



Metropolitan Development Commission (March 6, 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, March 06, 2024

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: February 21, 2024

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2024-A-001

Preliminary Economic Revitalization Area Resolution for E Solutions, LLC, Edwards Electrical & Mechanical, Inc. and Southern Avenue Partnership, LLC, located at 3233 North Post Road, Council District #15, Warren Township. (Recommend approval of five (5) years real property tax abatement.)

2. 2024-A-002

Preliminary Economic Revitalization Area Resolution for E Solutions, LLC, and Edwards Electrical & Mechanical, Inc., located at 3233 North Post Road, Council District #15, Warren Township. (Recommend approval of five (5) years personal property tax abatement.)

3. 2024-A-012 (For Public Hearing)

Final Economic Revitalization Area Resolution for Republic Polymers II LLC, located at 1002 West Hanna Avenue, Council District #9, Perry Township. (Recommend approval of ten (10) years real property tax abatement.)

4. 2024-A-013 (For Public Hearing)

Final Economic Revitalization Area Resolution for Republic Polymers II LLC, located at 1002 West Hanna Avenue, Council District #9, Perry Township. (Recommend approval of ten (10) years personal property tax abatement.)

5. 2024-A-014 (For Public Hearing)

Final Economic Revitalization Area Resolution for Blue Polymers LLC, located at 1010 West Hanna Avenue, Council District #9, Perry Township. (Recommend approval of ten (10) years real property tax abatement.)

6. 2024-A-015 (For Public Hearing)

Final Economic Revitalization Area Resolution for Blue Polymers LLC, located at 1010 West Hanna Avenue, Council District #9, Perry Township. (Recommend approval of ten (10) years personal property tax abatement.)

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. 2023-ZON-111 | 9950 East 42nd Street

Lawrence Township, Council District #14
Jugaad, LLC, by David Retherford

Rezoning of 0.92 acre from the C-3 district to the C-4 district to provide for the renovation/replacement of a gas station and convenience store.

8. 2023-CZN-858 | 7338 Five Points Road

Franklin Township, Council District #25
Narinder Sodhi, by Joseph D. Calderon

Rezoning of 5.45 acres from the D-A district to the D-2 district to provide for five single-family detached dwellings.

9. 2023-CAP-866 | 3502 North Shadeland Avenue

Warren Township, Council District #13 (#9 Beginning 2024)
C-S
3500 Shadeland, LLC, by Russell L. Brown

Modification of Site Plan, Plan of Operation and Commitments related to 2021-ZON-010 / 2021-VAR-002, 2007-ZON-841 / 2007-VAR-841 and 2014-MOD-008 to provide for a revised site plan for a home repair/improvement contractor consisting of two phases with Phase I to include an approximately 16,500 square foot building with approximately 20 Parking Spaces and Phase II to include a second building of approximately 22,000 additional square feet of space, approximately 37 parking spaces as well as a gravel fleet parking and outdoor storage area located on the north portion of the property with three sided structures, and a modification of Commitment #3 to allow for compliance with the site plan submitted with this petition in two development phases.

10. 2023-CZN-868 | 9024 West Mooresville Road

Decatur Township, Council District #20 (#21 Beginning 2024)
Dean Ehrgott & Greg Gass, by David Gilman

Rezoning of 2.88 acres from the D-A district to the D-1 district to provide for two residential lots.

11. 2024-CZN-803 | 2051 Columbia Avenue

Center Township, Council District #13
Padbros, LLC (Brian Maire), by Mark and Kim Crouch

Rezoning of 0.26 acres from the I-3 district to the D-8 district to provide for two, two-unit row homes.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

12. ORDINANCE AMENDMENT FOR INITIAL HEARING:

2024-AO-001 | Indianapolis-Marion County

A proposal for a general ordinance to amend Chapter 742-203: Flood Control Secondary District of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

13. APPROVAL PETITION FILED BY PETITIONER TO APPEAL THE ADMINISTRATOR'S DENIAL OF 2023-ADM-158:

2023-APP-030 | 5510 South Emerson Avenue

Perry Township, Council District #24
D-P

Haven Health Management, LLC, by J. Murray Clark

Appeal of the Administrator's Decision to deny 2023-ADM-158, which proposed the use of a drug addiction and treatment facility in the D-P classification, based on the Development Statement approved for 2007-APP-131 and 2021-ZON-052.

14. COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2024-CZN-801 / 2024-CVR-801 | 526 Blue Ridge Road

Washington Township, Council District #7
Butler University, by Brian J. Tuohy

Rezoning of 0.32 acres from the D-5 District to the UQ-2 District to provide for a residence for the university president.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 10-foot north rear yard setback (20-foot rear setback required) without a primary entry on the front façade (required).

Additional Business:

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

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

Resolution No. 2024-A-001

REAL PROPERTY TAX ABATEMENT

**E Solutions, LLC, Edwards Electrical & Mechanical, Inc.
and Southern Avenue Partnership, LLC
3233 North Post Road**

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of five (5) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
 - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. The Economic Revitalization Area designation terminates three (3) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the three (3) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of less than five (5) years.
4. This Economic Revitalization Area (ERA) designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.** 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 redevelopment of an industrial building not greater than 82,744 square feet of leasable area.
5. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
6. The Commission fixes 1:00 p.m. on Wednesday, March 20, 2024, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at five (5) years and establish an abatement schedule.

7. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 28th day
of February, 2024

Sheila Kinney *sek* 2/28/2024
Asst. Corp. Counsel
Office of Corporation Counsel

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

FACTUAL INFORMATION

Applicant: E Solutions, LLC, Edwards Electrical & Mechanical, Inc. and Southern Avenue Partnership, LLC

Subject Real Estate: 3233 North Post Road

Warren Township Parcel Number: 7042427

PROJECT DESCRIPTION

Founded in 1968 in Indianapolis, Edwards Electrical & Mechanical, Inc. has grown to become one of the largest electrical/mechanical contracting firms in the Midwest, offering both new system installation and also servicing of existing systems. The company was locally-owned from 1968-1998, and was re-acquired by local management in 2006. E Solutions is a division of Edwards that is focused on environmentally sustainable projects. E Solutions specializes in installing and integrating many kinds of industrial systems to provide highly capable, cost-efficient, and easy-to-use controls for customers, such as aircraft de-icing, nuclear medicine, clean rooms, and security, as well as providing preventative maintenance and alert monitoring services.

Edwards and E Solutions have outgrown their existing east side facility on Shadeland Avenue and have need to expand. The companies have identified a building for lease near East 30th Street and Post Road that will accommodate these needed. In order to prepare the building for occupancy and grown by the companies, a collective real property investment of not less than \$2,500,000 has been proposed. Additionally, the companies would make a collective \$3,130,000 investment in eligible personal property (equipment). As a result of the project, Edwards and E Solutions would commit to the retention and relocation of their existing 401 jobs to the new facility, as well as the creation of 250 net new jobs by 2028.

FACTUAL ASSERTIONS

1. The Subject Real Estate:
 - A. ___ Is in a planned area which has a tax abatement policy as a part of its plan, or
 - B. ___ is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or

- C. is not located in a planned area with a tax abatement policy.
2. The Subject Real Estate and the surrounding area are undesirable for normal development.
3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application, and have final approval prior to a final hearing on this resolution.
- A. Current zoning allows project.
- B. Appropriate petition is on file.
- C. Final approval for variance, rezoning or approval petition has been granted.
4. A. The application for Economic Revitalization Area designation was filed before a building permit was obtained or construction work was initiated on the property, or
- B. substantial evidence has been provided supporting that work was started under the following appropriate exception: _____.
5. A. The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B. The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A. Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
- B. Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

PROPOSED ABATEMENT SCHEDULE
E SOLUTIONS, LLC, EDWARDS ELECTRICAL & MECHANICAL, INC.
AND SOUTHERN AVENUE PARTNERSHIP, LLC
REAL PROPERTY TAX ABATEMENT

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

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in a heavy industrial area near the northeast corner of East 30th Street and North Post Road.

Current Zoning:I-4

Qualified New Jobs Created:.....250

Qualified Jobs Retained:.....401

Estimated Cost of proposed project: \$2,500,000.00

STAFF ANALYSIS

Edwards Electrical & Mechanical, Inc. is an Indianapolis-based electrical/mechanical contracting firm, offering new system installation and service for clients throughout the Midwest. E Solutions is a division of Edwards that is focused on environmentally sustainable projects. E Solutions specializes in installing and integrating many kinds of industrial systems to provide highly capable, cost-efficient, and easy-to-use controls for customers, such as aircraft de-icing, nuclear medicine, clean rooms, and security, as well as providing preventative maintenance and alert monitoring services.

The companies plan to relocate operations to a leased facility at 3233 North Post Road. The leased building is an 82,744-square foot industrial building, owned by Southern Avenue Partnership, LLC. For the first three years, the firms would lease and occupy 81% of the total building, with an expansion to occupy 100% of the building by 2027. The proposed project will require a real property investment of \$2,500,000 and a collective \$3,130,000 investment in eligible personal property (equipment). As a result of the project, Edwards and E Solutions would commit to the retention and relocation of their existing 401 jobs to the new facility, as well as the creation of 250 net new jobs by 2028.

The proposed use and the planned real estate investments will result in net benefits for the area and the County. The petitioner will be donating five percent of its estimated abatement savings to support workforce development projects through Employ Indy.

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.

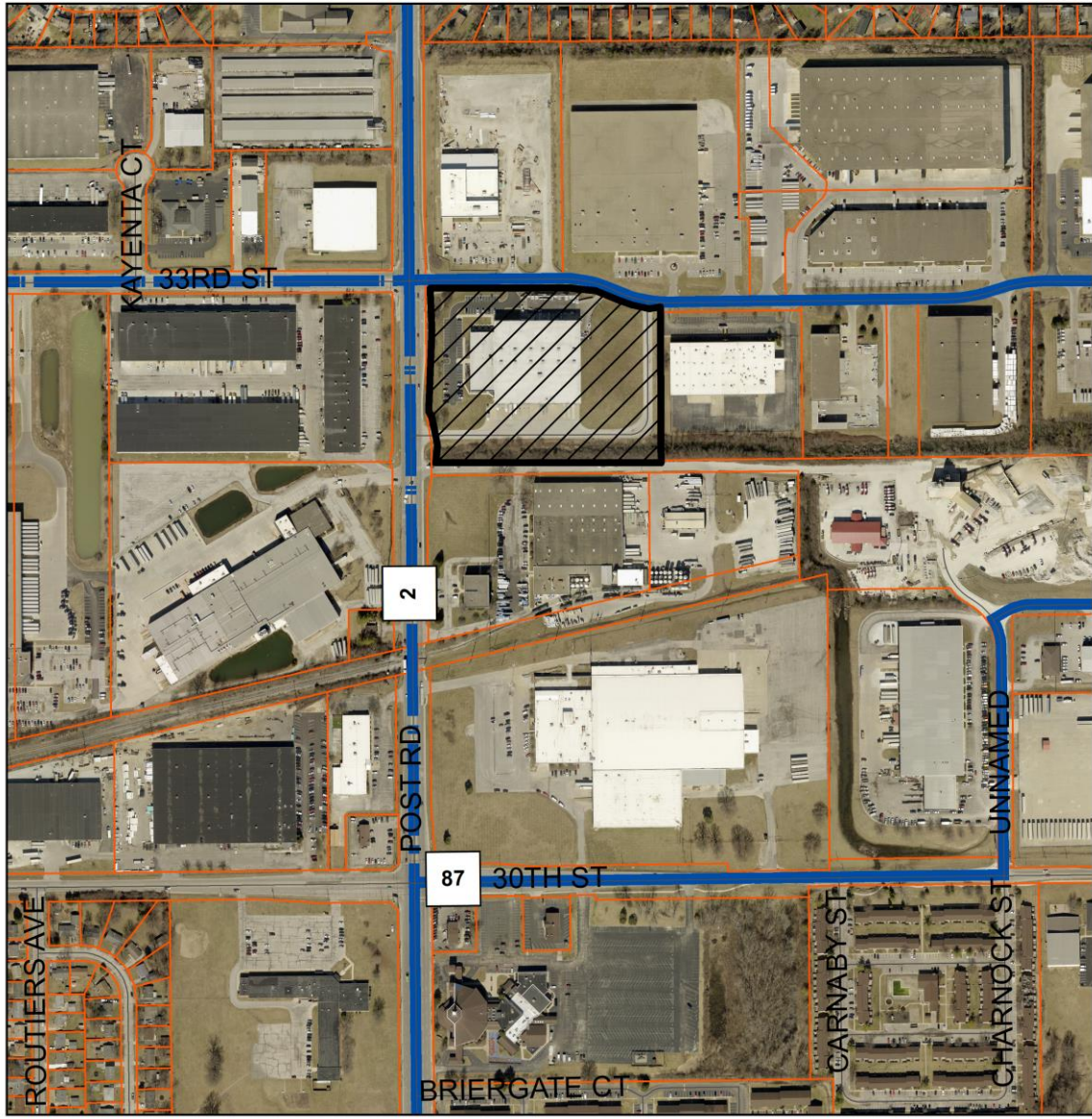
Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: Staff recommends approval of five (5) years real property tax abatement.

TOTALITY OF BENEFITS

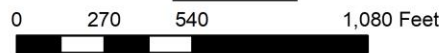
- PETITIONER:** E Solutions, LLC, Edwards Electrical & Mechanical, Inc. and Southern Avenue Partnership, LLC
- INVESTMENT:** Staff estimates that the proposed investment of \$2,500,000.00 should result in an increase to the tax base of approximately \$1,250,000.00 of assessed value. Staff estimates that over the five (5) year real property tax abatement period the petitioner will realize savings of approximately \$104,748.75 (a 71.5% savings). During the abatement period, the petitioner is expected to pay an estimated \$41,838.77 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on this property in the amount of \$77,961.00 annually (pay 2023 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$112,877.25 in real property taxes annually on the new improvements, in addition to the current taxes.
- EMPLOYMENT:** The petitioner estimates that this project will retain four hundred and one (401) positions at an average wage of \$33.00/hr. and will create two hundred and fifty (250) positions at an average wage of \$37.00/hr. Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this project is significant for Warren 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.

