



Metropolitan Development Commission (August 6, 2025) Meeting Notice

Meeting Details

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

Date: Wednesday, August 06, 2025

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: July 16, 2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-028

Metropolitan Development Commission authorizes DMD to amend the joint services agreement with Downtown Indy Inc., to provide for an additional \$10,000 compensation for an overall amount not to exceed \$1,360,000.

2. 2025-R-029

Authorizes DMD to convey title of Property at 900 East 64th Street (parcel #8049324) to the Department of Parks and Recreation, at no cost, for the purpose of redevelopment in the manner that best serves the interest of the City of Indianapolis and its inhabitants.

3. 2025-R-030

Authorizes the DMD to convey title or an option to purchase title of the Property at 1128 North Ewing Street to Key 2 Destiny LLC, subject to the terms of an Agreement.

ECONOMIC DEVELOPMENT / INCENTIVES:

4. 2025-E-020 (For Public Hearing)

Confirmatory Resolution of the MDC Related to the Oxford Row Economic Development Area, Council District #12, Center Township.

5. 2025-E-021 (For Public Hearing)

Resolution Pledging Tax Increment from the Oxford Row Allocation Area to the Payment of Certain Economic Development Revenue Bonds, Council District #12, Center Township.

6. 2025-E-023

Metropolitan Development Commission approves extension of an agreement related to parking for events downtown.

COMMUNITY INVESTMENTS:

7. 2025-C-002

Authorizes DMD to add new or amend Agreements with the approved Contractor Pool for the Indianapolis Homeowner Repair Program in an amount not to exceed a total of \$2,000,000.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

8. 2025-MOD-004 (Amended) | 9100 and 9402 East 21st Street

Warren Township, Council District #14

C-1 and C-4

VAF Lawrence, LLC, by Jamilah Mintze

Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to:

1. the requirement of a boulevard entrance to be developed from 21st Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21st Street,
2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association,
3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities, 4. that requirement that office buildings shall appear to be residential and no taller than two stories in height,
5. that the owner shall use best efforts to reduce light pollution onto adjacent properties, and
6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material.

9. 2025-MOD-008 | 7436 Rockville Road

Wayne Township, Council District #16

C-3

Jeffrey Shelton

Modification of the Commitments for 2006-ZON-146, to terminate a portion of Commitment #9, which prohibits the use of tobacco stores (previous commitment removed tobacco stores as a permitted use).

10. 2025-MOD-010 | 4701 Todd Road

Perry Township, Council District #24

D-7 (FF)

4701 Todd Road Owner, LLC, by Laura Trendler, AICP

Modification of Commitments and Site Plan related to 2022-CZN-826 to permit the construction of a 300-square-foot accessory structure (previous petition required site to be developed in accordance with the site plan, file-dated May 6, 2022).

11. 2025-ZON-001 | 4150 North High School Road

Pike Township, Council District #5

Nica Auto and Fleet Repair, LLC, by David E. Dearing

Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop.

12. 2025-ZON-042 (Amended) | 8025 and 8141 Shelbyville Road

Franklin Township, Council District #25

Robert and Rose Faust and Gerald E. Wallman, by Caitlin Dopher

Rezoning of 24.0 acres from the D-A district to the D-4 district to provide for 52 single-family detached dwellings.

13. 2025-ZON-047 (Amended) | 7525 Mc Farland Boulevard

Perry Township, Council District #24

Manheet Singh, by Joseph D. Calderon

Rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development.

14. 2025-ZON-053 | 3764 North Leland Avenue

Warren Township, Council District #9
Rosie's Tiny Tots, Inc., by Lexie Ping

Rezoning of 0.72-acre from the D-4 (TOD) district to the C-3 (TOD) district to provide for neighborhood commercial uses, including a day care facility.

