



Metropolitan Development Commission (July 5, 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, July 05, 2023

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: June 21, 2023

Policy Resolutions:

REAL ESTATE:

1. 2023-R-026

Metropolitan Development Commission authorizes DMD to amend an existing contract for Legal Services to add time.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2023-E-020

Declaratory Resolution and Redevelopment Area Plan for the County Line Road Economic Development Area and Allocation Area, Council District #25, Franklin Township.

3. 2023-E-021

Declaratory Resolution and Economic Development Area Plan for the Near North Mass Economic Development Area, Council District #17, Center Township.

4. 2023-E-022

Declaratory Resolution for the Ingram Allocation Area, Council District #17, Center Township.

5. 2023-E-023

Declaratory Resolution for the Penn Electric Allocation Area, Council District #17, Center Township.

6. 2023-A-026 (For Public Hearing)

Final Economic Revitalization Area Resolution for GP-CM County Line Partners, LLC., located at 8615, 8640, 8721, 8814, 8816, 8840, 8914 & 8950 South Arlington Avenue and 5600 (aka 5624), 5740 & 6000 East County Line Road, Council District #25, Franklin Township. (Recommend approval of up to seven (7) years real property tax abatement.)

PLANNING:

7. 2023-P-014

Authorizes the Director of DMD to enter into a professional services agreement with Town Planning and Urban Design Collaborative, LLC, to provide an assessment and update to the Regional Center Design Guidelines, in an amount not to exceed four hundred thousand dollars (\$400,000) with the expenditure of available funds from the Downtown Consolidated Allocation Area Fund in an amount of two hundred thousand dollars (\$200,000) under the Agreement for 2023.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

8. 2023-APP-015 | 1550 East County Line Road

Perry Township, Council District #23

HD-1

Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District One Approval to provide for a 7,000-square-foot addition to the surgery center building.

9. 2023-APP-016 | 3091 East 19th Street

Center Township, Council District #17

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a picnic shelter.

10. 2023-APP-017 | 2022 Roosevelt Avenue

Center Township, Council District #17

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for new playground equipment, a rubberized play surface, and the resurfacing of a basketball court.

11. 2023-APP-018 | 2901 North Rural Street

Center Township, Council District #17

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for new playground equipment, a rubberized play surface, new walkways and sunshade structures.

12. 2023-APP-019 | 3030 East 30th Street

Center Township, Council District #17

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for new playground equipment, a rubberized play surface, new walkways and additional parking.

13. 2023-MOD-010 | 1102 West 16th Street and 1633 Rembrandt Street

Center Township, Council District #11

I-3 (W-1)

Michaelis Development, LLP, by Stephanie J. Truchan

Modification of the Commitments related to 85-Z-8 to terminate Commitment #3, which restricted the use of the site to an industrial coating operation.

14. 2023-ZON-021 | 3449 South Harding Street

Perry Township, Council District #20

RIARS, LLC, by David Gilman

Rezoning of 0.75 acre from the D-4 (FF) district to the C-3 (FF) district to provide for retail sales of accessories and parts for semi-tractors and trailers.

15. 2023-ZON-027 | 1130 and 1134 East 19th Street

Center Township, Council District #17

Anderson Benjamin, by In and Out Unlimited LLC (Jamilah Mintze)

Rezoning of 0.14 acres from the C-3 district to the D-8 district to provide for single-family dwellings.

16. 2023-ZON-040 | 10600 Prospect Street

Warren Township, Council District #19

Highlands at Grassy Creek Partners, by Chase Henderson

Rezoning of 10.45 acres from the D-3 (FW) (FF) district to the PK-1 (FW) (FF) district to park uses.

17. 2023-ZON-041 | 1328 West 30th Street

Center Township, Council District #7

Scott Middleton

Rezoning of 0.13 acre from the C-3 district to the D-5 district.

18. 2023-ZON-044 | 1305 and 1309 East 11th Street

Center Township, Council District #17

Compendium Group, LLC, by Paul J. Lambie

Rezoning of 0.18 acres from the MU-1 district to the D-8 district.

19. 2023-ZON-045 | 601 and 701 Kentucky Avenue and 602 West McCarty Street

Center Township, Council District #16

701 Kentucky Ave, LLC, by Joseph D. Calderon

Rezoning of 10.85 acres from the I-4 (RC) district to the CBD-2 (RC) district.

20. 2023-CAP-820 | 6640 Heron Neck Drive

Perry Township, Council District #20

WTS Inc., by Michael Rabinowitch

Modification of Commitments related to the approval of 2008-ZON-853 terminating Commitments Two and Three and replace them with commitments updating the regulatory site plan, elevations, renderings, and plan of operation.

21. 2023-CZN-821 | 4359 and 4361 East 75th Street

Washington Township, Council District #3

Thomas D. & Cynthia W. Mattingly and Michael R. & Carly A. Dury, by Anthony B. Syers

Rezoning of 7.194 acres from the D-A district to the D-S district.

22. 2023-CAP-825 and 2023-CZN-825 | 1940 Forest Manor Avenue

Center Township, Council District #17

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One approval to provide for new playground equipment, play surface, walkways and parking.

Rezoning of 12.77 acres from the D-5 (FW) (FF) and I-3 (FW) (FF) districts to the PK-1 (FW) (FF) district to provide for park uses.

23. 2023-CAP-826 | 4195 Millersville Road

Washington Township, Council District #9

Garvey Properties, LLC, by Joseph D. Calderon

C-S (W-5)

Modification of Development Statement and Site Plan related to 2013-ZON-037 to remove the requirement for landscaping and buffering along Millersville Road and Meadows Parkway, and to provide for storage buildings as shown on the site plan submitted with this petition.

24. 2023-CZN-827 | 6209 East Edgewood Avenue

Franklin Township, Council District #25
Salina and Jaime Hernandez, by David Gilman

Rezoning of 4.83 acres from the D-A district to the D-1 district.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2022-CZN-847 / 2022-CVR-847 (Amended) | 2619, 2625 and 2627 West Washington Street

Wayne Township, Council District #16
Purewal Holdings, Inc., by David Kingen and Emily Duncan

Rezoning of 0.39 acre from the C-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development.

Variance of Development Standards to provide for:

1. A parking lot to be accessed from Holmes Avenue (access from adjacent alley required),
2. A front building line of 42.4% along Holmes Avenue (minimum 60% building frontage required),
3. A parking lot totaling 43.9% of the lot width along Holmes Avenue (maximum 40% of lot width permitted).

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

2023-CZN-823 / 2023-CVC-823 | 1545 Van Buren Street and 2014, 2016 and 2018 Draper Street

Center Township, Council District #21
GSS, LLC, by Mary E. Solada

Rezoning of 9.56 acres from the D-10 (TOD) and I-3 (TOD) districts to the I-2 (TOD) district.

Vacation of the first 15-foot wide alley west of Draper Street, from the north lot line of Lot 69 of The Justice C. Adams South Park subdivision as recorded in Plat Book 16, Page 177 in the Office of the Recorder of Marion County, Indiana, north 44 feet to the north lot line of Lot 70 in said subdivision.

Vacation of an irregular portion of right-of-way adjacent to the first north-south alley west of Draper Street, being part of Lot 57 in The Justice C Adams subdivision, as described in Instrument Number 76-53438 in the Office of the Recorder of Marion County, Indiana, all with a waiver of the Assessment of Benefits.

****Automatic Continuance filed by the Petitioner to the August 2, 2023 meeting**

27. COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-CZN-831 / 2023-CVR-831 | 4185, 4191, 4197 and 4201 College Avenue

Washington Township, Council District #7
City of Indianapolis, by Kathleen Blackham

Rezoning of 1.48 acres from the SU-9 (TOD) District to the MU-1 (TOD) District to provide for mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot-tall building (maximum 45-foot-tall building height permitted) and a zero-foot transitional side setback (15-foot transitional side setback required).

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.

Legal Services
Contract Amendment

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
Resolution No. 2023-R-026**

WHEREAS, the Consolidated City of Indianapolis-Marion County-Department of Metropolitan Development ("City") entered into a contract for legal services- #20001 ("Contract") with Taft Stettinius & Hollister, LLP pursuant to Metropolitan Development Commission ("MDC") resolution #2022-R-033 approved on September 7, 2022; and

WHEREAS, the Contract services relate to the sale of food and beverages in public spaces ("Services") and parties require more time to complete such Services; and

WHEREAS, DMD seeks authorization to add time to Contract #20001 through the end of end of 2024 to allow additional time to complete Services.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC does hereby authorize the DMD to add time to Contract #20001 through the end of end of 2024 to allow additional time to complete Services. All other Contract terms shall remain the same.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents to amend the Contract 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 MDC 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 of Legal Form:

Metropolitan Development Commission:

By: Sheila Kinney sek
Sheila Kinney, Asst. Corp. Counsel

John J. Dillon III, President

Date: 6/21/2023

Date: _____

RESOLUTION NO. 2023-E-020**RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA, DECLARING AN AREA IN THE CITY OF
INDIANAPOLIS, INDIANA AN ECONOMIC DEVELOPMENT AREA AND
APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR THE COUNTY LINE
ROAD ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), has investigated, studied and surveyed economic development within the consolidated city boundaries of the City of Indianapolis, County of Marion, Indiana (the “City”);

WHEREAS, the Commission has selected an economic development area to be developed under Indiana Code 36-7-15.1, as amended (the “Act”);

WHEREAS, the Commission has prepared an economic development plan (the “Plan”) for the selected economic development area, which Plan is attached to and incorporated by reference in this resolution;

WHEREAS, the Commission has caused to be prepared:

- (1) Maps and plats showing:
 - (A) the boundaries of the area in which property would be acquired for, or otherwise affected by, the establishment of an economic development area;
 - (B) the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the economic development area;
 - (C) the parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan (as defined herein); and
- (2) Lists of the owners of the various parcels of property proposed to be acquired;
- (3) An estimate of the cost of acquisition, redevelopment and economic development.

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting;

WHEREAS, Section 26 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section.

WHEREAS, Sections 29 and 30 of the Act permit the creation of “economic development areas” and provides all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION, THAT:

1. The Commission has selected as an economic development area an area within the redevelopment district of the City, which area the Commission hereby designates as the “County Line Road Economic Development Area” (the “Area”), and which Area is described in Exhibit A attached hereto and incorporated herein by reference.

2. The Commission finds that the Plan for the Area:

- a. Promotes significant opportunities for the gainful employment of the citizens of the City;
- b. Attracts major new business enterprises to the City;
- c. Benefits the public health, safety, morals and welfare of the citizen of the City;
- d. Increases the economic well-being of the City and the State of Indiana; or
- e. Serves to protect and increase the property values in the City and State of Indiana.

3. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under Indiana Code 36-7-15.1 because of:

- a. The lack of local public improvement necessary to achieve the level of quality of development described in the Plan;
- b. Existence of improvements or conditions that lower the value of the land below that of nearby land;
- c. Multiple ownership of land; or
- d. Other similar conditions, specifically, challenges resulting from existing private party easements and other land conditions.

4. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by:

- a. The attraction of construction and retention of permanent jobs;
- b. An increase in the property tax base;
- c. Improved diversity of the economic base; or
- d. Other similar benefits that specifically serve as a basis for making future public capital expenditures.

5. The Plan for the Area attached hereto as Exhibit B conforms to other development and redevelopment plans for the City.

6. The current estimated cost to the Commission of implementing the Plan is not to exceed \$19,952,000.

7. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

8. In support of the findings and determinations set forth in Section 1 through 7 above, the Commission hereby adopts the specific findings set forth in the Plan.

9. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area. If at any time the Commission proposed to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

10. The entire Area described in Exhibit A is hereby designated as an “allocation area” pursuant to Section 26 of the Act to be known as the “County Line Road Allocation Area” (herein, the “County Line Road Allocation Area”) for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by Section 26 of the Act. Any taxes imposed under Indiana Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the County Line Road Allocation Area shall be allocated and distributed in accordance with Section 26 of the Act as follows:

Except as otherwise provided in Section 26, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 26, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the County Line Road Allocation Area hereby designated as the “County Line Road Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 26(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of this Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 26(b)(4) of the Act.

The base assessment date for property in the County Line Road Allocation Area shall be January 1, 2023.

11. The provisions of this resolution shall be subject in all respects to the Act and any amendments hereto and the allocation provision herein relating to the County Line Road Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable

from tax increment revenues derived in the County Line Road Allocation Area. The Commission shall notify the Indiana Department of Local Government Finance of the designation of the Area as an allocation area.

12. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised by the Commission in the Area, subject to the limitations in Indiana Code 36-7-15.1-30.

13. The Commission shall cause to be prepared a statement disclosing the impact of the County Line Road Allocation Area, including the following:

A. The estimated economic benefit and costs incurred by the County Line Road Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

B. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the County Line Road Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 10 of the Act at least ten (10) days before the date of the public hearing described in Section 15 of this resolution.

14. This resolution and the Plan shall be submitted to the City-County Council of the City of Indianapolis and of Marion County, Indiana (the "City-County Council") for its approval of the Plan and the establishment of the County Line Road Allocation Area as provided in the Act.

15. The Commission hereby directs the presiding officer of the Commission, after receipt of approval by the City-County Council, to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the office of the Commission, board of zoning appeals, works board, park board, and any other departments, bodies or officers of the City having to do with planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department or redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on July 5, 2023, 1:00 p.m. 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, President

Approved for Legal Adequacy:

Office of Corporation Counsel

/s/Toae Kim

By: Toae Kim

This Resolution prepared by Cullen Cochran, Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, Indiana 46204.

EXHIBIT A

MAP OF COUNTY LINE ROAD ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

Address: 8615, 8640, 8721, 8814, 8816, 8840, 8914, & 8950 South Arlington Avenue,
and 5624, 5740, & 6000 East County Line Road

Local Parcel #: 3006603, 3027790, 3005440, 3008410, 3001148,
3005015, 3004675, 3004674, 3001702, 3024587, and 3001775

State Parcel #: 49-15-23-124-001.000-300; #49-15-22-110-004.001-300;
#49-15-23-124-002.000-300; #49-15-22-109-004.000-300; #49-15-22-109-002.000-300;
#49-15-22-109-002.000-300; #49-15-22-109-003.000-300; #49-15-22-109-001.000-300;
#49-15-22-108-001.000-300; #49-15-22-109-007.000-300; and #49-15-23-122-001.000-300

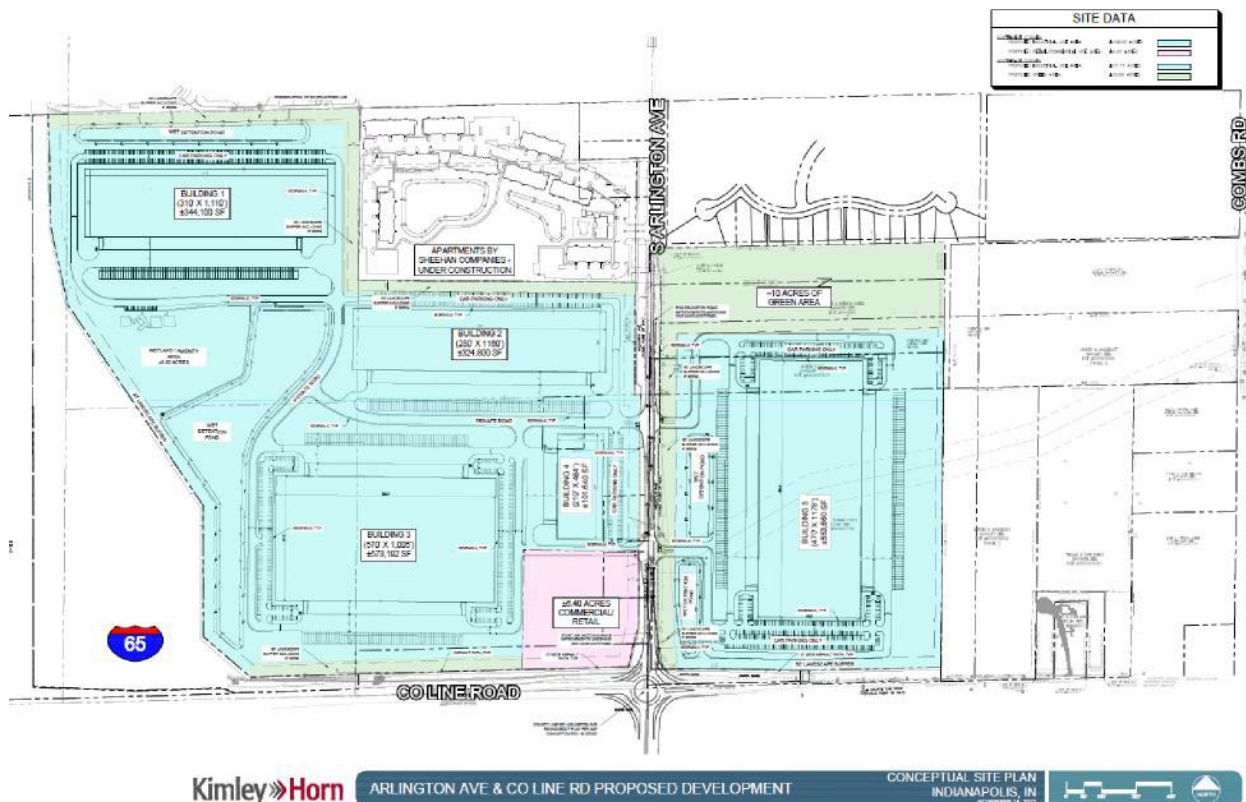


EXHIBIT B

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

ECONOMIC DEVELOPMENT PLAN FOR THE COUNTY LINE ROAD ECONOMIC DEVELOPMENT AREA

Purpose and Introduction

The Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”) proposes to designate and declare an economic development area within the City of Indianapolis, Indiana (the “City”) to be known as the County Line Road Economic Development Area (the “Area”). This document is the plan for the Area (the “Plan”), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-15.1, as amended from time to time (the “Act”), and in this Plan.

Pursuant to the Act, the Plan must be approved by the Commission and the City-County Council of the City and of Marion County, Indiana (the “City-County Council”). Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 10 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

The Commission also proposes that pursuant to the provisions of Section 26 of the Act, the Area shall constitute a tax increment financing “allocation area” for purposes of the Act. Such allocation area shall be designated as the “County Line Road Allocation Area” (hereinafter referred to as the “Allocation Area”) for purposes of distribution and allocation of taxes on real property in the Allocation Area.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the City, increase the economic well-being of the City and the State of Indiana, and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to promote significant opportunities for the gainful employment of citizens of the City, attract major new business enterprises to the City, retain and expand existing significant business enterprises in the City, provide for local public improvements in the Area, retain permanent jobs, and increase the property tax base.

Description of the Area

Area is reflective of and tailored to the boundaries of the Industrial Park Project (as defined herein), which is located at 8615, 8640, 8721, 8814, 8816, 8840, 8914, and 8950 South Arlington Avenue, and 5624, 5740, and 6000 East County Line Road and geographically confined between Interstate 65, County Line Road, and Combs Road. The Public Improvements (as defined herein)

will provide access to the Industrial Park Project. A map of the Area with a list of parcels within the Area are attached to this Plan as Exhibit A.

Project Description

The hereinafter defined Public Improvements and Industrial Park Project are collectively referred to as the “Project.” The total project cost is estimated at \$153,860,000.

Public Improvements

The Public Improvements are, or will be, located in or physically connected to and shall serve and benefit the Area and consist of the redevelopment, construction and equipping of the certain widening of and lane additions from the northern end of the Industrial Park Project (as defined herein) to the intersection of South Arlington Avenue and County Line Road in the City, a roundabout at the South Arlington Avenue and County Line Road intersection, and certain other public improvements in connection with the Industrial Park Project, together with all necessary appurtenances, related improvements and equipment, and the incidental expenses in connection therewith (the “Public Improvements”). The Public Improvements shall be constructed in accordance with the City’s standards, shall serve one or more essential governmental functions of the City, and when completed shall be deeded by the developer of the Project to the City.

Industrial Park Project

The Industrial Park Project is, or will be, located in the Area and consists of the development, construction and equipping of a five-building, 1,900,000 sq. ft. master planned industrial park, to include warehouses, light manufacturing and general commerce (Building 1 will be approximately 344,100 sq. ft.; Building 2 will be approximately 324,800 sq. ft.; Building 3 will be approximately 573,192 sq. ft.; Building 4 will be approximately 101,640 sq. ft.; and Building 5 will be approximately 553,660 sq. ft.); as well as 6.4 acres for retail and mixed-use development (the “Industrial Park Project”).

Acquisition List

In connection with the accomplishment of the Plan, the Commission has no present plans to acquire any interests in real property. In the event the Commission determines to acquire interests in real property in the future, it shall follow procedures set forth in Section 12 of the Act. The Commission may not exercise the power of eminent domain in an economic development area.

Estimate of the Cost of Acquisition and Economic Development

Because the Commission does not intend to acquire property for the Project, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the Project. The estimated cost of the Project is \$153,860,000, with the Commission providing an amount not to exceed \$19,952,000 to fund the Public Improvements.

Disposal of Property

The Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 15 of the Act.

Statutory Findings

The Plan for the Area meets the following required findings under Section 29(b) of the Act:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts a major new business enterprise to the City, retains or expands a significant business enterprise existing in the City, or meets other purposes of Sections 28 and 30 of the Act.

Implementing the Plan and constructing the Project will attract companies outside the City and retain growth of companies in the City, as well as serve or benefit the surrounding neighborhood, as it will bring a master-planned commerce park with consistent design standards, along with new retail development. The Industrial Park Project will attract local, regional, and national companies wanting to provide goods, services, and employment opportunities to the surrounding neighborhood. The Industrial Park Project will also assist in retaining existing business in the area looking to expand operations into new and/or larger buildings. Additional benefits include the construction of sidewalks and multimodal paths along South Arlington Avenue and County Line Road.

Additionally, the investment creates economic development, job growth, and will increase the property tax base of the City, as well as sales, individual income taxes and corporate taxes generated from the residents of the Project.

Based on the most recent Project information available, the currently estimated future gross Assessed Value of the Project at full build-out and assuming no deductions are applied, based on the Assessed Value of comparable properties in Marion County and data provided by the Developer, is \$89,845,677. The estimated base Assessed Value is \$1,448,955 (based on Pay Year 2023 net Assessed Value) and the currently estimated incremental Assessed Value is \$88,396,722. The currently estimated annual gross tax revenue, calculated based on the future gross Assessed Value and estimated property tax rates is approximately \$2,458,357 as calculated by Crowe LLP, as municipal advisers to the City. The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value and estimated property tax rates is approximately \$2,418,711 as calculated by Crowe LLP, as municipal advisers to the City.¹

¹ Estimated future Assessed Values and estimated property tax revenues/tax increment revenues assumes full build-out of the Project and no deductions are applied on the Assessed Value.

The number of estimated permanent jobs created by the Project is 369. Additionally, it is anticipated that the acquisition, development, construction, and equipping of the Project will require temporary full-time equivalent employees during the approximately 77-month period of construction of the Project.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 28 and 30 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

The use of tax increment financing from the Allocation Area is necessary to construct the improvements that comprise the Public Improvements. The Project could not occur without the availability of tax increment revenues.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

Implementing the Plan and constructing the Project will attract a major new business enterprise to the City and create economic development, job growth, and will increase the tax base of the City. But for such development, the Area would continue to have a limited beneficial use and depressed assessed value and therefore provide little opportunity to create economic development and job growth.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.

As noted above, the Project will bring new jobs to the City and will increase the tax base of the City. The Plan will improve the diversity of the economic base of the City and spur development in the Area.