E Solutions, LLC and Edwards Electrical & Mechanical, Inc.
3233 North Post Road



Legend

-  IndyGo Transit Routes
-  Parcels
-  Project Site



Produced by: DMD REED January 23, 2024

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

Resolution No. 2024-A-002

PERSONAL PROPERTY TAX ABATEMENT

**E Solutions, LLC, and Edwards Electrical & Mechanical, Inc.
3233 North Post Road**

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of five (5) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2028. 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 March 20, 2024, to December 31, 2028.** 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 five (5) years. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than \$3,200,000.00.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.

- 7. The Commission fixes 1:00 p.m. on Wednesday, March 20, 2024, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at five (5) years.
- 8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 28th day
of February, 2024

Sheila Kinney *sek* 2/28/2024

Asst. Corp. Counsel
Office of Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: E Solutions, LLC, and
Edwards Electrical & Mechanical, Inc.

Subject Real Estate: 3233 North Post Road

Warren Township Parcel Number: 7042427

PROJECT DESCRIPTION

Founded in 1968 in Indianapolis, Edwards Electrical & Mechanical, Inc. has grown to become one of the largest electrical/mechanical contracting firms in the Midwest, offering both new system installation and also servicing of existing systems. The company was locally-owned from 1968-1998, and was re-acquired by local management in 2006. E Solutions is a division of Edwards that is focused on environmentally sustainable projects. E Solutions specializes in installing and integrating many kinds of industrial systems to provide highly capable, cost-efficient, and easy-to-use controls for customers, such as aircraft de-icing, nuclear medicine, clean rooms, and security, as well as providing preventative maintenance and alert monitoring services.

Edwards and E Solutions have outgrown their existing east side facility on Shadeland Avenue and have need to expand. The companies have identified a building for lease near East 30th Street and Post Road that will accommodate these needed. In order to prepare the building for occupancy and grown by the companies, a collective real property investment of not less than \$2,500,000 has been proposed. Additionally, the companies would make a collective \$3,130,000 investment in eligible personal property (equipment). As a result of the project, Edwards and E Solutions would commit to the retention and relocation of their existing 401 jobs to the new facility, as well as the creation of 250 net new jobs by 2028.

FACTUAL ASSERTIONS

1. The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:

- Existing facility
- Expanded facility
- New facility
- Vacated or converted facility

4. The facility meets the appropriate requirements:

A. of an existing, expanded, or vacated or converted facility, and

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

B. of a new facility, and

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

5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention, or expansion of targeted businesses.

6. The Subject Real Estate on which the facility is or will be located

- outside an Allocation Area as defined in I.C. 36-7-15.1-26; or
- inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT

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

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:.....3233 North Post Road

New Jobs Created.....250

Jobs Retained:401

Estimated Cost of Equipment: \$3,130,000.00

STAFF ANALYSIS

Edwards Electrical & Mechanical, Inc. is an Indianapolis-based electrical/mechanical contracting firm, offering new system installation and service for clients throughout the Midwest. E Solutions is a division of Edwards that is focused on environmentally sustainable projects. E Solutions specializes in installing and integrating many kinds of industrial systems to provide highly capable, cost-efficient, and easy-to-use controls for customers, such as aircraft de-icing, nuclear medicine, clean rooms, and security, as well as providing preventative maintenance and alert monitoring services.

The companies plan to relocate operations to a leased facility at 3233 North Post Road. The leased building is an 82,744-square foot industrial building, owned by Southern Avenue Partnership, LLC. For the first three years, the firms would lease and occupy 81% of the total building, with an expansion to occupy 100% of the building by 2027. The proposed project will require a real property investment of \$2,500,000 and a collective \$3,130,000 investment in eligible personal property (equipment). As a result of the project, Edwards and E Solutions would commit to the retention and relocation of their existing 401 jobs to the new facility, as well as the creation of 250 net new jobs by 2028.

The proposed use and the planned real estate investments will result in net benefits for the area and the County. The petitioner will be donating five percent of its estimated abatement savings to support workforce development projects through Employ Indy.

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.

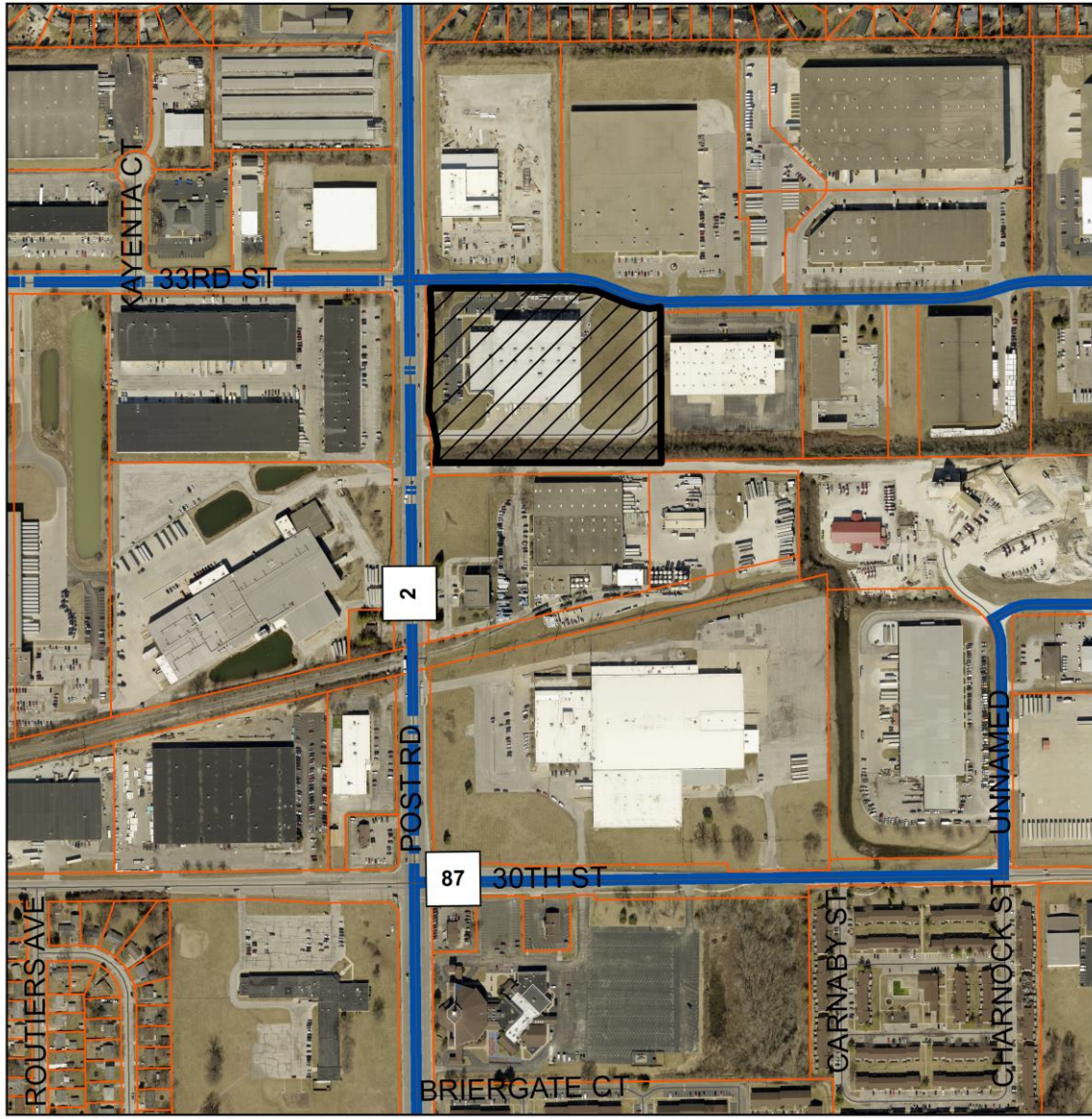
Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: Staff recommends approval of five (5) years personal property tax abatement.

TOTALITY OF BENEFITS

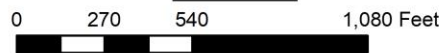
- PETITIONER:** E Solutions, LLC and Edwards Electrical & Mechanical, Inc.
- INVESTMENT:** Staff estimates that the proposed investment of \$3,130,000.00 should result in an increase to the tax base of approximately \$1,252,000.00 of assessed value in the first year of operation. Staff estimates that over the five (5) year personal property tax abatement period the petitioner will realize savings of approximately \$108,139.72 (a 61.8% savings). During the abatement period, the petitioner is expected to pay an estimated \$66,720.86 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$26,229.09 in personal property taxes annually related to the new equipment.
- EMPLOYMENT:** The petitioner estimates that this project will retain four hundred and one positions at an average hourly wage of \$33.00/hr and will create two hundred and fifty (250) new positions at an average wage of \$37.00/hr. Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this project is significant for Warren 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.

E Solutions, LLC and Edwards Electrical & Mechanical, Inc.
3233 North Post Road



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-012
REAL PROPERTY TAX ABATEMENT**

Republic Polymers II LLC
1002 West Hanna Avenue
a/k/a Hanna Avenue Business Park Lot 1

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, annual abatement schedule and deduction limit 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, February 21, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, considered the Waiver, and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2024-A-**

003, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of ten (10) years (“Preliminary Resolution”); and

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

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

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now amends, confirms, adopts and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
 - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
 - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
 - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area (ERA) designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the ERA period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of not less than ten (10) years.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to

those respective tax savings attributable to the development of an approximate 130,000 sq ft Polymer Center which is 1 of 2 buildings within the 287,000 sq ft Polymers Complex.

5. 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.
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, Workforce Support Commitments and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least twelve (12) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2026.
8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.
9. The real property tax abatement shall utilize the following abatement schedule:

Republic Polymer s II LLC.
REAL PROPERTY TAX ABATEMENT SCHEDULE

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	95%
3 rd	80%
4 th	65%
5 th	50%
6 th	40%
7 th	30%
8 th	20%
9 th	10%
10 th	5%

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 28th day*
of February 2024.

Sheila Kinney *sek*

Sheila Kinney,
Asst. Corporation Council

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in Perry Township just North of Hanna Avenue, South of Sumner Avenue and West of Harding Street. The complex will abut a rail line operated by the Indiana Railroad Company.

Current Zoning:..... I-3

Qualified New Jobs Created: 48

Qualified Jobs Retained: 346

Estimated Cost of proposed project: \$24,600,000.00

STAFF ANALYSIS

Republic Polymers II proposes to construct and operate an approximate but not greater than 130,000 sq ft Plastics Recycling Polymer Center that will be located within a 287,000 sq ft, two building, Polymer Recycling Complex. The complex will consist of a plastics recycling facility (this proposal), and an additional Polymer manufacturing facility (Blue Polymers) to be located on the south side of Indianapolis. The petitioner will invest \$24,600,000.00 towards real property improvements to construct the Polymer Center.

The project focuses on transforming post-consumer plastic waste into color-sorted olefin bales to promote sustainability. The recycled plastics will be used in various consumer-packaged goods, emphasizing plastic circularity to maximize material use efficiency and achieve sustainability goals. Republic commits to retaining three-hundred and forty-six (346) current jobs with an average wage of \$27.70/hr and create forty-eight (48) new jobs at an average wage of \$28.00/hr by 2027. The proposed use and the planned real estate investments will result in net benefits for Marion County.

The petitioner will be investing five percent of its estimated abatement savings to support Employ Indy’s workforce development programs, specifically; the Indy Achieves Completion Grant and a Youth Apprenticeship. The 5% commitment, totaling at least \$241,241.23, includes amounts owed for tax abatements on both real and personal property.

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 ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Republic Polymers II LLC

INVESTMENT: Staff estimates that the proposed investment of \$24,600,000.00 should result in an increase to the tax base of approximately \$17,775,000.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of approximately \$2,465,638.38 (a 50.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$2,458,359.41 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on this portion of the property in the amount of approximately \$21,189.90 annually (pay 2024 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$519,298.73 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the value of the existing improvements and land.

QUALIFIED EMPLOYMENT: The petitioner estimates that this project will retain three-hundred and forty-six (346) positions at an average wage of \$27.70/hr. and will create forty-eight (48) new positions at an average wage of \$28.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Perry 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: Republic Polymers II LLC

Subject Real Estate: 1002 West Hanna Avenue
a/k/a Hanna Avenue Business Park, Lot 1

Perry Township Parcel Numbers: A portion of 5002696

Project Description:

Republic Services Inc. was formed in 1996, and through a 2008 merger with Allied Waste has emerged as a waste management industry leader. Republic currently operates 50 facilities with 700 trucks in Indiana. The company currently employs 346 Marion County residents.

Republic Polymers II LLC, a subsidiary of Republic Services Inc. proposes a \$24,600,000.00 million construction investment in a not greater than 130,000 sq ft Polymer Center which is akin to a plastics recycling center. The Polymer Center will sort plastics into bales to be transported for additional processing to Blue Polymer’s facility, also located within the Complex. Republic plans to open the Midwest's first Polymer Complex by 4th Quarter 2024. Republic will be retaining 346 positions and adding 48 new jobs by 2027 with an average hourly wage of \$28.00/hr. This reflects their commitment to employees, community, and environmental responsibility.

Given the project's initiation before the Statement of Benefits submission, a Waiver is requested, aligning with the City's incentives policy on industrial development. Staff recommends approval, recognizing Republic's good-faith efforts and alignment with city objectives.

