



Metropolitan Development Commission (April 19, 2023) Meeting Notice

Meeting Details

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

Date: Wednesday, April 19, 2023

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes:

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2023-E-013 (For Public Hearing)

Confirmatory Resolution to Amend the Irvington Economic Development Area and Create the Irvington – Brookville Road Allocation Area, Council District #12, Warren Township.

2. 2023-E-014 (For Public Hearing)

Confirmatory Resolution to Create the North Meridian Economic Development Area and Allocation Area, Council District #11, Center Township.

3. 2023-A-018

Approves a Preliminary Economic Revitalization Area Resolution for GeniPhys, Inc., located at 7750 Zionsville Road, Council District #1, Pike Township. (Recommend approval of six (6) years personal property tax abatement.)

PLANNING:

4. 2023-P-010

Authorizes the Director to Rezone a portion of Sherman Park, the property generally located at 50 N. Tibbs Ave., and properties included in the Vacant to Vibrant program.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

5. 2022-ZON-133 | 9425 East 30th Street (Approximate Address)

Warren Township, Council District #14

God's Grace Community Church, by JoAnn Thompson

Rezoning of 12.808 acres from the SU-1 district to the D-7 district to provide for a multi-family senior-living residential development.

6. 2023-CZN-802 | 2555 Shelby Street (Approximate Address)

Center Township, Council District #21

Progress Studio, by Joseph Lese

Rezoning of 0.12 acre from the C-1 District to the C-3 classification.

7. 2023-ZON-010 | 6118 Smock Street (Approximate Address)

Perry Township, Council District #23

Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Paul J. Carroll

Rezoning of 0.478 acre from the D-A district to the SU-1 district to provide for religious uses.

8. 2023-ZON-014 | 519 Kentucky Avenue (Approximate Addresses)

Center Township, Council District #16

John Mahrtdt, by William W. Gooden & Elizabeth Bentz Williams

Rezoning of 0.93 acre from the I-4 (RC) district to the CDB-2 (RC) district to provide for office, retail, restaurant and event space uses.

9. 2023-CZN-804 | 1447 South East Street (Approximate Address)

Center Township, Council District #21

Jeremy Klausung, by Mark and Kim Crouch

Rezoning of 0.10 acre from the C-1 district to the C-3 district to provide for artisan food and beverage uses.

10. 2023-CZN-807 | 402 Kentucky Avenue, 700 Gardner Lane and 350 South West Street (Approximate Address)

Center Township, Council District #16

402 Kentucky Avenue, LLC, by Joseph D. Calderon

Rezoning of 20.326 acres from the I-4 (RC) and SU-18 (RC) districts to the CBD-2 (RC) district.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

11. 2022-ZON-092 and 2022-VAR-010 (Amended) | 3301 North Raceway Road (Approximate Address)

Wayne Township, Council District #6

Sammy and Annie Dotlich, by Joseph D. Calderon

Rezoning of 3.75 acres from the D-4 district to the I-1 district to legally establish a commercial/building contractor.

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at dmdpubliccomments@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

RESOLUTION NO. 2023-E-013**CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE
IRVINGTON ECONOMIC DEVELOPMENT AREA**

WHEREAS, on December 7, 2022, 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. 2022-E-053 (the “Declaratory Resolution”), (i) enlarging the Brookville Road/Irvington Plaza Economic Development Area (the “Area”) and (ii) creating the Irvington – Brookville Road Allocation Area (the “Allocation Area”) 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 certain projects as further described in the Declaratory Resolution (collectively, the “Project”);

WHEREAS, on April 3, 2023, the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) approved the Declaratory Resolution pursuant to the Act;

WHEREAS, the Commission published notice on March 31, 2023, of the adoption and substance of the Declaratory Resolution in accordance with the Act and Indiana Code 5-3-1 which public notice also gave notice of a public hearing that was held on April 19, 2023, on 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 enlargement of the Area and the establishment and creation of the 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 the Declaratory Resolution.

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 December 7, 2022, 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.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 19th day of April, 2023.

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

John J. Dillon III, President

Bruce Schumacher, Vice-Secretary

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.



**RESOLUTION NO. 2022-E-053
DECLARATORY RESOLUTION OF THE
METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA, ENLARGING THE BROOKVILLE
ROAD/IRVINGTON PLAZA ECONOMIC DEVELOPMENT AREA
AND CREATING THE IRVINGTON – BROOKVILLE ROAD ALLOCATION AREA**

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

WHEREAS, on March 6, 2019, the Commission adopted its Resolution No. 2019-E-005 (the “Original Declaratory Resolution”) which declared an area of the City an economic development area known as the “Brookville Road/Irvington Plaza Economic Development Area” (the “Original Area”), and approved a development plan for the Original Area (the “Original Plan”) pursuant to the Act; and

WHEREAS, a map of the Original Area is attached hereto as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Commission has selected an area as reflected in the map and parcel list in Exhibit B attached hereto (the “Enlarged Area”), to be included in the Original Area and to be developed pursuant to the Act; and

WHEREAS, a map of the Original Area as enlarged to include the Enlarged Area is attached hereto as Exhibit C and incorporated herein by reference and shall hereafter be referred to collectively as the Enlarged Brookville Road/Irvington Plaza Economic Development Area (the “Area”); and

WHEREAS, the Commission has determined that a new allocation area should be designated for purposes of Section 26 of the Act in the Area, as reflected on the maps and parcel lists attached hereto as Exhibit D and Exhibit E, respectively; and

WHEREAS, the Original Plan is attached hereto as Exhibit F and the Commission has prepared an amendment to the Original Plan (the “Plan Amendment”) attached hereto as Exhibit G to create the Irvington – Brookville Road Allocation Area (the “Allocation Area”); and

WHEREAS, the Commission directed City staff and its municipal advisor to begin the collection of certain data, materials and estimates as required by the Act to create the Allocation Area, and such data, materials and estimates have been assembled and distributed to the Commission; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the Area, the location of various parcels of property, streets, alleys and other features

affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Area, indicating that all parcels of property in the Area are currently to be excluded from the acquisition list and (ii) the parts of the Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Original Plan, as amended by the Plan Amendment; and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of redevelopment of the Area; and

WHEREAS, the Allocation Area shall have a base assessment date of January 1, 2022; and

WHEREAS, the creation of the Allocation Area and the supporting data related thereto have been reviewed and considered at this meeting; and

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

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

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

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

Section 1. The Original Area as reflected in the map in Exhibit A attached hereto and incorporated herein by reference, is hereby enlarged to include the Enlarged Area as more particularly described and reflected in the map and parcel list in Exhibit B attached hereto and incorporated herein by reference. The Original Area as hereby enlarged to include the Enlarged Area shall continue to be designated as the “Enlarged Brookville Road/Irvington Plaza Economic Development Area” and is hereby reflected in the map attached hereto as Exhibit C.

Section 2. The Commission has identified certain parcels within the Area in the redevelopment district of the City, which the Commission hereby designates as the “Irvington – Brookville Road Allocation Area.”

Section 3. The Commission finds that the Original Plan, as amended by the Plan Amendment (hereafter referred to as the “Amended Plan”):

- (A) Assists in the promotion of significant opportunities for the gainful employment of the citizens of the City;

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

Section 4. The Commission finds that the Amended Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of:

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

Section 5. The Commission finds that the accomplishment of the Amended Plan will be of public utility and benefit as measured by:

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

Section 6. The Amended Plan conforms to the comprehensive plan of development for the consolidated city.

Section 7. The current estimated costs to the Commission of implementing the Amended Plan will not exceed \$90,000,000.

Section 8. The Commission finds that no residents of the Area will be displaced by any project resulting from the Amended Plan, and, therefore, the Commission finds that it does not need

to give consideration to transitional and permanent provisions for adequate housing for the residents.

Section 9. In support of the findings and determinations set forth in Section 1 through 8 above, the Commission hereby adopts the specific findings set forth in the Amended Plan.

Section 10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area. If at any time the Commission proposed to acquire specific parcels of land, the required procedures for further amending the Amended Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

Section 11. The area described in Exhibit D and Exhibit E is hereby designated as an “allocation area” pursuant to Section 26 of the Act to be known as the “Irvington – Brookville Road Allocation Area” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by Section 26 of the Act. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Section 26 of the Act as follows:

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

Section 12. The base assessment date of the Allocation Area shall be January 1, 2022.

Section 13. The Original Plan is hereby amended by the Plan Amendment, as shown in Exhibit E attached hereto and incorporated herein by reference.

Section 14. The Commission hereby finds that it will be of public utility and benefit to amend the Original Plan in conformance with this Resolution. Therefore, the Original Plan, is hereby amended by the Plan Amendment to continue to redevelop the entire Area and make other amendments in the Plan, subject to the hearings and further approvals required by the Act.

Section 15. The Commission finds that the current assessed value for the Allocation Area is \$11,653,600 and the estimated annual tax increment revenue applicable to such property is \$1,454,900 based on projected plans at this time.

Section 16. The amendments hereby made to the Original Plan are reasonable and appropriate when considered in relation to the Area and the Allocation Area, and the purposes of the Act.

Section 17. The provisions of this resolution shall be subject in all respects to the Act and any amendments hereto and the allocation provision herein relating to the Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived in the Allocation Area. The Commission shall notify the Indiana Department of Local Government Finance of the designation of the Allocation Area as an allocation area.

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

- (A) The estimated economic benefit and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 10 of the Act at least ten (10) days before the date of the public hearing described in Section 14 of this resolution.

Section 19. This resolution and the Amended Plan shall be submitted to the City-County Council of the City and Marion County, Indiana (the "City-County Council") for its approval of the Amended Plan and the establishment of the Allocation Area as provided in the Act.

Section 20. The Commission hereby directs the presiding officer of the Commission, after receipt of approval by the City-County Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the office of the Commission, board of zoning appeals, works board, park board, and any other departments, bodies or officers of the City having to do with planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project.

Section 21. The Commission further directs the presiding officer to submit this resolution to the City-County Council for its approval of the establishment of the Allocation Area.

Section 22. All resolutions and parts of resolutions in conflict herewith are hereby repealed. The Original Declaratory Resolution is hereby amended to incorporate the provisions of this resolution, including specifically the enlargement of the Original Area to constitute the Area and the creation of the Allocation Area. The provisions of the Original Declaratory Resolution, not amended hereby, shall remain in full force and effect.

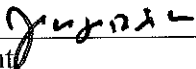
Section 23. The amendments hereby made to the Original Declaratory Resolution are reasonable and appropriate when considered in relation to the Area amendment, the Plan Amendment, and the purposes of the Act.

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

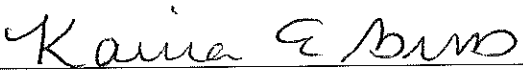
Section 25. This resolution shall be effective as of its date of adoption.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on December 7, 2022, 1:00 p.m. at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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



John J. Dillon III, President



~~Bruce Schumacher, Vice-Secretary~~
Karina Bruno, Acting Secretary

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

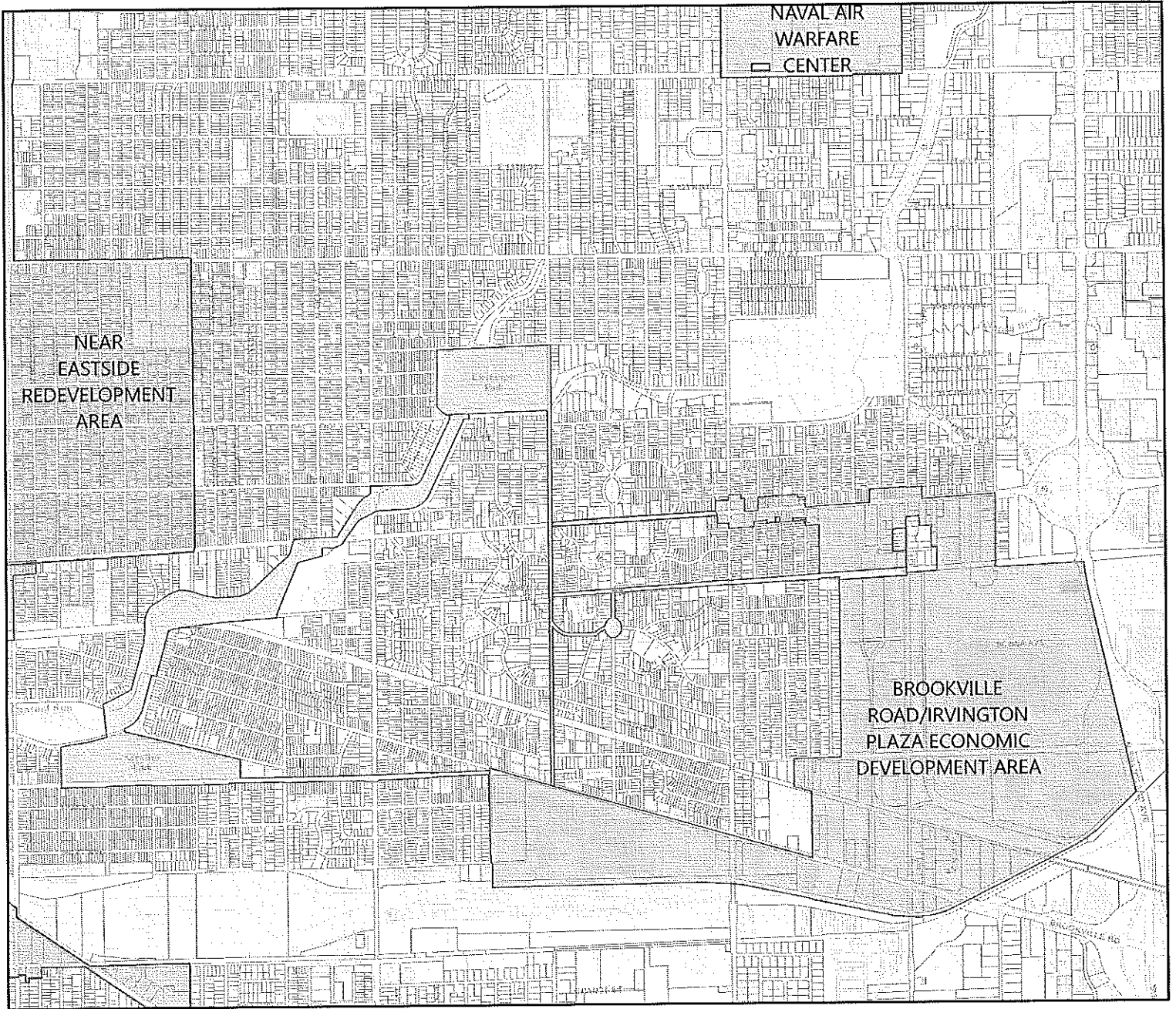
Scott A. Krapf
Frost Brown Todd LLC

This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLC, 201 N. Illinois Street, Suite 1900, Indianapolis, Indiana 46244-0961.

EXHIBIT A
ORIGINAL AREA

Brookville Road/Irvington Plaza TIF

Proposed EDA Expansion



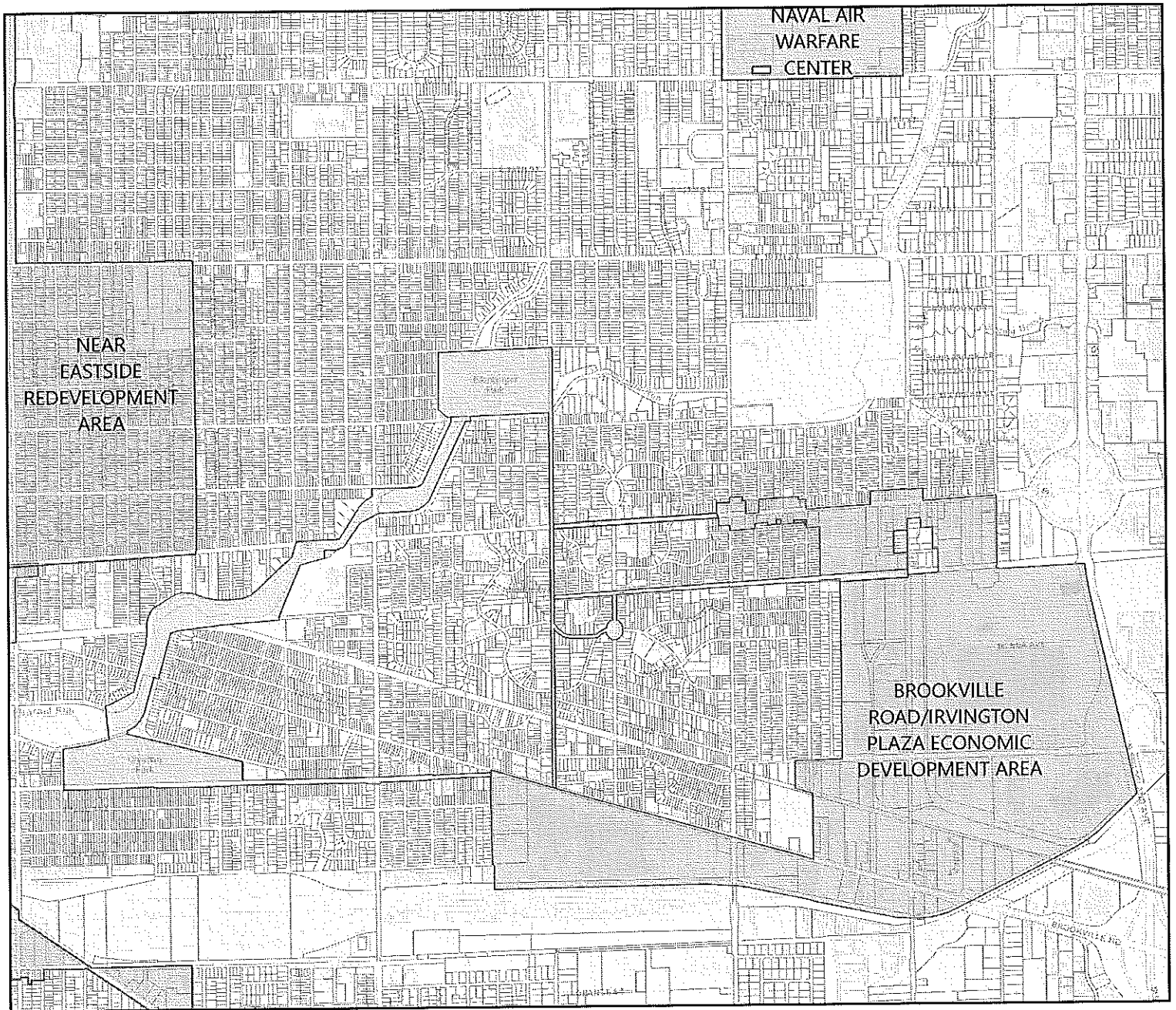
- Brookville Road/Irvington Plaza - Proposed EDA Expansion
- Existing RDA/EDA Boundaries

0 0.25 0.5 1 Miles

EXHIBIT B
ENLARGED AREA

Brookville Road/Irvington Plaza TIF

Proposed EDA Expansion



- Brookville Road/Irvington Plaza - Proposed EDA Expansion
- Existing RDA/EDA Boundaries

0 0.25 0.5 1 Miles

IRVINGTON PLAZA EDA EXPANSION

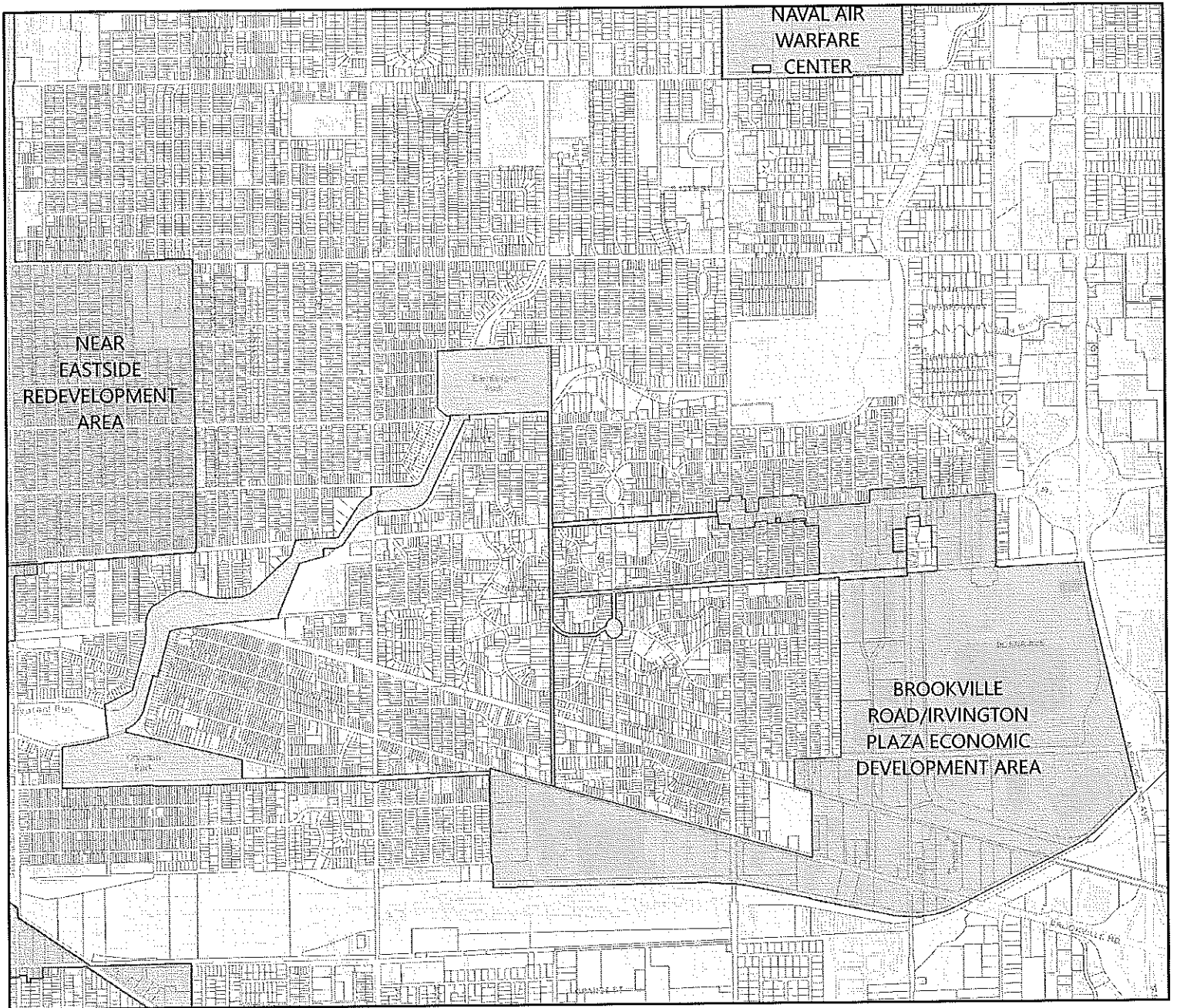
Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1097681	49-10-09-172-001.000-101	INDPLS, CITY OF PARKS &,RECREATION DEPARTMENT	4230 ENGLISH AVE
7011707	49-10-02-110-010.000-701	ST JOHN, JUSTIN W	22 SHERIDAN AVE
7011896	49-10-02-110-095.000-701	READLE, JOHN H	16 CATHERWOOD AVE
7012395	49-10-02-111-030.000-701	SPEARS, RICHARD A	84 KITLEY AVE
7012396	49-10-02-111-028.000-701	GRAFF, MICHAEL A &,CYNTHIA CARTER-GRAFF	86 KITLEY AVE
7012397	49-10-02-111-027.000-701	HOFFMEYER, KENNETH K	88 KITLEY AVE
7009464	49-10-02-111-026.000-701	SEXSON, PAUL E	80 KITLEY AVE
7009462	49-10-02-111-022.000-701	INDIANA LUXURY HOMES INC	74 KITLEY AVE
7010215	49-10-03-227-004.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	5301 ST CLAIR ST
7015303	49-10-02-111-032.000-701	DUNGAN, VELMA	82 KITLEY AVE
7036614	49-10-10-118-004.000-701	BARBERA, SAMANTHA &,CLARK GILES	201 AUDUBON RD
7039227	49-10-01-115-002.000-700	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	155 ARLINGTON AVE
7036079	49-10-10-118-003.000-701	LATHROP, KEVIN J &,TONI L LATHROP	135 AUDUBON RD
7037765	49-10-10-118-001.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	140 AUDUBON RD
7036078	49-10-10-118-006.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	203 GOOD AVE
7036080	49-10-10-118-005.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	5750 BONNA AVE
7036152	49-10-10-118-002.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	5543 BONNA AVE

EXHIBIT C

ORIGINAL AREA AND ENLARGED AREA

Brookville Road/Irvington Plaza TIF

Proposed EDA Expansion



- Brookville Road/Irvington Plaza - Proposed EDA Expansion
- Existing RDA/EDA Boundaries

0 0.25 0.5 1 Miles

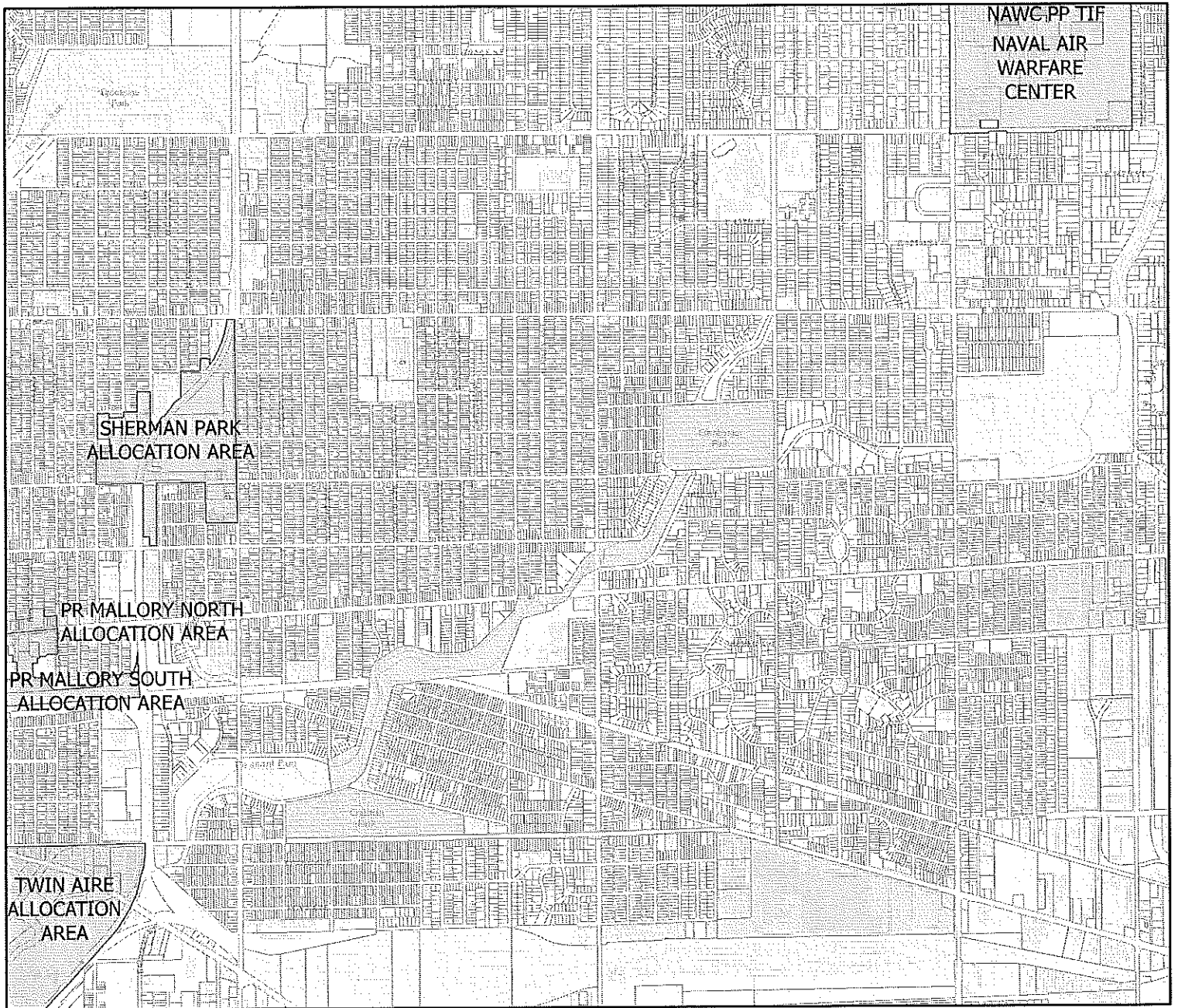
EXHIBIT D



MAP OF IRVINGTON – BROOKVILLE ROAD ALLOCATION AREA

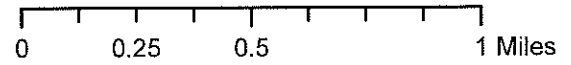
Brookville Road/Irvington Plaza TIF

Item 1.

Proposed Allocation Area



-  Existing TIF Districts
-  Proposed Irvington Plaza Allocation Area



Date: 10/26/2022

Version: 2.1


EXHIBIT E

PARCEL LIST FOR IRVINGTON – BROOKVILLE ROAD ALLOCATION AREA

IRVINGTON PLAZA ALLOCATION AREA

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1097681	49-10-09-172-001.000-101		4230 ENGLISH AVE
7012022	49-10-02-110-096.000-701	MARR WILLIAM E	6053 WASHINGTON ST
7012959	49-10-02-110-002.000-701	YOUNG GORUP LLC	6201 WASHINGTON ST
7010343	49-10-10-186-003.000-701	AOZI BROOKVILLE LLC	5565 BROOKVILLE RD
7011707	49-10-02-110-010.000-701	ST JOHN JUSTIN W	22 SHERIDAN AVE
7012016	49-10-02-110-157.000-701	SENTINEL PROPERTY GROUP LLC	6101 WASHINGTON ST
7011215	49-10-02-110-156.000-701	A-1 GLASS BLOCK INC	6107 WASHINGTON ST
7012892	49-10-02-110-100.000-701	NIMRI BISHAR	6033 WASHINGTON ST
7012783	49-10-10-186-004.000-701	AOZI BROOKVILLE LLC	5565 BROOKVILLE RD
7013088	49-10-02-110-164.000-701	EAST WASHINGTON	6005 WASHINGTON ST
7012123	49-10-02-111-044.000-701	MANSFIELD KING LLC	6501 JULIAN AVE
7011396	49-10-02-110-011.000-701	SENTINEL PROPERTY GROUP LLC	6117 WASHINGTON ST
7011896	49-10-02-110-095.000-701	READLE JOHN H	16 CATHERWOOD AVE
7012393	49-10-02-110-009.000-701	SEGOVIA MARIA	6113 WASHINGTON ST
7012395	49-10-02-111-030.000-701	SPEARS RICHARD A	84 KITLEY AVE
7012396	49-10-02-111-028.000-701	GRAFF MICHAEL A &	86 KITLEY AVE
7012397	49-10-02-111-027.000-701	HOFFMEYER KENNETH K	88 KITLEY AVE
7012857	49-10-10-186-010.000-701	AOZI BROOKVILLE LLC	5565 BROOKVILLE RD
7012866	49-10-02-110-043.000-701	THE PILGRIM HOLINESS CHURCH OF INDIANAPOLIS	6031 WASHINGTON ST
7012263	49-10-02-111-039.000-701	IRVINGTON COMMUNITY SCHOOL INC	6500 JULIAN AVE
7012399	49-10-02-111-031.000-701	SPANGLER DONNA &	6502 JULIAN AVE
7012273	49-10-02-111-009.000-701	SOUTHERN EQUITY & ASSET TRUST LLC	75 KENYON ST
7013137	49-10-02-110-097.000-701	YOUNG GROUP LLC	6049 WASHINGTON ST
7012251	49-10-02-111-008.000-701	NATIONAL RETAIL PROPERTIES LP	6501 WASHINGTON ST
7012255	49-10-02-111-006.000-701	AREC RW MS LLC	6525 WASHINGTON ST
7009731	49-10-02-110-158.000-701	SENTINEL PROPERTY GROUP LLC	6101 WASHINGTON ST
7009464	49-10-02-111-026.000-701	SEXSON PAUL E	80 KITLEY AVE
7009462	49-10-02-111-022.000-701	ARGUETA MARIA F	74 KITLEY AVE
7010215	49-10-03-227-004.000-701		5301 ST CLAIR ST
7003982	49-10-10-186-015.000-701	AOZI BROOKVILLE LLC	5505 BROOKVILLE RD
7015303	49-10-02-111-032.000-701	DUNGAN VELMA	82 KITLEY AVE
7027869	49-10-02-111-044.002-701	SOUTHERN EQUITY &	75 KENYON ST
7019213	49-10-02-110-001.000-701		15 SHERIDAN AVE
7018766	49-10-02-122-006.000-701	H&S GOLD LLC	6433 WASHINGTON ST
7020900	49-10-02-122-003.000-701	IRVINGTON PLAZA	6243 WASHINGTON ST
7036614	49-10-10-118-004.000-701	UP THE PUNX LLC	201 AUDUBON RD
7039227	49-10-01-115-002.000-700		155 ARLINGTON AVE
7034596	49-10-02-122-007.000-701	MANSFIELD KING LLC	6455 WASHINGTON ST
7036079	49-10-10-118-003.000-701	LATHROP KEVIN J &	135 AUDUBON RD
7036016	49-10-10-187-002.000-701	AOZI BROOKVILLE LLC	5955 BROOKVILLE RD
7036194	49-10-02-111-021.000-701	SOUTHERN EQUITY & ASSET TRUST LLC	75 KENYON ST
7037765	49-10-10-118-001.000-701		140 AUDUBON RD
7036078	49-10-10-118-006.000-701		203 GOOD AVE
7036080	49-10-10-118-005.000-701		5750 BONNA AVE
7036152	49-10-10-118-002.000-701		5543 BONNA AVE
7045966	49-10-02-111-044.003-701	REHILL OLGA	85 KENYON ST

EXHIBIT F
ORIGINAL PLAN



**BROOKVILLE ROAD INDUSTRIAL
CORRIDOR/IRVINGTON PLAZA
ECONOMIC DEVELOPMENT AREA**

PREPARED BY THE CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2019-E-003 EXHIBIT A | 3/6/2019

ABOUT THIS PLAN

This plan describes the need for a Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area (EDA).

The area within the EDA was once an important manufacturing center in eastern Indianapolis. However, the area has suffered for a number of years from closed factory buildings and lack of investment in a number of area properties. The overall condition of properties within the EDA harms neighboring businesses and residential areas, and normal economic activity cannot take place without additional government action.

Designation as an EDA is an important step in helping the area attract new investment and in increasing area employment and the county's tax base.

This plan contains documentation of existing conditions, descriptions of factors that pose challenges to the economic development of the area, and assets valuable for future revitalization.

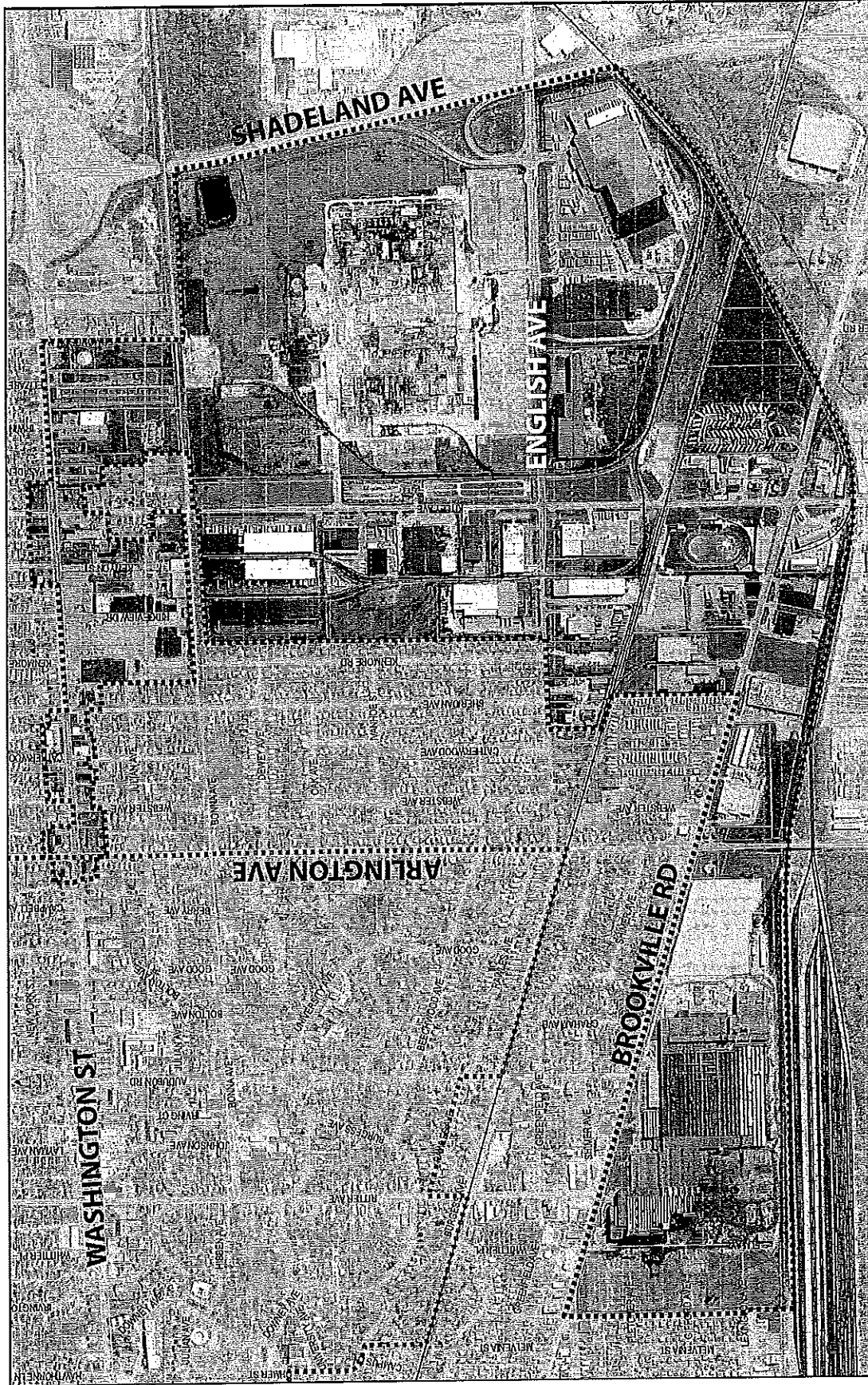
AREA BACKGROUND

Conditions in the Brookville Road Industrial Corridor/Irvington Plaza EDA reflect two important development trends that occurred on the eastside of Indianapolis during the last century: 1) suburban commercial development as exists along Washington St and 2) suburban industrial development such as the former Ford and Navistar plants that located close to rail lines and roadway interchanges at the periphery of the then urbanized area. In their peak production eras, the Ford plant and the Navistar engine plant and foundry employed thousands of workers.