5. The Plan for the Area conforms to other development and redevelopment plans for the City.

The Plan conforms to the goals of the other development and redevelopment plans for the City in that it is designed to enhance the economic well-being of the City and its citizens.

Financing of the Project

It will be necessary to issue bonds to provide funds for financing costs and the construction of the Public Improvements in the Area. The Commission intends to pledge incremental *ad valorem* property taxes allocated under Indiana Code 36-7-15.1-26 to support the issuance of bonds, which may be issued by the City upon recommendation by the Indianapolis Economic Development Commission (the “EDC”) pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12. The bonds issued will be purchased or guaranteed by the developer of the Project (or an

affiliate thereof) who will receive payments over the term of the bonds derived from the pledge of incremental *ad valorem* property taxes of the allocation area, but which amount shall not be in excess of eighty percent (80%) of such incremental property taxes. The benefit of utilizing this bond structure is that the City is largely removed from the financial risk associated with this development.

The amount of these bonds may not exceed the total, as estimated by the Commission or the EDC, of all expenses reasonably incurred in connection with the Public Improvements, including:

- (1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- (2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount, and supervisory expenses related to the acquisition and development of the Public Improvements or the issuance of bonds;
- (3) Interest on the bonds and a debt service reserve for the bonds to the extent that the Commission determines that a reserve is reasonably required; and
- (4) Expenses that the Commission is required or permitted to pay under Indiana Code 36-7-15.1.

In the issuance of bonds, the Commission will comply with Indiana Code 36-7-15.1.

Amendment of the Plan

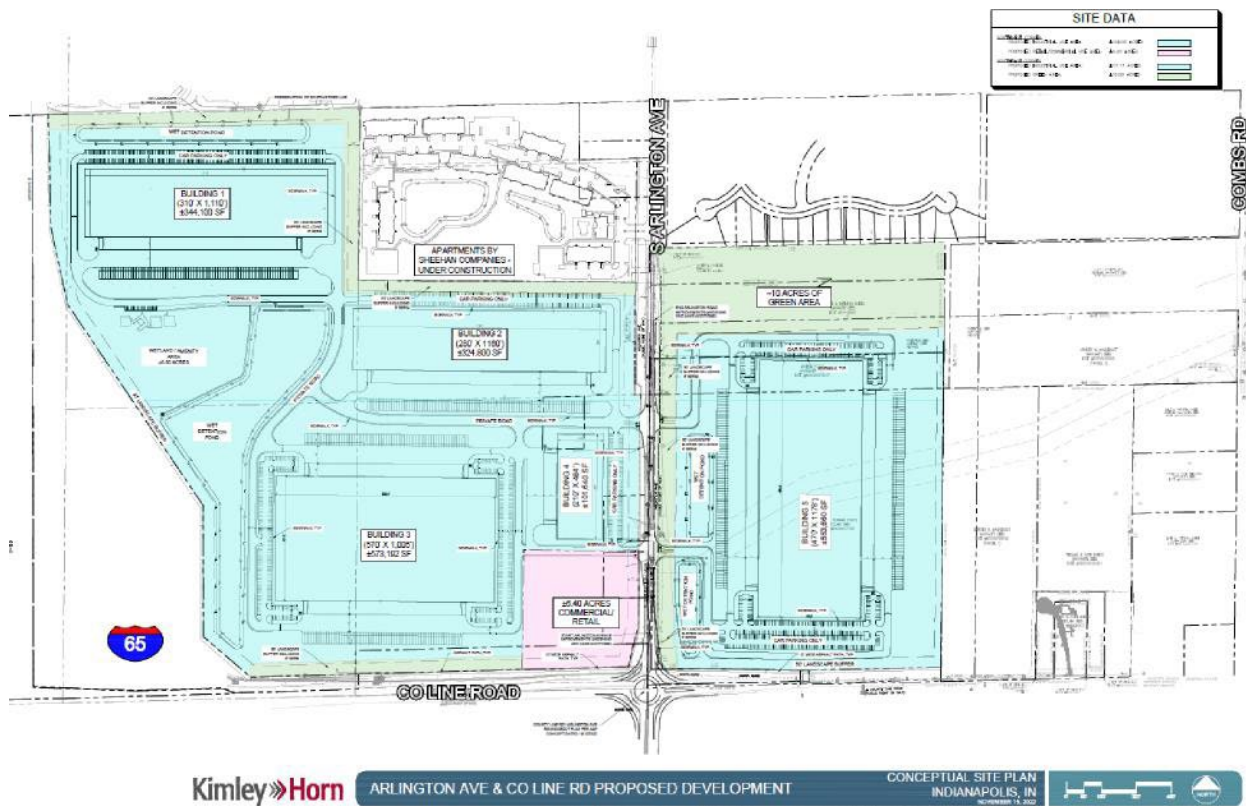
This Plan may be amended by following the procedures described in Indiana Code 36-7-15.1-8 of the Act.

MAP OF COUNTY LINE ROAD ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

Address: 8615, 8640, 8721, 8814, 8816, 8840, 8914, & 8950 South Arlington Avenue,
and 5624, 5740, & 6000 East County Line Road

Local Parcel #: 3006603, 3027790, 3005440, 3008410, 3001148,
3005015, 3004675, 3004674, 3001702, 3024587, and 3001775

State Parcel #: 49-15-23-124-001.000-300; #49-15-22-110-004.001-300;
#49-15-23-124-002.000-300; #49-15-22-109-004.000-300; #49-15-22-109-002.000-300;
#49-15-22-109-002.000-300; #49-15-22-109-003.000-300; #49-15-22-109-001.000-300;
#49-15-22-108-001.000-300; #49-15-22-109-007.000-300; and #49-15-23-122-001.000-300



**RESOLUTION NO. 2023-E-021
DECLARATORY RESOLUTION OF THE
METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA,
DECLARING AN AREA IN THE CITY OF INDIANAPOLIS, INDIANA AN
ECONOMIC DEVELOPMENT AREA AND APPROVING AN ECONOMIC
DEVELOPMENT PLAN FOR THE NEAR NORTH MASS ECONOMIC
DEVELOPMENT AREA**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (“Commission”), organized and acting pursuant to the provisions of Indiana Code 36-7-15.1, as amended (the “Act”), has investigated, studied and surveyed economic development within the consolidated city boundaries of the City of Indianapolis and County of Marion, Indiana (“City”); and

WHEREAS, the Commission has selected an economic development area to be developed under the Act;

WHEREAS, the Commission has prepared an economic development plan (the “Plan”) for the selected economic development area, which Plan is attached to and incorporated by reference in this resolution;

WHEREAS, the Commission has caused to be prepared:

- (1) Maps and plats showing:
 - (A) the boundaries of the area in which property would be acquired for, or otherwise affected by, the establishment of an economic development area;
 - (B) the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the economic development area;
 - (C) the parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan (as defined herein); and
- (2) Lists of the owners of the various parcels of property proposed to be acquired; and
- (3) An estimate of the cost of acquisition, redevelopment and economic development.

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting;

WHEREAS, Sections 29 and 30 of the Act permit the creation of “economic development areas” and provides all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION, THAT:

1. The Commission has selected as an economic development area an area within the redevelopment district of the City, which area the Commission hereby designates as the “Near North Mass Economic Development Area” (the “Area”), and which Area is described in Exhibit A attached hereto and incorporated herein by reference.

2. The Commission finds that the Plan for the Area:

- a. Promotes significant opportunities for the gainful employment of the citizens of the City;
- b. Attracts major new business enterprises to the City;
- c. Benefits the public health, safety, morals and welfare of the citizen of the City;
- d. Increases the economic well-being of the City and the State of Indiana; or
- e. Serves to protect and increase the property values in the City and State of Indiana.

3. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under Indiana Code 36-7-15.1 because of:

- a. The lack of local public improvement necessary to achieve the level of quality of development described in the Plan;
- b. Existence of improvements or conditions that lower the value of the land below that of nearby land;
- c. Multiple ownership of land; or
- d. Other similar conditions, specifically, challenges resulting from existing private party easements and other land conditions.

4. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by:

- a. The attraction of construction and retention of permanent jobs;

- b. An increase in the property tax base;
- c. Improved diversity of the economic base; or
- d. Other similar benefits that specifically serve as a basis for making future public capital expenditures.

5. The Plan for the Area attached hereto as Exhibit B conforms to other development and redevelopment plans for the City.

6. The current estimated cost to the Commission of implementing the Plan is approximately \$43,000,000.

7. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

8. In support of the findings and determinations set forth in Section 1 through 7 above, the Commission hereby adopts the specific findings set forth in the Plan.

9. Other than the vacated roadways that will be transferred to the City as a result of the various projects, the Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area. If at any time the Commission proposed to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

10. The provisions of this resolution shall be subject in all respects to the Act.

11. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised by the Commission in the Area, subject to the limitations in Indiana Code 36-7-15.1-30.

12. This resolution and the Plan shall be submitted to the City-County Council of the City of Indianapolis and of Marion County, Indiana (the "City-County Council") for its approval of the Plan and the establishment of the Area as provided in the Act.

13. The Commission hereby directs the presiding officer of the Commission, after receipt of approval by the City-County Council, to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the office of the Commission, board of zoning appeals, works board, park board, and any other departments, bodies or officers of the City having to do with planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department or redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed projects, the establishment of the Area and the Plan.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on July 5, 2023, 1:00 p.m. 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, President

Approved for Legal Adequacy:

Office of Corporation Counsel

By: /s/Toae Kim
Toae Kim

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Scott A. Krapf

Scott A. Krapf
Frost Brown Todd LLP

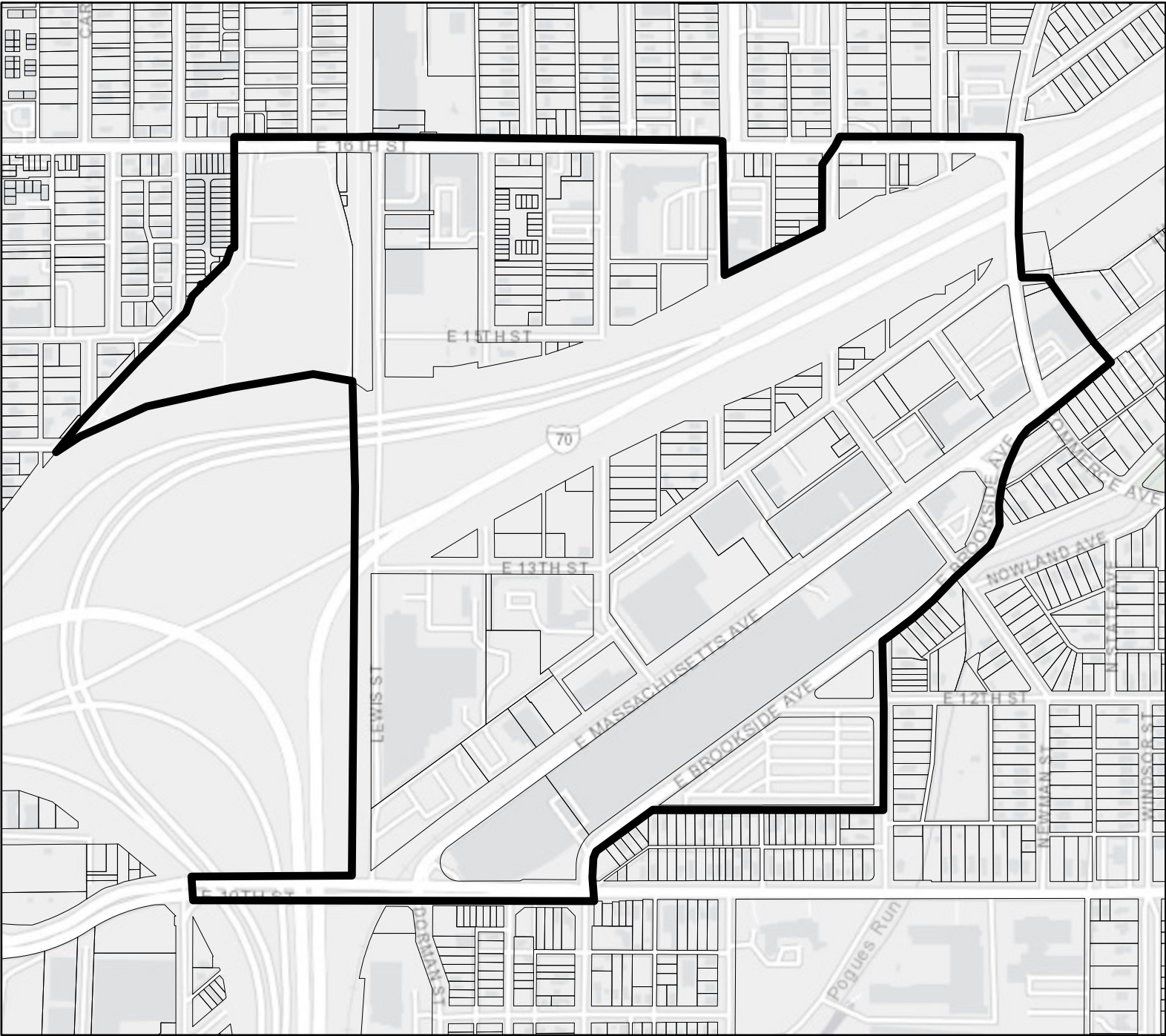
This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46244-0961.

EXHIBIT A

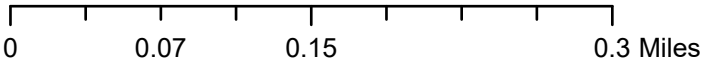
NEAR NORTH MASS ECONOMIC DEVELOPMENT AREA MAP AND PARCELS

Economic Development Area

Proposed Boundaries



 Proposed EDA Boundary



Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-06-36-153-012.000-101	1001 E 16TH ST INDIANAPOLIS, IN 46202
49-07-30-122-002.000-101	0 MONON TRAIL INDIANAPOLIS, IN 46202
49-07-31-115-001.000-101	1444 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-115-003.000-101	1221 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-115-004.000-101	1219 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-117-001.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-002.000-101	1457 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-003.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-004.000-101	1463 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-123-003.000-101	1517 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-004.000-101	1513 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-005.000-101	1524 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-123-014.000-101	1503 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-125-001.000-101	1255 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-125-002.000-101	1351 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-004.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-008.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-016.000-101	1138 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-020.000-101	1133 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-021.000-101	1203 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-022.000-101	1211 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-023.000-101	1225 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-138-001.000-101	1520 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-002.000-101	1528 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-003.000-101	1524 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-004.000-101	1518 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-005.000-101	1516 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-006.000-101	1510 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-009.000-101	1502 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-147-001.000-101	1475 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-002.000-101	1456 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-012.000-101	1402 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-147-014.000-101	1415 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-017.000-101	1417 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-018.000-101	1443 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-019.000-101	1420 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-028.000-101	1411 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-029.000-101	1409 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-148-011.000-101	1402 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-153-001.000-101	1251 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-161-013.000-101	1322 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-050.000-101	1301 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-057.000-101	1315 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-061.000-101	1200 E 13TH ST INDIANAPOLIS, IN 46202
49-07-31-161-062.000-101	1302 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-065.000-101	1308 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-167-002.000-101	1511 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-001.000-101	1301 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-002.000-101	1561 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-003.000-101	1215 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-005.000-101	1544 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-173-010.000-101	1211 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-011.000-101	1553 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-012.000-101	1557 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-014.000-101	1101 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-015.000-101	1553 N ARSENAL AVE INDIANAPOLIS, IN 46201

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-173-016.000-101	1449 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-173-020.000-101	1542 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-022.000-101	1549 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-024.000-101	1541 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-034.000-101	1515 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.001-101	1129 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-034.002-101	1533 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.003-101	1527 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-035.000-101	1549 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.001-101	1547 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.002-101	1545 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.003-101	1543 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.004-101	1541 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.005-101	1539 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.006-101	1537 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.007-101	1535 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.008-101	1533 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.009-101	1531 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.010-101	1529 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.011-101	1547 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.012-101	1549 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.013-101	1551 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.014-101	1553 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.015-101	1545 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.016-101	1543 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.017-101	1541 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.018-101	1539 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.019-101	1531 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.020-101	1533 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.021-101	1535 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.022-101	1537 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.023-101	0 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-178-002.000-101	1011 MASSACHUSETTS AVE INDIANAPOLIS, IN 46202
49-07-31-178-002.001-101	1125 BROOKSIDE AVE INDIANAPOLIS, IN 46202
49-07-31-179-020.000-101	1524 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-180-001.000-101	1102 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-189-004.000-101	1505 MASSACHUSETTS AVE INDIANAPOLIS, IN 46201
49-07-31-194-022.000-101	1548 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-194-025.000-101	1542 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-198-168.000-101	1417 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-198-172.000-101	1435 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-202-012.000-101	1331 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-013.000-101	1327 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-014.000-101	1414 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-019.000-101	1340 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-026.000-101	1420 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-027.000-101	1422 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-028.000-101	1410 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-029.000-101	1406 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-030.000-101	1402 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-032.000-101	1401 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-035.000-101	1336 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-036.000-101	1328 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-037.000-101	1323 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-038.000-101	1317 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-039.000-101	1310 ROOSEVELT AVE INDIANAPOLIS, IN 46202

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-202-040.000-101	1315 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-041.000-101	1472 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-044.000-101	1464 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-045.000-101	1413 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-046.000-101	1409 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-047.000-101	1460 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-048.000-101	1427 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-056.000-101	1431 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-057.000-101	1435 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-062.000-101	1423 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-063.000-101	1446 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-064.000-101	1406 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-065.000-101	1410 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-068.000-101	1436 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-069.000-101	1430 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-070.000-101	1406 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-071.000-101	1402 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-209-005.000-101	1525 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-007.000-101	1521 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-008.000-101	1517 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-009.000-101	1513 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-012.000-101	1507 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-013.000-101	1505 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-014.000-101	1216 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-212-001.000-101	1429 BROOKSIDE AVE INDIANAPOLIS, IN 46201
49-07-31-226-001.000-101	1566 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-226-002.000-101	1229 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-226-005.000-101	1217 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-237-007.000-101	1400 E 12TH ST INDIANAPOLIS, IN 46201

EXHIBIT B

NEAR NORTH MASS ECONOMIC DEVELOPMENT PLAN AND ADDITIONAL FINDINGS

Purpose and Introduction.

The Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”) proposes to designate and declare an economic development area within the City of Indianapolis, Indiana (the “City”) to be known as the Near North Mass Economic Development Area (the “Area”). This document is the plan for the Area (the “Plan”), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-15.1, as amended from time to time (the “Act”), and in this Plan.

Pursuant to the Act, the Plan must be approved by the Commission and the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”). Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 10 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

The Commission also proposes that pursuant to the provisions of Section 26 of the Act, three portions of the Area shall constitute a separate tax increment financing “allocation area” for purposes of the Act. Such allocation areas shall be designated as the “Penn Electric Allocation Area,” the “Ingram Allocation Area” and the “Connect Allocation Area” (hereinafter collectively referred to as the “Allocation Areas”) for purposes of distribution and allocation of taxes on real property in the Allocation Areas.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City, increase the economic well-being of the City and the State of Indiana, and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to promote significant opportunities for the gainful employment of citizens of the City, attract major new business enterprises to the City, retain and expand existing significant business enterprises in the City, provide for local public improvements in the Area, retain permanent jobs, and increase the property tax base.

Description of the Area

The Area consists of and is located in and around the Indy East Promise Zone and surrounding neighborhoods, Indianapolis, Indiana. A map of the Area with a list of parcels within the Area are attached to this Plan as Exhibit A and Exhibit B, respectively.

Project Descriptions

The “Projects” include public infrastructure, which may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects. Potential private projects include:

- North Mass Ingram Project. A project with approximately 153 to 170 multifamily units and an amenity space including a pet spa and bike storage. The residential square footage is expected to total approximately 113,945 sq. ft. The project is expected to have approximately 3,988 sq. ft. of commercial space.
- North Mass Penn Electric Project. A project with approximately 25,463 square feet of office space and approximately 8,015 square feet of restaurant space.
- North Mass Connect Project. A project with approximately 298 multifamily units and a parking garage that has approximately 600 parking spaces. The residential square footage is expected to total approximately 310,207 sq. ft.

The total non-land cost of the three combined North Mass Projects is estimated at approximately \$137,000,000, with \$33,000,000 estimated for the Ingram Project, \$12,000,000 estimated for the Penn Electric Project and \$92,000,000 estimated for the Connect Project.

Acquisition List

Other than vacated streets that will be returned to the City, the Commission has no present plans to acquire any interests in real property with the accomplishment of the Plan. In the event the Commission determines to acquire interests in real property in the future, it shall follow procedures set forth in Section 12 of the Act. The Commission may not exercise the power of eminent domain in an economic development area.

Estimate of the Cost of Acquisition and Economic Development

Because the Commission does not intend to acquire property for the Project, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the three Projects described above. The estimated cost of the Penn Electric Project \$12,000,000, with the Commission providing a currently estimated amount of not to exceed \$3,000,000 via bond proceeds to fund the development of the Penn Electric Project. The estimated cost of the Ingram Project \$33,000,000 with the Commission providing a currently estimated amount of not to exceed \$6,000,000 via bond proceeds to fund the development of the Ingram Project. The estimated cost of the Connect Project \$92,000,000 with the Commission providing a currently estimated amount of not to exceed \$21,000,000 via bond proceeds to fund the development of the Connect Project. In addition, approximately \$12,000,000 of infrastructure improvements in and around the Allocation Areas will be needed to support the three projects.

Disposal of Property

The Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 15 of the Act.

Statutory Findings

The Plan for the Area meets the following required findings under Section 29(b) of the Act:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts a major new business enterprise to the City, retains or expands a significant business enterprise existing in the City, or meets other purposes of Sections 28 and 30 of the Act.

Implementing the Plan and constructing the Projects will attract companies outside the City and retain growth of companies in the City, which will provide housing and recreational space, which in turn creates commercial development. Additionally, the investment creates economic development, job growth and will increase the property tax base of the City, as well as sales, individual income taxes and corporate taxes generated from the residents of the Project.

The currently estimated future Assessed Value of the Penn Electric Project, based on information provided by Penn Electric Partners LLC (the “Penn Electric Developer”), the developer of the Penn Electric Project, is \$7,919,900. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$220,205 as calculated by Crowe LLP, as municipal advisers to the City (the “Municipal Advisor”). The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$184,419 as calculated by the Municipal Advisor. The number of estimated permanent jobs is 50 (40 skilled and 10 management and professional) and the number of estimated construction related jobs for all three Projects is 500.

The currently estimated future Assessed Value of the Ingram Project, based on information provided by North Mass Land Holdings LLC (the “Ingram Developer”), the developer of the Ingram Project, is \$25,111,100. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$596,884 as calculated by the Municipal Advisor. The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$505,366 as calculated by the Municipal Advisor. The number of estimated skilled jobs is 25 and the

number of estimated construction related jobs for all Projects is as noted above.

The currently estimated future Assessed Value of the Connect Project, based on provided by Roosevelt Landsite LLC (the “Connect Developer”), the developer of the Connect Project, is \$88,920,400. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$2,172,411 as calculated by the Municipal Advisor. The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$1,826,965 as calculated by the Municipal Advisor. The number of estimated skilled permanent jobs is 6 and the number of estimated construction related jobs for all projects is 500.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 28 and 30 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

The use of tax increment financing from the Allocation Areas is necessary to construct the Projects. The Projects could not occur without the availability of tax increment revenues.

3. The public health and welfare of the citizens of the City will be benefited by accomplishment of the Plan for the Area.