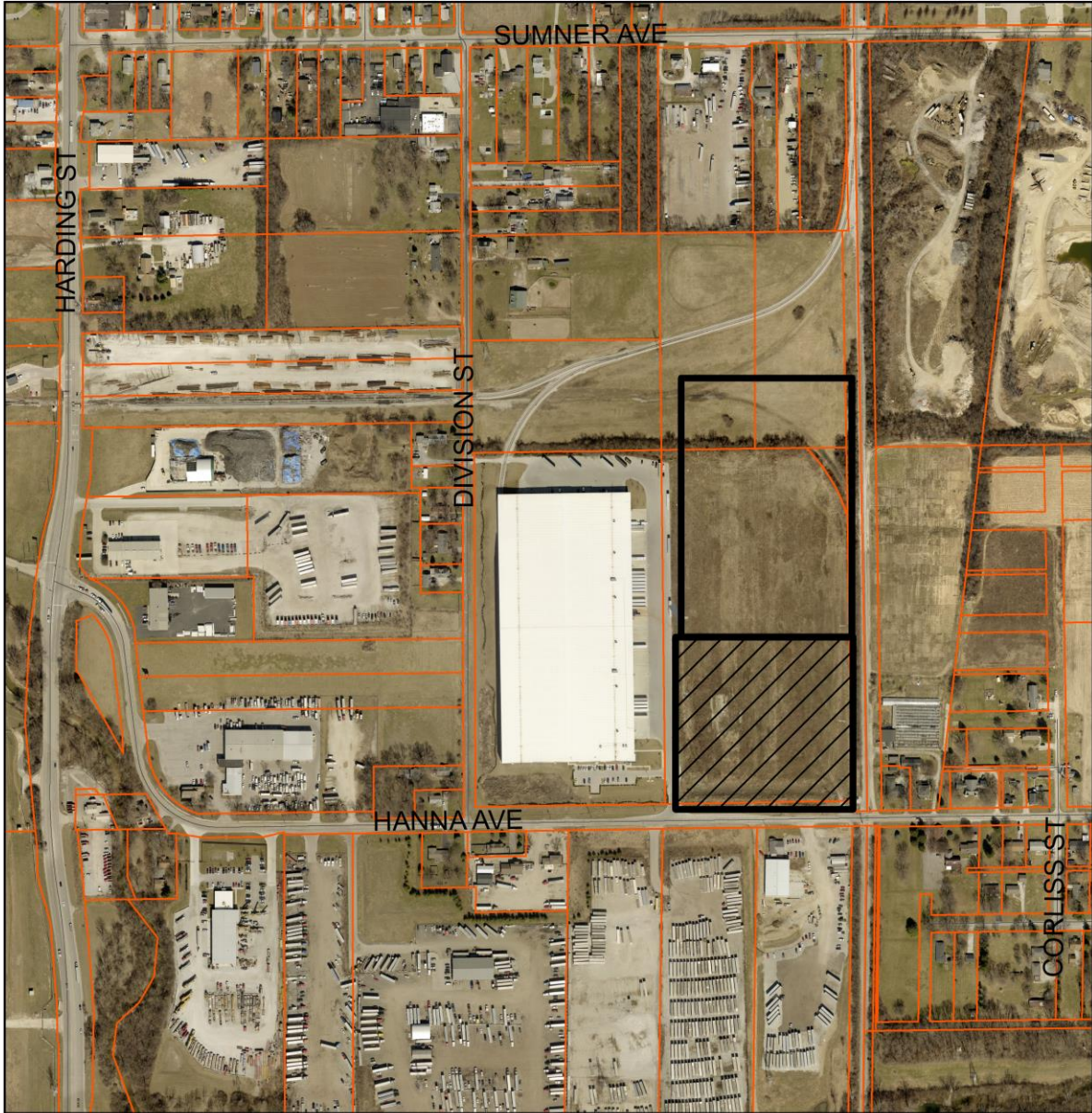
New Jobs Created: 48 at \$28.00/hr.

Jobs Retained: 346 at \$27.70/hr.

Estimated Cost of Project: \$24,600,000.00

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

Republic Polymers II LLC
1002 West Hanna Avenue - Hanna Avenue Business Park, Lot 1



Legend

- IndyGo Transit Routes
- Parcels
- Project Site



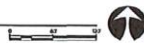
0 290 580 1,160 Feet

Produced by: DMD REED February 28, 2024

Site Plan & Elevations



INDY POLYMER
INDIANAPOLIS, IN | JULY, 2023
Preliminary Plan – Subject to Change



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

Resolution No. 2024-A-013

PERSONAL PROPERTY TAX ABATEMENT

Republic Polymers II LLC
1002 West Hanna Avenue
a/k/a Hanna Avenue Business Park Lot 1

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, February 21, 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-004 ("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, **March 6, 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 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, 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 from March 6, 2024, 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.
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 \$46,400,000.00.
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 twelve (12) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035 and 2036.
 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 **ten (10) years**.
 9. The ten (10) year personal property tax abatement shall utilize the following deduction schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	90%
3 rd	80%
4 th	70%
5 th	60%
6 th	50%
7 th	40%
8 th	30%
9 th	20%
10 th	10%

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 28th day*
of February 2024.

Sheila Kinney *sek*

Sheila Kinney,
Asst. Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:1002 West Hanna Avenue, a/k/a Hanna Avenue Business Park, Lot 1

Qualified New Jobs Created: 48

Qualified Jobs Retained: 346

Estimated Cost of Equipment: \$46,400,000.00

STAFF ANALYSIS

Republic Polymers II proposes to construct and operate an approximate 130,000 sq ft Plastics Recycling Polymer Center that will be located within a 287,000 sq ft, two building, Polymer Recycling Complex. The complex will consist of a plastics recycling facility (this proposal), and an additional Polymer manufacturing facility (Blue Polymers) to be located on the south side of Indianapolis. The petitioner will invest \$24,600,000.00 towards real property improvements to construct the Polymer Center.

The project focuses on transforming post-consumer plastic waste into color-sorted olefin bales to promote sustainability. The recycled plastics will be used in various consumer-packaged goods, emphasizing plastic circularity to maximize material use efficiency and achieve sustainability goals. Republic commits to retaining three-hundred and forty-six (346) current jobs with an average wage of \$27.70/hr and create forty-eight (48) new jobs at an average wage of \$28.00/hr by 2027. The proposed use and the planned real estate investments will result in net benefits for Marion County.

The petitioner will be investing five percent of its estimated abatement savings to support Employ Indy’s workforce development programs, specifically; the Indy Achieves Completion Grant and a Youth Apprenticeship. The 5% commitment, totaling at least \$241,241.23, includes amounts owed for tax abatements on both real and personal property.

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 ten (10) years personal property tax abatement.

TOTALITY OF BENEFITS

- PETITIONER:** Republic Polymers II LLC
- INVESTMENT:** Staff estimates that the proposed investment of \$46,400,000.00 should result in an increase to the tax base of approximately \$18,560,000.00 of assessed value in the first year of operation. Staff estimates that over the ten (10) year personal property tax abatement period the petitioner will realize savings of approximately \$2,359,185.91 (a 51.8% savings). During the abatement period, the petitioner is expected to pay an estimated \$2,191,749.29 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$390,080.16 in personal property taxes annually related to the new equipment.
- QUALIFIED EMPLOYMENT:** The petitioner estimates that this project will retain three-hundred forty-eight (346) positions at an average wage of \$27.70/hr. and will create forty-eight (48) new positions at an average wage of \$28.00/hr. Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this project is significant for Perry 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: Republic Polymers II LLC

Subject Real Estate: 1002 West Hanna Avenue
a/k/a Hanna Avenue Business Park, Lot 1

Perry Township Parcel Numbers: A portion of 5002696

Project Description:

Republic Services Inc. was formed in 1996, and through a 2008 merger with Allied Waste has emerged as a waste management industry leader. Republic currently operates 50 facilities with 700 trucks in Indiana. The company currently employs 348 Marion County residents.

Republic Polymers II LLC, a subsidiary of Republic services Inc. proposes a \$46,400,000.00 million personal property investment in a not greater than 130,000 sq ft Polymer Center which is akin to a plastic recycling center. The Polymer Center will sort plastics into bales to be transported for additional processing to Blue Polymer’s facility, also located within the Complex. Republic plans to open the Midwest's first Polymer Complex by 4th Quarter 2024.

Republic will be retaining three-hundred and forty-six (346) positions and adding forty-eight (48) new jobs by 2027 with an average hourly wage of \$28.00/hr. This reflects Republic’s commitment to employees, community, and environmental responsibility

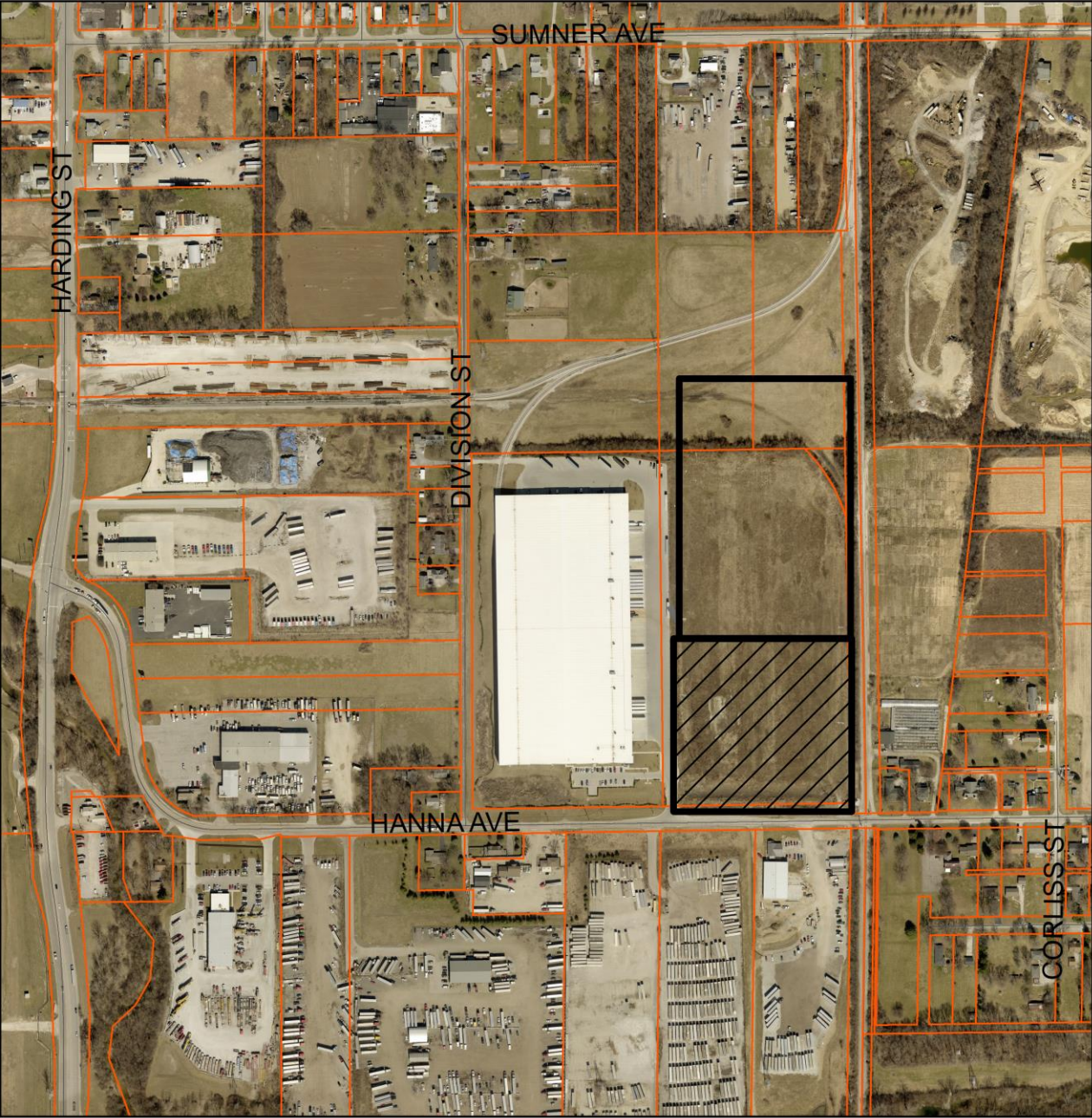
New Jobs Created: 48 at 28.00/hr.

Job Retained: 346 at \$27.70/hr.

Estimated Cost of Project: \$46,400,000.00

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

Republic Polymers II LLC
1002 West Hanna Avenue - Hanna Avenue Business Park, Lot 1



Legend

- IndyGo Transit Routes
- Parcels
- Project Site

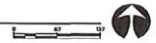


0 290 580 1,160 Feet

Produced by: DMD REED February 28, 2024



INDY POLYMER
INDIANAPOLIS, IN | JULY, 2023
Preliminary Plan – Subject to Change



REPUBLIC SERVICES
LAUTH PEOPLE. TRUST. EXPERIENCE.
SPINACCO INC. CONSULTING ENGINEERS
LA PIP design group, llc landscape architecture planning professionals

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION
RESOLUTION NO. 2024-A-014
REAL PROPERTY TAX ABATEMENT**

Blue Polymers LLC
1010 West Hanna Avenue
a/k/a Hanna Avenue Business Park Lot 2

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, annual abatement schedule and deduction limit 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, February 21, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, considered the Waiver, and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2024-A-005**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of ten (10) years ("Preliminary Resolution"); and

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

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

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now amends, confirms, adopts and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
 - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
 - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
 - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area (ERA) designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the ERA period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of not less than ten (10) years.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the development of an approximate 162,000 sq ft manufacturing facility which is 1 of 2 buildings within the 287,000 sq ft Polymers Complex.
5. 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.
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, Workforce Support Commitments and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
 7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least twelve (12) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035 and 2036.
 8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.
 9. The real property tax abatement shall utilize the following abatement schedule:

Blue Polymers LLC
REAL PROPERTY TAX ABATEMENT SCHEDULE

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	95%
3 rd	80%
4 th	65%
5 th	50%
6 th	40%
7 th	30%
8 th	20%
9 th	10%
10 th	5%

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 28th day
of February 2024.