Commercial uses originally flocked to the area due to growth in the east side, relatively high incomes of nearby residents, and excellent accessibility to the surrounding region provided by Washington St., Interstate 465, and the Shadeland Avenue Expressway. Eastgate Mall, located north of Washington St, was a major shopping destination. Washington Square Mall, approximately three miles further east, became an even greater draw. Irvington's historic commercial district is west of the proposed EDA and is centered on Washington St. and Audubon Ave.

In recent years, however, economic trends have shifted so as to challenge the viability of many businesses in the area. As a result, a number of developments such as Irvington Plaza are significantly vacant, and other sites such as the former Ford and Navistar plants are completely vacant. Factors that contributed to the economic decline of the area include competition from nearby areas and changes in customer shopping habits that have dealt blows to many traditional retail service providers.

Mirroring national trends, industry has suffered as companies have restructured or moved operations as a result of globalization and automation. Ford and Navistar have reduced the number of their U.S. plants and employees, including here in Indianapolis. Navistar closed its engine plant in 2009 and then closed its foundry in 2015. Ford closed its plant in 2011.



BROOKVILLE ROAD INDUSTRIAL CORRIDOR/IRVINGTON PLAZA EDA



Irvington Historic District

Brookville Road Industrial Corridor / Irvington Plaza EDA Boundary

ECONOMIC DEVELOPMENT AREA PARCELS

The parcels that are included in the Brookville Road Industrial Corridor/ Irvington Plaza Economic Development Area are defined by the parcel numbers included on this page.

7003466	7012251	7015768	7023880	7033476	7006056	7030778	7012402	7012016	7023786
7003982	7029777	7003146	7017751	7009731	7031302	7030781	7012022	7011723	7010164
7023044	7000119	7010735	7010431	7009502	7006057	7006599	7019152	7008804	7014156
7010095	7035074	7034596	7022768	7010413	7038940	7030777	7040923	7012998	7008956
7045081	7027668	7005465	7005470	7045966	7005311	7030779	7012263	7023871	7011878
7023045	7003241	7012871	7031303	7025846	7010437	7030780	7012826	7025848	7008506
7032250	7023177	7012783	7012959	7023397	7019213	7045082	7012661	7012866	7027669
7035874	7003145	7012656	7008511	7031484	7021660	7008362	7011124	7019940	7022959
7018766	7012399	7005466	7023253	7036016	7035871	7006590	7027831	7011396	7004046
7036394	7000034	7046296	7007026	7009224	7035871	7046294	7010736	7029512	7011785
7020900	7027670	7031217	7023140	7012273	7001561	7029842	7012357	7034213	7012255
7020885	7012123	7005464	7011716	7031557	7009743	7034236	7019689	7013137	7015931
7025547	7005467	7010343	7008392	7014445	7036194	7004920	7012393	7029112	7006588
7030251	7027869	7012857	7012154	7035075	7005476	7041452	7010869	7013088	7018699
7022161	7023178	7033475	7040922	7020841	7005330	7011215	7012892	7014393	

THE SURROUNDING AREA

The Brookville Road Industrial Corridor/Irvington Plaza EDA is adjacent to established residential areas to the northern, southern, and western sides.

Though few properties within the EDA are located within a local historic district, the EDA is adjacent to the Irvington Historic Area. There are a number of individually listed National Register properties nearby as well as other notable historic properties.

Data shown in the table on this page is taken from the IndyVitals Data Portal. It includes selected data that compares the three neighborhood areas in and around the EDA to that of Marion County. In particular, the housing density in the Irvington Neighborhood Area is significantly higher than Marion County; redevelopment of the EDA would give people in this higher density area greater opportunities.

TRANSPORTATION

The EDA has excellent motor vehicle access to both downtown Indianapolis and the surrounding area. Washington St. connects to downtown, and both Washington St. and Brookville Rd. have access ramps onto the interstate. Kitley Ave. is an important north-south collector street through the area. Shadeland Expressway and Interstate 465 are immediately east of the proposed EDA, with interchanges at Washington St, English Ave, and Brookville Rd.

The Indianapolis Public Transportation Corporation (IndyGo) provides bus service in the area. The Blue Bus Rapid Transit (BRT) line is planned to replace existing bus service along Washington Street, with stations planned at Ridgeview Dr./Irvington Plaza and Arlington Ave.

The Pennsy Trail extends west and east of the area in the right-of-way of the former Pennsylvania Railroad line along the southern side of Irvington Plaza and the northern side of the Ford property.

Two CSX rail lines are in the southern portion of the proposed EDA - a CSX through line and a CSX rail connection to the Hawthorne Rail Yard (along the southern side of the Navistar site). A number of industrial sites have rail spurs including the Ford site and the Kitley Industrial Park (on South Kitley west of Ford).

Table 1. Median Household Income, Unemployment Rate, Housing Density, and Housing Cost Burdened for the Brookville Road Industrial Corridor/Irvington Plaza Neighborhoods and Marion County (2010-2017)

	Irvington	Southeast	East Gate	Marion County
Median Household Income	\$48,900	\$52,200	\$40,300	\$43,400
Unemployment Rate	7%	8%	7%	9%
Housing Density (Units/Acre)	3.1	.7	1.6	1.6
Housing Cost Burdened	29%	23%	40%	34%

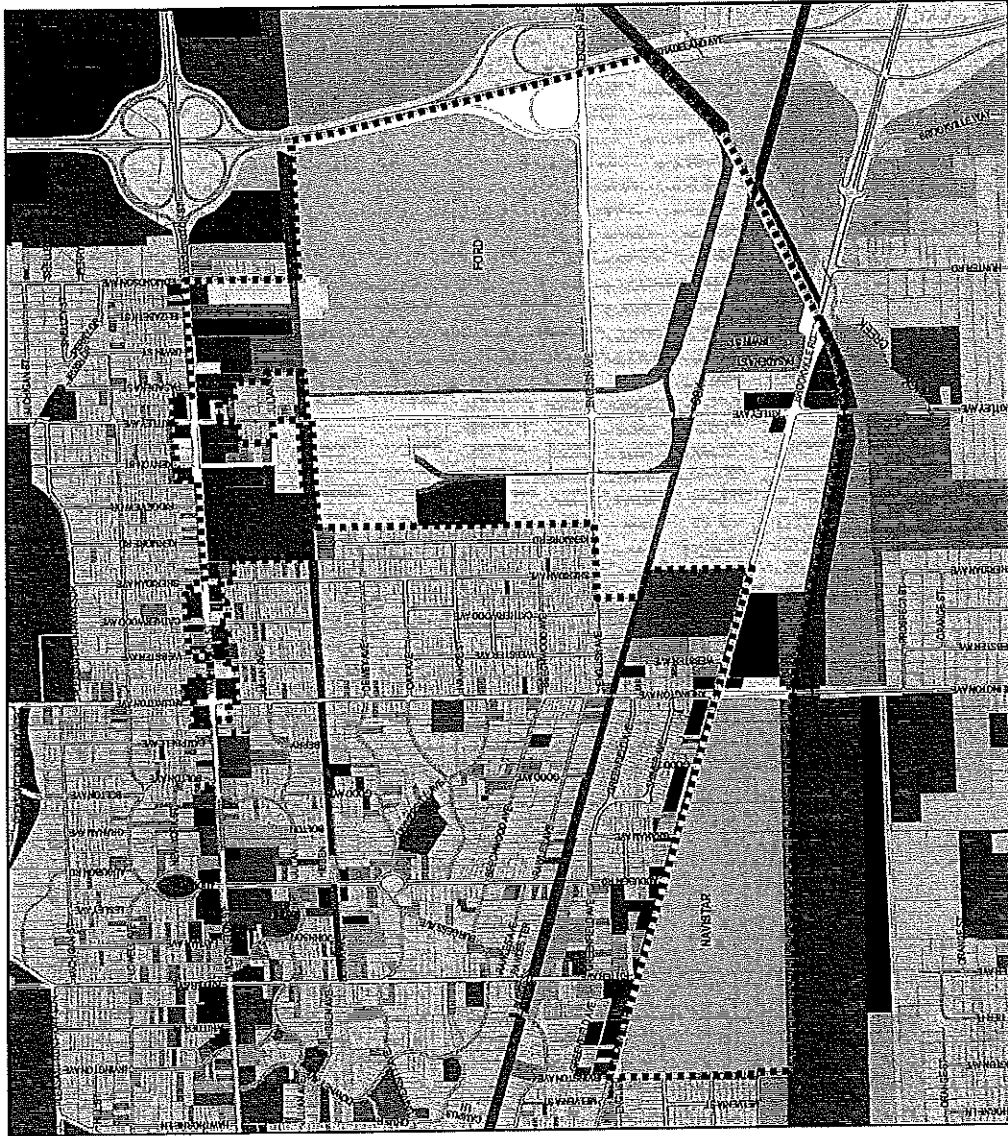
Data Source: *IndyVitals Data Portal (indyvitals.org)*

EXISTING LAND USE

The EDA covers 650.9 gross acres (including public rights-of-way) and 581.8 net acres (which includes all parcels and parts of the Penny Rail-Trail greenway and railroad lines).

The existing land use map shows conditions without regard to occupancy. As such, a majority of the land in the EDA is classified as industrial, and land along Washington St is classified as commercial.

However, the Ford and Navistar sites are vacant, and the Irvington Plaza site is largely underutilized. If these parcels were classified as vacant as opposed to their former use, vacant land would account for 46.95% of the land in the EDA.



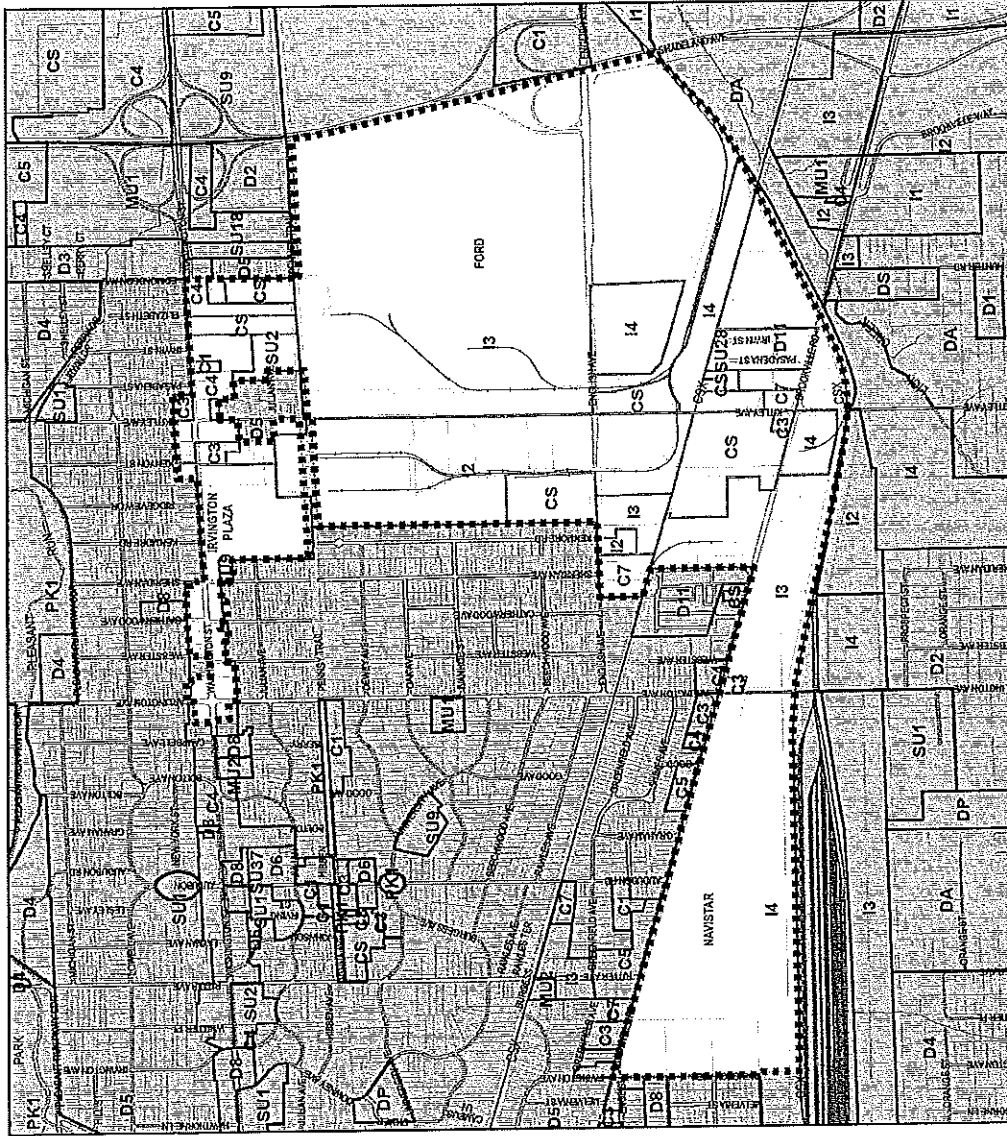
Data Source: Marion County Tax Assessor

- Low Density Residential
- Medium/High Density Residential
- Parks
- Special Use
- Office Commercial
- Community Commercial
- Heavy Commercial
- Industrial
- Utility
- Undeveloped Land
- EDA Boundary

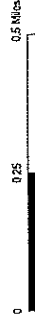
0 0.25 0.5 Miles

EXISTING ZONING

Industrial zoning in the proposed EDA is I2 (Light Industrial), I3 (Medium Industrial), or I4 (Heavy Industrial). The former Ford site is zoned I3, and the former Navistar site is zoned I4 (Navistar included the foundry). C7 (Commercial/Industrial uses) can include heavy commercial uses such as contractors. CS (Special Commercial) also can have industrial or heavy commercial uses permitted. Irvington Plaza is zoned C4 and permits uses typically found in a shopping center.



- D Dwelling Districts
- C Commercial Districts
- I Industrial Districts
- MU Mixed-Use Districts
- SU Special Use Districts
- PK Park Districts
- EDA Boundary



EVIDENCE OF NEED FOR ECONOMIC DEVELOPMENT

The following section contains analyses that confirm the need for an Economic Development Area within the Brookville Road Industrial Corridor/Irvington Plaza area.

ESTABLISHING AN ECONOMIC DEVELOPMENT AREA

Indiana state law allows the Metropolitan Development Commission (MDC) to establish an EDA if it finds that doing so will help:

- Promote significant opportunities for gainful area employment,
- Attract major new business enterprises to the area, and
- Retain or expand a significant business enterprise existing in the boundaries of the area.

Additionally, state law allows the MDC to establish an EDA if it finds that the area's revitalization cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because of conditions such as the following:

- Lack of local public improvement,
- Existence of improvements or conditions that lower the value of the land below that of nearby land, or
- Multiple ownership of land.

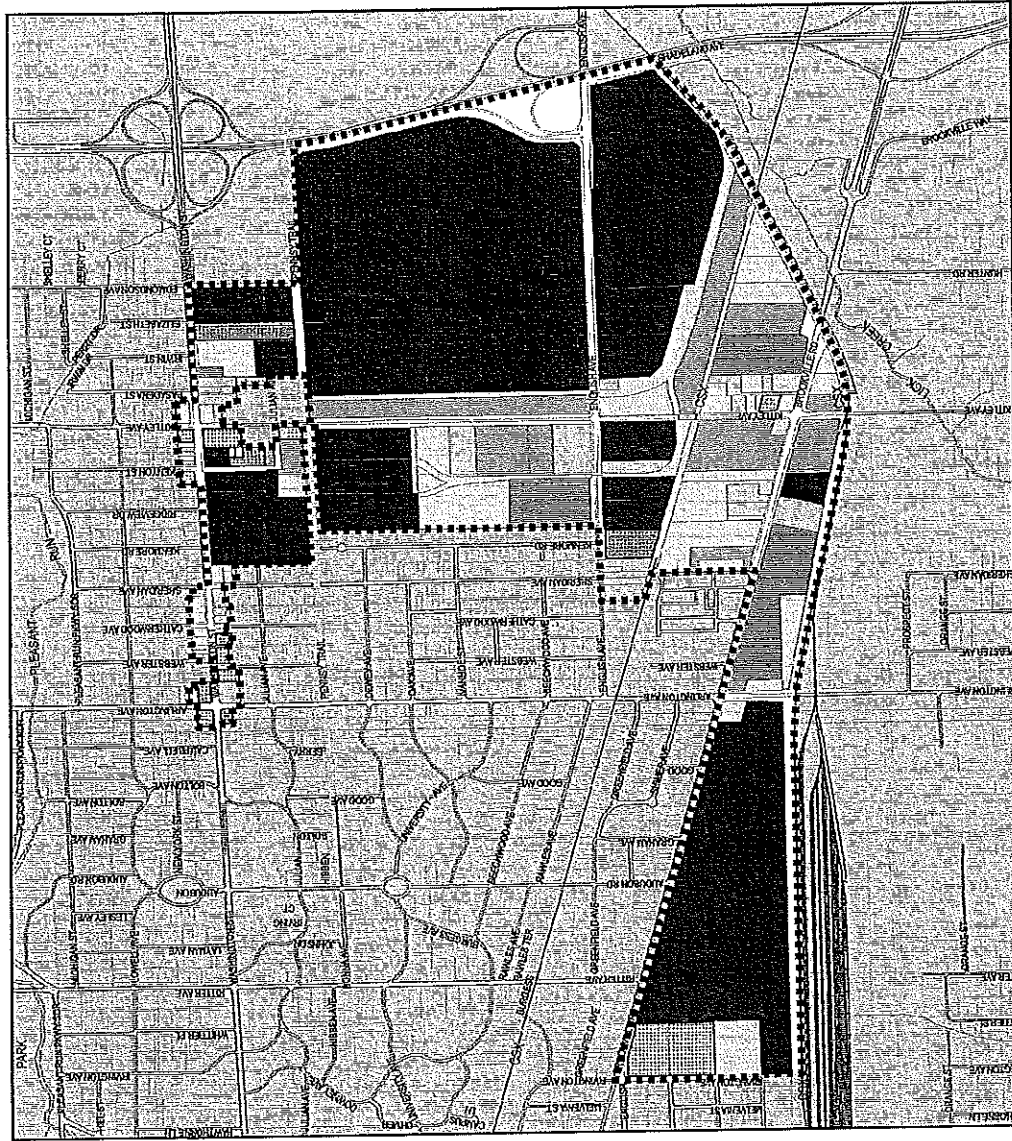
EDA projects that would be stimulated in part by the designation of the EDA will help:

- Attract or retain permanent jobs,
- Increase the property tax base, and
- Improve the diversity of the economic base.

ASSESSED VALUE CHANGES

Since 2008, the assessed value for many properties within the Brookville Road Industrial Corridor/Irvington Plaza EDA have significantly decreased. This map shows changes in value that occurred between 2008 and 2018.

During this period, the assessed value for the former Ford plant site is down \$19,899,800, and the assessed value for the former Navistar site is down \$1,441,900. The assessed value for Irvington Plaza is also down \$404,900.



Greater Than -\$250,000
 -\$250,000 to -\$100,000
 -\$99,999 to \$0
 EDA Boundary
 \$1 to \$100,000
 Greater Than \$100,000
 Indicates parcel boundaries have changed since 2008;
 color indicates assessed value change for overall shaded area rather than for each individual parcel

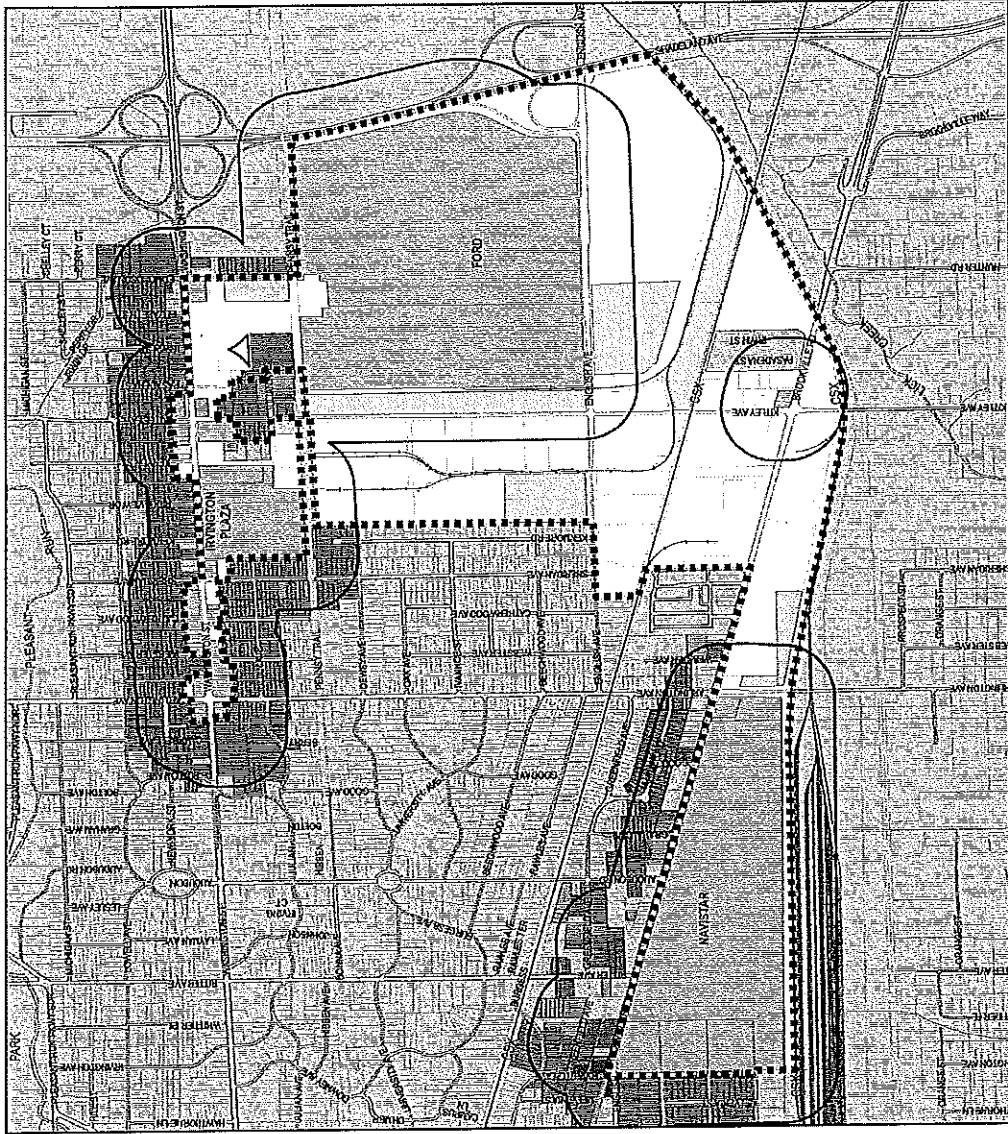
Data Source: Meriden County Tax Assessor

0.25 0.5 Miles

POTENTIAL BROWNFIELDS

Though no comprehensive survey has been conducted, there are a number of potential brownfields in the area which will need to be investigated further. This map shows parcels that have potential brownfields as well as residential, school, church, or vacant parcels within 500 feet. The data used for this map predates when the Ford plant closed; however, it is assumed that, similar to the other closed city auto plants, there are conditions on the Ford site that would qualify it as a brownfield. Therefore, this site has been added to the map as a potential brownfield.

Recycling operations and auto storage yards are also shown for reference, though they have not been identified as potential brownfields.



Data Sources: City, EPA, IDEM

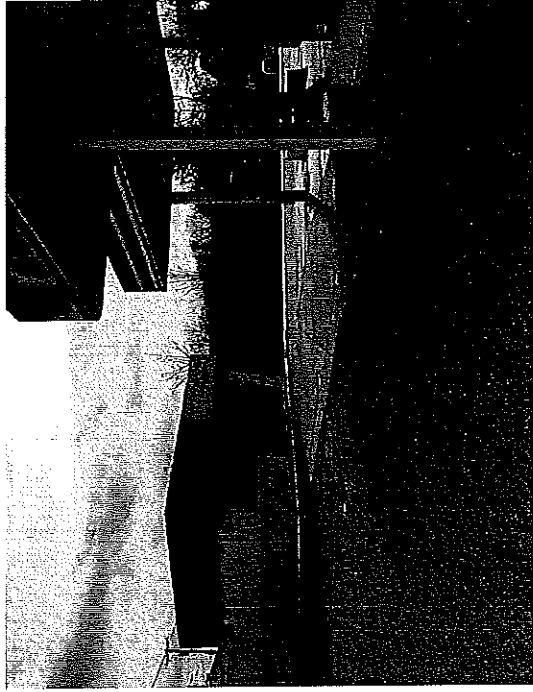
- Parcels with Potential Brownfields
- Residential within 500' of a Potential Brownfield
- School or Church within 500' of a Potential Brownfield
- Vacant within 500' of a Potential Brownfield
- EDA Boundary
- 500' Distance from Potential Brownfield
- Auto Storage
- Recycling Facilities

0 0.25 0.5 Miles

SITE CONDITION PHOTOGRAPHS - EXISTING CONDITIONS



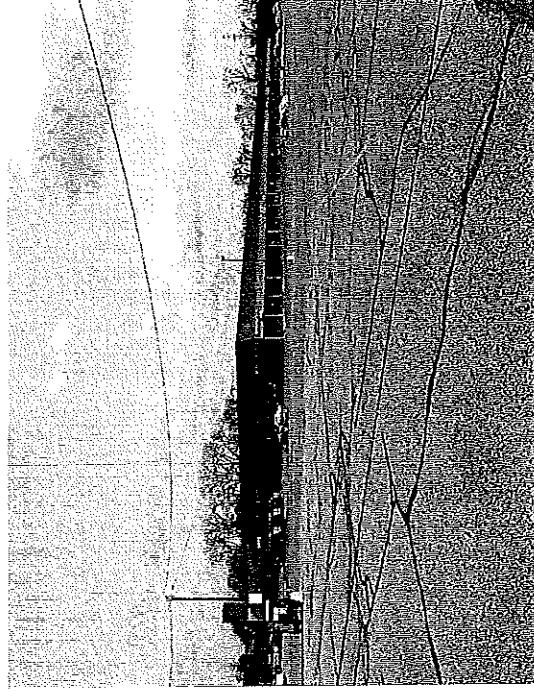
Vacant retail buildings along Washington St



A vacant gas station along Washington St



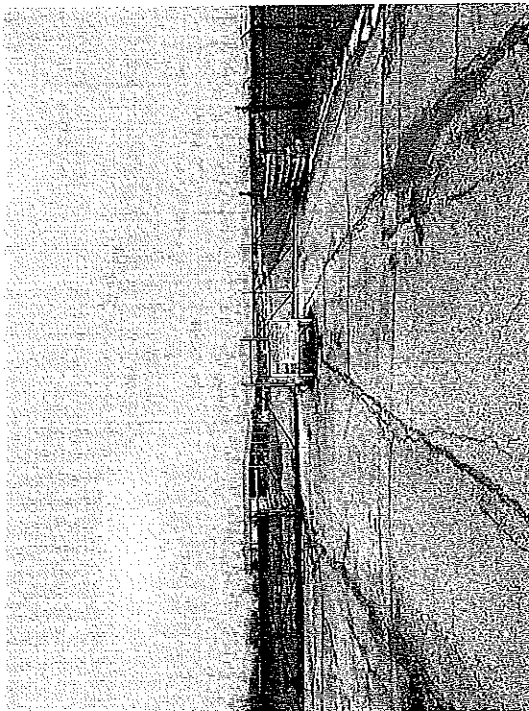
A view from the entrance of Irvington Plaza towards the southwest, showing extensive, underutilized parking.



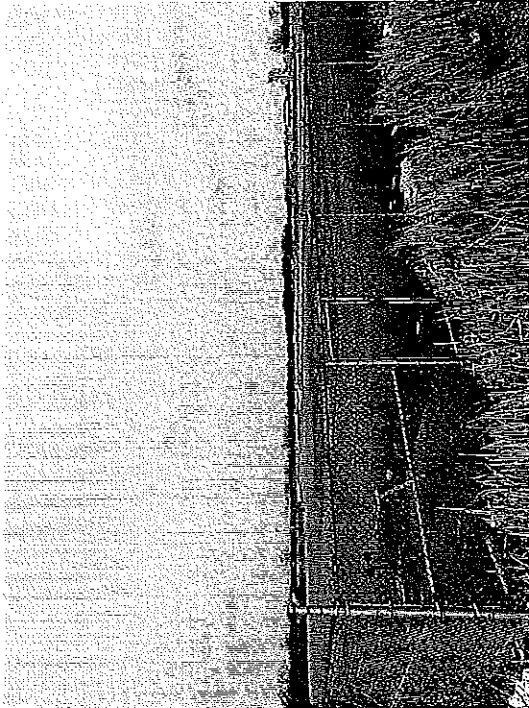
A view of the southeastern portion of Irvington Plaza

SITE CONDITION PHOTOGRAPHS - EXISTING CONDITIONS

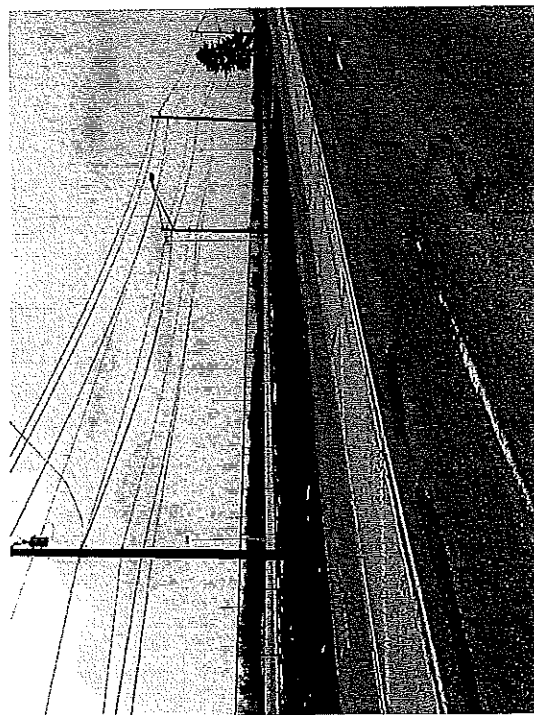
The former western entrance of the Ford plant



The southern portion of the former Ford plant site



The northern border of the former Navistar plant site



The western border of the former Navistar plant site



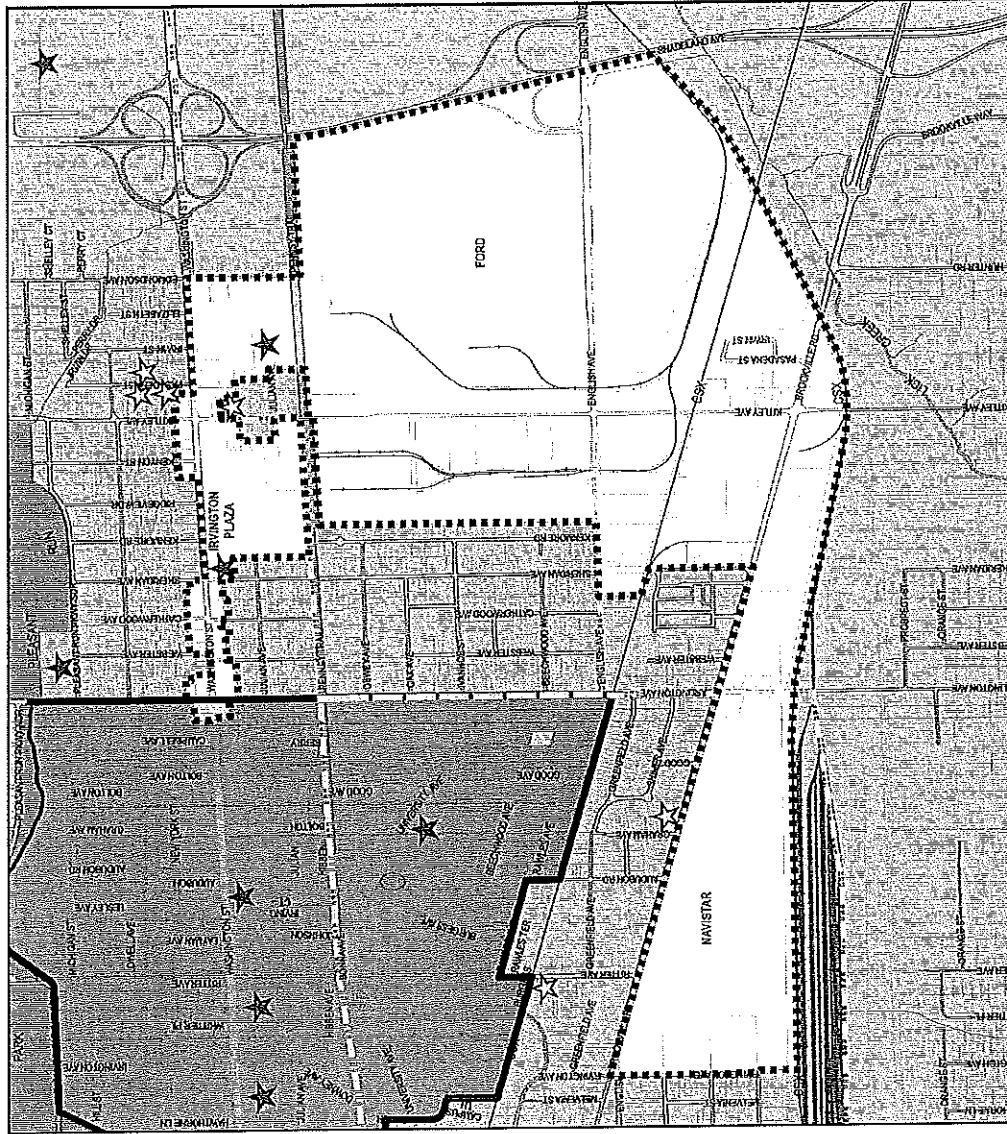
TOWARDS THE FUTURE

The following section provides a framework for future development in the Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area.

The map on the right shows important facilities and features in the vicinity of the EDA.

In particular, the EDA is adjacent to the Irvington Local Historic Area, which received this designation due to its distinct, historical character. There are also a number of notable historic properties near the northern portion of the EDA.

Many parcels, including the sites of the former Ford and Navistar plants, are located in Opportunity Zones. Opportunity Zones are federally-designated areas eligible for certain federal capital gains tax benefits under the Tax Cuts and Jobs Act of 2017, and they are intended to attract capital investment into areas that are economically distressed.