15. 2025-ZON-055 | 6225, 6233, and 6245 Kentucky Avenue

Decatur Township, Council District #21
GBT Realty Corporation, by Joseph D. Calderon

Rezoning of 3.11 acres from the D-A districts to the C-4 district to provide for community-regional commercial uses, including an automobile fueling station.

16. 2025-ZON-056 | 8501 and 8651 South Emerson Avenue, and 5260 Noggle Way

Franklin Township, Council District #25
Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Rezoning of 9.186 acres from the C-4 and C-S districts to the D-10 district to provide for an approximately 202-unit multi-family development.

17. 2025-ZON-059 | 1655 Cornell Avenue

Center Township, Council District #13
Eric Ogle, by Jason Wolfe

Rezoning of 0.23-acre from the I-3 district to the D-8 district to provide for residential uses.

18. 2025-ZON-060 | 2946 North College Avenue

Center Township, Council District #8
College Flats, LLC, by Misha Rabinowitch

Rezoning of 0.10-acre from the D-5 district to the D-8 district to provide for a row house.

19. 2025-ZON-063 | 2351, 2355, and 2357 Carrollton Avenue

Center Township, Council District #8
Station 22, LLC, by Jacob Cox

Rezoning of 0.56-acre from the SU-1 district to the D-8 district to provide for a residential development.

20. 2025-ZON-067 | 2810 Central Avenue

Center Township, Council District #12
Madison Gall, by Paul J. Lambie

Rezoning of 0.12-acre from the C-1 district to the D-8 district to legally establish the existing single-family dwelling and to provide for future improvements.

21. 2025-ZON-068 | 1234 and 1240 Udell Street

Center Township, Council District #12
Victory Investments, Inc., by Diana Escobar

Rezoning of 0.18-acre from the I-2 district to the D-8 district to provide for residential uses.

22. 2025-CZN-826 | 2955 North Meridian Street

Center Township, Council District #12
C-1 (RC) (TOD)
2955 Indy IN, LLC, by Misha Rabinowitch

Rezoning of 8.966 acres from the C-1 (RC) (TOD) district to the C-S (RC) (TOD) district to provide for a mixed-use development consisting of townhomes, multi-family dwellings, commercial offices, and retail uses, and all uses in the C-1 and MU-3 districts.

23. **2025-CZN-829 | 5802, 5808, 5814, and 5820 Evanston Avenue**
Washington Township, Council District #7
Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Brian J. Tuohy

Rezoning of 1.56 acres from the D-5 district to the SU-2 district to provide for school uses.

24. **2025-REG-043 | 450 Elanco Circle**
Center Township, Council District #18
CBD-S (RC) (FF) (TOD)
Elanco, by David Rausch, AIA

Regional Center Approval to provide for an outdoor pavilion building, and outdoor recreation areas, with sports courts and a dog park area.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

METROPOLITAN DEVELOPMENT COMMISSION (MDC)
MEMBER ROSTER

Commissioner	Appointing Authority	Term
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Vacant	City-County Council	
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/25/2026

This meeting can be viewed live at indy.gov: Channel 16 Live Web Stream. The recording of this meeting will also be archived (along with recordings of other City/County entities) at indy.gov: Watch Previously Recorded Programs.

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-R-028**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under Indiana Code Section 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 ("District") and the City's Department of Metropolitan Development ("DMD"); and

WHEREAS, in Resolution No. 2020-R-011 DMD entered into a joint services agreement (#17613) among DMD, the Department of Public Works ("DPW"), and Downtown Indy Inc., for the provision of placemaking services relative to the City-owned portion of Monument Circle; and

WHEREAS, by Resolutions No. 2023-R-006, 2024-R-002, and 2024-R-011, 2024-R-031 the MDC authorized extensions of the agreement, scope, and additional compensation; and

WHEREAS the parties now wish to add ten thousand dollars \$10,000 in additional compensation for a new not-to-exceed amount of one million three-hundred sixty thousand dollars (\$1,360,000).