Implementing the Plan and constructing the Projects will provide housing and recreational space, which in turn creates commercial development, and will increase the tax base of the City. But for such development, the Area would continue to have a more limited beneficial use and depressed assessed value and therefore provide less opportunity to create economic development and job growth.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.

As noted above, the Projects will provide housing and recreational space in the City, which in turn creates commercial development and will increase the tax base of the City. The Plan will improve the diversity of the economic base of the City and spur development in the Area.

5. The Plan for the Area conforms to the comprehensive plan of development for the consolidated city.

The Plan conforms to the goals of the other development and redevelopment plans for the City in that it is designed to enhance the economic well-being of the City and its citizens.

Financing of the Projects

It will be necessary to issue bonds to provide funds for financing costs and the construction of the Projects in the Area. The Commission intends to pledge incremental ad valorem property taxes allocated under Indiana Code 36-7-15.1-26 to support the issuance of bonds for each individual Project, which may be issued by the City upon recommendation by the Indianapolis Economic Development Commission (the “EDC”) pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12. Each of these bonds will be purchased or guaranteed by each respective project’s Developer (or an affiliate thereof) who will receive payments over the term of the bond derived from the pledge of incremental ad valorem property taxes of the respective project’s allocation area, but which amount shall be 80% of such incremental property taxes. The benefit of utilizing this bond structure is that the City is largely removed from the financial risk associated with this development.

The amount of each of these bonds may not exceed the total, as estimated by the respective project’s Developer, of all expenses reasonably incurred in connection with the applicable Project, including:

- (1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- (2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Project or the issuance of bonds;
- (3) Interest on the bonds and a debt service reserve for the bonds to the extent that the Commission determines that a reserve is reasonably required; and
- (4) Expenses that the Commission is required or permitted to pay under Indiana Code 36-7-15.1.

In the issuance of bonds, the Commission will comply with Indiana Code 36-7-15.1.

Amendment of the Plan

This Plan may be amended by following the procedures described in Indiana Code 36-7-15.1-8 of the Act.

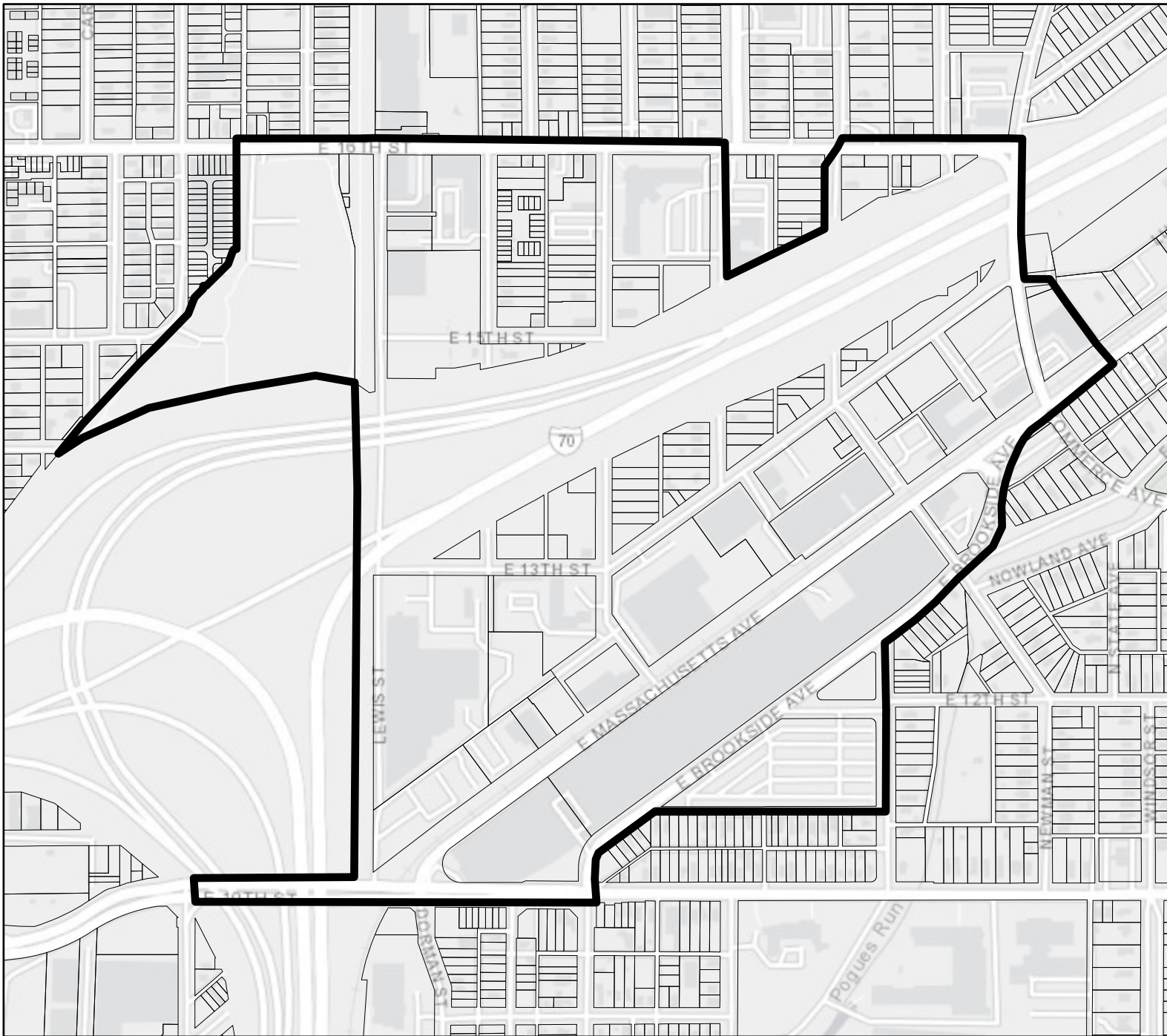
EXHIBIT A


Area Map

Economic Development Area

Item 3.

Proposed Boundaries



 Proposed EDA Boundary

0 0.07 0.15 0.3 Miles

EXHIBIT B

Parcel List

LR02314.0758409 4885-7908-3628v3

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-06-36-153-012.000-101	1001 E 16TH ST INDIANAPOLIS, IN 46202
49-07-30-122-002.000-101	0 MONON TRAIL INDIANAPOLIS, IN 46202
49-07-31-115-001.000-101	1444 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-115-003.000-101	1221 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-115-004.000-101	1219 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-117-001.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-002.000-101	1457 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-003.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-004.000-101	1463 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-123-003.000-101	1517 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-004.000-101	1513 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-005.000-101	1524 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-123-014.000-101	1503 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-125-001.000-101	1255 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-125-002.000-101	1351 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-004.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-008.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-016.000-101	1138 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-020.000-101	1133 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-021.000-101	1203 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-022.000-101	1211 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-023.000-101	1225 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-138-001.000-101	1520 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-002.000-101	1528 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-003.000-101	1524 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-004.000-101	1518 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-005.000-101	1516 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-006.000-101	1510 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-009.000-101	1502 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-147-001.000-101	1475 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-002.000-101	1456 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-012.000-101	1402 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-147-014.000-101	1415 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-017.000-101	1417 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-018.000-101	1443 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-019.000-101	1420 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-028.000-101	1411 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-029.000-101	1409 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-148-011.000-101	1402 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-153-001.000-101	1251 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-161-013.000-101	1322 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-050.000-101	1301 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-057.000-101	1315 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-061.000-101	1200 E 13TH ST INDIANAPOLIS, IN 46202
49-07-31-161-062.000-101	1302 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-065.000-101	1308 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-167-002.000-101	1511 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-001.000-101	1301 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-002.000-101	1561 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-003.000-101	1215 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-005.000-101	1544 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-173-010.000-101	1211 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-011.000-101	1553 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-012.000-101	1557 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-014.000-101	1101 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-015.000-101	1553 N ARSENAL AVE INDIANAPOLIS, IN 46201

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-173-016.000-101	1449 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-173-020.000-101	1542 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-022.000-101	1549 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-024.000-101	1541 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-034.000-101	1515 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.001-101	1129 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-034.002-101	1533 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.003-101	1527 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-035.000-101	1549 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.001-101	1547 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.002-101	1545 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.003-101	1543 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.004-101	1541 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.005-101	1539 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.006-101	1537 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.007-101	1535 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.008-101	1533 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.009-101	1531 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.010-101	1529 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.011-101	1547 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.012-101	1549 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.013-101	1551 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.014-101	1553 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.015-101	1545 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.016-101	1543 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.017-101	1541 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.018-101	1539 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.019-101	1531 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.020-101	1533 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.021-101	1535 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.022-101	1537 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.023-101	0 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-178-002.000-101	1011 MASSACHUSETTS AVE INDIANAPOLIS, IN 46202
49-07-31-178-002.001-101	1125 BROOKSIDE AVE INDIANAPOLIS, IN 46202
49-07-31-179-020.000-101	1524 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-180-001.000-101	1102 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-189-004.000-101	1505 MASSACHUSETTS AVE INDIANAPOLIS, IN 46201
49-07-31-194-022.000-101	1548 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-194-025.000-101	1542 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-198-168.000-101	1417 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-198-172.000-101	1435 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-202-012.000-101	1331 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-013.000-101	1327 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-014.000-101	1414 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-019.000-101	1340 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-026.000-101	1420 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-027.000-101	1422 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-028.000-101	1410 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-029.000-101	1406 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-030.000-101	1402 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-032.000-101	1401 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-035.000-101	1336 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-036.000-101	1328 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-037.000-101	1323 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-038.000-101	1317 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-039.000-101	1310 ROOSEVELT AVE INDIANAPOLIS, IN 46202

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-202-040.000-101	1315 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-041.000-101	1472 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-044.000-101	1464 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-045.000-101	1413 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-046.000-101	1409 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-047.000-101	1460 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-048.000-101	1427 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-056.000-101	1431 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-057.000-101	1435 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-062.000-101	1423 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-063.000-101	1446 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-064.000-101	1406 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-065.000-101	1410 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-068.000-101	1436 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-069.000-101	1430 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-070.000-101	1406 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-071.000-101	1402 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-209-005.000-101	1525 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-007.000-101	1521 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-008.000-101	1517 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-009.000-101	1513 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-012.000-101	1507 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-013.000-101	1505 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-014.000-101	1216 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-212-001.000-101	1429 BROOKSIDE AVE INDIANAPOLIS, IN 46201
49-07-31-226-001.000-101	1566 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-226-002.000-101	1229 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-226-005.000-101	1217 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-237-007.000-101	1400 E 12TH ST INDIANAPOLIS, IN 46201

RESOLUTION NO. 2023-E-022
DECLARATORY RESOLUTION OF THE
METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA,
CREATING THE INGRAM ALLOCATION AREA

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (“Commission”), organized and acting pursuant to the provisions of Indiana Code 36-7-15.1, as amended (the “Act”), has investigated, studied and surveyed economic development within the consolidated city boundaries of the City of Indianapolis and County of Marion, Indiana (“City”); and

WHEREAS, the Commission has identified an area in need of economic development, to be known as the Near North Mass Economic Development Area (the “Economic Development Area”), in accordance with its powers and duties under the Act, a map and list of parcels of which area are attached hereto as Exhibit A, and has prepared a plan for development of the Economic Development Area (the “Economic Development Plan”) and additional findings, which Economic Development Plan and additional findings are attached hereto as Exhibit B; and

WHEREAS, the Commission now desires to adopt this Declaratory Resolution and to designate certain parcels of property within the Economic Development Area, as identified in Exhibit C, as an allocation area to be known as the “Ingram Allocation Area” (the “Allocation Area”) pursuant to Section 39 of the Act; and

WHEREAS, the Commission has caused to be prepared:

- (1) A map and plat showing: the boundaries of the Economic Development Area and Allocation Area in which property would be acquired for, or otherwise affected by, the establishment of an Allocation Area; the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the Allocation Area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the Allocation Area; the parts of the Allocation Area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks playgrounds, and other public purposes under the Economic Development Plan; and
- (2) List of the various parcels of property that may be affected, including the parcels of the project not in the Economic Development Area and Allocation Area, other than by acquisition, by the establishment of the Economic Development Plan; and
- (3) An estimate of the cost of acquisition, redevelopment and economic development.

WHEREAS, the Economic Development Plan, additional findings and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 26 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section.

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

Section 1. The foregoing recitals are hereby incorporated by reference.

Section 2. It will be of public utility and benefit to adopt this Declaratory Resolution to establish the Allocation Area in the Economic Development Area in the manner provided for in the Resolution and to develop the Economic Development Area pursuant to the Act.

Section 3. The Economic Development Plan conforms to other development and redevelopment plans of the City of Indianapolis.

Section 4. This Declaratory Resolution is reasonable and appropriate when considered in relation to the Economic Development Plan, as well as the purposes of the Act.

Section 5. The Commission created the Economic Development Plan and finds that the Economic Development Plan for the Economic Development Area:

- (A) Assists in the promotion of significant opportunities for the gainful employment of the citizens of the City;
- (B) Assists in the attraction of major new business enterprises to the City;
- (C) Benefits the public health, safety, morals and welfare of the citizens of the City;
- (D) Increases the economic well-being of the City and the State of Indiana; or
- (E) Serves to protect and increase property values in the City and the State of Indiana.

Section 6. The Commission finds that the Economic Development Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of:

- (A) The lack of local public improvement necessary to achieve the level of quality of development described in the Economic Development Plan;
- (B) Existence of improvements or conditions that lower the value of the land below that of nearby land;

- (C) Multiple ownership of land; or
- (D) Other similar conditions, specifically, challenges resulting from existing private party easements and other land conditions.

Section 7. The Commission finds that the accomplishment of the Economic Development Plan will be of public utility and benefit as measured by:

- (A) The attraction of construction and retention of permanent jobs;
- (B) An increase in the property tax base;
- (C) Improved diversity of the economic base; or
- (D) Other similar benefits, specifically, accomplishment of the Economic Development Plan will serve as a basis for making future public improvements.

Section 8. The Economic Development Plan for the Economic Development Area and Allocation Area conforms to the comprehensive plan of development for the consolidated city.

Section 9. The current estimated cost to the Commission of implementing the Economic Development Plan for the Ingram Project is approximately \$9,000,000 (as described in Exhibit B).

Section 10. The Commission finds that the current net assessed value for the Allocation Area is \$155,500 and the estimated annual tax increment revenue applicable to such property is \$505,366 based on projected plans at this time.

Section 11. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Economic Development Plan and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

Section 12. In support of the findings and determinations set forth above, the Commission hereby adopts the specific findings set forth in the Economic Development Plan and the additional findings attached hereto as Exhibit B.

Section 13. Other than previously vacated streets that will be deeded back to the City as part of the development of the Area, the Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Economic Development Area. If at any time the Commission proposed to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

Section 14. The parcels described in Exhibit C are hereby designated as an “allocation area” pursuant to Section 26 of the Act to be known as the “Ingram Allocation Area” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by Section 26 of the Act. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Section 26 of the Act as follows:

Except as otherwise provided in Section 26, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 26, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Allocation Area hereby designated as the “Ingram Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 26(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of this Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 26(b)(4) of the Act.

Section 15. The base assessment date of the Allocation Area shall be January 1, 2023.

Section 16. The provisions of this resolution shall be subject in all respects to the Act and any amendments hereto and the allocation provision herein relating to the Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived in the Allocation Area. The Commission shall notify the Indiana Department of Local Government Finance of the designation of the Allocation Area as an allocation area.

Section 17. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised by the Commission in the Economic Development Area, subject to the limitations in IC 36-7-15.1-30.

Section 18. The Commission shall cause to be prepared a statement disclosing the impact of the Allocation Area, including the following:

- (A) The estimated economic benefit and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required

under Section 10 of the Act at least ten (10) days before the date of the public hearing described in this resolution.

Section 19. The Commission hereby finds that the adoption of the foregoing allocation provisions will result in new property taxes that would not have been generated but for the adoption of the allocation provisions. Specifically, the capture of new property taxes in the Allocation Area as tax increment will assist the Commission in its capacity to fund or bond for future projects, including, without limitation, public infrastructure improvements to support the development of the Allocation Area, and the surrounding Economic Development Area, which will generate new property taxes.

Section 20. The Declaratory Resolution is hereby in all respects approved, and shall be effective as of the date of its adoption.

Section 21. This resolution shall be submitted to the City-County Council for its approval of the establishment of the Allocation Area as provided in the Act.

Section 22. The Commission hereby directs the presiding officer of the Commission, after receipt of approval by the City-County Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the office of the Commission, board of zoning appeals, works board, park board, and any other departments, bodies or officers of the City having to do with planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project.

Section 23. The Commission further directs the presiding officer to submit this resolution to the City-County Council for its approval of the establishment of the Allocation Area.

Section 24. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 25. This resolution shall be effective as of its date of adoption.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on July 5, 2023, 1:00 p.m. 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, President

Approved for Legal Adequacy:

Office of Corporation Counsel

By: /s/Toae Kim
Toae Kim

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Scott A. Krapf

Scott A. Krapf
Frost Brown Todd LLP

This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46244-0961.

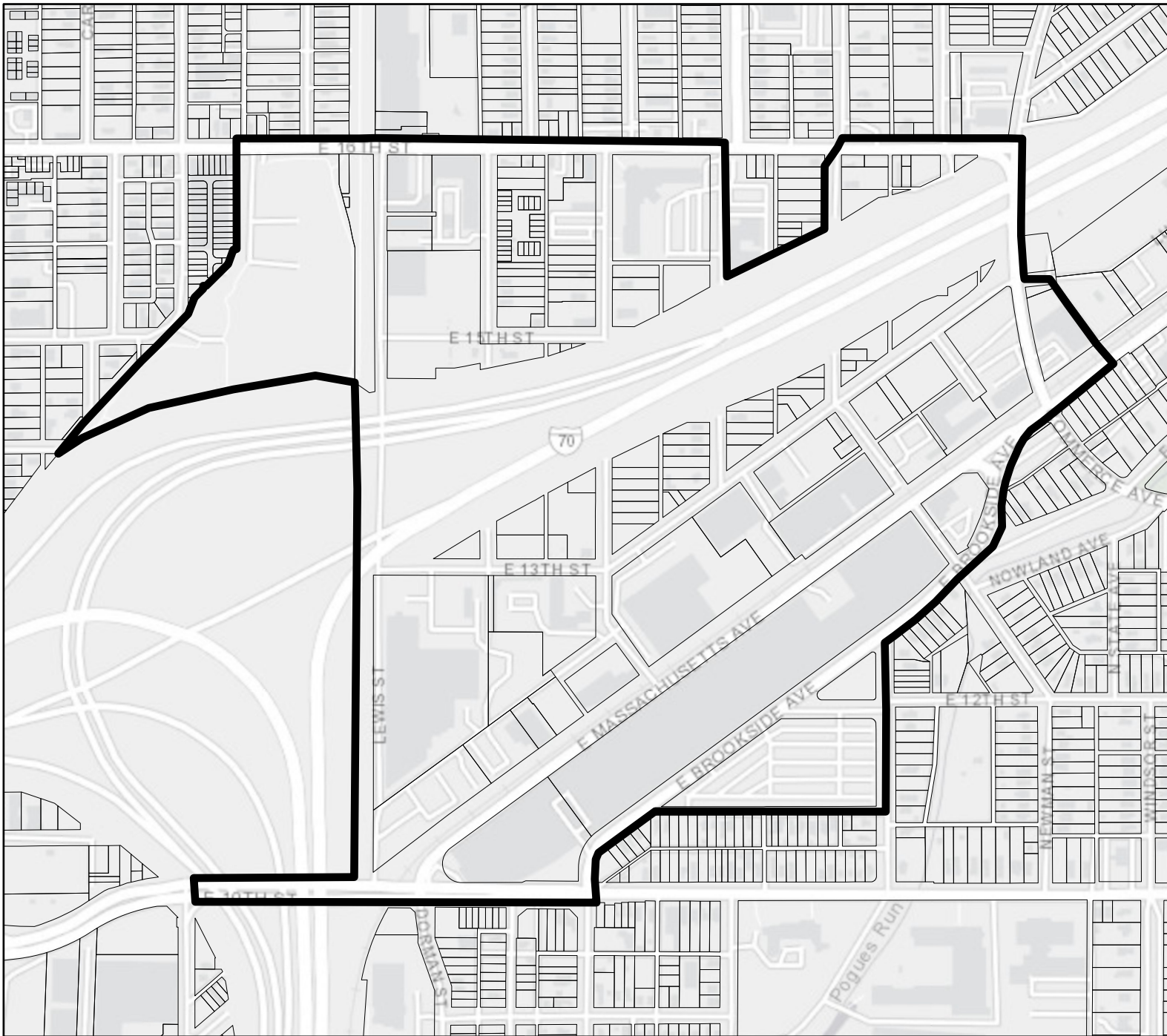
EXHIBIT A


NEAR NORTH MASS ECONOMIC DEVELOPMENT AREA MAP AND PARCELS

Economic Development Area

Item 4.

Proposed Boundaries



 Proposed EDA Boundary

0 0.07 0.15 0.3 Miles

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-06-36-153-012.000-101	1001 E 16TH ST INDIANAPOLIS, IN 46202
49-07-30-122-002.000-101	0 MONON TRAIL INDIANAPOLIS, IN 46202
49-07-31-115-001.000-101	1444 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-115-003.000-101	1221 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-115-004.000-101	1219 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-117-001.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-002.000-101	1457 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-003.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-004.000-101	1463 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-123-003.000-101	1517 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-004.000-101	1513 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-005.000-101	1524 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-123-014.000-101	1503 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-125-001.000-101	1255 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-125-002.000-101	1351 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-004.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-008.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-016.000-101	1138 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-020.000-101	1133 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-021.000-101	1203 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-022.000-101	1211 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-023.000-101	1225 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-138-001.000-101	1520 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-002.000-101	1528 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-003.000-101	1524 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-004.000-101	1518 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-005.000-101	1516 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-006.000-101	1510 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-009.000-101	1502 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-147-001.000-101	1475 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-002.000-101	1456 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-012.000-101	1402 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-147-014.000-101	1415 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-017.000-101	1417 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-018.000-101	1443 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-019.000-101	1420 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-028.000-101	1411 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-029.000-101	1409 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-148-011.000-101	1402 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-153-001.000-101	1251 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-161-013.000-101	1322 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-050.000-101	1301 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-057.000-101	1315 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-061.000-101	1200 E 13TH ST INDIANAPOLIS, IN 46202
49-07-31-161-062.000-101	1302 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-065.000-101	1308 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-167-002.000-101	1511 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-001.000-101	1301 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-002.000-101	1561 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-003.000-101	1215 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-005.000-101	1544 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-173-010.000-101	1211 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-011.000-101	1553 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-012.000-101	1557 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-014.000-101	1101 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-015.000-101	1553 N ARSENAL AVE INDIANAPOLIS, IN 46201

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-173-016.000-101	1449 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-173-020.000-101	1542 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-022.000-101	1549 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-024.000-101	1541 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-034.000-101	1515 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.001-101	1129 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-034.002-101	1533 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.003-101	1527 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-035.000-101	1549 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.001-101	1547 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.002-101	1545 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.003-101	1543 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.004-101	1541 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.005-101	1539 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.006-101	1537 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.007-101	1535 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.008-101	1533 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.009-101	1531 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.010-101	1529 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.011-101	1547 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.012-101	1549 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.013-101	1551 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.014-101	1553 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.015-101	1545 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.016-101	1543 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.017-101	1541 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.018-101	1539 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.019-101	1531 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.020-101	1533 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.021-101	1535 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.022-101	1537 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.023-101	0 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-178-002.000-101	1011 MASSACHUSETTS AVE INDIANAPOLIS, IN 46202
49-07-31-178-002.001-101	1125 BROOKSIDE AVE INDIANAPOLIS, IN 46202
49-07-31-179-020.000-101	1524 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-180-001.000-101	1102 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-189-004.000-101	1505 MASSACHUSETTS AVE INDIANAPOLIS, IN 46201
49-07-31-194-022.000-101	1548 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-194-025.000-101	1542 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-198-168.000-101	1417 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-198-172.000-101	1435 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-202-012.000-101	1331 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-013.000-101	1327 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-014.000-101	1414 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-019.000-101	1340 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-026.000-101	1420 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-027.000-101	1422 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-028.000-101	1410 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-029.000-101	1406 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-030.000-101	1402 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-032.000-101	1401 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-035.000-101	1336 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-036.000-101	1328 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-037.000-101	1323 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-038.000-101	1317 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-039.000-101	1310 ROOSEVELT AVE INDIANAPOLIS, IN 46202

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-202-040.000-101	1315 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-041.000-101	1472 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-044.000-101	1464 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-045.000-101	1413 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-046.000-101	1409 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-047.000-101	1460 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-048.000-101	1427 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-056.000-101	1431 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-057.000-101	1435 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-062.000-101	1423 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-063.000-101	1446 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-064.000-101	1406 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-065.000-101	1410 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-068.000-101	1436 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-069.000-101	1430 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-070.000-101	1406 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-071.000-101	1402 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-209-005.000-101	1525 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-007.000-101	1521 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-008.000-101	1517 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-009.000-101	1513 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-012.000-101	1507 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-013.000-101	1505 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-014.000-101	1216 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-212-001.000-101	1429 BROOKSIDE AVE INDIANAPOLIS, IN 46201
49-07-31-226-001.000-101	1566 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-226-002.000-101	1229 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-226-005.000-101	1217 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-237-007.000-101	1400 E 12TH ST INDIANAPOLIS, IN 46201

EXHIBIT B

**NEAR NORTH MASS ECONOMIC DEVELOPMENT PLAN
AND ADDITIONAL FINDINGS**

NEAR NORTH MASS ECONOMIC DEVELOPMENT PLAN AND ADDITIONAL FINDINGS

Purpose and Introduction.

The Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”) proposes to designate and declare an economic development area within the City of Indianapolis, Indiana (the “City”) to be known as the Near North Mass Economic Development Area (the “Area”). This document is the plan for the Area (the “Plan”), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-15.1, as amended from time to time (the “Act”), and in this Plan.

Pursuant to the Act, the Plan must be approved by the Commission and the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”). Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 10 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

The Commission also proposes that pursuant to the provisions of Section 26 of the Act, three portions of the Area shall constitute a separate tax increment financing “allocation area” for purposes of the Act. Such allocation areas shall be designated as the “Penn Electric Allocation Area,” the “Ingram Allocation Area” and the “Connect Allocation Area” (hereinafter collectively referred to as the “Allocation Areas”) for purposes of distribution and allocation of taxes on real property in the Allocation Areas.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City, increase the economic well-being of the City and the State of Indiana, and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to promote significant opportunities for the gainful employment of citizens of the City, attract major new business enterprises to the City, retain and expand existing significant business enterprises in the City, provide for local public improvements in the Area, retain permanent jobs, and increase the property tax base.

Description of the Area

The Area consists of and is located in and around the Indy East Promise Zone and surrounding neighborhoods, Indianapolis, Indiana. A map of the Area with a list of parcels within the Area are attached to this Plan as Exhibit A and Exhibit B, respectively.

Project Descriptions

The “Projects” include public infrastructure, which may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects. Potential private projects include:

- North Mass Ingram Project. A project with approximately 153 to 170 multifamily units and an amenity space including a pet spa and bike storage. The residential square footage is expected to total approximately 113,945 sq. ft. The project is expected to have approximately 3,988 sq. ft. of commercial space.
- North Mass Penn Electric Project. A project with approximately 25,463 square feet of office space and approximately 8,015 square feet of restaurant space.
- North Mass Connect Project. A project with approximately 298 multifamily units and a parking garage that has approximately 600 parking spaces. The residential square footage is expected to total approximately 310,207 sq. ft.

The total non-land cost of the three combined North Mass Projects is estimated at approximately \$137,000,000, with \$33,000,000 estimated for the Ingram Project, \$12,000,000 estimated for the Penn Electric Project and \$92,000,000 estimated for the Connect Project.

Acquisition List

Other than vacated streets that will be returned to the City, the Commission has no present plans to acquire any interests in real property with the accomplishment of the Plan. In the event the Commission determines to acquire interests in real property in the future, it shall follow procedures set forth in Section 12 of the Act. The Commission may not exercise the power of eminent domain in an economic development area.

Estimate of the Cost of Acquisition and Economic Development

Because the Commission does not intend to acquire property for the Project, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the three Projects described above. The estimated cost of the Penn Electric Project \$12,000,000, with the Commission providing a currently estimated amount of not to exceed \$3,000,000 via bond proceeds to fund the development of the Penn Electric Project. The estimated cost of the Ingram Project \$33,000,000 with the Commission providing a currently estimated amount of not to exceed \$6,000,000 via bond proceeds to fund the development of the Ingram Project. The estimated cost of the Connect Project \$92,000,000 with the Commission providing a currently estimated amount of not to exceed \$21,000,000 via bond proceeds to fund the development of the Connect Project. In addition, approximately \$12,000,000 of infrastructure improvements in and around the Allocation Areas will be needed to support the three projects.

Disposal of Property

The Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 15 of the Act.

Statutory Findings

The Plan for the Area meets the following required findings under Section 29(b) of the Act:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts a major new business enterprise to the City, retains or expands a significant business enterprise existing in the City, or meets other purposes of Sections 28 and 30 of the Act.

Implementing the Plan and constructing the Projects will attract companies outside the City and retain growth of companies in the City, which will provide housing and recreational space, which in turn creates commercial development. Additionally, the investment creates economic development, job growth and will increase the property tax base of the City, as well as sales, individual income taxes and corporate taxes generated from the residents of the Project.

The currently estimated future Assessed Value of the Penn Electric Project, based on information provided by Penn Electric Partners LLC (the “Penn Electric Developer”), the developer of the Penn Electric Project, is \$7,919,900. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$220,205 as calculated by Crowe LLP, as municipal advisers to the City (the “Municipal Advisor”). The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$184,419 as calculated by the Municipal Advisor. The number of estimated permanent jobs is 50 (40 skilled and 10 management and professional) and the number of estimated construction related jobs for all three Projects is 500.

The currently estimated future Assessed Value of the Ingram Project, based on information provided by North Mass Land Holdings LLC (the “Ingram Developer”), the developer of the Ingram Project, is \$25,111,100. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$596,884 as calculated by the Municipal Advisor. The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$505,366 as calculated by the Municipal Advisor. The number of estimated skilled jobs is 25 and the

number of estimated construction related jobs for all Projects is as noted above.

The currently estimated future Assessed Value of the Connect Project, based on provided by Roosevelt Landsite LLC (the “Connect Developer”), the developer of the Connect Project, is \$88,920,400. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$2,172,411 as calculated by the Municipal Advisor. The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$1,826,965 as calculated by the Municipal Advisor. The number of estimated skilled permanent jobs is 6 and the number of estimated construction related jobs for all projects is 500.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 28 and 30 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

The use of tax increment financing from the Allocation Areas is necessary to construct the Projects. The Projects could not occur without the availability of tax increment revenues.

3. The public health and welfare of the citizens of the City will be benefited by accomplishment of the Plan for the Area.

Implementing the Plan and constructing the Projects will provide housing and recreational space, which in turn creates commercial development, and will increase the tax base of the City. But for such development, the Area would continue to have a more limited beneficial use and depressed assessed value and therefore provide less opportunity to create economic development and job growth.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.

As noted above, the Projects will provide housing and recreational space in the City, which in turn creates commercial development and will increase the tax base of the City. The Plan will improve the diversity of the economic base of the City and spur development in the Area.

5. The Plan for the Area conforms to the comprehensive plan of development for the consolidated city.

The Plan conforms to the goals of the other development and redevelopment plans for the City in that it is designed to enhance the economic well-being of the City and its citizens.

Financing of the Projects

It will be necessary to issue bonds to provide funds for financing costs and the construction of the Projects in the Area. The Commission intends to pledge incremental ad valorem property taxes allocated under Indiana Code 36-7-15.1-26 to support the issuance of bonds for each individual Project, which may be issued by the City upon recommendation by the Indianapolis Economic Development Commission (the “EDC”) pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12. Each of these bonds will be purchased or guaranteed by each respective project’s Developer (or an affiliate thereof) who will receive payments over the term of the bond derived from the pledge of incremental ad valorem property taxes of the respective project’s allocation area, but which amount shall be 80% of such incremental property taxes. The benefit of utilizing this bond structure is that the City is largely removed from the financial risk associated with this development.

The amount of each of these bonds may not exceed the total, as estimated by the respective project’s Developer, of all expenses reasonably incurred in connection with the applicable Project, including:

- (1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- (2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Project or the issuance of bonds;
- (3) Interest on the bonds and a debt service reserve for the bonds to the extent that the Commission determines that a reserve is reasonably required; and
- (4) Expenses that the Commission is required or permitted to pay under Indiana Code 36-7-15.1.

In the issuance of bonds, the Commission will comply with Indiana Code 36-7-15.1.

Amendment of the Plan

This Plan may be amended by following the procedures described in Indiana Code 36-7-15.1-8 of the Act.

EXHIBIT C

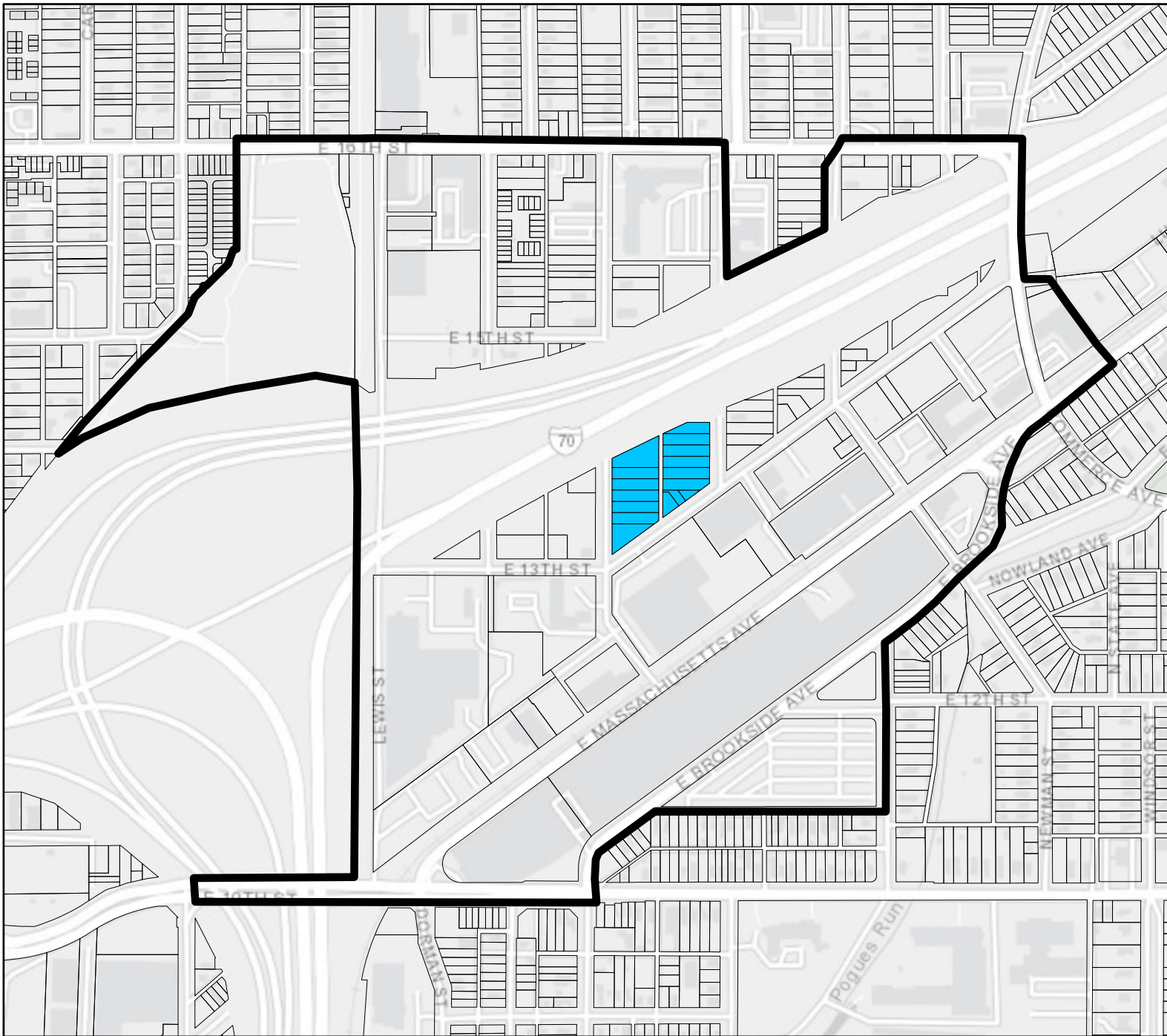
INGRAM ALLOCATION AREA MAP AND PARCELS

LR02314.0758409 4862-3996-9132v3

Ingram Allocation Area

Item 4.

Proposed Boundaries



- Proposed EDA Boundary
- Ingram Allocation Area

0 0.07 0.15 0.3 Miles

Ingram Allocation Area

Parcel List

State Parcel Number	Street Address
49-07-31-202-012.000-101	1331 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-013.000-101	1327 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-014.000-101	1414 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-019.000-101	1340 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-026.000-101	1420 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-027.000-101	1422 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-028.000-101	1410 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-029.000-101	1406 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-030.000-101	1402 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-032.000-101	1401 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-035.000-101	1336 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-036.000-101	1328 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-037.000-101	1323 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-038.000-101	1317 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-039.000-101	1310 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-040.000-101	1315 COLUMBIA AVE INDIANAPOLIS, IN 46202

RESOLUTION NO. 2023-E-023
DECLARATORY RESOLUTION OF THE
METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA,
CREATING THE PENN ELECTRIC ALLOCATION AREA

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (“Commission”), organized and acting pursuant to the provisions of Indiana Code 36-7-15.1, as amended (the “Act”), has investigated, studied and surveyed economic development within the consolidated city boundaries of the City of Indianapolis and County of Marion, Indiana (“City”); and

WHEREAS, the Commission has identified an area in need of economic development, to be known as the Near North Mass Economic Development Area (the “Economic Development Area”), in accordance with its powers and duties under the Act, a map and list of parcels of which area are attached hereto as Exhibit A, and has prepared a plan for development of the Economic Development Area (the “Economic Development Plan”) and additional findings, which Economic Development Plan and additional findings are attached hereto as Exhibit B; and

WHEREAS, the Commission now desires to adopt this Declaratory Resolution, and to designate certain parcels of property within the Economic Development Area, as identified in Exhibit C, as an allocation area to be known as the “Penn Electric Allocation Area” (the “Allocation Area”) pursuant to Section 39 of the Act; and

WHEREAS, the Commission has caused to be prepared:

- (1) A map and plat showing: the boundaries of the Economic Development Area and Allocation Area in which property would be acquired for, or otherwise affected by, the establishment of an Allocation Area; the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the Allocation Area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the Allocation Area; the parts of the Allocation Area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks playgrounds, and other public purposes under the Economic Development Plan; and
- (2) List of the various parcels of property that may be affected, including the parcels of the project not in the Economic Development Area and Allocation Area, other than by acquisition, by the establishment of the Economic Development Plan; and
- (3) An estimate of the cost of acquisition, redevelopment and economic development.

WHEREAS, the Economic Development Plan, additional findings and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 26 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section.

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

Section 1. The foregoing recitals are hereby incorporated by reference.

Section 2. It will be of public utility and benefit to adopt this Declaratory Resolution to establish the Allocation Area in the manner provided for in the Resolution and to develop the Economic Development Area pursuant to the Act.

Section 3. The Economic Development Plan conforms to other development and redevelopment plans of the City of Indianapolis.

Section 4. This Declaratory Resolution is reasonable and appropriate when considered in relation to the Economic Development Plan, as well as the purposes of the Act.

Section 5. The Commission created the Economic Development Plan and finds that the Economic Development Plan for the Economic Development Area:

- (A) Assists in the promotion of significant opportunities for the gainful employment of the citizens of the City;
- (B) Assists in the attraction of major new business enterprises to the City;
- (C) Benefits the public health, safety, morals and welfare of the citizens of the City;
- (D) Increases the economic well-being of the City and the State of Indiana; or
- (E) Serves to protect and increase property values in the City and the State of Indiana.

Section 6. The Commission finds that the Economic Development Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of:

- (A) The lack of local public improvement necessary to achieve the level of quality of development described in the Economic Development Plan;
- (B) Existence of improvements or conditions that lower the value of the land below that of nearby land;

- (C) Multiple ownership of land; or
- (D) Other similar conditions, specifically, challenges resulting from existing private party easements and other land conditions.

Section 7. The Commission finds that the accomplishment of the Economic Development Plan will be of public utility and benefit as measured by:

- (A) The attraction of construction and retention of permanent jobs;
- (B) An increase in the property tax base;
- (C) Improved diversity of the economic base; or
- (D) Other similar benefits, specifically, accomplishment of the Economic Development Plan will serve as a basis for making future public improvements.

Section 8. The Economic Development Plan for the Economic Development Area and Allocation Area conforms to the comprehensive plan of development for the consolidated city.

Section 9. The current estimated cost to the Commission of implementing the Economic Development Plan for the Penn Electric Project is approximately \$4,000,000 (as described in Exhibit B).

Section 10. The Commission finds that the current net assessed value for the Allocation Area is \$345,000 and the estimated annual tax increment revenue applicable to such property is \$184,419 based on projected plans at this time.

Section 11. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Economic Development Plan and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

Section 12. In support of the findings and determinations set forth above, the Commission hereby adopts the specific findings set forth in the Economic Development Plan and the additional findings attached hereto as Exhibit B.

Section 13. Other than previously vacated streets that will be deeded back to the City as part of the development of the Area, the Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Economic Development Area. If at any time the Commission proposed to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

Section 14. The parcels described in Exhibit C are hereby designated as an “allocation area” pursuant to Section 26 of the Act to be known as the “Penn Electric Allocation Area” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by Section 26 of the Act. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Section 26 of the Act as follows:

Except as otherwise provided in Section 26, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 26, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Allocation Area hereby designated as the “Penn Electric Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 26(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of this Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 26(b)(4) of the Act.

Section 15. The base assessment date of the Allocation Area shall be January 1, 2023.

Section 16. The provisions of this resolution shall be subject in all respects to the Act and any amendments hereto and the allocation provision herein relating to the Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived in the Allocation Area. The Commission shall notify the Indiana Department of Local Government Finance of the designation of the Allocation Area as an allocation area.

Section 17. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised by the Commission in the Economic Development Area, subject to the limitations in IC 36-7-15.1-30.

Section 18. The Commission shall cause to be prepared a statement disclosing the impact of the Allocation Area, including the following:

- (A) The estimated economic benefit and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required

under Section 10 of the Act at least ten (10) days before the date of the public hearing described in this resolution.

Section 19. The Commission hereby finds that the adoption of the foregoing allocation provisions will result in new property taxes that would not have been generated but for the adoption of the allocation provisions. Specifically, the capture of new property taxes in the Allocation Area as tax increment will assist the Commission in its capacity to fund or bond for future projects, including, without limitation, public infrastructure improvements to support the development of the Allocation Area, and the surrounding Economic Development Area, which will generate new property taxes.

Section 20. The Declaratory Resolution is hereby in all respects approved, and shall be effective as of the date of its adoption.

Section 21. This resolution shall be submitted to the City-County Council for its approval of the establishment of the Allocation Area as provided in the Act.

Section 22. The Commission hereby directs the presiding officer of the Commission, after receipt of approval by the City-County Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the office of the Commission, board of zoning appeals, works board, park board, and any other departments, bodies or officers of the City having to do with planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project.

Section 23. The Commission further directs the presiding officer to submit this resolution to the City-County Council for its approval of the establishment of the Allocation Area.

Section 24. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 25. This resolution shall be effective as of its date of adoption.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on July 5, 2023, 1:00 p.m. 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, President

Approved for Legal Adequacy:

Office of Corporation Counsel

By: /s/Toae Kim
Toae Kim

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Scott A. Krapf

Scott A. Krapf
Frost Brown Todd LLP

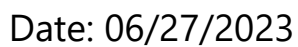
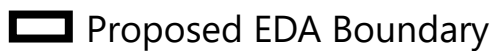
This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46244-0961.

EXHIBIT A

NEAR NORTH MASS ECONOMIC DEVELOPMENT AREA MAP AND PARCELS

Item 5.

Item 5.



Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-06-36-153-012.000-101	1001 E 16TH ST INDIANAPOLIS, IN 46202
49-07-30-122-002.000-101	0 MONON TRAIL INDIANAPOLIS, IN 46202
49-07-31-115-001.000-101	1444 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-115-003.000-101	1221 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-115-004.000-101	1219 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-117-001.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-002.000-101	1457 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-003.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-004.000-101	1463 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-123-003.000-101	1517 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-004.000-101	1513 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-005.000-101	1524 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-123-014.000-101	1503 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-125-001.000-101	1255 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-125-002.000-101	1351 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-004.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-008.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-016.000-101	1138 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-020.000-101	1133 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-021.000-101	1203 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-022.000-101	1211 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-023.000-101	1225 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-138-001.000-101	1520 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-002.000-101	1528 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-003.000-101	1524 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-004.000-101	1518 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-005.000-101	1516 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-006.000-101	1510 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-009.000-101	1502 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-147-001.000-101	1475 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-002.000-101	1456 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-012.000-101	1402 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-147-014.000-101	1415 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-017.000-101	1417 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-018.000-101	1443 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-019.000-101	1420 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-028.000-101	1411 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-029.000-101	1409 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-148-011.000-101	1402 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-153-001.000-101	1251 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-161-013.000-101	1322 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-050.000-101	1301 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-057.000-101	1315 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-061.000-101	1200 E 13TH ST INDIANAPOLIS, IN 46202
49-07-31-161-062.000-101	1302 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-065.000-101	1308 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-167-002.000-101	1511 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-001.000-101	1301 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-002.000-101	1561 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-003.000-101	1215 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-005.000-101	1544 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-173-010.000-101	1211 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-011.000-101	1553 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-012.000-101	1557 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-014.000-101	1101 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-015.000-101	1553 N ARSENAL AVE INDIANAPOLIS, IN 46201

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-173-016.000-101	1449 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-173-020.000-101	1542 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-022.000-101	1549 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-024.000-101	1541 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-034.000-101	1515 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.001-101	1129 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-034.002-101	1533 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.003-101	1527 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-035.000-101	1549 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.001-101	1547 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.002-101	1545 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.003-101	1543 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.004-101	1541 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.005-101	1539 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.006-101	1537 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.007-101	1535 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.008-101	1533 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.009-101	1531 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.010-101	1529 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.011-101	1547 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.012-101	1549 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.013-101	1551 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.014-101	1553 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.015-101	1545 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.016-101	1543 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.017-101	1541 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.018-101	1539 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.019-101	1531 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.020-101	1533 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.021-101	1535 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.022-101	1537 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.023-101	0 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-178-002.000-101	1011 MASSACHUSETTS AVE INDIANAPOLIS, IN 46202
49-07-31-178-002.001-101	1125 BROOKSIDE AVE INDIANAPOLIS, IN 46202
49-07-31-179-020.000-101	1524 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-180-001.000-101	1102 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-189-004.000-101	1505 MASSACHUSETTS AVE INDIANAPOLIS, IN 46201
49-07-31-194-022.000-101	1548 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-194-025.000-101	1542 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-198-168.000-101	1417 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-198-172.000-101	1435 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-202-012.000-101	1331 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-013.000-101	1327 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-014.000-101	1414 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-019.000-101	1340 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-026.000-101	1420 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-027.000-101	1422 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-028.000-101	1410 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-029.000-101	1406 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-030.000-101	1402 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-032.000-101	1401 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-035.000-101	1336 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-036.000-101	1328 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-037.000-101	1323 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-038.000-101	1317 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-039.000-101	1310 ROOSEVELT AVE INDIANAPOLIS, IN 46202

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-202-040.000-101	1315 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-041.000-101	1472 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-044.000-101	1464 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-045.000-101	1413 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-046.000-101	1409 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-047.000-101	1460 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-048.000-101	1427 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-056.000-101	1431 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-057.000-101	1435 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-062.000-101	1423 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-063.000-101	1446 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-064.000-101	1406 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-065.000-101	1410 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-068.000-101	1436 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-069.000-101	1430 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-070.000-101	1406 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-071.000-101	1402 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-209-005.000-101	1525 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-007.000-101	1521 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-008.000-101	1517 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-009.000-101	1513 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-012.000-101	1507 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-013.000-101	1505 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-014.000-101	1216 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-212-001.000-101	1429 BROOKSIDE AVE INDIANAPOLIS, IN 46201
49-07-31-226-001.000-101	1566 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-226-002.000-101	1229 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-226-005.000-101	1217 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-237-007.000-101	1400 E 12TH ST INDIANAPOLIS, IN 46201

EXHIBIT B

**NEAR NORTH MASS ECONOMIC DEVELOPMENT PLAN
AND ADDITIONAL FINDINGS**

NEAR NORTH MASS ECONOMIC DEVELOPMENT PLAN AND ADDITIONAL FINDINGS

Purpose and Introduction.

The Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”) proposes to designate and declare an economic development area within the City of Indianapolis, Indiana (the “City”) to be known as the Near North Mass Economic Development Area (the “Area”). This document is the plan for the Area (the “Plan”), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-15.1, as amended from time to time (the “Act”), and in this Plan.

Pursuant to the Act, the Plan must be approved by the Commission and the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”). Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 10 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

The Commission also proposes that pursuant to the provisions of Section 26 of the Act, three portions of the Area shall constitute a separate tax increment financing “allocation area” for purposes of the Act. Such allocation areas shall be designated as the “Penn Electric Allocation Area,” the “Ingram Allocation Area” and the “Connect Allocation Area” (hereinafter collectively referred to as the “Allocation Areas”) for purposes of distribution and allocation of taxes on real property in the Allocation Areas.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City, increase the economic well-being of the City and the State of Indiana, and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to promote significant opportunities for the gainful employment of citizens of the City, attract major new business enterprises to the City, retain and expand existing significant business enterprises in the City, provide for local public improvements in the Area, retain permanent jobs, and increase the property tax base.

Description of the Area

The Area consists of and is located in and around the Indy East Promise Zone and surrounding neighborhoods, Indianapolis, Indiana. A map of the Area with a list of parcels within the Area are attached to this Plan as Exhibit A and Exhibit B, respectively.

Project Descriptions

The “Projects” include public infrastructure, which may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects. Potential private projects include:

- North Mass Ingram Project. A project with approximately 153 to 170 multifamily units and an amenity space including a pet spa and bike storage. The residential square footage is expected to total approximately 113,945 sq. ft. The project is expected to have approximately 3,988 sq. ft. of commercial space.
- North Mass Penn Electric Project. A project with approximately 25,463 square feet of office space and approximately 8,015 square feet of restaurant space.
- North Mass Connect Project. A project with approximately 298 multifamily units and a parking garage that has approximately 600 parking spaces. The residential square footage is expected to total approximately 310,207 sq. ft.

The total non-land cost of the three combined North Mass Projects is estimated at approximately \$137,000,000, with \$33,000,000 estimated for the Ingram Project, \$12,000,000 estimated for the Penn Electric Project and \$92,000,000 estimated for the Connect Project.

Acquisition List

Other than vacated streets that will be returned to the City, the Commission has no present plans to acquire any interests in real property with the accomplishment of the Plan. In the event the Commission determines to acquire interests in real property in the future, it shall follow procedures set forth in Section 12 of the Act. The Commission may not exercise the power of eminent domain in an economic development area.

Estimate of the Cost of Acquisition and Economic Development

Because the Commission does not intend to acquire property for the Project, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the three Projects described above. The estimated cost of the Penn Electric Project \$12,000,000, with the Commission providing a currently estimated amount of not to exceed \$3,000,000 via bond proceeds to fund the development of the Penn Electric Project. The estimated cost of the Ingram Project \$33,000,000 with the Commission providing a currently estimated amount of not to exceed \$6,000,000 via bond proceeds to fund the development of the Ingram Project. The estimated cost of the Connect Project \$92,000,000 with the Commission providing a currently estimated amount of not to exceed \$21,000,000 via bond proceeds to fund the development of the Connect Project. In addition, approximately \$12,000,000 of infrastructure improvements in and around the Allocation Areas will be needed to support the three projects.

Disposal of Property

The Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 15 of the Act.

Statutory Findings

The Plan for the Area meets the following required findings under Section 29(b) of the Act:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts a major new business enterprise to the City, retains or expands a significant business enterprise existing in the City, or meets other purposes of Sections 28 and 30 of the Act.

Implementing the Plan and constructing the Projects will attract companies outside the City and retain growth of companies in the City, which will provide housing and recreational space, which in turn creates commercial development. Additionally, the investment creates economic development, job growth and will increase the property tax base of the City, as well as sales, individual income taxes and corporate taxes generated from the residents of the Project.

The currently estimated future Assessed Value of the Penn Electric Project, based on information provided by Penn Electric Partners LLC (the “Penn Electric Developer”), the developer of the Penn Electric Project, is \$7,919,900. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$220,205 as calculated by Crowe LLP, as municipal advisers to the City (the “Municipal Advisor”). The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$184,419 as calculated by the Municipal Advisor. The number of estimated permanent jobs is 50 (40 skilled and 10 management and professional) and the number of estimated construction related jobs for all three Projects is 500.

The currently estimated future Assessed Value of the Ingram Project, based on information provided by North Mass Land Holdings LLC (the “Ingram Developer”), the developer of the Ingram Project, is \$25,111,100. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$596,884 as calculated by the Municipal Advisor. The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$505,366 as calculated by the Municipal Advisor. The number of estimated skilled jobs is 25 and the

number of estimated construction related jobs for all Projects is as noted above.

The currently estimated future Assessed Value of the Connect Project, based on provided by Roosevelt Landsite LLC (the “Connect Developer”), the developer of the Connect Project, is \$88,920,400. The estimated annual gross tax revenue, including taxes paid on referendum rates, calculated based on the future Assessed Value and including the estimated Base Assessed Value is approximately \$2,172,411 as calculated by the Municipal Advisor. The currently estimated annual tax increment revenues, calculated based on the future incremental Assessed Value (which excludes the Base Assessed Value) and estimated net property tax rates (net of referendum tax rates) is approximately \$1,826,965 as calculated by the Municipal Advisor. The number of estimated skilled permanent jobs is 6 and the number of estimated construction related jobs for all projects is 500.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 28 and 30 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

The use of tax increment financing from the Allocation Areas is necessary to construct the Projects. The Projects could not occur without the availability of tax increment revenues.

3. The public health and welfare of the citizens of the City will be benefited by accomplishment of the Plan for the Area.

Implementing the Plan and constructing the Projects will provide housing and recreational space, which in turn creates commercial development, and will increase the tax base of the City. But for such development, the Area would continue to have a more limited beneficial use and depressed assessed value and therefore provide less opportunity to create economic development and job growth.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.

As noted above, the Projects will provide housing and recreational space in the City, which in turn creates commercial development and will increase the tax base of the City. The Plan will improve the diversity of the economic base of the City and spur development in the Area.

5. The Plan for the Area conforms to the comprehensive plan of development for the consolidated city.

The Plan conforms to the goals of the other development and redevelopment plans for the City in that it is designed to enhance the economic well-being of the City and its citizens.

Financing of the Projects

It will be necessary to issue bonds to provide funds for financing costs and the construction of the Projects in the Area. The Commission intends to pledge incremental ad valorem property taxes allocated under Indiana Code 36-7-15.1-26 to support the issuance of bonds for each individual Project, which may be issued by the City upon recommendation by the Indianapolis Economic Development Commission (the “EDC”) pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12. Each of these bonds will be purchased or guaranteed by each respective project’s Developer (or an affiliate thereof) who will receive payments over the term of the bond derived from the pledge of incremental ad valorem property taxes of the respective project’s allocation area, but which amount shall be 80% of such incremental property taxes. The benefit of utilizing this bond structure is that the City is largely removed from the financial risk associated with this development.

The amount of each of these bonds may not exceed the total, as estimated by the respective project’s Developer, of all expenses reasonably incurred in connection with the applicable Project, including:

- (1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- (2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Project or the issuance of bonds;
- (3) Interest on the bonds and a debt service reserve for the bonds to the extent that the Commission determines that a reserve is reasonably required; and
- (4) Expenses that the Commission is required or permitted to pay under Indiana Code 36-7-15.1.

In the issuance of bonds, the Commission will comply with Indiana Code 36-7-15.1.

Amendment of the Plan

This Plan may be amended by following the procedures described in Indiana Code 36-7-15.1-8 of the Act.

EXHIBIT C

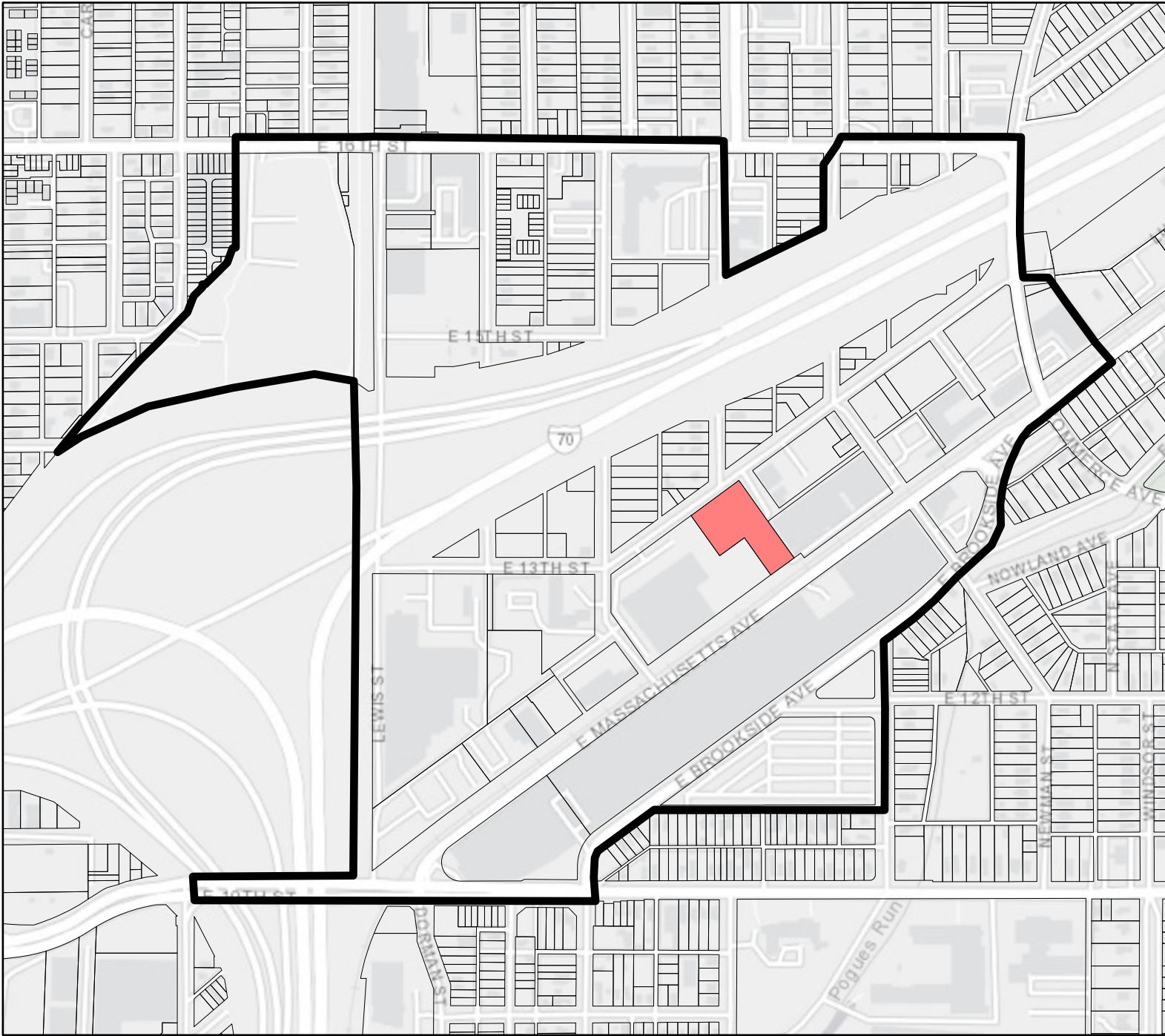
PENN ELECTRIC ALLOCATION AREA MAP AND PARCELS

LR02314.0758409 4894-4009-1500v4

Penn Electric Allocation Area

Item 5.

Proposed Boundaries



 Proposed EDA Boundary
 Penn Electric Allocation Area

0 0.07 0.15 0.3 Miles

Penn Electric Allocation Area

Parcel List

State Parcel Number	Street Address
49-07-31-125-002.000-101	1351 ROOSEVELT AVE INDIANAPOLIS, IN 46202

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

RESOLUTION NO. 2023-A-026

REAL PROPERTY TAX ABATEMENT

GP-CM County Line Partners, LLC

8615, 8640, 8721, 8814, 8816, 8840, 8914 & 8950 South Arlington Avenue and
5600 (aka 5624), 5740 & 6000 East County Line Road

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 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; 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 has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, June 21, 2023, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and

the Commission adopted **Preliminary Resolution No. 2023-A-022**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of up to seven (7) years (“Preliminary Resolution”); and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

WHEREAS, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now amends, confirms, adopts and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
 - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
 - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
 - C. 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.
2. The Economic Revitalization Area (ERA) designation terminates December 31, 2030; however, relative to redevelopment or rehabilitation completed before the end of the ERA period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of not less than five (5) and up to seven (7) years.
3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under 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 an industrial park of up to 1,900,000 gross square feet of leasable area. The designation does not allow for abatement of property taxes attributable to non-industrial uses on the Subject Real Estate, with the exception of accessory retail uses within primarily industrial buildings, which shall be eligible for abatement.
4. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
 - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.

- B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
 - E. The "Totality of Benefits" is sufficient to justify the deduction.
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, Workforce Support Commitments and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
 6. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least sixteen (16) years. The dates of the initial sixteen (16) surveys shall be on or about the following dates: 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037 2038 and 2039.
 7. The Subject Real Estate and Project areas are approved for an abatement period of **up to seven (7) years**.
 8. The real property tax abatement shall utilize the following abatement schedules:

REAL PROPERTY TAX ABATEMENT

(Schedule if conditions are not met for "Enhanced Abatement," pursuant to MOA)

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	80%
3 rd	60%
4 th	40%
5 th	20%

REAL PROPERTY OPPORTUNITY BUSINESS ENHANCED TAX ABATEMENT*(Must be invoked by third year of deduction)*

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	80%
3 rd	60%
4 th	55%
5 th	45%
6 th	35%
7 th	25%

9. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date _____

Approved as to Legal Form
and Adequacy this 27th day
of June, 2023.

/s/Toae Kim
Toae Kim
Deputy Chief Counsel

PROJECT SUMMARY
REAL PROPERTY TAX ABATEMENT
GP-CM COUNTY LINE PARTNERS, LLC

Project Address: 8615, 8640, 8721, 8814, 8816, 8840, 8914 & 8950 South Arlington Avenue
 and 5600 (aka 5624), 5740 and 6000 East County Line Road

Current Zoning: C-S

Qualified Jobs Created: 369

Qualified Jobs Retained: None.

Estimated Cost of Proposed Project: \$126,360,000.00

STAFF ANALYSIS

GP-CM County Line Partners, LLC has proposed to invest \$126.36MM to develop an approximately 1,900,000-square foot industrial park, to be comprised of five individual buildings. GP-CM has committed to a minimum of 369 net new jobs in the industrial park, at a minimum wage of \$18.00/hr. If GP-CM is able to secure “Opportunity Industry” tenants for the project, the proposed abatement would provide for two additional years of real property tax deductions for each building so occupied.

The petitioner’s Inclusivity Plan will dedicate five percent of the estimated abatement value toward eliminating barriers to job access. The Plan includes a multi-modal trail along County Line Road that would connect to a robust pedestrian network within the industrial park. Additionally, the park will feature a signalized, pedestrian crosswalk on Arlington Avenue, and GP-CM will construct missing sidewalk segments along Arlington Avenue.

The City is also considering the designation of the area as an Economic Development Area and Allocation Area. This would allow the City to capture the unabated portion of the increased property taxes resulting from this project to finance needed public infrastructure improvements, such as widening portions of Arlington Avenue and improving the Arlington & County Line Road intersection to facilitate increased industrial and pedestrian traffic.

The applicant is requesting 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 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 incentives. 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 up to seven (7) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER:

GP-CM County Line Partners, LLC

INVESTMENT:

Staff estimates that the proposed investment of \$126,360,000.00 should result in an increase to the tax base of approximately \$88,019,833.00 of assessed value. Staff estimates that over the five (5) year real property tax abatement period the petitioner will realize savings of approximately \$7,461,666.73 (a 62.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$4,556,244.32 in real property taxes relative to the new investment. This is in addition to the current real estate taxes being paid on the undeveloped property in the amount of \$29,764.36 annually (pay 2023 taxes), which represents the taxes on agricultural ground. After the tax abatement expires, the petitioner can be expected to pay an estimated \$2,458,356.21 in real property taxes annually on the new improvements, in addition to current taxes.

**OPPORTUNITY
INDUSTRY
INCENTIVE:**

The petitioner has agreed to target Opportunity Industries in their marketing effort to lease or sell the developed property. If petitioner successful in leasing at least 51% of the gross leasable area of the building to such an industry, then the petitioner will be entitled to an alternate deduction schedule, including two (2) more years of deduction on the building(s) thus occupied. Staff estimates that if the building qualifies for the enhanced real property tax abatement, the petitioner will realize an additional tax savings of approximately \$1,935,457.23, in addition to the tax savings realized during the initial abatement term. The petitioner would also pay an additional \$2,871,707.19 in real property taxes during the enhanced abatement term.

EMPLOYMENT:

The petitioner estimates that this project will create a minimum of three-hundred and sixty-nine (369) positions at a minimum wage of not less than \$18.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS:

Staff believes this project is significant for Franklin 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.

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PROJECT SUMMARY

Applicant: GP-CM County Line Partners, LLC

Subject Real Estate: 8615, 8640, 8721, 8814, 8816, 8840, 8914 &
8950 South Arlington Avenue and
5600 (aka 5624), 5740 and 6000 East County Line Road

Franklin Township Parcel Numbers: 3006603, 3027790, 3005440, 3001148, 3005015,
3008410, 3004675, 3004674, 3001702, 3024587 and
3001775

PROJECT DESCRIPTION

GP-CM County Line Partners, LLC (“GP-CM”) is a real estate development partnership between local development firms Gershman Partners and CitiMark Inc. GP-CM is proposing to develop approximately 170 acres of primarily agricultural land at the northeast and northwest corners of the intersection of Arlington Avenue and County Line Road into a modern industrial park. GP-CM has proposed that the park will be developed in phases, with the final phase being completed by 2030. The completed park would be comprised of approximately 1,900,000 square feet across five freestanding industrial buildings. The five proposed buildings would be the following approximate sizes: Building 1 - 344,100 sqft; Building 2 - 324,00 sqft.; Building 3 - 573,192 sqft.; Building 4 - 101,640 sqft.; and Building 5 - 553,660 sqft., each of which will be leased in whole or likely demised for lease to smaller tenants. The Park would also include 6.4 acres at the northeast corner of County Line Road and Arlington Avenue that would be reserved for commercial use, and not subject to the proposed tax abatement. The total real estate investment by GP-CM in the proposed industrial facilities is estimated at \$126,360,000.00, in addition to aquation costs, park and area infrastructure and the proposed retail corner.

As part of the development agreement and based on the size and nature of the proposed buildings, GP-CM has committed to creating at least 369 new full-time positions at a minimum wage of \$18.00 per hour. GP-CM has also agreed to target identified Opportunity Industries as tenants for the project. Opportunity Industries are defined as those business sector that provide opportunities for worker advancement without requiring a bachelor’s degree. If the effort to lease 51% of the building to Opportunity Industry tenants is success, two additional years of real property tax abatement would be authorized.

New Jobs Created: 369 at \$18.00/hr.


Jobs Retained: None.