- ★ Public & Semi-Public Facilities
- Notable Historic Properties
- ★ Irvington Local Historic District
- Opportunity Zone Boundaries
- EDA Boundary
- ★ Data Source: City, Indiana Landmarks

0 0.25 0.5 Miles

BROOKVILLE ROAD INDUSTRIAL CORRIDOR/IRVINGTON PLAZA - AREA ASSETS

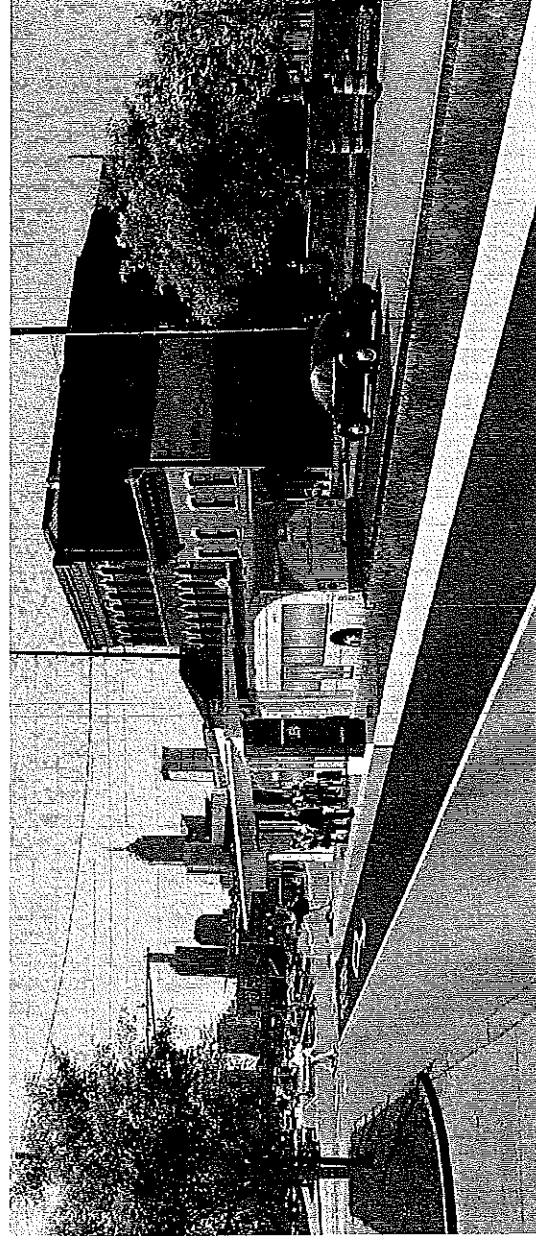


The **Pennsy Trail** is a 5.5 mile bicycle and pedestrian trail that connects the EDA to the greater Indianapolis area.

The **Blue BRT Line** will travel along Washington St, with stops planned at Arlington Ave and Ridgeview Dr. The Blue Line will provide convenient, reliable access to both downtown and the airport.

The photo to the right shows a rendering of a Blue BRT Line stop near downtown at the corner of Washington St and Southeastern Ave.

Photo Source: IndyGo



ECONOMIC DEVELOPMENT AREA PLAN OBJECTIVES

Objectives of the Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area are to:

- Maximize new and existing opportunities for development that are consistent with adopted plans for the area,
- Benefit the public health and welfare by stimulating an increase in the property tax base,
- Benefit the public health and welfare by protecting the economic value of surrounding properties,
- Encourage and stimulate economic development in the Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area, and
- Encourage the economic resiliency of the area by increasing mixed-use development to supplement existing commercial activities.

RELATIONSHIP TO LOCAL OBJECTIVES

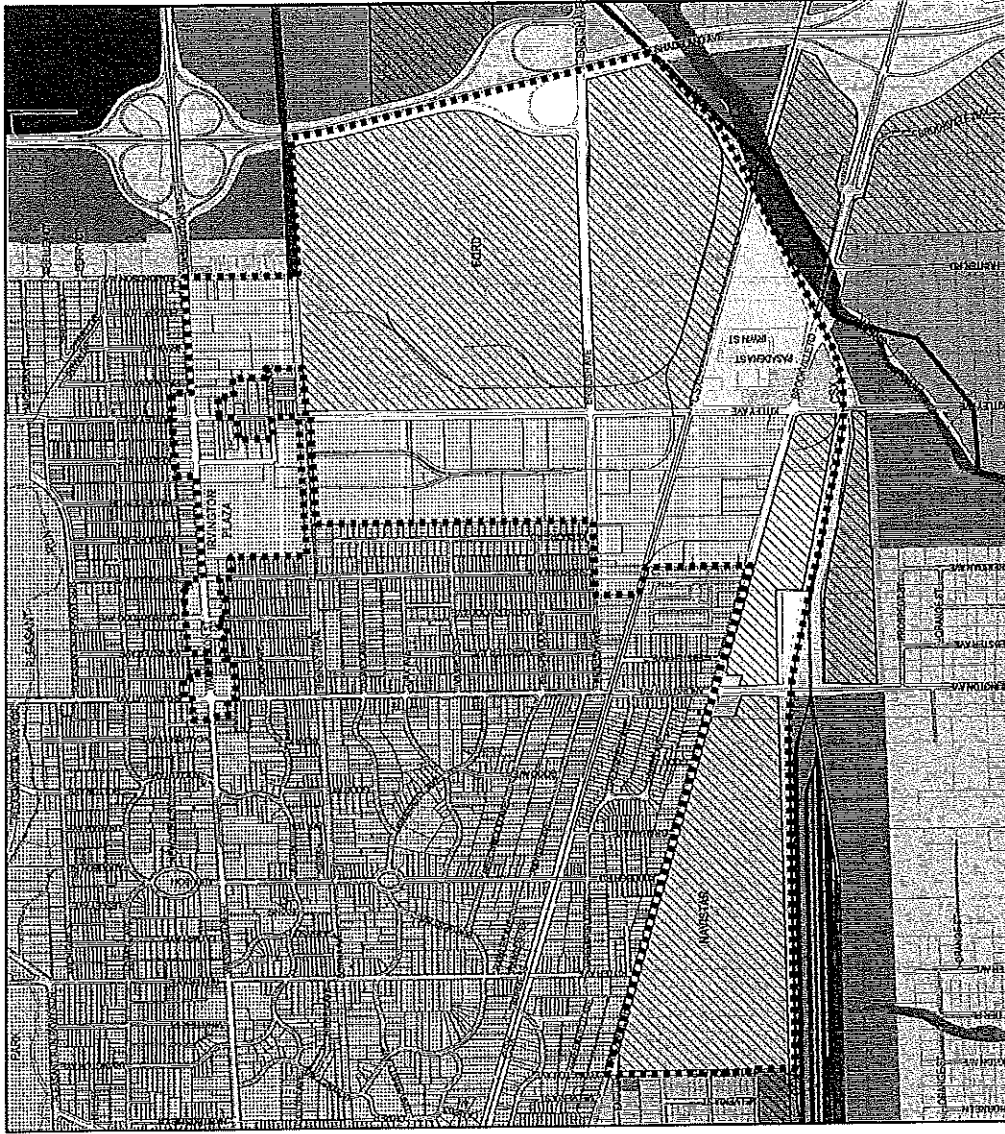
1. The improvements within the Brookville Road Industrial Corridor/Irvington Plaza EDA will revitalize growth in this area of the city.
2. The improvement of public ways, streets, multi-modal facilities, utility connections, and other public or semi-public facilities within the EDA will stimulate growth and rehabilitate the area, which will benefit public health and welfare.
3. The revitalization and encouragement of growth within the Economic Development Area will increase the property tax base.
4. The improvements within the EDA will serve to protect the economic value of surrounding properties and maximize land uses.
5. Redevelopment will reduce "grey space" associated with underutilized parking space and will aim to replace these areas with commercial and residential uses, industrial uses, parks and open spaces.

LAND USE PLAN

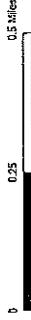
In November and December 2018, the Metropolitan Development Commission recommended land use maps for most of all nine townships in Marion County. These land use maps cover over 90% of Marion County.

A majority of the land within the Brookville Road Industrial Corridor/Irvington Plaza EDA was included in the newly mapped areas. As can be seen in the map on the right, much of the area is designated as part of the Light Industrial and Heavy Industrial typologies.

The sites of the former Ford and Navistar plants are also located within the Industrial Reserve Overlay, indicating that these areas are prime for industrial development due to large parcel size, proximity to compatible uses, and interstate access.



- Community Commercial
- Floodway
- Heavy Commercial
- Heavy Industrial
- Light Industrial
- Linear Park
- Office Commercial
- Office/Industrial Mixed-Use
- Regional Special Use
- Rural or Estate Neighborhood
- Suburban Neighborhood
- Traditional Neighborhood
- Industrial Reserve Overlay
- Not Included in 2018 Land Use Update
- EDA Boundary

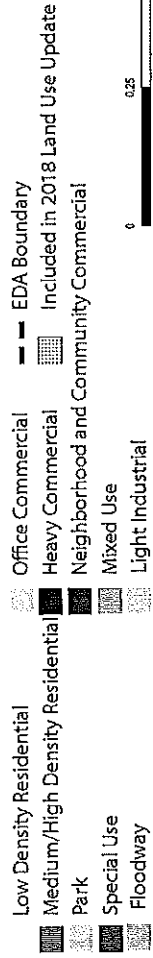
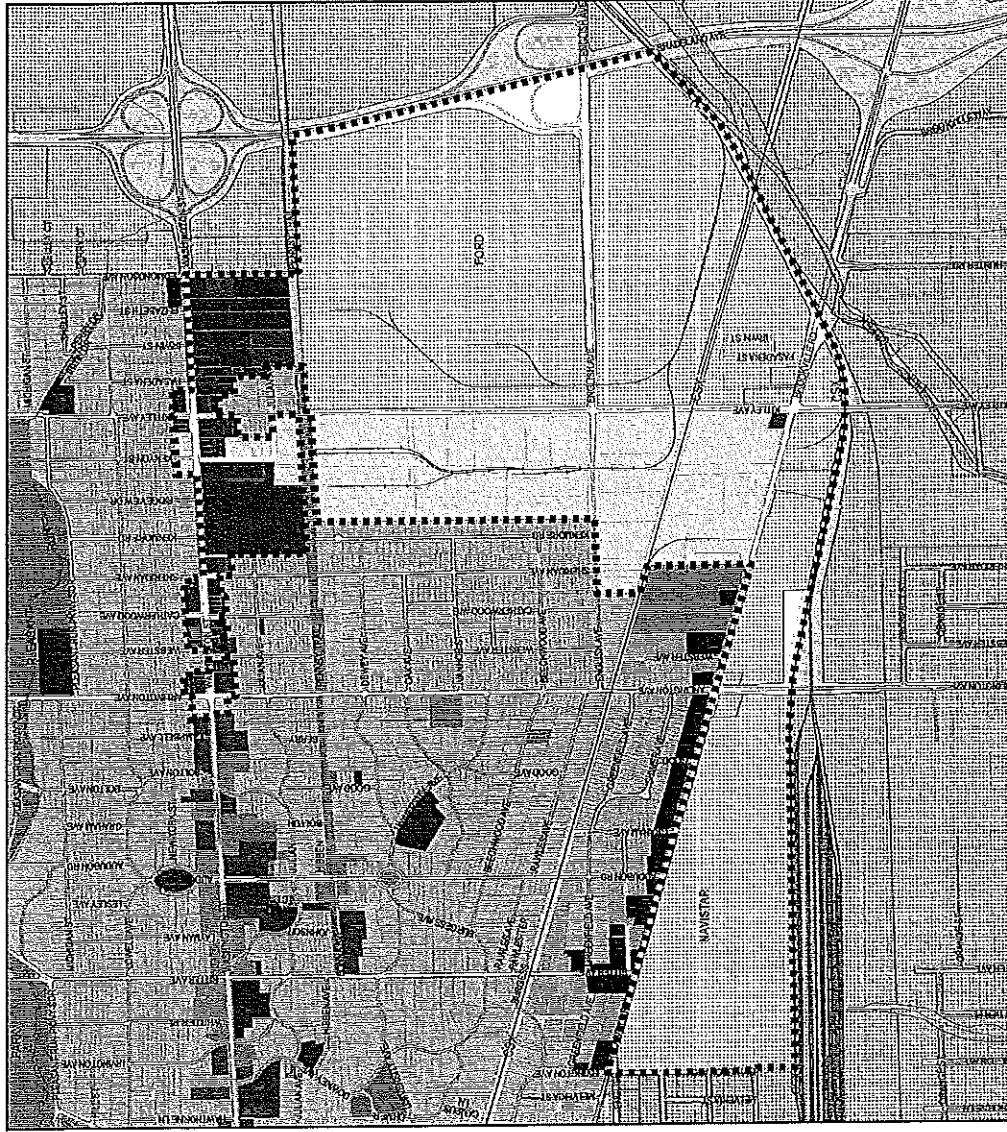


IRVINGTON NEIGHBORHOOD PLAN

Areas that had undergone small-area plans since 2008 were not included as part of the 2018 countywide land use plan update and use a different recommended land use classification system. This is because these communities underwent recent community engagement, and these plans generally reflect the changing real estate dynamic and market preferences since the Great Recession.

The northern and western portions of the EDA were included in the Irvington Neighborhood Plan (MDC, 2008).

Parcels along the western boundary of the EDA are classified for light industrial uses. Parcels along Washington St, with accessibility to the future Blue BRT Line, are generally classified for commercial uses.



ADDITIONAL PLANS

Additional plans and studies that cover area within the Brookville Road Industrial Corridor/Irvington Plaza EDA include:

- The **Irvington Historic Area Plan** (IHPC & MDC, 2006) establishes a framework for revitalizing Irvington in a way that retains the historic fabric of the area.
- The **Blue Line TOD Strategic Plan** (MDC, 2018) identified the potential of transit-oriented development districts. TODs are higher intensity development areas, often mixed-use, created around transit stations to take advantage of improved access. The Ridgeview Dr./Irvington Plaza bus rapid transit station is seen as a potential area for transit-oriented development.
- **Indy FastTrack** (DMD, 2014) recommends the reuse of the Ford property for an industrial/business park and reuse of the Navistar property for distribution and industrial uses.
- The **Irvington Innovation Zone Revitalization Master Plan** (a community-based study, 2011) contains recommendations for the area bounded by Emerson Ave., 21St., Post Rd., Raymond St., and Southeastern Ave. For the area of the proposed EDA, recommendations included a mixed-use redevelopment of Irvington Plaza (remodeled retail, new retail, and new apartments), an industrial/distribution park for the Ford site, renovation of the Navistar site (at the time of the IIZ study a business was planning on reusing the site), and widening and beautifying South Kitley Ave., English Ave., and Brookville Rd.

PROPOSED ACTIVITIES

In addition to the policies and guidelines outlined in the Comprehensive Plan for Indianapolis and Marion County, the following activities are planned or are likely necessary to support economic development.

1. **Public Infrastructure:** This may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects.
2. **Rezoning**
3. **Site Preparation Necessary for Economic Development**
4. **Environmental Remediation**
5. **Public Park or Public Facility Development**
6. **Establishment of Tax Increment Financing Districts**

ANTICIPATED PROJECTS

The following project could occur within the Economic Development Area:

- Acquisition of 6900 English Ave for redevelopment, reuse and/or public facilities.

ECONOMIC DEVELOPMENT AREA PROJECT & BUDGET

Table 2. Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area Budget

Development Activities	Budget (Estimated Total Project Cost)
Acquisition of 6900 English Ave	\$7.39 million (\$50,000 per acre for 147.81 acres)

ACQUISITION LIST

Address: 6900 English Ave

Parcel: 7003466

Owner: FORD MOTOR COMPANY

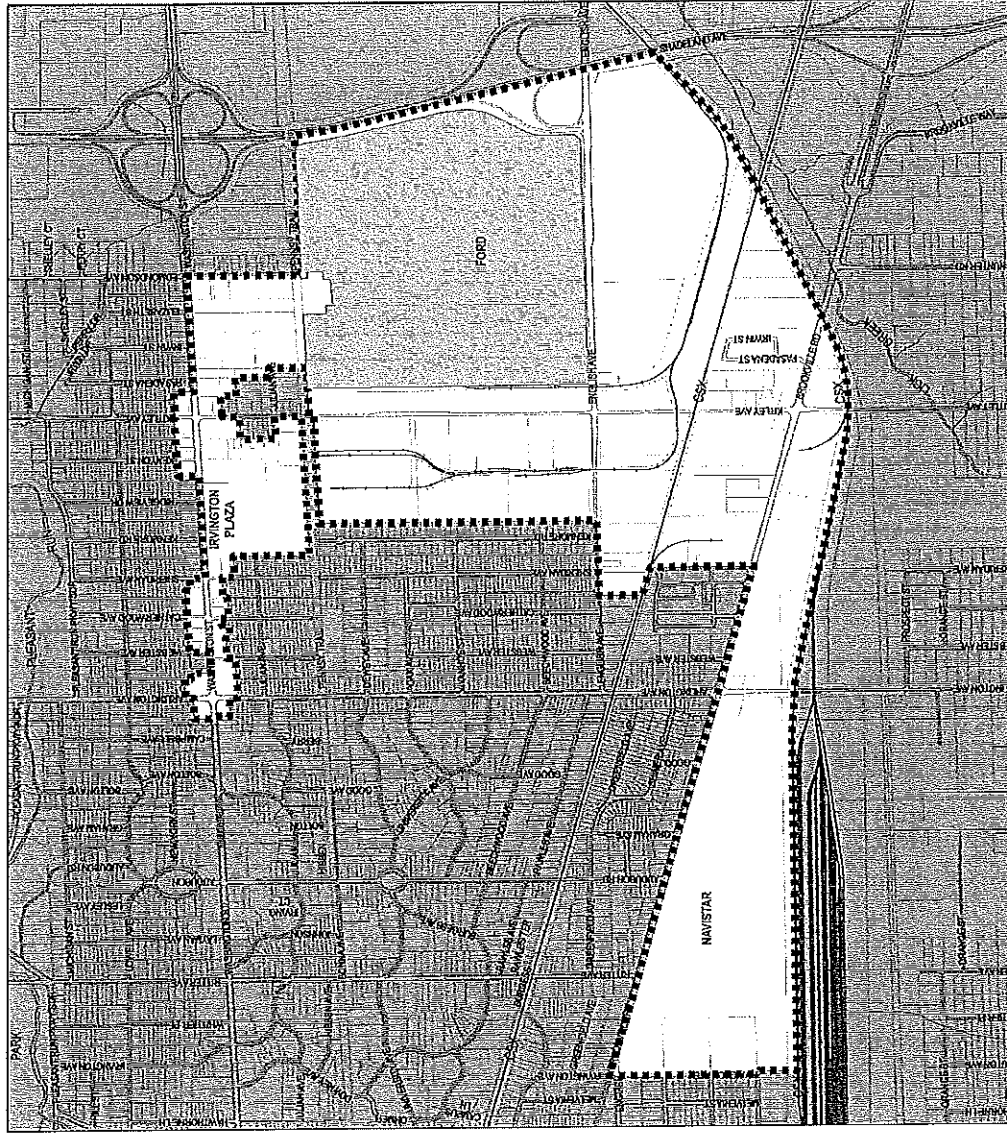


EXHIBIT G

**FIRST AMENDMENT TO
BROOKVILLE ROAD INDUSTRIAL CORRIDOR/IRVINGTON PLAZA ECONOMIC
DEVELOPMENT AREA PLAN**

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

The Economic Development Plan (the “Plan”) for the Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area (the “Area”) is hereby amended pursuant to the resolution of the Metropolitan Development Commission of Marion County, Indiana (the “Commission”), of which these amendments to the Plan (the “Plan Amendment”) are a part (the “Amendatory Resolution”) as follows:

Allocation Area

The Plan is hereby amended to include parcels therein in the Irvington – Brookville Allocation Area (the “TIF Area”), which TIF Area is as described in the Amendatory Resolution, included in the map and parcel list attached thereto as Exhibit D and Exhibit E, respectively. The TIF Area is being established pursuant to the Plan to facilitate the implementation of the Plan for the Area, as amended by this Plan Amendment.

Project Description

The “Irvington Project” includes public infrastructure, which may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects. Potential projects include townhomes, apartments, grocery, retail space, office/flex, site prep and a plaza. AOZI — Brookville Road Build I, LLC, an entity of Ambrose Property Group, is investing \$48,000,000 at the former Navistar plant at 5565 Brookville Road. The company’s investment includes two phases: the construction of a 585,000 square foot speculative industrial building with a second phase of an additional 616,000 square feet. The full 1,201,000 square foot project is expected to be completed by December 31, 2023. The total non-land cost of the Irvington Project is estimated at approximately \$90,000,000.

Effective Date

These amendments to the Plan shall take effect upon adoption by the Commission of its confirming resolution confirming the Amendatory Resolution. Any provisions of the Plan not amended hereby shall remain in full force and effect.

RESOLUTION NO. 2023-E-014

**CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE
NORTH MERIDIAN ECONOMIC DEVELOPMENT AREA**

WHEREAS, on December 7, 2022, 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. 2022-E-052 (the “Declaratory Resolution”), (i) declaring that the North Meridian 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) establishing an allocation area whose boundaries and certain 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 certain projects as further described in the Declaratory Resolution (collectively, the “Project”);

WHEREAS, on April 3, 2023, the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) approved the Declaratory Resolution pursuant to the Act;

WHEREAS, the Commission published notice on March 31, 2023, of the adoption and substance of the Declaratory Resolution in accordance with the Act and Indiana Code 5-3-1 which public notice also gave notice of a public hearing that was held on April 19, 2023, on 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 and creation 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 the Declaratory Resolution.

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 December 7, 2022, 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.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 19th day of April, 2023.

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

John J. Dillon III, President

Bruce Schumacher, Vice-Secretary

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.



**RESOLUTION NO. 2022-E-052
DECLARATORY RESOLUTION OF THE
METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA,
CREATING THE NORTH MERIDIAN ECONOMIC DEVELOPMENT
AND ALLOCATION AREAS**

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

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

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

WHEREAS, the Commission has caused to be prepared:

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

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

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

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

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

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

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

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

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

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

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

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

- (A) The lack of local public improvement necessary to achieve the level of quality of development described in the Economic Development Plan;
- (B) Existence of improvements or conditions that lower the value of the land below that of nearby land;
- (C) Multiple ownership of land; or
- (D) Other similar conditions, specifically, challenges resulting from existing private party easements and other land conditions.

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

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

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

Section 9. The current estimated costs to the Commission of implementing the Economic Development Plan will not exceed \$1,600,000,000.

Section 10. The Commission finds that the current assessed value for the Allocation Area is \$168,185,700 and the estimated annual tax increment revenue applicable to such property is \$1,740,000 based on projected plans at this time.

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

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

Section 13. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Economic Development Area. If at any time the Commission proposed to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

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

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

Section 15. The base assessment date of the Allocation Area shall be January 1, 2022.

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

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

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

- (A) The estimated economic benefit and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 10 of the Act at least ten (10) days before the date of the public hearing described in this resolution.

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

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

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

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

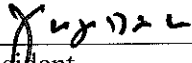
Section 23. The Commission further directs the presiding officer to submit this resolution to the City-County Council for its approval of the establishment of the Economic Development Area and Allocation Area.

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

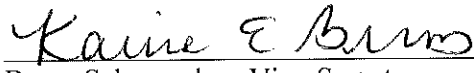
Section 25. This resolution shall be effective as of its date of adoption.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on December 7, 2022, 1:00 p.m. at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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



John J. Dillon III, President



~~Bruce Schumacher, Vice-Secretary~~
Karina Bruns, Acting Secretary

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

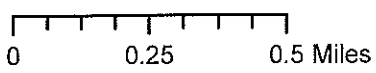
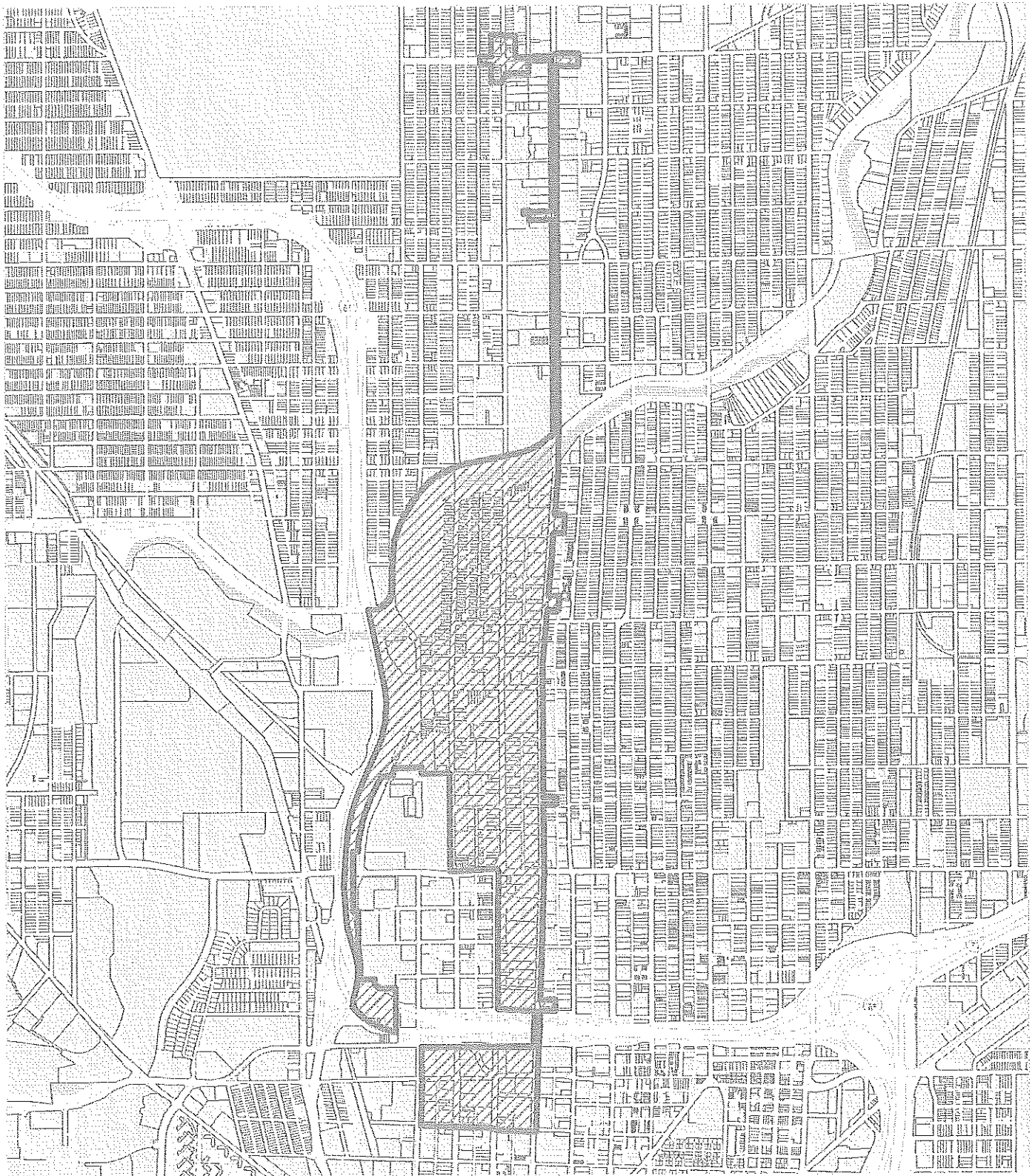
Scott A. Krapf
Frost Brown Todd LLC


This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLC, 201 N. Illinois Street, Suite 1900, Indianapolis, Indiana 46244-0961.

EXHIBIT A

NORTH MERIDIAN ECONOMIC DEVELOPMENT AREA MAP AND PARCELS

Proposed North Meridian EDA Boundary



 Proposed North Meridian EDA Boundary

Date: 10/21/2022
Version: 2.1

NORTH MERIDIAN EDA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1004799	49-11-01-175-002.000-101	INDIANA UNIVERSITY HEALTH INC ,ATTN: VICE PRESIDENT CORPORATE REAL ESTATE	950 MERIDIAN ST
1004155	49-06-23-109-135.000-101	CONTRAST REDEVELOPMENT III LLC	3354 ILLINOIS ST
1006222	49-06-35-133-004.000-101	INDIANA UNIVERSITY HEALTH INC	1633 CAPITOL AVE
1007060	49-06-36-162-046.000-101	MARION COUNTY CANCER,SOCIETY INC	1801 MERIDIAN ST
1007267	49-06-26-108-044.000-101	GILBERT, CRAIG D	2352 KENWOOD AVE
1007733	49-06-36-162-014.000-101	METROPOLITAN INDPLS BOARD,OF REALTORS INC	1912 MERIDIAN ST
1006824	49-11-02-171-001.000-101	NAPTOWN CAPITAL INVESTMENTS LLC	922 CAPITOL AVE
1003773	49-06-35-168-001.000-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1003504	49-06-36-152-011.000-101	SHELTON PROPERTIES INC	1314 MERIDIAN ST
1004002	49-06-35-132-005.000-101	MAC'S CONVENIENCE STORES,LLC,315 COMMONS MALL	2104 CAPITOL AVE
1003789	49-06-26-146-001.000-101	BROZAN, TONY T & PAMELA J BROZAN	59 FALL CREEK PKWY SDR
1003579	49-06-35-168-031.000-101	CLARIAN HEALTH PARTNERS INC	1715 HALL PL
1004085	49-06-26-140-041.000-101	BRONSON INVESTMENT LLC.	2342 CAPITOL AVE
1003062	49-06-26-115-011.000-101	MORAN, MARGARET F	2257 KENWOOD AVE
1003599	49-06-26-140-042.000-101	GIBSON, MICHAEL	2346 CAPITOL AVE
1003461	49-06-35-188-002.000-101	MM NORTH ILLINOIS LLC	2000 ILLINOIS ST
1004191	49-06-26-125-026.000-101	HAMILTON CENTER INC,620 8TH AV	2160 ILLINOIS ST
1004197	49-06-36-111-003.000-101	MID-STATES MINORITY SUPPLIER,DEVELOPMENT COUNCIL INC	2126 MERIDIAN ST
1005702	49-06-35-102-012.000-101	INDY MANAGEMENT GROUP INC,3127 PLAZA LLC	2060 ILLINOIS ST
1006003	49-06-26-140-005.000-101	RADFORD, LEONDRRA	2230 CAPITOL AVE
1005732	49-06-36-105-014.000-101	BVGB LLC	2110 MERIDIAN ST
1004647	49-06-26-140-008.000-101	ALLEN, STEPHEN J & KELLIE E	2218 CAPITOL AVE
1005821	49-11-02-171-004.000-101	916 NORTH CAPITOL AVENUE LLC	916 CAPITOL AVE
1005531	49-06-35-237-005.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1005534	49-06-35-237-002.000-101	SCF RC FUNDING IV LLC,ATTN: ZAKIR KHAN	2007 CAPITOL AVE
1005535	49-06-35-237-003.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1000983	49-06-36-162-006.000-101	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS,BLDG CORP LOCAL #481	1828 MERIDIAN ST
1002596	49-06-26-136-002.000-101	GLASCO, ROBERT LEWIS & MARY ELIZABETH	2239 KENWOOD AVE
1002514	49-11-02-226-040.000-101	0925 PROPERTIES LLC	168 09TH ST
1007807	49-06-26-108-063.000-101	WILLIAMS, VERA	2434 KENWOOD AVE
1008691	49-06-25-178-024.000-101	URBAN PARTNERS LLC	2152 MERIDIAN ST
1008237	49-06-36-162-013.000-101	METROPOLITAN INDPLS BOARD,OF REALTORS INC	1912 MERIDIAN ST
1008749	49-06-35-165-004.000-101	INDIANA UNIVERSITY HEALTH INC	2055 SENATE AVE
1008022	49-06-35-166-003.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1007492	49-06-26-140-020.000-101	CHURCH, UNIVERSAL APOSTOLIC FREE,CHURCH OF GOD	2338 CAPITOL AVE
1014593	49-06-26-172-017.000-101	WOODARD, CATHERINE	2214 KENWOOD AVE
1016458	49-06-35-161-008.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1014694	49-06-26-108-061.000-101	JONES, MARC	151 FALL CREEK PKWY SDR
1016407	49-06-26-196-001.000-101	BERRY, AIMEE A	2172 CAPITOL AVE
1015958	49-06-36-152-010.000-101	SCRIPPS MEDIA INC	1330 MERIDIAN ST
1015962	49-06-36-117-027.000-101	BANK ONE INDPLS NA,% IGG ORE	1630 MERIDIAN ST
1015963	49-06-36-117-026.000-101	BANK ONE INDPLS NA,% IGG ORE	1630 MERIDIAN ST
1015098	49-06-26-157-002.000-101	KENWOOD PLACE LOTS LLC,% JANINE BETSEY PRESIDENT,MERCHANTS AFFORDABLE HOUSING CORP	2202 ILLINOIS ST
1011969	49-06-26-172-014.000-101	FOX, DAVID	2226 KENWOOD AVE
1012485	49-06-36-203-012.000-101	VIDEO INDIANA INC,% WTHR TV CHANNEL 13	1000 MERIDIAN ST
1012336	49-06-23-109-108.000-101	SMITH, DEE ANNE	3342 ILLINOIS ST
1011844	49-06-35-166-004.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1012344	49-06-35-226-001.000-101	WHITE CASTLE SYSTEM INC	102 16TH ST
1013770	49-06-26-115-007.000-101	SAWYERS, DARIUS & ELIUTA TSEGAI	2253 KENWOOD AVE
1013823	49-06-26-157-004.000-101	KENWOOD PLACE LOTS LLC,% JANINE BETSEY PRESIDENT,MERCHANTS AFFORDABLE HOUSING CORP	2202 ILLINOIS ST
1014060	49-06-26-118-004.000-101	INDIANAPOLIS SURGERY CENTER LLC, % SANJAY MOHINDRA	2140 CAPITOL AVE
1008421	49-06-26-108-034.000-101	BAZILIO, RAYMAN	2357 CAPITOL AVE
1007965	49-06-24-126-013.000-101	HENRY, HELAINE K & ELFREDA M & ALFRED JR & EMMA JEAN	3431 ILLINOIS ST
1009006	49-06-35-187-002.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1008944	49-06-26-140-004.000-101	HALL, ROBERT E	2234 CAPITOL AVE
1008635	49-06-36-105-009.000-101	CITIZENS BY-PRODUCTS COAL,CO	2020 MERIDIAN ST
1007929	49-11-02-171-005.000-101	MTP STUTZ PROPCO LLC	918 CAPITOL AVE
1011337	49-06-24-123-031.000-101	CONTRAST REDEVELOPMENT II LLC,% LACY JOHNSON	3373 ILLINOIS ST
1011364	49-06-26-140-038.000-101	GARCIA CARRASCO, DAVID G	2358 CAPITOL AVE
1011639	49-06-36-152-016.000-101	SCRIPPS MEDIA INC	1325 ILLINOIS ST
1011710	49-06-26-108-012.000-101	NHESHALLA, CHRIS	2301 CAPITOL AVE
1011308	49-06-26-172-010.000-101	BOETTNER, ADAM R & CARRIE A	2244 KENWOOD AVE
1011192	49-06-25-178-020.000-101	NEAR NORTH DEVELOPMENT,CORP	2179 ILLINOIS ST
1011684	49-06-26-108-048.000-101	SWATHI HOSPITALITY CARMEL LLC	2438 ILLINOIS ST
1016038	49-06-36-152-030.000-101	AMERICAN RED CROSS	1510 MERIDIAN ST
1010531	49-06-26-108-038.000-101	COX, LUTHER L & ANNIE V	2341 CAPITOL AVE
1009819	49-06-23-113-011.000-101	STOVALL, ALPHONSO	3402 ILLINOIS ST
1010639	49-06-26-108-046.000-101	DAVIS, PAUL E.GUARDIAN OF CECIL W DAVIS	2346 KENWOOD AVE
1010082	49-06-26-172-015.000-101	BURTON, STEPHEN D & CORLISS J & JASPER M & PARIE J LIFE ESTATES	2224 KENWOOD AVE
1016657	49-06-25-178-027.000-101	MORKEN, MICHAEL E	2162 MERIDIAN ST
1017088	49-06-26-108-050.000-101	OWENS, JULIE D	2432 ILLINOIS ST
1017173	49-06-23-109-134.000-101	JOHNSON, LACY M	3350 ILLINOIS ST
1015615	49-06-26-163-012.000-101	SM MOORE REALTY II LLC	118 23RD ST
1015617	49-06-24-121-025.000-101	SUMMERLIN REALTY CO	3365 MERIDIAN ST
1022769	49-06-36-117-007.000-101	METROPOLITAN INDIANAPOLIS PUBLIC MEDIA INC	1627 ILLINOIS ST
1022313	49-06-26-172-021.000-101	POWELL, AMY A & JENNIFER ZYROMSKI	2245 CAPITOL AVE
1021598	49-06-26-140-014.000-101	HALL, BOB E	2238 CAPITOL AVE
1021163	49-06-26-108-020.000-101	SMITH, SCOTT ROYAL TRUSTEE,2310/2312 N KENWOOD AVENUE TRUST	2310 KENWOOD AVE
1022297	49-06-35-102-010.000-101	BURNS, KEITH W	135 21ST ST
1022635	49-06-35-166-005.000-101	INDIANA UNIVERSITY HEALTH INC	2015 SENATE AVE
1021174	49-06-26-172-019.000-101	HALL, ROBERT EUGENE	2246 KENWOOD AVE
1022142	49-06-26-115-006.000-101	TRIVEDI, ABHIJIT U & VEERA VALA	2249 KENWOOD AVE
1024080	49-06-26-121-001.000-101	JONES, DEWAYNE M	2225 KENWOOD AVE
1022983	49-06-26-163-024.000-101	4441 CORNELIUS AVE LLC	2355 KENWOOD AVE
1023903	49-06-36-162-015.000-101	SRT HOLDINGS LTD	1900 MERIDIAN ST
1020449	49-06-26-108-003.000-101	COX, LUTHER L & ANNIE V	2341 CAPITOL AVE
1020879	49-06-35-102-008.000-101	EDWARDS, LEON A & NOVELETTE	131 21ST ST