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

1. The Commission authorizes DMD to amend the joint services agreement with Downtown Indy Inc., for the provision of placemaking services for the City-owned properties as described above and to provide for additional compensation for a new total not-to-exceed amount of one million three-hundred sixty thousand dollars (\$1,360,000).
2. The Director of the DMD is hereby authorized and directed to take such further actions and executed such documents as deemed necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This resolution shall take effect immediately upon adoption by the Commission.

Approved as to Adequacy & Legal Form

Sheila Kinney
Sheila Kinney, Asst. Corp Counsel
Date: 7/22/2025

Metropolitan Development Commission

John J. Dillon III, President
Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-029**

WHEREAS, The City of Indianapolis (“City”), Department of Metropolitan Development (“DMD”), is engaging in redevelopment activities within the Marion County Redevelopment District (the “District”) in Marion County, Indiana; and

WHEREAS, pursuant to I.C. 36-7-15.1-6, the Metropolitan Development Commission (“MDC”) is charged with purposes to promote the use of land in the manner that best serves the interest of the City of Indianapolis (“City”) and its inhabitants, both from the standpoint of human needs and economic values and to cooperate with other City departments to best serve those purposes; and

WHEREAS, DMD owns the real estate at 900 E. 64th St/Monon Trail (parcel ##8049324- “DMD Parcel”), which is adjacent to and on either side of property owned by the Department of Parks and Recreation (“DPR”) (parcel ##8047931- “DPR Parcel”) at 902 E. 64th St. Both parcels are depicted on Exhibit A hereto; and

WHEREAS, DPR plans to issue a request for proposals for use of the now vacant DPR Parcel; and combining the DPR Parcel with the DMD Parcel would facilitate the highest and best use of the two parcels; and

WHEREAS DMD desires to convey title of the DMD Parcel to DPR, at no cost, for such purpose and development by DPR; and

WHEREAS, DMD is an entity having the power to convey an interest in land pursuant to Indiana Code 36-7-15.1, is interested in conveyance of the DMD Parcel for use in neighborhood development; and

WHEREAS, Indiana Code 36-1-11-8 authorizes governmental entities to transfer or exchange real property between themselves upon terms and conditions agreed upon by the entities as evidenced by adoption of substantially identical resolutions by each entity; and

WHEREAS, the Board of Parks and Recreation of the Consolidated City of Indianapolis, Marion County, Indiana has or plans to adopt a substantially identical resolution regarding the DMD Parcel.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes DMD to convey title of the DMD Parcel to DPR at no cost for the purpose of redevelopment in the manner that best serves the interest of the City of Indianapolis and its inhabitants.
2. The Director of DMD is hereby authorized to convey the DMD Parcel to DPR and to execute all necessary documents related thereto in accordance with this Resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the MDC 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 Legal Form & Adequacy:

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

Date: 7/29/2025

Metropolitan Development Commission:

By: _____
John J. Dillon III, President

Date: _____

Exhibit A

Parcel #8049324 / 900 E. 64th Street



1128 N Ewing St
Real Estate Conveyance
Key 2 Destiny LLC

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-030**

WHEREAS, The City of Indianapolis ("City"), Department of Metropolitan Development ("DMD"), is engaging in disposition and redevelopment activities within the Marion County Redevelopment District in Marion County, Indiana ("Redevelopment District"); and

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

WHEREAS, the MDC has acquired real property at 1128 N Ewing St located in the Redevelopment District, in the NEAR EASTSIDE area of the City ("Property"); and

WHEREAS, in accordance with IC 36-7-15.1-7, the MDC may hold, use, sell, exchange, lease, rent, invest in, or otherwise dispose of, through any combination of methods, property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the MDC considers best for the City and its inhabitants; and