Sheila Kinney *sek*

Sheila Kinney,
Asst. Corporation Council

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in Perry Township just North of Hanna Avenue, South of Sumner Avenue and West of Harding Street. The complex will abut a rail line operated by the Indiana Railroad Company.

Current Zoning: I-3

Qualified New Jobs Created: 60

Qualified Jobs Retained: 0

Estimated Cost of proposed project: \$23,700,000.00

STAFF ANALYSIS

Blue Polymers proposes to construct and operate an approximate but not greater than 162,000 sq ft recycling manufacturing facility that will be located within a 287,000 sq ft, two building Polymers Recycling Complex. The complex will consist of a manufacturing facility (this proposal) and a plastics recycling/office building (Republic Polymers II) and will be located on the south side of Indianapolis. The applicant will invest \$23,700,000.00 towards real property improvements to construct the manufacturing facility.

Blue Polymers goes beyond traditional recycling by incorporating advanced technology to create more sustainable products. Its recycled resins are formulated to meet individual customers' sustainability objectives, catering to a diverse range of applications such as food trays, milk jugs, detergent containers, and more. The company has embraced a commitment to sustainable practices in the plastics industry and local economic growth.

This project commits to create sixty (60) new jobs at an average wage of \$25.00/hr by 2027. The proposed use and the planned real estate investments will result in net benefits for Marion County. The petitioner will be investing five percent of its estimated abatement savings to support Employ Indy's workforce development programs, specifically; the Indy Achieves Completion Grant and a Youth Apprenticeship. The 5% commitment, totaling at least \$252,532.61, includes amounts owed for tax abatements on both real and personal property.

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 ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Blue Polymers LLC

INVESTMENT: Staff estimates that the proposed investment of \$23,700,000.00 should result in an increase to the tax base of approximately \$18,450,000.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of approximately \$2,559,270.53 (a 49.9% savings). During the abatement period, the petitioner is expected to pay an estimated \$2,569,911.69 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on this portion of the property in the amount of approximately \$18,513.00 annually (pay 2024 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$532,264.88 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the value of the existing improvements and land.

QUALIFIED EMPLOYMENT: The petitioner estimates that this project will create sixty (60) new positions at an average wage of \$25.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Perry 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: Blue Polymers LLC

Subject Real Estate: 1010 West Hanna Avenue
a/k/a Hanna Avenue Business Park, Lot 2

Perry Township Parcel Numbers: A portion of 5002696, 5003002, and 2003003

Project Description:

Blue Polymers LLC, a collaboration between Republic Services Inc. and Ravago Manufacturing Americas LLC, is planning a \$23,700,000.00 investment in the construction of an approximate 162,000 sq ft recycling manufacturing building. This project will be one of two buildings located within the proposed 287,000 sq ft Polymer Recycling Complex on the south side of the city.

The project aims to recycle post-consumer plastic waste into resin pellets for sale and will supply recycled plastics to consumer-packaged goods for beverage containers, detergent bottles, and other durable/nondurable applications. Blue Polymers is committed to the concept of circularity, with a focus on more than 300 million pounds of plastic entering and re-entering the circular economy annually.

Blue Polymers anticipates opening the Midwest's first Polymer Complex by the 4th quarter of 2024. They are committed to creating sixty (60) new jobs with an average wage of \$25.00/hr. in 2027. This aligns with their commitment to local economic growth and sustainable practices in the plastics industry.

Since the project was initiated prior to the submittal of the Statement of Benefits, a Waiver is required. Staff recommends approval of the Waiver, as we believe Blue Polymers began the project in good faith, and the project was, and is aligned with the City’s incentives policy on industrial development.

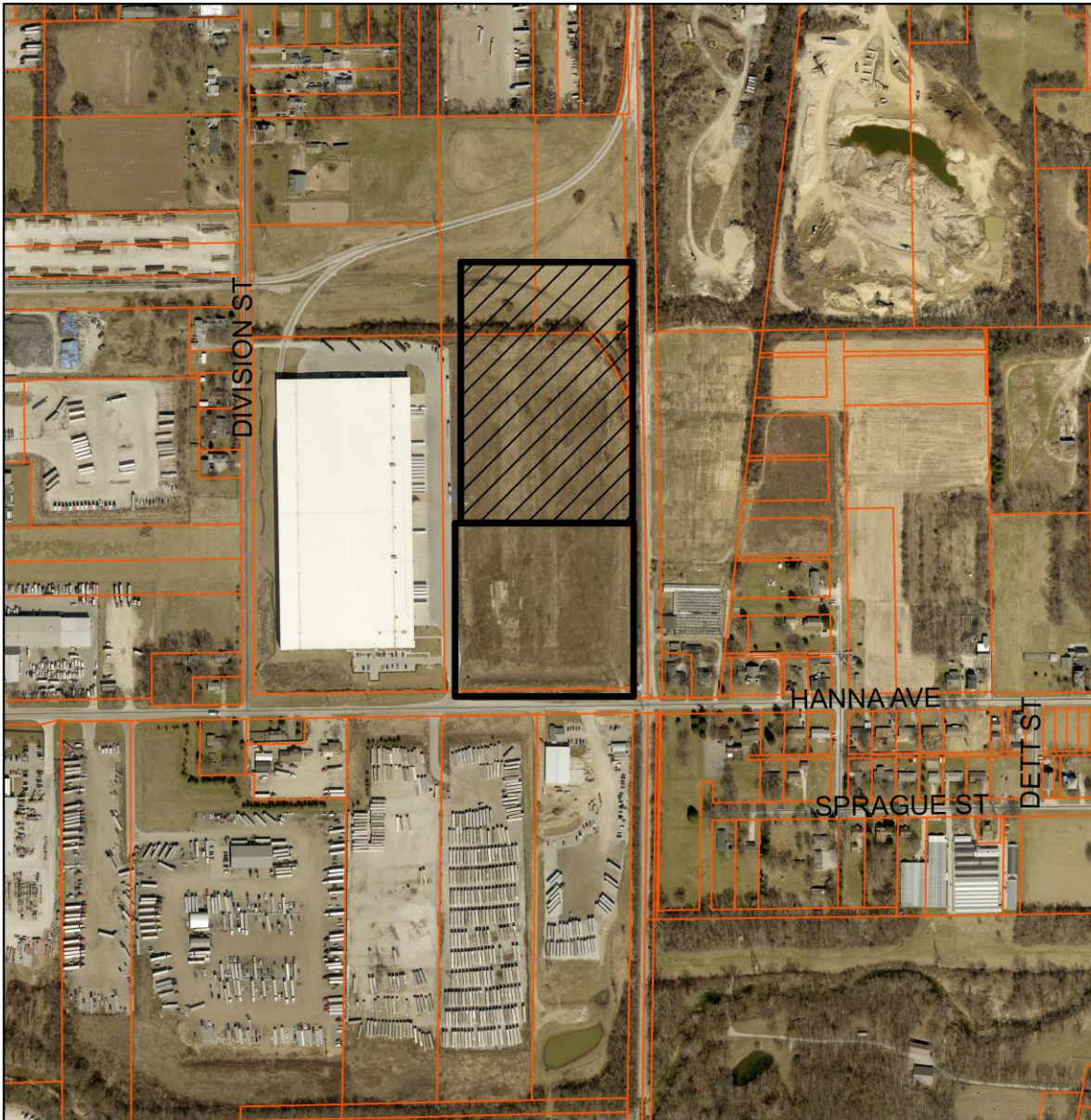
New Jobs Created: 60 at \$25.00/hr.

Jobs Retained: 0

Estimated Cost of Project: \$23,700,000.00

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

Blue Polymers LLC
1010 West Hanna Avenue - Hanna Avenue Business Park, Lot 2



Legend

-  IndyGo Transit Routes
-  Parcels
-  Project Site



Produced by: DMD REED February 28, 2024

Site Plan & Landscape Plans



INDY POLYMER
INDIANAPOLIS, IN | JULY, 2023

Preliminary Plan – Subject to Change



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

Resolution No. 2024-A-015

PERSONAL PROPERTY TAX ABATEMENT

Blue Polymers LLC
1010 West Hanna Avenue
a/k/a Hanna Avenue Business Park Lot 2

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, February 21, 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-006 ("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, **March 6, 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 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, 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 from March 6, 2024, 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.
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 \$49,000,000.00.
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 twelve (12) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2025, 2026.
 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 **ten (10) years**.
 9. The ten (10) year personal property tax abatement shall utilize the following deduction schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	90%
3 rd	80%
4 th	70%
5 th	60%
6 th	50%
7 th	40%
8 th	30%
9 th	20%
10 th	10%

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 28th day
of February 2024.

Sheila Kinney *sek*

Sheila Kinney,
Asst. Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:1010 West Hanna Avenue, a/k/a Hanna Avenue Business Park, Lot 2

Qualified New Jobs Created:60

Qualified Jobs Retained:0

Estimated Cost of Equipment:\$49,000,000.00

STAFF ANALYSIS

Blue Polymers proposes to construct and operate a approximate 162,000 sq ft recycling manufacturing facility that will be located within a 287,000 sq ft, two building Polymers Recycling Complex. The complex will consist of a manufacturing facility (this proposal) and a plastics recycling/office building (Republic Polymers II) and will be located on the south side of Indianapolis. The applicant will invest \$49,000,000.00 towards real property improvements to construct the manufacturing facility.

Blue Polymers goes beyond traditional recycling by incorporating advanced technology to create more sustainable products. Its recycled resins are formulated to meet individual customers' sustainability objectives, catering to a diverse range of applications such as food trays, milk jugs, detergent containers, and more. The company has embraced a commitment to sustainable practices in the plastics industry and local economic growth.

This project commits to create sixty (60) new jobs at an average wage of \$25.00/hr by 2027. The proposed use and the planned real estate investments will result in net benefits for Marion County. The petitioner will be investing five percent of its estimated abatement savings to support Employ Indy’s workforce development programs, specifically; the Indy Achieves Completion Grant and a Youth Apprenticeship. The 5% commitment, totaling at least \$252,532.61, includes amounts owed for tax abatements on both real and personal property.

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 ten (10) years personal property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Blue Polymers LLC

INVESTMENT: Staff estimates that the proposed investment of \$49,000,000.00 should result in an increase to the tax base of approximately \$19,600,000.00 of assessed value in the first year of operation. Staff estimates that over the ten (10) year personal property tax abatement period the petitioner will realize savings of approximately \$2,491,381.68 (a 51.8% savings). During the abatement period, the petitioner is expected to pay an estimated \$2,314,562.82 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$411,938.10 in personal property taxes annually related to the new equipment.

QUALIFIED EMPLOYMENT: The petitioner estimates that this project will create sixty (60) new positions at an average wage of \$25.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Perry 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: Blue Polymers LLC

Subject Real Estate: 1010 West Hanna Avenue
a/k/a Hanna Avenue Business Park, Lot 2

Perry Township Parcel Numbers: A portion of 5002696, 5003002, and 2003003

Project Description:

Blue Polymers LLC, a collaboration between Republic Services Inc. and Ravago Manufacturing Americas LLC, is planning a \$49,000,000.00 investment in the equipment and personal property of an approximate 162,000 sq ft recycling manufacturing building. This project will be one of two buildings located within a proposed 287,000 sq ft Polymer Recycling Complex on the south side of the city.

The project aims to recycle post-consumer plastic waste into resin pellets for sale and will supply recycled plastics to consumer-packaged goods for beverage containers, detergent bottles, and other durable/non-durable applications. Blue Polymers is committed to the concept of circularity, with a focus on more than 300 million pounds of plastic entering and re-entering the circular economy annually.

Blue Polymers, anticipates opening the Midwest's first Polymer Complex by the 4th quarter of 2024. They are committed to creating sixty (60) new jobs with an average wage of \$25.00/hr. by 2027. This aligns with their commitment to local economic growth and sustainable practices in the plastics industry.

