



Metropolitan Development Commission (October 2, 2024) 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, October 02, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: September 18, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-018

Metropolitan Development Commission authorizes DMD to enter into an amendment to add time to a contract for maintenance and operation of City-owned properties for through June of 2025.

2. 2024-R-019

Metropolitan Development Commission authorizes DMD to enter into a new agreement with the Indianapolis-Marion County Building Authority ("Authority") for an overall not-to-exceed amount of \$1,200,000 the maintenance and operation of City-owned properties through 2025.

3. 2024-R-021

Resolution to amend contract #19105 between the Dept of Metropolitan Development and Stevenson Legal Group for legal services pertaining to eminent domain cases. Amendment will extend contract by one year (thereby ending on December 31, 2025) and add \$36,950 in available funding.

ECONOMIC DEVELOPMENT / INCENTIVES:

4. 2024-A-030

Preliminary Economic Revitalization Area Resolution for Holladay Property Services Midwest, Inc., located at 130 East Washington Street, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

5. 2024-A-031 (For Public Hearing)

Resolution authorizes a waiver of the 2023 pay 2024 deduction application filing deadlines for the tax abatement approved by Resolution 2020-A-039 at 4725 and 4740 Victory Lane, Council District # 24, Perry Township.

6. 2024-E-030

Declaratory resolution creating the Norwood Redevelopment Area and Norwood Housing Tax Increment Financing Allocation Area.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. **2024-ZON-039 | 3803, 3805, 3919, 4051, and 4233 Lafayette Road, 4262, 4266, 4270, and 4360 West 38th Street, 4702, 4750, and 4825 Century Plaza Road**
Pike Township, Council District #5
PFFO QOZB LLC, by Alex Intermill and Tyler Ochs

Rezoning of 126.55 acres from the C-4, C-5, and MU-2 (FF) districts to the C-S (FF) district to provide for C-4 and MU-2 permitted uses, plus commercial retail, community center, athletic fields and courts, film production studios, hotels, multi-family dwellings, and educational uses.

8. **2024-ZON-062 | 1025 Jefferson Avenue**
Center Township, Council District #13
Brookside Commercial, LLC, by Joseph D. Calderon

Rezoning of 0.15-acre from the D-5 district to the SU-38 district to provide for additional surface parking area for a community center and apartments.

9. **2024-ZON-095 | 230, 238, and 240 South Pennsylvania Street**
Center Township, Council District #18
Boxcar Development, LLC, by Timothy Ochs

Rezoning of 1.89 acres from the I-3 (FF) (TOD) (RC) district to the CBD-2 (FF) (TOD) (RC) district for a Mixed-Use Development.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

10. ORDINANCE AMENDMENT FOR INITIAL HEARING:

2024-AO-002 | Indianapolis-Marion County

A proposal for a General Ordinance to amend Chapter 744, pertaining to sign maintenance and outdoor advertising signs, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

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
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-R-017**

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

WHEREAS, in that capacity the Commission serves as the governing body of the City of Indianapolis Redevelopment District (the “District”); and

WHEREAS, MDC wishes to nullify its previously passed RES NO.2023-R-038 to align with its current plans for agreements related to maintenance and operation of City-owned properties; and

WHEREAS, MDC previously authorized the City, Department of Metropolitan Development (“DMD”) to enter into an agreement with the Indianapolis-Marion County Building Authority (“Authority”) for the maintenance and operation of City-owned properties (specifically contract #19894 (originally #18871) (“Contract”) ; and

WHEREAS, DMD wishes to extend that Contract through June 30, 2025, to allow DMD to expend funds remaining in the contract.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County as follows:

- 1.The MDC hereby nullifies its previously passed RES NO.2023-R-038 and authorizes DMD to amend contract #19894 with the Authority through June 30, 2025, to allow DMD to expend funds remaining in the contract.
2. The DMD Director is hereby authorized and directed to take further actions and to execute 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.

Approved as to Legal Form and Adequacy:

Metropolitan Development Commission:

Sheila Kinney
Sheila Kinney, Asst. Corp. Counsel

John J. Dillon III, President

Date: September 19, 2024

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-R-018**

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

WHEREAS, in that capacity the Commission serves as the governing body of the City of Indianapolis Redevelopment District (the “District”); and

WHEREAS, MDC wishes to nullify its previously passed RES NO.2023-R-038 to align with its current plans for agreements related to maintenance and operation of City-owned properties; and

WHEREAS, MDC wishes to authorize the City, Department of Metropolitan Development (“DMD”) to enter into a new agreement with the Indianapolis-Marion County Building Authority (“Authority”) for an overall not-to-exceed amount of \$1,200,000 the maintenance and operation of City-owned properties through 2025.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County as follows:

- 1.The MDC hereby nullifies its previously passed RES NO.2023-R-038 and authorizes DMD to enter into a new agreement with the Authority for an overall not-to-exceed amount of \$1,200,000 the maintenance and operation of City-owned properties through 2025.
- 2. The DMD Director is hereby authorized and directed to take further actions and to execute 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.

Approved as to Legal Form and Adequacy:

Metropolitan Development Commission:

Sheila Kinney
Sheila Kinney, Asst. Corp. Counsel

John J. Dillon III, President

Date: September 19, 2024

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-R-21**

WHEREAS, the Metropolitan Development Commission of Marion County (the “Commission”) is authorized to approve the employment of all persons engaged by contract to render professional or consulting services for the Department of Metropolitan Development (“DMD”); and

WHEREAS, in Resolution No. 2021-R-027, the Commission authorized DMD to enter into an agreement with Stevenson Legal Group, to perform legal services; and

WHEREAS, in Resolution No. 2022-R-048, the Commission authorized DMD to extend the agreement with Stevenson Legal Group to December 31, 2023; and

WHEREAS, in Resolution No. 2023-R-036, the Commission authorized DMD to extend the agreement with Stevenson Legal Group to December 31, 2024; and

WHEREAS, the agreement is set to expire on December 31, 2024; and

WHEREAS, DMD wishes to add funds and extend the agreement with Stevenson Legal Group through December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County as follows:

1. The Commission hereby authorizes DMD to amend the agreement with Stevenson Legal Group, to add \$36,950 and to extend the term through December 31, 2025.
2. The Director of the Department of Metropolitan Development 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.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Legal Form and Adequacy:

/s/ Sheila Kinney
Sheila Kinney, Assistant Corporation Counsel

Metropolitan Development Commission:

John J. Dillon III, President

Date: 10/2/2024

Date: _____

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

Resolution No. 2024-A-030

REAL PROPERTY TAX ABATEMENT

Holladay Property Services Midwest, Inc.

130 East Washington Street

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

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

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

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

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

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, October 2, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of ten (10) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
 - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. The Economic Revitalization Area (hereinafter the “ERA”) designation terminates two (2) years after the date a final resolution is adopted however, relative to redevelopment or rehabilitation completed before the ERA period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than ten (10) years.
4. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.**
5. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
6. The Commission fixes 1:00 p.m. on Wednesday, October 16, 2024, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at ten (10) years, and establish an abatement schedule.
7. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John Dillon, III President

Date

Approved as to Legal Form
and Adequacy this day
September 2024.

Sheila Kinney 9/10/2024

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

**ATTACHMENT TO
METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION
REAL PROPERTY TAX ABATEMENT**

FACTUAL INFORMATION

Applicant: Holladay Property Services Midwest, Inc.

Subject Real Estate: 130 East Washington Street

Center Township Parcel Number: 1076486

PROJECT DESCRIPTION

Holladay Property Services Midwest, Inc. will invest \$21,400,000.00 in real property for the development of a 236,288-office building conversion located at 130 East Washington Street into a residential development. This project will transform the existing office space into 180 residential units, including 12% affordable housing units. Specifically, 22 of the 180 units will be reserved for residents earning 60% of the area median income (AMI), adhering to the Indiana Housing and Community Development Authority (IHCDA) federal rent and income limits for a minimum 15-year period. The project will create 2 new jobs with an average wage of \$26.44 per hour.

FACTUAL ASSERTIONS

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

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

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT
HOLLADAY PROPERTY SERVICES MIDWEST, INC.

YEAR OF DEDUCTION	PERCENTAGE
1 st	95%
2 nd	95%
3 rd	95%
4 th	95%
5 th	95%
6 th	95%
7 th	95%
8 th	95%
9 th	95%
10 th	95%

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located on the north side of East Washington Street between Delaware and Pennsylvania Streets.

Current Zoning: CBD-1

New Jobs Created:..... Two at \$26.44 per hour.

Jobs Retained:..... None.

Estimated Cost of proposed project: \$21,400,000.00

STAFF ANALYSIS

Holladay Properties was founded in 1952 in South Bend, Indiana, originally as a small development that over the years expanded its operations and evolved into a full-scale, fully integrated real estate company known for its expertise in land development, design/build services, and property management. Holladay has established itself as a leader in the Midwest, particularly in Indianapolis. The company has worked on a variety of projects, from commercial and industrial spaces to residential communities, making a significant impact on the real estate landscape in the region.

One of Holladay's most recent projects is a \$21,400,000.00 investment for a proposed conversion of the former 236,288 square-foot Angi office building located at 130 East Washington Street into a residential development. This project will transform the existing office space into 180 residential units, including 12% affordable housing. Specifically, 22 of the 180 units will be reserved for residents earning 60% of the area median income (AMI), adhering to the Indiana Housing and Community Development Authority (IHCDA) federal program rent and income limits for a minimum 15-year period.

This project highlights Holladay’s commitment to addressing the growing need for affordable housing while contributing to the urban revitalization of downtown Indianapolis. The project will create 2 new jobs with an average wage of \$26.44 per hour.

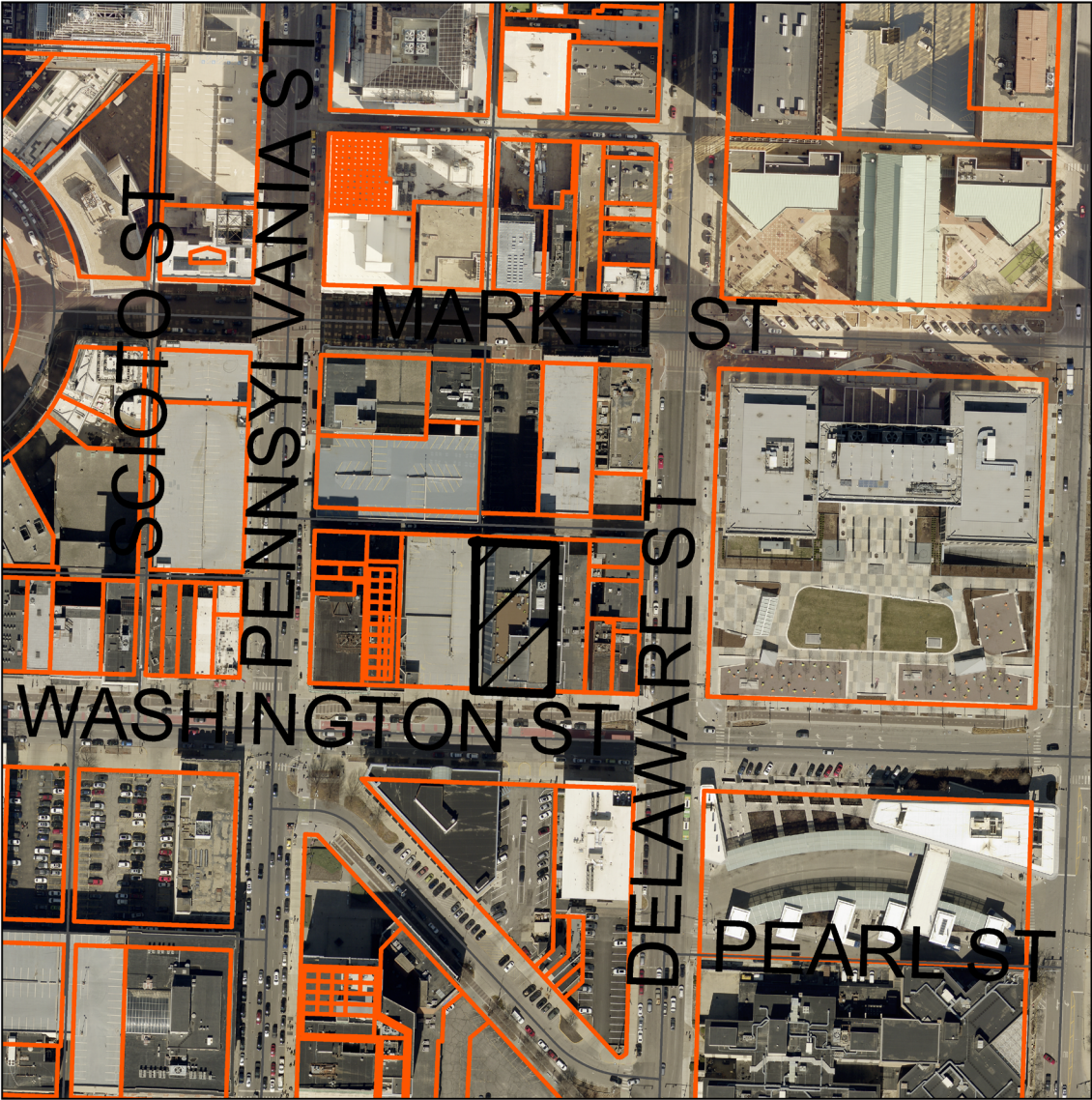
Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

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

TOTALITY OF BENEFITS

- PETITIONER:** Holladay Property Services Midwest, Inc.
- INVESTMENT:** Staff estimates that the proposed investment of \$21,400,000.00 should result in an increase to the tax base of approximately \$28,565,800.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$4,243,557.81 (an 62.6% savings). During the abatement period, the petitioner is expected to pay an estimated \$223,345.15 in real property taxes on the project. This is in addition to the current taxes being paid on the property in the amount of \$446,690.30 annually (pay 2024 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$677,580.78 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the property.
- EMPLOYMENT:** The petitioner estimates that this project will create at least two (2) positions at an average wage of \$26.44 per hour Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this project is significant for Center Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment and development in Marion County.
- STAFF COMMENT:** Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

Holladay Property Services Midwest, Inc.
130 East Washington Street



Legend

- Parcels
- Project Site



0 112.5 225 450 Feet

Produced by: DMD BATTLE Sept 9, 2024

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

**RESOLUTION WAIVING CERTAIN FILING REQUIREMENTS OF THE ECONOMIC
REVITALIZATION AREA DESIGNATION APPROVED BY RESOLUTION
2020-A-039,**