WHEREAS, DMD desires to convey title or an option to purchase title to the Property to Key 2 Destiny LLC ("Key 2 Destiny") for the sale price of \$31,000 in consideration of and subject to the terms of a Project Agreement ("Agreement") to carry out the Key 2 Destiny's development proposal as presented to and approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission hereby authorizes the DMD to convey title or an option to purchase title of the Property to Key 2 Destiny LLC, subject to the terms of the Agreement as described and for the sale price of \$31,000.
2. The DMD Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate, including without limitation, commitments to be made by Key 2 Destiny LLC in the Agreement to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved, for the conveyance of said Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel
Date: 7/30/2025

Metropolitan Development Commission

John J. Dillon III, President
Date: _____

RESOLUTION NO. 2025-E-020**CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE
OXFORD ROW ECONOMIC DEVELOPMENT AREA**

WHEREAS, on May 21, 2025, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), adopted Declaratory Resolution No. 2025-E-012 (the “Declaratory Resolution”), (i) declaring that the Oxford Row Economic Development Area (the “Area”) in the City of Indianapolis (the “City”) is an economic development area, which declaration was supported by a factual report and findings contained within the Declaratory Resolution, (ii) established an allocation area whose boundaries and parcels are coterminous with the Area (the “Allocation Area”), and (iii) declaring that the Area is subject to economic development activities pursuant to Indiana Code 36-7-15.1 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”);

WHEREAS, the Commission also approved an Economic Development Plan (the “Plan”) for the Area which contained specific recommendations for the acquisition, construction and equipping of a 3-story, walk-up style development with approximately 46 residential units alongside approximately at least 5,000 square feet of street level retail space (collectively, the “Project”);

WHEREAS, the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) has approved the establishment of the Area and Allocation Area, the Plan, and the actions of the Commission establishing the Area pursuant to the Act;

WHEREAS, the Commission published notice on July 3 and July 4, 2025, of the adoption and substance of the Declaratory Resolution in accordance with the Act and Indiana Code 5-3-1 which public notices also gave notice of a public hearing that was held on this day regarding the adoption of the Declaratory Resolution by the Commission at which public hearing the opportunity to have remonstrances and objections heard by the Commission was provided;

WHEREAS, the public notice described in the preceding paragraph was also filed in the office of the Department of Metropolitan Development and any other departments, bodies or officers having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits;

WHEREAS, copies of the public notice were also filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Area, together with a statement disclosing the impact of the Area, which includes:

- (A) The estimated economic benefits and costs incurred by the Area, as measured by increased employment and anticipated growth of real property assessed values; and

(B) The anticipated impact on tax revenues of each taxing unit;

WHEREAS, certain estimates contained in the Declaratory Resolution and Plan have been refined, which refinements do not require additional notices or proceedings under I.C. 36-7-15.1 and which were described at the below referenced public hearing; and

WHEREAS, prior to the adoption of the resolutions hereinafter set forth, and at such meeting, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Commission, as follows:

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to proceed with the Project, with the establishment of the Area and Allocation Area, and with the inclusion of certain right of ways, parcels and property as part of the Area and Allocation Area, as described in Exhibit A hereto.

2. The Commission hereby finds that the Area and Allocation Area are necessary and that the adoption of the allocation provision in the Declaratory Resolution will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision and is supported by the finding of fact, evidence, testimony and other information provided to the Commission as part of its determination to establish the Area and the Allocation Area pursuant to the Declaratory Resolution and the Act.

3. The Declaratory Resolution and Plan approved by the Commission on May 21, 2025, are hereby confirmed as described in the Act and are incorporated herein and shall be kept on file with the Secretary of the Commission and the Clerk of the City.

4. The Secretary of the Commission is hereby directed to record the final action taken by the Commission, notify the Indiana Department of Local Government Finance of the designation of the Area and Allocation Area within the Area, and to file this Confirmatory Resolution with the Marion County Auditor.

5. This Confirmatory Resolution shall be effective upon passage.

[Remainder of Page Intentionally Left Blank]

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 16th day of July, 2025.

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:_____

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 46204.

