately upon its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on June 4, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

METROPOLITAN
DEVELOPMENT
COMMISSION OF MARION
COUNTY, INDIANA, acting as the
Redevelopment Commission of the
City of Indianapolis, Indiana

Approved as to legal form and adequacy:

Metropolitan Development Commission:

By: _____

By: _____

Ethan L. Hudson, Asst. Corp. Counsel

John J. Dillon III, President

Date: _____

Date: _____

Approved as to the availability of funding:

By: Abigail Hanson
Abigail Hanson, City Controller

EXHIBIT A
TO
RESOLUTION NO. 2025-E-015

List of Allocation Areas and FCIDs for which all incremental assessed value will be needed for obligations of the Redevelopment District during 2026:

1. Consolidated Redevelopment Allocation Area
2. Harding Street Redevelopment Allocation Area
3. Airport Industrial Economic Development Expansion Allocation Area and Airport Development Zone Allocation Area
4. Barrington Redevelopment Allocation Area
5. Fall Creek/Citizens Consolidated Redevelopment Area - Consolidated Fall Creek Allocation Area
6. UNWA Redevelopment Allocation Area
7. Glendale Redevelopment Allocation Area
8. Martindale- Brightwood Industrial Development Allocation Area
9. Fall Creek/Citizens Consolidated HoTIF East Allocation Area
10. Near Eastside Redevelopment Project Area, including Near Eastside Housing Tax Increment Financing Area
11. Martindale Industrial Redevelopment Area
12. 86th Street and Zionsville Road Economic Development Allocation Area
13. Naval Air Warfare Center Economic Development Allocation Area
14. Avondale Meadows Allocation Area
15. North Midtown Allocation Area
16. Meridian Redevelopment Allocation Area
17. Central State Allocation Area
18. Penn Center Allocation Area
19. Ardmore Allocation Area
20. 96th Street/Castleton Economic Development Allocation Area

21. Jackson Fountain Square Allocation Area
22. Duke Headquarters Allocation Area
23. Ford Plant Allocation Area
24. Goodwill Riverview Allocation Area
25. Infosys Allocation Area
26. West Washington Street Gateway Allocation Area
27. PR Mallory North Allocation Area
28. PR Mallory South Allocation Area
29. 3500 Allocation Area
30. 421 N Penn Allocation Area
31. South Meridian Allocation Area
32. Block 20 Allocation Area
33. Park & North Allocation Area
34. Sherman Park Allocation Area
35. Twin Aire Allocation Area
36. White River – Indianapolis North Flood Control Improvement District
37. White River – Rocky Ripple Flood Control Improvement District
38. Glendale II Allocation Area
39. Hillside HoTIF Allocation Area
40. Stutz 1 Allocation Area
41. Indy Innovation Apartments Allocation Area
42. State Ditch - Mars Hill Flood Control Improvement District
43. King Cole Allocation Area
44. Shortee's Real Street Allocation Area
45. Elevator Hill Expansion Area
46. City Market North Allocation Area

47. City Market East Allocation Area
48. Domino Allocation Area
49. Monon 32 Allocation Area
50. 1827 Meridian Allocation Area
51. Oddfellows Allocation Area
52. Cole Motor Allocation Area
53. Virginia/Buchanan Allocation Area
54. 1331 Washington Allocation Area
55. Guilford Midtown Allocation Area
56. Alabama Street Allocation Area
57. North Meridian Allocation Area
58. Ingram Allocation Area
59. Penn Electric Allocation Area
60. County Line Road Allocation Area
61. Irvington-Brookville Road Allocation Area
62. Allison Pointe Allocation Area
63. CSX Allocation Area
64. Gold Building Allocation Area
65. Enlarged Irvington – Brookville Road Allocation
66. Norwood Housing Tax Increment Financing Allocation Area
67. Reagan Park Housing TIF Allocation Area
68. South Post Road Allocation Area

EXHIBIT B
TO
RESOLUTION NO. 2025-E-015

List of Allocation Areas and FCIDS for which none of the incremental assessed value listed will be needed for obligations of the Redevelopment District during 2026:

None

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA**

RESOLUTION 2025-P-005

WHEREAS, pursuant to Indiana Code § 36-7-4-202, the Metropolitan Development Commission of Marion County, Indiana, (the Commission”) serves as the Plan Commission of the Consolidated City of Indianapolis and Marion County, Indiana; and

WHEREAS, pursuant to Indiana Code § 36-3-3-2, the Mayor of the Consolidated City of Indianapolis and Marion County (the “Mayor”) serves as the principal executive of the consolidated city and the county; and

WHEREAS, Indiana Code § 36-7-4-405 authorizes a plan commission to recommend the naming and renaming of streets to its executive; and

WHEREAS, the redevelopment agreement for the former GM Stamping Plant property between the Indiana Economic Development Corporation and Elanco Animal Health Inc. included the renaming of a portion of West Henry Street to Innovator Way; and

WHEREAS, the aforementioned street segment begins at the junction of West Henry Street and South Harding Street and extends east an approximate distance of four-thousand-nine-hundred (4,900) feet, where it terminates at Kentucky Avenue; and

WHEREAS, the aforementioned street segment is depicted in Exhibit A, attached hereto; and

WHEREAS, the proposed street name change will alleviate confusion currently experienced by the general public, as well as adjacent property owners; and

WHEREAS, there are no property owners adjacent to the subject street segment that would be substantially affected by the proposed street name change;

NOW, THEREFORE, BE IT RESOLVED that the Commission recommends that the Mayor rename Henry Street, at the junction of Kentucky Ave. and Henry St. and extending west a distance four-thousand-nine hundred (4,900) feet to Harding St, within Marion County to Innovator Way.