RESOLUTION NO. 2024-A-031

REAL PROPERTY TAX ABATEMENT

Shear V1, LLC

4725 and 4740 Victory Lane

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

WHEREAS, on Wednesday, November 18th, 2020, the Metropolitan Development Commission (hereinafter "Commission") adopted Preliminary Economic Revitalization Area Resolution No. 2020-A-033, 2020 preliminarily designating 4725 and 4740 Victory Lane, Indianapolis, Indiana (the "Subject Real Estate") as an Economic Revitalization Area; and

WHEREAS, on Wednesday, December 2nd, 2020 after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2020-A-039, 2020 (hereinafter, the "Resolution"), designating the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving eight (8) years real property tax abatement for the benefit of Shear V1 LLC. (hereinafter "Applicant" and the "Abatement"); and

WHEREAS, I.C. 6-1.1-12.1-5 requires an Applicant for Economic Revitalization Area designation to annually file with the real property return a certified deduction schedule, including forms known as the Compliance with a Statement of Benefits Real Estate Improvements Property, or Form CF-1/Real Property (hereinafter "CF-1"), (hereinafter the "Deduction Application") with the Marion County Assessor (hereinafter "Assessor"); and

WHEREAS, on April 29, 2024, Applicant filed the 2023 and 2024 CF-1 forms with Department of Metropolitan Development, as staff to the Commission, which indicated Applicant has exceeded the job commitment of new positions, and new job wage commitment per the Memorandum of Agreement, signed in consideration of the Abatement: and

WHEREAS, I.C. 6-1.1-12.1-11.3(a)(5) allows the Commission to waive non-compliance for certain filing requirements of the statutory abatement process, including the filing deadline for the certified deduction applications, provided that the Commission holds a public hearing and adopts a resolution approving such waivers (hereinafter "the Waivers"); and

WHEREAS, the Assessor, without the Commission's adoption of the Waivers, is legally prohibited from accepting the Applicant's deduction applications due to the untimeliness of the filing; and

WHEREAS the Commission fixed 1:00 p.m. on October 2nd, 2024, in the Public Assembly Room of the City-County Building for public hearing regarding the Waivers of Applicant’s noncompliance relative to the 2023 Pay 2024 deduction application filing dates (hereinafter, the “Public Hearing”); and

WHEREAS, such Public Hearing shall only consider the specified Waiver relative to the Applicant’s deduction filing and shall not constitute any other waiver of non-compliance of any other requirements of the Project pursuant to the Resolution and the executed Memorandum of Agreement, including but not limited to the Applicant’s commitments regarding the number and deadline dates for job creation and retention, wages and salaries of Applicant’s employees, and capital investment in the Project; and

WHEREAS the Department of Metropolitan Development published proper legal notices for the Public Hearing stating the time, date, and location that the Commission would hear remonstrances and public input concerning the Waiver of Applicant’s noncompliance with the filing deadline for the 2023 Pay 2024 Abatement deduction application.

NOW, THEREFORE, IT IS RESOLVED:

1. Following the Public Hearing and after consideration of all public input and the facts presented to the Commission, the Commission now confirms, adopts and approves the Waiver of Applicant’s failure to file, in a timely manner, the 2023 deduction applications, for which Applicant desires to claim deductions for taxes payable in 2024 under I.C. 6-1.1-12.1 *et seq.*, and the Commission finds and confirms all such noncompliance relative to the 2023 Pay 2024 deduction application filing deadline is hereby waived.
2. A copy of this resolution shall be filed with the Marion County Auditor.

Signature page to follow.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 16thth day
of September 2024

Sheila Kinsey

Approved for Legal Form and Adequacy
Office of Corporation Counsel

RESOLUTION NO. 2024-E-030
DECLARATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY, INDIANA, CREATING THE NORWOOD
HOUSING REDEVELOPMENT AREA AND NORWOOD HOUSING TAX INCREMENT
FINANCING ALLOCATION AREA

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 Ind. Code § 36-7-15.1 *et seq.* (collectively, the “Act”), and in that capacity serves as the governing body of the City of Indianapolis Redevelopment District (the “District”); and

WHEREAS, the Commission has identified an area in need of redevelopment, to be known as the “Norwood Housing Redevelopment Area” (the “Redevelopment Area” or “Norwood Housing Redevelopment Area”), in accordance with its powers and duties under the Act, a map and list of parcels of which are attached hereto in Exhibit A, and has prepared a plan for development of the Redevelopment Area (collectively, the “Norwood Redevelopment Area Plan”) and additional findings, which Redevelopment Area Plan and additional findings are attached hereto as Exhibit B; and

WHEREAS, the Commission now desires to adopt this Declaratory Resolution and the corresponding Norwood Redevelopment Area Plan, and to designate certain parcels of property within the Redevelopment Area, as identified in Exhibit C attached hereto, to be known as the “Norwood Housing Tax Increment Financing (HoTIF) Allocation Area” (the “Allocation Area”), as an allocation area for the purposes of capturing incremental assessed value as provided in the Act to support a program for housing; and

WHEREAS, the Allocation Area shall have a base assessment date of January 1, 2024; and

WHEREAS, the Norwood Redevelopment Area Plan, the housing program described therein, and supporting data were reviewed and considered at this meeting.

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:

1. The public health and welfare will be benefited by the adoption of the Declaratory Resolution.
2. The Norwood Redevelopment Area Plan is reasonable and appropriate when considered in relation to the purposes of the Act and conforms to the comprehensive plan for development of the City.
3. The Norwood Redevelopment Area Plan meets the purposes set forth in the Act.
4. The implementation of the Norwood Redevelopment Area Plan and housing program cannot be accomplished by regulatory process or by the ordinary operation of private enterprise because of a lack of public improvements, the existence of improvements or conditions that lower the value of land in the Redevelopment Area below that of nearby land, and/or other similar conditions.
5. The public health and welfare will be benefited by accomplishment of the program.
6. The implementation of the Norwood Redevelopment Area Plan and the accomplishment of the housing program will be of public utility and benefit as measured by provision of adequate housing for low and moderate income persons, increase in the property tax base, and other similar public benefits.
7. The Commission hereby approves and established the Allocation Area to be known as the “Norwood HoTIF Allocation Area”.

- 8. At least three-fourths (3/4) of the Allocation Area is used for residential purposes or is planned to be used for residential purposes.

- 9. At least one-third (1/3) of the residential units in the Allocation Area were constructed before 1974.

- 10. At least one-third (1/3) of the parcels in the Allocation Area have one (1) or more of the following characteristics:
 - A. The dwelling unit on the parcel is not permanently occupied.
 - B. The parcel is the subject of a governmental order, issued under a statute or ordinance, requiring the correction of a housing code violation or unsafe building condition.
 - C. Two (2) or more property tax payments on the parcel are delinquent.
 - D. The parcel is owned by local, state, or federal government.
 - E. The parcel is vacant.

- 11. The parcels described and identified in Exhibit A are hereby designated as the “Norwood Housing Redevelopment Area”.

- 12. The parcels described and identified in Exhibit C are hereby designated as the “Norwood Housing TIF Allocation Area”, an allocation area for the purposes of capturing incremental property tax revenues for reinvestment in said Allocation Area.

- 13. The base assessment date of the Allocation Area shall be January 1, 2024 and the expiration date may not be more than twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues in the Allocation Area.

- 14. The Declaratory Resolution is hereby in all respects approved.

- 15. This Declaratory Resolution, together with any supporting data, shall be submitted to City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) as provided in the Act, and, if approved by the City-County Council, shall be duly noticed and set for a public hearing before the Commission, as required by the Act and in accordance with the requirements set forth therein.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on _____, 2024, _____ a.m./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

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.

Michael P. Allen

Michael P. Allen
Frost Brown Todd LLP

This resolution approved for legal adequacy by Michael P. Allen, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46244-0961.

EXHIBIT A: Norwood RDA Parcel List					
1085946	1000060	1085854	1031021	1085891	1029377
1098122	1091114	1001164	1044139	1045392	1063222
1085948	1092263	1098965	1016296	1008308	1097412
1085920	1093209	1027199	1023126	1048076	1090358
1062478	1000045	1001409	1030636	1097801	1044388
1014167	1000259	1098119	1007349	1085878	1085958
1085912	1024461	1098935	1089783	1051051	1010413
1085939	1085901	1065973	1099791	1085926	1050190
1074825	1002701	1051280	1090789	1001347	1090803
1008328	1012768	1075130	1092262	1090784	1053924
1027194	1090786	1001723	1089531	1091123	1044163
1050702	1102896	1096406	1008315	1090793	1004089
1008316	1044137	1085934	1089482	1064879	1050134
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1094876	1007219	1059552	1034102	1085957	

EXHIBIT B:

Norwood Redevelopment Area Plan
RESOLUTION NO. 2024-E-030

October 2,2024

Table of Contents

Introduction

Section 1: Existing Conditions

Section 2: Redevelopment Area

Appendix A: Norwood Redevelopment Area Maps

Appendix B: Redevelopment Area Parcel List

Appendix C: Allocation Area Parcel List

Norwood Redevelopment Area Plan RESOLUTION NO. 2024-E-030

October 2, 2024

Introduction

This plan describes existing conditions and plans for the Norwood Redevelopment Area (RDA), including the Norwood Housing Tax Increment Financing (HOTIF) Allocation Area.

The Norwood Redevelopment Area is centered at approximately Prospect Street and Vandeman Street on the southeast side of Indianapolis.

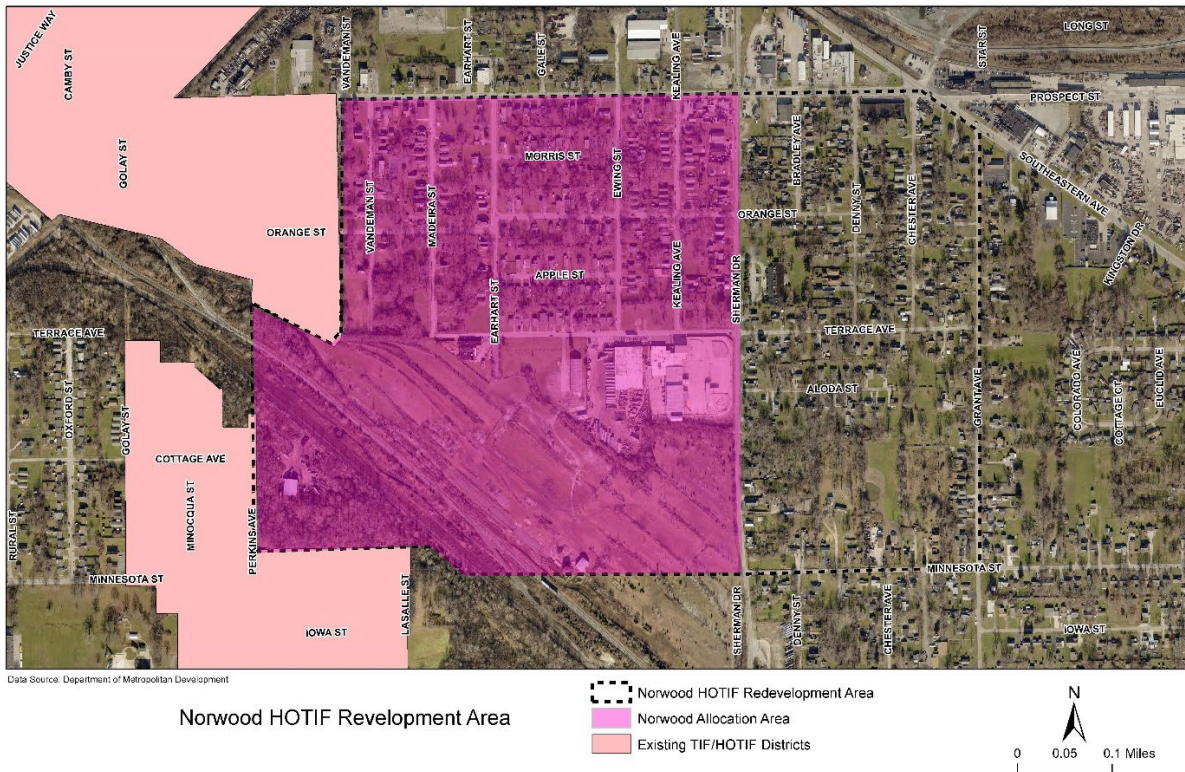


Figure 1 Proposed Economic Development Area and Allocation Area

Designation as a Redevelopment Area and HOTIF will encourage reinvestment to occur within the RDA's boundaries. The proposed HOTIF creates the potential for the following:

- Infrastructure Updates
- Development of Affordable Housing
- Owner Occupied Repair
- Ability for the above to spur cultural developments led by the community
 - Historic designation in partnership with Indianapolis Historic Preservation Commission (IHPC)

This plan contains information about the sites and the surrounding area. The plan includes maps and descriptions of existing conditions and the future allocation area.

Section 1: Existing Conditions

The contemplated Allocation Area would capture Tax Increment to fund anticipated public infrastructure not currently planned in the Department of Public Works and Department of Parks and Recreation budget. In addition, the City anticipates a need to create expanded options for affordable home ownership and homeowner repair programs benefitting the Allocation Area.

The Norwood neighborhood is one of the oldest, descendant-maintained Black communities in the United States. Established in 1872 by veterans of Indiana's only Black regiment that fought in the Civil War, the neighborhood still holds more than 30 families living on the land their ancestors purchased more than 150 years ago.

Following community engagement related to the proposed construction of a public facility in the Norwood neighborhood in 2022, Indy Parks, in partnership with Indianapolis Neighborhood Housing Partnership, began working with IFF to conduct a feasibility study and master plan for a Norwood Family Center. The project would revitalize several parcels, including land once owned by the family of renowned artist John Wesley Hardrick, from an industrial site to community greenspace. The land has been blighted for decades due to the Citizens Gas coke plant that operated on the northern boundary of the neighborhood from 1909 to 2007. While neighbors are excited about the opportunity to revitalize the area, there are also concerns that redevelopment could entice external developers into Norwood and displace longstanding families. With the new Community Justice Campus less than one mile away and more change on the horizon, neighbors see this HOTIF as one tool to help maintain affordability.

Existing Housing Stock

The Norwood neighborhood consists of single-family housing dating from the late 1890s through the early 1970s. The southern portion of the proposed allocation area is vacant industrial land that once housed jobs for the neighborhood but has now been an eyesore for the community. The industrial area has the potential for redevelopment once environmental concerns are addressed. At present, there are no known environmental issues with the current residential parcels creating an opportunity for development of affordable housing on the northern portion of the allocation area.

