



Metropolitan Development Commission (June 5, 2024) Meeting Notice

Meeting Details

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

Date: Wednesday, June 05, 2024

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: May 15, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-010

Metropolitan Development Commission authorizes DMD to enter into an agreement with Merlin King, Inc., related to renovations at the Union Station property, with a not-to-exceed amount of forty-one thousand dollars (\$41,000).

2. 2024-R-011

Metropolitan Development Commission authorizes DMD to amend the joint services agreement with Downtown Indy Inc., to provide for additional compensation in an amount not to exceed fifty thousand dollars (\$50,000).

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2024-E-024

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

4. 2024-E-025

Metropolitan Development Commission authorizes DMD to amend an existing contract for redevelopment activities within the greater Community Revitalization Enhancement District/ International Marketplace Area in Indianapolis, Marion County, Indiana.

5. 2024-A-019 (For Public Hearing)

Resolution authorizing a hearing regarding termination of the Real and Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2020-A-025, 2020, and 2020-A-026, 2020 for 9700 In, LLC & Palmer Trucks, Inc, located at 9702 East 30th Street, Council District #15, Warren Township.

6. 2024-A-020 (For Public Hearing)

Resolution authorizes an amendment to the 2019 Real and Personal Property Tax Abatement approved by Resolution 2019-A-070 and 2019-A-071 at 5202 Exploration Drive, Council District # 21, Decatur Township.

7. 2024-A-022 (For Public Hearing)

Final Economic Revitalization Area Resolution for Calumet Specialty Products Partners, L.P., located at 1060 North Capitol Avenue, Council District #12, Center Township. (Recommend approval of four (4) years personal property tax abatement.)

8. 2024-A-023 (For Public Hearing)

Final Economic Revitalization Area Resolution for Novartis Manufacturing LLC and Advanced Accelerator Applications USA Inc., located at 8520 Challenger Drive, Council District #21, Decatur Township. (Recommend approval of six (6) years real property tax abatement.)

9. 2024-A-024 (For Public Hearing)

Final Economic Revitalization Area Resolution for Novartis Manufacturing LLC and Advanced Accelerator Applications USA Inc., located at 8520 Challenger Drive, Council District #21, Decatur Township. (Recommend approval of six (6) years personal property tax abatement.)

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

10. 2024-APP-005 | 1616 East 25th Street

Center Township, Council District #8
PK-1

City of Indianapolis, Department of Parks and Recreation, by Mistie Nigh

Park District One Approval to provide for building signage for Frederick Douglass Park Family Center.

11. 2024-ZON-023 | 3801 North Raceway Road

Pike Township, Council District #11
D.R. Horton – Indiana, LLC, by Brian J. Tuohy

Rezoning of 8.16 acres from the D-A district to the D-6 district to provide for a townhome development.

12. 2024-ZON-027 | 1101 and 1117 South Sherman Drive

Center Township, Council District #19
Liberty Commercial Investors, LLC., by Donald W. Fisher

Rezoning of 0.68-acre from the D-5 and C-3 districts to the C-5 district to provide for automobile sales.

13. 2024-ZON-028 | 5332 South Franklin Road

Franklin Township, Council District #25
Lennar Homes of Indiana, LLC., by Brian J. Tuohy

Rezoning of 75.3 acres from the D-A district to the D-4 district to provide for single-family residential development.

14. 2024-ZON-035 | 1201 South Holt Road

Wayne Township, Council District #17
Badesha Bros, by Jamilah Mintze

Rezoning of 1.4 acres from the C-4 and I-3 districts to the C-4 district to provide for commercial uses.

15. 2024-ZON-041 | 1110 Bates Street

Center Township, Council District #18
Daniel Paul Graf

Rezoning of 0.11-acre from the I-4 district to the D-8 district to legally establish residential uses.

16. 2024-ZON-043 | 6240 Five Points Road

Franklin Township, Council District #25
James K. Butler, by Gregory J. Ilko

Rezoning of 2.9 acres from the D-A and D-2 districts to the D-2 district for single-family residential uses.

17. 2024-ZON-045 | 635 South High School Road

Wayne Township, Council District #17
Vanderious L. Trice and Korteny Trice, by Joseph N. Sprunger

Rezoning of 0.46-acre from the SU-1 district to the D-3 district to legally establish a single-family dwelling.

18. 2024-ZON-046 | 104 South College Avenue

Center Township, Council District #18
Indy City Barbell, LLC, by Brian J. Touhy

Rezoning of 0.66-acre from the I-4 (FF) (TOD) district to the CBD-2 (FF) (TOD) district to provide for a gymnasium, physical fitness, and training center.

19. 2024-CAP-807 | 8235 Crawfordsville Road

Wayne Township, Council District #11
Elcan and Associates, Inc., by Donna Jo Smithers

Modification of Commitments related to 94-Z-39 and 94-CV-11 (Amended) to modify Commitment #3 to allow for a single-use site (current commitment requires development as an integrated center).

20. 2024-REG-016A | 501 Indiana Avenue

Center Township, Council District #12
CBD-2 (RC)
Indiana Avenue Partners, LLC., by Chris Mulloy

Regional Center Approval to provide for: A. Demolition of an existing office structure.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

21. REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2024-ZON-015 | 2053 Yandes Street
Center Township, Council District #13
Hollister Properties, LLC, by Kristin Hollister

Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses.

Additional Business:

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

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-R-010**

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

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

WHEREAS DMD wishes to enter into an agreement with Merlin King, Inc., for preparation of construction documents and oversight of the west end water management project at the Union Station property, with an initial contract term through June 30, 2025, and a not-to-exceed amount of \$41,000.

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

1. The MDC hereby authorizes DMD to enter into an agreement with Merlin King, Inc., for preparation of construction documents and oversight of renovations at the Union Station property, with a contract term through June 30, 2025, and a not-to-exceed amount of \$41,000.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as deemed necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Adequacy & Legal Form

Sheila Kinney *SK*

Sheila Kinney, Asst. Corp Counsel

Date: 5/28/2024

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-R-011**

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

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

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

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

WHEREAS the parties now wish to add additional compensation not to exceed fifty thousand dollars (\$50,000), for a new total not-to- exceed amount of one million dollars (\$1,050,000).

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

1. The Commission authorizes DMD to enter into an amendment to the joint services agreement with Downtown Indy Inc., for the provision of placemaking services for the City-owned properties as described above and to provide for additional compensation in an amount not to exceed fifty thousand dollars (\$50,000), for a new total not-to- exceed amount of one million dollars (\$1,050,000).
2. The Director of the DMD is hereby authorized and directed to take such further actions and executed such documents as deemed necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This resolution shall take effect immediately upon adoption by the Commission.

Approved as to Adequacy & Legal Form

Metropolitan Development Commission

Sheila Kinney *SK*

John J. Dillon III, President

Sheila Kinney, Asst. Corp Counsel

Date: _____

Date: 5/28/2024

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

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

Resolution No. 2024 – E – 024

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

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

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

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

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

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

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

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

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

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

1. Pursuant to Section 26(b)(4) of the Redevelopment Act and Section 13(d) of the Flood Control Improvement Districts Act, the Commission hereby determines that, for budget year 2025, all of the incremental assessed value of taxable property in each of the Allocation Areas and FCIDs set forth in Exhibit A is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant Section 26(b)(3) of the Redevelopment Act, plus the amount necessary for other purposes described in Section 26(b)(3) of the Redevelopment Act. The Commission therefore determines that there is no excess assessed value in any of the Allocation Areas set forth in Exhibit A that may be released to the respective taxing units in the manner prescribed in Section 26(b)(1) of the Redevelopment Act. If, based on subsequent information, the City Controller determines that all or a portion of such assessed values for the Allocation Areas set forth in Exhibit A may be released to the taxing units, the City Controller is hereby authorized on behalf of the Commission to modify the determinations made herein and provide for such release.

2. Pursuant to Section 26(b)(4) of the Redevelopment Act and Section 13(d) of the Flood Control Improvement Districts Act, the Commission hereby determines that, for budget year 2025, none of the incremental assessed value of taxable property in each of the Allocation Areas and FCIDs set forth in Exhibit B is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant Section 26(b)(3) of the Redevelopment Act, or for other purposes described in Section 26(b)(3) of the Redevelopment Act. The Commission therefore determines that all of the assessed value in the Allocation Areas set forth in Exhibit B may be released to the respective taxing units in the manner prescribed in Section 26(b)(1) of the Redevelopment Act.