NORTH MERIDIAN EDA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1020880	49-06-35-102-009.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1021689	49-06-26-115-023.000-101	YOGI BASKETS LLC	2265 KENWOOD AVE
1020664	49-06-26-153-001.000-101	VINSON, KEVIN & SARAH BISHOP	2235 KENWOOD AVE
1023589	49-06-26-140-040.000-101	HOWARD, ANTON C	2354 CAPITOL AVE
1023590	49-06-26-140-034.000-101	JOHNSON, JASON E	2410 CAPITOL AVE
1023688	49-06-25-131-039.000-101	CG KATRIS LLC	2330 MERIDIAN ST
1022963	49-06-25-178-026.000-101	DAVIDSON, JUNE W	2156 MERIDIAN ST
1022960	49-06-35-187-004.000-101	NORTH CAPITOL HEALTH, CARE PROPERTIES LLC, ATTN NANCY ROSEN	2010 CAPITOL AVE
1022507	49-06-25-178-006.000-101	URBAN PARTNERS LLC	22 MC LEAN PL
1023370	49-06-25-134-029.000-101	J MEN PARTNERSHIP, ATTN ELLIOTT P DOCK	2464 MERIDIAN ST
1023739	49-06-26-108-031.000-101	CROOM, BRUCE L & SHERRI K	2409 CAPITOL AVE
1023403	49-06-35-246-182.000-101	KOOSHTARD PROPERTY V LLC, % US REALTY ADVISORS	1551 ILLINOIS ST
1017555	49-11-02-171-020.000-101	MTP STUTZ PROPCO LLC	217 10TH ST
1018161	49-06-24-126-003.000-101	DILRAJ INVESTMENTS LLC	3421 ILLINOIS ST
1017588	49-06-35-185-003.000-101	HUSKINS, TIMOTHY M TRUSTEE, UNDER THE TIMOTHY M HUSKINS LIVING TRUST, DATED 06/13/2017	1609 CAPITOL AVE
1017590	49-06-35-166-007.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1017595	49-06-35-185-002.000-101	HARDEES RESTAURANTS LLC, ATTN: TAX DEPT	144 16TH ST
1023966	49-06-24-121-021.000-101	IPS MULTI-SCHOOL BLDG, % INDIAN PUBLIC SCHOOLS, ATTN BUSINESS MANAGER	3330 PENNSYLVANIA ST
1020534	49-06-26-115-003.000-101	SCHNEIDER, DANIEL JOSEPH & KATE WESTRICK	2258 KENWOOD AVE
1019941	49-06-25-174-110.000-101	INDY-CHI OIL INC, % IBRAHIM ISA	2355 MERIDIAN ST
1020486	49-06-36-162-020.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1018881	49-06-36-162-005.000-101	CLARIAN HEALTH PARTNERS, INC, ATTN REAL ESTATE DEPT	1815 CAPITOL AVE
1015986	49-06-36-152-014.000-101	INDIANA UNIVERSITY HEALTH INC	1302 MERIDIAN ST
1020117	49-06-35-102-006.000-101	INDIANA UNIVERSITY HEALTH INC	123 21ST ST
1019057	49-06-25-131-006.000-101	SEABURY CHARTER LLC	2295 ILLINOIS ST
1018321	49-06-26-172-001.000-101	WANDS-WILLIAMS, DEVIN A & FELICIA F WILLIAMS	2237 CAPITOL AVE
1019005	49-11-02-171-021.000-101	GARTEN, WILLIAM P	901 SENATE AVE
1019014	49-06-25-178-017.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1018595	49-06-35-162-002.000-101	INDIANA UNIVERSITY HEALTH INC	1805 CAPITOL AVE
1026275	49-06-36-162-012.000-101	1800 ASSOCIATES	1801 ILLINOIS ST
1016748	49-06-36-162-004.000-101	1812 ASSOCIATES, % ROBERT L MONTGOMERY	1812 MERIDIAN ST
1025551	49-06-26-163-004.000-101	THOMPSON, RAYLAND E & CHELSEA C FORD	2329 KENWOOD AVE
1025241	49-06-26-108-013.000-101	GOULD, RYAN S & GORANSON, KENDRA K	2338 KENWOOD AVE
1031243	49-06-25-178-003.000-101	ILLINOIS STREET SELF STORAGE LLC	25 MC LEAN PL
1031123	49-06-36-117-020.000-101	METROPOLITAN INDIANAPOLIS PUBLIC MEDIA INC	1630 MERIDIAN ST
1031359	49-06-26-172-011.000-101	ENGELSPON PROPERTIES	2240 KENWOOD AVE
1031309	49-06-35-168-008.000-101	REDEVELOP INDY LLC S	1629 HALL PL
1030730	49-06-26-158-005.000-101	INDIANA UNIVERSITY HEALTH INC, ATTN REAL ESTATE DEPT	2140 BOULEVARD PL
1031269	49-06-26-163-002.000-101	SCHALL, JASON	2337 KENWOOD AVE
1033004	49-06-35-166-007.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1032645	49-06-26-115-022.000-101	MORAN, MARGARET	2257 KENWOOD AVE
1032891	49-06-36-162-021.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1033143	49-06-35-237-004.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1033031	49-06-26-108-058.000-101	RAPINCHUK, DANIEL	2407 KENWOOD AVE
1033191	49-06-35-168-051.000-101	CLARIAN HEALTH PARTNERS INC, ATTN REAL ESTATE DEPT	1744 ILLINOIS ST
1033037	49-06-26-172-020.000-101	HALL, ROBERT	2250 KENWOOD AVE
1033038	49-06-26-172-004.000-101	E&A PROPERTIES LLC, % KELLIS WOOLRIDGE	2225 CAPITOL AVE
1033342	49-06-26-140-039.000-101	HOWARD, ANTON C	2354 CAPITOL AVE
1033343	49-06-35-187-006.000-101	NORTH CAPITOL HEALTH, CARE PROPERTIES LLC, ATTN NANCY ROSEN	2010 CAPITOL AVE
1030565	49-06-26-140-019.000-101	MARTY, WILLIAM & ADILYN	2262 CAPITOL AVE
1030251	49-06-36-162-016.000-101	MANSOORI, MOHAMAD	1840 MERIDIAN ST
1030303	49-06-26-108-056.000-101	NEAL, SANJIV	2417 KENWOOD AVE
1032946	49-06-26-140-027.000-101	BENTLEY, CHRISTINE M & SANDRA J GOLDER	2310 CAPITOL AVE
1032346	49-06-35-168-042.000-101	CLARIAN HEALTH PARTNERS INC, ATTN REAL ESTATE DEPT	1720 ILLINOIS ST
1019284	49-06-35-168-041.000-101	HEALTH & HOSPITAL CORPORATION, OF MARION COUNTY, ATTN CFO	1700 ILLINOIS ST
1033363	49-06-36-105-005.000-101	HEALTH AND HOSPITAL, CORPORATION OF MARION, COUNTY INDIANA	40 21ST ST
1026507	49-06-25-134-023.000-101	MERIDIAN MEDICAL BUILDING LLC	2450 MERIDIAN ST
1026152	49-06-25-131-050.000-101	2402 N MERIDIAN LLC	2402 MERIDIAN ST
1027012	49-06-36-152-029.000-101	ONTARIO 16TH LLC, % WALGREEN'S #10973 RE TAX DEPT	1530 MERIDIAN ST
1026331	49-11-02-252-001.000-101	CLARIAN HEALTH PARTNERS INC	950 MERIDIAN ST
1026950	49-06-26-140-001.000-101	TRITTIPO, JOHN & SARA LOVE	2188 CAPITOL AVE
1029245	49-06-35-102-004.000-101	INDIANA UNIVERSITY HEALTH INC	117 21ST ST
1029246	49-06-35-102-005.000-101	DEBAS, GHEREZGHIER T & NIGISTI Z	113 21ST ST
1029729	49-06-25-131-002.000-101	CHICAGO LIFE IMAGE LLC	2275 ILLINOIS ST
1028365	49-06-36-152-005.000-101	SCRIPPS MEDIA INC	1349 ILLINOIS ST
1028318	49-06-26-115-013.000-101	MORAN, KAREEM & LALIKA LUMMUMBA	2262 KENWOOD AVE
1028607	49-06-26-118-001.000-101	THOMAS, BOOKER	2161 BOULEVARD PL
1028428	49-06-35-246-147.000-101	CLARIAN HEALTH PARTNERS INC, D/B/A INDIANA UNIVERSITY HEALTH, PARTNERS INC	1002 ILLINOIS ST
1028778	49-06-26-108-014.000-101	AVSO LLC	2334 KENWOOD AVE
1027087	49-06-36-105-015.000-101	ST JAMES APARTMENTS LLC, % CARL VAN ROOY	2102 MERIDIAN ST
1028182	49-06-26-140-033.000-101	NEAR NORTH DEVELOPMENT CORPORATION	2414 CAPITOL AVE
1028183	49-06-26-140-032.000-101	NEAR NORTH DEVELOPMENT CORPORATION	2414 CAPITOL AVE
1027096	49-06-35-246-155.000-101	CLARIAN HEALTH PARTNERS INC, D/B/A INDIANA UNIVERSITY HEALTH, PARTNERS INC	110 10TH ST
1026778	49-06-35-246-001.000-101	CLARIAN HEALTH PARTNERS INC, D/B/A INDIANA UNIVERSITY HEALTH, PARTNERS INC	915 CAPITOL AVE
1026779	49-06-36-152-020.000-101	INDIANA UNIVERSITY HEALTH INC	1214 MERIDIAN ST
1028501	49-06-25-178-021.000-101	ROYAL REALTY LLC	11 22ND ST
1028697	49-06-35-102-002.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1028177	49-06-26-125-020.000-101	JODARSKI, TODD	2161 CAPITOL AVE
1027980	49-06-36-152-026.000-101	16TH STREET APARTMENTS LLC	21 16TH ST
1034818	49-06-26-140-024.000-101	HAWKINS, JESSICA & GERON	2324 CAPITOL AVE
1034121	49-06-26-140-026.000-101	ROBINSON, EDWARD L	2314 CAPITOL AVE
1034138	49-06-25-178-014.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1034541	49-06-35-168-012.000-101	HARDEES RESTAURANTS LLC, ATTN: TAX DEPT	144 16TH ST
1034789	49-06-35-246-205.001-101	SCRIPPS MEDIA INC	1307 ILLINOIS ST
1033767	49-06-26-108-015.000-101	SCHROEDER, DAVID	2330 KENWOOD AVE
1034019	49-06-25-165-020.000-101	FAMILIES FIRST PROPERTIES LLC	2240 MERIDIAN ST
1035015	49-06-26-163-032.000-101	KENWOOD PLACE II INC, % TRIANGLE ASSOCIATES, INC	2348 ILLINOIS ST

NORTH MERIDIAN EDA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1035029	49-06-26-140-006.000-101	GRAY, HENRY L	2226 CAPITOL AVE
1039547	49-06-26-115-004.000-101	BEASLEY, GREGORY SCOTT	2254 KENWOOD AVE
1039559	49-06-35-168-034.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1715 HALL PL
1042432	49-11-02-171-009.000-101	CAPITOL STREET PROPERTIES,LLC	902 CAPITOL AVE
1042211	49-06-35-180-001.000-101	BARTH ELECTRIC CO INC	1934 ILLINOIS ST
1042092	49-06-26-140-009.000-101	ALLEN, STEPHEN J & KELLIE E	2218 CAPITOL AVE
1042072	49-06-26-108-033.000-101	BAZILLO, RAYMAN	2357 CAPITOL AVE
1038978	49-06-26-140-007.000-101	ALLEN, STEPHEN J & KELLIE E	2218 CAPITOL AVE
1038772	49-06-35-106-004.000-101	CLARIAN HEALTH PARTNERS,INC	116 21ST ST
1042070	49-06-26-140-021.000-101	INDPLS, CITY OF DEPARTMENT OF,PARKS & RECREATION	2334 CAPITOL AVE
1038709	49-06-35-168-009.000-101	HEALTH & HOSPITAL CORPORATION,OF MARION COUNTY	1715 HALL PL
1040235	49-06-26-108-004.000-101	HOLLOWAY, MARIANITA	2333 CAPITOL AVE
1040246	49-06-26-163-005.000-101	CARRUTHERS, TONNIE	2325 KENWOOD AVE
1040732	49-06-26-172-005.000-101	CRUZ, IRIS D	2221 CAPITOL AVE
1041337	49-06-26-140-035.000-101	CARTER, DELILA LAKIESA	2406 CAPITOL AVE
1041061	49-06-26-108-002.000-101	KONRATH, SARAH	154 23RD ST
1040822	49-06-35-133-002.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1034859	49-06-26-118-010.000-101	CHURCH, ORIGINAL OF GOD	2150 CAPITOL AVE
1035207	49-06-26-140-010.000-101	ALLEN, STEPHEN J & KELLIE E ALLEN	2210 CAPITOL AVE
1034703	49-06-26-108-001.000-101	NIESHALLA, CHRIS	2301 CAPITOL AVE
1034471	49-06-26-140-003.000-101	WAITE, CURTIS L	2242 CAPITOL AVE
1035658	49-06-26-115-018.000-101	TYLER, PATRICE A	117 23RD ST
1035659	49-06-26-115-021.000-101	KENWOOD PLACE I INC,ATTN MICHAEL F PETRIE	2262 ILLINOIS ST
1037384	49-06-35-246-013.000-101	VIDEO INDIANA INC,% WTHR TV CHANNEL 13	1000 MERIDIAN ST
1037255	49-06-35-246-003.000-101	CAC 1440 LLC,%CIRCLE AREA COMMUNITY DEVELOPMENT,CORPORATION	1449 ILLINOIS ST
1038083	49-06-26-163-008.000-101	HALL, CAROLYN J	2315 KENWOOD AVE
1037830	49-06-25-165-022.000-101	URBAN PARTNERS LLC	2250 MERIDIAN ST
1037438	49-06-26-108-037.000-101	GOURMU, MULUGETA	2345 CAPITOL AVE
1038189	49-06-26-108-005.000-101	PETERSON, DARRIEUX D & DONN R	2329 CAPITOL AVE
1038018	49-06-36-162-003.000-101	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS,BLDG CORP LOCAL #481	1828 MERIDIAN ST
1036454	49-06-35-116-004.000-101	LIBERTY HEALTH VENTURES LLC	1935 CAPITOL AVE
1036234	49-06-35-166-006.000-101	INDIANA UNIVERSITY HEALTH INC.	1801 SENATE BLVD
1036741	49-06-26-115-016.000-101	SNEAD, DINO L	2259 CAPITOL AVE
1043260	49-06-35-116-002.000-101	UNIFORM HOUSE INC, THE	1927 CAPITOL AVE
1043261	49-06-35-116-001.000-101	UNIFORM HOUSE INC, THE	1927 CAPITOL AVE
1043011	49-06-26-125-022.000-101	HOOT ENTERPRISES INC	2153 CAPITOL AVE
1049173	49-06-26-140-043.000-101	WILLIAMS, JOHN PAUL	2430 CAPITOL AVE
1049175	49-06-26-196-005.000-101	INDPLS, CITY OF,CITY-COUNTY BLDG	2432 CAPITOL AVE
1048592	49-11-01-175-005.000-101	BUCKINGHAM 941 LLC	930 MERIDIAN ST
1048125	49-06-26-108-023.000-101	LESTER, SHARON L	2426 KENWOOD AVE
1049148	49-06-25-178-010.000-101	REDLINE HOLDINGS II LLC	2163 ILLINOIS ST
1051372	49-06-36-152-009.000-101	SCRIPPS MEDIA INC	1327 ILLINOIS ST
1037459	49-06-35-168-039.000-101	HEALTH & HOSPITAL,CORPORATION OF MARION,COUNTY	1700 ILLINOIS ST
1049174	49-06-26-196-004.000-101	INDPLS, CITY OF DEPARTMENT OF,PARKS & RECREATION	2432 CAPITOL AVE
1051790	49-06-35-168-007.000-101	INDIANA UNIVERSITY HEALTH INC	102 16TH ST
1047656	49-11-02-226-009.000-101	CLARIAN HEALTH PARTNERS INC,D/B/A INDIANA UNIVERSITY HEALTH,PARTNERS INC	915 CAPITOL AVE
1048708	49-06-35-166-008.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1048083	49-06-35-144-002.000-101	DAVIS, GUY F	2123 BOULEVARD PL
1047835	49-06-36-152-008.000-101	SCRIPPS MEDIA INC	1329 ILLINOIS ST
1047356	49-06-26-140-023.000-101	DARREN, ZAKIYYAH	2328 CAPITOL AVE
1047443	49-06-35-168-032.000-101	CLARIAN HEALTH PARTNERS INC	1715 HALL PL
1047571	49-06-35-185-001.000-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1048192	49-06-26-128-008.000-101	INDIANA UNIVERSITY HEALTH INC	2131 BOULEVARD PL
1048997	49-06-26-115-012.000-101	GYAMERAH, GYAMFUA	2257 CAPITOL AVE
1048998	49-06-26-196-002.000-101	TRITTIPO, JOHN E & SARAH J LOVE	2176 CAPITOL AVE
1048275	49-06-26-108-021.000-101	WASHINGTON, MARGO L	2306 KENWOOD AVE
1050635	49-06-26-125-030.000-101	JACKSON, WILBUR D & ALICE M	2170 ILLINOIS ST
1050637	49-06-26-125-005.000-101	SG MANAGEMENT LLC	145 22ND ST
1049313	49-06-25-165-004.000-101	WORLD WIDE MOTORS INC	2237 ILLINOIS ST
1043563	49-06-26-125-024.000-101	INDIANA UNIVERSITY HEALTH INC	150 FOSTERS PL
1042825	49-06-26-172-016.000-101	CENTOFANTE, JOHN M & MONA LISA	2220 KENWOOD AVE
1044614	49-06-36-162-025.000-101	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS,BLDG CORP LOCAL #481	1828 MERIDIAN ST
1045891	49-06-36-152-042.000-101	INDIANA UNIVERSITY HEALTH INC	1201 MERIDIAN ST
1047739	49-06-23-122-029.000-101	HENDERSON DEVELOPMENT LLC	3432 ILLINOIS ST
1044792	49-06-36-117-033.000-101	HEALTH SCIENCES DISTRICT PARTNERS LLC	1776 MERIDIAN ST
1045146	49-06-26-140-017.000-101	CLARK FINANCIAL SOLUTIONS	2250 CAPITOL AVE
1044756	49-11-02-172-001.000-101	TURNVEREIN ASSOCIATES LLC	902 MERIDIAN ST
1045014	49-11-02-172-002.000-101	800 MERIDIAN HOUSING PARTNERS LLC	901 ILLINOIS ST
1045748	49-06-35-247-003.000-101	CLARIAN HEALTH PARTNERS,INC,ATTN REAL ESTATE DEPT	134 21ST ST
1045696	49-06-24-126-002.000-101	DILRAJ INVESTMENTS LLC	3415 ILLINOIS ST
1045348	49-06-35-187-003.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1044860	49-06-36-117-006.000-101	BANK ONE INDPLS NA,% IGG ORE	20 16TH ST
1051895	49-06-35-107-004.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	1828 ILLINOIS ST
1052122	49-06-26-108-025.000-101	REAL ESTATE NOTES LLC	2419 CAPITOL AVE
1052183	49-06-26-186-001.000-101	HUNTER, KATIE L	2446 ILLINOIS ST
1053553	49-06-26-172-006.000-101	HALL OF FAMERS REALTY GROUP LLC	2217 CAPITOL AVE
1052547	49-11-02-171-010.000-101	CAPITOL STREET PROPERTIES,LLC	902 CAPITOL AVE
1052073	49-06-25-178-018.000-101	SLOAN CONNECTION LLC	2176 MERIDIAN ST
1052553	49-06-25-134-034.000-101	MERIDIAN MEDICAL BUILDING LLC	2480 MERIDIAN ST
1052157	49-06-26-108-042.000-101	WARNER, PATRICIA	2358 KENWOOD AVE
1052160	49-11-02-226-015.000-101	INTELLIGENT ENVIRONMENTAL LEASING LLC	909 CAPITOL AVE
1051959	49-06-26-108-057.000-101	2409 NORTH KENWOOD AVENUE LAND TRUST	2411 KENWOOD AVE
1058030	49-06-35-103-002.000-101	TAVEL, ROBERT & AVIVA	2007 CAPITOL AVE
1057808	49-06-26-156-003.000-101	DANIELS, VERNITA L	2431 KENWOOD AVE
1057809	49-06-26-108-028.000-101	MUHAMMAD, KOBIE M & KAHILA J MUHAMMAD	2412 KENWOOD AVE
1057810	49-06-26-108-019.000-101	TERZAGHI, NESTOR	2214 KENWOOD AVE
1057811	49-06-26-108-052.000-101	OWENS, JULIE D	2426 ILLINOIS ST

NORTH MERIDIAN EDA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1057553	49-06-25-131-010.000-101	PHALEN LEADERSHIP ACADEMIES INDIANA INC,D/B/A GEORGE AND VERONICA PHALEN, LEADERSHIP ACADEMY	2323 ILLINOIS ST
1057390	49-06-26-108-024.000-101	BRONSON INVESTMENT LLC	2421 CAPITOL AVE
1057827	49-06-26-172-013.000-101	SHARP, DAVID N	2330 KENWOOD AVE
1057828	49-06-26-172-012.000-101	WALKER, CINDY M & TYRONE GEORGE	2234 KENWOOD AVE
1052754	49-06-35-168-019.000-101	HEALTH & HOSPITAL CORPORATION, OF MARION COUNTY	1715 HALL PL
1059916	49-06-26-136-001.000-101	SKIBA, TOMASZ R	2243 KENWOOD AVE
1059811	49-06-36-117-012.000-101	1712 PARTNERS LLC,% MAGNA PROPERTIES INC	1719 ILLINOIS ST
1060646	49-06-26-108-027.000-101	ROTAN, ANTHONY & JESUS MARROQUIN	2418 KENWOOD AVE
1056717	49-06-36-152-006.000-101	CHEATHUM, ELBERT & JOHN CALDWELL & JOHN MOORE & SAMMIE L TRUSTEES OF OIL,CHEMICAL & ATOMIC WORKERS	1345 ILLINOIS ST
1057096	49-06-26-115-014.000-101	GRIFFIN, JOE L SR	153 23RD ST
1057115	49-06-36-117-011.000-101	1712 PARTNERS LLC,% MAGNA PROPERTIES INC	1717 ILLINOIS ST
1055792	49-06-26-163-026.000-101	KONG, DANIEL	2341 KENWOOD AVE
1056906	49-06-26-108-045.000-101	MAPLETON FALL CREEK DEVELOPMENT,CORPORATION	2344 KENWOOD AVE
1055564	49-06-26-118-008.000-101	CHURCH, ORIGINAL CHURCH OF GOD	2164 CAPITOL AVE
1058921	49-06-26-157-005.000-101	XU, FAN	2202 ILLINOIS ST
1059164	49-06-26-108-036.000-101	VONG, KIEM	2349 CAPITOL AVE
1059777	49-06-26-163-027.000-101	HALEFA, NUR I	2345 KENWOOD AVE
1059778	49-06-26-163-006.000-101	WILBON PROPERTIES IN2 LLC	2321 KENWOOD AVE
1058558	49-06-26-163-001.000-101	ISAIA, TAMARA T	2301 KENWOOD AVE
1057186	49-06-36-162-002.000-101	1812 ASSOCIATES,% ROBERT L MONTGOMERY	1812 MERIDIAN ST
1058503	49-06-35-185-009.000-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1058504	49-06-35-185-005.000-101	JOSEPH, MICHAEL J TRUSTEE,MARK J JOSEPH TRUST B	1609 CAPITOL AVE
1058740	49-06-26-108-010.000-101	FRIENDS OF FEDERATION,PLACE LP	2309 CAPITOL AVE
1059177	49-06-26-172-003.000-101	CRUZ, IRIS	2231 CAPITOL AVE
1058585	49-06-26-125-021.000-101	JODARSKI, TODD	2161 CAPITOL AVE
1053044	49-06-26-108-064.000-101	ORTIZ-SAEZ, ANTONIO	2430 KENWOOD AVE
1052936	49-06-23-109-107.000-101	JOHNSON, LACY M	3342 ILLINOIS ST
1055261	49-06-36-117-017.000-101	HEALTH SCIENCES DISTRICT PARTNERS LLC	1741 ILLINOIS ST
1054466	49-06-35-107-001.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	1828 ILLINOIS ST
1053703	49-06-26-108-049.000-101	SWATHI HOSPITALITY CARMEL LLC	2434 ILLINOIS ST
1055008	49-06-25-178-015.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1055240	49-06-26-108-041.000-101	KING, DANNY JOE	2401 CAPITOL AVE
1055429	49-06-35-168-043.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1726 ILLINOIS ST
1054148	49-06-26-118-007.000-101	FARMER, TODD	2166 CAPITOL AVE
1054388	49-06-26-157-003.000-101	KENWOOD PLACE LOTS LLC,% JANINE BETSEY PRESIDENT,MERCHANTS AFFORDABLE HOUSING CORP	2202 ILLINOIS ST
1055395	49-06-26-108-051.000-101	CRUZ, IRIS D	2422 ILLINOIS ST
1061416	49-06-26-164-001.000-101	SANTAROSSA, ERIC	2210 KENWOOD AVE
1052875	49-06-26-108-022.000-101	KESSILVAS, HABIB	2302 KENWOOD AVE
1060296	49-06-26-140-012.000-101	RANSOM, ROBERT F	2202 CAPITOL AVE
1060297	49-06-26-140-013.000-101	RANSOM, ROBERT F	2202 CAPITOL AVE
1060323	49-06-25-134-033.000-101	INDPLS-MARION COUNTY,PUBLIC LIBRARY	2450 MERIDIAN ST
1067007	49-06-26-140-022.000-101	GANTZ REALTY	2330 CAPITOL AVE
1066454	49-06-35-245-011.000-101	ROMAN CATHOLIC,ARCHDIOCESE OF INDPLS,PROPERTIES INC	1435 ILLINOIS ST
1066798	49-11-02-171-003.000-101	916 NORTH CAPITOL AVENUE LLC	916 CAPITOL AVE
1068280	49-06-23-124-023.000-101	HENDERSON DEVELOPMENT LLC	3404 ILLINOIS ST
1067842	49-06-26-156-007.000-101	SAEZ, ANTONIO ORTIZ	137 FALL CREEK PKWY SDR
1068070	49-06-36-162-019.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1068895	49-06-35-168-033.000-101	CLARIAN HEALTH PARTNERS INC	1715 HALL PL
1068300	49-06-36-162-018.000-101	METROPOLITAN INDPLS BOARD,OF REALTORS INC	1912 MERIDIAN ST
1065807	49-06-26-108-054.000-101	SCHNEIDER, LYNN & ERIK MCGILL 1/1R/S	2421 KENWOOD AVE
1066533	49-06-35-246-145.000-101	MTP STUTZ PROPCO LLC	1019 CAPITOL AVE
1065322	49-06-26-163-023.000-101	CABRERA, ANTONIA ALEJANDRA OLIVARES	2359 KENWOOD AVE
1065330	49-06-26-108-040.000-101	BARTNIK, CAITLIN N & DAKOTA F WAPPES	2402 KENWOOD AVE
1065931	49-06-26-108-055.000-101	ORTIZ-SAEZ, ANTONIO	126 24TH ST
1064954	49-06-26-163-009.000-101	HALL, CAROLYN J	2309 KENWOOD AVE
1065624	49-06-35-185-008.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1065625	49-06-35-185-006.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1065225	49-06-26-108-018.000-101	VILLALOBOS, VICTOR	2318 KENWOOD AVE
1068426	49-06-35-168-011.000-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1066645	49-06-36-152-001.000-101	SCRIPPS MEDIA INC	1351 ILLINOIS ST
1067687	49-06-26-115-002.000-101	HOWARD, KEVIN T & TAMARA C	2253 CAPITOL AVE
1066653	49-06-23-129-001.000-101	DILRAJ INVESTMENTS LLC	3401 ILLINOIS ST
1068417	49-06-35-144-007.000-101	PARTNERS IN HOUSING ST GEORGE LLC	2101 BOULEVARD PL
1066659	49-06-35-102-001.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1067444	49-11-02-226-038.000-101	901 CAPITOL LLC	901 CAPITOL AVE
1067460	49-06-35-145-001.000-101	INDIANA UNIVERSITY HEALTH INC	2055 CAPITOL AVE
1066683	49-06-35-102-007.000-101	INDIANA UNIVERSITY HEALTH INC	127 21ST ST
1068487	49-06-26-108-039.000-101	BURTON, CORLUSS	2341 CAPITOL AVE
1062106	49-06-25-134-005.000-101	BROZAN, TONY T & PAMELA J BROZAN	55 FALL CREEK PKWY NDR
1062291	49-06-25-165-018.000-101	REDLINE HOLDINGS V LLC	2229 MERIDIAN ST
1062779	49-11-02-226-041.000-101	0925 PROPERTIES LLC	168 09TH ST
1063932	49-06-36-162-026.000-101	CCB REAL ESTATE LLC	1830 MERIDIAN ST
1064245	49-06-36-162-011.000-101	HE MOB III LLC	1839 ILLINOIS ST
1063346	49-06-35-246-149.000-101	CLARIAN HEALTH PARTNERS INC,D/B/A INDIANA UNIVERSITY HEALTH, PARTNERS INC	148 10TH ST
1063672	49-06-26-172-002.000-101	ROPER, ALEXANDRA M & GERALD J ROPER & TERRI L ROPER	2233 CAPITOL AVE
1062972	49-06-36-162-028.000-101	SRT HOLDINGS LTD	1900 MERIDIAN ST
1062876	49-06-35-132-011.000-101	INDIANA UNIVERSITY HEALTH INC	2101 CAPITOL AVE
1063600	49-06-26-140-011.000-101	BURNS, SHANE S & JENNIFER L	2206 CAPITOL AVE
1062995	49-06-26-115-017.000-101	TEG PROPERTIES INC	155 23RD ST
1062847	49-06-25-178-031.000-101	CGLLINS PROPERTIES LLC	2176 MERIDIAN ST
1067731	49-06-26-172-007.000-101	CWA AUTHORITY INC	2215 CAPITOL AVE
1062107	49-06-25-134-004.000-101	INDPLS-MARION COUNTY,PUBLIC LIBRARY	2450 MERIDIAN ST
1062610	49-06-36-162-031.000-101	METROPOLITAN INDPLS BOARD,OF REALTORS INC	1912 MERIDIAN ST
1063481	49-06-26-164-007.000-101	CWA AUTHORITY INC	150 22ND ST
1062939	49-06-26-163-025.000-101	4108 CARROLLTON LLC	2349 KENWOOD AVE
1063483	49-06-26-164-004.000-101	CWA AUTHORITY INC	146 22ND ST
1069847	49-06-35-168-006.000-101	CLARIAN HEALTH PARTNERS,INC	102 16TH ST