Existing Land Uses

The existing land use map shows the conditions without regard to occupancy. The land in the RDA includes traditional and suburban neighborhood land use throughout the RDA, making it a candidate for a HOTIF. In the southern portion of the RDA there is vacant light and heavy industrial that has potential to contribute to the increment in the future. Mixed throughout the

RDA is community commercial, parks, and several overlays including: Environmentally Sensitive and Industrial Reserve, which could make these areas challenging for redevelopment.

Recent and Proposed Development Projects

Norwood is located just east of the Community Justice Center, and a potential Indy Parks proposal for an expansion and redevelopment of Pride Park that would greatly benefit the neighborhood. The Norwood Community has been looking for a way to honor its heritage. Though not related, the Norwood HOTIF proposal would serve as a springboard for future cultural investment to first designate the Norwood neighborhood as historically significant and assist the community in honoring its history. One project example is finding a way to honor the renowned artist James Wesley Hardrick, his family, and the historic Hardrick farm property that is within the neighborhood.

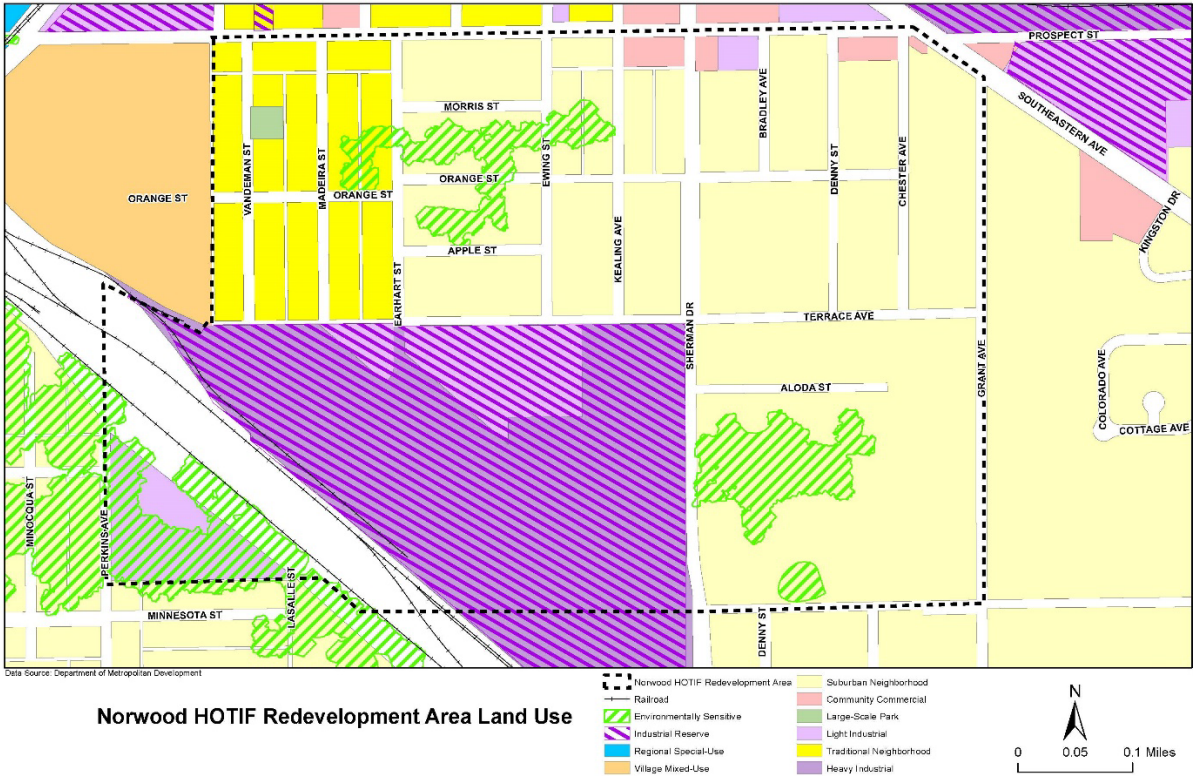


Figure 2 Existing Land Use in the Proposed Redevelopment Area

Transportation

The Norwood HOTIF area is motor vehicle oriented and has access to downtown Indianapolis via Prospect Avenue and Southeastern Avenue. The major east-west corridors are Prospect Street and English Avenue , and north-south corridors are Vandeman Street and Sherman Drive. Traffic patterns show a slight uptick in traffic following the opening of the Community Justice Center that sits just northwest of the Norwood neighborhood.

The Indianapolis Public Transportation Corporation (IndyGo) provides bus service in the area. As of August 2024, there is one key mass transportation route in the area, Route 26, which runs

east-west on Prospect Street, giving access to Fountain Square and the downtown transit center.

Existing Zoning

There is a mixture of zoning throughout the Norwood Redevelopment Area. Throughout much of the area parcels are zoned for residential use. Primary zoning in this area is D-5 and D-8. Throughout the RDA area there are several commercial parcels that are zoned C-1, C-3, C-4, CS, SU-1 and SU-18. In addition to these zoning patterns there is industrial on the southern portion of the allocation area and sprinkled throughout the area as D-1, D-2, D-3, D-4, and DA.

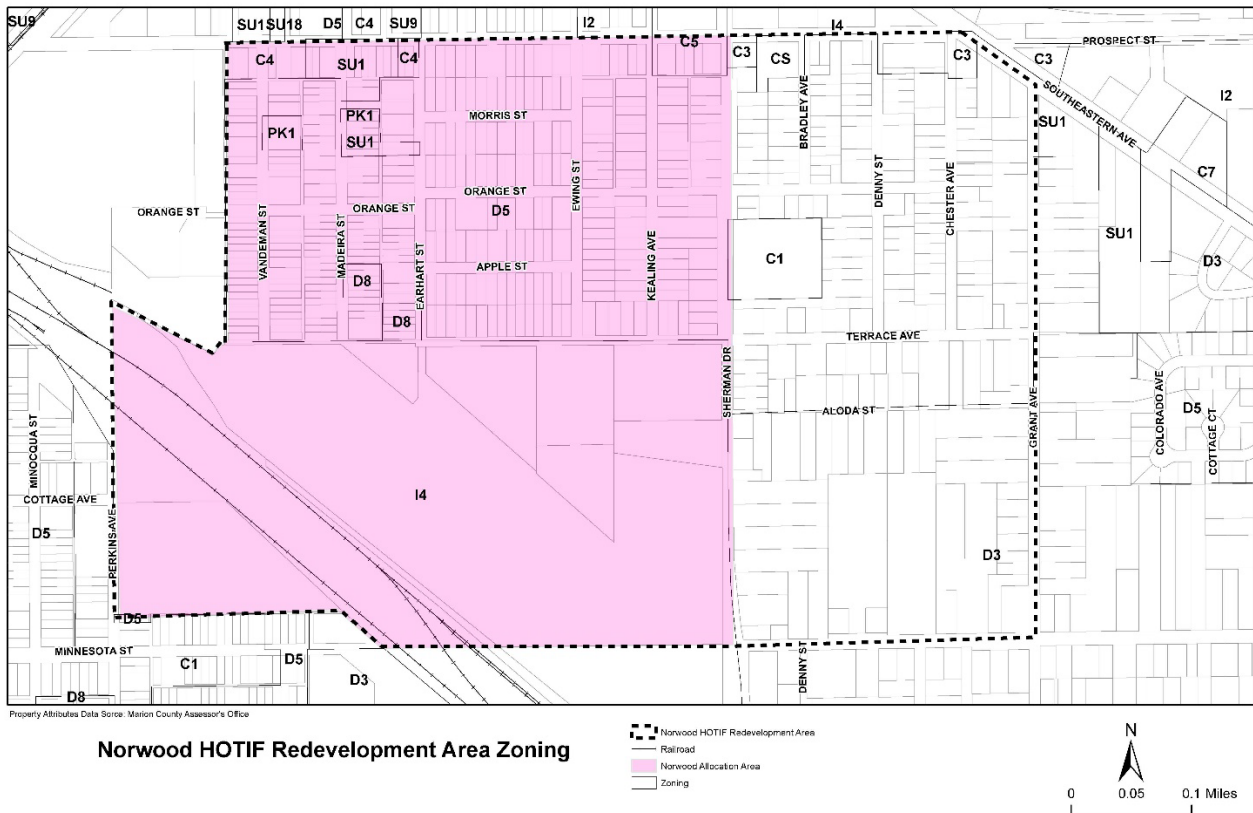


Figure 3 Existing Zoning in the Proposed Redevelopment Area

Section 2: Redevelopment Area

This section contains maps, data, and information that confirms the need for a Redevelopment Area. To help facilitate the funding of affordable housing, infrastructure, and other projects that will further the goals set forth in this plan for the Norwood Redevelopment Area, the Norwood (HOTIF) Allocation Area will be established.

Indiana Code 36-7-15.1-34 provides requirements that must be satisfied to establish an allocation area. This section includes documentation that confirms that the Norwood (HOTIF) Allocation Area meets these statutory requirements.

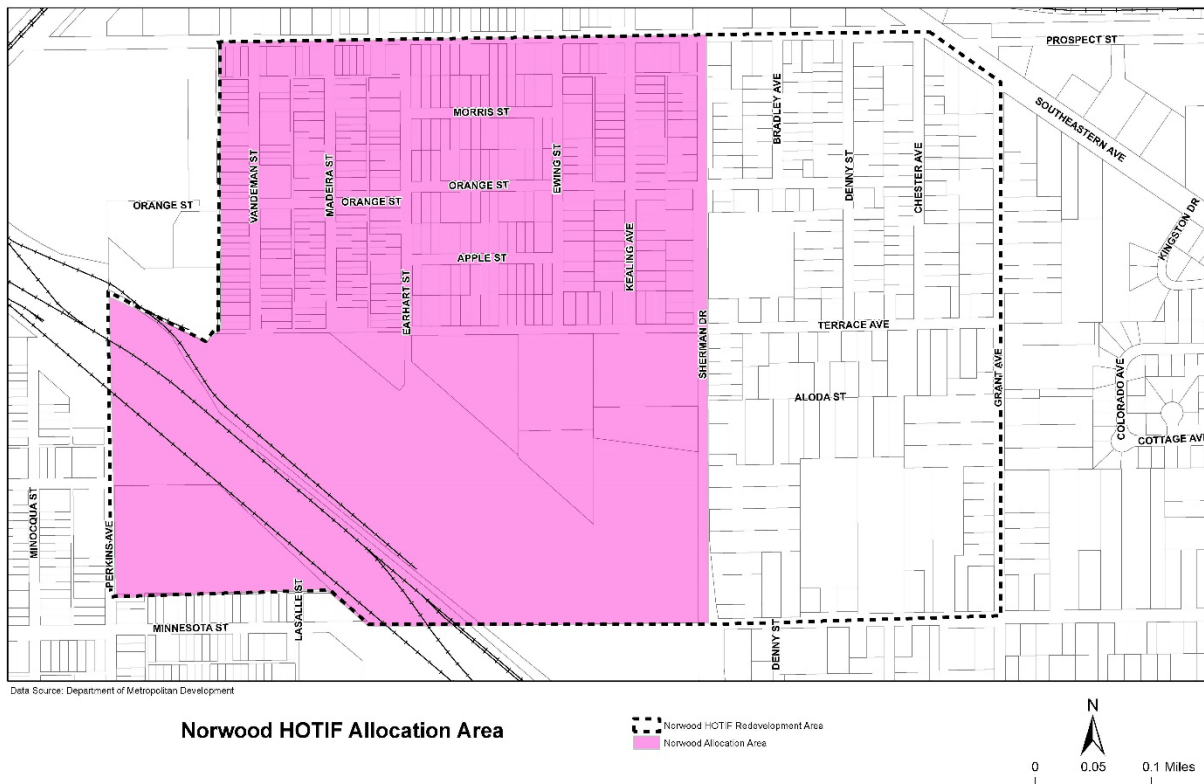


Figure 4 Norwood HOTIF Allocation Area

Environmental Challenges

Due to the nature of the industrial work done throughout the history of Norwood, there are many parcels with confirmed or likely environmental issues within the RDA.

These conditions often require remediation, otherwise future development opportunities can be severely limited. Private enterprise is often insufficient to support the rehabilitation of these sites on its own. This map shows sites in and around the Allocation Area that pose environmental challenges or have additional considerations post-environmental remediation.

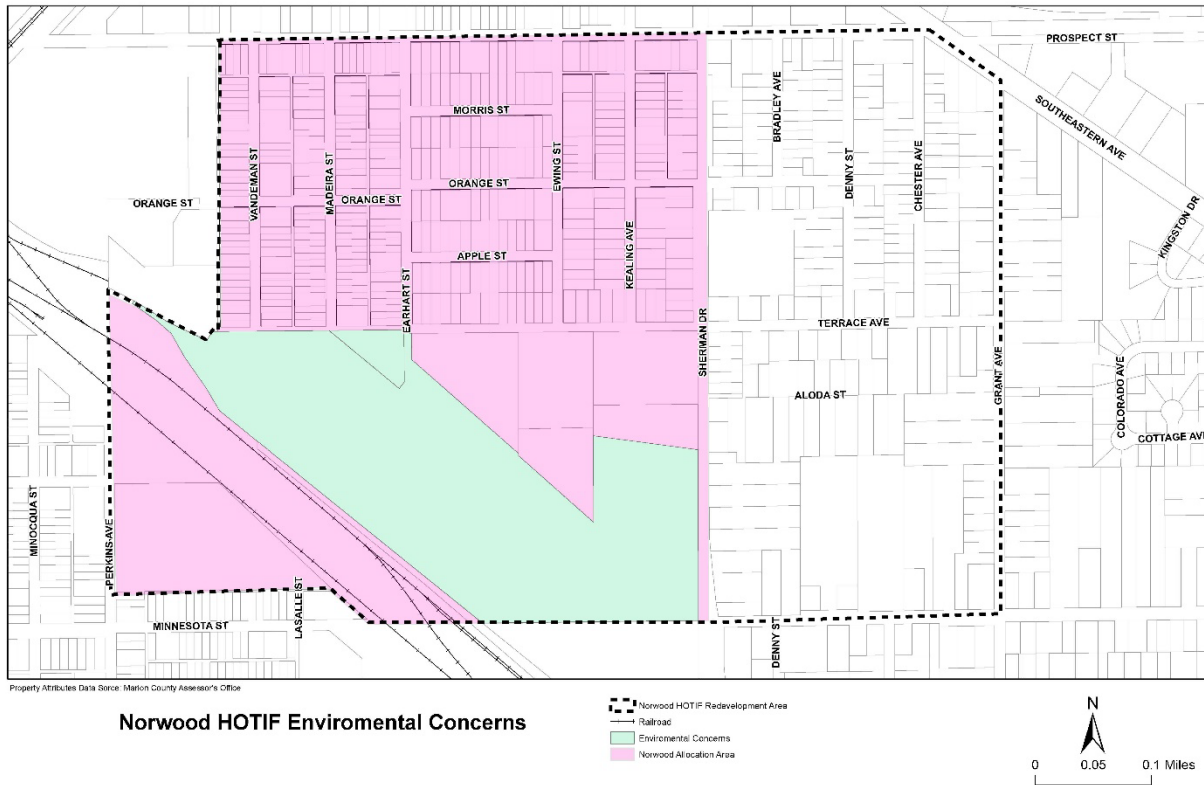


Figure 5 Norwood Redevelopment Area Environmental Concerns

Growing Concerns Around Affordability

In recent years, neighbors and community leaders have expressed desire to preserve about affordability in the Norwood neighborhood as investment has started in areas just to the northwest with the addition of the new Community Justice Center to the area, and heavy investment in the Fountain Square neighborhood.