[Signature Page to Follow]

Approved as to form and legality:

Metropolitan Development Commission

Ethan L. Hudson

Date: 5/12/2025

John J. Dillon III, President

Date: _____

PURSUANT TO THE AUTHORITY UNDER INDIANA CODE § 36-7-4-405(c), the Mayor of the City Indianapolis hereby orders that West Henry Street, at the junction of West Henry Street and South Harding Street and extending east a distance four-thousand-nine hundred (4,900) feet to Kentucky Avenue, within Marion County be renamed to Innovator Way.

Joseph H. Hogsett

Mayor of Indianapolis

Chief Executive of Marion Count

Resolution No.

RESOLUTION 2025-P-005

Legend

- Segments of W Henry St changing to Innovator Way
- Unchanged segments of W Henry St

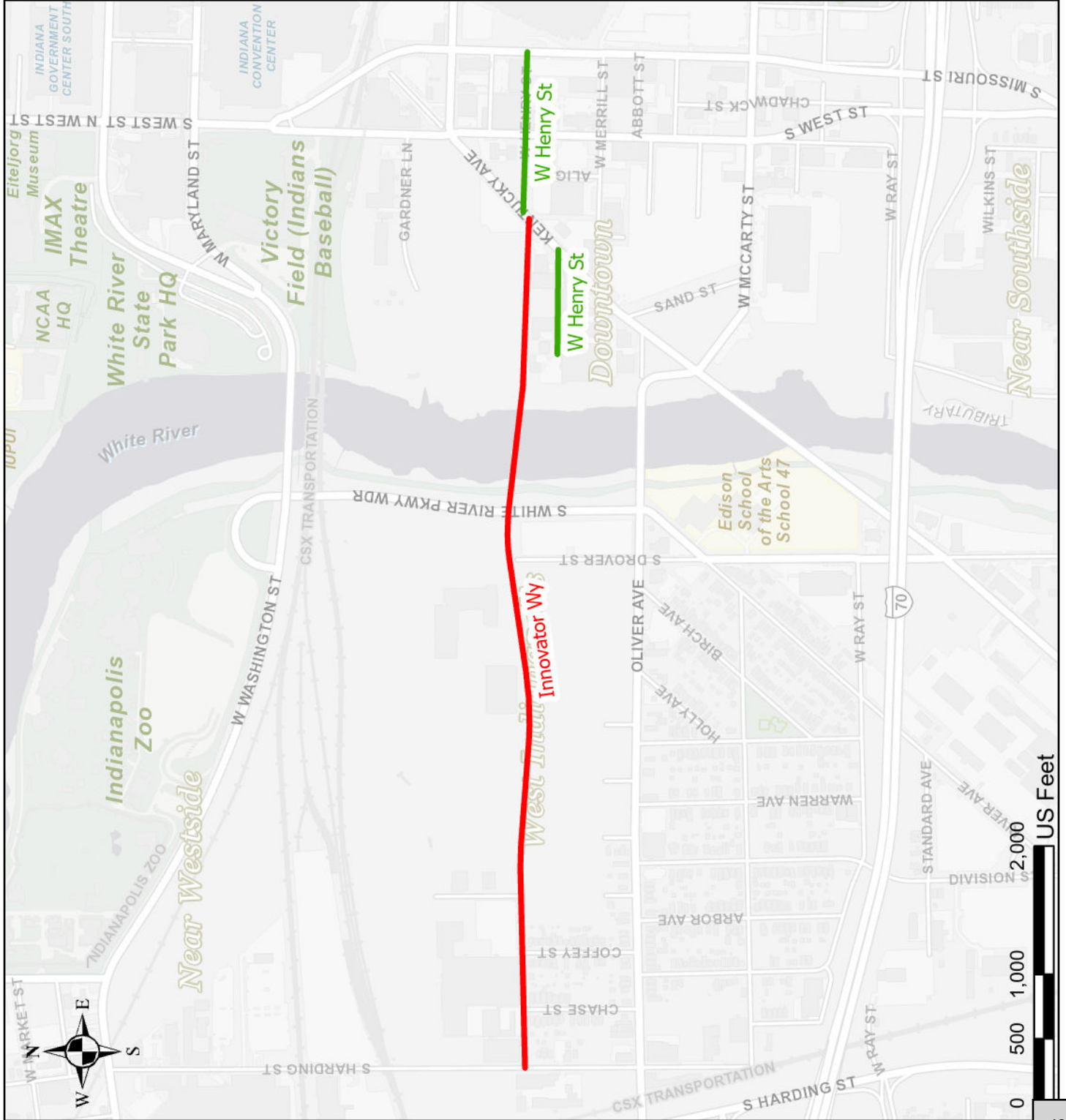


IndyGIS
Geospatial Information Services

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Map Compiled by: Andrew Bagnara
Department of Business and Neighborhood Services

Item 10.