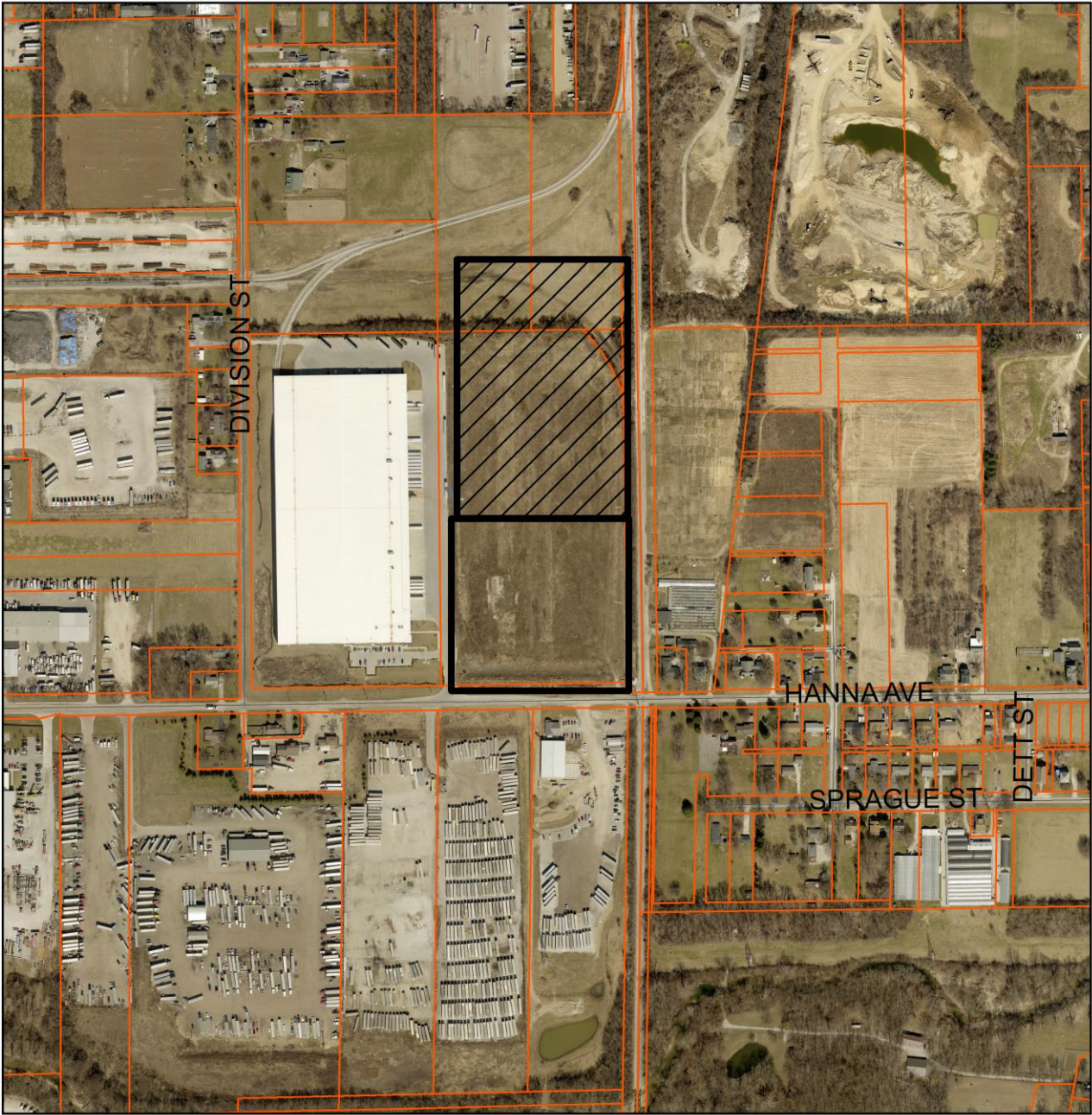
New Jobs Created: 60 at 25.00/hr.

Job Retained: 0

Estimated Cost of Project: \$49,000,000.00

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

Blue Polymers LLC
1010 West Hanna Avenue - Hanna Avenue Business Park, Lot 2



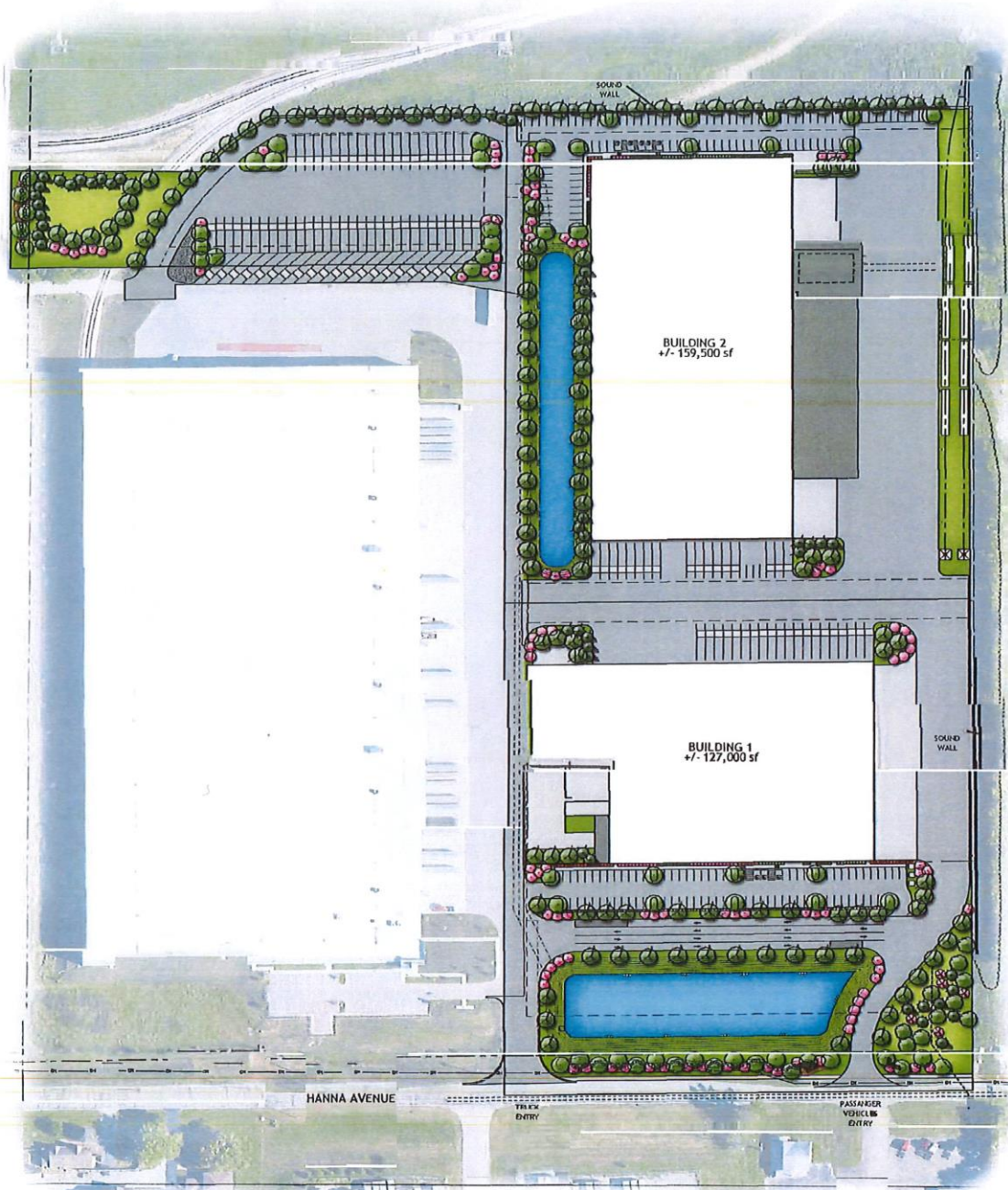
Legend

- IndyGo Transit Routes
- Parcels
- Project Site

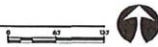


Produced by: DMD REED February 28, 2024

Site Plans & Landscape Plans



INDY POLYMER
INDIANAPOLIS, IN | JULY, 2023
Preliminary Plan – Subject to Change



REPUBLIC SERVICES
LAUTH PEOPLE. TRUST. EXPERIENCE.
SPICEWOOD INC. CONSULTING ENGINEERS
LA PIP design group, PC landscape architecture
planning professionals

STAFF REPORT
Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2024-AO-001

Request: Amends Indy Rezone, G.O. 24, 2015. Amends portions of the “Revised Code of the Consolidated City and County” including Chapter 742-203, Flood Control Secondary District by adding language and making technical corrections to the language, correcting typographical errors and omissions, and correcting internal references, to take effect immediately.

RECOMMENDATION

Staff **recommends approval** of the proposal.

Purpose of the Proposed Amendments

The City of Indianapolis participates in the National Flood Insurance Program (NFIP) for the benefit of residents. Participation in this program is subject to timely audits by the Federal Emergency Management Agency (FEMA). The City—through the Department of Business and Neighborhood Services—received audit findings in 2023 that require changes to the language of the Zoning Ordinance for compliance with FEMA regulations.

Indy Rezone, Section 742-203

Revision	Explanation
Section 742-203(G)(4): Construction in the Flood Control Zoning District	ADDITION: added verbiage to require compliance with finished grade requirements (FEMA requirement).
Section 742-203(J)(5)(i)(1)(2)	ADDITION: added verbiage with regard to construction in flood zones related to manufactured homes, mobile dwellings and recreational vehicles (FEMA requirement).

STAFF REPORT

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

Case Number: 2023-APP-030
Address: 5510 South Emerson Avenue (approximate addresses)
Location: Perry Township, Council District #24
Zoning: D-P
Petitioner: Haven Health Management, LLC, by J. Murray Clark
Request: Appeal of the Administrator’s Decision to deny 2023-ADM-158, which proposed the use of a drug addiction and treatment facility in the D-P classification, based on the Development Statement approved for 2007-APP-131 and 2021-ZON-052.

ADDENDUM FOR MARCH 6 2024, METROPOLITAN DEVELOPMENT COMMISSION

This petition was continued from the December 6, 2023, hearing to the March 6, 2024 hearing at the request of the petitioner. No additional information has been provided to the case file.

This petition should be withdrawn or dismissed since a rezoning petition, 2023-ZON-127, is pending to rezone the site to the D-P district to include the proposed use.

ADDENDUM FOR DECEMBER 6, 2023, METROPOLITAN DEVELOPMENT COMMISSION

This petition was continued from the November 15, 2023 hearing to the December 6, 2023 hearing at the request of the petitioner. No additional information has been provided to the case file.

November 15, 2023

RECOMMENDATIONS

Staff **recommends denial** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

D-P	Metro	Drug Addiction and Treatment Facility
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SURROUNDING ZONING AND LAND USE

North	D-A	Surface Parking Lot
South	D-P	Residential (Townhomes)
East	C-S	Undeveloped
West	D-P	Residential (Townhomes)

(Continued)

STAFF REPORT 2023-APP-030 (Continued)

COMPREHENSIVE PLAN The Comprehensive Plan for Indianapolis and Marion County (2018) recommends suburban neighborhood development.

- ◇ The subject site is zoned D-P and is developed with a commercial building and associated parking area. The property is bordered to the west and south by townhomes, zoned D-P, to the north by a parking lot, zoned D-A, and an undeveloped lot to the east across Emerson Avenue, zoned C-S.
- ◇ The Comprehensive Plan recommends the suburban neighborhood typology. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 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.”
- ◇ The request would allow the operation of a drug addiction and treatment facility in this D-P district.

HISTORY

- ◇ The site was included in rezoning case 2004-ZON-078, which rezoned 25.539 acres from the D-A and D-P Districts to the D-P classification to provide for the development of the 104-unit Planned Unit Development known as Coventry Park consisting of multi-family townhouses and two-family dwellings. That rezoning petitioner contemplated eventual development of a Senior Housing Component on the subject site.
- ◇ In 2007, approval petition 2007-APP-131 was granted for the Modification of Development Statement, related to petition 2004-ZON-78 (2004-DP-005), to provide for a **shared senior living building** consisting of twelve resident rooms, an owner’s room and a guest room on 1.04 acres, with density of 13.46 units per acre and Approval to Modify Commitments, related to petition 2004-ZON-078 (2004-DP-005), recorded as instrument number 2004-021854, and replace them with new commitments. See Staff Exhibit A.
- ◇ In 2021, the property was rezoned from the D-P district to the D-P district, via 2021-ZON-052, to use the existing building for a **residential living facility for individuals with psychiatric disorders**. Approval was subject to the Approved Preliminary Planned Unit Development, stamped-approved July 21, 2021. See Staff Exhibit B.
- ◇ The D-P Statement, from 2021-ZON-052, describes the change of use from a shared senior living facility to a facility for adults who voluntarily seek residential mental health treatment. The maximum number of adults would be 16, with the average stay ranging from thirty days to one year.

(Continued)

STAFF REPORT 2023-APP-030 (Continued)**Staff Analysis**

- ◇ The Consolidated Zoning and Subdivision Ordinance, specifically Table 743-1: USE TABLE, distinctly differentiates the residential uses such as group homes, assisted living facilities, and transitional living quarters from health care facilities such as methadone clinic or treatment facility and substance abuse treatment facilities.
- ◇ **Group Home** is defined as a residential facility for 2 or more individuals meeting the definition of a handicapped person under the Federal Fair Housing Act and court decisions interpreting that act. This definition includes Community residential facilities for persons with developmental disabilities (as defined by IC 12-7-2-61) as licensed by the Division of Disability and Rehabilitative Services – Bureau of Developmental Disabilities Services, per 460 IAC 9-2. This definition includes residential living facilities for persons with psychiatric disorders or addictions as licensed by the Division of Mental Health and Addiction, per 440 IAC 7.5. For purposes of this definition, the term handicapped does not include persons currently using or addicted to alcohol or controlled substances who are not in a recognized recovery program, nor does it include half-way houses for individuals in the criminal justice system, or diversion centers.
- ◇ **Substance Abuse Treatment Facility** is defined as a facility, the primary function of which is to administer or dispense a schedule II-controlled substance (as listed under IC 35-48-2-6(b) or (c)) to a narcotic addict for maintenance or detoxification treatment. This definition does not include a methadone clinic or treatment facility.
- ◇ **Methadone Clinic or Treatment Facility** is defined as a clinic or facility engaged in dispensing Methadone (dolphine) for the purpose of elimination or reduction of opiate use by drug addicts and abusers.
- ◇ Staff determined that the now proposed use of an addiction and treatment facility is not a permitted use in this D-P district.
- ◇ Staff notified the applicant of Administrative Approval 2023-ADM-158 that the site needed to be rezoned from D-P to D-P to allow for the additional use.

GENERAL INFORMATION

THOROUGHFARE PLAN	Emerson Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial street, with a 140-foot existing right-of-way and a 102-foot proposed right-of-way.
SITE PLAN	File-dated September 25, 2023.
FINDINGS OF FACT	File-dated September 25, 2023.

ZONING HISTORY – SITE**EXISTING VIOLATIONS**

1. VIO22-006966; 5510 South Emerson Avenue (subject site), Building violation for the notice of change in permit information: amendment of permits and plans.

(Continued)

STAFF REPORT 2023-APP-030 (Continued)**PREVIOUS CASES**

2023-ADM-158; 5510 South Emerson Avenue (subject site), Approval of three building additions for a drug addiction and treatment facility, **denied**.

2021-ZON-052; 5510 South Emerson Avenue (subject site), Rezoning of 1.1 acres from the D-P district to the D-P district to use the existing building for a residential living facility for individuals with psychiatric disorders, **approved**.