This map shows the most recent sales prices (2019 – August 2024) for residential properties in and around the Norwood HOTIF area.

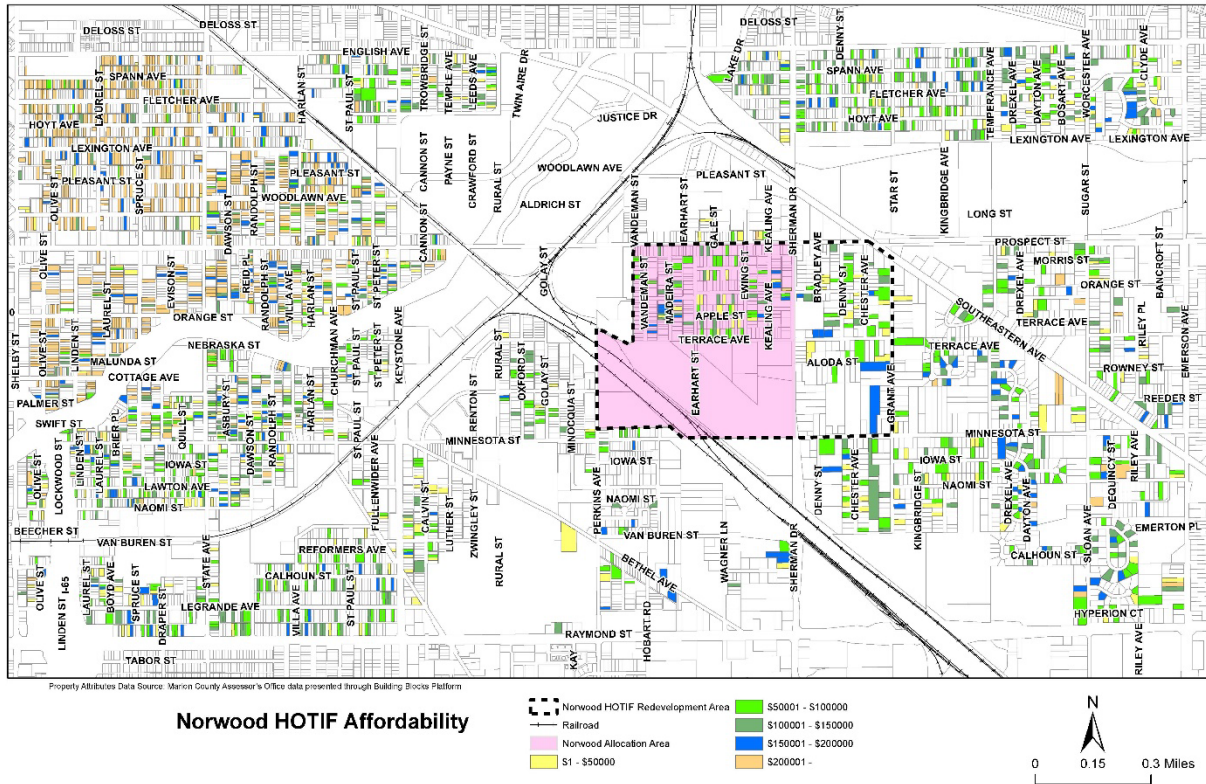


Figure 6 Norwood Affordability

Vacant Parcels

This map shows vacant parcels in and around the Norwood Redevelopment Area. There are significant clusters of vacant parcels scattered throughout the Norwood Redevelopment Area.

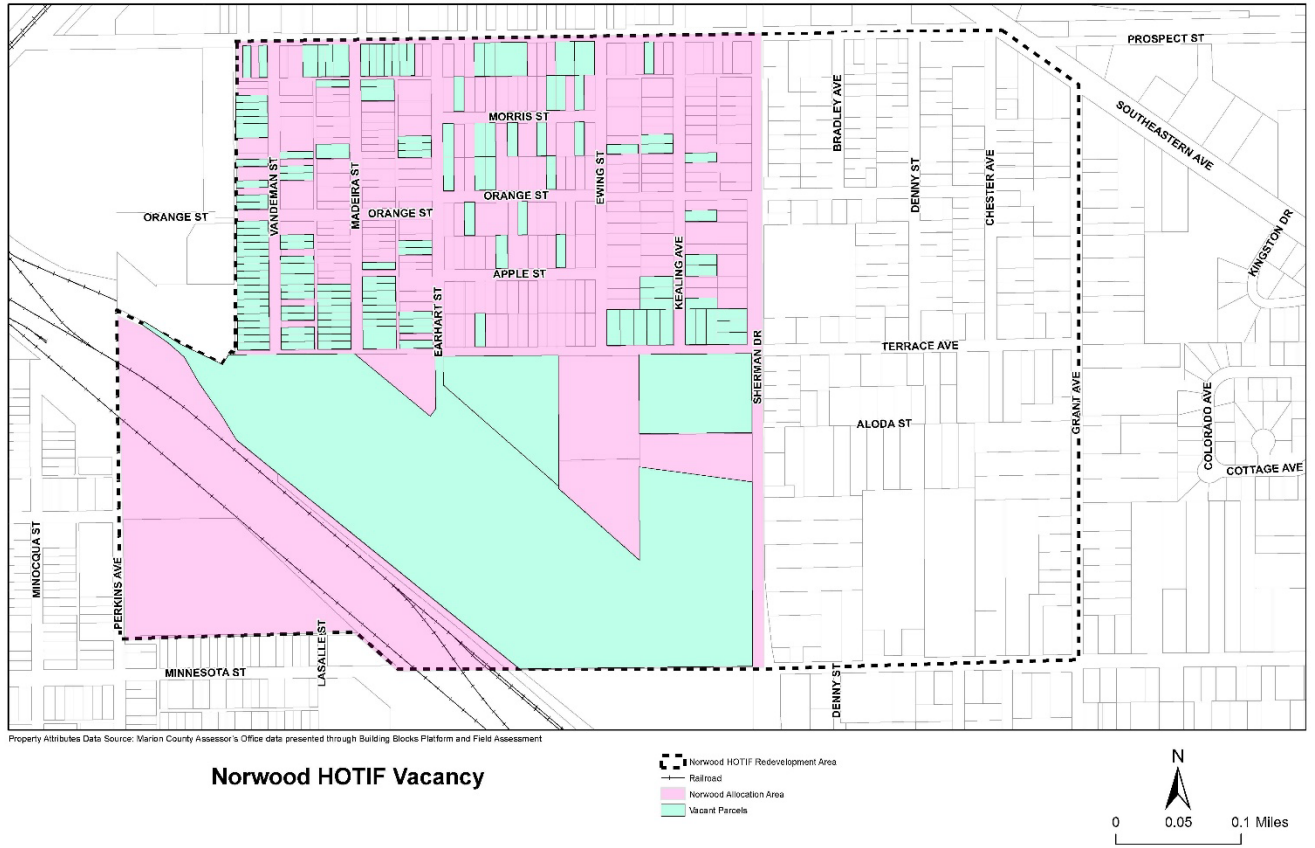


Figure 7 Norwood HOTIF Vacancy

Area Used for Residential Purposes

Per IC 36-7-15.1-34.5, at least three-fourths (3/4) of the allocation area should be used for residential purposes or is planned to be used for residential purposes.

This map shows parcels used for or planned for residential purposes as of Spring 2024.

The table below lists the parcels with residential purposes and the net area covered by all parcels within the Norwood (HOTIF) Allocation Area. As shown in this chart, the percentage of area used for residential purpose exceeds the statutory requirement.

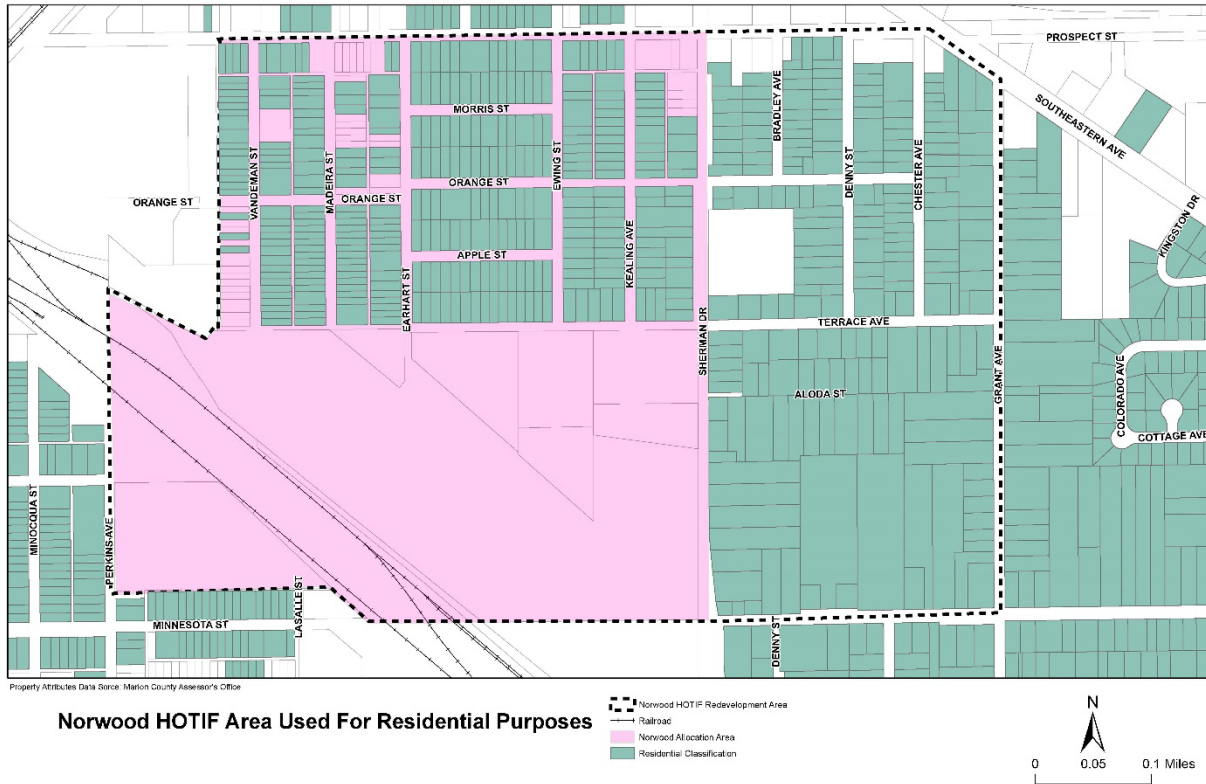


Figure 8 Norwood HOTIF Area Used for Residential Purposes

Parcels Used for Residential Purposes (Parcel number)	336
Total Acreage	375
Percent (%) Residential Parcels	89.6%

Table 1 Parcels Used for Residential Purposes - Norwood HOTIF

Residential Units Built Prior to 1974

Per IC 36-7-15.1-34.6, at least one-third (1/3) of the residential units within the allocation must have been constructed more than fifty (50) years before the date of the resolution.

This map shows parcels in the allocation area that include a residential unit constructed prior to 1974 (per the Marion County Assessor’s Office).

The table below shows the number of residential units constructed prior to 1974 in addition to the total number of residential units within this area. As shown in this chart, the percentage of residential units constructed prior to 1974 satisfies the statutory requirement.

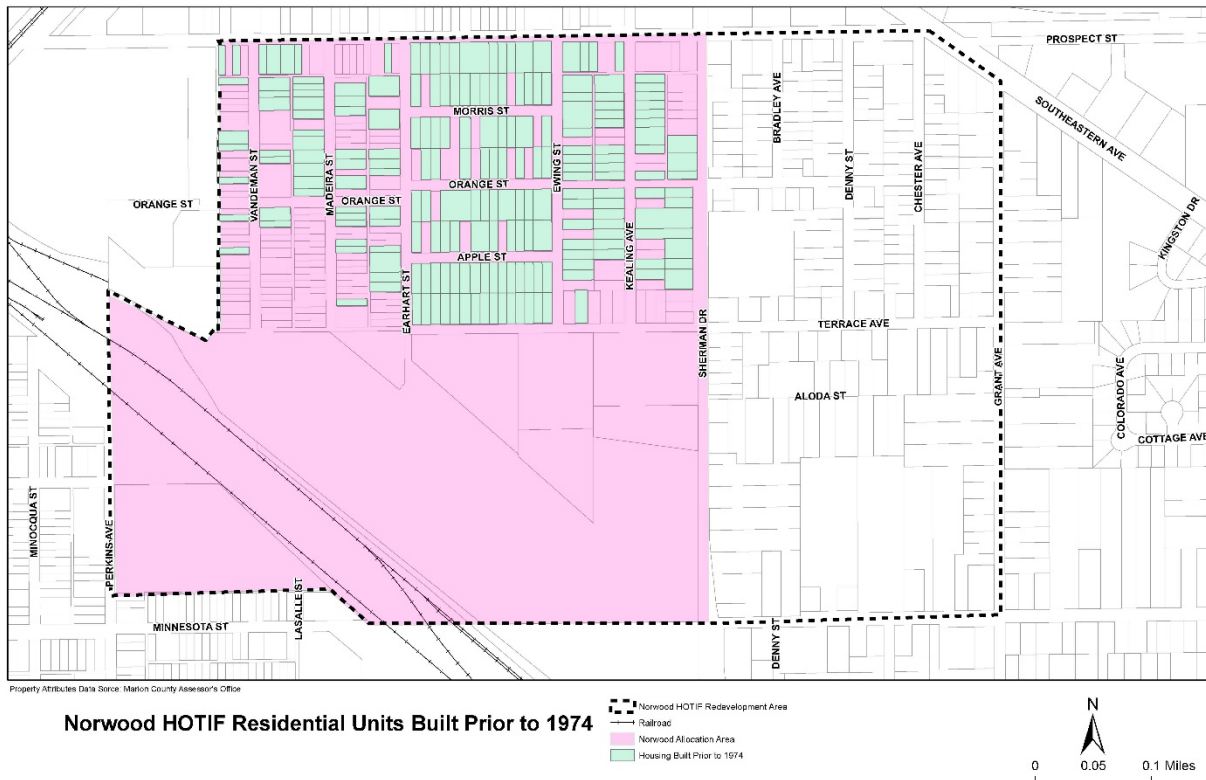


Figure 9 Norwood HOTIF Area Residential Units Built Prior to 1974

Units Constructed Prior to 1974	205
Total Units	375
Percent (%) Residential Units Constructed Prior to 1974	54.6%

Table 2 Residential Units Constructed Prior to 1974 - Norwood HOTIF

Additional Characteristics

Per IC 36-7-15.1-34.7, at least one-third (1/3) of the parcels within the allocation must have one (1) or more of the following characteristics:

- The dwelling unit on the parcel is not permanently occupied.
- The parcel is subject of a government order, issued under a statute or ordinance, requiring the correction of a housing violation or unsafe building condition.
- Two (2) or more property tax payments on the parcel are delinquent.
- The parcel is owned by local, state, or federal government
- The parcel is vacant.