EXHIBIT A

DESCRIPTION AND MAP OF OXFORD ROW ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

Address: 2460 and 2502 N. Delaware St., Indianapolis, Indiana 46205 (previously 2460, 2502, 2514, 2520 and 2524 N. Delaware St. and 164 E. 25th St., Indianapolis, Indiana 46205)

Local Parcels #: 1068784 and 1033814 (previously 1003054; 1031931; 1058071; 1029028; 1068784 and 1033814)

State Parcels #: 49-06-25-179-027.000-101 and 49-06-25-133-082.000-101 (previously 49-06-25-179-027.000-101; 49-06-25-179-028.000-101; 49-06-25-179-029.000-101; 49-06-25-179-031.000-101; 49-06-25-179-032.000-101; and 49-06-25-133-082.000-101)

Oxford Row EDA and Allocation Area



Legend

-  Allocation area
-  Economic Development Area (EDA)

METROPOLITAN DEVELOPMENT COMMISSION

OF

MARION COUNTY, INDIANA

RESOLUTION NO. 2025-E-021

**A RESOLUTION OF THE REDEVELOPMENT DISTRICT OF THE
CITY OF INDIANAPOLIS, INDIANA PLEDGING TAX INCREMENT FROM THE
OXFORD ROW ALLOCATION AREA TO THE PAYMENT OF CERTAIN
ECONOMIC DEVELOPMENT REVENUE BONDS**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), being the governing body of the Redevelopment District of the City of Indianapolis, Indiana (the “District”), exists and operates pursuant to the provisions of Indiana Code 36-7-15.1 and Indiana Code 36-7-25, each as amended from time to time (collectively, the “Act”); and

WHEREAS, the Commission, on behalf of the District, has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which (i) declared and confirmed an area of the City of Indianapolis, Indiana (the “City”), known as the Oxford Row Economic Development Area (the “Economic Development Area”), to be an “economic development area” within the meaning of Indiana Code 36-7-15.1, as amended, (ii) designated such Economic Development Area as an allocation area known as the Oxford Row Allocation Area (the “Allocation Area”), for purposes of the Indiana Code 36-7-15.1-26, and (iii) created the Oxford Row Allocation Fund (the “Allocation Fund”), pursuant to Indiana Code 36-7-15.1-26, into which taxes on real property located in the Allocation Area are to be deposited in accordance with, and for the purposes stated in, the Act and the Declaratory Resolution (such deposited taxes, herein the “Tax Increment”), and adopted an economic development plan for the Economic Development Area (the “Plan”); and

WHEREAS, Chatham Park Development, LLC, and/or one or more subsidiaries, affiliates, designees and/or joint ventures thereof (collectively, the “Developer”), desires to finance certain projects, additions or improvements within the Allocation Area, including all or any portion of the Project (as defined herein); and

WHEREAS, the City intends to enter into both a Financing Agreement (the “Financing Agreement”) and a Project Agreement (the “Project Agreement”) with the Developer in connection with the Developer’s development and construction of the Project; and

WHEREAS, the Developer desires to finance a development consisting of a 3-story, walk-up style development with approximately 46 residential units alongside approximately at least 5,000 square feet of street level retail space (collectively, the “Project”); and

WHEREAS, the Commission has been advised that the City intends to authorize and issue certain economic development revenue bonds of the City, in one or more series, all or any portion of which may be taxable or tax-exempt for federal income tax purposes, designated as the “City of Indianapolis, Indiana, Economic Development Tax Increment Revenue Bonds, Series 2025 (Federally Taxable – Oxford Row Project)” (with such additional or different series designation as may be necessary, desirable or appropriate, including such series designation to indicate the year in which the bonds are issued), in an aggregate principal amount not to exceed Two Million Twelve Thousand Dollars (\$2,012,000) (the “Bonds”), for the purposes of providing funds to pay for (a) the financing of all or a portion of the Project, in accordance with the terms of the Financing Agreement, the Project Agreement, and other such documents as deemed necessary; (b) capitalized interest (if necessary); (c) a debt service reserve (if necessary); and (d) costs and expenses incurred in connection with or on account of the issuance of the Bonds authorized herein, and the proceeds of the Bonds will be deposited with a financial institution serving as trustee pursuant to a trust indenture (the “Indenture”) between the City and such trustee and disbursed to the Developer during construction of the Project, as provided for in the Indenture, the Financing Agreement and the Project Agreement; and