2015-ADM-373; (subject site), Approval of a ground sign, **approved**.

2007-APP-131; 5524 South Emerson Avenue (subject site), Approval of Modification of Development Statement, related to petition 2004-ZON-78 (2004-DP-005), to provide for a shared senior living building consisting of twelve resident rooms, an owner's room and a guest room on 1.04 acres, with density of 13.46 units per acre and Approval to Modify Commitments, related to petition 2004-ZON-078 (2004-DP-005), recorded as instrument number 2004-021854, and replace them with new commitments related to this request, **approved**.

2004-PLT-070; 5500 and 5640 South Emerson Avenue (subject site), Subdivision approval dividing 25.53 acres into 41 lots and a Waiver request for sidewalks along South Emerson Avenue and within the interior of the multi-family residential development, **approved**.

2004-ZON-078; 5500 South Emerson Avenue (subject site), Rezoning of 25.539 acres from D-P and D-A to D-P to provide for 30 multi-family townhouses and 37 two-family dwellings, for a total of 104 dwelling units, with a density of 4.1 units per acre, **approved**.

99-Z-23/ 99-DP-5; 5502 South Emerson Avenue (subject site), Rezone 13 acres from D-A to D-P to provide for a mixed residential development, consisting of townhomes and two-family residential structures, **approved**.

98-Z-230/98-DP-28; 5502 South Emerson Avenue (subject site), Rezoning of 13 acres, being in the D-A District to the D-P classification to provide for a mixed residential development, consisting of townhomes and two-family residential structures, consisting of 89 units, **denied**.

ZONING HISTORY – VICINITY

2021-CZN-809 / 2021-CVR-809; 5340 & 5406 South Emerson Avenue (north of site), Rezoning of 2.08 acre from the D-A and C-1 districts to the C-1 district and Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a single-family dwelling in the C-1 district (not permitted), **approved and granted**.

2017-ZON-018; 5055 Shelbyville Road (north of site), Rezoning of 1.5 acre from the D-A district to the C-3 district, **denied**.

2008-ZON-096; 5406 South Emerson Avenue, (north of site), Rezoning of four acres from the D-A district to the C-1 district, **approved**.

(Continued)

STAFF REPORT 2023-APP-030 (Continued)

2009-CZN-832 / 2009-CAP-832; 5501 South Emerson Avenue (east of site), Rezoning of 4.5 acres from the C-S district to the C-S district to provide for a pharmacy, offices, a restaurant and personal and professional services and requested the approval of a modification of site plan to provide for a convenience store and gas station and a modification of commitments related to 89-Z-102 to removed commitments for right-of-way dedication and the requirement that the site be developed as an integrated center, **approved.**

2005-ZON-215; 5640 South Emerson Avenue (south of site), Rezoning of 1.824 acres, being in the D-A District, to the C-1 classification to provide for the construction of commercial office buildings, **approved.**

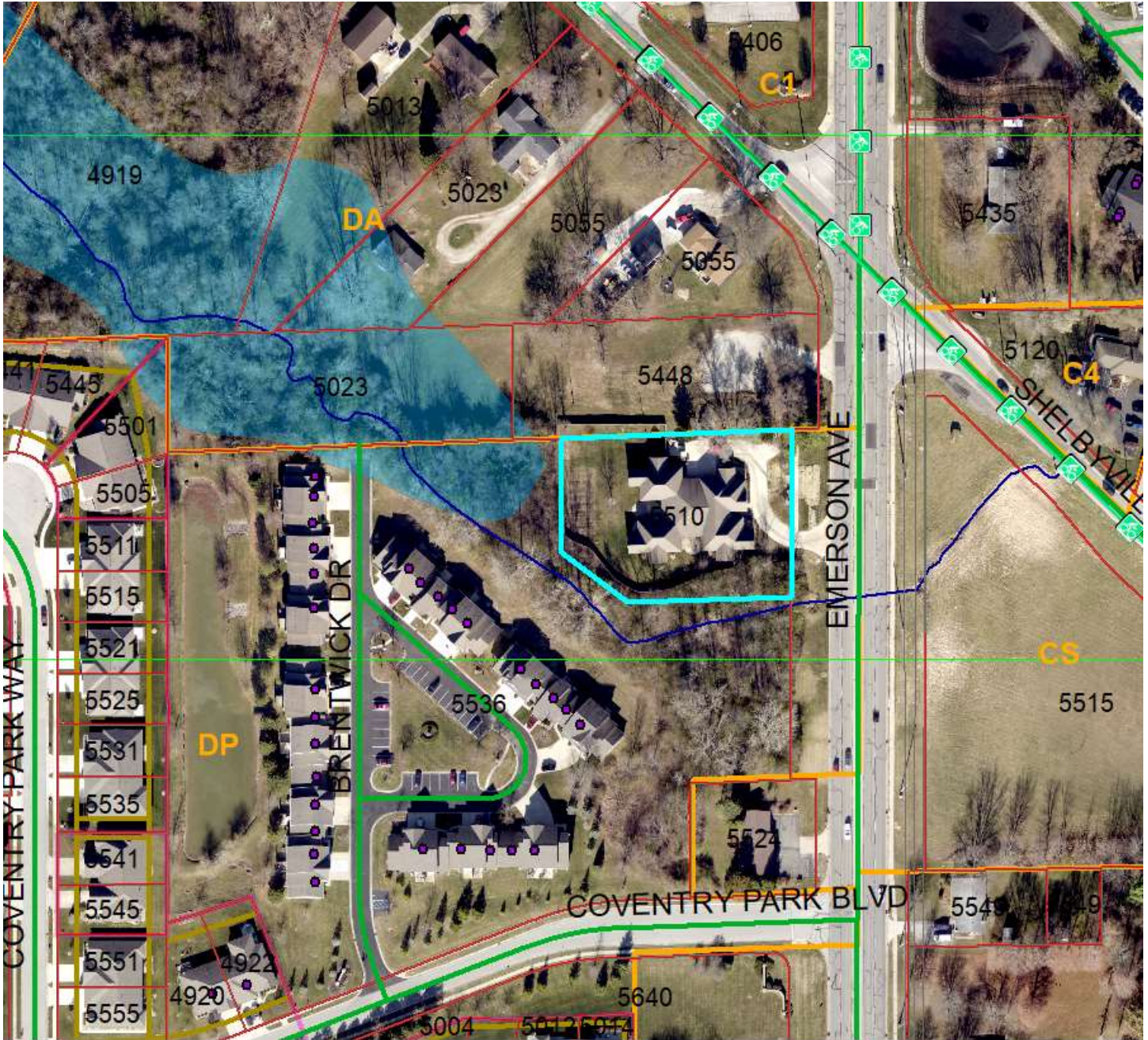
2005-ZON-215A; 5640 South Emerson Avenue (south of site), Rezoning of 0.263 acres, being in the D-A District, to the D-P classification to correct an error in the legal description for 2004-ZON-078 (2004-DP-005), **approved.**

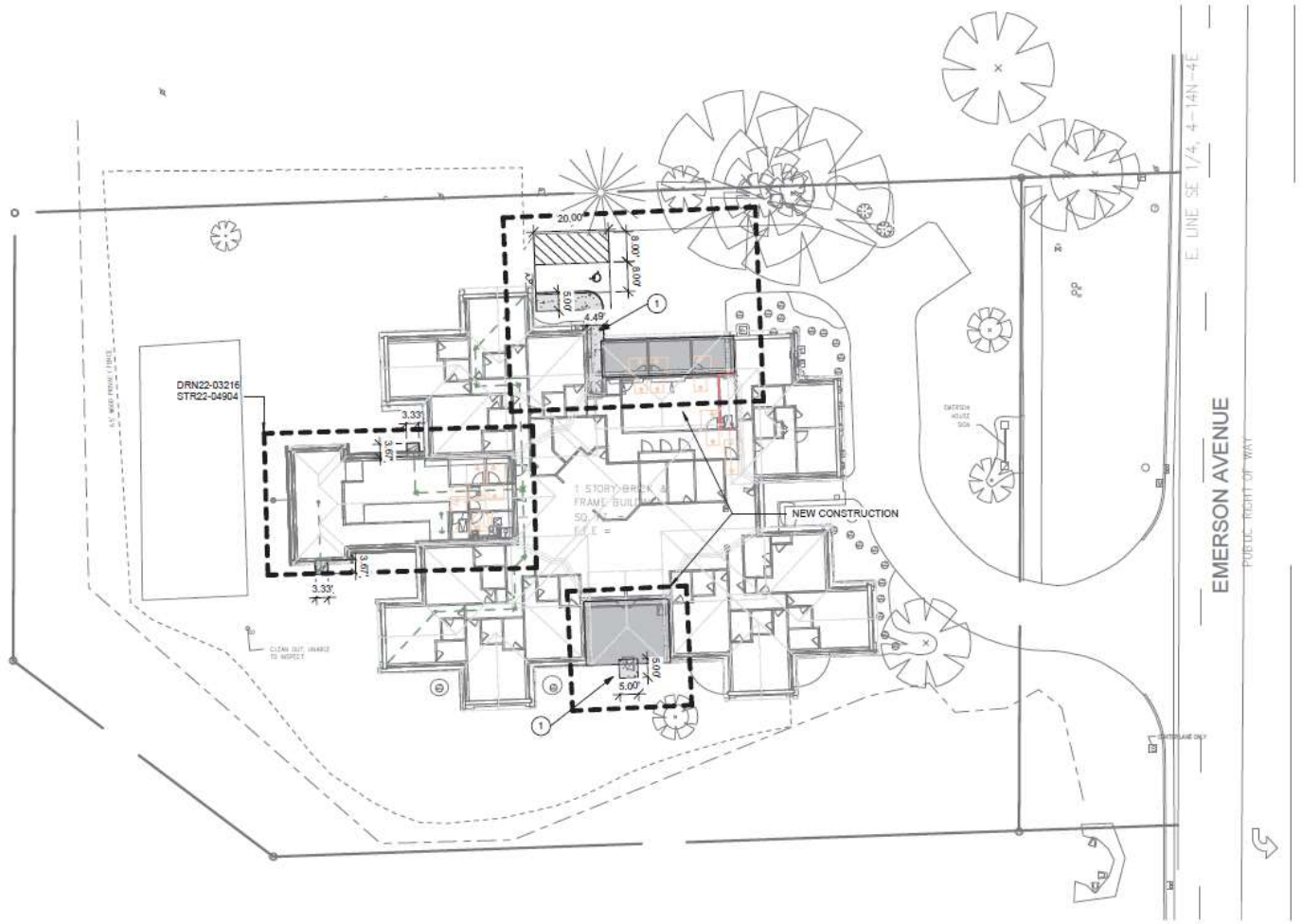
2003-ZON-825 / 2003-VAR-825; 5120 Shelbyville Road (northeast of site), Rezoning of 0.75 acre from the D-A district to the C-4 district and a variance of development standards to provide for deficient transitional yard and a freestanding sign with deficient setbacks, **approved.**

89-Z-102; 5521 South Emerson Avenue (east of site), Rezoning of 4.84 acres from the A-2 district to the C-S district to provide for a pharmacy, offices, a restaurant and personal and professional services, **approved.**

88-Z-59; 5651 South Emerson (east of site), Rezoning of 4.54 acres from the A-2 district to the C-4 district, **withdrawn.**

MI





1 SITE PLAN N-S ADDITION
1" = 20'-0"

**FINAL PROPOSED PRELIMINARY PLAN
FOR
COVENTRY PARK
A NEW TOWNHOUSE AND SENIOR HOUSING DEVELOPMENT**

5502 South Emerson Avenue

Rezoning Petition No. 2004-ZON-078 (2004-DP-005)

September 16, 2004

**Mainstay, Inc. & Community Development, Inc.
c/o Philip A. Nicely, Esq.
Bose McKinney & Evans LLP
301 Pennsylvania Parkway, Suite 300
Indianapolis, IN 46280
(317) 684-5300**