This map shows parcels that meet at least one of these characteristics. The table below shows the number of parcels that meet at least one of these characteristics and the total number of parcels within this area.

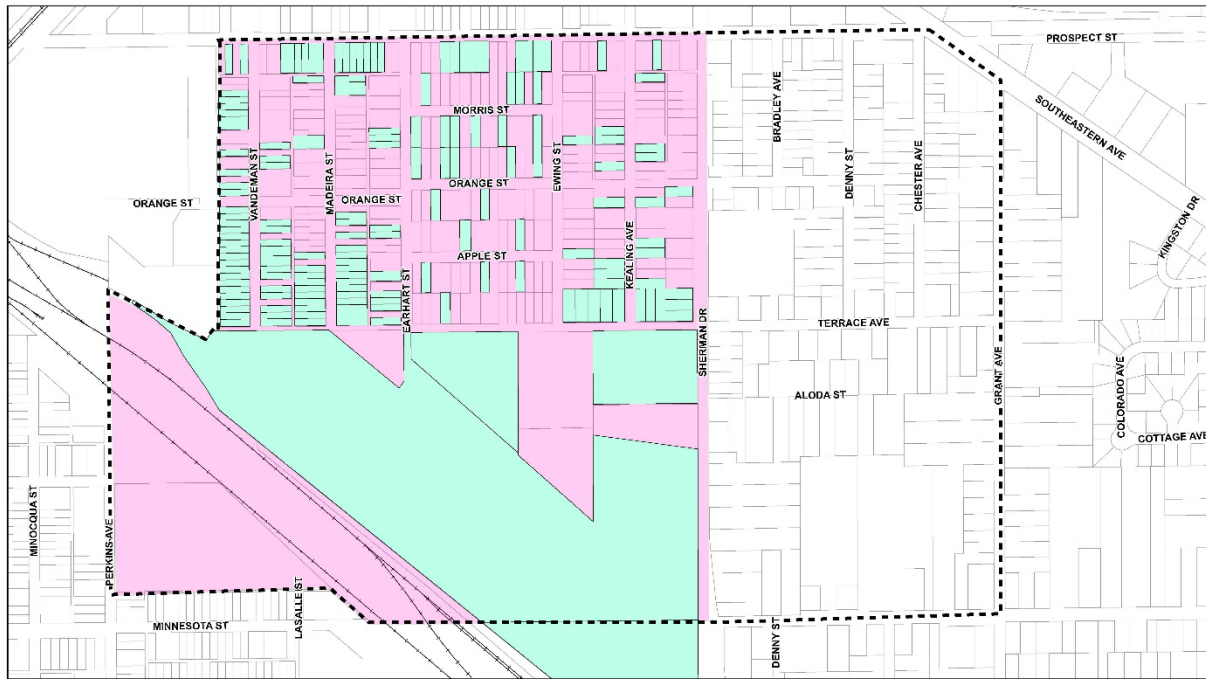
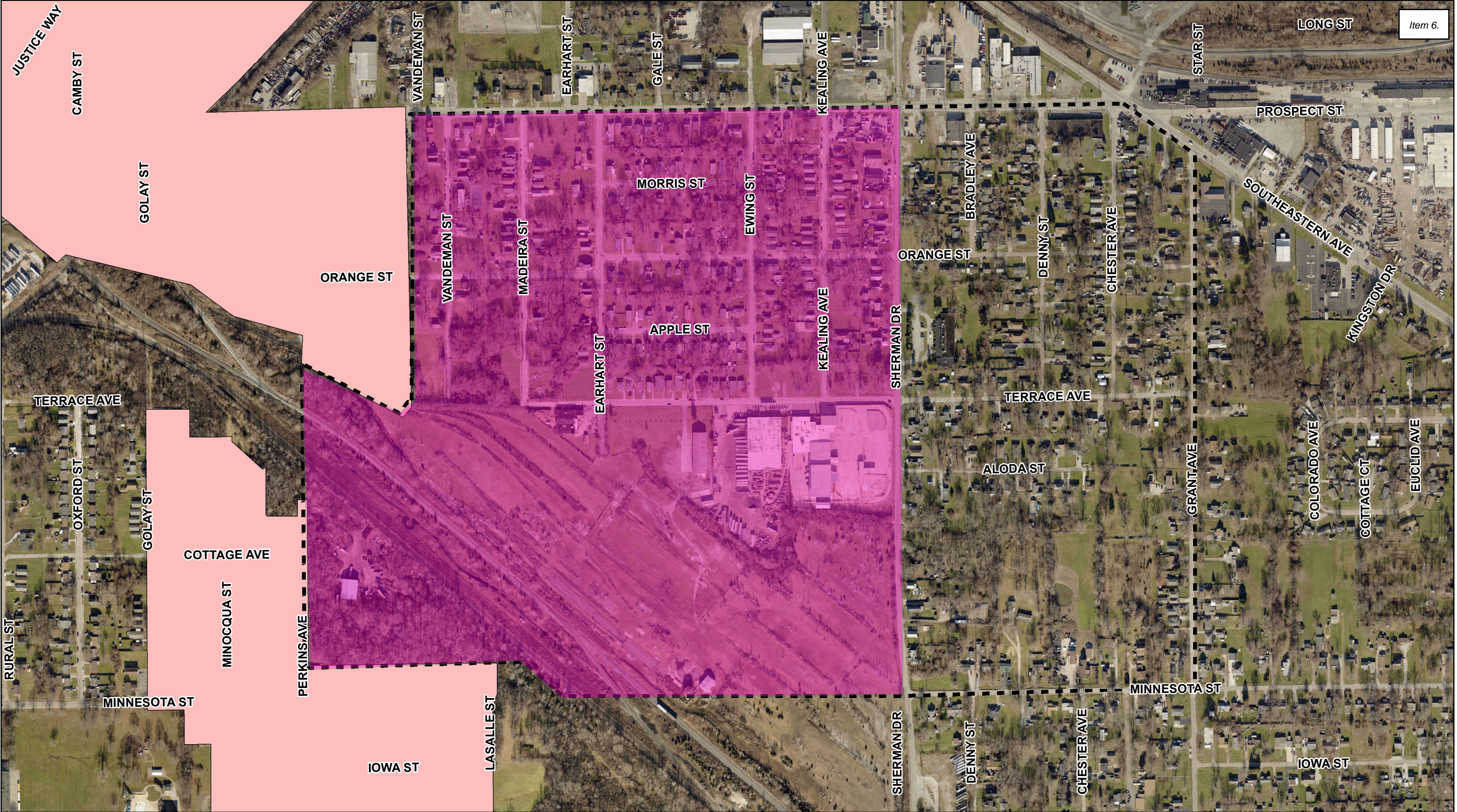


Figure 10 Norwood HOTIF Area Additional Characteristics needed to satisfy state statute IC 35-7-15.1-34.7

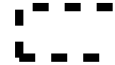


'Additional Characteristics' Parcels	154
Total Parcels	375
Percent (%) Parcels Meeting This Requirement	41.1%

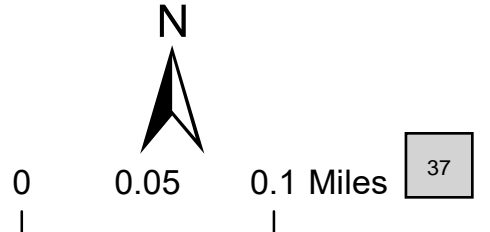
Table 3 Additional Characteristics' Parcels - Norwood HOTIF

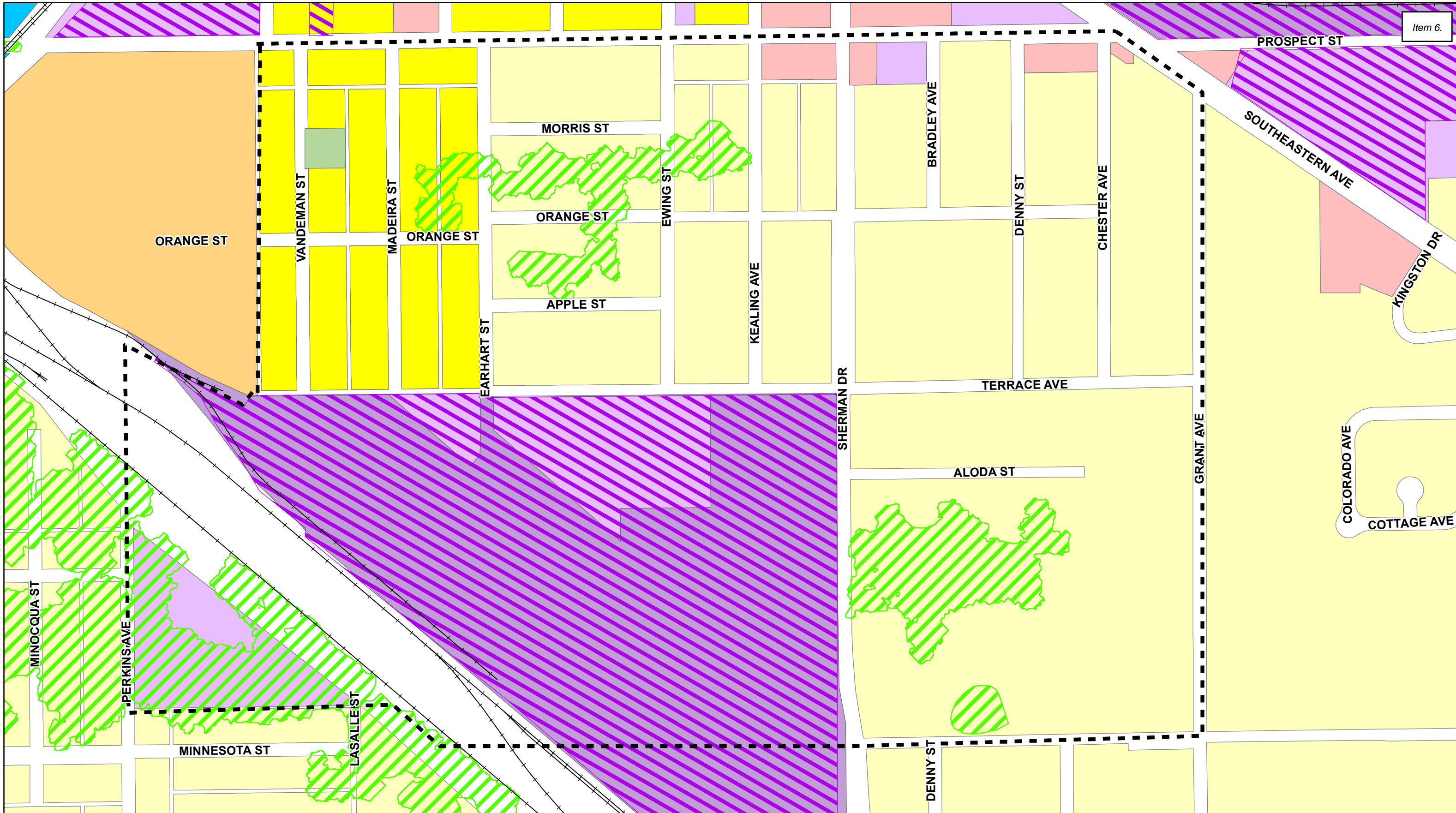


Data Source: Department of Metropolitan Development

Norwood HOTIF Redevelopment Area

-  Norwood HOTIF Redevelopment Area
-  Norwood Allocation Area
-  Existing TIF/HOTIF Districts





Data Source: Department of Metropolitan Development

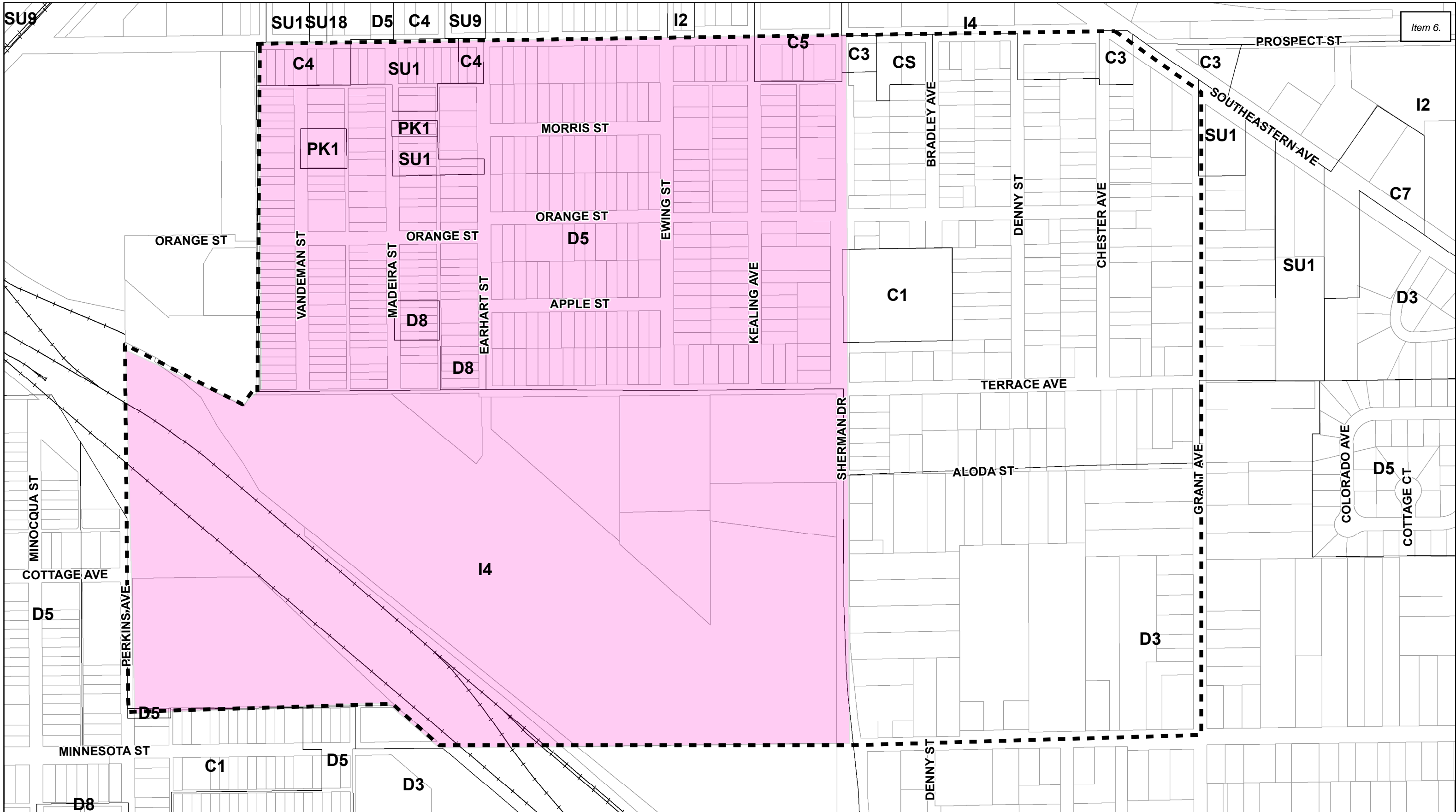
Norwood HOTIF Redevelopment Area Land Use