NORTH MERIDIAN EDA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1068825	49-06-26-125-012.000-101	HOOT ENTERPRISES INC	115 22ND ST
1068560	49-06-26-108-030.000-101	CRDOM, BRUCE L &,SHERRI K CROOM	2419 CAPITOL AVE
1068779	49-06-26-156-005.000-101	JOHNSON, SHALLIE &,ANNIE VEACHEL	2454 ILLINOIS ST
1068561	49-06-26-108-029.000-101	GOURRIU, MULUGETA &,ELSA TESFAMICHAEL	2406 KENWOOD AVE
1069764	49-06-26-140-002.000-101	TRITTIFO, JOHN &,SARA LOVE	2188 CAPITOL AVE
1076004	49-06-26-125-002.000-101	JODARSKI, TODD	2161 CAPITOL AVE
1075473	49-06-26-156-008.000-101	WILSON, WILLIAM L,LIFE ESTATE & BETTY TAYLOR &,GEORGE HADLEY	2439 KENWOOD AVE
1075529	49-06-36-109-010.000-101	INDIANA UNIVERSITY HEALTH INC	1209 MERIDIAN ST
1077198	49-06-26-172-018.000-101	OSBORNE, MARION E &,BRIAN C & ARLENE BAILEY	2241 CAPITOL AVE
1077144	49-06-35-166-014.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1077288	49-06-35-144-001.000-101	DAVIS, GUY F	2127 BOULEVARD PL
1077839	49-06-26-140-015.000-101	LANGSTON, MARIA O &,STEPHANY M	2246 CAPITOL AVE
1077840	49-06-26-140-018.000-101	HASENSTAB, MARY C	2258 CAPITOL AVE
1077290	49-06-26-128-001.000-101	LAKE REGION CONFERENCE OF,SEVENTH DAY ADVENTIST,% CAPITOL CITY SDA CHURCH	2143 BOULEVARD PL
1075568	49-06-25-134-016.000-101	CUMBERLAND, BRIAN CRAIG	37 FALL CREEK PKWY SDR
1074600	49-06-26-164-003.000-101	CENTOFANTE, JOHN M &,MONA LISA	2202 KENWOOD AVE
1073915	49-06-26-108-047.000-101	LENTIL LAND HOLDINGS LLC	2442 ILLINOIS ST
1073315	49-06-26-163-021.000-101	KENWOOD PLACE I INC,ATTN MICHAEL F PETRIE	104 23RD ST
1073769	49-06-26-118-003.000-101	ROBERTS, EVERETT LEE	2157 BOULEVARD PL
1073273	49-11-02-172-003.000-101	921 923 N ILLINOIS LLC	921 ILLINOIS ST
1073274	49-11-02-254-001.000-101	921-923 N ILLINOIS LLC	921 ILLINOIS ST
1073275	49-11-02-254-002.000-101	921-923 N ILLINOIS LLC	921 ILLINOIS ST
1075068	49-06-26-140-025.000-101	MOONLIGHT KOY LLC	2318 CAPITOL AVE
1076605	49-06-35-168-015.000-101	WIEGAND, MARILYN & JULIE HOUK GOODRICH,MARILYN PECSOK & BENJAMIN RISLEY & ETAL,%WHITE CASTLE MANAG ATTN: KRISTENE MCCOY	102 16TH ST
1076746	49-11-02-226-012.000-101	DUNCAN SUPPLY INC	910 ILLINOIS ST
1076755	49-06-25-145-001.000-101	REDLINE HOLDINGS V LLC	2204 MERIDIAN ST
1076059	49-06-26-163-007.000-101	JOHNSON, JANNIE S	2317 KENWOOD AVE
1075635	49-06-26-108-008.000-101	REED, MILLS- BARBARA ANNE,WALKER LIFE EST & WILLIAM,W WALKER III & LEMUEL F,MILLS JR & BRIGITTE MILLS	2317 CAPITOL AVE
1070852	49-06-26-140-016.000-101	ROBERTS, VICKY LYNN	2254 CAPITOL AVE
1070853	49-06-26-108-016.000-101	NEGASH, RUSSOM	2326 KENWOOD AVE
1070857	49-06-26-125-031.000-101	GURVITZ, S RONALD &,DEVERA	2182 ILLINOIS ST
1070392	49-06-26-140-037.000-101	CARTER, DELILA LAKIESA	2402 CAPITOL AVE
1070393	49-06-26-140-036.000-101	CARTER, DELILA LAKIESA	2404 CAPITOL AVE
1070414	49-06-26-108-026.000-101	HODSON, BENJAMIN D &,CHARLOTTE E	2422 KENWOOD AVE
1069501	49-06-25-178-030.000-101	DUCKWORTH, RIM L	2198 MERIDIAN ST
1069508	49-11-02-223-001.000-101	MTP STUTZ PROPCO LLC	217 10TH ST
1070528	49-11-02-171-006.000-101	CAPITOL STREET PROPERTIES,LLC	902 CAPITOL AVE
1073555	49-06-35-100-008.000-101	MANSOORI, MOHAMAD &,KAREN SUE	1820 ILLINOIS ST
1063479	49-06-26-172-008.000-101	CWA AUTHORITY INC	2209 CAPITOL AVE
1063480	49-06-26-164-006.000-101	CWA AUTHORITY INC	2201 CAPITOL AVE
1071934	49-06-26-163-003.000-101	WALKER, TEMIKA	2333 KENWOOD AVE
1071379	49-11-02-226-013.000-101	HENDRICKS, LINDA C &,LISA K GREEN	910 ILLINOIS ST
1071459	49-06-26-156-002.000-101	PARKER, RICHARD J	2450 ILLINOIS ST
1079483	49-06-36-162-034.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1079484	49-06-36-162-033.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1078186	49-06-26-125-006.000-101	JODARSKI, TODD	2161 CAPITOL AVE
1076606	49-06-35-226-004.000-101	WIEGAND, MARILYN & JULIE HOUK GOODRICH,MARILYN PECSOK & BENJAMIN RISLEY & ETAL,%WHITE CASTLE MANAG ATTN: KRISTENE MCCOY	102 16TH ST
1084239	49-06-25-165-008.000-101	STUART MORTUARY INC	2201 ILLINOIS ST
1083088	49-06-36-117-025.000-101	1712 PARTNERS LLC,% MAGNA PROPERTIES INC	1712 MERIDIAN ST
1084379	49-06-26-108-059.000-101	ORTIZ-SAEZ, ANTONIO	2425 CAPITOL AVE
1086278	49-06-35-188-003.000-101	CAPITOL SUPPLIES INC	2020 ILLINOIS ST
1086589	49-11-02-147-002.000-101	CCP/SHURGARD VENTURE LLC,DEPT-PT-IN-08372	933 ILLINOIS ST
1083038	49-06-35-107-006.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	115 19TH ST
1082853	49-06-23-109-133.000-101	3360 PROPERTIES LLC	3360 ILLINOIS ST
1082854	49-06-23-109-136.000-101	3360 PROPERTIES LLC	3360 ILLINOIS ST
1083051	49-06-25-178-007.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1083014	49-06-26-115-001.000-101	JACKSON, DARIUS	2249 CAPITOL AVE
1083108	49-06-26-108-062.000-101	LAWRENCE, JACK III &,MYRTLE ALEXANDER	2438 KENWOOD AVE
1083037	49-06-35-107-005.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	1828 ILLINOIS ST
1083614	49-06-24-123-035.000-101	TREX ENTERPRISES LLC	3060 MERIDIAN ST
1085341	49-06-35-168-014.000-101	WIEGAND, MARILYN & JULIE HOUK GOODRICH,MARILYN PECSOK & BENJAMIN RISLEY & ETAL,%WHITE CASTLE MANAG ATTN: KRISTENE MCCOY	102 16TH ST
1085342	49-06-35-226-002.000-101	CLARIAN HEALTH PARTNERS INC	102 16TH ST
1080798	49-06-35-107-002.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	1828 ILLINOIS ST
1079842	49-06-26-140-031.000-101	NEAR NORTH DEVELOPMENT CORPORATION	2414 CAPITOL AVE
1079843	49-06-26-140-030.000-101	MELSON, KEVIN A &,REGGEN C	2426 CAPITOL AVE
1080751	49-06-35-187-007.000-101	IND FEDERATION OF COLORED,WOMENS CLUBS CORP	2034 CAPITOL AVE
1079522	49-06-35-187-005.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1082558	49-06-26-140-029.000-101	HODGES, CHRIS &,SARAH LEVERTY	2302 CAPITOL AVE
1082559	49-06-26-140-028.000-101	CHAMBERS, JASON A &,LIFE ESTATE FOR CHERYL L CHAMBERS	2304 CAPITOL AVE
1082563	49-11-02-226-039.000-101	INTELLIGENT ENVIRONMENTAL LEASING LLC	905 CAPITOL AVE
1081214	49-06-35-168-052.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1744 ILLINOIS ST
1082985	49-06-35-218-004.000-101	HOBBS, LENORA R TRUSTEE,REVOCABLE TRUST AGREEMENT OF LENORA R HOBBS	1901 CAPITOL AVE
1081224	49-06-36-152-027.000-101	MAC'S CONVENIENCE STORES,LLC,315 COMMONS MALL	1551 ILLINOIS ST
1082989	49-06-35-218-007.000-101	CLARIAN HEALTH PARTNERS,INC,ATTN REAL ESTATE DEPT	1919 CAPITOL AVE
1082064	49-06-35-187-001.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1082278	49-06-25-184-001.000-101	URBAN PARTNERS LLC	2258 MERIDIAN ST
1082901	49-06-24-126-001.000-101	DILRAJ INVESTMENTS LLC	3409 ILLINOIS ST
1081866	49-06-26-156-004.000-101	GOLD INVESTMENTS LLC	2433 KENWOOD AVE
1081867	49-06-26-108-007.000-101	STAHL, BARBARA	2321 CAPITOL AVE
1082445	49-06-36-105-007.000-101	LEE, JOHN A &,CHERIE L	42 21ST ST
1080686	49-06-36-162-001.000-101	1800 ASSOCIATES	1800 MERIDIAN ST
1080691	49-06-36-152-013.000-101	INDIANA UNIVERSITY HEALTH INC	1302 MERIDIAN ST
1080425	49-06-25-134-006.000-101	BROZAN, TONY T &,PAMELA J BROZAN	55 FALL CREEK PKWY SDR
1079729	49-06-35-107-003.000-101	CLARIAN HEALTH PARTNERS,INC	1815 CAPITOL AVE
1079735	49-06-26-128-004.000-101	LAKE REGION CONFERENCE,OF SEVENTH DAY ADVENTISTS,% CAPITOL CITY SDA CHURCH	2143 BOULEVARD PL
1082300	49-06-35-185-004.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1095218	49-06-36-152-002.000-101	CAC 1440 LLC,%CIRCLE AREA COMMUNITY DEVELOPMENT,CORPORATION	1449 ILLINOIS ST

NORTH MERIDIAN EDA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1092537	49-06-35-116-005.000-101	LIBERTY HEALTH VENTURES LLC	1935 CAPITOL AVE
1092538	49-06-25-165-005.000-101	WORLD WIDE MOTORS INC	2234 PIERSON ST
1092083	49-11-01-175-013.000-101	CCP/SHURGARD VENTURE LLC,DEPT-PT-IN-08372	939 ILLINOIS ST
1094293	49-06-26-198-005.000-101	INDIANA UNIVERSITY HEALTH INC	141 FOSTERS PL
1094672	49-06-25-178-009.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1088817	49-06-26-125-023.000-101	INDIANA UNIVERSITY HEALTH INC	2151 CAPITOL AVE
1089131	49-06-26-125-018.000-101	WEST 22ND STREET LP,%SEXTON COMPANIES	127 22ND ST
1087783	49-06-36-162-032.000-101	CC8 REAL ESTATE LLC	1950 MERIDIAN ST
1080045	49-06-35-102-011.000-101	INDY MANAGEMENT GROUP INC	2050 ILLINOIS ST
1091523	49-06-35-100-006.000-101	INDIANA UNIVERSITY HEALTH INC	1802 ILLINOIS ST
1091016	49-06-26-128-003.000-101	LAKE REGION CONFERENCE OF,SEVENTH DAY ADVENTIST,% CAPITOL CITY SDA CHURCH	2143 BOULEVARD PL
1091020	49-06-35-226-003.000-101	CLARIAN HEALTH PARTNERS INC	130 16TH ST
1090324	49-06-35-116-006.000-101	LIBERTY HEALTH VENTURES LLC	1935 CAPITOL AVE
1090979	49-06-36-162-017.000-101	19 WEST 19TH LLC	19 19TH ST
1088730	49-06-35-185-007.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1090672	49-06-26-125-008.000-101	GURVITZ, S RONALD	117 22ND ST
1090203	49-06-26-108-032.000-101	BZCUE INC,% JONATHAN LAKE	2407 CAPITOL AVE
1089809	49-06-35-103-001.000-101	TAVEL, ROBERT &,AVIVA	2007 CAPITOL AVE
1089476	49-06-26-108-053.000-101	SINANIAN, CINDY	2425 KENWOOD AVE
1089841	49-06-35-168-044.000-101	CLARIAN HEALTH PARTNERS INC	1744 ILLINOIS ST
1090568	49-11-01-175-012.000-101	TURNVEREIN ASSOCIATES LLC	902 MERIDIAN ST
1097124	49-06-36-152-007.000-101	ACADEMY APARTMENTS	1350 MERIDIAN ST
1089734	49-06-35-177-001.000-101	MTP STUTZ PROP CO LLC	1060 CAPITOL AVE
1097135	49-06-36-162-027.000-101	HE MOB III LLC	1840 MERIDIAN ST
1097140	49-06-35-237-001.000-101	SCF RC FUNDING IV LLC,ATTN: ZAKIR KHAN	2007 CAPITOL AVE
1102595	49-06-36-152-045.001-101	MAC'S CONVENIENCE STORES,LLC,315 COMMONS MALL	1551 ILLINOIS ST
1101805	49-06-35-133-004.001-101	INDIANAPOLIS POWER &,LIGHT CO	1824 CAPITOL AVE
1104799	49-06-26-108-064.001-101	OWENS, JULIE D	2430 ILLINOIS ST
1101504	49-06-25-134-014.000-101	DAVIS, PHILIP L	43 FALL CREEK PKWY SDR
1101505	49-06-25-134-013.000-101	DAVIS, PHILIP L	43 FALL CREEK PKWY SDR
1101506	49-06-25-134-012.000-101	DAVIS, PHILIP L	43 FALL CREEK PKWY SDR
1101507	49-06-25-134-011.000-101	DAVIS, PHILIP L	43 FALL CREEK PKWY SDR
1101508	49-06-25-134-010.000-101	JOHNSTON, CHERIE	45 FALL CREEK PKWY SDR
1101509	49-06-25-134-015.000-101	JOHNSTON, CHERIE	45 FALL CREEK PKWY SDR
1101510	49-06-25-134-007.000-101	JOHNSTON, CHERIE	45 FALL CREEK PKWY SDR
1101511	49-06-25-134-003.000-101	JOHNSTON, CHERIE	45 FALL CREEK PKWY SDR
1101512	49-06-25-134-008.000-101	DOSKI, STIVANO	51 FALL CREEK PKWY SDR
1101513	49-07-25-134-001.000-101	DOSKI, STIVANO	51 FALL CREEK PKWY SDR
1101514	49-06-25-134-009.000-101	DOSKI, STIVANO	51 FALL CREEK PKWY SDR
1101515	49-06-25-179-001.000-101	DOSKI, STIVANO	51 FALL CREEK PKWY SDR
1101826	49-06-26-121-001.001-101	HOLLOWAY, KIM	2219 KENWOOD AVE
1101827	49-06-26-121-001.002-101	R2M LLC	2215 KENWOOD AVE
1101828	49-06-26-121-001.003-101	HALEFA, NUR I	2209 KENWOOD AVE
1101829	49-06-26-121-001.004-101	PAUL, TIMOTHY W & DARRELL,RHOODES	2205 KENWOOD AVE
1101830	49-06-26-121-001.005-101	ROYALTY REALTY LLC	2201 KENWOOD AVE
1104205	49-06-36-152-045.002-101	16TH STREET APARTMENTS LLC	1530 ILLINOIS ST
1103647	49-06-25-136-193.002-101	APEX INVESTMENT GROUP LLC	2225 MERIDIAN ST
1097261	49-06-36-152-004.000-101	ROMAN CATHOLIC,ARCHDIOCESE OF INDPLS,PROPERTIES INC	1400 MERIDIAN ST
1098517	49-06-35-106-006.000-101	INDIANAPOLIS POWER &,LIGHT COMPANY	2110 ILLINOIS ST
1097230	49-06-35-140-006.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1731 CAPITOL AVE
1097794	49-06-25-131-037.000-101	WORLD WIDE MOTORS INC	2314 MERIDIAN ST
1096537	49-06-26-163-010.000-101	GOLD INVESTMENTS LLC	2305 KENWOOD AVE
1100535	49-06-25-145-004.000-101	REDLINE HOLDINGS V LLC	2220 MERIDIAN ST
1096740	49-06-26-196-003.000-101	DEPARTMENT OF PUBLIC UTILITIES,FOR CITY OF INDIANAPOLIS ACTING BY AND THROUGH,BOARD OF DIRECTORS FOR UTILITIES AS TRUSTEE OF PU	2182 CAPITOL AVE
1104945	49-06-35-185-009.001-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1104953	49-06-35-147-002.000-101	CLARIAN HEALTH PARTNERS INC,ATTN: REAL ESTATE DEPARTMENT	335 15TH ST
1106209	49-06-25-131-051.001-101	FAMILIES FIRST PROPERTIES 2 LLC	2269 ILLINOIS ST

EXHIBIT B
**NORTH MERIDIAN ECONOMIC DEVELOPMENT PLAN
AND ADDITIONAL FINDINGS**

ALIGNING RESOURCES WITH NEED.

North Meridian **ECONOMIC DEVELOPMENT AREA**

PREPARED BY THE CITY OF INDIANAPOLIS

DEPARTMENT OF METROPOLITAN DEVELOPMENT

ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION

DECLARATORY RESOLUTION 2022-X-XXX EXHIBIT X | X/XX/2022

ABOUT THIS PLAN

This plan describes the need for a North Meridian Economic Development Area (EDA). Infrastructure such as Interstate 65 and many north to south corridors have divided the area and isolated it from downtown and surrounding communities. A new Academic Health Center is catalyzing private investment around the campus, and district-wide opportunities have arisen.

To capitalize on this investment, infrastructure and other investment needs to occur at the district scale. New green spaces will improve quality of life, shared parking facilities will catalyze real estate investment, and re-imagining public infrastructure will improve mobility for pedestrians. Without the necessary

government action, normal economic activity will be constrained, and coordination among redevelopment in the area will not reach its full potential.

Designation as an EDA is an important step in enhancing infrastructure, improving the area's connectivity, attracting new investment, and increasing area employment and the county's tax base. This plan contains documentation of existing conditions, descriptions of factors that pose challenges to the economic development of the area, and assets valuable for future revitalization.

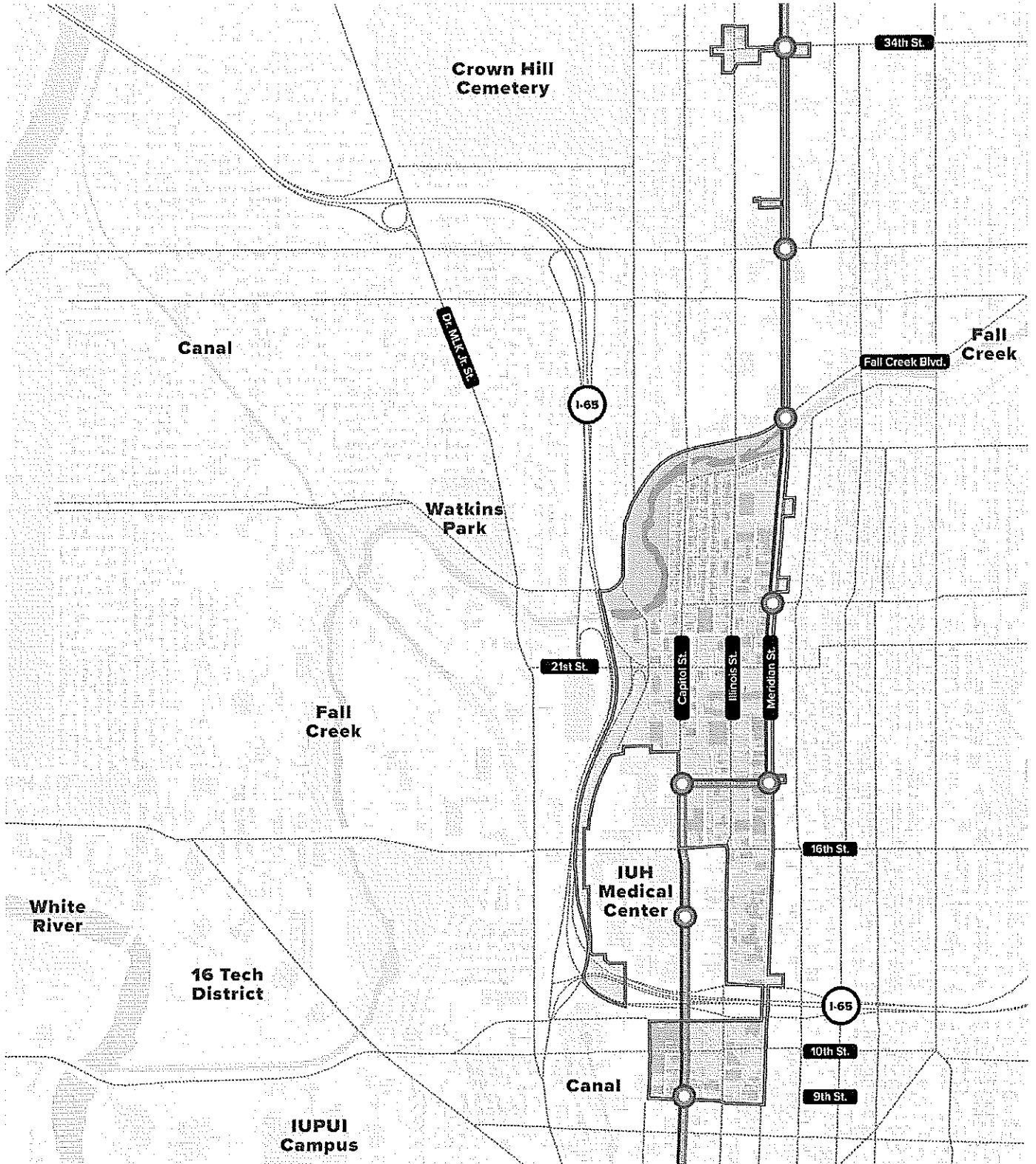
AREA BACKGROUND

The neighborhoods and commercial areas of the North Meridian EDA Plan date back to the late 1800s. Early uses include a wide variety of manufacturing uses, including Indianapolis' early automobile industry. Numerous institutions including Methodist's Wile Hall, workhouses, homes for the elderly, orphanages, and other social institutions were also an early fixture in the area. Street cars and numerous railroads served the area before the automobile, eventually displaced by the further development of roads and the interstate.

Despite disinvestment over recent decades, the continued public and private community development efforts of numerous organizations has begun to stabilize the area. The IndyGo Red Line Bus Rapid Transit has significantly improved access to the rest of the city for area residents, and easier access to local jobs for those living

elsewhere. Near North Development Corporation, Indianapolis Neighborhood Housing Partnership and others have invested in affordable housing, workforce development efforts, and other social support programs. The Near North corridor was named a 2021 Lift Indy recipient, supporting these efforts with another \$3.5 million.

The announcement of the IU and IU Health's multi-billion investment in the Academic Medical Center has already resulted in some commercial investment on key parcels near the Red Line.



Mapping: City of Indianapolis GIS

NORTH MERIDIAN ECONOMIC DEVELOPMENT AREA

 ECONOMIC DEVELOPMENT AREA (EDA) BOUNDARY

EDA PARCELS

PARCELS INCLUDED IN THE NORTH MERIDIAN ECONOMIC DEVELOPMENT

1036784	1024050	1003885	1021729	1022068	1037768	1023023	1019230	1027571	1023165
1004641	1020363	1030035	1032625	1020566	1023410	1019647	1020060	1004506	1020062
1029469	1003825	1026077	1021844	1020928	1018568	1020964	1023181	1004570	1025970
1028285	1026009	1030036	1023462	1027972	1020295	1031778	1023507	1023400	1019659
1020475	1022344	1004295	1035980	1026686	1036726	1037180	1019366	1022014	1028767
1027200	1024953	1021933	1020819	1026333	1392278	1004148	1034079	1019267	1037835
1036616	1036794	1020260	1024501	1021777	1025971	1019196	1022168	1027573	1032495
1029849	1004414	1026419	1019963	1026815	1019570	1026694	1025823	1009035	1035381
1033332	1020325	1027577	1019887	1026953	1020009	1029094	1024230	1029709	1027503
1024361	1033308	1379587	1035998	1023730	1021252	1026960	1022083	1029932	1025889
1019091	1021555	1024962	1342473	1019544	1020053	1019836	1021824	1027788	1030392
1029251	1022238	1021327	1033972	1388978	1020874	1035788	1023838	1019767	1380835
1020685	1023159	1022244	1023153	1037336	1019666	1020292	1018777	1019630	1020005
1021940	1019834	1037224	1024969	1019664	1022473	1020149	1022984	1025660	1018892
1020598	1031277	1023156	1023579	1023496	1022400	1020144	1019653	1026220	1018966
1025919	1020643	1028169	1030383	1033183	1029304	1021333	1365873	1021607	1019034
1023596	1004192	1028284	1021149	1029406	1022185	1029895	1023616	1021494	1019085
1024131	1020565	1028083	1021309	1019273	1028970	1029896	1037895	1037072	1019136
1024965	1022626	1020922	1023158	1029756	1019927	1021181	1038840	1028496	1019203
1022428	1023529	1020720	1030083	1036650	1032710	1029912	1037813	1027394	1018976
1024391	1383000	1023964	1033469	1026280	1021774	1032475	1021217	1030389	1019041
1022690	1004767	1029528	1020926	1024317	1029047	1021936	1029806	1027090	1019093
1037068	1021538	1022320	1022162	1032907	1020635	1004178	1036953	1026100	1019141
1025558	1394837	1029663	1020559	1021062	1020641	1024682	1022898	1021843	1019218
1025767	1029444	1023642	1022501	1029165	1023548	1024968	1021173	1004172	1019271
1025659	1022095	1020716	1022012	1030037	1022963	1037792	1021186	1019481	1022638
1027906	1022247	1026204	1029023	1023972	1020477	1024967	1021910	1021098	1022743
1022293	1021335	1021845	1037388	1021852	1020563	1024961	1021012	1356808	1022820
1370129	1024971	1026534	1026519	1023247	1021089	1020640	1023161	1028278	1022880
1019487	1026120	1025461	1022787	1021438	1021543	1019511	1020258	1033516	1022966
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1020778	1027309	1020434	1029591	1022714	1022404	1036207	1037284	1031409	1028472
1022793	1020723	1025768	1020821	1027749	1023661	1022328	1027989	1026524	1021099
1026203	1024960	1021716	1021005	1034312	1019573	1027300	1022781	1022452	1021436
1019309	1024970	1027509	1022551	1003811	1004963	1023983	1022854	1037665	1022598
1023394	1021767	1019909	1020108	1028458	1028460	1022937	1020815	1023982	1023264
1032893	1022416	1021412	1021519	1021992	1027667	1021776	1037228	1023562	1383816
1029999	1020521	1029010	1029815	1037915	1019911	1023254	1019477	1023841	1383557
1030104	1020028	1387096	1023837	1038038	1023157	1022708	1026521	1023392	1401885
1022737	1020871	1024398	1022871	1024402	1020154	1019596	1026408	1026683	
1022546	1023618	1019140	1021557	1003991	1028881	1027105	1023417	1025186	
1035368	1026188	1020245	1022161	1025861	1023461	1022853	1029907	1028098	
1004879	1023612	1030638	1021759	1029923	1022817	1020469	1022555	1023839	
1025911	1019079	1036633	1021754	1027570	1020133	1022850	1029057	1030002	
1030058	1020011	1023081	1036226	1019840	1022844	1029851	1019494	1026526	
1022018	1030393	1024963	1031408	1019565	1021550	1023164	1025647	1027507	
1022879	1037002	1024964	1021243	1022635	1023033	1019935	1037410	1029946	

THE SURROUNDING AREA

Residents of Near North living within the EDA boundary have suffered from disinvestment and resulting health and economic outcomes. Life expectancy is low, at 70 years, compared to over 80 elsewhere in Central Indiana. While some housing and other community development efforts

have made progress, more is needed for the neighborhood to reach its potential as a place of high quality of life with improved health outcomes.

TRANSPORTATION

The area’s predisposition to automobile travel provides easy access to the interstate and nearby areas via high-capacity corridors. Large parking lots serve these users around the periphery of the Academic Health Center.

IndyGo’s Red Line provides strong public transit options north and south.

A Planned Health Connector Trail will connect the area to regional trail systems, including Fall Creek Trail, the Cultural Trail, and the Monon Trail.

Pedestrian connections to any of these elements, however, are often unsafe and uninviting. Dark,

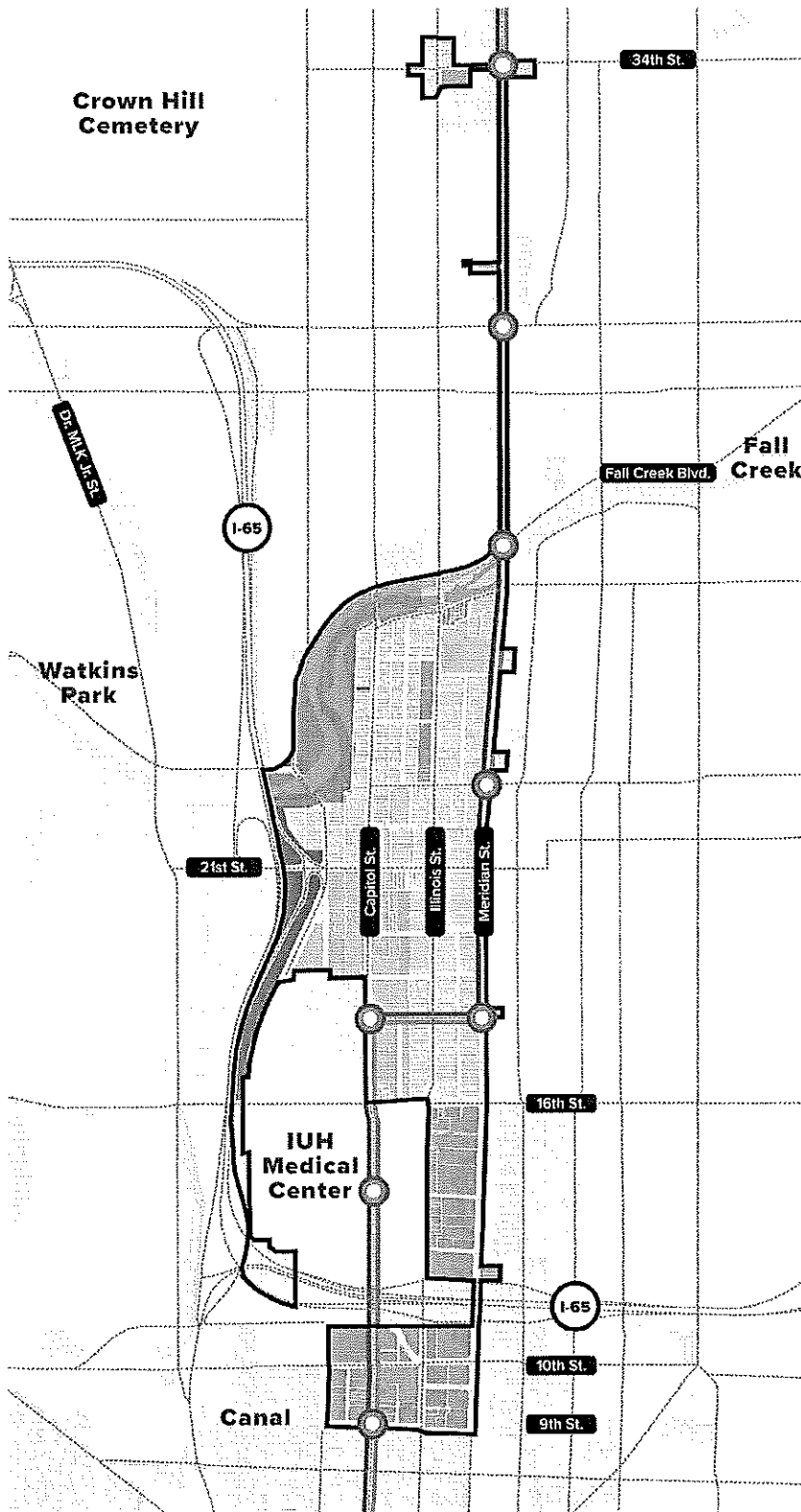
narrow sidewalks without buffer from vehicle travel lanes, crosswalks across many lanes of fast-moving traffic spaced at long intervals, and poor building orientation have made getting around as a pedestrian, wheelchair user, or other active mode difficult and dangerous.

	EDA Boundary	Downtown	Marion County
Median Household Income	\$40,284	\$57,599	\$54,745
Unemployment Rate	5.0%	1.8%	2.8%
Median Home Value	\$133,333	\$326,662	\$182,898
Vacant Housing Units	15.5%	15.7%	8.9%

Table 1. Median Household Income, Unemployment Rate, Median Home Value, Vacant Housing Units for EDA Boundary, Downtown, and Marion County (2022)

Data Source: Esri

CURRENT LAND USE PLAN



Mapping: City of Indianapolis GIS

The land use plan is driven primarily by the Academic Health Center and its immediate supportive and affiliated uses, including the IU School of Medicine, medical office, corporate office, and other services. Secondly, the remainder is either urban residential or urban commercial mixed use areas meant to serve both the immediate neighborhood and surrounding areas. IndyGo's Red Line serves and strengthens both of these major functions, bringing employees and visitors to the area. As the area grows, some of the proposed land uses may warrant an increase in density and intensity so that the residential and commercial properties are aligned with the expected growth from the new hospital campus and The Red Line.

LEGEND

Living Typologies

- Rural or Estate Neighborhood
- Suburban Neighborhood
- Traditional Neighborhood
- City Neighborhood

Mixed-Use Typologies

- Village Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Institution-Oriented Mixed Use

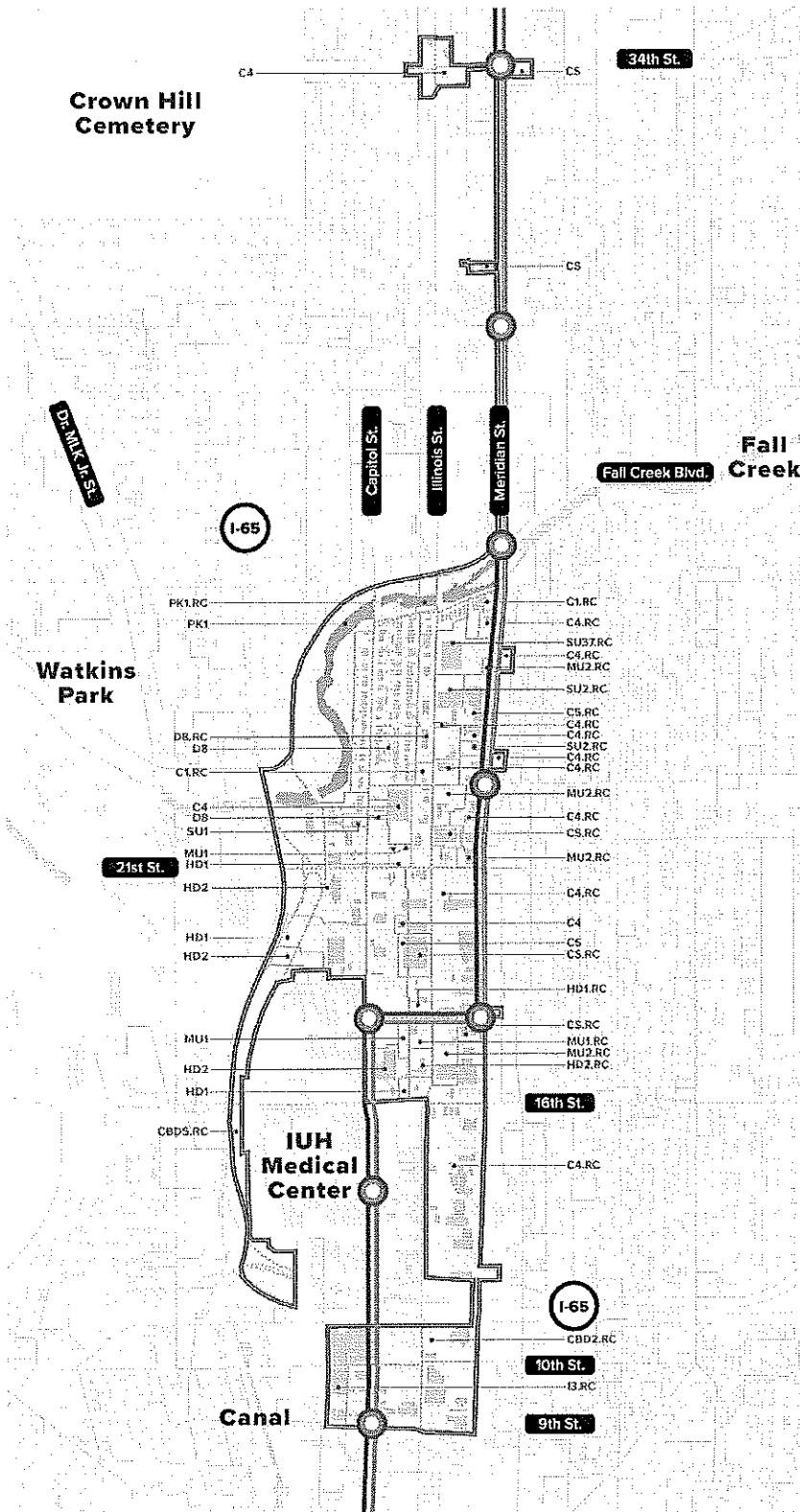
Working Typologies

- Office Commercial
- Community Commercial
- Regional Commercial
- Heavy Commercial
- Office Industrial / Mixed Use
- Light Industrial
- Heavy Industrial

Other Uses

- Agricultural Preservation
- Large Scale Park
- Linear Park
- Floodway
- Regional Special Use

EXISTING ZONING



Mapping: City of Indianapolis GIS

This existing zoning classifications within the North Meridian EDA are outlined below. The zoning varies but is predominantly made up of special use districts, commercial properties, and lower intensity mixed-uses.

LEGEND

Primary Districts Within the Regional Center

Note: These properties are within the Regional Center Secondary District and have an .RC at the end of the Primary District Designation

- C1.RC Office Buffer District
- C4.RC Community-Regional District
- C5.RC General Commercial District
- CS.RC Special Commercial District
- CBD5.RC Central Business District Special Development
- CBD2.RC Central Business District Two
- SU2.RC Special Use School
- SU37.RC Special Use Library
- MU1.RC Mixed-Use One District
- MU2.RC Mixed-Use Two District
- HD1.RC Hospital District One
- HD2.RC Hospital District Two
- D8.RC Dwelling District Eight
- D10.RC Dwelling District Ten
- I3.RC Medium Industrial District
- PK1.RC Park District One

Primary Districts Outside the Regional Center

- C4 Community-Regional District
- CS Special Commercial District
- SU1 Special Use Religious Use
- MU1 Mixed-Use One District
- HD1 Hospital District One
- HD2 Hospital District Two
- D8 Dwelling District Eight
- PK1 Park District One

EVIDENCE OF NEED

FOR ECONOMIC DEVELOPMENT

The following section contains analyses that confirm the need for an Economic Development Area within the Near North area.

ESTABLISHING

AN ECONOMIC DEVELOPMENT AREA

Indiana state law allows the Metropolitan Development Commission (MDC) to establish an EDA if it finds that doing so will help:

- Promote significant opportunities for gainful area employment
- Attract major new business enterprises to the area, and
- Retain or expand a significant business enterprise existing in the boundaries of the area.

Additionally, state law allows the MDC to establish an EDA if it finds that the area's revitalization cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because of conditions such as the following:

- Lack of local public improvement,
- Existence of improvements or conditions that lower the value of the land below that of nearby land, or
- Multiple ownership of land.