WHEREAS, the Bonds will be payable from the lesser of eighty percent (80%) of the Tax Increment revenues received from the newly created Allocation Area or the debt service due on the Bonds in such year and considering any prior year shortfalls (the “TIF Revenues”); and

WHEREAS, pursuant to Indiana Code 36-7-15.1-26(b)(3)(D), the Commission now desires to pledge the TIF Revenues to the payment of the principal of, premium (if any), and interest on the Bonds as the same becomes due.

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 finds that the pledge of the TIF Revenues to the payment of principal of and interest on the Bonds to finance the Project, will help accomplish the Plan for the Economic Development Area and will promote the economic development of the City and the Economic Development Area.

2. The Commission hereby irrevocably pledges the TIF Revenues (representing the lesser of eighty percent (80%) of the Tax Increment received in the Allocation Area or the debt service due on the Bonds in such year and considering any prior year shortfalls) to the payment of principal of and interest on the Bonds in accordance with and subject to the terms and conditions of the Financing Agreement, the Project Agreement and the Indenture.

3. The Commission and the District hereby covenant that on or before one (1) business day prior to each Interest Payment Date (as defined in the Indenture), the trustee shall deposit all TIF Revenues (as received from the Controller, acting on behalf of the Redevelopment Commission) into the Bond Fund (as defined in the Indenture), but no more than shall be necessary for the payment of the principal of and interest on the Bonds on the immediately

succeeding Interest Payment Date (taking into consideration any amounts currently deposited therein), together with Annual Fees (as defined in the Indenture) coming due within the next six (6) months.

4. There are no other prior liens, encumbrances or other restrictions on the Commission's ability to pledge the TIF Revenues to the payment of the Bonds. The remaining Tax Increment not pledged by the Commission hereunder (such non-pledged Tax Increment, herein the "Surplus Tax Increment") shall be used by the Commission for any purpose permitted by law, including the release of such Surplus Tax Increment to the taxing units in the Allocation Area as provided under the Act, the funding of additional projects in the Area or to pledge the Surplus Tax Increment to additional obligations of the District.

5. So long as the Bonds remain outstanding, the Commission shall not make any further pledges of the TIF Revenues without the prior written consent of the holders of the Bonds. As set forth in Section 4, the Commission may use the Surplus Tax Increment for any purposes permitted by the Act, including making pledges thereof to obligations, without the consent of the holders of the Bonds.

6. In connection with the Project, the Commission hereby authorizes any officer of the Commission or the Department of Metropolitan Development ("DMD") to enter into a one or more project agreement and financing agreement with the Developer and/or such other entities as may be necessary, desirable or appropriate, in form and substance and on terms and conditions acceptable to such officer of the Commission or DMD, together with any and all changes as may be necessary, desirable or appropriate, which shall be evidence by such officer's execution thereof.

7. 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.

8. All resolutions and orders, or parts thereof, in conflict with the provision of this Resolution, are, to the extent of such conflict, hereby repealed or amended.

9. This Resolution shall be in full force and effect immediately upon its passage and signing. The Secretary of the Commission is hereby directed to deliver a certified copy of this Resolution to the Controller of the City.

10. The Mayor, the Controller and any other officer of the City and the Commission are hereby authorized and directed, in the name and on behalf of the City, acting for and on behalf of the District, to execute and deliver such further documents and to take such further actions as such person deems necessary, desirable or appropriate to effect the purposes of this Resolution, and any such documents heretofore executed and delivered and any such actions heretofore taken, be, and hereby are, ratified and approved.