- Norwood HOTIF Redevelopment Area
- Suburban Neighborhood
- Railroad
- Community Commercial
- Environmentally Sensitive
- Large-Scale Park
- Industrial Reserve
- Light Industrial
- Regional Special-Use
- Traditional Neighborhood
- Village Mixed-Use
- Heavy Industrial

N

0 0.05 0.1 Mil





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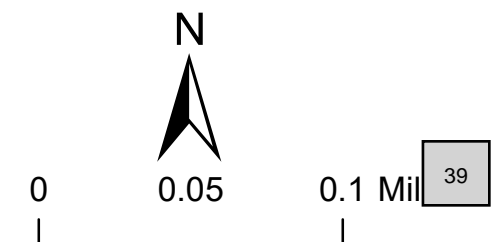


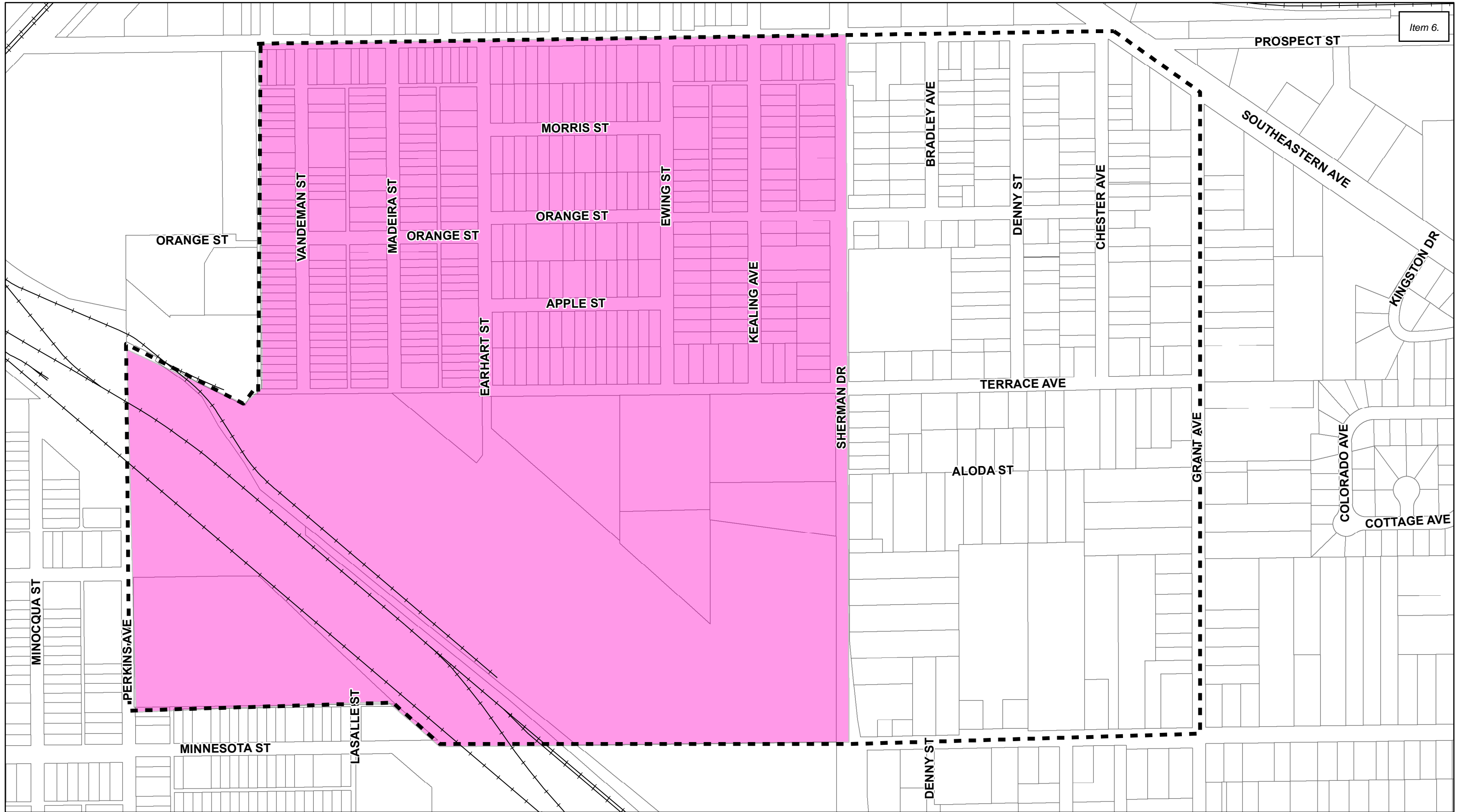
Item 6.

Property Attributes Data Source: Marion County Assessor's Office

Norwood HOTIF Redevelopment Area Zoning



-  Norwood HOTIF Redevelopment Area
-  Railroad
-  Norwood Allocation Area
-  Zoning

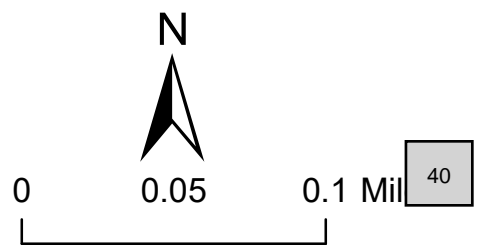


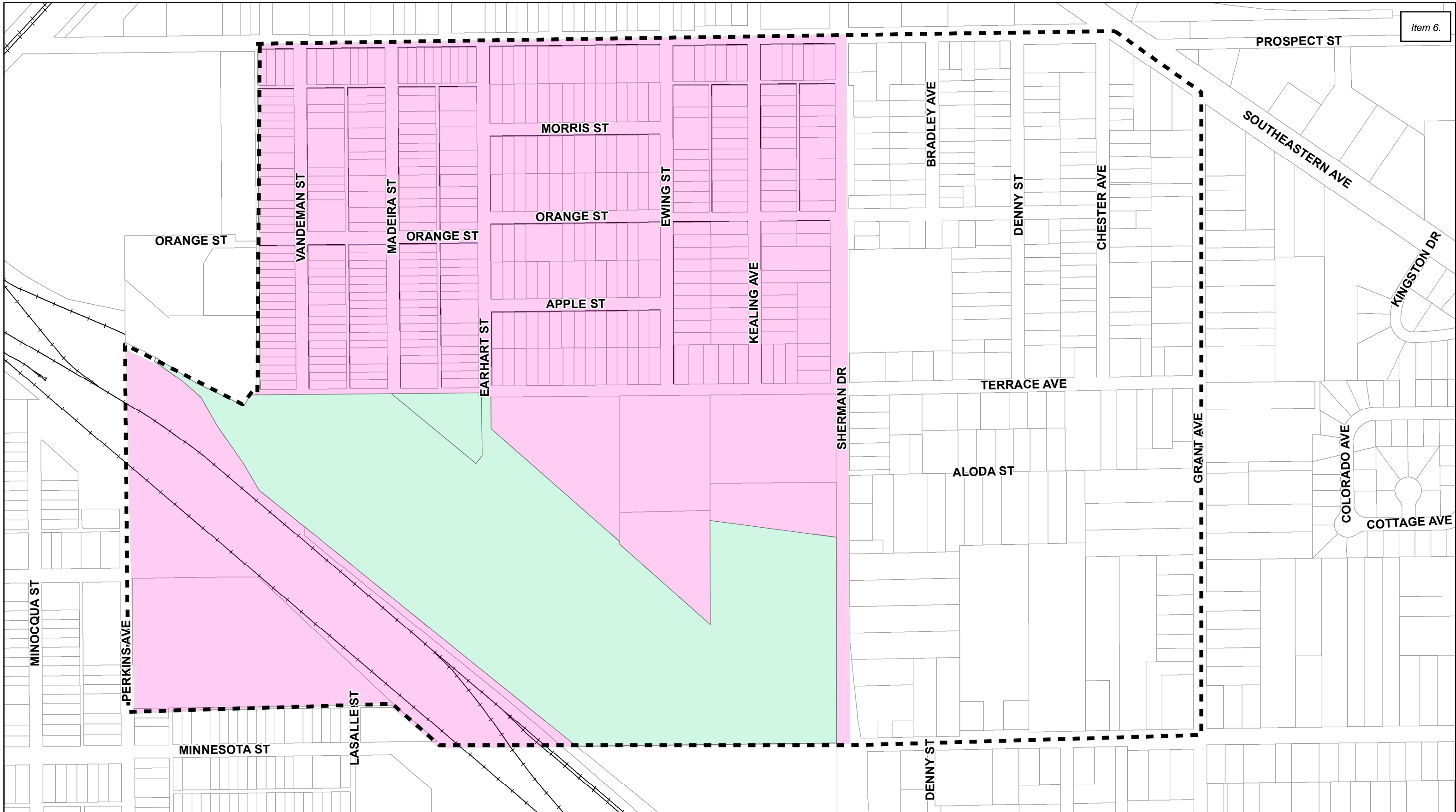


Data Source: Department of Metropolitan Development

Norwood HOTIF Allocation Area





-  Norwood HOTIF Redevelopment Area
-  Norwood Allocation Area

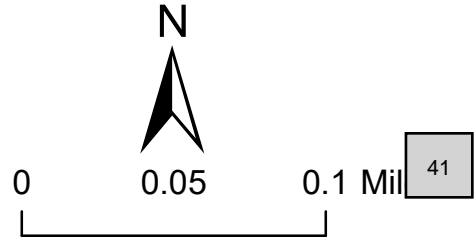


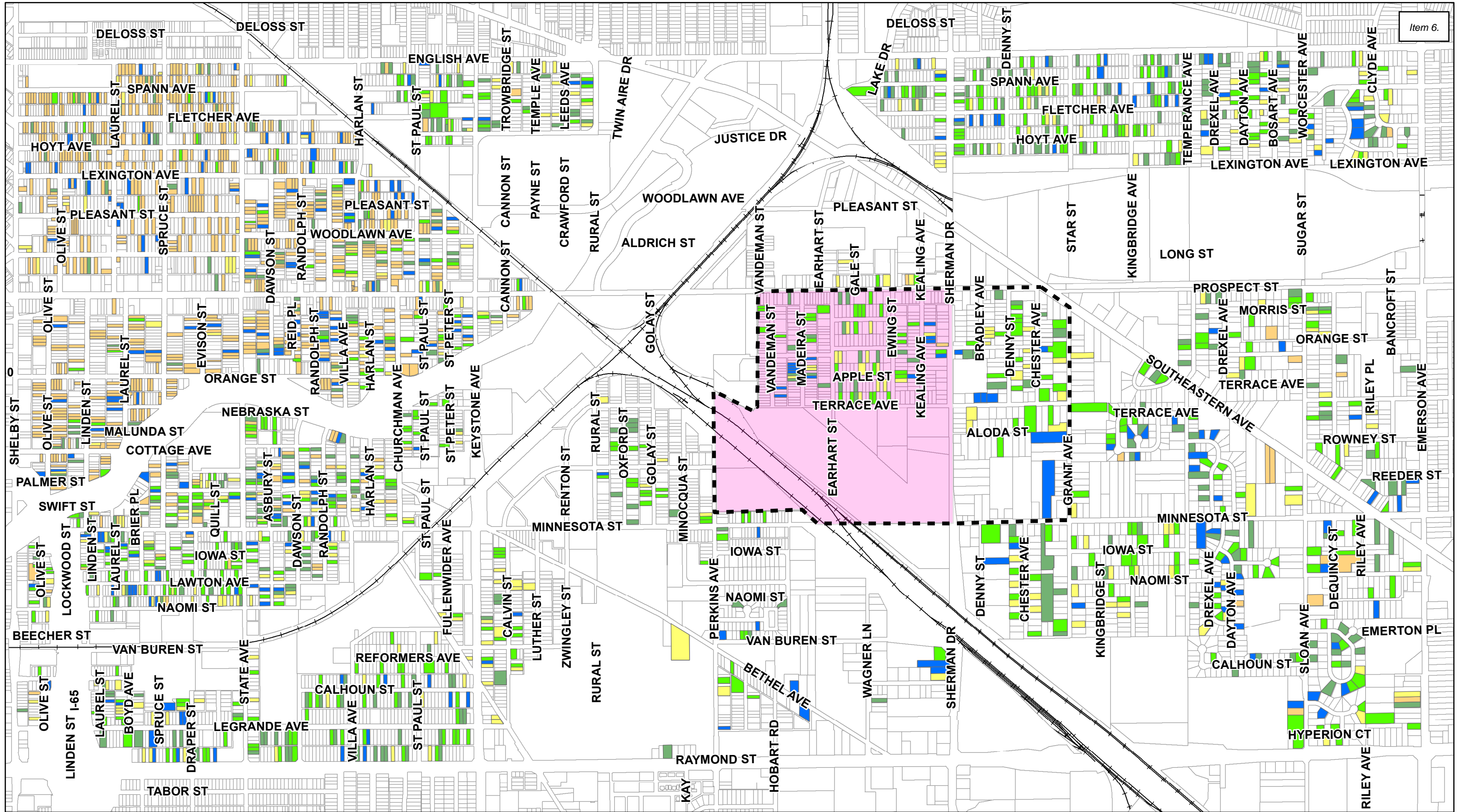


Property Attributes Data Source: Marion County Assessor's Office

Norwood HOTIF Environmental Concerns

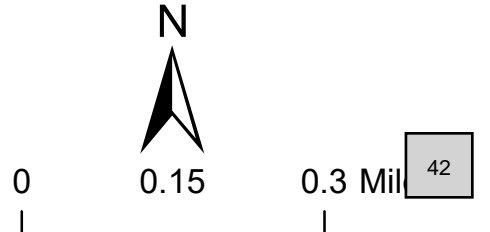
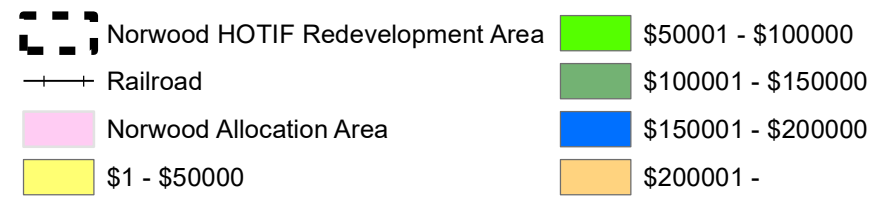
-  Norwood HOTIF Redevelopment Area
-  Railroad
-  Environmental Concerns
-  Norwood Allocation Area