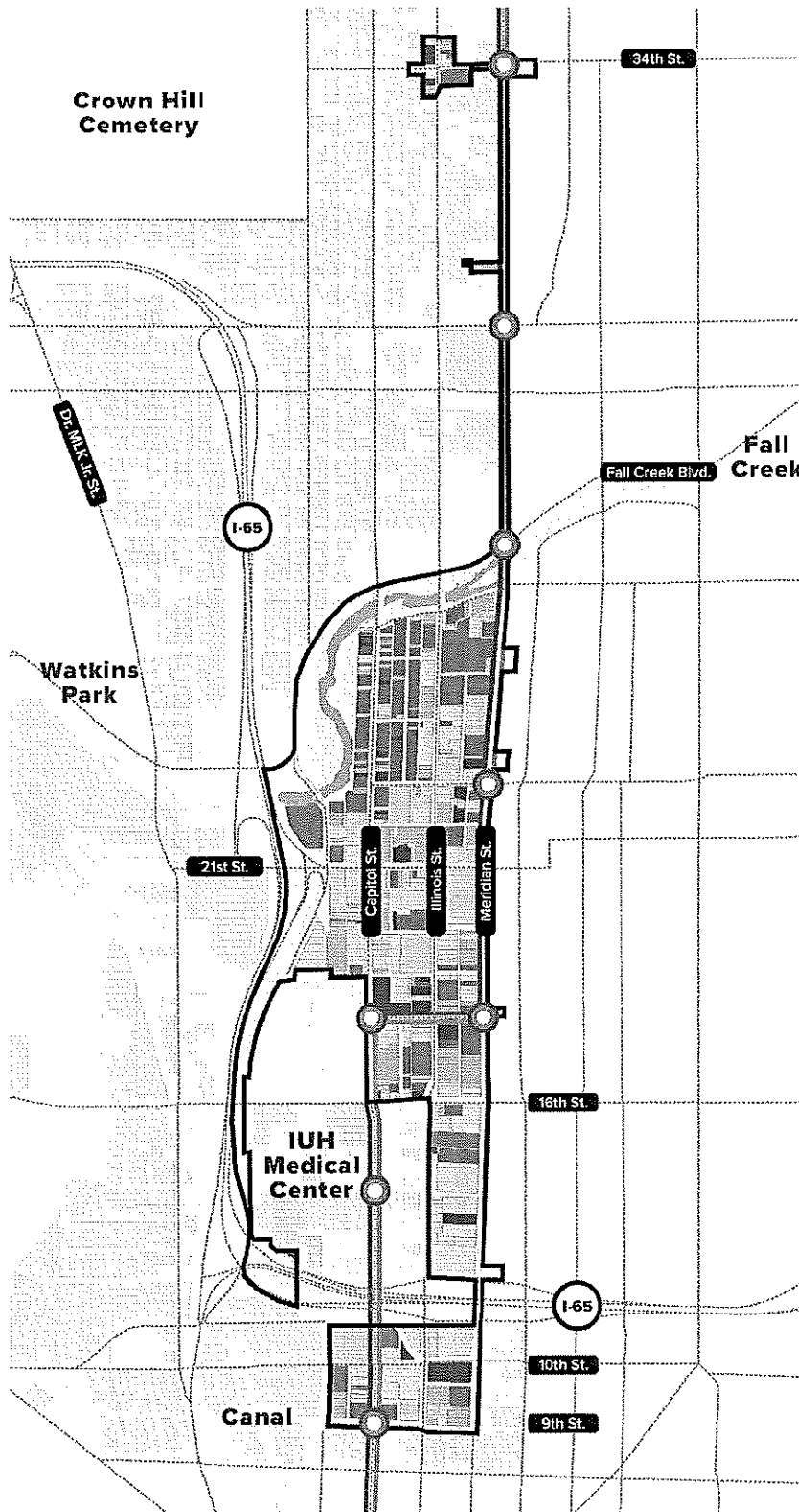
EDA projects that would be stimulated in part by the designation of the EDA will help:

- Attract or retain permanent jobs,
- Increase the property tax base, and
- Improve the diversity of the economic base.

ASSESSED VALUE CHANGE

The assessed values of properties in the Economic Development area have varied from significantly increasing to significantly decreasing over the past ten years.

Smaller single-family lots to the north and property at the Upper Canal location has increased by more than 25%, while properties shown in orange and red have lost value. A number of these happen to occur within a couple of blocks of 16th and 18th Streets.



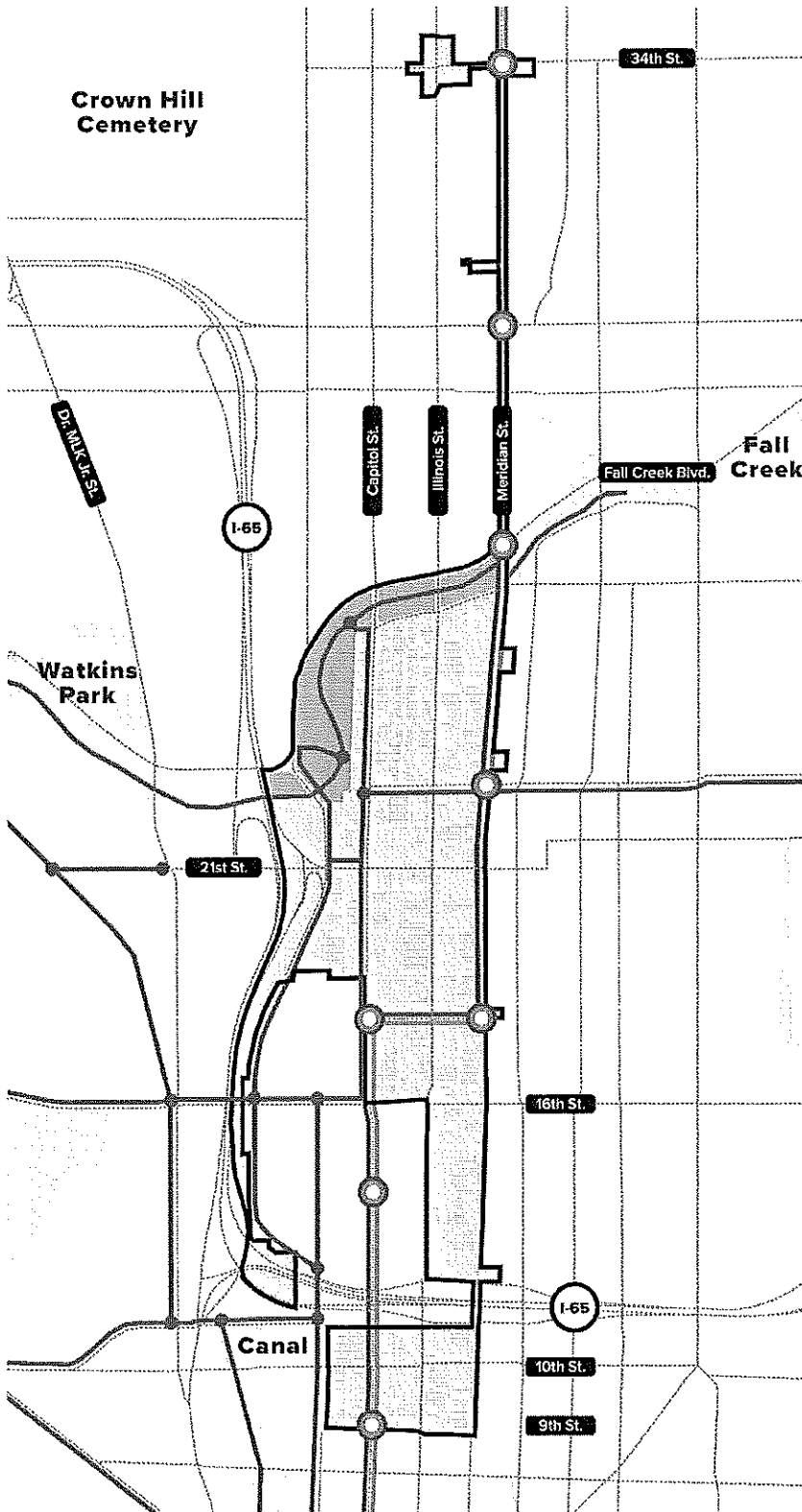
Mapping: City of Indianapolis GIS

LEGEND

Assessed value change from 2012 to 2022

- Greater than -25%
- 25% to 0%
- 0% to +10%
- +10% to +25%
- Greater than +25%
- EDA boundary

CONNECTIVITY



Mapping: City of Indianapolis GIS

Strong transit and pedestrian activity enhances new investment and development potential. The City of Indianapolis' recent investments in trails have been shown to drive economic development, particular in mixed-use areas.

These infrastructure investments are crucial for residents and visitors to see the health benefits associated with active modes of transportation. This is particularly important in the EDA area where health outcomes and life expectancy are low.

LEGEND

- EDA boundary
- Trails and Greenways
- BRT Routes
- BRT Stations

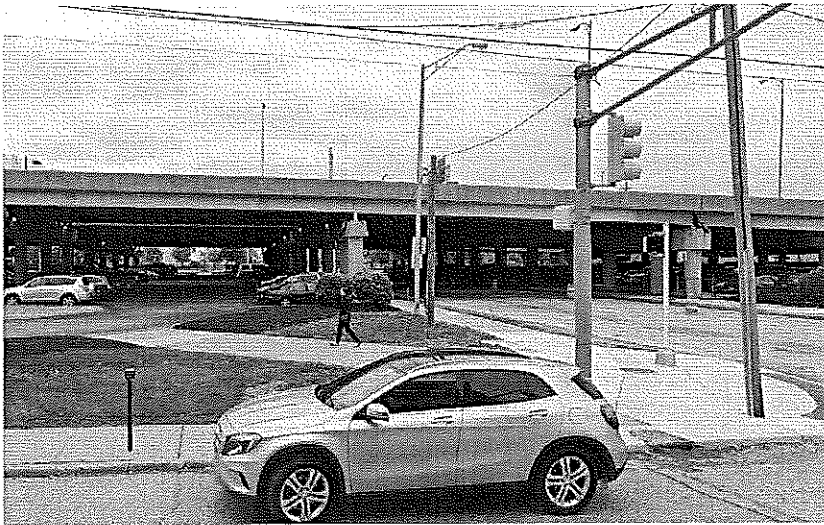
SITE PHOTOGRAPHS

EXISTING CONDITIONS



Large Expanses of Surface Parking

This aerial photograph demonstrates the pattern of large surface parking lots that dominate the properties west of Meridian Street. To the east of Meridian there is an obvious pattern of a finer grain of streets and buildings and more abundant tree canopy. Walking and crossing the street is easier and more comfortable.



Dark, Imposing Area Under Interstate

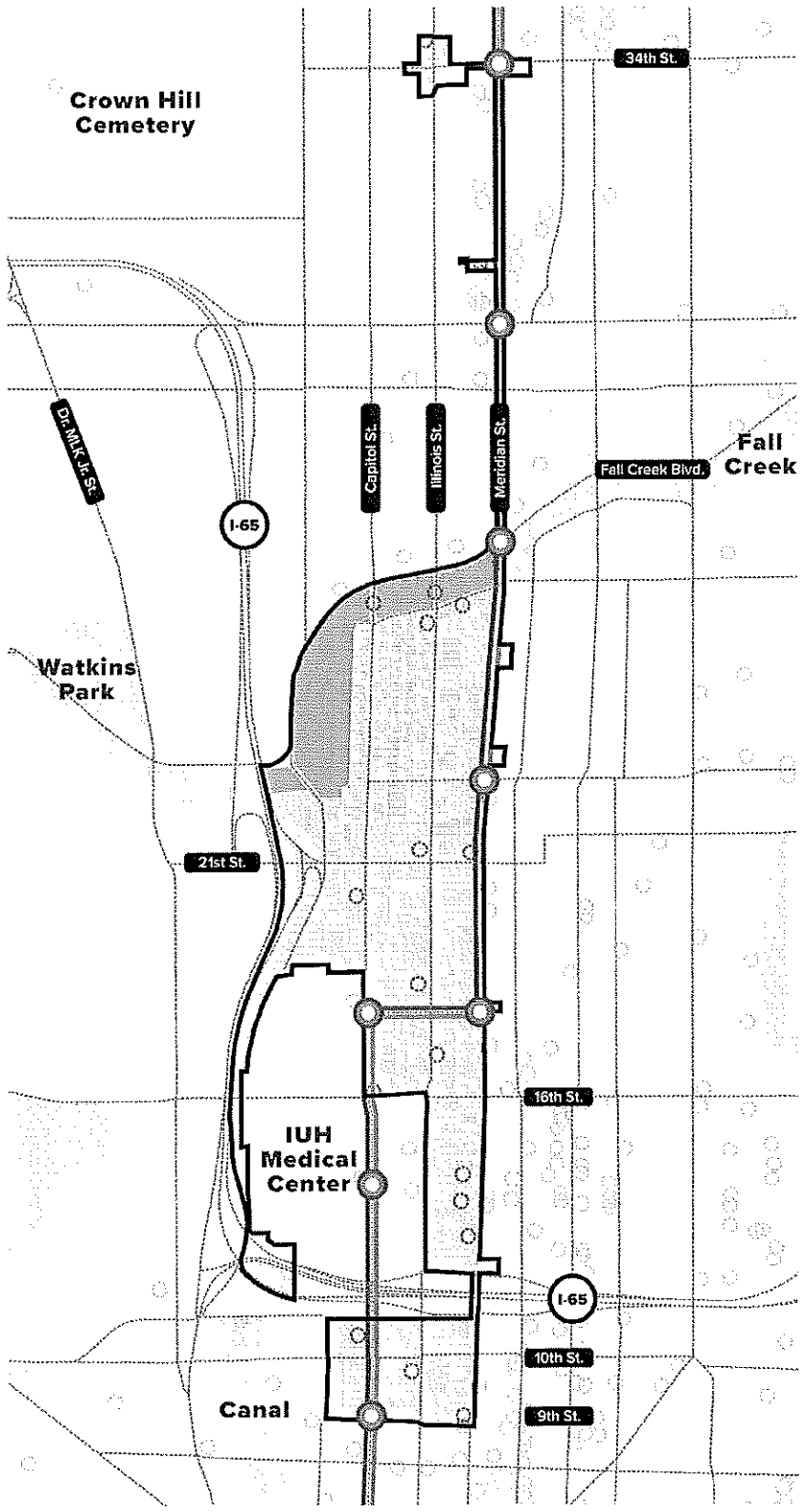
Interstate 65 is elevated as it runs east to west between 11th and 12th Streets. While pedestrians can physically pass under the elevated highway, the structure still acts as a major barrier from the North Meridian area and the core of Downtown Indianapolis to the south.



Auto-Oriented Property Edges

The north-south rights-of-way through this area have served as a series of high-capacity auto routes into downtown from Binford Boulevard for decades. Over time, the properties along these corridors have been redeveloped for easy auto access and clear views of buildings and signage. Unfortunately, this has come at the expense of the streetscape experience for pedestrians, the city's tree canopy, and the front entry experience to the buildings along the corridor.

TOWARDS THE FUTURE



Mapping: City of Indianapolis GIS

The following section provides a framework for future development in the North Meridian Economic Development Area.

The map on the left shows important historic sites, parks, and opportunity zones in the vicinity of the EDA.

There are dense clusters of structures that contribute to the historic nature of the area east of Meridian Street and sporadically west of it. Over time, however, the growth of surface parking lots and vacation of public rights of way has made the area near Methodist Hospital feel uninviting and disconnected from the surrounding neighborhoods.

Parcels south of 21st Street are located in an Opportunity Zone. Opportunity Zones are federally-designated areas eligible for certain federal capital gains tax benefits under the Tax Cuts and Jobs Act of 2017, and they are intended to attract capital investment into areas that are economically distressed.

LEGEND

- Historic Site
- Opportunity Zones
- Parks
- EDA boundary

AREA ASSETS

NORTH MERIDIAN AREA



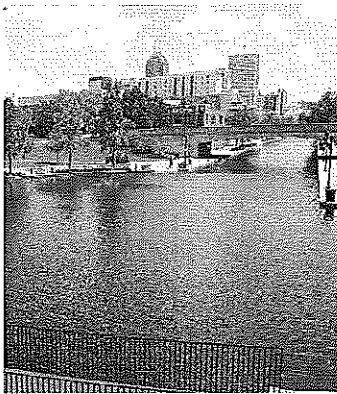
Stutz Redevelopment

A \$60 million redevelopment of 7 historic buildings into office, retail, events, art gallery, co-working, and restaurant space.



Gregory and Appel Building

The Gregory and Appel Building is a beautiful facility along Capitol Avenue. It was originally built in 1919 by Henry Stutz to house his follow up to the Stutz - the HCS Motor Car Company.



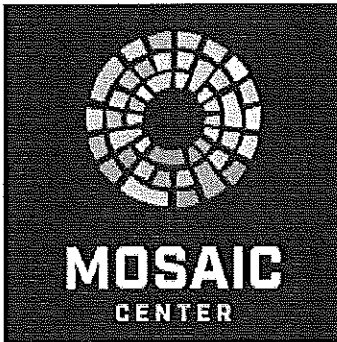
The Canal

The upper portion of the Canal Walk is a regional family-friendly attraction that is beloved and well-used by visitors, nearby office workers, and local residents.



Medical Center Campus

The new IU Health facility will be a state of the art campus with green spaces throughout. The facility will be a major employment center within the region.



Mosaic Center

The Mosaic Center will help to provide job training and jobs to unemployed and underemployed people from the community, former foster care youth, students in the IU Health Fellowship Program at Crispus Attucks High School, and entry-level IU Health employees looking to increase their opportunities and earning potential. The center will provide career, financial and personal coaching to individuals as well as direction to resources for food access, transportation, housing, addiction and mental health services, and more. The center is expected to provide services to 800 to 1,000 individuals each year.



Red Line

IndyGo's Bus Rapid Transit line runs every 15 minutes, 20 hours a day, 7 days a week, within a quarter mile of 50,000 residents and 150,000 jobs in Marion County. Four stations serve the EDA along Meridian Street and Capitol Avenue.

TIF OBJECTIVE

FOR ECONOMIC DEVELOPMENT AREA

Support district-wide infrastructure investments needed to improve the economics and feasibility of individual developments, allow for higher intensity development, and implement a holistic approach to addressing district-wide and broader community needs.

District Infrastructure Priorities

- Strategic infrastructure to support mixed-income, affordable and workforce housing: comprehensive approach to addressing district-wide parking needs will support feasibility of mixed-income, mixed-use district.

- District Parks and Open Space: focus on providing parks and open space access to each and every user of the Health District within a 10-minute walk as outlined in the Health District Framework Plan.
- Pedestrian Infrastructure and Safety Upgrades: focus on enhancing off-street pedestrian amenities that facilitate safe and convenient walking, biking, and scooter(ing) for neighbors, visitors, and employees.

RELATIONSHIP

TO LOCAL OBJECTIVES

Plans for this district are the result of a 5 year planning process involving IU Health, Near North Development Corporation, and the City of Indianapolis incorporating findings and objectives from numerous previous and concurrent efforts including IU Health’s Community Health Needs

Assessment, the Near North Future Development Plan, INHP’s Equitable TOD Plan, Indy Chamber’s Accelerate Indy, The City of Indianapolis Neighborhood Investment Strategy, among others.

	Land Use	Infrastructure Improvements	Safety	Parks and Open Space	Affordable Housing	Transit and Mobility	TOD	Workforce	Healthy Food Access	Health/ Healthcare
IU Health Community Health Needs Assessment		X	X	X					X	X
Near North Future Development Plan	X	X	X	X	X	X	X			
TOD Strategic Plan	X	X				X	X	X		
Equitable TOD	X					X	X	X		
Accelerate Ind		X				X		X		
Anchoring Revitalization					X			X		
Neighborhood Investment Strategy	X	X	X	X	X	X	X	X	X	X
Mid-North Quality of Life Plan	X	X	X	X	X			X	X	X
Northwest Quality of Life Plan	X	X	X	X	X			X	X	
Plan 2020	X	X		X	X	X		X		X
16 Tech	X	X						X		X

PROPOSED ACTIVITIES

Proposed Activities - In addition to the policies and guidelines outlined in the Comprehensive Plan for Indianapolis and Marion County, the following activities are planned or are likely necessary to support economic development.

1. Public Infrastructure: This may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects.

2. Rezoning

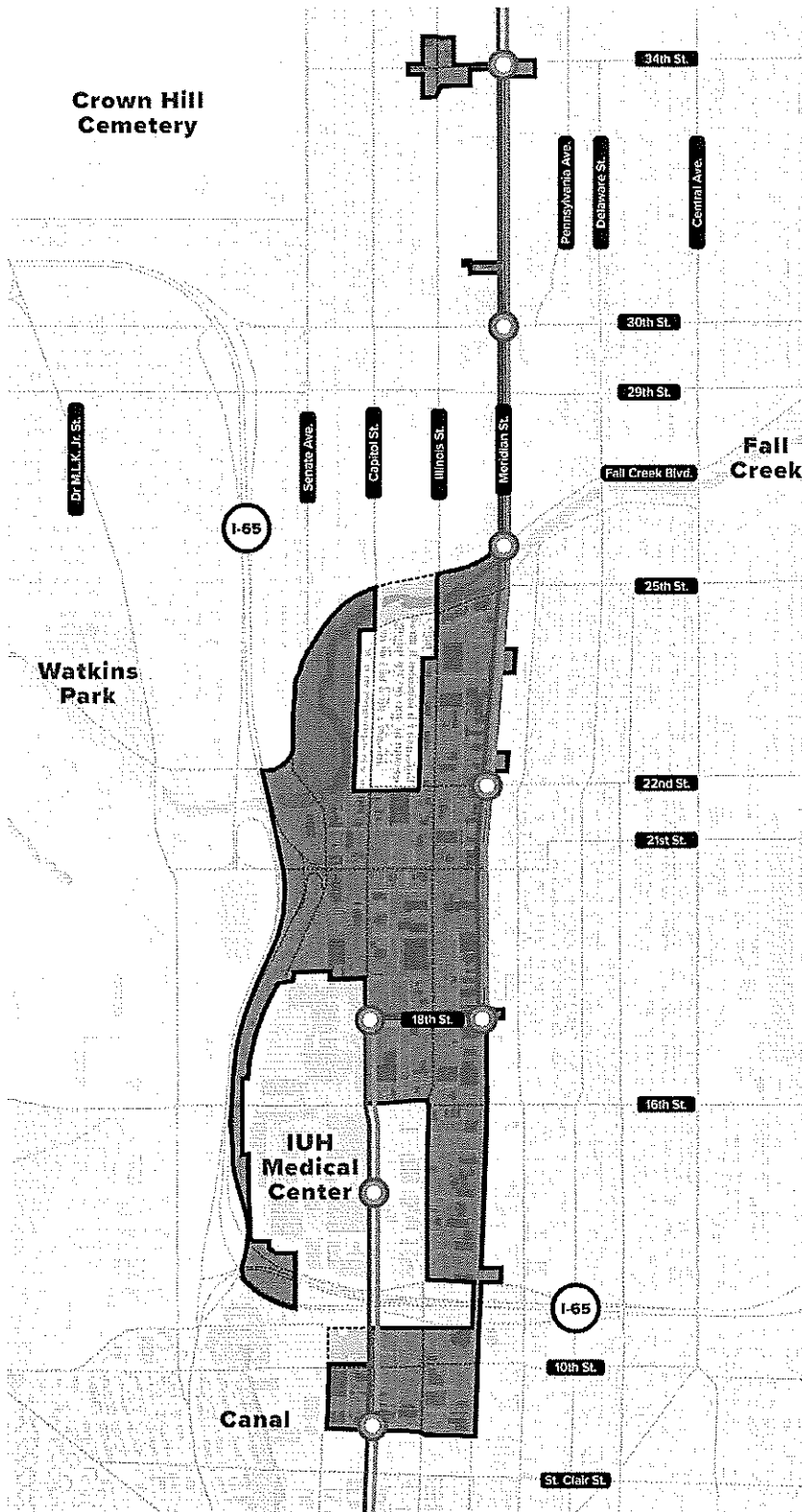
3. Site Preparation Necessary for Economic Development

4. Environmental Remediation

5. Public Park or Public Facility Development

6. Establishment of a Tax Increment Financing District (or Districts)

TIF ALLOCATION AREA



Mapping: City of Indianapolis GIS

TIF (TAX INCREMENT FINANCING)

In order to help facilitate the funding of infrastructure and other projects that will further the goals set forth in various local plans and in this plan for the North Meridian EDA, the (Insert Name) Tax Increment Financing (TIF) District will be established.

LEGEND

- Existing Consolidated TIF
- North Meridian Allocation Area
- EDA Boundary Extents

Statutory Findings

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

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

Implementing the N Meridian EDA Plan involves making improvements to local transportation infrastructure, affordable housing in mixed-use centers around the IndyGo Red Line, and workforce development efforts targeted at minority-owned, woman-owned, veteran-owned and disadvantaged business enterprises. The district-wide scale of these investments will support higher-intensity development, resulting in higher assessed values, and more access to opportunity for more residents and workers in the area.

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

The use of tax increment financing from the Allocation Area is necessary to complete the projects of the EDA Plan. The plan could not be implemented without the availability of tax increment revenues. TIF allocation to the area will allow higher-intensity mixed-income and workforce housing developments due to the restrictive cost of on-site parking for individual development projects. The improved viability and scale of these mixed-income and workforce housing developments will further be supported by pedestrian and bike-friendly infrastructure that is currently lacking in the area.

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

Public health and welfare of the citizens of the City will be positively impacted through strategic health-focused physical and programmatic investments intended to improve health outcomes of neighbors, employees, and visitors to the district. The investments align with Marion County's greatest health needs, as identified through the collaborative Health Needs Assessment for the County.

Numerous Social Determinants of Health-related investments, which impact health outcomes, will benefit the public health and welfare of the area's citizens. Improved walking and biking infrastructure will support active modes of transportation. New greenspace and exercise facilities will support physical activity. Improved childcare access support working parents' quality of life and children's access to stable care.

Workforce development programs can improve access to opportunity and economic stability.

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

As noted above, implementing the N Meridian TIF EDA Plan involves making improvements to local transportation infrastructure, affordable housing in mixed-use centers around the IndyGo Red Line, and workforce development efforts targeted at minority-owned, woman-owned, veteran-owned and disadvantaged business enterprises. The district-wide scale of these investments will support higher-intensity development than would otherwise not be possible, resulting in higher assessed values, and more access to opportunity for more residents and workers in the area. Much of the proposed development would occur on highly underutilized land.

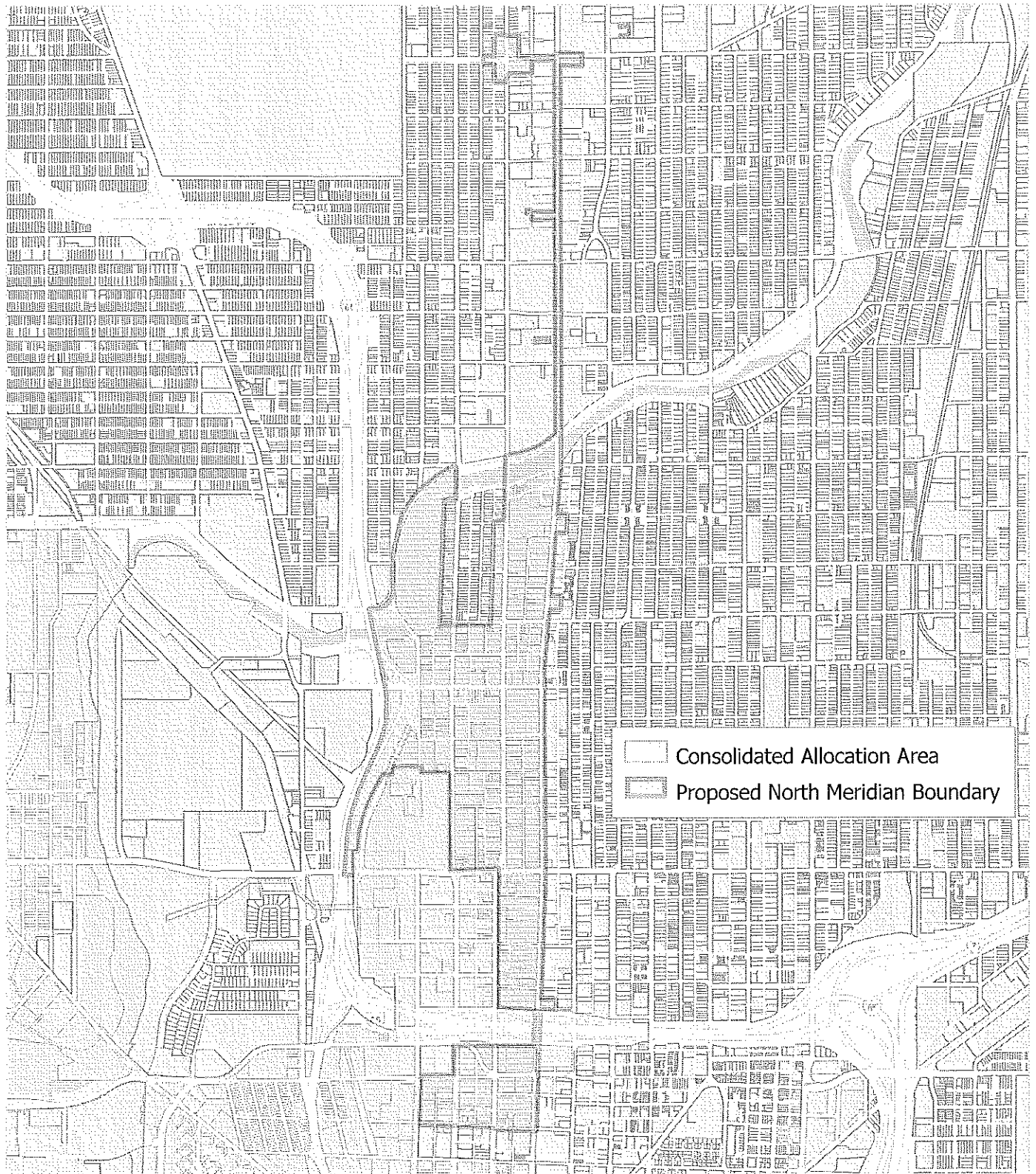
5. The Plan for the Area conforms to the comprehensive plan of development for the consolidated city.

The Plan conforms to the goals of the comprehensive plan, as well as numerous other strategic initiatives including the Near North Future Development Plan, Accelerate Indy, The Neighborhood Investment Strategy, and the TOD Strategic Plan.

EXHIBIT C
NORTH MERIDIAN ALLOCATION AREA MAP AND PARCELS

LR02314.0763296 4887-6639-3662v6

Proposed North Meridian Allocation Area Boundaries



0 0.25 0.5 Miles

City of Indianapolis, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

Date: 10/18/2022
Version: 1.0

NORTH MERIDIAN ALLOCATION AREA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1004799	49-11-01-175-002.000-101	INDIANA UNIVERSITY HEALTH INC, ATTN: VICE PRESIDENTY CORPORATE REAL ESTATE	950 MERIDIAN ST
1004155	49-06-23-109-135.000-101	CONTRAST REDEVELOPMENT III LLC	3354 ILLINOIS ST
1006222	49-06-35-133-004.000-101	INDIANA UNIVERSITY HEALTH INC	1633 CAPITOL AVE
1007733	49-06-36-162-014.000-101	METROPOLITAN INDPLS BOARD, OF REALTORS INC	1912 MERIDIAN ST
1006824	49-11-02-171-001.000-101	NAPTOWN CAPITAL INVESTMENTS LLC	922 CAPITOL AVE
1003773	49-06-35-168-001.000-101	HARDEES RESTAURANTS LLC, ATTN: TAX DEPT	144 16TH ST
1003504	49-06-36-152-011.000-101	SHELTON PROPERTIES INC	1314 MERIDIAN ST
1004002	49-06-35-132-005.000-101	MAC'S CONVENIENCE STORES, LLC, 315 COMMONS MALL	2104 CAPITOL AVE
1003789	49-06-26-146-001.000-101	BROZAN, TONY T & PAMELA J BROZAN	59 FALL CREEK PKWY SDR
1003579	49-06-35-168-031.000-101	CLARIAN HEALTH PARTNERS INC	1715 HALL PL
1003461	49-06-35-188-002.000-101	MM NORTH ILLINOIS LLC	2000 ILLINOIS ST
1004191	49-06-26-125-026.000-101	HAMILTON CENTER INC, 620 8TH AV	2160 ILLINOIS ST
1004197	49-06-36-111-003.000-101	MID-STATES MINORITY SUPPLIER, DEVELOPMENT COUNCIL INC	2126 MERIDIAN ST
1005702	49-06-35-102-012.000-101	INDY MANAGEMENT GROUP INC, %127 PLAZA LLC	2060 ILLINOIS ST
1005732	49-06-36-105-014.000-101	BVGB LLC	2110 MERIDIAN ST
1005821	49-11-02-171-004.000-101	916 NORTH CAPITOL AVENUE LLC	916 CAPITOL AVE
1005531	49-06-35-237-005.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1005534	49-06-35-237-002.000-101	SCF RC FUNDING IV LLC, ATTN: ZAKIR KHAN	2007 CAPITOL AVE
1005535	49-06-35-237-003.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1000983	49-06-36-162-006.000-101	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, BLDG CORP LOCAL #481	1828 MERIDIAN ST
1002514	49-11-02-226-040.000-101	0925 PROPERTIES LLC	168 09TH ST
1008691	49-06-25-178-024.000-101	URBAN PARTNERS LLC	2152 MERIDIAN ST
1008237	49-06-36-162-013.000-101	METROPOLITAN INDPLS BOARD, OF REALTORS INC	1912 MERIDIAN ST
1008749	49-06-35-165-004.000-101	INDIANA UNIVERSITY HEALTH INC	2055 SENATE AVE
1008022	49-06-35-166-003.000-101	NORTH CAPITOL HEALTH, CARE PROPERTIES LLC, ATTN NANCY ROSEN	2010 CAPITOL AVE
1016458	49-06-35-161-008.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1016407	49-06-26-196-001.000-101	BERRY, AIMEE A	2172 CAPITOL AVE
1015958	49-06-36-152-010.000-101	SCRIPPS MEDIA INC	1330 MERIDIAN ST
1015962	49-06-36-117-027.000-101	BANK ONE INDPLS NA, % IGG ORE	1630 MERIDIAN ST
1015963	49-06-36-117-026.000-101	BANK ONE INDPLS NA, % IGG ORE	1630 MERIDIAN ST
1015098	49-06-26-157-002.000-101	KENWOOD PLACE LOTS LLC, % JANINE BETSEY PRESIDENT, MERCHANTS AFFORDABLE HOUSING CORP	2202 ILLINOIS ST
1012485	49-06-36-203-012.000-101	VIDEO INDIANA INC, % WTHR TV CHANNEL 13	1000 MERIDIAN ST
1012336	49-06-23-109-108.000-101	SMITH, DEE ANNE	3342 ILLINOIS ST
1011844	49-06-35-166-004.000-101	NORTH CAPITOL HEALTH, CARE PROPERTIES LLC, ATTN NANCY ROSEN	2010 CAPITOL AVE
1012344	49-06-35-226-001.000-101	WHITE CASTLE SYSTEM INC	102 16TH ST
1013823	49-06-26-157-004.000-101	KENWOOD PLACE LOTS LLC, % JANINE BETSEY PRESIDENT, MERCHANTS AFFORDABLE HOUSING CORP	2202 ILLINOIS ST
1014060	49-06-26-118-004.000-101	INDIANAPOLIS SURGERY CENTER LLC, % SANJAY MOHINDRA	2140 CAPITOL AVE
1007965	49-06-24-126-013.000-101	HENRY, HELAINE K & ELFREDA M & ALFRED JR & EMMA JEAN	3431 ILLINOIS ST
1009006	49-06-35-187-002.000-101	NORTH CAPITOL HEALTH, CARE PROPERTIES LLC, ATTN NANCY ROSEN	2010 CAPITOL AVE
1008635	49-06-36-105-009.000-101	CITIZENS BY-PRODUCTS COAL, CO	2020 MERIDIAN ST
1007929	49-11-02-171-005.000-101	MTP STUTZ PROPCO LLC	918 CAPITOL AVE
1011337	49-06-24-123-031.000-101	CONTRAST REDEVELOPMENT II LLC, % LACY JOHNSON	3373 ILLINOIS ST
1011639	49-06-36-152-016.000-101	SCRIPPS MEDIA INC	1325 ILLINOIS ST
1011192	49-06-25-178-020.000-101	NEAR NORTH DEVELOPMENT, CORP	2179 ILLINOIS ST
1016038	49-06-36-152-030.000-101	AMERICAN RED CROSS	1510 MERIDIAN ST
1009819	49-06-23-113-011.000-101	STOVALL, ALPHONSO	3402 ILLINOIS ST
1016557	49-06-25-178-027.000-101	MORKEN, MICHAEL E	2162 MERIDIAN ST
1017173	49-06-23-109-134.000-101	JOHNSON, LACY M	3350 ILLINOIS ST
1015617	49-06-24-121-025.000-101	SUMMERLIN REALTY CO	3365 MERIDIAN ST
1022769	49-06-36-117-007.000-101	METROPOLITAN INDIANAPOLIS PUBLIC MEDIA INC	1627 ILLINOIS ST
1022297	49-06-35-102-010.000-101	BURNS, KEITH W	135 21ST ST
1022635	49-06-35-166-005.000-101	INDIANA UNIVERSITY HEALTH INC	2015 SENATE AVE
1023903	49-06-36-162-015.000-101	SRT HOLDINGS LTD	1900 MERIDIAN ST
1020879	49-06-35-102-008.000-101	EDWARDS, LEON A & NOVELETTE	131 21ST ST
1020880	49-06-35-102-009.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1023688	49-06-25-131-039.000-101	CG KATRIS LLC	2330 MERIDIAN ST
1022963	49-06-25-178-026.000-101	DAVIDSON, JUNE W	2156 MERIDIAN ST
1022960	49-06-35-187-004.000-101	NORTH CAPITOL HEALTH, CARE PROPERTIES LLC, ATTN NANCY ROSEN	2010 CAPITOL AVE
1022507	49-06-25-178-006.000-101	URBAN PARTNERS LLC	22 MC LEAN PL
1023370	49-06-25-134-029.000-101	J MEN PARTNERSHIP, ATTN ELLIOTT P DOCK	2464 MERIDIAN ST
1023403	49-06-35-246-182.000-101	KOOSHTARD PROPERTY V LLC, % US REALTY ADVISORS	1551 ILLINOIS ST
1017555	49-11-02-171-020.000-101	MTP STUTZ PROPCO LLC	217 10TH ST
1018161	49-06-24-126-003.000-101	DILRAJ INVESTMENTS LLC	3421 ILLINOIS ST
1017588	49-06-35-185-003.000-101	HUSKINS, TIMOTHY M TRUSTEE, UNDER THE TIMOTHY M HUSKINS LIVING TRUST, DATED 06/13/2017	1609 CAPITOL AVE
1017590	49-06-35-166-002.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1017595	49-06-35-185-002.000-101	HARDEES RESTAURANTS LLC, ATTN: TAX DEPT	144 16TH ST
1023966	49-06-24-121-021.000-101	IPS MULTI-SCHOOL BUILDING, % INDPLS PUBLIC SCHOOLS, ATTN BUSINESS MANAGER	3330 PENNSYLVANIA ST
1019941	49-06-25-174-110.000-101	INDY-CHI OIL INC, % BRAHIM ISA	2355 MERIDIAN ST
1020486	49-06-36-162-020.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1018881	49-06-35-162-005.000-101	CLARIAN HEALTH PARTNERS, INC, ATTN REAL ESTATE DEPT	1815 CAPITOL AVE
1019986	49-06-36-152-014.000-101	INDIANA UNIVERSITY HEALTH INC	3302 MERIDIAN ST
1020117	49-06-35-102-006.000-101	INDIANA UNIVERSITY HEALTH INC	123 21ST ST
1019057	49-06-25-131-006.000-101	SEABURY CHARTER LLC	2295 ILLINOIS ST
1019005	49-11-02-171-021.000-101	GARTEN, WILLIAM P	901 SENATE AVE
1019014	49-06-25-178-017.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1018595	49-06-35-162-002.000-101	INDIANA UNIVERSITY HEALTH INC	1805 CAPITOL AVE
1026275	49-06-36-162-012.000-101	1800 ASSOCIATES	1801 ILLINOIS ST
1016748	49-06-36-162-004.000-101	1812 ASSOCIATES, % ROBERT L MONTGOMERY	1812 MERIDIAN ST
1031243	49-06-25-178-003.000-101	ILLINOIS STREET SELF STORAGE LLC	25 MC LEAN PL
1031123	49-06-36-117-020.000-101	METROPOLITAN INDIANAPOLIS PUBLIC MEDIA INC	1630 MERIDIAN ST
1031309	49-06-35-168-008.000-101	REDEVELOP INDY LLC S	1629 HALL PL
1030730	49-06-26-158-005.000-101	INDIANA UNIVERSITY HEALTH INC, ATTN REAL ESTATE DEPT	2140 BOULEVARD PL
1033004	49-06-35-166-007.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1032891	49-06-36-162-021.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1033143	49-06-35-237-004.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1033191	49-06-35-168-051.000-101	CLARIAN HEALTH PARTNERS INC, ATTN REAL ESTATE DEPT	1744 ILLINOIS ST
1033343	49-06-35-187-006.000-101	NORTH CAPITOL HEALTH, CARE PROPERTIES LLC, ATTN NANCY ROSEN	2010 CAPITOL AVE