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

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

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

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

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on June 5, 2024, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

Approved as to legal form and adequacy:

Metropolitan Development Commission:

By: _____

By: _____

Ethan Hudson, Asst. Corp. Counsel

John J. Dillon III, President

Date: _____

Date: _____

Approved as to the availability of funding:

By: _____

Sarah Riordan, City Controller

EXHIBIT A
TO
RESOLUTION NO. 2024-E-024

List of Allocation Areas and FCIDs for which all incremental assessed value will be needed for obligations of the Redevelopment District during 2025:

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

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

48. Domino Allocation Area
49. Monon 32 Allocation Area
50. 1827 Meridian Allocation Area
51. Oddfellows Allocation Area
52. Cole Motor Allocation Area
53. Virginia/Buchanan Allocation Area
54. 1331 Washington Allocation Area
55. Guilford Midtown Allocation Area
56. Alabama Street Allocation Area
57. North Meridian Allocation Area
58. Ingram Allocation Area
59. Penn Electric Allocation Area
60. County Line Road Allocation Area
61. Irvington-Brookville Road Allocation Area
62. Allison Pointe Allocation Area

EXHIBIT B
TO
RESOLUTION NO. 2024-E-024

List of Allocation Areas and FCIDS for which none of the incremental assessed value listed will be needed for obligations of the Redevelopment District during 2025:

None

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2024-E-025**

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

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

WHEREAS, the City- County Council, by Fiscal Ordinance No.5 2023 Proposal No. 98, 2023, and CRED Advisory Commission have authorized use of remaining funds available from the CRED and DMD seeks authorization to amend the Agreement to extend the term and to decrease the not-to-exceed amount for the Agreement by \$155,000 from \$385,000 for a new not-to-exceed amount of \$230,000.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission hereby authorizes the DMD to amend the above -referenced Agreement #19372 with the Lafayette Square Area Coalition, Inc. d/b/a International Marketplace Coalition to extend the term through June 30, 2025, and to adjust the not-to-exceed total to \$230,000.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents to amend the Agreement in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the Commission so as to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved

Approved as to Adequacy & Legal Form

Metropolitan Development Commission

Sheila Kinney *SK*

John J. Dillon III, President

Sheila Kinney, Asst. Corp Counsel
Date: 5/28/2024

Date: _____

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

9700 IN, LLC & Palmer Trucks, Inc.
9702 East 30th Street

Resolution No. 2024-A-019

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

WHEREAS, pursuant to I.C. 6-1.1-12.1, 9700 IN, LLC and Palmer Trucks, Inc. (collectively "Applicant") filed a designation application requesting that the subject real estate at 9702 East 30th Street ("Subject Real Estate") be designated as an Economic Revitalization Area for the purpose of achieving real and personal property tax savings in connection with the proposed redevelopment and rehabilitation activities and the installation of new eligible personal property ("Project"); and

WHEREAS, on Wednesday, August 19, 2020, the Metropolitan Development Commission ("Commission") adopted Preliminary Economic Revitalization Area Resolutions No. 2020-A-020, 2020 and 2020-A-021, preliminarily designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday, September 2, 2020, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2020-A-025 and 2020-A-026 ("Resolutions"), confirming designation of the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving six (6) years real and personal property tax abatement ("Abatement"); and

WHEREAS, in the Statement of Benefits Form contained in the Resolutions and the Memorandum of Agreement ("MOA") executed by and between the Applicant and the City of Indianapolis ("City"), the Applicant indicated that \$700,000 in personal property investments, and \$1,400,000 in real property improvements would be made at the Subject Real Estate, and that 220 retained positions at an average hourly wage of not less than \$26.00, and 110 new full-time permanent positions would be created at an average wage of \$30.00 per hour as a result of the Project (collectively the "Commitments") and in consideration thereof, the Commission approved the Resolutions and the Applicant accepted the terms and conditions of the Resolutions by accepting the benefits thereof; and

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

WHEREAS, the Applicant has met some but not all of the requirements under the MOA and acknowledges that it is not in full compliance with its terms. Specifically, the applicant was non-

compliant, as of December 31st, 2021, 2022, and 2023, with the MOA due to the Applicant's failure to achieve the new and retained jobs commitments as set forth in the MOA; and

WHEREAS, pursuant to Resolution 2014-A-034 of the Commission, authorizes DMD to evaluate and determine on behalf of the Commission whether each property owner who has been awarded a tax abatement has substantially complied with its Statement of Benefits and whether failure to comply was caused by factors beyond the control of the property owner. The Applicant's annual survey was evaluated on May 15th, 2023, and DMD has determined it does not comply with its Statement of Benefits and such failure was not caused by factors beyond the Applicant's control; and

WHEREAS, the Applicant has realized a tax savings of \$71,048.36 to date due to the Abatement; and

WHEREAS, the Department of Metropolitan Development, on behalf of the Commission and in agreement with the Applicant, determined that the Abatement should be terminated, and the Applicant will spend damages of \$71,048.36 of tax savings ("Damages") received by the Applicant on implementing a **Workforce Training Plan**, and subsequently they set 1:00 p.m. on Wednesday, June 5th, 2024, for the public hearing of remonstrances and objections from persons interested in whether the Abatement for the Subject Real Estate should be terminated, and payment of the Damages should be reimbursed to the City; and

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

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

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

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission hereby confirms DMD's preliminary finding that the Applicant has not substantially complied with the Statements of Benefits contained in the Resolutions or complied with the Commitments contained in the MOA in 2021, 2022 and 2023.
2. The Commission now hereby determines that in consideration of the Applicant's failure to substantially comply with the Commitments (as identified and agreed upon in the Statement of Benefits form contained in the attachments to the Resolutions and/or the MOA), in 2021, 2022 and 2023, the Commission authorizes the Director of DMD to sign the Termination Agreement, which is incorporated hereto by reference.
3. The Commission hereby acknowledges that Applicant agrees and consents to implementing a **Workforce Training Plan** no later than (180) days after the adoption of Resolution No. 2024-A-019.
4. The Commission determines that the MOA for the Subject Real Estate shall be terminated upon adoption of this Termination Resolution.

- 5. The Commission hereby directs that the Applicant shall spend damages on implementing a Workforce Training Plan in the amount of \$71,048.36, within 180 days of the adoption of this Termination Resolution and authorizes the Director of the Department of Metropolitan Development to take such action as is necessary to recover said Damages should they not be timely spent in accordance with this Resolution. Upon documented expenditure of said Damages to implement a Workforce Training Plan, the Commission shall release Applicant from any and all other liabilities related to the Abatement.

- 6. A copy of this Termination Resolution shall be filed with the Marion County Auditor and Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy this 9th day
of May 2024

Sheila Kinney *Sheila Kinney*

Approved for Legal Form and Adequacy
Office of Corporation Counsel

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

**FINAL RESOLUTION TO
AUTHORIZE AMENDMENTS TO THE MEMORANDUM OF AGREEMENT
ASSOCIATED WITH RESOLUTIONS 2019-A-070 AND 2019-A-071 REGARDING REAL
AND PERSONAL PROPERTY TAX ABATEMENT**

Craftmark Bakery, LLC and Scout Cold Storage Indianapolis, LLC
5202 Exploration Drive

Resolution No. 2024-A-020

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

WHEREAS, pursuant to I.C. 6-1.1-12.1, Craftmark Bakery and Scout Cold Storage Indianapolis, LLC as successor to GPT Exploration Drive Owner, LLC ("Applicant") filed designation applications requesting that the subject real estate at 5202 Exploration Drive ("Subject Real Estate") be designated as an Economic Revitalization Area for the purpose of achieving real and personal property tax savings in connection with the proposed redevelopment or rehabilitation activities, and installation of new equipment. ("Project"); and

WHEREAS, on Wednesday, October 2, 2019, the Metropolitan Development Commission ("Commission") adopted Preliminary Economic Revitalization Area Resolutions No. 2019-A-064, and 2019-A-065, preliminarily designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday, November 20, 2019, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolutions No. 2019-A-070 and 2019-A-071, ("Resolutions"), designating the Subject Real estate as an Economic Revitalization Area for the purpose of receiving seven (7) years real and personal property tax abatements; and