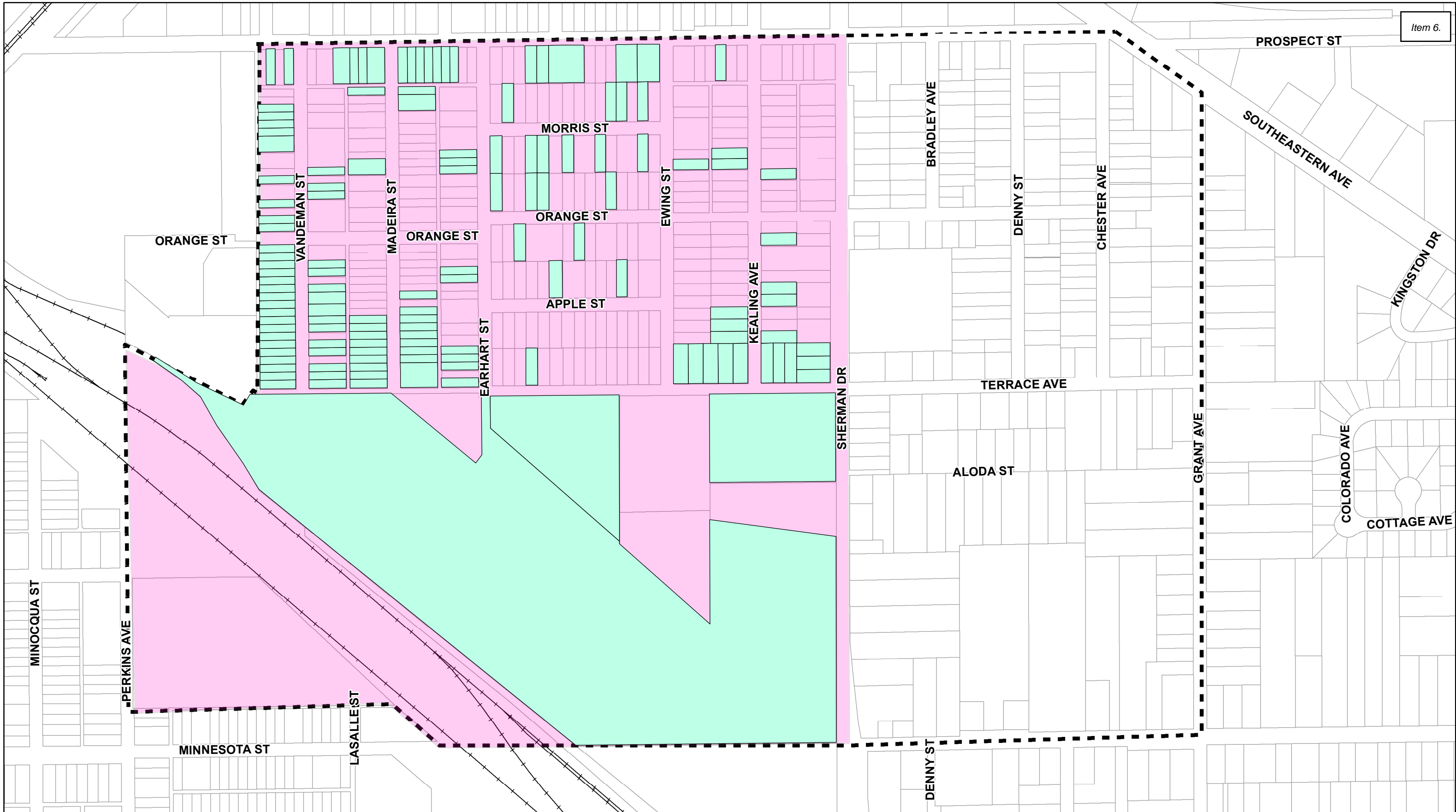




Property Attributes Data Source: Marion County Assessor's Office data presented through Building Blocks Platform

Norwood HOTIF Affordability

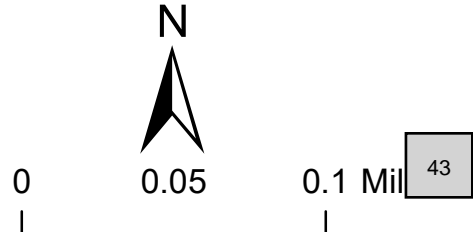


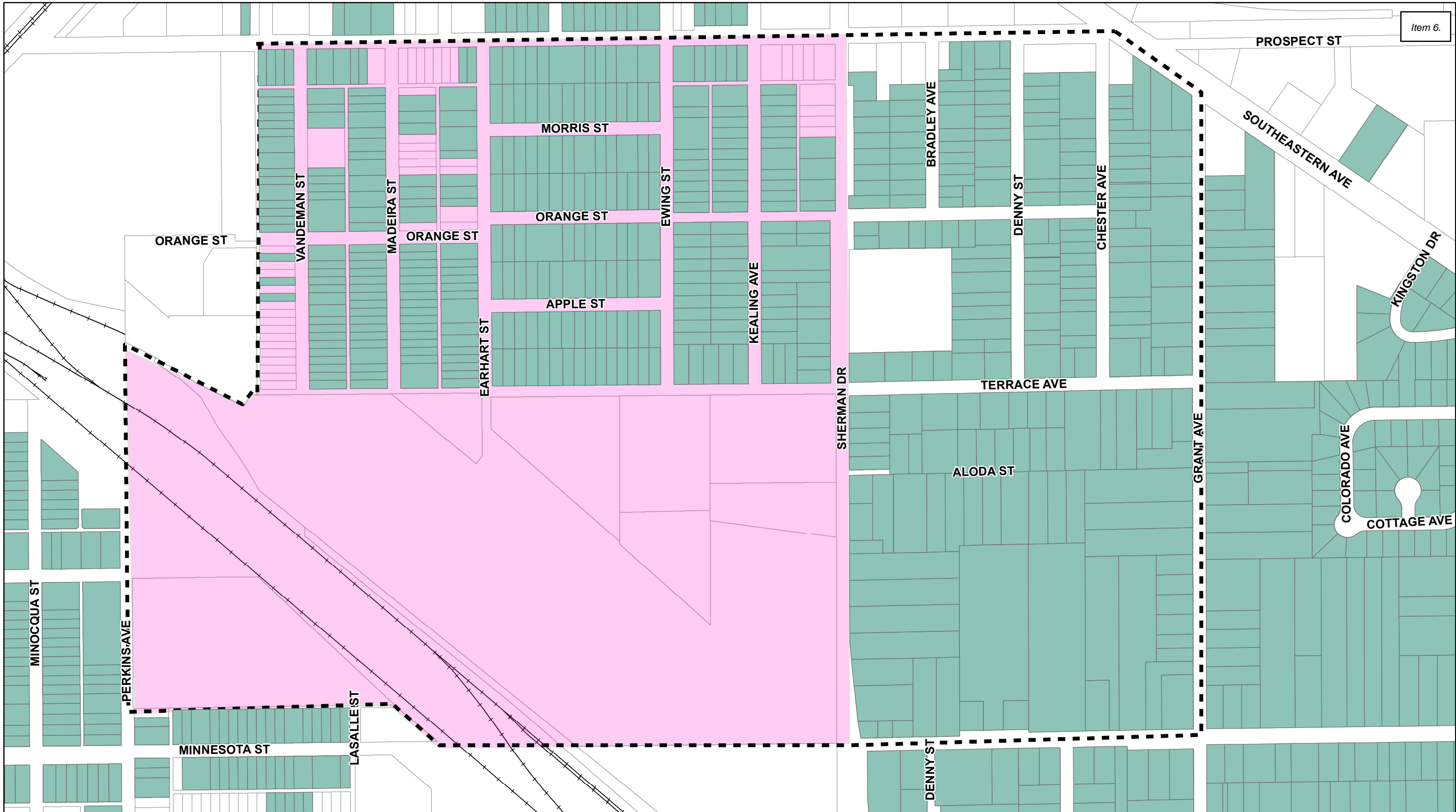


Property Attributes Data Source: Marion County Assessor's Office data presented through Building Blocks Platform and Field Assessment

Norwood HOTIF Vacancy





-  Norwood HOTIF Redevelopment Area
-  Railroad
-  Norwood Allocation Area
-  Vacant Parcels

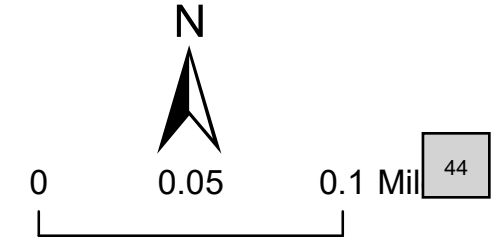


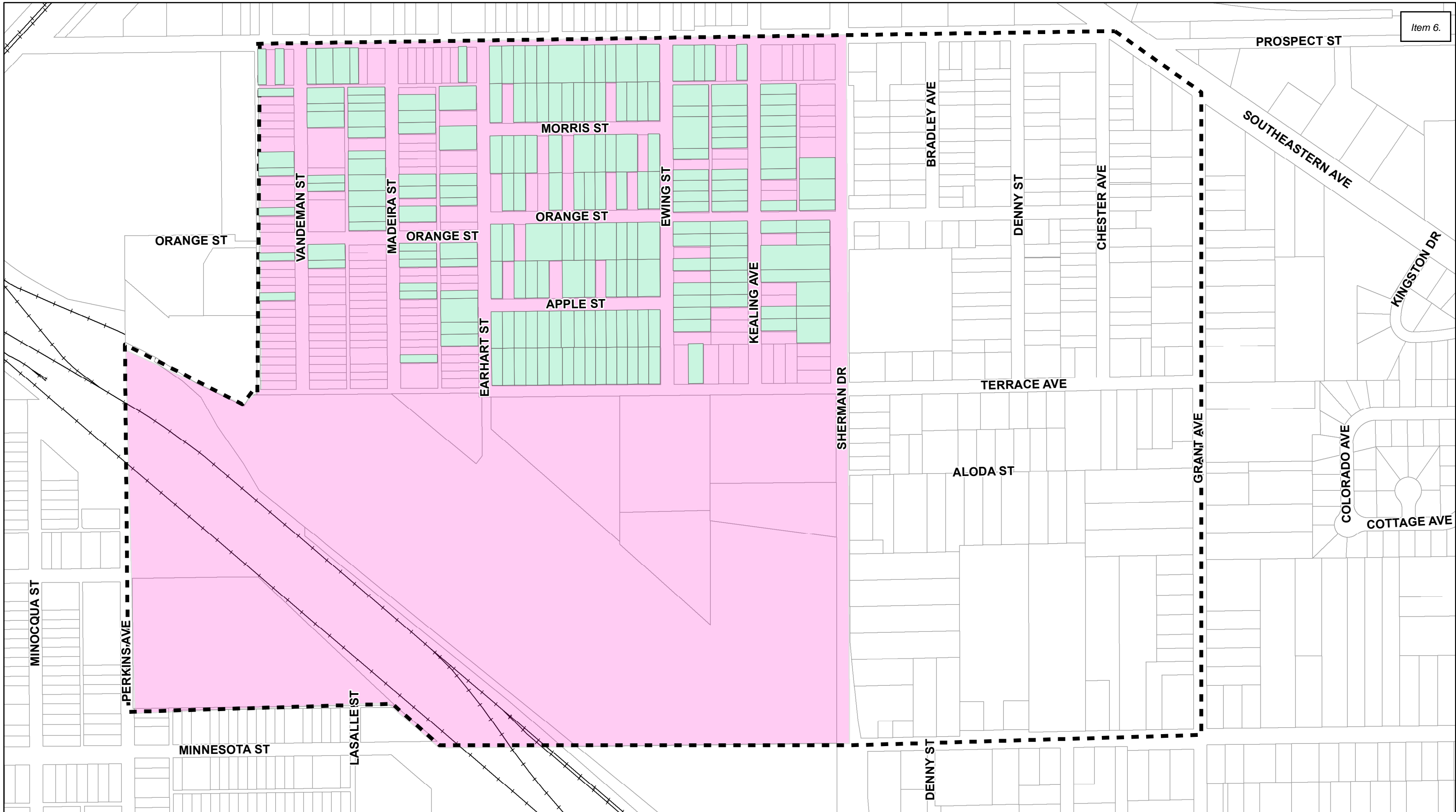


Property Attributes Data Source: Marion County Assessor's Office

Norwood HOTIF Area Used For Residential Purposes





-  Norwood HOTIF Redevelopment Area
-  Railroad
-  Norwood Allocation Area
-  Residential Classification