NORTH MERIDIAN ALLOCATION AREA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1030251	49-06-36-162-016.000-101	MANSOORI, MOHAMMAD	1840 MERIDIAN ST
1032346	49-06-35-168-042.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1720 ILLINOIS ST
1019284	49-06-35-168-041.000-101	HEALTH & HOSPITAL CORPORATION,OF MARION COUNTY,ATTN CFO	1700 ILLINOIS ST
1033363	49-06-36-105-006.000-101	HEALTH AND HOSPITAL, CORPORATION OF MARION, COUNTY INDIANA	40 21ST ST
1026507	49-06-25-134-073.000-101	MERIDIAN MEDICAL BUILDING LLC	2450 MERIDIAN ST
1026152	49-06-25-131-050.000-101	2402 N MERIDIAN LLC	2402 MERIDIAN ST
1027012	49-06-36-152-029.000-101	ONTARIO 16TH LLC,% WALGREEN'S #10973 RE TAX DEPT	1530 MERIDIAN ST
1026331	49-11-02-252-001.000-101	CLARIAN HEALTH PARTNERS INC	950 MERIDIAN ST
1029245	49-06-35-102-004.000-101	INDIANA UNIVERSITY HEALTH INC	117 21ST ST
1029246	49-06-35-102-005.000-101	DEBAS, GHIREZGIHER T &,NIGISTI Z	113 21ST ST
1029729	49-06-25-131-002.000-101	CHICAGO LIFE IMAGE LLC	2275 ILLINOIS ST
1028365	49-06-36-152-005.000-101	SCRIPPS MEDIA INC	1349 ILLINOIS ST
1028607	49-06-26-118-001.000-101	THOMAS, BOOKER	2161 BOULEVARD PL
1028428	49-06-35-246-147.000-101	CLARIAN HEALTH PARTNERS INC,D/B/A INDIANA UNIVERSITY HEALTH,PARTNERS INC	1002 ILLINOIS ST
1027087	49-06-36-105-015.000-101	ST JAMES APARTMENTS LLC,%CARL VAN ROOY	7102 MERIDIAN ST
1027096	49-06-35-246-155.000-101	CLARIAN HEALTH PARTNERS INC,D/B/A INDIANA UNIVERSITY HEALTH,PARTNERS INC	110 10TH ST
1026778	49-06-35-246-001.000-101	CLARIAN HEALTH PARTNERS INC,D/B/A INDIANA UNIVERSITY HEALTH,PARTNERS INC	915 CAPITOL AVE
1026779	49-06-36-152-002.000-101	INDIANA UNIVERSITY HEALTH INC	1214 MERIDIAN ST
1028501	49-06-25-178-021.000-101	ROYAL REALTY LLC	11 22ND ST
1028697	49-06-35-102-002.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1028177	49-06-26-125-020.000-101	JODARSKI, TODD	2161 CAPITOL AVE
1027980	49-06-36-152-026.000-101	16TH STREET APARTMENTS LLC	21 16TH ST
1034138	49-06-25-178-014.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1034541	49-06-35-168-012.000-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1034789	49-06-35-246-205.001-101	SCRIPPS MEDIA INC	1307 ILLINOIS ST
1034019	49-06-25-165-020.000-101	FAMILIES FIRST PROPERTIES LLC	2240 MERIDIAN ST
1035015	49-06-26-163-032.000-101	KENWOOD PLACE II INC,% TRIANGLE ASSOCIATES,INC	2348 ILLINOIS ST
1039559	49-06-35-168-034.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1715 HALL PL
1042432	49-11-02-171-009.000-101	CAPITOL STREET PROPERTIES,LLC	902 CAPITOL AVE
1042211	49-06-35-180-001.000-101	BARTH ELECTRIC CO INC	1934 ILLINOIS ST
1038772	49-06-35-106-004.000-101	CLARIAN HEALTH PARTNERS,INC	116 21ST ST
1038709	49-06-35-168-009.000-101	HEALTH & HOSPITAL CORPORATION,OF MARION COUNTY	1715 HALL PL
1040822	49-06-35-133-002.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1034859	49-06-26-118-010.000-101	CHURCH, ORIGINAL OF GOD	2150 CAPITOL AVE
1035658	49-06-26-115-018.000-101	TYLER, PATRICE A	117 23RD ST
1035659	49-06-26-115-021.000-101	KENWOOD PLACE I INC,ATTN MICHAEL F PETRIE	2262 ILLINOIS ST
1037384	49-06-35-246-013.000-101	VIDEO INDIANA INC,% WTHR TV CHANNEL 13	1000 MERIDIAN ST
1037755	49-06-35-246-003.000-101	CAC 1440 LLC,%CIRCLE AREA COMMUNITY DEVELOPMENT,CORPORATION	1449 MERIDIAN ST
1037830	49-06-25-165-022.000-101	URBAN PARTNERS LLC	2250 MERIDIAN ST
1038018	49-06-36-162-003.000-101	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS,BLDG CORP LOCAL #481	1828 MERIDIAN ST
1036454	49-06-35-116-004.000-101	LIBERTY HEALTH VENTURES LLC	1935 CAPITOL AVE
1036234	49-06-35-166-006.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1043260	49-06-35-116-002.000-101	UNIFORM HOUSE INC, THE	1927 CAPITOL AVE
1043261	49-06-35-116-001.000-101	UNIFORM HOUSE INC, THE	1927 CAPITOL AVE
1043011	49-06-26-125-022.000-101	HOOT ENTERPRISES INC	2153 CAPITOL AVE
1049175	49-06-26-196-005.000-101	INDPLS, CITY OF,CITY-COUNTY BLDG	2432 CAPITOL AVE
1048592	49-11-01-175-005.000-101	BUCKINGHAM 941 LLC	930 MERIDIAN ST
1049148	49-06-25-178-010.000-101	REDLINE HOLDINGS II LLC	2163 ILLINOIS ST
1051372	49-06-36-152-009.000-101	SCRIPPS MEDIA INC	1327 ILLINOIS ST
1037459	49-06-35-168-039.000-101	HEALTH & HOSPITAL CORPORATION OF MARION, COUNTY	1700 ILLINOIS ST
1049174	49-06-26-196-004.000-101	INDPLS, CITY OF DEPARTMENT OF PARKS & RECREATION	2432 CAPITOL AVE
1051790	49-06-35-168-007.000-101	INDIANA UNIVERSITY HEALTH INC	102 16TH ST
1047656	49-11-02-226-009.000-101	CLARIAN HEALTH PARTNERS INC,D/B/A INDIANA UNIVERSITY HEALTH,PARTNERS INC	915 CAPITOL AVE
1048708	49-06-35-166-008.000-101	INDIANA UNIVERSITY HEALTH INC	1801 SENATE BLVD
1048083	49-06-35-144-002.000-101	DAVIS, GUY F	2123 BOULEVARD PL
1047835	49-06-36-152-008.000-101	SCRIPPS MEDIA INC	1329 ILLINOIS ST
1047443	49-06-35-168-032.000-101	CLARIAN HEALTH PARTNERS INC	1715 HALL PL
1047571	49-06-35-185-001.000-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1048192	49-06-26-128-008.000-101	INDIANA UNIVERSITY HEALTH INC	2131 BOULEVARD PL
1048998	49-06-26-196-002.000-101	TRITTIPO, JOHN E &,SARAH J LOVE	2176 CAPITOL AVE
1050635	49-06-26-125-030.000-101	JACKSON, WILBUR D &,ALICE M	2170 ILLINOIS ST
1050637	49-06-26-125-005.000-101	SG MANAGEMENT LLC	145 22ND ST
1049313	49-06-25-165-004.000-101	WORLD WIDE MOTORS INC	2237 ILLINOIS ST
1043563	49-06-26-125-024.000-101	INDIANA UNIVERSITY HEALTH INC	150 FOSTERS PL
1044614	49-06-36-162-025.000-101	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS,BLDG CORP LOCAL #481	1828 MERIDIAN ST
1045891	49-06-36-152-042.000-101	INDIANA UNIVERSITY HEALTH INC	1201 MERIDIAN ST
1047739	49-06-23-122-029.000-101	HENDERSON DEVELOPMENT LLC	3432 ILLINOIS ST
1044792	49-06-36-117-033.000-101	HEALTH SCIENCES DISTRICT PARTNERS LLC	1776 MERIDIAN ST
1044756	49-11-02-172-001.000-101	TURNVEREIN ASSOCIATES LLC	902 MERIDIAN ST
1045014	49-11-02-172-002.000-101	800 MERIDIAN HOUSING PARTNERS LLC	901 ILLINOIS ST
1045748	49-06-35-247-003.000-101	CLARIAN HEALTH PARTNERS,INC,ATTN REAL ESTATE DEPT	134 21ST ST
1045696	49-06-24-126-002.000-101	DILRAJ INVESTMENTS LLC	3415 ILLINOIS ST
1045348	49-06-35-187-003.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1044860	49-06-36-117-006.000-101	BANK ONE INDPLS NA,% IGG ORE	20 16TH ST
1051895	49-06-35-107-004.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	1828 ILLINOIS ST
1052547	49-11-02-171-010.000-101	CAPITOL STREET PROPERTIES,LLC	902 CAPITOL AVE
1052073	49-06-25-178-018.000-101	SLOAN CONNECTION LLC	2176 MERIDIAN ST
1052553	49-06-25-134-034.000-101	MERIDIAN MEDICAL BUILDING LLC	2480 MERIDIAN ST
1052160	49-11-02-226-015.000-101	INTELLIGENT ENVIRONMENTAL LEASING LLC	909 CAPITOL AVE
1058030	49-06-35-103-002.000-101	TAVEL, ROBERT &,AVIVA	2007 CAPITOL AVE
1057553	49-06-25-131-010.000-101	PHALEM LEADERSHIP ACADENIES INDIANA INC,D/B/A GEORGE AND VERONICA PHALEM,LEADERSHIP ACADEMY	2323 ILLINOIS ST
1052754	49-06-35-168-019.000-101	HEALTH & HOSPITAL CORPORATION,OF MARION COUNTY	1715 HALL PL
1059811	49-06-36-117-012.000-101	1712 PARTNERS LLC,% MAGNA PROPERTIES INC	1719 ILLINOIS ST
1056717	49-06-36-152-006.000-101	CHEATHUM, ELBERT & JOHN,CALDWELL & JOHN MOORE &,SAMMIE L TRUSTEES OF OIL,CHEMICAL & ATOMIC WORKERS	1345 ILLINOIS ST
1057115	49-06-36-117-011.000-101	1712 PARTNERS LLC,% MAGNA PROPERTIES INC	1717 ILLINOIS ST
1055564	49-06-26-118-008.000-101	CHURCH, ORIGINAL CHURCH OF GOD	2164 CAPITOL AVE
1058921	49-06-26-157-005.000-101	XU, FAN	2202 ILLINOIS ST

NORTH MERIDIAN ALLOCATION AREA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1057186	49-06-36-162-002.000-101	1812 ASSOCIATES,% ROBERT L MONTGOMERY	1812 MERIDIAN ST
1058503	49-06-35-185-009.000-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1058504	49-06-35-185-005.000-101	JOSEPH, MICHAEL J TRUSTEE,MARK J JOSEPH TRUST B	1609 CAPITOL AVE
1058585	49-06-26-125-021.000-101	JODARSKI, TODD	2161 CAPITOL AVE
1052936	49-06-23-109-107.000-101	JOHNSON, LACY M	3342 ILLINOIS ST
1055261	49-06-36-117-017.000-101	HEALTH SCIENCES DISTRICT PARTNERS LLC	1741 ILLINOIS ST
1054466	49-06-35-107-001.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	1828 ILLINOIS ST
1055008	49-06-25-178-015.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1055429	49-06-35-168-043.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1726 ILLINOIS ST
1054148	49-06-26-118-007.000-101	FARMER, TODD	2166 CAPITOL AVE
1054388	49-06-26-157-003.000-101	KENWOOD PLACE LOTS LLC,% JANINE BETSEY PRESIDENT,MERCHANTS AFFORDABLE HOUSING CORP	2202 ILLINOIS ST
1050323	49-06-25-134-033.000-101	INDPLS-MARION COUNTY,PUBLIC LIBRARY	2450 MERIDIAN ST
1066454	49-06-35-246-011.000-101	ROMAN CATHOLIC,ARCHDIOCESE OF INDPLS,PROPERTIES INC	1435 ILLINOIS ST
1066798	49-11-02-171-003.000-101	916 NORTH CAPITOL AVENUE LLC	916 CAPITOL AVE
1068280	49-06-23-124-023.000-101	HENDERSON DEVELOPMENT LLC	3404 ILLINOIS ST
1068070	49-06-36-162-019.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1068895	49-06-35-168-033.000-101	CLARIAN HEALTH PARTNERS INC	1715 HALL PL
1068300	49-06-36-162-018.000-101	METROPOLITAN INDPLS BOARD,OF REALTORS INC	1912 MERIDIAN ST
1065533	49-06-35-246-145.000-101	MTP STUTZ PROP CO LLC	1019 CAPITOL AVE
1065624	49-06-35-185-008.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1065625	49-06-35-185-006.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1068426	49-06-35-168-011.000-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1066645	49-06-36-152-001.000-101	SCRIPPS MEDIA INC	1351 ILLINOIS ST
1066653	49-06-23-129-001.000-101	DILRAI INVESTMENTS LLC	3401 ILLINOIS ST
1068417	49-06-35-144-007.000-101	PARTNERS IN HOUSING ST GEORGE LLC	2101 BOULEVARD PL
1066659	49-06-35-102-001.000-101	INDIANA UNIVERSITY HEALTH INC	2039 CAPITOL AVE
1067444	49-11-02-226-038.000-101	901 CAPITOL LLC	901 CAPITOL AVE
1067460	49-06-35-145-001.000-101	INDIANA UNIVERSITY HEALTH INC	2055 CAPITOL AVE
1066683	49-06-35-102-007.000-101	INDIANA UNIVERSITY HEALTH INC	127 21ST ST
1062106	49-06-25-134-005.000-101	BROZAN, TONY T & PAMELA J BROZAN	55 FALL CREEK PKWY NDR
1062291	49-06-25-165-018.000-101	REDLINE HOLDINGS V LLC	2220 MERIDIAN ST
1062779	49-11-02-226-041.000-101	0925 PROPERTIES LLC	168 09TH ST
1063932	49-06-36-162-026.000-101	CCB REAL ESTATE LLC	1830 MERIDIAN ST
1064245	49-06-36-162-011.000-101	HE MOB III LLC	1839 ILLINOIS ST
1063346	49-06-35-246-149.000-101	CLARIAN HEALTH PARTNERS INC,D/B/A INDIANA UNIVERSITY HEALTH,PARTNERS INC	148 10TH ST
1062972	49-06-36-162-028.000-101	SRT HOLDINGS LTD	1900 MERIDIAN ST
1062876	49-06-35-132-011.000-101	INDIANA UNIVERSITY HEALTH INC	2101 CAPITOL AVE
1062847	49-06-25-178-031.000-101	COLLINS PROPERTIES LLC	2176 MERIDIAN ST
1062107	49-06-25-134-004.000-101	INDPLS-MARION COUNTY,PUBLIC LIBRARY	2450 MERIDIAN ST
1062610	49-06-36-162-031.000-101	METROPOLITAN INDPLS BOARD,OF REALTORS INC	1912 MERIDIAN ST
1069847	49-06-35-168-006.000-101	CLARIAN HEALTH PARTNERS,INC	102 16TH ST
1068825	49-06-26-125-012.000-101	HOOT ENTERPRISES INC	115 22ND ST
1069764	49-06-26-140-002.000-101	TRITTIPO, JOHN & SARA LOVE	2188 CAPITOL AVE
1076004	49-06-26-125-002.000-101	JODARSKI, TODD	2161 CAPITOL AVE
1075529	49-06-36-109-010.000-101	INDIANA UNIVERSITY HEALTH INC	1209 MERIDIAN ST
1077144	49-06-35-166-014.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1077288	49-06-35-144-001.000-101	DAVIS, GUY F	2127 BOULEVARD PL
1077290	49-06-26-128-001.000-101	LAKE REGION CONFERENCE OF,SEVENTH DAY ADVENTIST,% CAPITOL CITY SDA CHURCH	2143 BOULEVARD PL
1075568	49-06-25-134-016.000-101	CUMBERLAND, BRIAN CRAIG	37 FALL CREEK PKWY SDR
1073315	49-06-26-163-021.000-101	KENWOOD PLACE I INC,ATTN MICHAEL F PETRIE	104 23RD ST
1073769	49-06-26-118-003.000-101	ROBERTS, EVERETT LEE	2157 BOULEVARD PL
1073273	49-11-02-172-003.000-101	921 923 N ILLINOIS LLC	921 ILLINOIS ST
1073274	49-11-02-254-001.000-101	921-923 N ILLINOIS LLC	921 ILLINOIS ST
1073275	49-11-02-254-002.000-101	921-923 N ILLINOIS LLC	921 ILLINOIS ST
1076605	49-06-35-168-015.000-101	WIEGAND, MARILYN & JULIE HOUK GOODRICH,MARILYN PECSOR & BENJAMIN RISLEY & ETAL,%WHITE CASTLE MANAG ATTN: KRISTENE MCCOY	102 16TH ST
1076746	49-11-02-226-012.000-101	DUNCAN SUPPLY INC	910 ILLINOIS ST
1076755	49-06-25-145-001.000-101	REDLINE HOLDINGS V LLC	2204 MERIDIAN ST
1070857	49-06-26-125-031.000-101	GURVITZ, S RONALD & DEVERA	2182 ILLINOIS ST
1069501	49-06-25-178-030.000-101	DUCKWORTH, KIM L	2198 MERIDIAN ST
1069508	49-11-02-223-001.000-101	MTP STUTZ PROP CO LLC	217 30TH ST
1070528	49-11-02-171-006.000-101	CAPITOL STREET PROPERTIES,LLC	902 CAPITOL AVE
1073555	49-06-35-100-008.000-101	MANSOORI, MOHAMAD & KAREN SUE	1820 ILLINOIS ST
1071379	49-11-02-226-013.000-101	HENDRICKS, LINDA C & LISA K GREEN	910 ILLINOIS ST
1079483	49-06-36-162-034.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1079484	49-06-36-162-033.000-101	CCB REAL ESTATE LLC	2161 CAPITOL AVE
1078186	49-06-26-125-006.000-101	JODARSKI, TODD	102 16TH ST
1076606	49-06-35-226-004.000-101	WIEGAND, MARILYN & JULIE HOUK GOODRICH,MARILYN PECSOR & BENJAMIN RISLEY & ETAL,%WHITE CASTLE MANAG ATTN: KRISTENE MCCOY	2201 ILLINOIS ST
1084239	49-06-25-185-008.000-101	STUART MORTUARY INC	1712 MERIDIAN ST
1083088	49-06-36-117-025.000-101	1712 PARTNERS LLC,% MAGNA PROPERTIES INC	2020 ILLINOIS ST
1086278	49-06-35-188-003.000-101	CAPITOL SUPPLIES INC	933 ILLINOIS ST
1086589	49-11-02-147-002.000-101	CCP/SHURGARD VENTURE LLC,DEPT-PT-IN-08372	115 19TH ST
1083038	49-06-35-107-006.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	3360 ILLINOIS ST
1082853	49-06-23-109-133.000-101	3360 PROPERTIES LLC	3360 ILLINOIS ST
1082854	49-06-23-109-136.000-101	3360 PROPERTIES LLC	17 22ND ST
1083051	49-06-25-178-007.000-101	PROGRESSION DEVELOPMENT LLC	1828 ILLINOIS ST
1083037	49-06-35-107-005.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	3060 MERIDIAN ST
1083614	49-06-24-123-035.000-101	TREX ENTERPRISES LLC	102 16TH ST
1085341	49-06-35-168-014.000-101	WIEGAND, MARILYN & JULIE HOUK GOODRICH,MARILYN PECSOR & BENJAMIN RISLEY & ETAL,%WHITE CASTLE MANAG ATTN: KRISTENE MCCOY	102 16TH ST
1085342	49-06-35-226-002.000-101	CLARIAN HEALTH PARTNERS INC	1828 ILLINOIS ST
1080798	49-06-35-107-002.000-101	BYRAM GATES MIDDLETON,PARTNERSHIP,% DR WILLIAM DUGAN	2034 CAPITOL AVE
1080751	49-06-35-187-007.000-101	IND FEDERATION OF COLORED,WOMENS CLUBS CORP	1801 SENATE BLVD
1079522	49-06-35-187-005.000-101	INDIANA UNIVERSITY HEALTH INC	905 CAPITOL AVE
1082563	49-11-02-226-039.000-101	INTELLIGENT ENVIRONMENTAL LEASING LLC	1744 ILLINOIS ST
1081214	49-06-35-168-052.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1901 CAPITOL AVE
1082985	49-06-35-218-004.000-101	HOBBS, LENORA R TRUSTEE,REVOCABLE TRUST AGREEMENT OF LENORA R HOBBS	1551 ILLINOIS ST
1081224	49-06-36-152-027.000-101	MAC'S CONVENIENCE STORES,LLC,315 COMMONS MALL	1919 CAPITOL AVE
1082989	49-06-35-218-007.000-101	CLARIAN HEALTH PARTNERS,INC,ATTN REAL ESTATE DEPT	

NORTH MERIDIAN ALLOCATION AREA PARCEL LIST

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1082064	49-06-35-187-001.000-101	NORTH CAPITOL HEALTH,CARE PROPERTIES LLC,ATTN NANCY ROSEN	2010 CAPITOL AVE
1082278	49-06-25-184-001.000-101	URBAN PARTNERS LLC	2258 MERIDIAN ST
1082901	49-06-24-126-001.000-101	DILRAJ INVESTMENTS LLC	3409 ILLINOIS ST
1082445	49-06-36-105-007.000-101	LEE, JOHN A &,CHERIE L	42 21ST ST
1080686	49-06-36-162-001.000-101	1800 ASSOCIATES	1800 MERIDIAN ST
1080691	49-06-36-152-013.000-101	INDIANA UNIVERSITY HEALTH INC	1302 MERIDIAN ST
1080425	49-06-25-134-006.000-101	BROZAN, TONY T &,PAMELA J BROZAN	55 FALL CREEK PKWY SDR
1079729	49-06-35-107-003.000-101	CLARIAN HEALTH PARTNERS,INC	1815 CAPITOL AVE
1079735	49-06-26-128-004.000-101	LAKE REGION CONFERENCE,OF SEVENTH DAY ADVENTISTS,% CAPITOL CITY SDA CHURCH	2143 BOULEVARD PL
1082300	49-06-35-185-004.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1095218	49-06-36-152-002.000-101	CAC 1440 LLC,%CIRCLE AREA COMMUNITY DEVELOPMENT,CORPORATION	1449 ILLINOIS ST
1092537	49-06-35-116-005.000-101	LIBERTY HEALTH VENTURES LLC	1935 CAPITOL AVE
1092538	49-06-25-165-005.000-101	WORLD WIDE MOTORS INC	2234 PIERSON ST
1092083	49-11-01-175-013.000-101	CCP/SHURGARD VENTURE LLC,DEPT-PT-IN-08372	993 ILLINOIS ST
1094293	49-06-26-198-005.000-101	INDIANA UNIVERSITY HEALTH INC	141 FOSTERS PL
1094672	49-06-25-178-009.000-101	PROGRESSION DEVELOPMENT LLC	17 22ND ST
1088817	49-06-26-125-023.000-101	INDIANA UNIVERSITY HEALTH INC	2151 CAPITOL AVE
1089131	49-06-26-126-018.000-101	WEST 22ND STREET LP,%SEXTON COMPANIES	127 16TH ST
1087783	49-06-36-162-032.000-101	CCB REAL ESTATE LLC	1950 MERIDIAN ST
1090045	49-06-35-102-011.000-101	INDY MANAGEMENT GROUP INC	2050 ILLINOIS ST
1091523	49-06-35-100-006.000-101	INDIANA UNIVERSITY HEALTH INC	1802 ILLINOIS ST
1091016	49-06-26-128-003.000-101	LAKE REGION CONFERENCE OF,SEVENTH DAY ADVENTIST,% CAPITOL CITY SDA CHURCH	2143 BOULEVARD PL
1091020	49-06-35-226-003.000-101	CLARIAN HEALTH PARTNERS INC	130 16TH ST
1090324	49-06-35-116-006.000-101	LIBERTY HEALTH VENTURES LLC	1935 CAPITOL AVE
1090979	49-06-36-162-017.000-101	19 WEST 19TH LLC	19 19TH ST
1088730	49-06-35-185-007.000-101	HUSKINS, TIMOTHY M TRUSTEE,UNDER THE TIMOTHY M HUSKINS LIVING TRUST,DATED 06/13/2017	1609 CAPITOL AVE
1090672	49-06-26-125-008.000-101	GURVITZ, S RONALD	117 22ND ST
1089809	49-06-35-103-001.000-101	TAVEL, ROBERT &,AVIVA	2007 CAPITOL AVE
1089841	49-06-35-168-044.000-101	CLARIAN HEALTH PARTNERS INC	1744 ILLINOIS ST
1090568	49-11-01-175-012.000-101	TURINVERIN ASSOCIATES LLC	902 MERIDIAN ST
1097124	49-06-36-152-007.000-101	ACADEMY APARTMENTS	1350 MERIDIAN ST
1097135	49-06-36-162-027.000-101	HE MOB III LLC	1840 MERIDIAN ST
1097140	49-06-35-237-001.000-101	SCF RC FUNDING IV LLC,ATTN: ZAKIR KHAN	2007 CAPITOL AVE
1102595	49-06-36-152-045.001-101	MAC'S CONVENIENCE STORES,LLC,315 COMMONS MALL	1551 ILLINOIS ST
1101805	49-06-35-133-004.001-101	INDIANAPOLIS POWER &,LIGHT CO	1824 CAPITOL AVE
1101504	49-06-25-134-014.000-101	DAVIS, PHILIP L	43 FALL CREEK PKWY SDR
1101505	49-06-25-134-013.000-101	DAVIS, PHILIP L	43 FALL CREEK PKWY SDR
1101506	49-06-25-134-012.000-101	DAVIS, PHILIP L	43 FALL CREEK PKWY SDR
1101507	49-06-25-134-011.000-101	DAVIS, PHILIP L	43 FALL CREEK PKWY SDR
1101508	49-06-25-134-010.000-101	JOHNSTON, CHERIE	45 FALL CREEK PKWY SDR
1101509	49-06-25-134-015.000-101	JOHNSTON, CHERIE	45 FALL CREEK PKWY SDR
1101510	49-06-25-134-007.000-101	JOHNSTON, CHERIE	45 FALL CREEK PKWY SDR
1101511	49-06-25-134-003.000-101	JOHNSTON, CHERIE	45 FALL CREEK PKWY SDR
1101512	49-06-25-134-008.000-101	DOSKI, STIVANO	51 FALL CREEK PKWY SDR
1101513	49-07-25-134-001.000-101	DOSKI, STIVANO	51 FALL CREEK PKWY SDR
1101514	49-06-25-134-009.000-101	DOSKI, STIVANO	51 FALL CREEK PKWY SDR
1101515	49-06-25-179-001.000-101	DOSKI, STIVANO	51 FALL CREEK PKWY SDR
1104205	49-06-36-152-045.002-101	16TH STREET APARTMENTS LLC	1530 ILLINOIS ST
1103647	49-06-25-136-193.002-101	APEX INVESTMENT GROUP LLC	2225 MERIDIAN ST
1097261	49-06-36-152-004.000-101	ROMAN CATHOLIC,ARCHDIOCESE OF INOPLS,PROPERTIES INC	1400 MERIDIAN ST
1098517	49-06-35-106-006.000-101	INDIANAPOLIS POWER &,LIGHT COMPANY	2110 ILLINOIS ST
1097230	49-06-35-140-006.000-101	CLARIAN HEALTH PARTNERS INC,ATTN REAL ESTATE DEPT	1731 CAPITOL AVE
1097794	49-06-25-131-037.000-101	WORLD WIDE MOTORS INC	2314 MERIDIAN ST
1100535	49-06-25-145-004.000-101	REDLINE HOLDINGS V LLC	2220 MERIDIAN ST
1096740	49-06-26-196-003.000-101	DEPARTMENT OF PUBLIC UTILITIES,FOR CITY OF INDIANAPOLIS ACTING BY AND THROUGH,BOARD OF DIRECTORS FOR UTILITIES AS TRUSTEE OF PU	2182 CAPITOL AVE
1104945	49-06-35-185-009.001-101	HARDEES RESTAURANTS LLC,ATTN:TAX DEPT	144 16TH ST
1106209	49-06-25-131-051.001-101	FAMILIES FIRST PROPERTIES 2 LLC	2269 ILLINOIS ST

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION
Resolution No. 2023-A-018
PERSONAL PROPERTY TAX ABATEMENT**

GeniPhys, Inc.
7750 Zionsville Road

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of Equipment (hereinafter the "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, determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property and to limit the dollar amount of the deduction that will be allowed with respect to a Project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; 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 attachment is hereby incorporated by reference, has a leasehold interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, April 19, 2023, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of six (6) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2026. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period May 3, 2023, to December 31, 2026.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than six (6) years. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than \$7,500,000.00.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.

- 7. The Commission fixes 1:00 p.m. on Wednesday, May 3, 2023, 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 and fix the length of the abatement period at six (6) years.
- 8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Bruce Schumacher, Vice Secretary

Date

Approved as to Legal Form
and Adequacy this 12th day
of April, 2023

 /s/Toae Kim
Toae Kim,
Deputy Chief Counsel

ATTACHMENT TO
METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION
PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: GeniPhys, Inc.
Subject Real Estate: 7750 Zionsville Road
Pike Township Parcel Number: 6013688

PROJECT DESCRIPTION

GeniPhys, Inc is a start-up biosciences business developing its headquarters, research and initial manufacturing facility to commercialize a patented polymerized collagen technology. This technology is intended for medical use, to promote human tissue generation while avoiding inflammation and scarring.

GeniPhys would lease 8,200 square feet in an existing 80,000-square foot industrial/flex building for this new facility. The company would invest \$7,455,000 in eligible taxable personal property to equip the new facility, including modular labs and related improvements in order to accommodate its headquarters, R&D and manufacturing operations. Additionally, the company would invest \$800,000 in real estate improvements and \$1,565,000 in non-eligible personal property to establish the new GeniPhys facility.

FACTUAL ASSERTIONS

1. x The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. x The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. x The specified New Equipment will be installed on the subject real estate in one of the following types of facilities:
 - A. Existing facility
 - B. Expanded facility
 - C. New facility
 - D. x Vacated or converted facility
4. The facility meets the appropriate requirements:
 - A. x of an existing, expanded or vacated or converted facility:

1. The area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
2. The operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
3. the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
4. the facility is technologically, economically or energy obsolete, which obsolescence may lead to a decline in employment and tax revenues.

B. of a new facility;

1. the area in which the facility is to be located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 97-A-110, 1997), or
 2. The operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
 3. the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
 4. the facility is technologically, economically or energy obsolete, which obsolescence may lead to a decline in employment and tax revenues.
5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention or expansion of targeted businesses.
6. The subject real estate on which the facility is, or will be located:
- A. Is outside an Allocation Area as defined in I.C. 36-7-15.1-26, or
 - B. inside an Allocation Area, but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	25%

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:.....7750 Zionsville Road

New Jobs Created: 43

Jobs Retained: 2

Estimated Cost of Equipment: \$7,455,000.00

STAFF ANALYSIS

GeniPhys, Inc is a start-up biosciences business developing its headquarters, research and initial manufacturing facility to commercialize a patented polymerized collagen technology. The company was founded by a Purdue University professor of Biomedical Engineering and a former Eli Lilly and Covance executive.

GeniPhys would lease 8,200 square feet in an existing 80,000-square foot industrial/flex building for this new facility. The company would invest \$7,455,000 in eligible taxable personal property to equip the new facility, including modular labs and related improvements in order to accommodate its headquarters, R&D and manufacturing operations. Additionally, the company would invest \$800,000 in real estate improvements and \$1,565,000 in non-eligible personal property to establish the new GeniPhys facility.

The petitioner will be donating five percent of its estimated abatement savings to workforce development, in form of donations to the IndyAchieves Completion Grant program.

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

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

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

TOTALITY OF BENEFITS

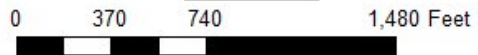
- PETITIONER:** GeniPhys, Inc.
- INVESTMENT:** Staff estimates that the proposed investment of \$7,455,000.00 should result in an increase to the tax base of approximately \$2,982,000.00 of assessed value in the first year of operation. Staff estimates that over the six (6) year personal property tax abatement period the petitioner will realize savings of approximately \$260,449.73 (a 64.8% savings). During the abatement period, the petitioner is expected to pay an estimated \$141,532.81 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$63,439.46 in personal property taxes annually related to the new equipment.
- EMPLOYMENT:** The petitioner estimates that this project will retain two (2) jobs at an average wage of \$65.00/hr. and will create forty-three (43) jobs at an average wage of \$40.03/hr. Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this project is significant for Pike 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 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.