WHEREAS, in the Statement of Benefits Form contained in the Resolutions and the Memorandum of Agreement ("MOA") executed by and between the Applicant and the City of Indianapolis ("City"), the Applicant indicated that \$20,000,000 in personal property investments would be made at the Subject Real Estate, and \$5,000,000 in real property improvements would be made at the Subject Real Estate, 396 permanent positions would be retained at an average wage of \$24.90 per hour, and 50 permanent positions would be created at an average wage of \$19.06 per hour as a result of the Project (collectively, the "Commitments"); and

WHEREAS, the MOA required the Applicant to complete the investment Commitments by December 31, 2019, and the job creation Commitments by December 31, 2022 (collectivity hereinafter the "Deadline Dates"); and

WHEREAS, the Applicant submitted SB-1 Statement of Benefits forms showed that the Applicant exceeded the personal property investment commitment, but that the real property investment has not yet been met; and

WHEREAS, the Applicant submitted SB-1 Statement of Benefits forms that also showed the Applicant failed to meet the retention and job creation Commitments; and

WHEREAS, the Applicant subsequently confirmed to DMD that they would be unlikely to comply with the real property investment, job retention, and job creation Commitments; and

WHEREAS, the City and Applicant (collectively, the “Parties”) desire to amend the MOA in the following manner: reduce the retention commitment to 384 full-time permanent positions, at an average hourly wage of not less than \$24.90 per hour, and increase job creation commitment to 66 full-time permanent positions, at an average hourly wage of not less than \$24.26 per hour, as set forth in this Amending Resolution, and subsequently set 1:00 p.m. on Wednesday, June 5th, 2024, for the public hearing of remonstrances and objections from persons interested in the Applicant’s compliance with Resolutions and MOA, , and whether the payment of the damages should be made to the City; and

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

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

WHEREAS, the DMD and The City of Indianapolis have satisfied all other conditions precedent to hold the hearing to amend the terms of the Economic Revitalization Area designations, associated tax abatement deductions and the associated Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission hereby determines that the Applicant is unlikely to be able to comply with the real property investment, job retention and job creation Commitments, as stated in the Statements of Benefits, the Resolutions, and the MOA.
2. The Commission finds that the reduction in retention, increased job creation, and increase in average hourly wage, as set forth in this resolution, are reasonable deviations from the Commitments set forth in the SB-1s, Resolutions and MOA, and authorizes the Director of DMD to execute an amendment to the Memorandum of Agreement, attached hereto as Exhibit A and incorporated herein, between the Parties (“Amended MOA”).
3. The Commission directs the Department of Metropolitan Development to continue to monitor the Applicant’s Project for the remainder of the term agreed upon in the Amended MOA.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy this 5th day
of June 2024.

Sheila Kinney *Sheila Kinney*
Approved for Legal Form and Adequacy
Office of Corporation Counsel

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

Resolution No. 2024-A-022

PERSONAL PROPERTY TAX ABATEMENT

Calumet Specialty Products Partners, L.P.
1060 North Capitol Avenue

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of new 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 and determine the length of the abatement period and annual deduction 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 areas 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 preliminary hearing at 1:00 p.m. on Wednesday, May 15, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and the Commission adopted Revised **Preliminary Resolution No. 2024-A-021** (“**Preliminary Resolution**”), preliminarily designating the Subject Real Estate as an Economic Revitalization Area, and subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on Wednesday, **June 5, 2024**, in the Public Assembly Room of the City-County Building for the public

hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the Specified New Equipment; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

WHEREAS, the City-County Council, on June 3, 2024, adopted a resolution approving the Applicant's Statement of Benefits associated with the Project; and

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

WHEREAS, at such final Hearing, evidence and testimony, and Factual Assertions 1 through 6 stated on the attachment to the Preliminary Resolution,) were considered by the Commission.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now amends, confirms, adopts, and approves such Preliminary Resolution and thereby designates, finds, and establishes the Subject Real Estate to be an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. 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 the Specified New Equipment is filed with the County Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 2027. 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 from June 5, 2024, to December 31, 2027.** 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 four (4) years.
3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
4. 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. 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 \$4,505,000.00.

- 5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached personal property statement of benefits (the "Statement of Benefits") and that the Statement of Benefits is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
 - A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.
 - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - E. The "Totality of Benefits" is sufficient to justify the deduction.
- 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 Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the Applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.
- 7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this resolution annually for not less than nine (9) years. The dates of the initial nine (9) surveys shall be on or about the following dates: 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033.
- 8. The Statement of Benefits is approved, and the Subject Real Estate area and Applicant's Specified New Equipment are approved for an abatement deduction period of **four (4) years**.
- 9. The four (4) year personal property tax abatement shall utilize the following deduction schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	75%
3 rd	50%
4 th	25%

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

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 23~~rd~~
of May 2024.

Sheila Kinney *sek*

Sheila Kinney,
Asst. Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:1060 North Capitol Avenue

Qualified New Jobs Created: None.

Qualified Jobs Retained: 190

Estimated Cost of Equipment: \$4,505,000.00

STAFF ANALYSIS

Calumet Specialty Products Partners, L.P. (“Calumet”) is a manufacturer and distributor of lubricants and oils, such as base oils, specialty oils, solvents, esters, waxes, fuels, asphalt, and performance products for use in a variety of industries. Calumet has decided to vacate its existing headquarters on the west side of Indianapolis in order to relocate to higher quality office space with access to amenities that will allow for recruitment and retention of top-level talent.

Calumet has proposed to lease 50,000 square feet (20%) of the Stutz I facility as their new headquarters. Stutz I is a former automotive manufacturing facility (C.1919) which has for decades operated as artists’ lofts and which is currently in the midst of a major renovation, which was financed in part by the issuance of Tax Increment Financed bond, which are repaid though increases to *real* property taxes. The company has secured a nine-year lease, with extension options, for 50,000 square feet of the ‘Stutz I’ development. Calumet would invest at least \$4,505,000 in eligible personal property in order to equip the new facility. As a result of the project, Calumet would commit to the retention and relocation of the 190 jobs currently housed at their existing facility.

The proposed use and the planned real estate investments will result in net benefits for the TIF allocation area and the County. The leasing of 20% of the Stutz I building to this tenant will help support the property taxes necessary to repay the TIF bonds. The petitioner will also be donating five percent of its estimated abatement savings to support workforce development programs.

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 four (4) years personal property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Calumet Specialty Products Partners, L.P.

INVESTMENT: Staff estimates that the proposed investment of \$4,505,000.00 should result in an increase to the tax base of approximately \$1,802,000.00 of assessed value in the first year of operation. Staff estimates that over the four (4) year personal property tax abatement period the petitioner will realize savings of approximately \$129,440.09 (a 60.8% savings). During the abatement period, the petitioner is expected to pay an estimated \$83,496.84 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$40,082.25 in personal property taxes annually related to the new equipment.

**QUALIFIED
EMPLOYMENT:** The petitioner estimates that this project will retain one-hundred and ninety (190) jobs at an average wage of \$46.00/hr. Staff finds these figures to be reasonable for a project of this nature.

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

PROJECT SUMMARY

Applicant: Calumet Specialty Products Partners, L.P.

Subject Real Estate: 1060 North Capitol Avenue

Center Township Parcel Numbers: 1089734

Project Description:

Founded in 1919 and headquartered on the west side of Indianapolis since 1990, Calumet Specialty Products Partners, L.P. (“Calumet”) is a manufacturer and distributor of lubricants and oils, such as base oils, specialty oils, solvents, esters, waxes, fuels, asphalt, and performance products, for use in a variety of industries. Calumet operates over 10 facilities across North America, including specialty product manufacturing and production facilities. Calumet products are available in more than 90 countries across the world.

Evolving business needs have resulted in Calumet’s decision to vacate its existing headquarters location upon lease expiration. Calumet is seeking high quality office space with access to amenities that will allow for recruitment and retention of top-level talent as well as foster a culture where employees are excited to collaborate in-person. The company has secured a nine-year lease, with extension options, for 50,000 square feet of the ‘Stutz I’ development, in downtown. Calumet would invest at least \$4,505,000 in new eligible personal property in order to equip the new facility. As a result of the project, Calumet would commit to the retention and relocation of the 190 jobs currently housed at their existing facility.