.....
MODIFICATION OF DEVELOPMENT STATEMENT

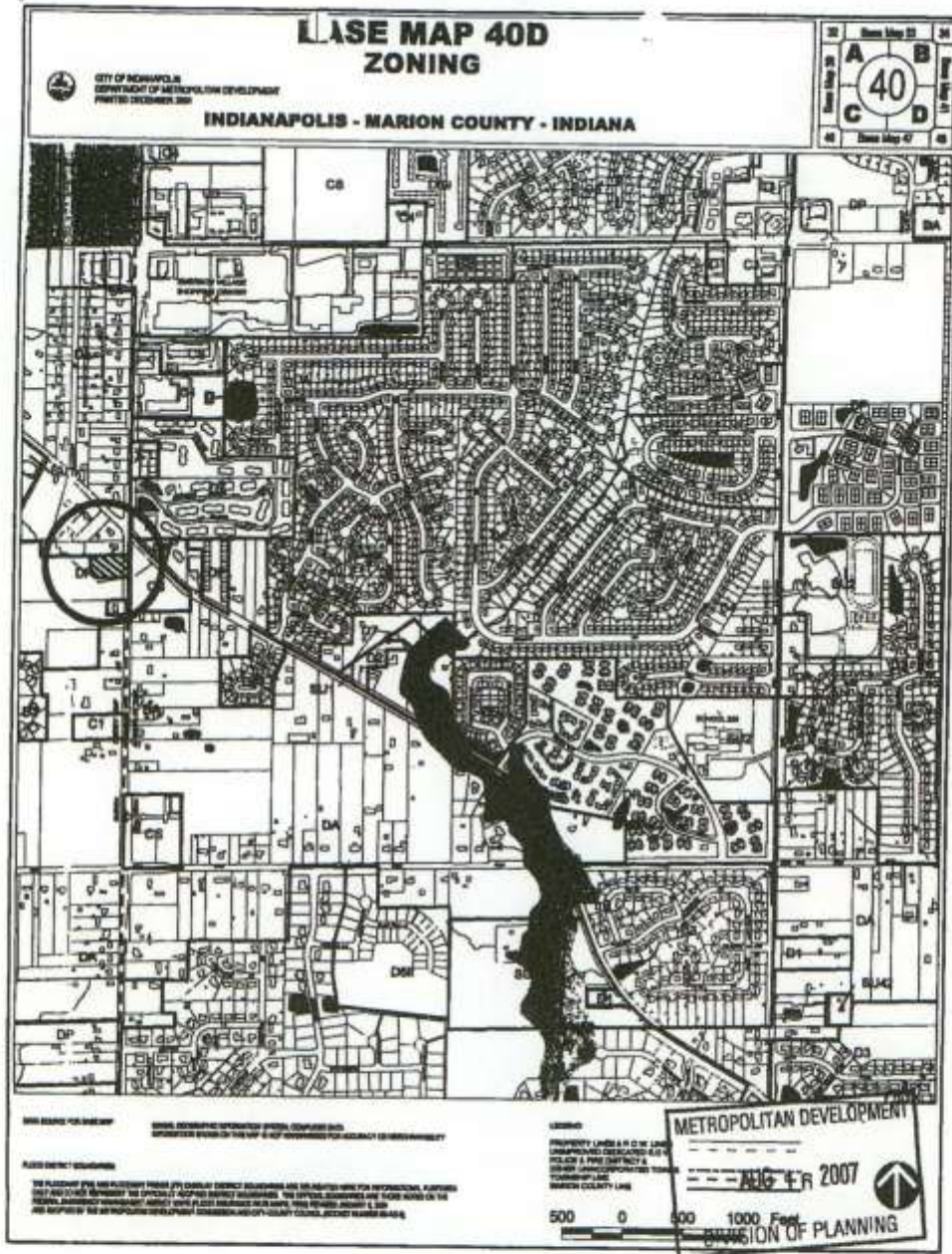
**ADDENDUM FOR
SHARED SENIOR LIVING**

2007-APP-___

**Prepared by Bose McKinney & Evans LLP
Philip A. Nicely
Attorney for Petitioner
October 17, 2007**

**METROPOLITAN DEVELOPMENT
AUG 16 2007
DIVISION OF PLANNING**

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**ADDENDUM TO COVENTRY PARK
FOR
SHARED SENIOR LIVING**

The Final Proposed Preliminary Plan for Coventry Park is hereby supplemented to allow for a Shared Senior Living component in the development. This petition proposes the development of a single structure which will house twelve resident rooms, the owner's rooms, a guest room, and shared living space.

Site development standards for the shared senior living component shall be as follows:

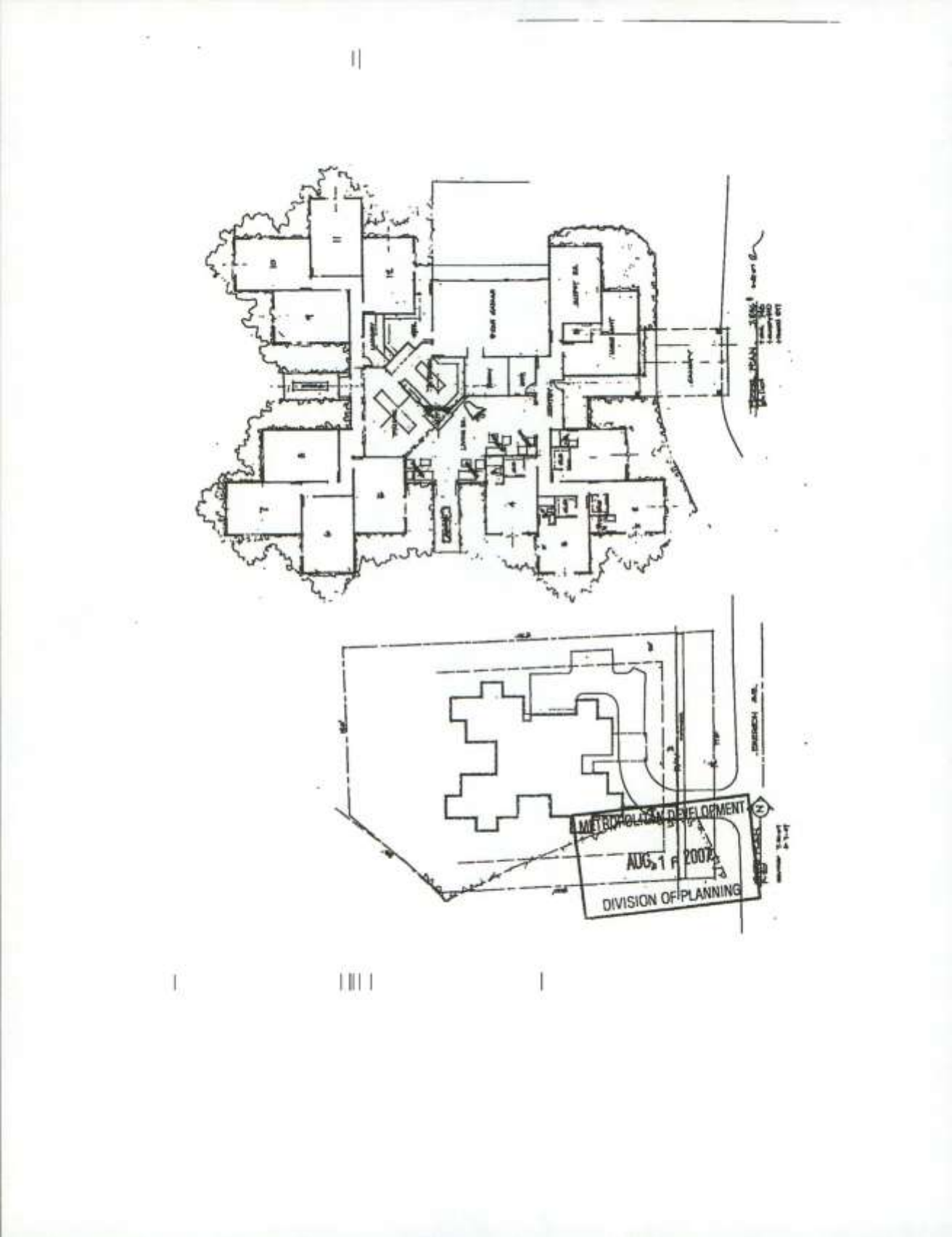
Minimum South Yard:	20 feet
Minimum West Yard:	25 feet
Minimum North Yard:	20 feet
Minimum Front Yard:	40 feet, excluding the entrance canopy
Minimum Height:	35 feet

The shared senior living component use shall be consistent with the Operating Plan file-dated August 16, 2007.

The use and development of the shared senior living component shall be consistent with the site plan, floor plan, building elevations and commitments filed-dated August 16, 2007.

METROPOLITAN DEVELOPMENT
AUG 16 2007
DIVISION OF PLANNING

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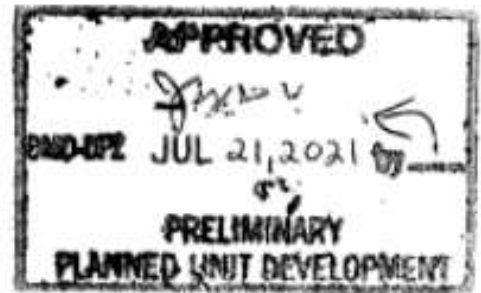




Haven Health Management
fax: (561) 855-4473
2925 10th Avenue N, Palm Springs FL 33461
havenhealthmanagement.com

May 13, 2021

Indianapolis Planning Division
200 E. Washington St., #1821
Indianapolis, Indiana 46204



2021-ZON-052

Re: Petition for Rezone

Dear Planning Department:

This letter is submitted as "Exhibit A" to the Petition ("the Petition") to rezone the property located at 5510 S. Emerson Ave., Indianapolis, Indiana 46237 ("the Property") from its current zone ("DP") for use as an assisted living facility to a new zone ("DP") for use as a Residential Living Facility for Individuals with Psychiatric Disorders. Haven Health Management, LLC ("Haven Health") is a healthcare company, and seeks a rezone to permit a minor change to the current use of the Property. As is explained below, the impact on surrounding properties will be no different than the current use, but the positive impact on the City of Indianapolis and Marion County will be substantial.

The Plan of Operation of the Property falls under 440 I.A.C. 7.5, Residential Living Facility for Individuals with Psychiatric Disorders, and will be a Residential program for adults who voluntarily seek residential mental health treatment. The average stay for any given individual would be from thirty (30) days to one (1) year. Once licensed, Haven Health would be permitted to operate a residential facility for purposes of housing a treating not more than sixteen (16) individuals who suffer from mental health disorders. Haven Health only serves adults who struggle with mental health disorders. All individuals are carefully screened to make sure they fit within our approved levels of care. To ensure its participants are personally interested in self-improvement, Haven Health only takes clients who voluntarily seek treatment, and does not accept court-appointed treatment referrals.

Serving the patients of Haven Health will be between 5 and 6 staff members during the day, and 3-4 staff members overnight. Our staffing will consist of qualified professionals, including licensed nurses, Nurse Practitioners, a Medical Director, Licensed Clinicians, and Peer and Mental Health Specialists. Visitors are not permitted on property, in order to ensure treatment is focused on the patient. Accordingly, at any given time, the number of individuals on site will be not more than twenty (20) to twenty-four (24), most of whom will not have vehicles on site.

The property has a 3-car garage and an extensive driveway. There will be up to 6 vehicles on the property for half the day, and up to 3-4 for the second half. The garage will always be utilized for 3 of the vehicles and up to 3 of the vehicles will be in the driveway. There will not be any traffic that



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2925 10th Avenue N, Palm Springs FL 33461
havenhealthmanagement.com

goes to and from the property besides the employees that will be on the property, and transport of patients to the facility by employees. Accordingly, Haven Health does not expect parking will be an issue at any time.

Haven Health welcomes any questions from the City of Indianapolis regarding its intended use of the Property, and respectfully requests a rezone from the current use to use as a Residential Living Facility for Individuals with Psychiatric Disorders.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Cheyenne N. Riker", written over a horizontal line.

Cheyenne N. Riker, Esq.
General Counsel
Haven Health Management, LLC

Petition Number _____

**METROPOLITAN BOARD OF ZONING APPEALS, DIVISION _____
OF MARION COUNTY, INDIANA**

APPEAL OF THE ADMINISTRATOR'S DECISION

FINDING OF FACT

THE ADMINISTRATOR'S DECISION SHOULD BE OVERTURNED BECAUSE

Under 2021-ZON-052, the City Council permitted the use of the site as a facility licensed under 440 IAC 7.5, which is a psychiatric facility. Under that section (440 IAC 7.5), a licensee is permitted to treat patients suffering with alcohol and substance use disorder, per the plain language of 440 IAC 7.5-1-1(23), the definition of "psychiatric disorder" includes "(C) Alcoholism; (D) Addiction to narcotic or other drugs." The administrative denial should be overturned because the property, even after the permit is complete, will still operate under 440 IAC 7.5, as permitted under 440 IAC 7.5.

DECISION

IT IS THEREFORE the decision of this body that this PETITION IS APPROVED.

Adopted this _____ day of _____, 20 _____



Photo of the Subject Property: 5510 South Emerson Avenue



Photo of the Subject Property: 5510 South Emerson Avenue



Photo of the northern buiding façade.



Photo of the subject site looking west.



Photo of the surface parking lot north of the site looking northeast.



Photo of the surface parking lot north of the site looking north.



Photo of the surface parking lot north of the site looking northwest.



METROPOLITAN DEVELOPMENT COMMISSION **March 6, 2024**

Case Number: 2024-CZN-801 / 2024-CVR-801

Property Address: 526 Blue Ridge Road (approximate address)

Location: Washington Township, Council District #7

Petitioner: Butler University, by Brian J. Tuohy

Current Zoning: D-5

Rezoning of 0.32 acres from the D-5 District to the UQ-2 District to provide for a residence for the university president.

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 10-foot north rear yard setback (20-foot rear setback required) without a primary entry on the front façade (required).

Current Land Use: Residential (Single-family dwelling)

Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was transferred from the February 15, 2024 Hearing Examiner hearing to the March 6, 2024 MDC hearing at the request of a remonstrator.

This will be the initial hearing of the requests.

STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning request.

Staff recommends **approval** of the variance requests.

PETITION OVERVIEW

The 0.32-acre subject site is developed with a single-family dwelling with a four-foot-tall fence. The site border's a university to the west, zoned UQ-1, and single-family dwellings to the north, east and south, zoned D-5.

REZONING

The grant of the request would rezone the property from the D-5 district to the UQ-2 district to provide for a residence for the university president.



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The D-5 District is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.

The UQ-2 District allows for a variety of uses as listed in Table 742-108-4: Permitted Uses in University Quarter Districts, including residential uses. Specifically, “all uses permitted in D-5 district, subject to all requirements that apply to development of that use in the D-5 district; Multifamily dwellings limited to faculty and student housing; and Fraternity or Sorority. (This use is subject to the Commission's approval required except as listed in Section 742-108.D.2 Specific exemptions - Administrator's approval, pursuant to the development standards of Section 742-108.D.3.”

If approved to the UQ-2 District, Administrators’ approval would be needed for specific structures and improvements on site in the future. Improvements that exceed the limitations for Administrator’s approval would require an approval petition to be filed for approval from the Commission.

VARIANCE OF DEVELOPMENT STANDARDS

The grant of the request would allow for the construction of a 34-foot 10-inch-tall single-family dwelling with a 10-foot rear yard setback and without a primary entry on the front façade.

Per Table 742.103.03 – Residential Building Type Standards, the D-5 district for a Detached House-Medium Lot requires a 20-foot rear yard setback.

Table 744-701-2: Private Frontage Design Standards notes that all buildings shall have a primary entrance on the front façade.