GeniPhys, Inc. 7750 Zionsville Road



Legend

- Parcels
- Project Site



Produced by: DMD REED April 11, 2023

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2023-P-010**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the “Commission”) serves as the Plan Commission of the Consolidated City of Indianapolis and Marion County, Indiana under IC 36-7-4-202; and

WHEREAS, pursuant to IC 36-7-4-602(c) the Commission is empowered to initiate a proposal to amend the zoning map; and

WHEREAS, the Commission desires to amend the zoning map of specific parcels of the Vacant to Vibrant program; and

WHEREAS, the Commission desires to amend the zoning map of Sherman Park, generally located at 604 N. Sherman Dr., 710 N. Sherman Dr., 3518 E. Michigan St.; and

WHEREAS, the Commission desires to amend the zoning map of the property generally located at 50 N. Tibbs, Indianapolis, Indiana 46202; and

WHEREAS, the request for these three actions shall collectively be known as “The Rezonings”; and

WHEREAS, pursuant to IC 36-7-4-402(c) the Commission shall delegate authority to employees of the Department of Metropolitan Development (“DMD”) to perform ministerial acts in cases except where final action of the commission is required by law; and

WHEREAS, the Commission desires to delegate authority to the Director of DMD to submit a proposal to formally rezone the properties identified in The Rezonings; and

WHEREAS, pursuant to the MDC Rules of Procedure, Article V, Section 1(D) the Commission shall determine requirements for notice.

WHEREAS, the Commission desires the City-County Councillor to be notified via mail and email of the subject sites within their district no later than fourteen (14) days prior to the hearing.

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

1. The Commission has formally initiated a proposal to amend the zoning map in relation to the Vacant to Vibrant program at the properties generally located and identified attached hereto as Exhibit A; and
2. The Commission authorizes the Director of DMD to formally file and rezone the

properties identified in Exhibit A to the D-5, D-5II, and D-8 Residential zoning districts to be heard at the May 17th, 2023, Commission Hearing; and

3. The Commission has formally initiated a proposal to amend the zoning map in relation to the Sherman Park generally located at 604 N. Sherman Dr., 710 N. Sherman Dr., 3518 E. Michigan St (location map attached hereto as Exhibit B) to be heard at the May 17th, 2023, Commission Hearing; and
4. The Commission authorizes the Director of DMD to formally file and rezone the property generally referred as Sherman Park to the C-S zoning district.
5. The Commission has formally initiated a proposal to amend the zoning map in relation to the property generally located at 50 N. Tibbs Ave. (location map attached hereto as Exhibit C) to be heard at the May 3rd, 2023, Commission Hearing; and
6. The Commission authorizes the Director of DMD to formally file and rezone the property generally located at 50 N. Tibbs Ave. to the D-10 Residential zoning district; and
7. The City-County Councillors shall be notified via mail and email; and
8. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to legal form and adequacy: Metropolitan Development Commission:

By: /s/Toae Kim _____
Toae Kim, Deputy Chief Counsel

By: _____
John Dillon III, President

Date: __4/11/23_____

Date: _____

EXHIBIT A

Vacant to Vibrant Locations for Rezoning

Address: 1441 Perkins Ave
Parcel: 1015273
Current Zoning: C1
Proposed Zoning: D-5
Legal Description: Lot 1 in in A.W. Denny's Big Four Addition, an Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 11, page 181, in the Office of the Recorder of Marion County, Indiana.

Address: 909 N Pershing Ave
Parcel: 9019639
Current Zoning: C1
Proposed Zoning: D-8
Legal Description: Lot 18 in Chris Baker's Haughville Subdivision of the south half of Block 20 in Holms West End Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 8, page 99, in the Office of the Recorder of Marion County, Indiana.

Address: 1324 W 30th St
Parcel: 1073491
Current Zoning: C3
Proposed Zoning: D-5
Legal Description: Lot 6 in Block 14 in Armstrong's First Addition to North Indianapolis, now in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, page 25, in the Office of the Recorder of Marion County, Indiana.

Address: 4406 E New York St
Parcel: 1091459
Current Zoning: C3
Proposed Zoning: D-8
Legal Description: 71 feet off the east end of Lot 1 in Block 11 in Tuxedo Park in the City of Indianapolis, as per plat thereof recorded in Plat Book 10, pages 68 and 69, in the Office of the Recorder of Marion County, Indiana.

Address: 1210 Udell St / 1214 Udell St
 Parcel: 1059212 / 1090018
 Current Zoning: I2
 Proposed Zoning: D-8
 Legal Description: Lot 37 and the west half of Lot 38 in Block 14 in Braden's North Indianapolis Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 5, page 23, in the Office of the Recorder of Marion County, Indiana.

Address: 2520 Burton Ave
 Parcel: 1054166
 Current Zoning: I2
 Proposed Zoning: D-8
 Legal Description: Lot 178 in Charles F Robbins Second North Indianapolis Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 10, page 82, in the Office of the Recorder of Marion County, Indiana.

Address: 2657 Burton Ave
 Parcel: 1046937
 Current Zoning: I2
 Proposed Zoning: D-8
 Legal Description: Lot 140 in Charles F Robbins North Indianapolis Addition to the City Indianapolis, as per plat thereof recorded in Plat Book 10, page 56, in the Office of the Recorder of Marion County, Indiana.

Address: 216 Trowbridge St
 Parcel: 1022736
 Current Zoning: I3
 Proposed Zoning: D-5
 Legal Description: Lot 59 in Sharpe's Woodside Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 4, page 227, in the Office of the Recorder of Marion County, Indiana.

Address: 38 S Lasalle St
 Parcel: 1021349
 Current Zoning: I3
 Proposed Zoning: D-5
 Legal Description: Lot 69 in Englewood Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 10, page 97, in the Office of the Recorder of Marion County, Indiana.

Address: 58 S Lasalle St
Parcel: 1040113
Current Zoning: I3
Proposed Zoning: D-5
Legal Description: Lot 64 in Englewood Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 10, page 97, in the Office of the Recorder of Marion County, Indiana.

Address: 870 Eugene St
Parcel: 1033859
Current Zoning: D5
Proposed Zoning: D-5II
Legal Description: 83 feet off the south end of 29.5 feet off the west side of Lot 13 in Block 2 in Braden's North Indianapolis Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 5, page 23, in the Office of the Recorder of Marion County, Indiana.

EXHIBIT B Sherman Park Location Map

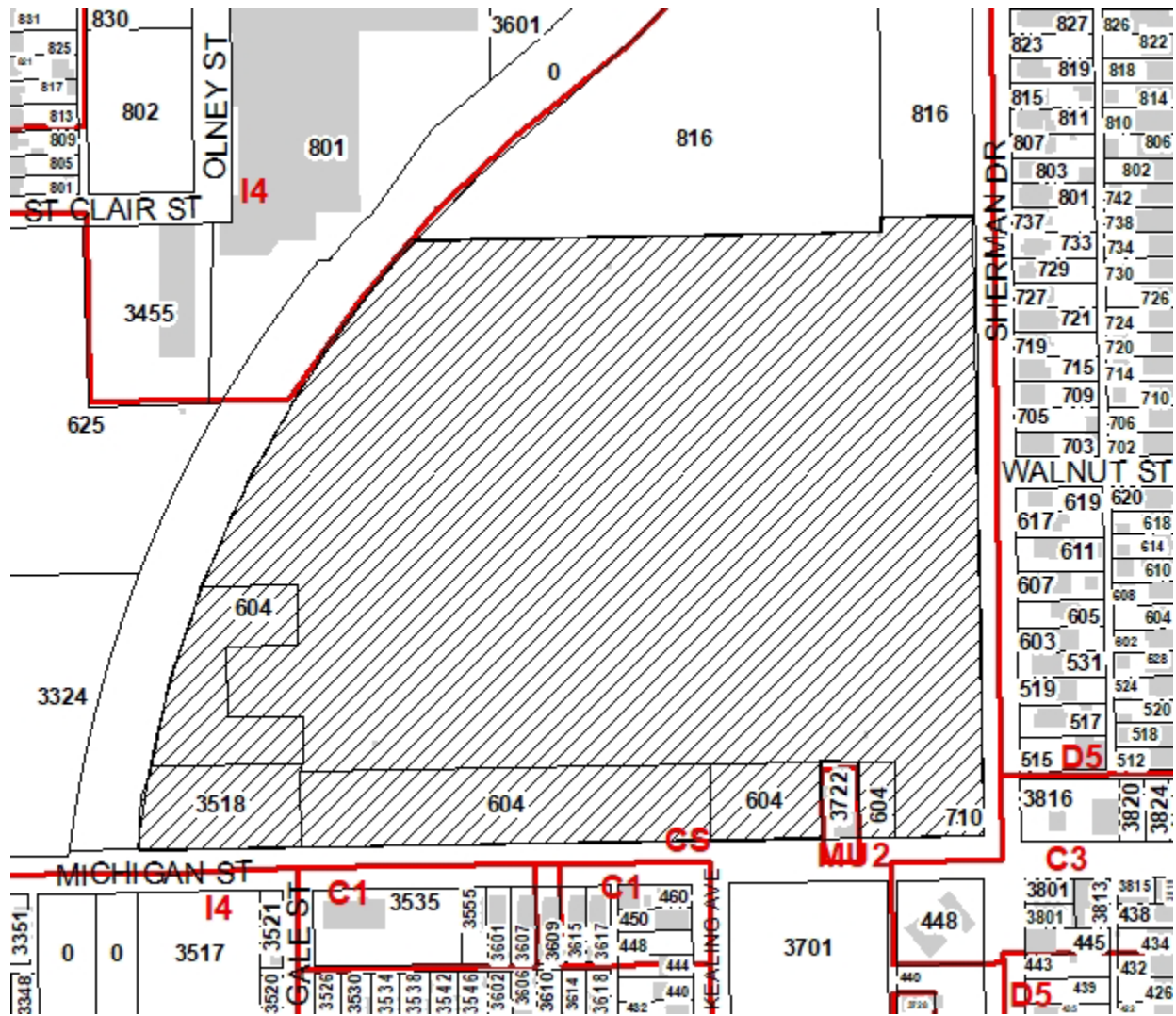


EXHIBIT C

50 N. Tibbs Ave. Location Map



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-ZON-092 and 2022-VAR-010 (Amended)
Address: 3301 North Raceway Road (*Approximate Address*)
Location: Wayne Township, Council District #6
Petitioner: Sammy and Annie Dotlich, by Joseph D. Calderon
Request: Rezoning of 3.75 acres from the D-4 district to the I-1 district to legally establish a commercial/building contractor.

ADDENDUM FOR APRIL 19, 2023, METROPOLITAN DEVELOPMENT COMMISSION

This petition was heard by the Hearing Examiner on March 23, 2023. During the hearing the variance portion of the request was withdrawn.

After a full hearing, the Hearing Examiner recommended approval of the rezoning portion of the petition. The Hearing Examiner's decision was appealed by a remonstrator and set for hearing by the Metropolitan Development Commission on April 19, 2023. The Hearing Examiner's memorandum can be found below.

With the withdrawal of the variance petition, staff believes that the submitted site plan will likely need to be modified to meet the development standards of the Ordinance and that some clarification and modification of the commitments would be advisable. The petitioners have indicated that some modifications are under consideration, but they have not been submitted in time for the publication of this Staff Report. **Although staff is recommending approval of the petition, if updated materials are not submitted in time for staff to review, staff will request a continuance to the May 3, 2023 hearing.**

ADDENDUM FOR MARCH 23, 2023, HEARING EXAMINER

To accommodate the schedule of the remonstrator's representative, a continuance for cause from the February 23, 2023 hearing to the March 23, 2023 hearing was requested and granted.

An updated site plan and an expanded list of commitments have been submitted to the file. The updated site plan expands the size of the proposed building from 4500 square feet to 8000 square feet and moves it somewhat to the west. Several of staff's previously requested commitments have been added to the list of commitments proposed by the petitioner. Staff continues to **recommend approval** subject to the commitment below.

A 75-foot half right-of-way shall be dedicated along the frontage of Raceway Road, as per the request of the Hendricks County Engineer. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

 <p>SURVEY FIRST LLC 54 East Michigan Street, Danbury, CT 06810 Phone: (203) 745-8000</p>	<p>PROPOSED SITE EXHIBIT</p> <p>SAMMY & ANNIE DOTLICH 3831 RACEWAY RD., DANBURY, CT 06810 SECTION 17, T19N, R18E MAHON COUNTY, INDIANAPOLIS, IN 46204</p>	<p>SURVEY</p> <p>1 OF 1</p>	<p>FILE NO. 2022-016 DATE 01/20/23 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>
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- LEGEND**
- ▲ SECTION CORNER AS NOTED
 - IRON PIN FOUND
 - SMITHY MANHOLE
 - TYPICAL FEDERAL
 - TYPICAL FEDERAL
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - WOOD FENCE POST FOUND AS NOTED
 - IRON
 - MANHOLE
 - CONCRETE CURB
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SEWER LINE
 - CONCRETE DRIVE
- SECRET DRAWING ONLY
NOT FOR CONSTRUCTION**

OWNER/DEVELOPER INFO

3831 RACEWAY RD.
 DANBURY, INDIANAPOLIS, IN 46204
 PROJECT NO. 2022-016

LAND DESCRIPTION

Part of the Southwest Quarter of Section 21, Township 19 North, Range 2 East of the Second Principal Meridian, Mahon County, Indiana, together as follows:

GENERAL NOTES:

This drawing is not intended to be implemented as a construction or engineering drawing. It is a site plan showing the proposed layout of the site. The site plan is based on the information provided by the owner and is not intended to be used for construction purposes. The site plan is not intended to be used for construction purposes. The site plan is not intended to be used for construction purposes.

FLOOD STATEMENT

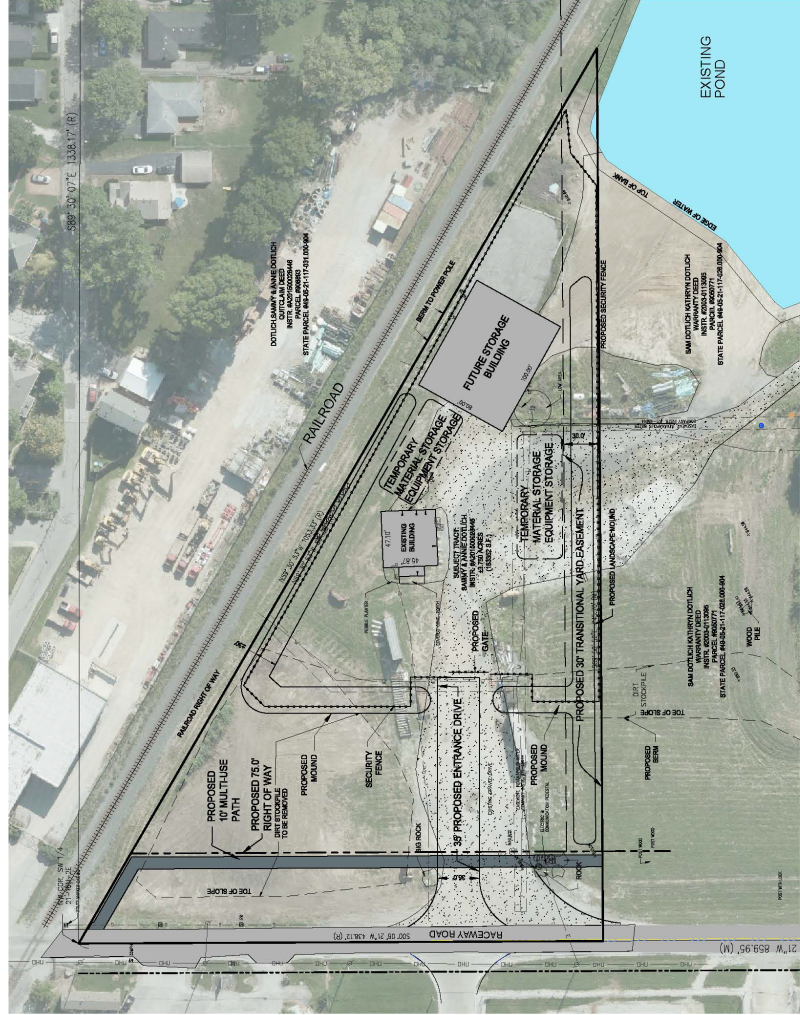
The drawing shows owner proposed site improvements and site plan. This drawing is not intended to be used for construction purposes. The site plan is not intended to be used for construction purposes.

UTILITIES

The drawing shows owner proposed site improvements and site plan. This drawing is not intended to be used for construction purposes. The site plan is not intended to be used for construction purposes.

CERTIFICATION

I, the undersigned, being duly sworn to, do hereby certify that I am a professional engineer in the State of Indiana, and that I am the author of the drawings herein. My commission expires on 12/31/2023. My commission number is 123456789.



© 2023 Survey First LLC. All rights reserved. This drawing is not intended to be used for construction purposes. The site plan is not intended to be used for construction purposes.

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. Outdoor storage of vehicles and equipment shall be limited to the areas shown on the site plan attached as Exhibit "B" ("Site Plan"), until such time that a future storage building is erected on the Subject Property, at which time, vehicles and equipment that can reasonably be stored inside (such as dump trucks) shall be located in the storage building. Any other vehicles and equipment that is stored outside shall be limited to those areas shown on the Site Plan, and shall further be limited to outside storage for no more than ten (10) consecutive days, no more than ten (10) times per year. The future storage building shall be erected and placed in service no later than December 1, 2023.
3. Storage of materials used in connection with off-site projects shall be directly delivered to job site when available. However, any materials shipped to the Subject Property shall be limited to the areas shown on the Site Plan, and shall be limited to no more than ten (10) consecutive days, no more than six (6) times per year.
4. Existing areas consisting of dirt and/or debris piles shall be removed promptly following issuance of any required excavation/drainage permits, but no later than June 30, 2023.
5. Owner will apply for a drainage or land alteration permit for all existing improvements, including the existing pond, and comply with all terms and conditions of same. Owner will provide a copy of the drainage or land alteration, permit, and associated plans to The Town of Clermont.
6. Parking areas for customers, visitors, vendors and employees shall be limited to the areas as shown on the Site Plan.
7. Only one free-standing sign shall be permitted, and shall be located along the Raceway Road frontage north of the access drive. The free-standing sign shall meet all requirements of monument signs in commercial districts; however, it shall not exceed six feet (6') in height and six feet (6') in width.
8. Proposed perimeter and transitional yard landscaping shall be submitted on a plan prepared by a professional landscape architect for Administrator's Approval, prior to issuance of an improvement location permit for the future storage building. The landscaping shall feature a combination of evergreens, deciduous trees and shrubs to create a reasonable screen along the south property line installed within twelve (12) months following the erection of the future storage building.
9. A decorative wrought iron style aluminum fence shall be installed along the Rockville Road frontage at the maximum height permitted by the City of Indianapolis Consolidated Zoning/Subdivision Ordinance (the "Zoning Ordinance"). Fencing along the south property line may be a vinyl coated chain link fence up to six feet (6') in height.

-
10. Owner will pave the existing stone entry drive with asphalt or other hard surface material permitted by the City of Indianapolis Consolidated Zoning/Subdivision Ordinance. The width of the driveway entrance shall be reduced to match the existing driveway on the west side of Raceway Road, but not less than thirty-six feet (36'), and shall be subject to the approval of Hendricks County.

 11. All new freestanding or building mounted exterior lighting on the Subject Property shall meet the requirements of the Zoning Ordinance.

 12. There shall be no vehicle entrance to the Subject Property along the south property line, unless required by the Indianapolis Fire Department.

ADDENDUM FOR FEBRUARY 23, 2023, HEARING EXAMINER

A valid Automatic Continuance was filed by a registered neighborhood organization, the Town of Clermont, continuing this petition from the December 15, 2022 hearing to the January 12, 2023 hearing. To accommodate the schedules of both the petitioner's representative and the remonstrator's representative, a continuance for cause was requested and granted continuing this petition from the January 12, 2023 hearing to the February 23, 2023 hearing.

ADDENDUM FOR DECEMBER 15, 2022, HEARING EXAMINER

This petition was continued from the December 1, 2022 hearing to the December 15, 2022 hearing to provide time for new notice to be given.

December 1, 2022 Staff Report

This petition was continued from the September 29, 2022 hearing to the December 1, 2022 hearing at the request of the petitioner to allow time to amend the petition and send updated notice.

An Automatic Continuance was filed by the petitioner, continuing the petition from the August 25, 2022 hearing to the September 29, 2022 hearing.

RECOMMENDATION

Staff originally recommended denial of this petition. The petition has since been amended and staff now **recommends approval** of this request, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. A 75-foot half right-of-way shall be dedicated along the frontage of Raceway Road, as per the request of the Hendricks County Engineer. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

(Continued)

STAFF REPORT 2022-ZON-092 / 2022-VAR-010 (Continued)

2. Development of the site shall be in substantial compliance with the site plan dated September 28, 2022.
3. The storage building proposed on the site plan shall be constructed by December 21, 2024. If not constructed by that time, the amount of outdoor storage on the site shall be reduced by 4,500 square feet.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ The subject site is the north parcel of two residentially-zoned parcels owned and used by a contracting business.
- ◇ The site is within the historic town of Clermont, which is an included town of Indianapolis/Marion County under UniGov. It abuts the CSX Railroad to the north and sits north of the Westwood Park subdivision, which was platted in 1925. Historic aerial photography indicates that the site was in use in 1937, but by the mid-1950s began to become grown-over. In 2000 it was a woodland, but by 2005 the site had been cleared and it appears to have been used to stockpile materials since that time.
- ◇ The 2018 Comprehensive Land Use Plan recommends Traditional Neighborhood for the site. This typology envisions a full spectrum of housing types, ranging from single family homes to large-scale multi-family housing with a development pattern that is compact and well-connected. This typology usually has a residential density of five to fifteen dwelling units per acre, but a higher density in proximity of a transit line, greenway, or park.
- ◇ The site is currently the subject of four zoning violations. These violations are for the operation of a construction contractor in a dwelling district, outdoor storage, parking of commercial vehicles, outdoor storage of junk, trash and debris, and failure to obtain an Improvement Location Permit.

ZONING

- ◇ This site and the abutting parcel to the south were the subject of a petition (2021-UV1-029) for a variance of use to provide for a construction services company in a D-4 district. This petition was withdrawn.

(Continued)

STAFF REPORT 2022-ZON-092 / 2022-VAR-010 (Continued)

- ◇ This petition would rezone the subject site from D-4 to I-1. The current zoning district provides for low to medium intensity single-family and two-family development. The established residential neighborhoods to the northwest and south are also zoned D-4.
- ◇ The proposed zoning district, I-1, is a Light Industrial district for those industries that present minimal risk and typically do not create objectionable characteristics such as dirt, noise, glare, heat, or odor that extend beyond the lot lines. Typical uses in the I-1 district are laboratories, contractors, light manufacturing, self-storage facilities, warehousing, wholesaling, and distribution. In the I-1 district, land uses are expected to conduct their entire operation within completely enclosed buildings so that no nuisance factors are created or emitted. Outdoor storage of raw materials, manufactured products or any other materials is very limited and not permitted at all within 500 feet of a protected district. Any outdoor storage must be no higher than ten feet and must be solidly screened to that height.
- ◇ The proposed district does not meet the Traditional Neighborhood recommendation of the Comprehensive Land Use Plan. However, due to the site's location abutting a well-used railroad track, staff is amenable to a light industrial use of the site.
- ◇ Staff would not encourage any further expansion of industrial or other non-residential uses beyond this site. The large residentially-zoned site to the south abuts an established neighborhood and the site's development as anything other than residential uses would negatively affect the neighboring properties. Staff considers the south site a viable residential site easily integrated into the existing Westwood Park subdivision via Mabel and Elizabeth streets.

VARIANCES

- ◇ Two variances of development standards have been requested. The first would provide for outdoor storage in excess of 25% of the area of the site's enclosed buildings. The second variance would provide for outdoor storage within 500 feet of a protected district.
- ◇ As noted above the I-1 district intentionally limits outdoor storage to a minimal amount. As is the case with this site, the I-1 district is frequently found abutting protected districts such as residential areas. For residential and industrial uses to be compatible neighbors, the industrial use must limit its negative impacts, which is largely done by enclosing all operations and strictly limiting outdoor storage.
- ◇ The proposed site plan indicates two outdoor storage areas. They total approximately 7,175 square feet. This compares to about 540 square feet of outdoor storage that would be permitted based on the site's building area.

(Continued)

STAFF REPORT 2022-ZON-092 / 2022-VAR-010 (Continued)

- ◇ The south outdoor storage area would be approximately 30 feet from a protected district and 320 feet from a protected district that has been developed with a dwelling. The north outdoor storage area would be approximately 80 feet from a protected district and 200 feet from a protected district that has been developed with a dwelling.
- ◇ The site plan proposes a security fence around the active portion of the site, mounding partially around the active portion of the site and a future 4,500 square-foot storage building. Construction of the storage building would increase the permitted amount of outdoor storage by 1,125 square feet for a total of approximately 1,665 square feet.
- ◇ A proposed commitments would limit outdoor storage of vehicles and equipment to the proposed storage areas “until such time that a future storage building is erected.” No time frame is given for construction of the building. Because construction of the proposed storage building is integral to staff’s support of the variances, staff is requesting a deadline for its construction.
- ◇ Another proposed commitment would limit the storage of materials used in connection with off-site projects to the proposed storage areas. The materials would remain for no more than 21 consecutive days.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

D-4	Metro	Commercial/building contractor
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SURROUNDING ZONING AND LAND USE

Northeast	D-4	Railroad track, contractor, single-family dwellings
South	D-4	Commercial/building contractor
West	Hendricks County	Mobile home park, industrial uses

COMPREHENSIVE LAND USE PLAN The Wayne Township Comprehensive Plan (2018) recommends Traditional Neighborhood.

THOROUGHFARE PLAN Raceway Road is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 20-foot existing half right-of-way and a 95-foot proposed right-of-way. The Hendricks County Thoroughfare Plan classifies Raceway Road as a Minor Arterial and proposes a 150-foot right-of-way.

(Continued)

STAFF REPORT 2022-ZON-092 / 2022-VAR-010 (Continued)

- FLOODWAY / FLOODWAY FRINGE This site is not located within a floodway or floodway fringe.
- STREAM PROTECTION CORRIDOR This site is not located within a stream protection corridor.
- WELLFIELD PROTECTION DISTRICT This site is not located within a wellfield protection district.

ZONING HISTORY – SITE

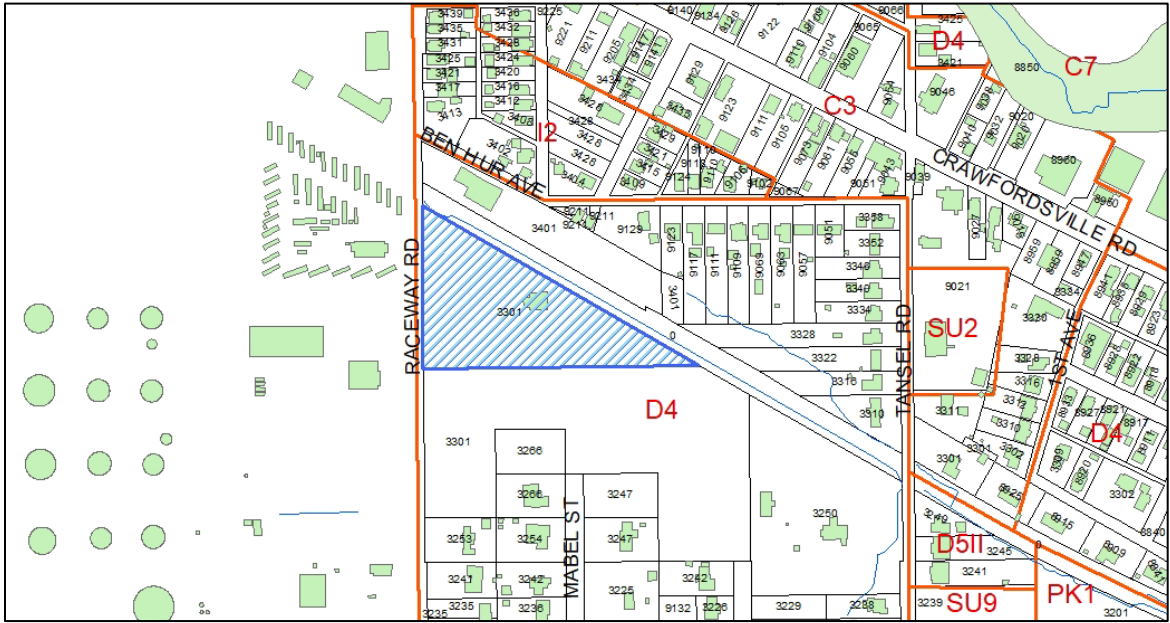
2021-UV1-029; 3301 North Raceway Road, requested a variance of use to provide for a construction services company in a D-4 district, **withdrawn**.

ZONING HISTORY – VICINITY

2004-UV2-020; 3250 Tansel Road (southeast of site), requested a variance of use to provide for a bed-and-breakfast in a D-4 district, **approved**.

klh

STAFF REPORT 2022-ZON-092 / 2022-VAR-010, Location



STAFF REPORT 2022-ZON-092 / 2022-VAR-010, Aerial photograph (2021)



STAFF REPORT 2022-ZON-092 / 2022-VAR-010, Hearing Examiner's Memorandum**MEMORANDUM OF EXAMINER'S DECISION****2022-ZON-092, 2022-VAR-010
(Amended)****3301 N. Raceway Road**

The petitions request the rezoning of 3.75 acres from the D-4 district to the I-1 district to legally establish a commercial/building contractor, and a variance of development standards to permit outdoor storage in excess of 25% of enclosed buildings and within 500 feet of a protected district. The variance petition was withdrawn at the hearing, and this memo only addresses the rezoning petition.

Your Hearing Examiner visited the site prior to the hearing and noted the generally orderly nature of it. The substantial oil tank farm west of the site and the railroad tracks and industrial use north of the site were also noted, along with residential development south of undeveloped parcel south of the site.

The petitioner's representative stated this site has been used as a contracting business for about 20 years. A variance petition was originally filed, and then it was refiled as a rezoning petition requesting the C-S district and it included the parcel adjacent to the south. In an effort to address concerns of staff and remonstrators, the southern parcel was excluded from the petition, and it was amended to request I-1. The petitioner's representative described site plan changes and commitments that were made to improve the site, including increasing the size of the storage building and moving it west, narrowing and hardsurfacing the entrance, adding landscaping, and using the parcel south of the site, which is owned by the petitioner, as an additional buffer.

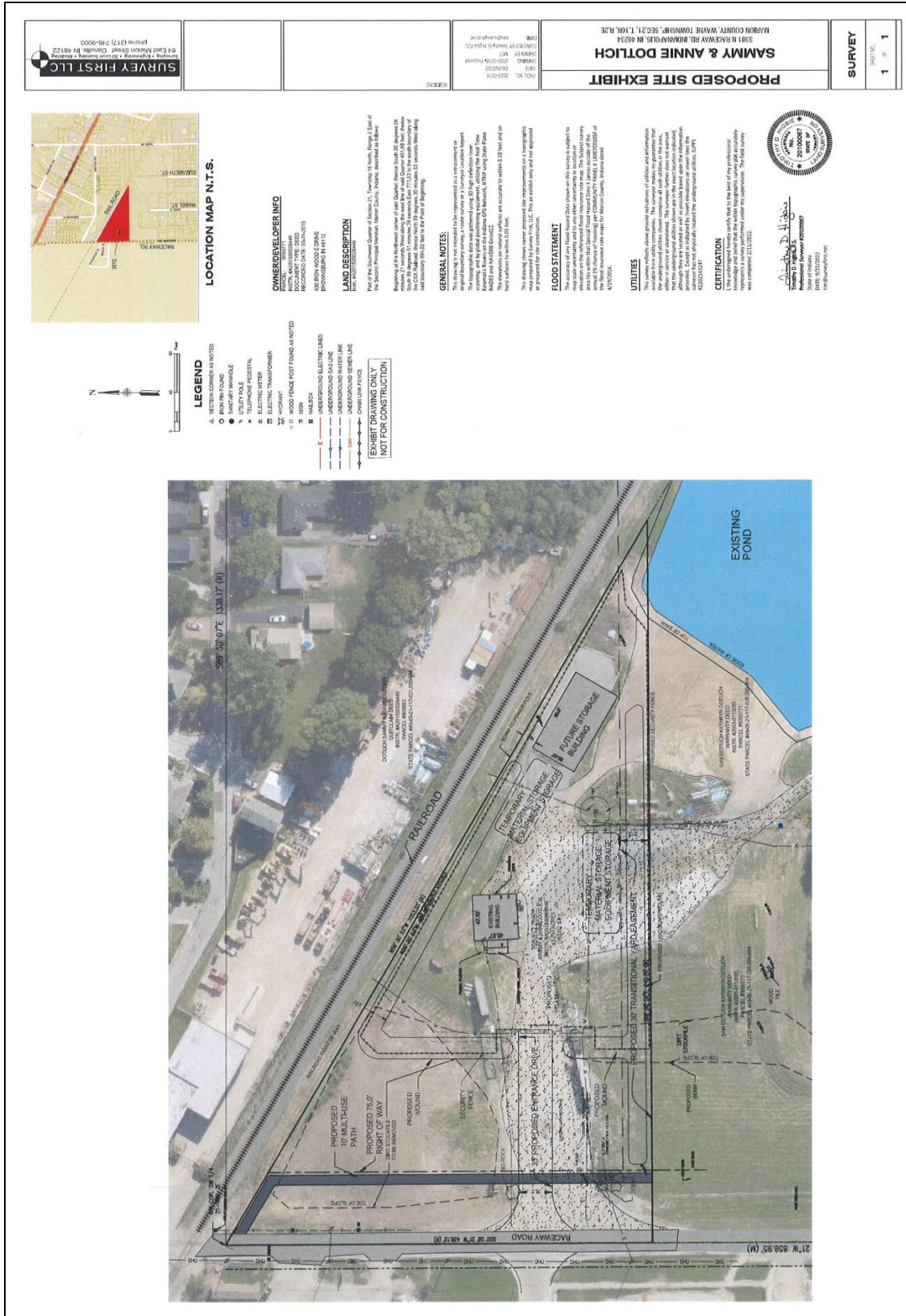
About 10 remonstrators appeared at the hearing, and letters of remonstrance were also offered. Primary concerns expressed were outdoor storage, excessive noise and dust, non-conformance with the Comp Plan, and encouraging more industrial development in the area.

Staff reviewed the changes that were made from the original filing, and discussed commitments that would hinder site expansion to the south. It cited the abutting active rail line as a reason to support light industrial development on this site.

In your Hearing Examiner's opinion, because of adjacent industrial uses and the rail line, it is unreasonable to expect residential development on this site. In addition to all development standards that must be met, the revised site plan and commitments limit what may occur on the site. Approval of this petition was recommended.

For Metropolitan Development Commission Hearing on April 19, 2023

STAFF REPORT 2022-ZON-092 / 2022-VAR-010, Site Plan



STAFF REPORT 2022-ZON-092 / 2022-VAR-010, Findings of Fact

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the outside storage will be limited in scope and only for temporary periods, and will not interfere with traffic, visibility or any other health or safety measure.

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

the petitioners own property to the south of the outside storage areas, there is an active rail line separating the outside storage areas from residences to the north, and the outside storage will be limited in scope and only be for temporary periods.

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

the proposed use as a contractor's operation is permitted, and outdoor storage is a normal accessory use. The 500 restriction contains no exceptions which might mitigate any concern about storage and proximity to a protected district.

DECISION

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

Adopted this _____ day of _____, 20 ____

STAFF REPORT 2022-ZON-092 // 2022-VAR-010, Proposed Commitments

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: See Exhibit "A" Attached Hereto And Incorporated By Reference (the "Subject Property").

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. Outdoor storage of vehicles and equipment shall be limited to the areas shown on the site plan attached as Exhibit "B" ("Site Plan"), until such time that a future storage building is erected on the Subject Property, at which time, vehicles and equipment required to be stored overnight shall be located in the storage building.
3. Storage of materials used in connection with off-site projects shall be limited to the areas shown on the Site Plan, and shall be limited to no more than 21 consecutive days.
4. Existing areas consisting of dirt and/or debris piles shall be removed promptly following issuance of any required excavation/drainage permits.
5. Owner will apply for a drainage permit for all existing improvement and comply with all terms and conditions of same. Owner will provide a copy of the drainage permit and associated plans to The Town of Clermont.

MDC's Exhibit B - - page 1 of 6

6. Owner will pave the existing stone entry drive with asphalt or other hard surface material permitted by the City of Indianapolis Consolidated Zoning/Subdivision Ordinance. The width of the driveway entrance shall be reduced to match the existing driveway on the west side of Raceway Road, but not less than thirty-six feet (36'), and shall be subject to the approval of Hendricks County.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference.

These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 2022-ZON-092 by the City-County Council changing the zoning classification of the real estate from a D-4 zoning classification to a I-1 zoning classification; or
- (b) the adoption of approval petition # _____ by the Metropolitan Development Commission;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the I-1 zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
4. Town of Clermont, Indiana.

STAFF REPORT 2022-ZON-092 / 2022-VAR-010, Photographs



Looking east at the building on the subject site.



Looking south from the site.



Looking north along the Raceway Road frontage of the site.



Looking west across Raceway Road at the neighbor to the west.



Looking west across Raceway Road at the neighbor to the west.



Looking south along the Raceway Road frontage from the northwest corner of the site.



Looking southeast along the CSX railroad tracks. The subject site is to the right.



Looking east at the neighbor to the north.