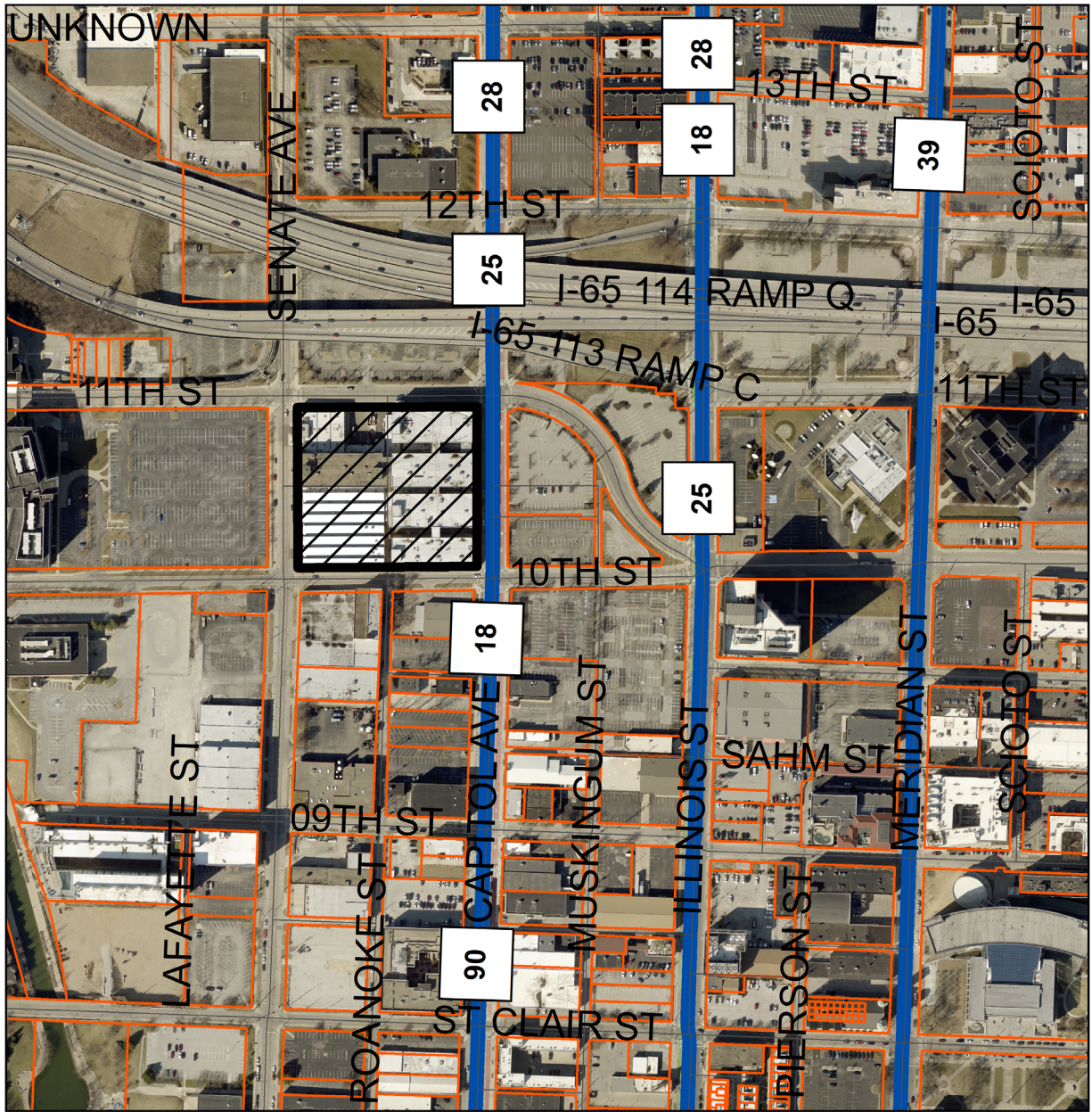
New Jobs Created: None.

Job Retained: 190

Estimated Cost of Project: \$4,505,000.00

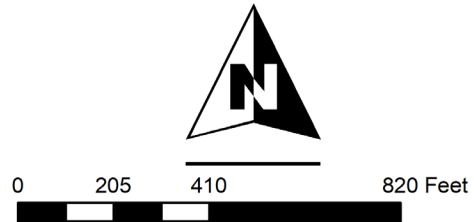
RECOMMENDATION: Staff recommends approval of four (4) years personal property tax abatement.

Calumet Specialty Products Partners, L.P.
1060 North Capitol Avenue



Legend

- IndyGo Transit Routes
- Parcels
- Project Site



Produced by: DMD REED January 23, 2024

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION
RESOLUTION NO. 2024-A-023
REAL PROPERTY TAX ABATEMENT**

**Novartis Manufacturing LLC and Advanced Accelerator Applications USA, Inc.
8520 Challenger Drive**

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

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

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

WHEREAS, I.C. 6-1.1-12.1 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

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

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

WHEREAS, the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, May 1, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2024-A-017, ("Preliminary Resolution")** preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of six (6) years ("Preliminary Resolution"); and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

WHEREAS, the City-County Council, on June 3, 2024, adopted a resolution approving the Applicant's Statement of Benefits; and

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

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

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
 - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
 - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
 - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the two (2) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than **ten (10) years**.
3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment and rehabilitation activities

occurring in the ERA, to those respective tax savings attributable to the construction of two buildings not greater than 155,000 square feet of leasable area.

4. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
 - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.
 - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
 - E. The "Totality of Benefits" is sufficient to justify the deduction.
5. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
6. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least fourteen (14) years. The dates of the fourteen (14) surveys shall be on or about the following dates: 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033 and 2034.
7. The Subject Real Estate and Project area are approved for an abatement period of **six (6) years**.
8. The six (6) year real property tax abatement shall utilize the following abatement schedule:

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

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

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this th day
of May, 2024.

Sheila Kinney 5/24/2024

Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: This site is located in the Purdue Research Park at Ameriplex, an industrial park just south of I-70 and the Indianapolis International Airport.

Current Zoning:.....C-S

New Jobs Created:55

Jobs Retained: 170

Estimated Cost of proposed project: \$53,400,000.00

STAFF ANALYSIS

Novartis Manufacturing LLC is an international pharmaceutical company, and Advanced Accelerator Applications USA, Inc. is a subsidiary of Novartis, focused on nuclear medicine theragnostics, which is a disease management strategy involving the integration of nuclear medicine diagnostic imaging and therapy.

In 2020, the Novartis companies began investment of \$61MM to construct and over \$108MM in personal property to equip a 73,000-square foot advanced manufacturing and laboratory facility on 16.64 acres of undeveloped land in the Purdue Research Park at Ameriplex Certified Technology Park (CTP). This “Phase One” development has resulted in the creation 170 new jobs. In each respect, Novartis greatly outperformed the initial commitments made to the City in 2020.

Phase Two is a proposed investment of \$53,400,000.00 to construct a new 79,000-square foot building for radiopharmaceutical manufacturing and distribution, and \$56,600,000.00 in new eligible equipment. Phase Two will also result in the creation of 55 new jobs by 2026.

In Phase Two, the petitioner’s Inclusivity Plan commits five percent of its estimated abatement savings to a workforce training and development program in partnership with EmployIndy. For Phase One, Novartis will make a donation to the Commission for a project to improve pedestrian connectivity within the Ameriplex Industrial park.

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 real property tax abatement.

TOTALITY OF BENEFITS**PETITIONER:**

**Novartis Manufacturing LLC and
Advanced Accelerator Applications USA, Inc.**

INVESTMENT:

Staff estimates that the proposed investment of \$53,400,000.00 should result in an increase to the tax base of approximately \$37,380,000.00 of assessed value. Staff estimates that over the six (6) year real property tax abatement period the petitioner will realize savings of approximately \$4,544,649.28 (a 63% savings). During the abatement period, the petitioner is expected to pay an estimated \$2,670,546.51 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of \$348,644.90 annually (pay 2024 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$1,577,818.07 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the value of existing improvements.

EMPLOYMENT:

The petitioner estimates that this project will retain one-hundred and seventy (170) positions at an average wage of \$48.00/hr. and will create fifty-five (55) new positions at an average wage of \$46.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS:

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

STAFF COMMENT:

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

PROJECT SUMMARY

Applicant: Novartis Manufacturing LLC and
Advanced Accelerator Applications USA,
Inc.