[Remainder of Page Intentionally Left Blank]

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 6th day of August, 2025.

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:_____

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 46204.

LR02314.0797642 4918-8958-0880v5

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY INDIANA
APPROVING AN AMENDED
AGREEMENT BETWEEN THE COMMISSION, DEPARTMENT OF METROPOLITAN
DEVELOPMENT, AND THE CAPITAL IMPROVEMENT
BOARD OF MANAGERS OF MARION COUNTY
RESOLUTION NO. 2025-E-023**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, ("MDC") and the Department of Metropolitan Development ("DMD") of the City of Indianapolis, Indiana, ("City") exist and operate under the provisions of IC 36-7-15.1 ("Law");

WHEREAS, under the Law, MDC is to promote the use of land in the manner that best serves the interests of the City and its inhabitants, both from the standpoint of human needs and economic values;

WHEREAS, under Indiana Code 36-10-9 ("CIB Act") the CIB is empowered, among other purposes, to do all other acts that the CIB considers necessary to promote and publicize the capital improvements, including the convention and visitor industry ("CIB Purposes");

WHEREAS, to facilitate event parking downtown, the MDC and the DMD previously entered into an Interlocal Cooperation Agreement with the Capital Improvement Board of Managers of Marion County ("CIB"), dated as of January 9, 2012, and amended August 20, 2015 (together, the "Agreement");

WHEREAS, the Commission and the CIB desire to amend the Agreement to extend the term; and

WHEREAS, the Commission desires to approve and authorize execution of a second amendment to the agreement the Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC approves and authorizes the execution of a second amendment to the Agreement.
2. MDC authorizes the DMD Director or designee to execute all necessary documents related to such amendment in accordance with the purpose of 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 to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved.

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: 7/30/2025

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

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

RESOLUTION NO. 2025-C-002

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under I.C. 36-7-15. 1 (the "Redevelopment Act"); and

WHEREAS, the Department of Metropolitan Development ("DMD") has established the Homeowner Repair Program designed to help income-qualified citizens of the City of Indianapolis who own and live in their home to receive assistance to keep their home decent, safe, and sanitary; and

WHEREAS, the Commission is authorized to approve the employment of all persons engaged by contract to for professional services; and

WHEREAS, on July 7, 2025, the City-County Council adopted Fiscal Ordinance No. 8, 2025, which appropriated an additional Two Million Dollars (\$2,000,000) to DMD for purposes of funding additional homeowner repair programming and an investment in cultural districts; and

WHEREAS, DMD previously entered into Agreements with 12 qualified contractors for Homeowner Repair Program services across the City utilizing federal community development grant funding and funding from the Indianapolis Low Income Housing Trust Fund and expects to add additional qualified contractors (the Contractor Pool); and

WHEREAS, DMD wishes to amend the existing Agreements and enter new agreements with additional contractors to provide the Homeowner Repair Program services across the City and to utilize and allocate the additional funds provided by Fiscal Ordinance 08, 2025.

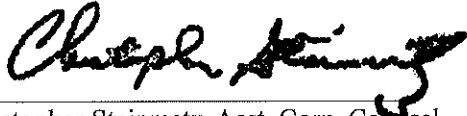
NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. The Commission hereby authorizes DMD to enter into new and/or to amend existing Agreements with the approved Contractor Pool in an amount not to exceed a total of \$2,000,000 to serve as eligible Contractors for the Indianapolis City Homeowner Repair Projects.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and to execute such documents as such Director deems necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

RESOLUTION NO. 2025-C-002

Approved as to legal form and adequacy:

Metropolitan Development Commission:

By: 
Christopher Steinmetz, Asst. Corp. Counsel

By: _____
John J. Dillon III, President

Date: 07/30/2025

Date: _____