Staff Analysis

Staff determined that rezoning the site to the UQ-2 district would allow for this university property to be zoned according to the related university use with it being the proposed residence for all future university presidents.

The proposed university district would align with the Comprehensive Plan recommendation for Institution-Oriented Mixed- Use.

The proposed building will be oriented towards Sunset Avenue, which is considered a corner side yard instead of being oriented south along Blue Ridge Road which is the front yard. Due to the orientation of the building, the front entrance would be along the side building façade instead of the front building façade. Staff determined that this would be a slight technicality change because the front of the dwelling would have a primary entrance and would not affect the use and value of the area adjacent to the property in a substantially adverse manner.



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The required 20-foot rear setback would need to be along the northern property boundary, but the orientation of the proposed dwelling would have a 10-foot north rear setback to allow for the location of the garage to align with the existing curb cut and driveway. Staff would support this reduced rear yard setback to prevent the location of a driveway closer to the intersection of Sunset Avenue and Blue Ridge Road which could potentially cause pedestrian and vehicular conflicts.

For these reasons, staff is recommending approval of the rezoning and variances.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential (Single-family dwelling)	
Comprehensive Plan	Institution-Oriented Mixed- Use	
Surrounding Context	Zoning	Land Use
	North:	D-5 Residential (Single-family dwelling)
	South:	D-5 Residential (Single-family dwelling)
	East:	D-5 Residential (Single-family dwelling)
	West:	UQ-1 University Dorm
Thoroughfare Plan		
Blue Ridge Road	Local Street	70-foot existing right-of-way and a 48-foot proposed right-of-way.
Sunset Avenue	Primary Collector Street	80-foot existing right-of-way and a 56-foot proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	January 11, 2024	
Site Plan (Amended)	N/A	
Elevations	January 11, 2024	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	January 11, 2024	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS
Comprehensive Plan



Department of Metropolitan Development
Division of Planning
Current Planning

- 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 Institution-Oriented Mixed-Use development for the subject site.
- The Institution-Oriented Mixed-Use (Campus) typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.
- **Conditions for All Housing**
 - Should be within a one-half-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

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 ORIENTATION
 - **2. Orient Towards the Street:** Orient the front façade of a house in the same direction as other houses on the street. Avoid single buildings which turn away from the street and give the appearance that the street façade is not the front façade.
- BUILDING SPACING
 - **1. Reinforce Spacing on the Existing Block:** New construction should reflect and reinforce the character of spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.



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- **2. Limit Uncharacteristically Large Gaps Between Houses:** Avoid the creation of large open spaces where historically none existed. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.
- **3. Leave Room for Maintenance:** Minimum spacing can be crucial for proper maintenance of homes. For example, additional spacing between tall houses can be key to allowing for maintenance with basic tools, like ladders
- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **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.

Indy Moves

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

- Not Applicable to the Site.



ZONING HISTORY

PREVIOUS CASES

2023-DV2-010; 526 Blue Ridge Road (subject site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 43-foot 10-inch-tall single-family dwelling (maximum 35-foot height permitted) with a 10-foot rear yard setback (20-foot rear setback required) without a primary entry on the front façade (required), **denied**.

70-V2-114; 526 Blue Ridge Road (subject site), Variance of use and rear yard requirements to permit construction of an addition to existing dormitory residence to house 70 girls, with sorority crest affixed to the house, with off-street parking available across Sunset Avenue, **granted by BZA and reversed and denied by the Superior Court of Marion County**.

61-V-216; 526 Blue Ridge Road (subject site), Request for permission to use the existing dwelling house as a dormitory for students, with off-street parking provided, **granted**.

ZONING HISTORY – VICINITY

2020-DV3-037; 4321 Clarendon Road; 3909 Cornelius Ave, 723 W 44th St, 406 Buckingham Dr, 4340 Sunset Ave, 503 West 49th St, 402 West 41st St, 4454 Boulevard Pl, 4321 Crown St, 325 West 47th St, 245 West 40th St (northeast of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 39-foot to 49.2-foot tall wood and metal poles for small cell wireless communications facilities, with associated equipment and antennas within the right-of-way (underground utilities only permitted after January 1, 1973.), **denied**.

2014-CVR-835; 340 South White River Parkway (northwest of site), Variance of use of the Central Business Districts Zoning Ordinance to provide for a county jail, community corrections and related uses and facilities associated with a consolidated justice center (SU-8 uses, correctional and penal institutions not permitted), **granted**.

2011-CVR-824 / 525 Blue Ridge Road and 530 West Hampton Road (south of site), Variance of use and development standards of the Special Districts Zoning Ordinance to provide for the University President's House (Carter House; 525) and the Efrogmson Center for Creative Writing (530), which would have lectures by visiting writers and authors and other university uses, as well as provide for housing for the writers, authors and up to three graduate students, and to provide for an attached garage, with a 0.75-foot front setback from Sunset Avenue (25-foot front setback required), **granted**.

2011-CZN-824; 525 Blue Ridge Road and 530 West Hampton Road (south of site), Rezoning of 0.645 acre from the D-5 District to the UQ-1 classification to provide for the University President's House (Carter House; 525) and the Efrogmson Center for Creative Writing (530), which would have lectures by visiting writers and authors and other university uses, as well as provide for housing for the writers and authors, **withdrawn**.



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2006-DV2-023; 524 Buckingham Drive (north of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 360-square foot addition to an existing detached garage with a 1.5-foot north side setback, a 1.5-foot aggregate side setback, and to provide for a six-foot tall fence within the right-of-way of Sunset Avenue, **granted**.

2004-HOV-023; 527 West 46th Street (north of site) Variance of the development standards of the Dwelling Districts Zoning Ordinance to legally establish a 420-square foot detached garage located zero feet from the east property line (minimum four-foot side yard setback required) and to provide for a two-story 1,800-square foot building addition to the existing single-family dwelling resulting in the attachment of the nonconforming detached garage to the existing single-family dwelling, **granted**.

99-V1-90; 517 West 46th Street (north of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a second story garage and addition to an existing detached garage for a recreation room with an overall height of 24.5 feet (maximum 20 feet permitted) creating 1,465.1 square feet of detached accessory uses, or 83% of the size of the main floor area of the primary dwelling (maximum 1,313 square feet of 75% of the size of the main floor area of the primary residence permitted), with total accessory uses being 2,290 square feet, or 130% of the size of the main floor area of the primary residence (maximum 1,733 square feet of 99% of the size of the main floor area of the primary residence permitted), having a rear yard setback of two feet (minimum five feet required) and having a side yard setback of two feet (minimum five feet required), **withdrawn**.

93-Z-103; 525 Blue Ridge Road (south of site), Rezoning of 0.21 acre from D-5 district to UQ-1 classification to provide for university-related office uses, **withdrawn**.

89-UV3-35; 518 Buckingham Drive (north of site), Variance of use to permit an addition to an existing detached garage to be used as an artist studio, **granted**.

87-HOV-118; 429 Buckingham Drive (northeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the installation of an in-ground swimming pool with a rear setback of six feet (20 feet required), **denied**.

82-V1-133; 502 Blue Ridge Road (east of site), Variance of development standards to permit an indoor pool and family room addition to the existing residence within the 20-foot rear yard setback, a 15-foot setback is proposed with a storeroom coming within 7.4 feet of the rear property line, **granted**.

59-V-500; 445 Blue Ridge Road (southeast of site), Variance of rear yard requirements to permit construction of a carport attached to the existing dwelling house and extending to 15'3" from the rear lot line, **granted**.

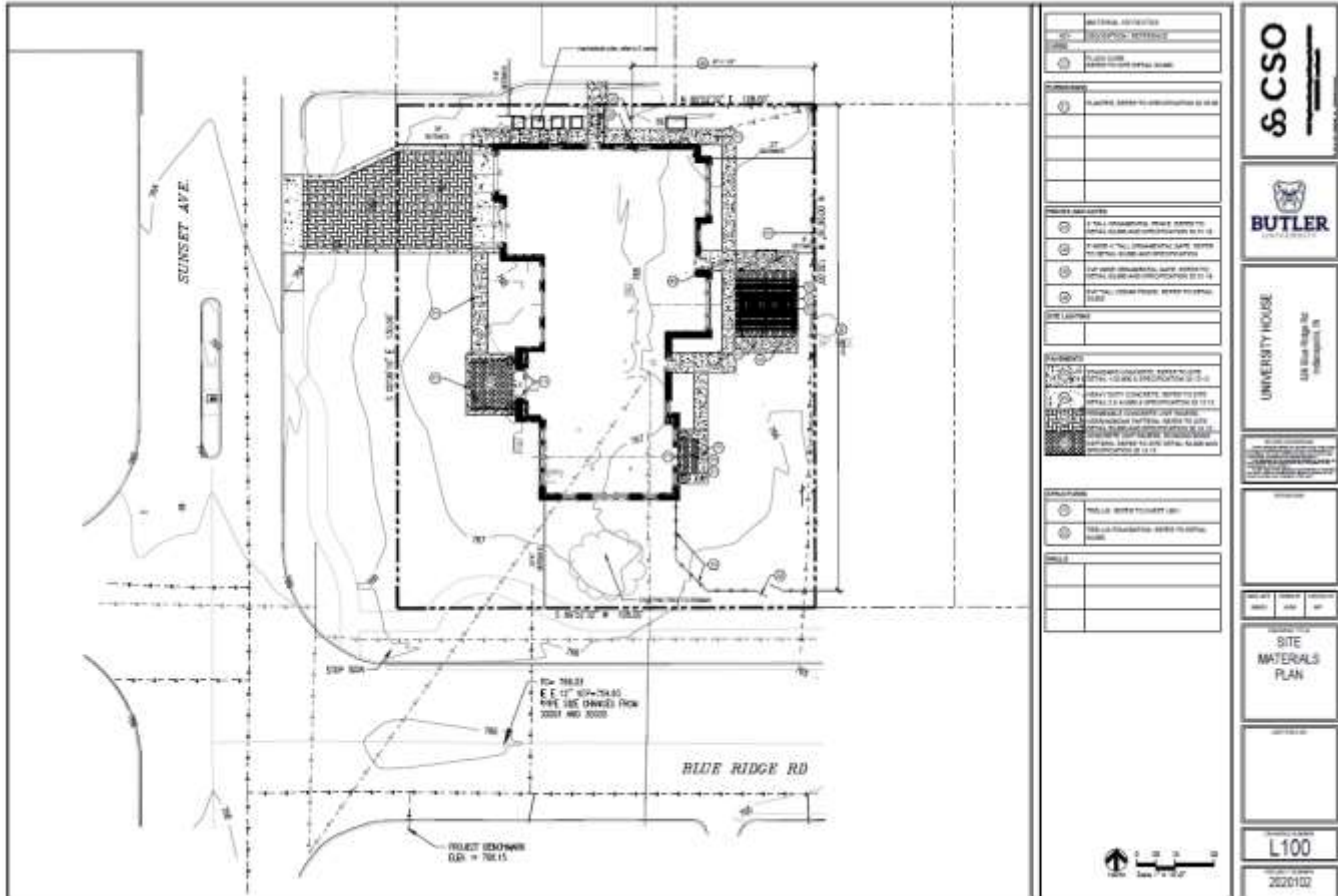
MI

EXHIBITS

Proposal Description
526 Blue Ridge Road (“Site”)

The Site is located at the northeast corner of Sunset Avenue and Blue Ridge Road. Petitioner, Butler University, respectfully requests to rezone the Site to the UQ-2 Zoning District to provide for the construction of a new University House. The University House will be used as a residence for the President of Butler University. The existing house on the Site will be removed to allow for the new University House to be constructed as approximately depicted on the proposed site plan and preliminary rendering filed herewith. In connection with the construction of the new University House, Petitioner also respectfully requests the following variances of development standards:

- Variance of Table 742.103.03 to provide for a north (rear) setback of less than 20 feet;
- Variance of Table 744-701-2 to provide for construction of the new University House without a primary entrance on the front façade. The front façade faces Blue Ridge Road, and Petitioner proposes that the primary entrance be located along the façade which faces Sunset Avenue.





West Elevation



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division [redacted]
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

Petitioner proposes to demolish the existing house and construct a new University House ("New House") on the site with its primary entrance along the facade facing Sunset Avenue and with a north (rear) yard setback of less than 20'. The existing house has its primary entrance facing Sunset Avenue and has had a north (rear) yard setback of less than 20' for many years, which caused no injury to the community. Similarly, the location of the proposed primary entrance and the reduced rear setback of the New House will not be injurious.

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

The existing house has a rear yard setback of less than 20' and has had a primary entrance along the Sunset Avenue facade. Such existing setback and primary entrance location have not adversely affected the use or value of the adjacent area. Similarly, the proposed variances relating to the requested reduced rear yard setback and primary entrance location will not adversely affect the use or value of the adjacent area. Further, the parcels that are adjacent to the north, south and west sides of the site are owned by Petitioner.

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

A long existing curb cut along Sunset Ave provides access to/from the existing house's driveway. The proposed location of the New House, including the proposed setback distance from the north property line, allows for the continued use of such existing curb cut to access the New House's driveway and garage and removes the necessity of relocating such curb cut south, closer to the intersection of Blue Ridge Rd. and Sunset Ave. Additionally, a large, mature existing tree is located on the site between the proposed location of the New House and Blue Ridge Road. Shifting the New House south, closer to Blue Ridge Rd may risk the health of the tree. Additionally, the site's longest facade/lot line runs north to south along Sunset Ave, which is where the primary entrance is proposed. The primary entrance of the New House is consistent with the location of the primary entrance of the existing house, which is also along the Sunset Ave facade.



Front yard along Blue Ridge Road



Corner side yard along Sunset Avenue.



University dorms to the west of the subject site across Sunset Avenue.



Single-family dwelling south of the site.



Single-family dwelling east of the site.