Subject Real Estate: 8520 Challenger Drive

Decatur Township Parcel Number: 2014725

Project Description

Novartis Manufacturing LLC is an international pharmaceutical company, headquartered in Basel, Switzerland, with focused on medications, advanced therapy platforms and data science. Advanced Accelerator Applications USA, Inc. is a subsidiary of Novartis, focused on nuclear medicine theragnostics, which is a disease management strategy involving the integration of nuclear medicine diagnostic imaging and therapy.

In 2020, Novartis was approved for incentives for construction of a new, 73,000-square foot advanced manufacturing and laboratory facility on 16.64 acres of undeveloped land in the Purdue Research Park at Ameriplex. This \$61MM real property investment in the Phase One project is now the largest Radioligand (targeted molecule) therapy manufacturing site in the Novartis network of companies.

With Phase One complete, Novartis is now proposing to expand their complex with the construction of a new 79,000-square foot manufacturing facility. This Phase Two project will require additional investment of \$53,400,000.00 to construct the new building. In addition to construction costs, Novartis would invest an additional \$56,600,000.00 in eligible personal property as part of the Phase Two expansion. As a result of the project, Novartis would commit to retain 170 recently created jobs and create an additional 55 new jobs by the end of 2026.

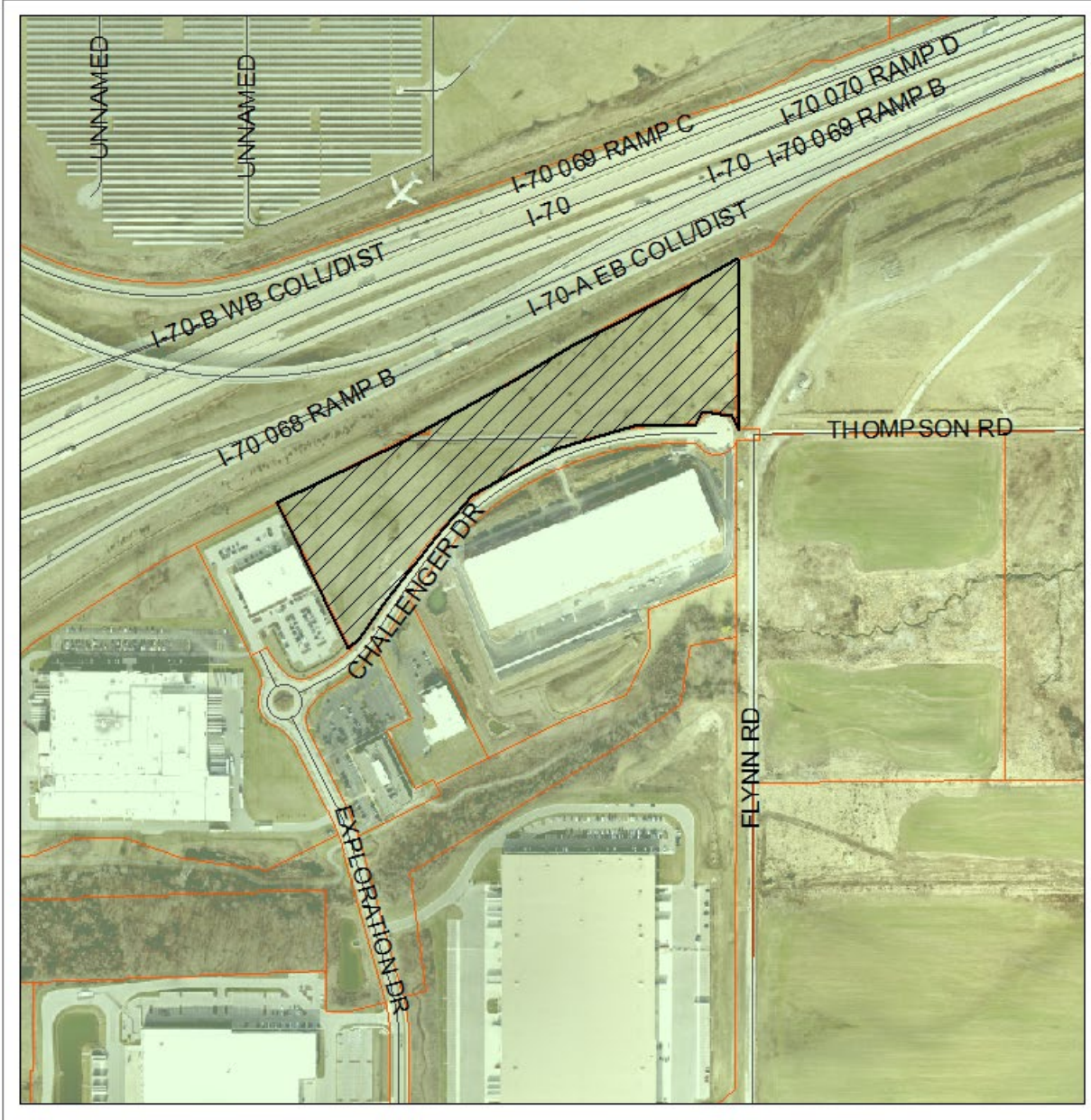
New Jobs Created: 55 at \$46.00/hr.

Jobs Retained: 170 at \$48.00/hr

Estimated Cost of Project: \$53,400,000.00

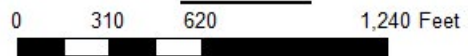
RECOMMENDATION: Staff recommends approval of six (6) years real property tax abatement.

Novartis Manufacturing LLC and
Advanced Accelerator Applications USA, Inc.
8520 Challenger Drive



Legend

-  TIF Districts
-  Project Site



Produced by: DMD REED October 13, 2020

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2024-A-024

PERSONAL PROPERTY TAX ABATEMENT

Novartis Manufacturing LLC and Advanced Accelerator Applications USA, Inc.
8520 Challenger Drive

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of new 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 and determine the length of the abatement period and annual deduction schedule during the term of the abatement for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to 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 areas 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 an ownership 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 preliminary hearing at 1:00 p.m. on Wednesday, May 1, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and the Commission adopted **Preliminary Resolution No. 2024-A-018 ("Preliminary Resolution")**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area, and subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on Wednesday, **June 5, 2024**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the Specified New Equipment; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

WHEREAS, the City-County Council, on June 3, 2024, adopted a resolution approving the Applicant's Statement of Benefits associated with the Project; and

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

WHEREAS, at such final Hearing, evidence and testimony, and Factual Assertions 1 through 6 stated on the attachment to the Preliminary Resolution,) were considered by the Commission.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts, amends, and approves such Preliminary Resolution and thereby designates, finds, and establishes the Subject Real Estate to be an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. 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 the Specified New Equipment is filed with the County Assessor.
2. **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 December 16, 2020, 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 ten (10) years, in regard to Phase One investments, and not less than six (6) years in regard to Phase Two investments. 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 \$165,000,000.00, inclusive of Phases One and Two.
3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
4. 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.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached personal property statement of benefits (the "Statement of Benefits") and that the Statement of Benefits is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
 - A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.
 - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - E. The "Totality of Benefits" is sufficient to justify the deduction.
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 Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the Applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this resolution annually for not less than fourteen (14) years. The dates of the fourteen (14) surveys shall be on or about the following dates: 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033 and 2034.
8. The Statement of Benefits is approved and the Subject Real Estate area and Applicant's Specified New Equipment are approved for an abatement deduction period of **six (6) years**.
9. The six (6) year personal property tax abatement shall utilize the following deduction schedule:

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

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

[Left Intentionally Blank, Signatures to follow]

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this th day
of May, 2024.

Sheila Kinney 5/24/2024

Sheila Kinney,
Assistant Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:..... 8520 Challenger Drive

New Jobs Created:..... 55

Jobs Retained:..... 170

Estimated Cost of Equipment: \$56,600,000.00

STAFF ANALYSIS

Novartis Manufacturing LLC is an international pharmaceutical company, and Advanced Accelerator Applications USA, Inc. is a subsidiary of Novartis, focused on nuclear medicine theragnostics, which is a disease management strategy involving the integration of nuclear medicine diagnostic imaging and therapy.