Estimated Cost of Project: \$126,360,000.00

GP-CM County Line Partners, LLC
8615 - 8950 South Arlington Avenue and 5600 - 6000 East County Line Road



Legend

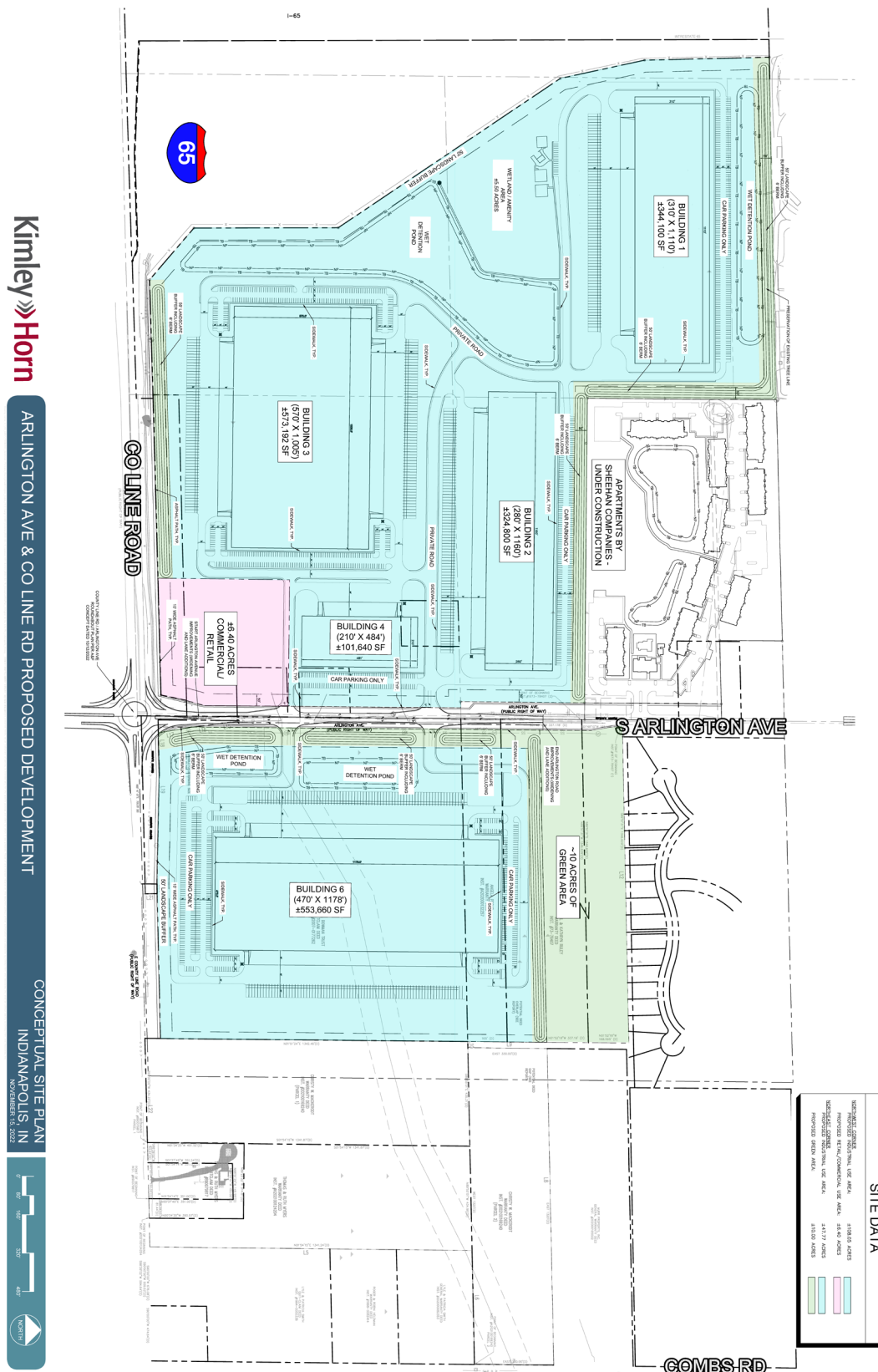
-  Parcels
-  Project Site



0 462.5 925 1,850 Feet

Produced by: DMD REED June 12, 2023

Conceptual Site Plan



RESOLUTION NO. 2023-P-014

RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, AUTHORIZING EXPENDITURE OF TAX INCREMENT FINANCE FUNDS FOR REGIONAL CENTER DESIGN GUIDELINES UPDATES

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 Indiana Code 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

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

WHEREAS, in Resolution No. 2022-P-019, the Commission authorized the expenditure of available funds from the Consolidated Redevelopment Allocation Area Program Fund in an amount of \$400,000 to fund the professional services agreement between DMD and Town Planning and Urban Design Collaborative, LLC (Agreement).

WHEREAS, the Department of Metropolitan Development (“DMD”) wishes to clarify the specific allocation fund from which the professional services agreement with Town Planning and Urban Design Collaborative, LLC will be paid; and

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 available funds from the Downtown Consolidated Allocation Area Fund in an amount of \$200,000 to meet the Commission’s commitments under the Agreement for 2023. The Commission hereby finds and determines that the work will directly serve and benefit the Consolidated Redevelopment Area.
2. The City Controller is hereby authorized to disburse the moneys from the Downtown Consolidated Allocation Area Fund for purposes set forth in the Agreement.
3. The Director of DMD is hereby authorized and directed to take such further actions and execute such documents as she deems necessary or advisable to effectuate the authorizations set forth in this Resolution.

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

Approved as to legal form and adequacy:

Metropolitan Development Commission:

/s/Toae Kim

Toae Kim, Deputy Chief Counsel

John J. Dillon III, President

Date: 6/27/23

Date: _____

Approved as the Availability of Funding

Sarah Riordan, Controller

STAFF REPORT

Item 25.

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-CZN-847 / 2022-CVR-847 (Amended)
Address: 2619, 2625 and 2627 West Washington Street (*Approximate Address*)
Location: Wayne Township, Council District #16
Petitioner: Purewal Holdings, Inc., by David Kingen and Emily Duncan
Requests: Rezoning of 0.39 acre from the C-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development.

Variance of Development Standards to provide for:

1. A parking lot to be accessed from Holmes Avenue (access from adjacent alley required),
2. A front building line of 42.4% along Holmes Avenue (minimum 60% building frontage required),
3. A parking lot totaling 43.9% of the lot width along Holmes Avenue (maximum 40% of lot width permitted).

ADDENDUM FOR JUNE 7, 2023, METROPOLITAN DEVELOPMENT COMMISSION

The Metropolitan Development Commission continued these petitions from the May 3, 2023 hearing, to the June 7, 2023 hearing, at the request of the petitioner's representative.

Subsequently, the petitioner's representative submitted an amended C-S Statement (Attachment "C") that eliminates the liquor store. The other three variance requests remain as initially submitted. Consequently, staff continues to **recommend denial** of the rezoning request and the variance of development standards requests for the previously stated reasons.

The petitioner's representative has requested **a continuance from the June 7, 2023 hearing, to the July 5, 2023 hearing.**

ADDENDUM FOR MAY 3, 2023, METROPOLITAN DEVELOPMENT COMMISSION

These petitions were heard by the Hearing Examiner on April 13, 2023. After a full hearing, the Hearing Examiner recommended denial of the rezoning and the variance requests. Subsequently, the petitioner's representative filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

April 13, 2023

The Hearing Examiner continued these petitions from the December 15, 2022 hearing, to the February 9, 2023, at the request of staff and the petitioner's representative.

(Continued)

The Hearing Examiner continued these petitions from the from the February 9, 2023 hearing, to the April 13, 2023, at the request of the petitioner's representative.

RECOMMENDATIONS

Staff **recommends denial** of the requests. If the requests would be approved, staff would recommend that such approval be subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. A high intensity activated crosswalk (aka a HAWK crossing), including marked crosswalks and pedestrian countdown signals, shall be installed and operating prior the issuance of an Improvement Location Permit (ILP).

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 0.39-acre site, zoned C-4, is comprised for three parcels, two of which are undeveloped and the third is developed with a mixed-use building. It is surrounded by single-family dwellings to the north, across West Washington Street, zoned C-4; single-family dwellings to the south, zoned D-5; commercial uses to the east, zoned C-4; and commercial uses to the west, across Holmes Street, zoned C-4.

REZONING

- ◇ This request would rezone the site from C-4 (TOD) District to the MU-2 (TOD) classification to provide for mixed-use development. "The MU-2 District is intended to meet the daily needs for surrounding neighborhoods and include small social spaces that serve as neighborhood gathering places. The district includes primarily neighborhood-serving businesses and institutions, including a wide range of small-scale retail and service uses that typically do not draw customers from beyond the adjacent neighborhoods, and employment, institutional and residential uses that complement the compact, walkable development pattern. The MU-2 District is implemented as a small node or on busy corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use Typology. The typical size of a district is from 2 to 20 acres (1 to 4 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts.

(Continued)

- ◇ The Comprehensive Plan recommends Village Mixed-Use typology. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.”
- ◇ The Comprehensive Plan consists of two components that include the Pattern Book and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.
- ◇ The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Conditions for All Land Use Types

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- Where possible, contributing historic buildings should be preserved or incorporated into new development.

Conditions for All Housing

- Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

Small-Scale Multi-Family Housing (defined as Single or multiple buildings each with five or more legally-complete dwelling units in a development of less than two acres and at a height of less than 40 feet.).

- Mixed-Use structures are preferred.
- Parking should be either behind or interior to the development.

(Continued)

Small-Scale Offices, Retailing and Personal or Professional Services (defined as Commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet.)

- Mixed-Use structures are preferred.
- Automotive uses (such as gas stations and auto repair) and uses with drive-through lanes are excluded.
- Should not include outdoor display of merchandise.

Overlays

- ◇ This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- ◇ The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- ◇ This site is located within a ¼ mile walk (approximately 652 feet) of a proposed transit stop located at the intersection of West Washington Street and Bellevue Place, with a Walkable Neighborhood typology.
- ◇ Walkable neighborhood stations are primarily residential but may have a commercial node of one to two city blocks, with a mix of uses at station with stabilized residential beyond; off-street parking is discouraged and should be limited to garages.
- ◇ Characteristics of the District Center typology are:
 - Mix of uses at station area and primarily residential beyond
 - Maximum of three stores throughout
 - No front or side setbacks at core; 0-15 feet front setbacks and 0-20 feet side setbacks at periphery
 - Mix of multi-family and single-family housing
 - Structured parking at the core and attractive surface parking at the periphery

Environmental Public Nuisances

- ◇ The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.
- ◇ All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

(Continued)

◇ Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Code on private or governmental property, which facility has not been maintained as required by that chapter; or
3. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

- ◇ Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Site Plan

- ◇ The updated site plan, file-dated November 18, 2022, depicts a 5,245-square foot building with 15 off-street parking spaces and a trash enclosure at the southeast corner.
- ◇ Access to the site would be from Holmes Avenue. Landscaped areas are proposed along the eastern and western boundaries and along the east / west alley to the south.
- ◇ Elevations, file-dated November 18, 2022, indicate a two-story structure, with a primary entrance along West Washington Street. Secondary entrances are located along Holmes Avenue and adjacent to the parking to the rear.

Planning Analysis

- ◇ As proposed, this request would provide for a two-story mixed-use building, with 5,245 square feet of retail space, occupied by a liquor store, on the first floor and four dwellings on the second floor.
- ◇ The proposed use would be consistent with the Comprehensive Plan of village mixed-use but it would not be supportive of the walkable neighborhood typology of the transit oriented development that recommends primarily residential with mixed uses at transit stations and residential uses beyond the station. Additionally, off-street parking is discouraged and limited to garages.

(Continued)

- ◇ Residential uses at this site could be supportable but the liquor store, without the appropriate separation and buffer would not be acceptable and would be incompatible with adjacent sensitive uses, such as single-family dwellings.
- ◇ Furthermore, encroachment of a parking lot for commercial uses into neighborhood would further exacerbate the impact of the liquor store.
- ◇ Staff understands that liquor stores and convenience stores typically generate pedestrian activity from surrounding neighborhoods. Staff is very concerned because the high volume of traffic along West Washington Street, a primary arterial, and the location of this proposed development between traffic signals, would compromise the safety of the customers from the surrounding neighborhood. Staff, therefore, is requesting that, if approved, a high intensity activated crosswalk (also known as a HAWK crossing) be installed prior to the issuance of an Improvement Location Permit (ILP).
- ◇ A HAWK crossing is non-illuminated until it is activated by a pedestrian that triggers multiple driver cues that emphasizes the potential of the presence of a pedestrian. These upscale devices have proven to be much more effective than the typical crosswalk and should be installed with marked crosswalks and pedestrian countdown signals.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for a liquor store located 87 feet from a protected district when the Ordinance requires a minimum of 100 feet. As previously noted, this provision provides an appropriate buffer that mitigates the negative impact of an intense commercial use upon adjacent residential uses, which are much less of an intense use.
- ◇ Furthermore, the location of the parking lot pushes activities associated with a liquor store within a few feet of residential uses to the south (approximately 15 feet).
- ◇ The request would allow a parking lot to be accessed from Holmes Avenue. The Ordinance requires adjacent alley access when available. A 15-foot wide east / west alley (Alley 25 S) abuts the southern property line and could be used to access the site.
- ◇ One of the purposes of alley access is to minimize pedestrian / vehicular conflicts that could possibly occur along city streets. As a walkable neighborhood within the TOD overlay, relocating access to the site from the alley would avoid potential conflicts between vehicles and pedestrians along Holmes Avenue.
- ◇ The Ordinance requires a minimum of 60% front building line along Holmes Avenue. If granted this variance would allow for a reduced front building line of 42.4%. No documentation has been submitted substantiating a practical difficulty with meeting with the Ordinance. Staff believes this is further evidence that the site cannot accommodate the proposed development without resulting negative impacts on the surrounding land uses, particularly the residential uses.

(Continued)

- ◇ This request would allow for a parking lot totaling 43.9% of the lot width along Holmes Avenue that exceeds the required 40% of the lot width. Admittedly, the 3.9% difference would have minimal impact on surrounding land uses, but the combination of the need for four variances for this development project is a clear indication that this site is not appropriate for the proposed development and would have a negative and detrimental impact on existing land uses and minimal support of transit-oriented development in this area of Washington Street.

GENERAL INFORMATION**EXISTING ZONING AND LAND USE**

C-4

Undeveloped / mixed-use

SURROUNDING ZONING AND LAND USE

North - C-4

Single-family dwellings

South - D-5

Single-family dwellings

East - I-4

Undeveloped land

West - C-1

Single-family dwelling

**COMPREHENSIVE LAND USE
PLAN**

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends suburban neighborhood typology.

The Blue Line Transit Oriented Development Strategic Plan, (2018)

THOROUGHFARE PLAN

This portion of West Washington Street is designated in the Marion County Thoroughfare Plan as a primary arterial with an existing 80-foot right-of-way and a proposed 88-foot right-of-way.

This portion of Holmes Avenue is designated in the Marion County Thoroughfare Plan as a local street with an existing 50-foot right-of-way and a proposed 48-foot right-of-way.

CONTEXT AREA

This site is located within the compact context area.

OVERLAY

This site is located within a Transit Oriented Development overlay (Blue Line).

SITE PLAN (AMENDED)

File-dated November 18, 2022

C-S STATEMENT

File-dated November 18, 2022

C-S STATEMENT (AMENDED)

File-dated May 2, 2023

(Continued)

ELEVATIONS	File-dated November 18, 2022.
FINDINGS OF FACT	File-dated July 27, 2023
FINDINGS OF FACT (AMENDED)	File-dated May 2, 2023

ZONING HISTORY

2021-ZON-084; 2619 West Washington Street (north of site), requested rezoning of 0.16 acre from the C-4 district to the D-5 district, **approved**.

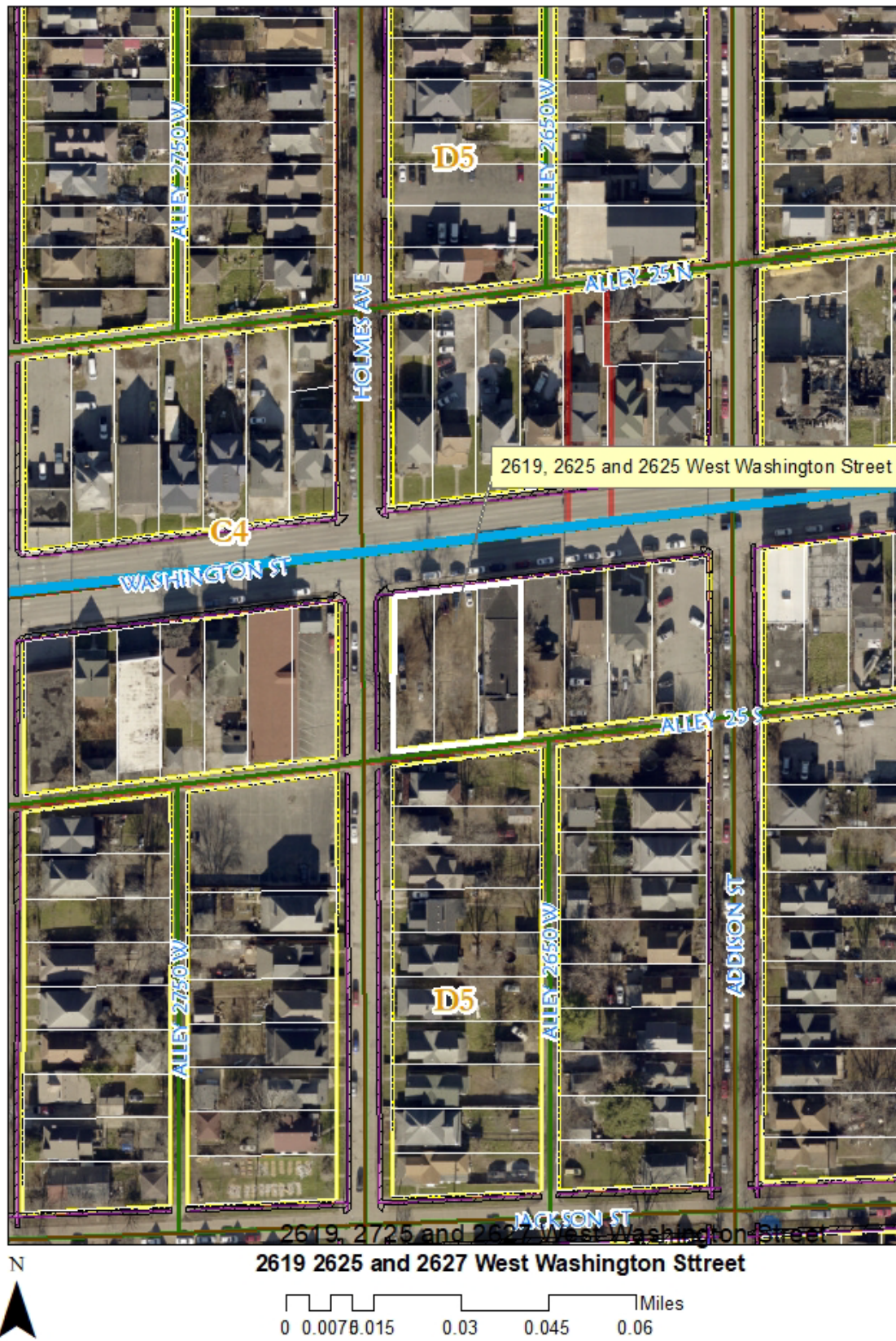
2009-UV2-005; 2705 West Washington Street, (west of site), requested a variance of developments standards of the Commercial Zoning Ordinance to provide for a nightclub with alcohol sales within 13.4 feet of a protected district, with a minimum of 30 off-street parking space; and a variance of use of the Dwelling Districts Zoning Ordinance to provide for a parking lot for a commercial use, **granted**.

95-UV3-8; 2610 West Washington Street (north of site), requested a variance of use of the Commercial Zoning Ordinance to provide for a two-story addition to a single-family dwelling, **granted**.

95-UV3-38; 2614 West Washington Street (north of site), requested a variance of use of the Commercial Zoning Ordinance to legally establish an above-ground pool associated with a single-family dwelling, **granted**.

89-UV3-7; 2602 West Washington Street (east of site), requested a variance of us of the Commercial Zoning Ordinance to provide for remodeling of an existing structure to an apartment hotel with two on-site parking spaces and 13 off-site parking spaces, **granted**.

kb



MEMORANDUM OF EXAMINER'S DECISION

2022-CZN/CVR-847

2619-2627 W. Washington Street

The petitions request the rezoning of 0.39 acre from the C-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development, with a liquor store with deficient distance from a protected district, a parking lot that does not gain access from an alley and that exceeds the total width permitted, and with deficient building frontage.

Your Hearing Examiner visited the site prior to the hearing and noted the vacant multi-family building on it. While some commercial development is in the area, the predominant land use is residential.

The petitioner's representative described the plan to build a two story building with a liquor store on the main floor and residential units on the second floor. A petition of support with about 27 signatures was submitted, although the petition lacked details about the companion petitions. The architect talked about design, building materials, and landscaping, and the petitioner said that jobs would be created and tax revenue would be generated.

Two remonstrators appeared at the hearing, representing local neighborhood organizations, and seven letters of remonstrance were presented. The primary concern was that the proposed development would not contribute to the Quality of Life and Great Places Plan.

Staff opined that the requested MU-2 district is consistent with the Comp Plan recommendation of Village Mixed Use, but it is inconsistent with the TOD overlay. Uses within the TOD overlay should be walkable and, primarily, residential. The requested variances would endanger pedestrians, particularly by not having alley access.

In your Hearing Examiner's opinion, the proposed development neither promotes walkability nor contributes to quality of life in this neighborhood. Denial of these petitions was recommended.

For Metropolitan Development Commission Hearing on May 3, 2023

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The separation of the facility from the protected district to the south will be buffered and screened so as not have any effect on the residential dwellings to the south. The second story residential will bring more mixed uses properties to this segment of the "blue line" of the rapid fast transit. The new construction in the clear sight triangle and the zero-foot setback from the two intersecting street is typical of commercial building and the historic fabric of this portion of the Old National Road/ West Washington Street Corridor at least from Belmont Avenue west to Warman Avenue shall not be injurious to the public health, safety and general welfare of the community as the existing facility will be removed and the property will be significantly upgraded. The reduction in parking shall be offset by the installation of bike racks and the presence of the blue line of the rapid bus transit which shall serve this area and will contribute to the commercial vitality of this corridor.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

With the new two-story mixed-use building and grounds with landscaping and buffering, both the commercial and abutting residential area to the south will be affected in a positive manner. The reduction in parking, and the new mixed-use development with a zero-foot setback and with the extension of the building into the clear sight triangle, will contribute to the commercial vitality of this area and will increase the value of the commercial corridor.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The vacant land could not bring infill commercial redevelopment to this site without the variances requested related to setback, parking, and construction in the clear sight triangle.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ Day of _____, 20 ____

Metropolitan Development
Jul 27 2022
Division of Planning

7/27/22

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS
FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The second story residential will bring more mixed uses properties to this segment of the "blue line" of the rapid fast transit. The access to the parking lot from Holmes is typical for corner lots in this portion of West Washington Street and further it will provide more safety and security to the neighbor to the south who will not have customers using the east west alley close to her home. The variances for the front building line along Holmes and the width of the parking lot along Holmes is typical of commercial building and the historic fabric of this portion of the Old National Road/ West Washington Street Corridor at least from Belmont Avenue west to Warman Avenue and shall not be injurious to the public health, safety and general welfare of the community as the existing facility will be removed and the property will be significantly upgraded. The request on the reduction of the percentage of the front building line along Homes Street and the slightly excessive length of the parking lot along Holmes Street in contrast to the north south width of the building are dictated by the small lot size, the need to make the structure have a functioning interior and the desire to preserve as much parking as needed.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

With the new two-story mixed-use building and grounds with landscaping and buffering, both the commercial and abutting residential area to the south will be affected in a positive manner. The need to have the parking lot accessed from the street rather than the alley is dictated with the desire to provide the greatest separation and preservation of the protected district to the south. The reductions in front building line along Holmes Street and the slight increase in the width of the parking lot as compared to the front building line along Holmes Street was dictated by the functionality of the interior of the building, the small land area to utilize and the desire to provide sufficient off-street parking spaces.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The vacant land could not bring infill commercial redevelopment to this site without the variances requested related to the access to the site, and the width of the parking lot north to south in relationship to the front building line, and the length of the building line along Holmes.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ Day of _____, 20 ____

5/18/23

[ATTACHMENT "C":

Petitioner seeks Variance of Development Standards to allow for: the following
Variances:

1. Allow for a surface parking lot to be accessed from a public street, Holmes Avenue (Accessed is required from an improved alley when an improved alley is abutting a site on a corner lot.)
2. Allow for a reduction on the front building line along Holmes Street to be 42.3% (60% required along a connector street.)
3. A parking lot totaling 43.9% of the lot width along Holmes Avenue (Maximum 40% of lot width permitted).

5/2/22

ATTACHMENT "C"

Petitioner envisions mixed use project with limited neighborhood commercial use on the ground floor with 2nd story dwelling units to recreate some of the historic character of this segment of the old National Road. The development will fill a void of taking vacant and providing infill commercial development consistent with the historic character of the area. The proposed infill neighborhood serving commercial development will provide neighborhood employment opportunities for the residents of the nearby Stringtown, Hawthorne, We Care neighborhoods while allow transportation opportunities for persons seeking to travel east to the regional Center and to the west to places in Wayne Township to the Airport via the purple line.