**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA**

RESOLUTION NO. 2025-P-007

Resolution 2025-P-007 establishes and approves a budget of \$275,000 for the Groundwater Protection Fund (the “Fund”) and authorizes the Department of Metropolitan Development to continue administering the Fund for the purposes of education and voluntary business registration efforts through the Marion County Wellfield Education Corporation (“MCWEC”) and implementation of Revised Code of the Consolidated City and County Sec. 742-204 (the “Wellfield Protection Secondary Zoning Districts Ordinance”).

WHEREAS, the Wellfield Protection Secondary Zoning Districts Ordinance establishes a Groundwater Protection Fund to cover certain costs incurred in establishing and maintaining a wellfield protection program; and

WHEREAS, the Marion County Wellfield Education Corporation has been authorized by the City-County Council to develop and implement a wellfield education and registration program for Marion County; and

WHEREAS, a Technically Qualified Person is required to review petitions within the wellfield protection areas of Marion County; and

NOW THEREFORE BE IT RESOLVED that the Metropolitan Development Commission hereby approves the 2025 budget of \$275,000 for the Groundwater Protection Fund in Marion County.

Dated: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to Legal Form this
___ day of May, 2025.

Ethan L. Hudson
Assistant Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA**

RESOLUTION NO. 2025-P-008

Resolution 2025-P-008 determines that the 2025 annual fee to be paid by the public water supply systems of Marion County for the purpose of funding the Groundwater Protection Fund shall be an aggregate amount of \$275,000 and determines that the individual public water utility systems shall pay the following respective amounts: Board of Directors for Utilities of the Department of Public Utilities of the City of Indianapolis DBA Citizens Energy Group, \$258,500.00; Lawrence Water Company, Inc. \$13,750.00; and Speedway Water Works \$2,750.00.

WHEREAS, the Revised Code of the Consolidated City and County Sec. 742-204 (the “Wellfield Protection Secondary Zoning Districts Ordinance”) establishes a Groundwater Protection Fund to be administered by the Department of Metropolitan Development and used to fund certain matters related to wellfield protection; and

WHEREAS, the Wellfield Protection Secondary Zoning Districts Ordinance further provides that each public water supply system that pumps groundwater from one or more wells located within a W-1 or W-5 Wellfield Protection Secondary Zoning District shall pay an annual fee into the Groundwater Protection Fund; and

WHEREAS, the Wellfield Protection Secondary Zoning Districts Ordinance further provides that the annual fee to be paid by each public water supply system shall be determined by the Metropolitan Development Commission based on the approved groundwater protection fund budget (Exhibit A) and a percentage determined by dividing the number of customers served by the individual public water supply system at the end of the calendar year by the total number of customers served at the end of the calendar year by all public water supply systems that pump from one or more wells within a W-1 or W-5 District; and

WHEREAS, the Department of Metropolitan Development calculated the annual fee for 2025 for each of the water supply systems, as shown on Exhibit A attached hereto;

NOW THEREFORE BE IT RESOLVED that the Metropolitan Development Commission hereby determines that the 2025 annual groundwater protection fee for each affected water utility is as follows:

Public Water Utility System	2025 Groundwater Protection Fee
Citizens Energy Group	\$ 258,500.00
Lawrence Water Company	\$ 13,750.00
Speedway Water Works	\$ 2,750.00
TOTAL	\$ 275,000.00

[Signature page to follow]

Dated: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to Legal Form this
____ day of May, 2025.

Ethan L. Hudson
Assistant Corporation Counsel

EXHIBIT A
RESOLUTION 2025-P-008

2025 GROUNDWATER PROTECTION FEE

The Wellfield Protection Secondary Zoning Districts Ordinances sets the following calculation:

"Each public water supply system that pumps groundwater from one or more wells located within a W-1 or W-5 Wellfield Protection district shall pay into the groundwater protection fund a percentage of the annual fee assessed by the Commission, such percentage to be determined by dividing the number of customers served by the water supply system at the end of the calendar year by the total number of customers served at the end of the calendar year by all public water supply systems that pump Ji-om one or more wells within a W-1 or W-5 Wellfield Protection district."

The following table breaks down the Groundwater Protection Fee due from each supplier based on the number of customers each supplier served on December 31, 2024.

Public Water Utility System	Number of Customers (12-31-24)	Percent of Total Customers	2025 Groundwater Protection Fee
Citizens Energy Group	323,967.00	94.25%	\$ 258,500.00
Lawrence Water Company	15,500.00	4.51%	\$ 13,750.00
Speedway Water Works	4,250.00	1.24%	\$ 2,750.00
TOTAL	343,717.00	100.00%	\$ 275,000.00