The Novartis companies invested \$61MM to construct and \$108MM to equip a 73,000-square foot advanced manufacturing and laboratory facility on 16.64 acres of undeveloped land in the Purdue Research Park at Ameriplex, a State of Indiana Certified Technology Park (CTP). The project is Novartis’ first Indianapolis research and production facility and is the largest Radioligand (targeted molecule) therapy manufacturing site in the Novartis network of companies.

Novartis has now proposed a Phase Two expansion of their campus. This expansion would include construction of an additional 79,000-square-foot manufacturing building and an additional \$56,600,000.00 in eligible personal property to equip the expanded facility. The new project would result in the retention of the 170 jobs created since 2020 and creation of an additional 55 new jobs by 2026.

In Phase Two, the petitioner's Inclusivity Plan commits five percent of its estimated abatement savings to a workforce training and development program in partnership with EmployIndy. For Phase One, Novartis will make a donation to the Commission for a project to help improve pedestrian connectivity within the Ameriplex Industrial park.

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 for the Phase Two Project.

TOTALITY OF BENEFITS

- PETITIONER:** **Novartis Manufacturing LLC and
Advanced Accelerator Applications USA, Inc.**
- INVESTMENT:** Staff estimates that the proposed investment of \$56,600,000.00 should result in an increase to the tax base of approximately \$22,640,000.00 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 \$2,675,562.34 (a 64.0% savings). During the abatement period, the petitioner is expected to pay an estimated \$1,506,562.34 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$764,565.52 in personal property taxes annually related to the new equipment.
- EMPLOYMENT:** The petitioner estimates that this project will retain one-hundred and seventy (170) current positions at an average wage of \$48.00/hr. and create fifty-five (55) positions at an average wage of \$46.00/hr. Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this project is significant for Decatur 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.

PROJECT SUMMARY

Applicant: Novartis Manufacturing LLC and
Advanced Accelerator Applications USA, Inc.

Subject Real Estate: 8520 Challenger Drive

Decatur Township Parcel Number: 2014725

Project Description:

Novartis Manufacturing LLC is an international pharmaceutical company, headquartered in Basel, Switzerland, with focused on medications, advanced therapy platforms and data science. Advanced Accelerator Applications USA, Inc. is a subsidiary of Novartis, focused on nuclear medicine theragnostics, which is a disease management strategy involving the integration of nuclear medicine diagnostic imaging and therapy.

In 2020, Novartis was approved for incentives and began construction of a new, 73,000-square foot advanced manufacturing and laboratory facility on 16.64 acres of undeveloped land in the Purdue Research Park at Ameriplex. The project is now the largest Radiology and (targeted molecule) therapy manufacturing site in the Novartis network of companies.

Novartis has now proposed a Phase Two expansion of their operations, which would require additional real estate investment of \$53,400,000.00 to construct a second, 79,000-square foot building. In addition to construction costs, Novartis would invest \$56,600,000.00 in eligible personal property to equip the new facility. As a result of the project, Novartis would commit to retain the 170 positions created since 2020 and create an additional 55 new jobs by the end of 2026.

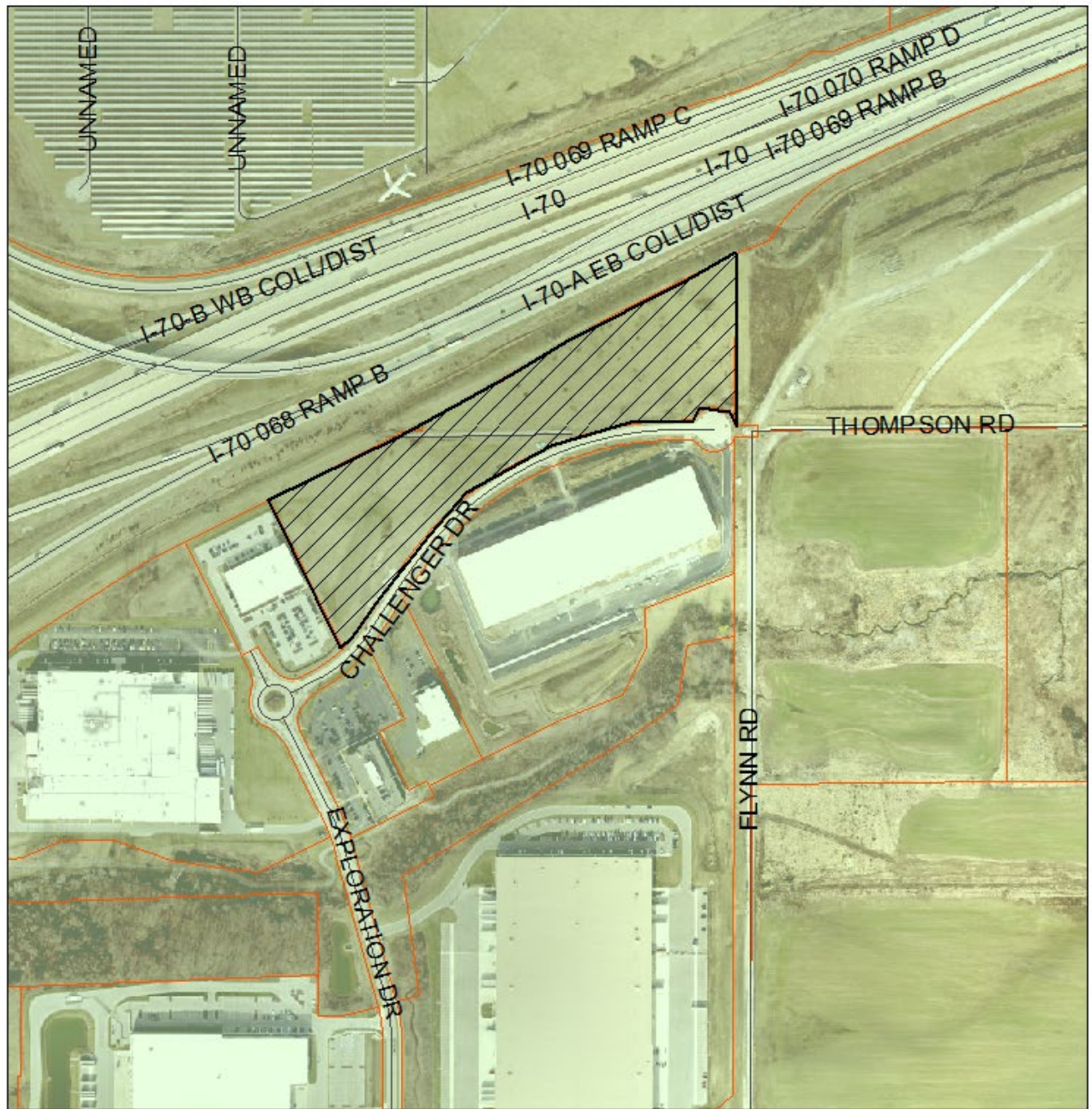
New Jobs Created: 55 at \$46.00/hr.

Job Retained: 170

Estimated Cost of Project: \$56,600,000.00

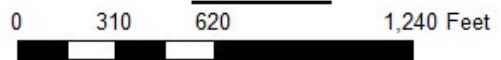
RECOMMENDATION: Staff recommends approval of six (6) years personal property tax abatement.

Novartis Manufacturing LLC and
Advanced Accelerator Applications USA, Inc.
8520 Challenger Drive



Legend

- TIF Districts
- Project Site



Produced by: DMD REED October 13, 2020



METROPOLITAN DEVELOPMENT COMMISSION

June 5, 2024

Case Number:	2024-ZON-015
Property Address:	2053 Yandes Street (Approximate Address)
Location:	Center Township, Council District #13
Petitioner:	Hollister Properties, LLC, by Kristin Hollister
Current Zoning:	I-3
Request:	Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses.
Current Land Use:	Vacant
Staff Recommendations:	Approval
Staff Reviewer:	Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR JUNE 5, 2024, METROPOLITAN DEVELOPMENT COMMISSION

This petition was automatically continued from the May 1, 2024 hearing to the June 5, 2024 hearing at the request of the petitioner.