7/21/22

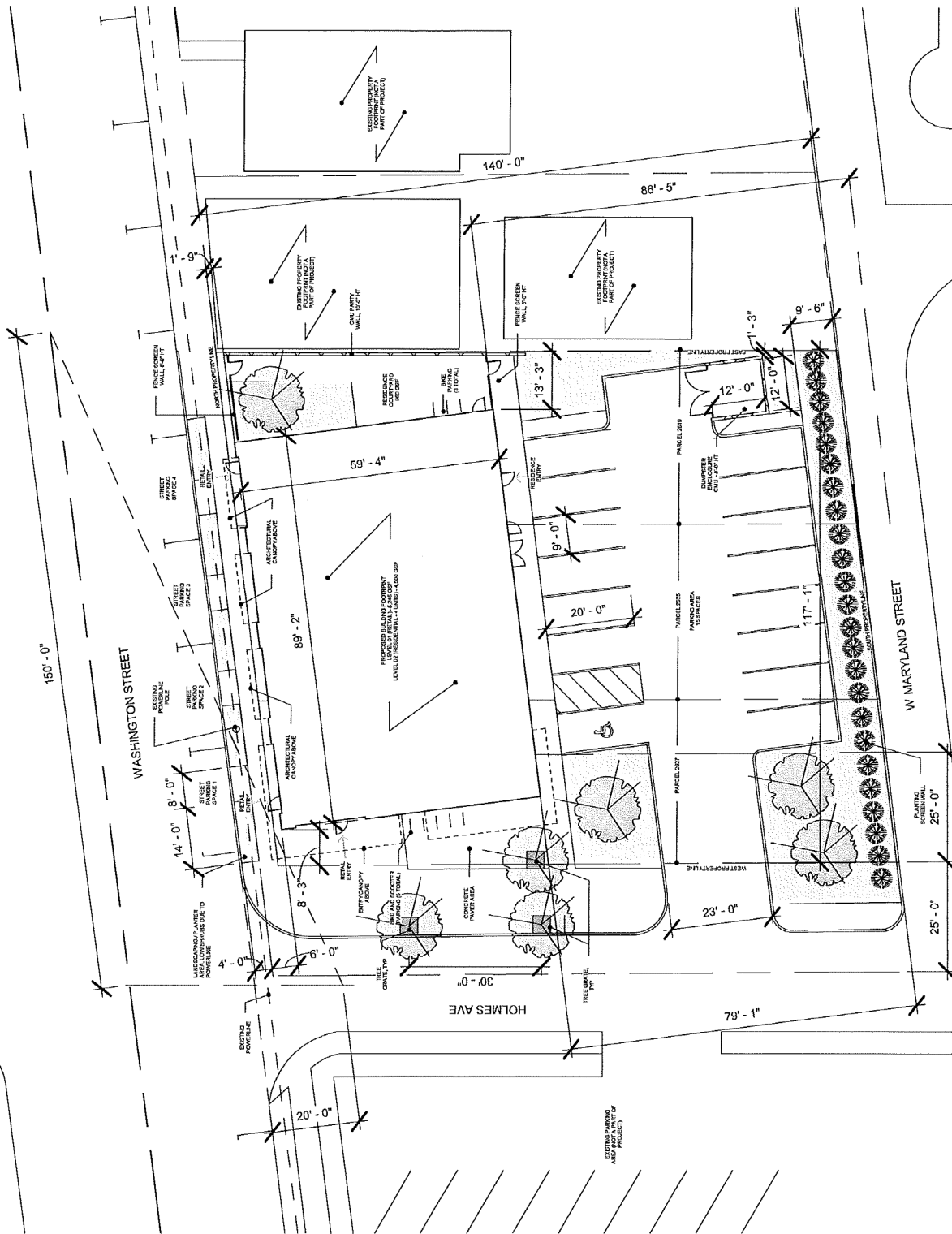
Metropolitan Development
Jul 27 2022
Division of Planning

ATTACHMENT "C":

Petitioner seeks Variance of Development Standards to allow for: the following Variances:

1. To allow for the separation of a liquor store to be 87' from the protected district to the south (One-hundred-foot separation of a liquor store from a protected district required to be one hundred feet)
2. To allow for a surface parking lot to be accessed from a public street,, when an improved alley is abutting a site on a corner lot.
3. To allow for the surface parking lot along Holmes Avenue to have a non-building width of 43.9 % (maximum 40% permitted)
4. To allow a surface parking lot off Holmes Street frontage that is 63 linear feet from the alley north to the southwest corner of the building (56 linear feet of surface parking lot permitted measured from the alley to the southwest corner of the building)

10/26/22



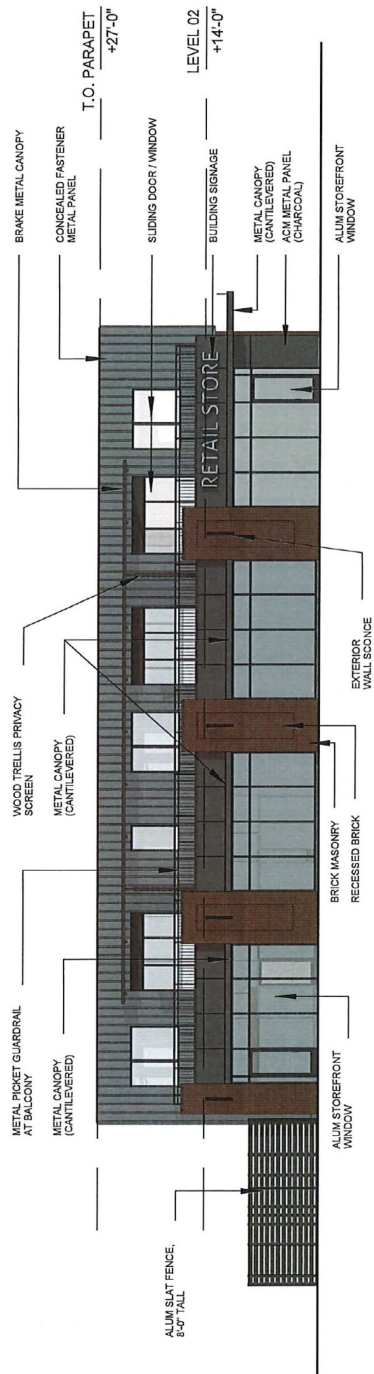
WEST WASHINGTON STREET DEVELOPMENT

PROPOSED SITE PLAN

A1.1

1 PROJECT SITE PLAN

DRAWN BY: SDM / - / HARJINDER PUREWAL / 10/25/2022



1 NORTH EXTERIOR ELEVATION (WASHINGTON ST)

1" = 20'-0"



2 WEST EXTERIOR ELEVATION (HOLMES AVE)

1" = 20'-0"

WEST WASHINGTON STREET DEVELOPMENT
EXTERIOR ELEVATIONS

A1.2

DRAWN BY: SDM / - / HARJINDER PUREWAL / 10/25/2022



View looking east along West Washington Street



View looking west along West Washington Street



View looking south along Holmes Avenue



View of site looking south



View of site looking east across Holmes Avenue



View of site looking east along east / west alley that abuts the southern boundary of site



View of site looking north



View of site looking north



View from site looking west at intersection of West Washington Street and Holmes Avenue



View from site looking north across West Washington Street



View from site looking southwest across Holmes Avenue



View from site looking northwest across West Washington Street

STAFF REPORT

Item 26.

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-823 and 2023-CVC-823
Address: 1545 Van Buren Street and 2014, 2016 and 2018 Draper Street
(Approximate Address)
Location: Center Township, Council District #21
Petitioner: GSS, LLC, by Mary E. Solada
Request: Rezoning of 9.56 acres from the D-10 (TOD) and I-3 (TOD) districts to the I-2 (TOD) district.

Vacation of the first 15-foot wide alley west of Draper Street, from the north lot line of Lot 69 of The Justice C. Adams South Park subdivision as recorded in Plat Book 16, Page 177 in the Office of the Recorder of Marion County, Indiana, north 44 feet to the north lot line of Lot 70 in said subdivision.

Vacation of an irregular portion of right-of-way adjacent to the first north-south alley west of Draper Street, being part of Lot 57 in The Justice C Adams subdivision, as described in Instrument Number 76-53438 in the Office of the Recorder of Marion County, Indiana, all with a waiver of the Assessment of Benefits.

ADDENDUM FOR JULY 5, 2023, METROPOLITAN DEVELOPMENT COMMISSION

These petitions were heard by the Hearing Examiner on June 15, 2023. After a full hearing, the Hearing Examiner recommended denial of the rezoning and the vacation requests. Subsequently, the petitioner's representative filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

A timely automatic continuance was filed by the petitioner's representative continuing these petitions from the **July 5, 2023 hearing, to the August 2, hearing**. This would require acknowledgement from the Metropolitan Development Commission.

June 15, 2023

RECOMMENDATIONS

Staff **recommends denial** of these requests.

If approved, staff would request that approval be subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
2. A site plan, landscape plan, and building elevations shall be submitted to Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).

(Continued)

RECOMMENDED MOTION (denial): That the Metropolitan Development Commission find that the proposed vacation is not in the public interest and that the waiver of the assessment of benefits be denied.

RECOMMENDED MOTION (approval): That the Metropolitan Development Commission find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Hearing Examiner confirm and ratify the adoption of Declaratory Resolution 2023-CVC-823; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 9.56-acre site, zoned D-10 (TOD) and I-3 (TOD), is undeveloped. It is surrounded by a railroad right-of-way to the north, zoned I-3; single-family dwellings to the south, zoned I-3; industrial uses to the east, zoned I-3; and single-family dwellings to the west, zoned D-5.

REZONING

- ◇ This request would rezone the site from the D-10 (TOD) and I-3 (TOD) Districts to the I-3 (TOD) classification. “The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large and enclosure of activities and storage is required.
- ◇ The Comprehensive Plan recommends heavy industrial typology. “The Heavy Industrial typology provides for industrial, production, distribution, and repair uses that are intense and may create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Outdoor operations and storage are common. Typical uses include food processing, milling, storage of petroleum products, recycling, welding, and concrete mixing. Industrial or truck traffic should be separated from local/residential traffic.”
- ◇ The Pattern Book lays out a land use classification system that guides the orderly development of the county, protects the character of neighborhoods and serves as a policy guide for development or redevelopment of a site.
- ◇ The following elements of the Pattern Book apply to this site:

Light Industrial Uses

- Industrial truck traffic should not utilize local, residential streets.
- Streets internal to industrial development must feed onto an arterial street.
- Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.

(Continued)

Heavy Industrial Uses

- The primary entrance should be served by an arterial street.
- Industrial truck traffic should not utilize local, residential streets.
- Streets internal to industrial development must feed onto an arterial street.
- Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.

Overlays

- ◇ This site is located within an overlay, specifically Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- ◇ The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- ◇ This site is located within a ½ mile walk to a transit stop located at the intersection of Shelby Street and Raymond Street, with a Community Center typology.
- ◇ This typology is described as walkable commercial centers with a range of commercial types (aging to new strip commercial, office, shopping malls, big box). It is a mixed of retail, entertainment, office and residential as desired. Surface parking should be consolidated and placed behind buildings, allowing a pedestrian orientation at the street, while still supporting drive-to business.
- ◇ Characteristics of the Community Center typology are:
 - A dense mixed-use neighborhood center
 - Minimum of two stories at core
 - No front or side setbacks at core; zero to 10-foot front setbacks and zero-to 10-foot side setbacks at the periphery.
 - Multi-family with a minimum of three units
 - Structured parking at the core and attractive surface parking at the periphery

Environmental Public Nuisances

- ◇ The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.
- ◇ All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

(Continued)

◇ Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in [Chapter 561](#) of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

- ◇ Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Site Plan

- ◇ The site plan, file-dated April 10, 2023, provides for 13 buildings of various sizes with a total square footage of 99,795-square feet, along with 88 parking spaces located along the Van Buren Street frontage and the southeast portion of the site.
- ◇ With the exception of a dry retention basin at the northwest corner of the site, the site is covered with buildings and pavement. No landscape plan has been provided.
- ◇ A sidewalk is proposed along Van Buren Street but there are no internal sidewalks or any connections to the sidewalk along Van Buren.

Plan of Operation

- ◇ The Plan of Operation, file-dated April 10, 2023, describes the development as industrial warehouse space for small businesses.
- ◇ As proposed the site would offer storage space, distribution / warehouse facilities and office space.
- ◇ There would not be any permanent loading docks but a forklift would be available for the tenants.
- ◇ Two to three large truck deliveries per day is anticipated.

(Continued)

- ◇ Although the property would be monitored 40 hours per week by an on-site manager, no hours or days of operation have been provided.

VACATION

Summary

- ◇ This request would Vacate a portion of the first 15-foot wide alley west of Draper Steet, from the north lot line of Lot 69 of the Justice C. Adams South Park subdivision, north 44 feet to the north lot line of Lot 70 in said subdivision and an irregular portion of right-of-way adjacent to the first north-south alley west of Draper Street, being part of Lot 57 in the Justice C Adams subdivision. All with a waiver of the Assessment of Benefits.
- ◇ As proposed the vacated area would provide open space that would allow for the proposed redevelopment of the site.
- ◇ Staff does not support this vacation request because it is an integral component to the rezoning request for industrial uses that staff believes is not appropriate for this site.

Assessment of Benefits

- ◇ The petitioner has requested a waiver of the Assessment of Benefits for the subject right-of-way. Staff, however, does not support the waiver of the assessment of benefits because of its association with the industrial rezoning.

Procedure

- ◇ Neither the Division of Planning nor the Plat Committee, Hearing Examiner or Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.
- ◇ The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, *82, 191 N.E.2d 786, **791 (Ind.App.1963). However, there are possible exceptions to this general rule.
- ◇ After a vacation of public right-of-way, the county assessor determines how the vacated right-of-way will be assessed for tax purposes.
- ◇ Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

(Continued)

Planning Analysis

- ◇ The request would be consistent with the Comprehensive Plan recommendation of heavy industrial typology but would be wholly inappropriate at this location abutting residential uses because of the development guidelines provided in the Pattern Book. Furthermore, this proposed use would be in conflict with the transit-oriented Plan that generally recommends residential and a range of commercial uses. No industrial uses are recommended.
- ◇ The Pattern Book outlines seven development guidelines related to light and heavy industrial uses primarily related to site access that would mitigate the impact of industrial uses on adjacent residential uses.
- ◇ The guidelines state that local streets should not be used and entrance to industrial uses should feed into an arterial street. The only access to the site would be Van Buren Street, which is a local street with an existing 40-foot right-of-way. In other words, the industrial uses would create traffic patterns in the area that would compromise the safety and security of the surrounding land uses.
- ◇ Staff believes that existing D-10 district provides appropriate transitions from the industrial uses to the north and to allow rezoning to the I-3 district would be wholly inappropriate and would be detrimental to the surrounding residential neighborhood.
- ◇ If approved, staff would request Administrator Approval prior to the issuance of an Improvement Location Permit (ILP) that would provide for pedestrian connectivity both internally and to the sidewalk along Van Buren Street, year around landscaping along the site perimeter, and building materials that would be harmonious with the surround land uses.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-10	Undeveloped
(TOD) / I-3	
(TOD	

SURROUNDING ZONING AND LAND USE

North -	I-3	Railroad right-of-way
South -	I-3	Single-family dwellings
East -	I-3	Industrial uses
West -	D-5	Single-family dwellings

COMPREHENSIVE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends heavy industrial typology.
	Marion County Land Use Pattern Book (2019).
	Red Line Transit-Oriented Development Strategic Plan (2021)
	(Continued)

THOROUGHFARE PLAN	<p>This portion of Van Buren Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 40-foot right-of-way and a proposed 48-foot right-of-way.</p> <p>This portion of Draper Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 50-foot right-of-way and a proposed 48-foot right-of-way.</p>
CONTEXT AREA	<p>This site is located within the compact context area.</p>
OVERLAY	<p>This site is located within a transit-oriented development overlay (TOD).</p>
SITE PLAN	<p>File-dated April 10, 2023</p>
LANDSCAPE PLAN	<p>File-dated June 6, 2023</p>
PLAN OF OPERATION	<p>File-dated April 10, 2023</p>
FINDINGS OF FACT	<p>File-dated April 20, 2023</p>

ZONING HISTORY

2013-ZON-058; 1545 Van Buren Street, requested rezoning of 9.0 acres from the I-3-U district to the D-10 district to provide for multi-family residential development, **approved**.

kb



MEMORANDUM OF EXAMINER'S DECISION

2023-CZN/CVC-823 1545 Van Buren St., 2014-2018 Draper St.

The petitions request the rezoning of 9.56 acres from the D-10 (TOD) and I-3 (TOD) districts to the I-2 (TOD) district, with the vacation of a portion of an alley and of an irregular portion of right-of-way.

Your Hearing Examiner visited the site prior to the hearing and noted the industrial uses north and east of the site and the residential uses west and south of the site.

The petitioner's representative explained that the petitioner purchased the site about 10 years ago and had been unable to obtain financing for multi-family housing, which was the use approved by the project agreement with the County Commissioners. Substantial remediation work was done, and the petitioner was released from the project agreement in 2022. The proposed development would provide self storage for small businesses. About one dozen letters of support were submitted, and three neighbors spoke in support of the proposed development and in opposition to subsidized housing.

Two residents remonstrated at the hearing, and there were letters of opposition from Fountain Square Alliance Neighborhood and from the Healthy Communities Coordinator. Remonstrators expressed concern with health and safety, quality of life, the need for senior/affordable housing, and disappointment with the lack of communication by the petitioner.

Staff stated that, while the Comp Plan recommends heavy industrial use for the site, the Pattern Book recommends that industrial use not be on local streets and should not be adjacent to residential use. Staff also explained that the TOD overlay recommends a walkable development with mixed uses, and that there is a strong push for affordable housing.

In your Hearing Examiner's opinion, the proposed development is not an acceptable deviation from the Pattern Book and from the TOD overlay. Your Hearing Examiner is also concerned with the impact the proposed development would have on residents. Denial of these petitions was recommended.

For Metropolitan Development Commission Hearing on July 5, 2023

PLAN OF OPERATION

GSS LLC
1545 Van Buren Street

The Petitioner plans to operate a franchise of RISE Commercial District at 1545 Van Buren Street (the "Property"). The objective of RISE Commercial District is to make industrial warehouse space affordable and accessible for all small businesses.

The Property consists of approximately 9.56 acres, and is located north of Legrande Avenue. G.W. Berkheimer Co., Inc., a heating, ventilation, air conditioning, and refrigeration wholesaler, along with Snodgrass Sheet Metal are located on the parcels adjacent to the east of the Property. Originally zoned to the Medium Industrial District (I-3), the Property was rezoned to the Residential Zoning District (D-10) by an entity related to the Petitioner in 2013. Petition has expended considerable effort to attempt to redevelop the site with multi-family housing but has been unable to secure a development partner for same nor any feasible financing. The Property location has proven to be a better match with the Comprehensive Plan recommendation of General Industrial use and development.

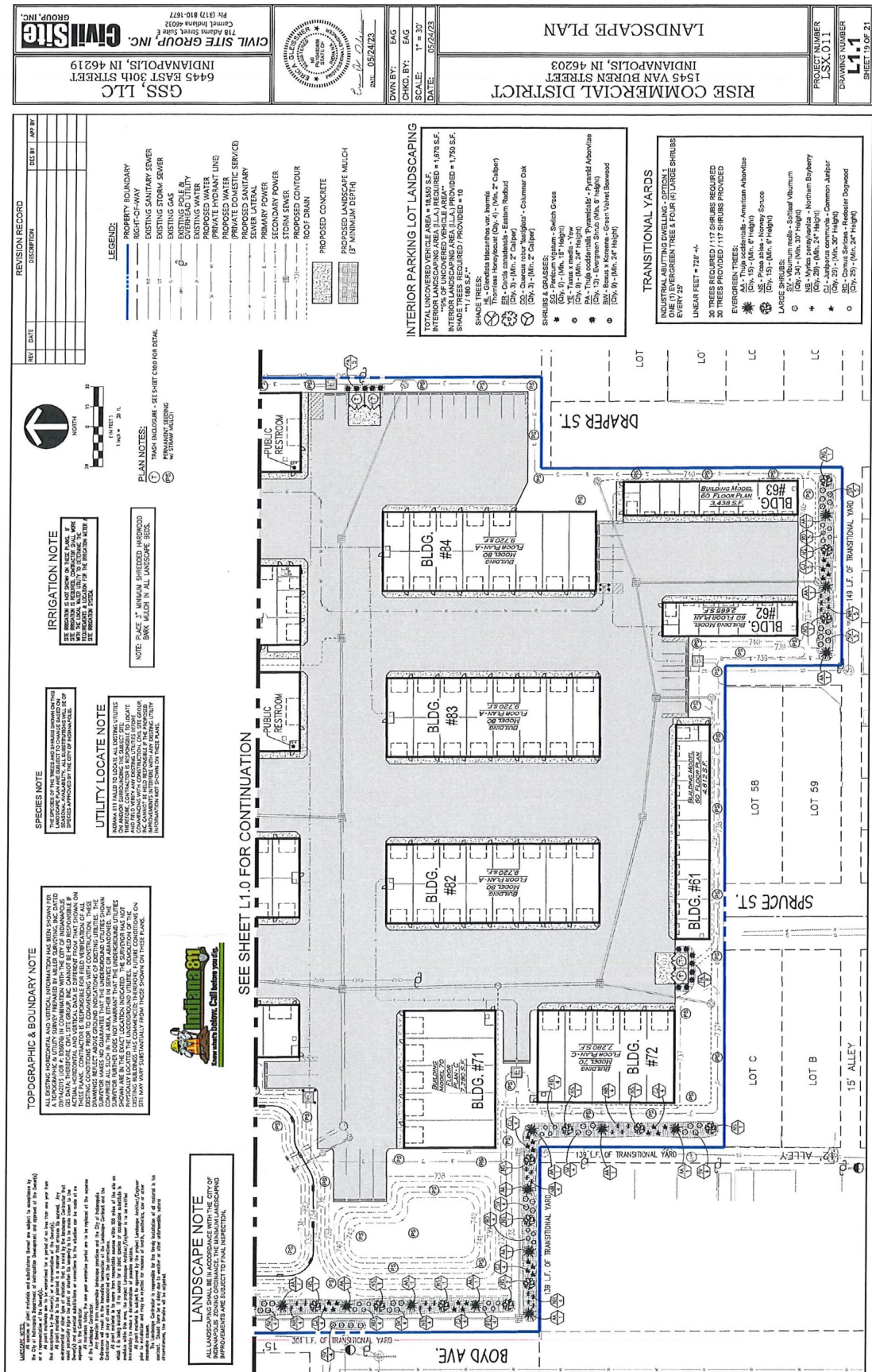
To a great extent, RISE Commercial District will function much like an industrial-warehouse-office facility for small businesses, providing storage space, distribution, and bookkeeping activities, all permitted in the requested Light Industrial District (I-2). RISE Commercial District will offer units ranging from 400 square feet to 1,400 square feet for rent, with the target tenant consisting of small businesses looking to accelerate their growth. RISE Commercial District intends each unit to be utilized as office space, warehouse space, and business storage space. Unlike mini storage facilities, RISE Commercial District is not meant for tenants to utilize units as personal storage space. Additionally, RISE Commercial District will offer tenants free wifi, the use of conference rooms, and access to public restrooms.

The proposed plan for RISE Commercial District consists of 13 buildings, ranging in size from 2,340 square feet to 9,720 square feet. Each building will be of rectangle shape – ranging in lengths from 90 feet to 162 feet, and widths from 26 feet to 70 feet. Within the 13 buildings, the proposed plan contains 91 units that Petitioner anticipates to lease. There will be no permanent loading docks on site, and none of the units will contain a loading dock. However, there will be a forklift available on-site for use by tenants as needed for loading and unloading purposes.