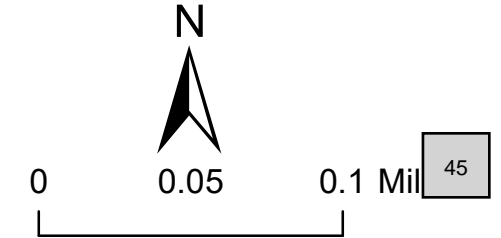


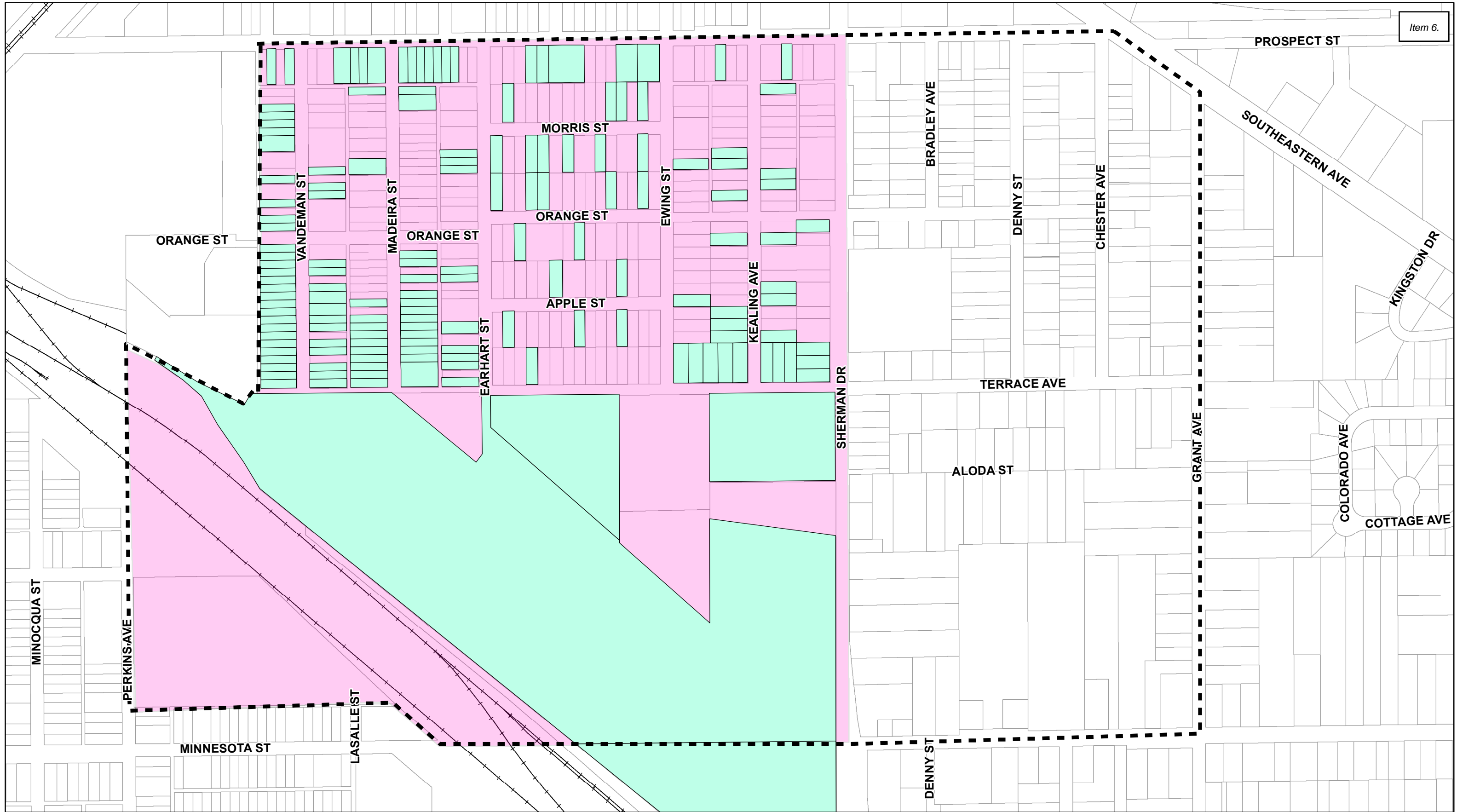


Property Attributes Data Source: Marion County Assessor's Office

Norwood HOTIF Residential Units Built Prior to 1974





-  Norwood HOTIF Redevelopment Area
-  Railroad
-  Norwood Allocation Area
-  Housing Built Prior to 1974






Property Attributes Data Source: Marion County Assessor's Office data presented through Building Blocks Platform and Field Assessment

Norwood HOTIF Additional Characteristics

-  Norwood HOTIF Redevelopment Area
-  Railroad
-  Norwood Allocation Area
-  Additional Characteristics

N



0 0.05 0.1 Mil

46

Norwood RDA Parcel List					
1085946	1000060	1085854	1031021	1085891	1029377
1098122	1091114	1001164	1044139	1045392	1063222
1085948	1092263	1098965	1016296	1008308	1097412
1085920	1093209	1027199	1023126	1048076	1090358
1062478	1000045	1001409	1030636	1097801	1044388
1014167	1000259	1098119	1007349	1085878	1085958
1085912	1024461	1098935	1089783	1051051	1010413
1085939	1085901	1065973	1099791	1085926	1050190
1074825	1002701	1051280	1090789	1001347	1090803
1008328	1012768	1075130	1092262	1090784	1053924
1027194	1090786	1001723	1089531	1091123	1044163
1050702	1102896	1096406	1008315	1090793	1004089
1008316	1044137	1085934	1089482	1064879	1050134
1064876	1007389	1095523	1017412	1003213	1055394
1072368	1042078	1091100	1085873	1064867	1085900
1085940	1092816	1036980	1085910	1085857	1015034
1052509	1021672	1090785	1080419	1049914	1054921
1085866	1007341	1031594	1054622	1008320	1097783
1068400	1091109	1001234	1005588	1044138	1064873
1010271	1094858	1085894	1000216	1001261	1059555
1076720	1083687	1094880	1001726	1089538	1001351
1048631	1096407	1008820	1091099	1008329	1017942
1082138	1006832	1093213	1089421	1002530	1012453
1079471	1085858	1099953	1023026	1021474	1085909
1022529	1076726	1085945	1006607	1000766	1085949
1018975	1064866	1060489	1051281	1060017	1001232
1008330	1085917	1068622	1052508	1085883	1085876
1043281	1092785	1098469	1056061	1085950	1044140
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1011289	1085856	1085943	1085953	1085885	1085933
1050701	1038458	1085916	1041096	1097752	1000061
1098773	1042570	1097817	1024460	1092809	1001249
1006380	1076727	1055935	1050697	1091107	1000696
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1051279	1044136	1094397	1019127	1075929	1085888
1022217	1007673	1093345	1054617	1072369	1055011
1085930	1085863	1099954	1044622	1059553	1065970
1085897	1029958	1010268	1085923	1025066	1097882

1093281	1020038	1087762	1006833	1085918	1076728
1023129	1089258	1085869	1009197	1094091	1018976
1094873	1000260	1053521	1022215	1056190	1003151
1073299	1091096	1085942	1012944	1027193	1085872
1050178	1089975	1001536	1089556	1085936	1074826
1089532	1091101	1064881	1091106	1097147	1091066
1091112	1001217	1001145	1085898	1090794	1094048
1097461	1072372	1027195	1008306	1000178	1094874
1085902	1000401	1085880	1008362	1001195	1027200
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1091105	1001043	1094877	1054621	1008324	1001722
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1054308	1085932	1096416	1094981	1098934	1001269
1085908	1078972	1091110	1085929	1092767	1094875
1055041	1085922	1085951	1027196	1096414	1094864
1089555	1093351	1052673	1000261	1029405	1097846
1098451	1089771	1008309	1092784	1072320	1098936
1097816	1098774	1048670	1052674	1063337	1001165
1027197	1097736	1036979	1091108	1017484	1001348
1074997	1097095	1085952	1015275	1058820	1099538
1085924	1085913	1054624	1064871	1085877	1089775
1099792	1085874	1085881	1003631	1050140	1090360
1085875	1064547	1085915	1027198	1064868	1097919
1107362	1090359	1053927	1094557	1093334	1093352
1085928	1085861	1044623	1000262	1002796	1089530
1080347	1085947	1094482	1048630	1050315	1000053
1039773	1041093	1000989	1092771	1030570	1001166
1098933	1085879	1012769	1104826	1048213	1091077
1092810	1085925	1076211	1000050	1085862	1091064
1082139	1048214	1017413	1091091	1085867	1091104
1090357	1007723	1001112	1098772	1001162	1097866
1096137	1085935	1000733	1001002	1053925	1099793
1079472	1017941	1074996	1085893	1082004	1097947
1064874	1098699	1082006	1041098	1064878	1094995
1091095	1082001	1085905	1008322	1085956	1001001
1076209	1107195	1090796	1029705	1085887	1099855
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1085855	1085938	1094871	1014171	1050698	1102895
1044626	1015028	1008323	1085895	1078828	1097742
1073871	1091121	1074384	1096045	1053166	1093340
1097376	1098806	1007715	1099376	1056343	1106394

1097797	1034086	1088130	1091111	1044161	1000051
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1050301	1022527	1053923	1008319	1026787	1091097
1085896	1000998	1076715	1085890	1051052	
1085955	1085884	1089542	1014166	1085954	
1048060	1056345	1029404	1008314	1076301	
1085868	1085882	1054163	1099016	1056344	
1000258	1101106	1031595	1044624	1096223	
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1036430	1044625	1020243	1071520	1091113	
1029707	1008321	1000197	1035253	1085903	
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1014172	1042079	1050160	1073305	1059554	
1085892	1001248	1001263	1097731	1008312	
1093173	1051053	1089543	1052675	1085931	
1072371	1085904	1076721	1000290	1090371	
1000027	1054162	1094878	1082003	1064877	
1098857	1099017	1085871	1048062	1064875	
1094876	1007219	1059552	1034102	1085957	

Norwood Allocation Parcel			
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1098122	1078972	1007349	1063337
1085948	1085922	1008315	1017484
1085920	1097736	1089482	1058820
1062478	1097095	1017412	1085877
1014167	1085913	1085873	1050140
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1074825	1085861	1054622	1050315
1008328	1085947	1005588	1030570
1027194	1041093	1023026	1048213
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1072368	1007723	1056061	1082004
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1052509	1017941	1085914	1085956
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1008330	1056345	1006833	1051052
1043281	1085882	1009197	1085954
1085941	1101106	1022215	1076301
1039774	1022528	1012944	1056344
1011289	1044625	1085898	1085903
1050701	1008321	1008306	1065972
1006380	1053167	1008362	1059554
1051279	1042079	1053165	1008312
1022217	1051053	1054621	1085931
1085930	1085904	1085899	1064877
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1023129	1007219	1027196	1085957
1073299	1085854	1052674	1029377
1050178	1027199	1015275	1063222

1085902	1065973	1064871	1044388
1042080	1051280	1003631	1085958
1054308	1075130	1027198	1010413
1085908	1085934	1048630	1050190
1055041	1036980	1085893	1053924
1027197	1031594	1041098	1044163
1074997	1085894	1008322	1004089
1085924	1085945	1029705	1050134
1085875	1060489	1014173	1055394
1085928	1014165	1014171	1085900
1080347	1085943	1085895	1015034
1039773	1085916	1008319	1054921
1082139	1055935	1085890	1064873
1079472	1010268	1014166	1059555
1064874	1087762	1008314	1017942
1076209	1085869	1044624	1012453
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1085855	1085942	1071520	1085949
1044626	1064881	1035253	1085876
1073871	1027195	1007714	1044140
1050301	1085880	1073305	1085870
1085896	1005508	1052675	1064880
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1085856	1029404	1008311	
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1076727	1008318	1059553	
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1007673	1076721	1027193	
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1089975	1044139	1008324	
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EXHIBIT C: Norwood Allocation Parcel List			
1085946	1085932	1030636	1072320
1098122	1078972	1007349	1063337
1085948	1085922	1008315	1017484
1085920	1097736	1089482	1058820
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1074825	1085861	1054622	1050315
1008328	1085947	1005588	1030570
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1008316	1085925	1051281	1085867
1064876	1048214	1052508	1053925
1072368	1007723	1056061	1082004
1085940	1085935	1029706	1064878
1052509	1017941	1085914	1085956
1085866	1082001	1085953	1085887
1068400	1107195	1041096	1061254
1010271	1050139	1024460	1050698
1076720	1085938	1050697	1078828
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1079471	1085919	1054617	1044161
1022529	1022527	1044622	1062233
1018975	1085884	1085923	1026787
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1043281	1085882	1009197	1085954
1085941	1101106	1022215	1076301
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1011289	1044625	1085898	1085903
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1051279	1042079	1053165	1008312
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1085902	1065973	1064871	1044388
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1055041	1036980	1085893	1053924
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1089975	1044139	1008324	
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METROPOLITAN DEVELOPMENT COMMISSION **October 2, 2024**

Case Number: 2024-AO-002

Location: Indianapolis-Marion County, Indiana

Petitioner: Department of Metropolitan Development

Request: Amends Indy Rezone, G.O. 24, 2015.
Amends portions of the “Revised Code of the Consolidated City and County” including Chapter 744, pertaining to outdoor advertising signs and sign maintenance, by adding language and making technical corrections to the language, correcting typographical errors and omissions, and correcting internal references, to take effect immediately.

Staff Recommendations: Staff recommends **Approval**

Staff Reviewer: Shannon Norman, Principal Planner - Ordinances

STAFF RECOMMENDATION

Staff recommends Approval.

ORDINANCE AMENDMENT OVERVIEW

Please see below, the proposed revisions by Chapter and Section:

744-904(A)(B): Maintenance	<ul style="list-style-type: none"> • Clarification: Examples of activities that do not alter the design or structure of the sign, determined by BNS. Activities not included in ‘maintenance’. • Typographical: Renumbering
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Department of Metropolitan Development
Division of Planning
Current Planning

744-911(A): General Regulations	<ul style="list-style-type: none">• Clarification: Improvement Location Permit (ILP) requirement for new, relocated and non-exempt alterations.• Addition: Relocation on the same property; required compliance with setbacks, height, separation etc. ILP required.• Addition: Increases in allowable billboard extensions; deletion of existing chart. Updated Diagram 35.• Addition: Billboard orientation can be side by side or stacked within the existing size parameters.• Typographical: corrected allowable billboard dimensions.• Addition: Increase in allowable height of billboards (40ft. to 60ft.).• Typographical: Renumbering
744-911(B)(2)(d)(2): Signs on freeways and expressways	<ul style="list-style-type: none">• Addition: Digital displays for pricing (“price packs”) are allowed on freeways and expressways only; may change 3 times per day and limited to 10% of one billboard face per sign.
744-911(B)(3)(b)(2): Regulations for off-premises (advertising) signs	<ul style="list-style-type: none">• Addition: Decrease in sign spacing requirement from 1,500ft to 1,000ft (same side of roadway) on freeways and expressways only. Must still comply with radial spacing as well (1,000ft). Updated Diagram 26.• Addition: Decrease in the required setback on freeways or expressways (60ft. to 50ft.).