ADDENDUM FOR MAY 1, 2024, METROPOLITAN DEVELOPMENT COMMISSION

This petition was heard by the Hearing Examiner on April 11, 2024. After a full hearing, the Hearing Examiner recommended approval of the request. Subsequently, a remonstrator filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

A timely **automatic continuance** was filed by the petitioner **continuing this petition from the May 1, 2024 hearing to the June 5, 2024 hearing**. This would require acknowledgment by the Commission.

April 11, 2024

This petition was automatically continued from the March 14, 2024 hearing to the April 11, 2024 hearing at the request of a remonstrator.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW



**Department of Metropolitan Development
Division of Planning
Current Planning**

LAND USE

The 0.13-acre subject site is an undeveloped industrial lot located in the Martindale- Brightwood Neighborhood and is part of the S A Fletcher Jr. North East subdivision. It is surrounded by a single-family dwelling north, zoned D-8, a vacant commercial building west, zoned D-P, an undeveloped lot south, zoned I-3 and an industrial building east, zoned I-3.

REZONING

This petition would rezone this site from the I-3 district to the D-8 district for a single-family dwelling and detached garage.

The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large, and enclosure of activities and storage is required.

The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed- use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for residential development to occur in line with the context of the surrounding area and historical residential use of the site per an 1898 Sanborn Map. The dwelling district would also align with the traditional neighborhood recommendation of the Comprehensive Plan.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
	North:	D-8 Residential (Single-family dwelling)
	South:	I-3 Undeveloped
	East:	I-3 Industrial
	West:	D-P Vacant Commercial Building
Thoroughfare Plan		
Yandes Street	Local Street	61-foot existing right-of-way and a 48-foot proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	



Wellfield Protection Area	No
Site Plan	N/A
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends traditional neighborhood development for the subject site.
- The Comprehensive Plan recommends traditional neighborhood development, which includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.
- **Conditions for All Housing**
 - A mix of housing types is encouraged.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.



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- Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.
- **Detached Housing**
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
 - Secondary units are encouraged.
 - Lots should be no larger than one and a half times the adjacent lots.
- **Attached Housing**
 - Duplexes should be located on corner lots, with entrances located on different sides of the lot.
 - It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.
 - If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes, but should not make up more than 25% of the primary residential structures on a block.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
 - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed or flush, narrow or wide.
 - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.



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- **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.
- **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
- **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
- **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – VICINITY

2024-CZN-803; 2051 Columbia Avenue (southeast of site), Rezoning of 0.26 acres from the I-3 district to the D-8 district to provide for two, two-unit row homes, **pending**.

2024-CVR-803; 2051 Columbia Avenue (southeast of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three-foot side setbacks (five feet required), **pending**.

2023-CZN-848 / 2023-CPL-848; **2069 Yandes Street** (northeast of site), Rezoning of 0.42 acre from the I-3 district to the D-8 district and Approval of a Subdivision Plat to be known as Starks Minor Subdivision, dividing 0.42 acre into four lots, **approved**.

2022-CZN-835; **2069 Yandes Street** (northeast of site), Rezoning of 0.42 acre from the I-3 district to the D-8 district, **withdrawn**.

2022-ZON-005; **2024 Columbia Avenue** (southeast of site), Rezoning of 0.129 acre from the I-3 district to the D-8 district to allow for the construction of a single-family house, **approved**.

2021-CZN-819; **2021-CVR-819 (south of site)**,

2021-CZN-816 / 2021-CVR-816; **2035, 2039, 2043 and 2047 Columbia Avenue** (southeast of site), Rezoning of 0.47 acre from the I-3 district to the D-8 district and a variance of development standards to provide for a deficient front setback, **approved**.

2021-ZON-104; **2060 Yandes Street** (northwest of site) Rezoning of 3.6 acres from the I-3 district to the D-P district to provide for 54 total units consisting of 50 single-family attached dwellings and four single-family detached dwellings for a density of 15 units per acre, **approved**.

2021-ZON-063; **2057 Yandes Street** (north of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2021-ZON-059; **2020 Columbia Avenue** (southeast of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2021-ZON-028; **2018, 2024 and 2032 Yandes Street** (southwest of site), Rezoning of 0.39 acre from the I-3 district to the D-8 district, **approved**.

2020-CZN-835 / 2020-CVR-835; **2005 and 2011 Columbia Avenue**; **1314 East 20th Street** (southeast of site), Rezoning of 0.29 acre from the I-3 district to the D-8 classification and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of three single-family dwellings, with one single-family dwelling within the clear sight triangle of the abutting



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streets, with three-foot side setbacks and 47% open space (four-foot side setback and 55% open space), **approved and granted.**

2020-CZN-829 / 2020-CVR-829: 2030 Yandes Street (southwest of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district and a variance of development standards to provide for deficient space between dwellings and deficient open space, **approved.**

2020-ZON-076; 2019 and 2023 Yandes Street (south of site), Rezoning of 0.26 acre from the I-3 district to the D-8 district, **approved.**

2020-ZON-038; 2028 Columbia Avenue (southeast of site), Rezoning of 0.1 acre from the I-3 district to the D-8 classification, **approved.**

2019-HOV-020; 2015 Columbia Avenue (southeast of site), Variance of use to provide for a single-family dwelling in an industrial district, and variances of development standards to provide for deficient setbacks, **approved.**

2019-ZON-030; 2010 Yandes Street (southwest of site), Rezoning of 0.13 acre from the I-3 District to the D-8 classification, **approved.**

2019-ZON-029; 2007 Columbia Avenue (southeast of site), Rezoning of 0.1 acre from the I-3 district to the D-8 district, **approved.**

2019-ZON-028; 2032, 2038, and 2042 Columbia Avenue (southeast of site), Rezoning of 0.39 acre from the I-3 district to the D-8 classification, **approved.**

2018-UV1-030; 2018 Yandes Street (southwest of site), Variance of use and development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for primary and accessory residential uses, including a single-family dwelling and detached garage, with deficient front and rear transitional setbacks and north side setback (30-foot front and rear transitional setbacks and 10-foot side setback required), **granted.**

2017-ZON-030; 2001-2044 Alvord Street (southwest of site), Rezoning of 2.57 acres, from the I-3 district to the D-8 classification, **approved.**

2001-LNU-024; 2016 Columbia Avenue (southeast of site), Certificate of Legal Non-Conforming Use of a single-family dwelling in the I-3-U district, **approved.**

97-UV3-34; 2002 Alvord Street (southeast of site), Variance of use of the Industrial Zoning Ordinance to provide for the repair of passenger automobiles and trucks, **denied.**

95-UV3-1; 2002 Alvord Street (southeast of site), Variance of use of the Industrial Zoning Ordinance to provide for an automobile and truck repair operation (not permitted), **granted for one year.**



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93-UV3-31; 2016 Columbia Avenue (southeast of site), Variance of use to provide for an addition to a single-family dwelling in an industrial district, **approved.**