There will be no large trucks based on-site. The only anticipated large truck traffic is from deliveries and pick-ups only – the Petitioner anticipates an average of 2 to 3 large deliveries per day. Additionally, the Property will be monitored 40 hours per week by an on-site manager.

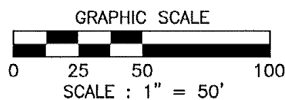
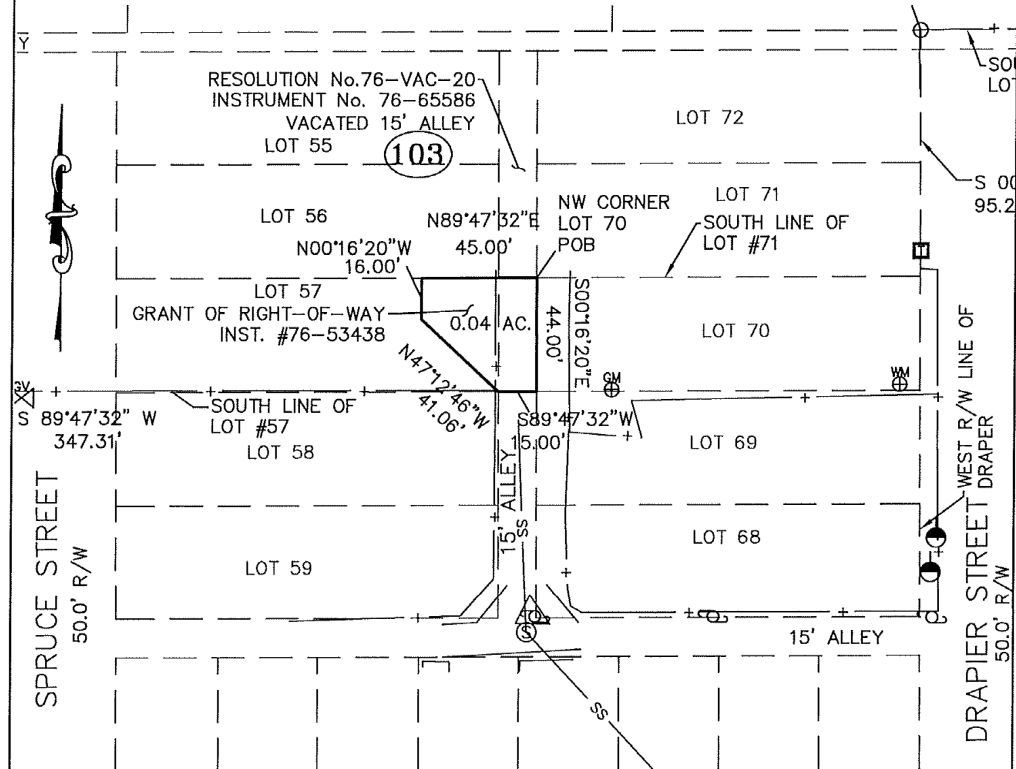
RISE Commercial District already has 5 successful locations in Indiana, and hopes to add another at the Property. For more information on RISE Commercial District, visit their website at [Warehouse Space, Office Space, Business Storage Space | RISE Commercial District](#).






VACATION EXHIBIT

PART OF LOT 57 AND 15.0' WIDE ALLEY LYING EAST OF SAID LOT 57
IN JUSTUS C. ADAMS' SOUTH PARK ADDITION TO THE CITY OF
INDIANAPOLIS, MARION COUNTY, INDIANA



THIS SURVEY IS NOT COMPLETE AND/OR
VALID WITHOUT BOTH PAGES.

PAGE 1 OF 2

R.L.S. LS20400007		4-4-23	
DATE:			
 MILLER SURVEYING INC. 948 CONNER STREET NOBLESVILLE INDIANA 46060 PH. # (317) 773-2644 FAX 773-2694			
LOCATION: PART OF LOT 57 AND 15.0' WIDE ALLEY LYING EAST OF SAID LOT 57 IN JUSTUS C. ADAMS' SOUTH PARK ADDITION TO THE CITY OF INDIANAPOLIS, MARION COUNTY, INDIANA		DRAWN BY: MJJ	PREPARED BY: KNA
FIELD WORK COMPLETED: 3-13-23		SCALE: 1" = 80'	FIELD BOOK: DC
CLIENT: LOU SCHIESZ		DATE: 4-4-23	PAGE: DC
DESCRIPTION: RETRACEMENT SURVEY		JOB NUMBER: B40949	SURVEY 4 FILE: 26 SCHIESZ

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA**

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:
the alley has been underutilized for many years. Additionally, the Petitioner owns the surrounding property

and is proposing to develop a franchise of RISE Commercial District, with the objective being to make industrial warehouse space
affordable and accessible for small businesses. This industrial use will compliment surrounding property uses (Snodgrass
Sheet Metal and G.W. Berkhelmer Co.), and the proposed vacated property is intended to be incorporated into the development.

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20²³



View looking east along Van Buren Street



View looking west along Van Buren Street



View from site looking east



View of site looking southeast across Van Buren Street



View of site looking south across Van Buren Street



View of site looking south across Van Buren Street



View of site looking southeast across Van Buren Street



View from site looking northeast across Van Buren Street



View of site looking north from neighborhood to the south



View of site looking north from neighborhood to the south



View of site looking north from neighborhood to the south

STAFF REPORT

Item 27.

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-831 / 2023-CVR-831
Address: 4185, 4191, 4197 and 4201 College Avenue (*Approximate Address*)
Location: Washington Township, Council District #7
Petitioner: City of Indianapolis, by Kathleen Blackham
Requests: Rezoning of 1.48 acres from the SU-9 (TOD) District to the MU-1 (TOD) District to provide for mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot-tall building (maximum 45-foot-tall building height permitted) and a zero-foot transitional side setback (15-foot transitional side setback required).

The Metropolitan Development Commission continued these petitions from the June 21, 2023 hearing, to the July 5, 2023 hearing, at the request of staff to provide additional time for proper notice.

RECOMMENDATIONS

Staff **recommends approval** of these requests, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. Final site, landscape and elevation plans shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit.
2. The following uses shall be prohibited:

Emergency Shelter, Daily	Firework Sales, On-going
Hospital	Liquor Store
Medical or Dental Laboratories	Pawn Shop
Methadone Clinic or Treatment Facility	Heavy General Retail
Plasma (Blood) Center	Power Generating Facility
Substance Abuse Treatment Facility	Substations and Utility Distribution Nodes
Check Chasing or Validation Service	Wireless Communication Facility
Commercial Laundromats	Automobile and Light Vehicle Wash
Mortuary, Funeral Home	Automobile Fueling Station
Outdoor Advertising Off-Premise Sign	Automobile, Motorcycle, and Light Vehicle Service or repair
Adult Entertainment Business	Parking Lot, Commercial
Hotel, Motel, or Hostel	Parking Garage, Commercial
Adult Entertainment Retail Business	Recycling Station
Firearm Sales	Accessory Uses Prohibited: Drive Through

(Continued)

3. Building heights shall not exceed 70 feet that would include a maximum of five stories and accommodations for roof top stairwells, elevator shafts and parapet walls.
4. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 1.48-acre site, zoned SU-9 (TOD), is comprised of parcels located along the north and south right-of-way of East 42nd Street and developed with government facilities. They are surrounded by single-family dwellings to the north, south and east, zoned D-5 and special uses (religious / library branch) to the west, across North College Avenue, zoned SU-1 and SU-37, respectively.

REZONING

- ◇ This request would rezone the site from the SU-9 (TOD) District to the MU-1 (TOD) classification to provide for mixed-use. "The MU-1 District is intended for the development of high-rise office uses and apartments intermixed, grouped in varying combinations or provided in the same building. MU-1 is designed for use along arterials with both high-traffic counts and positive pedestrian experience or demand. Appropriate settings for the MU-1 district include the midtown and uptown areas of the city, very near rapid transit stops, or in the midst of high intensity regional commercial complexes."
- ◇ The Comprehensive Plan recommends urban mixed-use typology. "The Urban Mixed-Use typology provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut throughs. This typology has a residential density of at least 25 to 75 units per acre."
- ◇ The Pattern Book lays out a land use classification system that guides the orderly development of the county, protects the character of neighborhoods and serves as a policy guide for development or redevelopment of a site.

(Continued)

◇ The following elements of the Pattern Book apply to this site:

Conditions for All Land Use Types

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Mixed-Use structures are preferred for all land uses except Public Administration, Associations, and Region-Serving Institutions/Infrastructure, Entertainment, and Small-Scale Parks.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- Where possible, contributing historic buildings should be preserved or incorporated into new development.

Conditions for All Housing

- Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

Large-Scale Multi-Family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of more than two acres and at a height greater than 40 feet.)

- Should be located along an arterial or collector street.
- Mixed-Use structures are preferred.
- Parking should be either behind or interior to the development.

Small-Scale Offices, Retailing and Personal or Professional Services (defined as Commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet.)

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Automotive uses (such as gas stations and auto repair) and uses with drive-through lanes are excluded.
- Mixed-use structures are preferred.
- Should not include outdoor display of merchandise

(Continued)

Overlays

- ◇ This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- ◇ The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- ◇ This site is located a proposed transit stop located at the intersection of North College Avenue and East 42nd Street, with a Walkable Neighborhood typology.
- ◇ Walkable neighborhood stations are located within well-established, walkable, primarily residential neighborhoods, with a small amount of retail and office at the intersection nearest the station, or the potential for it. Development opportunities include projects that improve neighborhood stability and encourage transit use.
- ◇ Characteristics of the Walkable Neighborhood typology are:
 - Mix of uses at station area and primarily residential beyond
 - Maximum of 3 stories throughout
 - No front or side setbacks at core; 0-15 ft. front setbacks and 0-20 ft. side setbacks at periphery
 - Mix of multi-family and single-family housing
 - Structured parking at the core and attractive surface parking at the periphery
 - Mix of uses at station with stabilized residential beyond
 - Off-street parking is discouraged and should be limited to garages

Environmental Public Nuisances

- ◇ The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.
- ◇ All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

(Continued)

◇ Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

- ◇ Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Transit-Oriented Development Secondary Zoning District (TOD)

- ◇ The TOD district includes lots that are wholly or partially within 1,000 feet from the centerline of a Bus Rapid Transit (BRT) line, with the intent to “coordinate more compact, walkable and urban development patterns with public investment in the transit system.”
- ◇ This secondary zoning district includes design objectives that provide for a wide range of housing types within walking distance of commercial centers and transit stops / stations; create connections of different modes of transportation between neighborhoods, commercial services and employment; offer development patterns that integrates and transitions with neighborhoods; and ensure human-scale design along streetscapes and the relationship between sites and buildings.
- ◇ The TOD also designates certain frontage types to advance the intent and purpose of this secondary district. In this case, the frontage type would be “Connector” and would include design standards for access drive, parking, building placement / form, and building scale / design.
- ◇ Because the submitted site plans are conceptual, staff would request that final site plans, landscape plans and building elevations be submitted for Administrator Approval prior to the issuance of the Improvement Location Permit to assure that design of the development complies with the TOD district requirements.

(Continued)

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ As proposed, this request would allow for a 70-foot-tall building when the maximum height adjacent to a transitional yard is 45-feet tall.
- ◇ Because this site is located along a primary arterial and primary collector, staff believes the proposed building height would be an acceptable deviation from the Ordinance. Staff would note that the maximum overall height would be limited to 70 feet that would include five-story buildings, stairwells, elevator shafts, and parapet walls.
- ◇ Additionally, proposed buildings would be compatible with the multi-story building to the west, across North College Avenue.
- ◇ The request would also provide for a zero-foot transitional side setback. The Ordinance requires a 15-foot transitional side setback. Staff, however, believes that the existing alley to the east of the site would provide an appropriate buffer and mitigate the impact of the reduced setback.

Planning Analysis

- ◇ The request would be consistent with the Comprehensive Plan recommendation of urban mixed-use typology as well as the TOD overlay.
- ◇ As proposed, the mixed-use development would include housing, retail uses, and office uses.
- ◇ Staff would note that the proposed development would support the multi-family housing guidelines identified in the Pattern Book, that includes site location along primary arterials or primary collector streets, mixed-use structures, and parking behind and / or interior to the development.

GENERAL INFORMATION**EXISTING ZONING AND LAND USE**

SU-9	Government operations / facilities
------	------------------------------------

SURROUNDING ZONING AND LAND USE

North -	D-5	Single-family dwelling
South -	D-5	Single-family dwelling
East -	D-5	Single-family dwellings
West -	SU-1 / SU-37	Religious uses / library branch

COMPREHENSIVE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends urban mixed-use typology.

Marion County Land Use Pattern Book (2019).

(Continued)

THOROUGHFARE PLAN	<p>This portion of North College Avenue is designated in the Marion County Thoroughfare Plan as a primary arterial, with an existing 80-foot right-of-way and a proposed 78-foot right-of-way.</p> <p>This portion of East 42nd Street is designated in the Marion County Thoroughfare Plan as a primary collector with an existing 50-foot right-of-way and a proposed 78-foot right-of-way.</p>
CONTEXT AREA	This site is located within the compact context area.
OVERLAY	This site is located within the Transit Oriented Development (TOD) overlay
CONCEPTUAL SITE PLAN	File-dated June 1, 2023

ZONING HISTORY

93-Z-164; 4137, 4141, 4151, 4157 and 4167 North College Avenue, requested rezoning of 1.18 acres, from the C-3 and D-5 districts to the SU-9 classification to provide for a fire station, **approved**.

87-Z-241; 4201 North College Avenue, requested zoning of 0.88 acre, being the C-3 district, to the SU-9 classification to provide for the development of a police quadrant, **approved**.

VICINITY

2011-UV2-011; 664 East 42nd Street (west of site), requested a variance of use of the Special Districts Zoning Ordinance to legally establish commercial retail uses, **granted**.

2003-ZON-105; 4206 North College Avenue and 664 East 42nd Street, (west of site) requested rezoning of 0.380 acre in the C-3 District to the SU-1 classification to legally establish religious uses, **approved**.

99-CP-11Z / 99-CP-VAC. 4168-4188 North College Avenue (west of site), requested rezoning of 1.37 acres, being in the D-5 and C-3 Districts to the SU-37 classification to provide for the construction of a library branch facility and a vacation of the north / south alley west of College Avenue, **approved**.

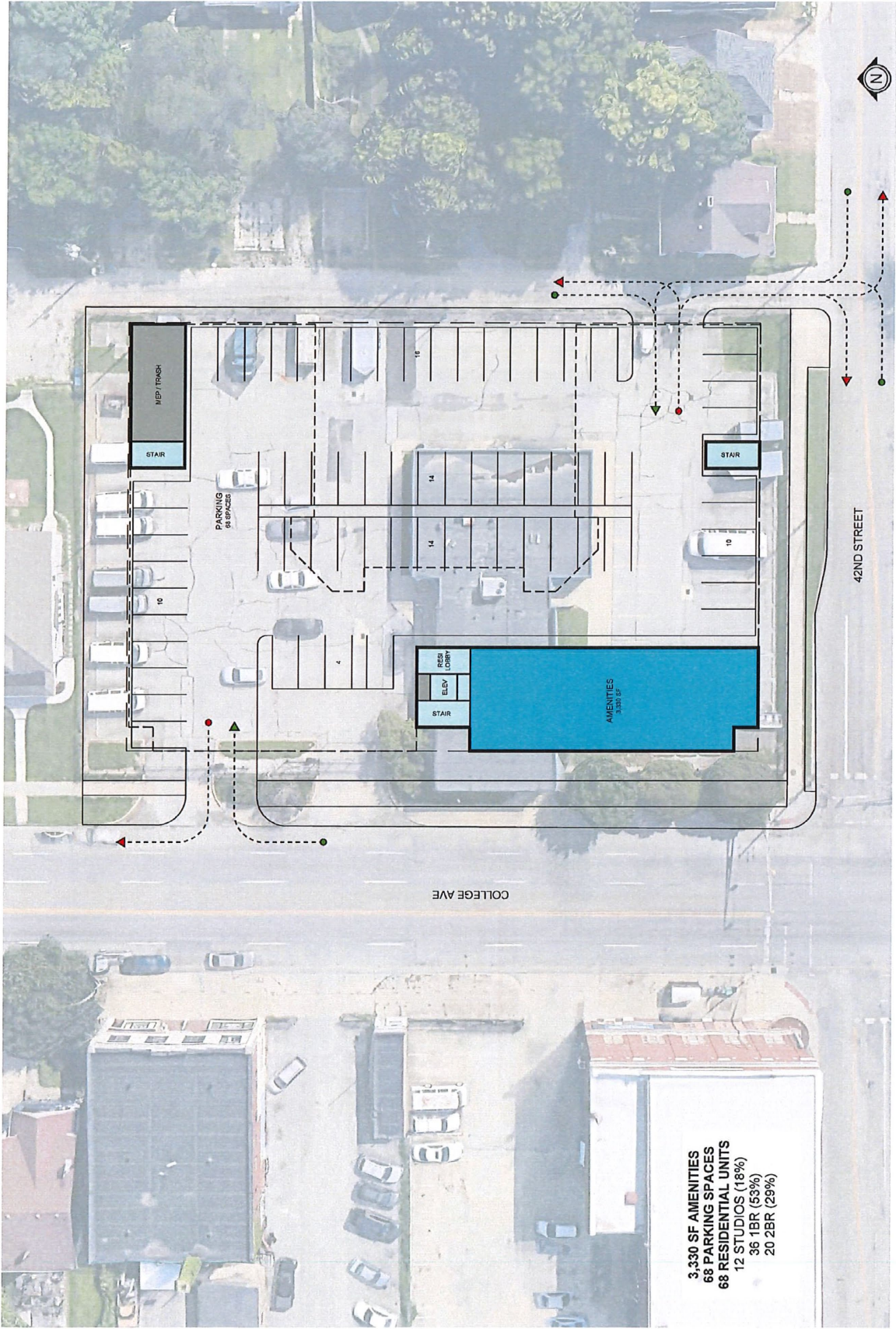
81-UV2-78A; 4170 North College Avenue (west of site), requested a variance of use and development standards to permit a day care center in the existing building, with a wall sign, **granted**.

(Continued)

73-UV1-99; 4190 North College Avenue (west of site), requested a variance of use and off-street parking requirement to permit an unholstering shop in existing commercial building with no off-street parking, **granted**.

76-UV2-127; 4184-85 Broadway Street (west of site), requested a variance of use and development standards to permit operation of a taxicab company and office in existing building, with sign and radio tower, and eight-foot-tall chain link fence around storage and off-street parking area, **granted**.

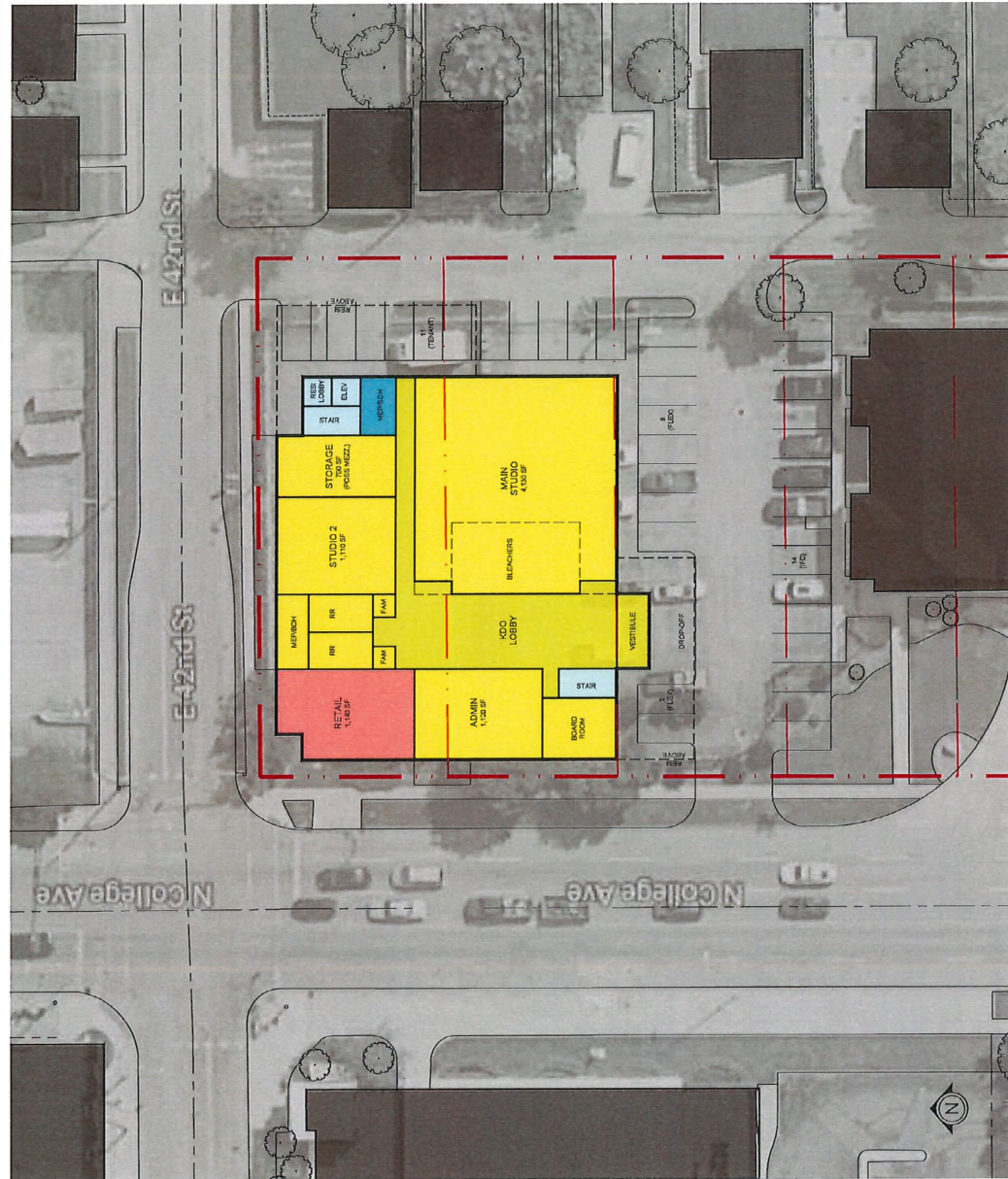
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METICULOUS
+
DESIGN + ARCHITECTURE

w|purpose
ARCHITECTURE

Development Test Fit 42nd & College Avenue



MIDTOWN - OPTION 4 - SITE PLAN
SCALE: 1/32" = 1'-0" / DATE: 05-25-2025



View looking north along North College Avenue



View looking south along North College Avenue



View looking south along intersection of North College Avenue and East 42nd Street



View looking east along East 42nd Street



View looking east along East 42nd Street



View looking south along north / south alley along eastern site boundary



View looking north along north / south alley along eastern site boundary



View looking southeast across intersection of North College Avenue and East 42nd Street



View looking southeast at site on the south side of East 42nd Street



View of site on the south side of East 42nd Street looking south



View of site on the south side of East 42nd Street looking east



View of site on the southside of East 42nd Street looking east



View of site on the northside of East 42nd Street looking northeast



View of site on the northside of East 42nd Street looking northwest



View from site looking west across North College Avenue



View from site looking west across intersection of North College Avenue and East 42nd Street



View from site looking southwest across North College Avenue