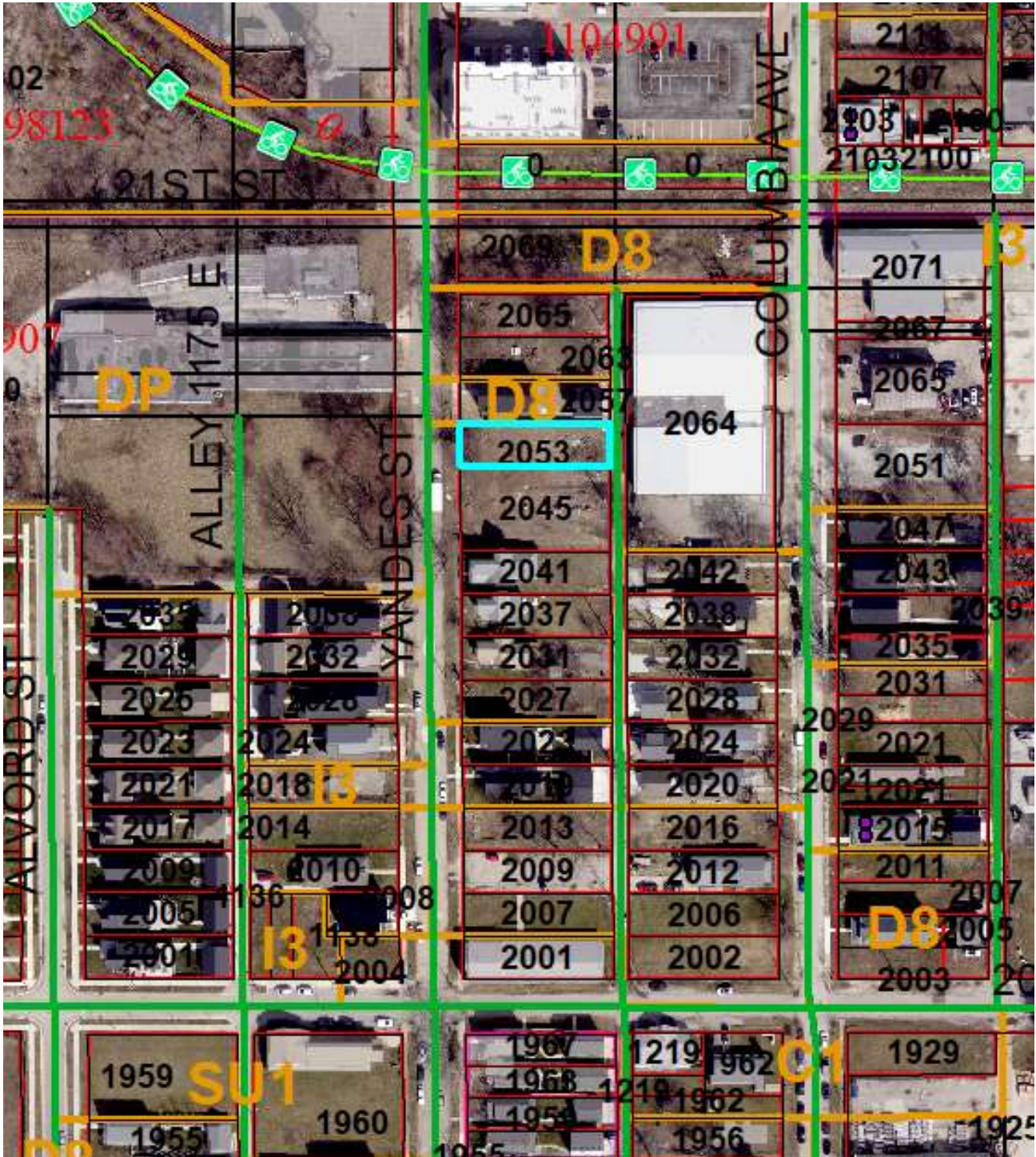
92-Z-133; 2001 Yades Street (south of site), Rezoning of 2.640 acres from I-3-U District to the SU-1 classification to provide for a church, **approved.**

85-UV3-14; 2022 Columbia Avenue (southeast of site), Variance of use to provide for a single-family dwelling in an industrial district and a variance of development standards to provide for deficient setbacks, **approved.**

82-V3-13; 2002-2012 Alvord Street (southwest of site), Variance of development standards to permit the outside storage of a trash container at the northwest corner of the subject property, **granted.**

58-V-429; 2017-2019 Alvord Street (southwest of site) Variance of use to permit erection of a church, **approved.**

EXHIBITS



MEMORANDUM OF EXAMINER'S DECISION

2024-ZON-015

2053 Yandes Street

The petition requests the rezoning of 0.13 acre from the I-3 district to the D-8 district to provide for residential uses.

Your Hearing Examiner visited the vacant site prior to the hearing and noted that it is in an area that is being developed residentially. While industrial use is east of the site, many of the lots in the neighborhood are residential.

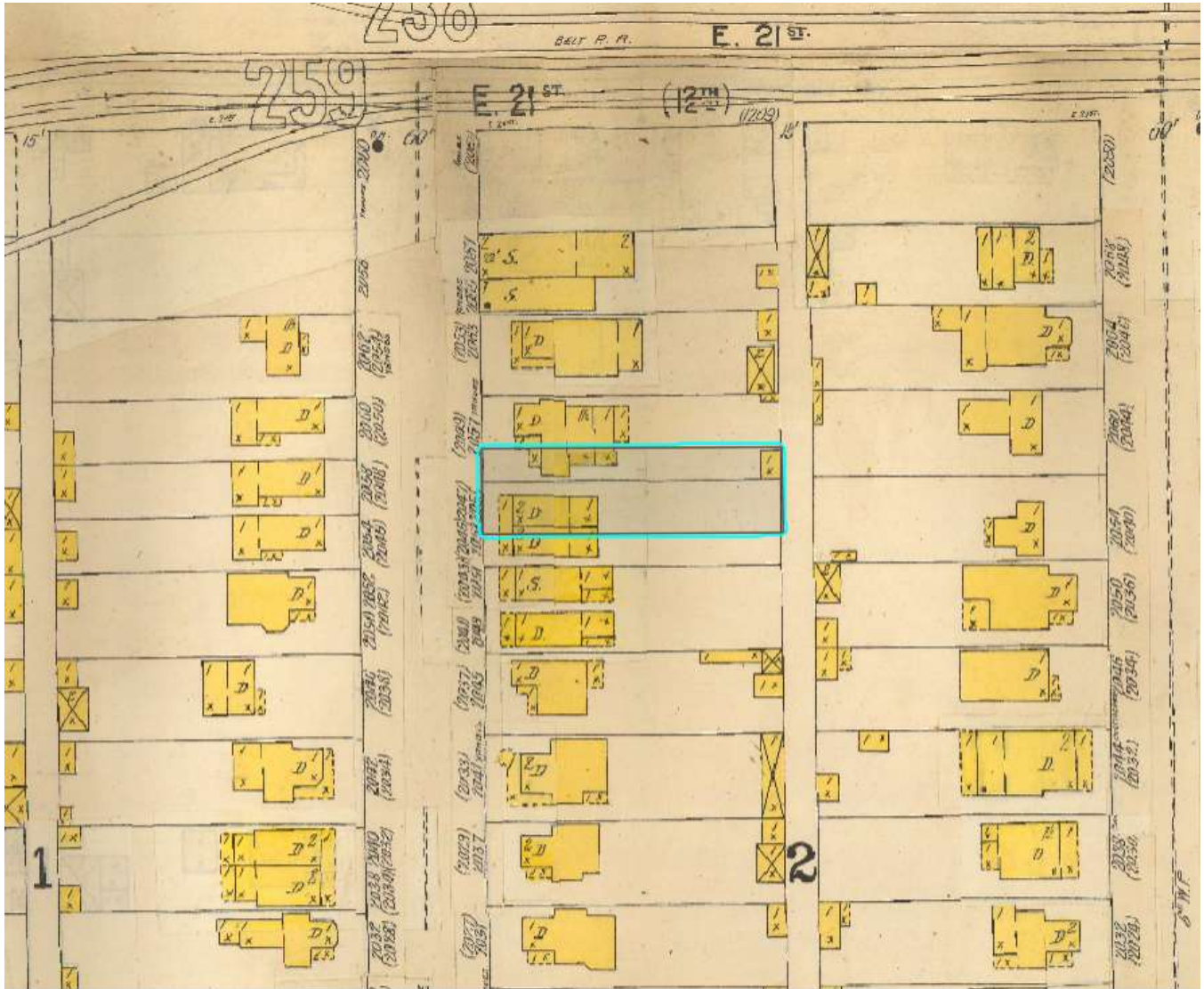
The petitioner explained the proposal to build a single family residence with a detached garage on the site. Although there are several unkempt properties south of the site, the area has been booming with residential development for the last five or six years. The petitioner stated that the City-County Councilor did not object to the request, although he was not at the hearing and didn't provide a letter.

The owner of the vacant lot south of the site remonstrated. He opined that the revitalization of the area is not only residential, and that the rezoning would diminish the value of his lot and make it difficult to provide a transitional yard if it is developed.

Staff stated that the historical use of the area was residential, and that the area is reverting to residential use. Because the remonstrator had argued that a use variance should have been filed instead of a rezoning petition, staff explained that it prefers a rezoning petition for a new build.

In your Hearing Examiner's opinion, the requested D-8 district is consistent with zoning and land uses in the area. Approval of this petition was recommended.

For Metropolitan Development Commission Hearing on May 1, 2024



1898 Sanborn Map



Photo of the subject site.



Photo of the sidewalk conditions in front of the property.



Photo of the rear of the property looking west.



Photo of the alley east of the site.



Photo of the undeveloped lot and single-family dwellings south of the site.



Photo of the single-family dwelling north of the site.