



Metropolitan Development Commission (July 3, 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, July 03, 2024

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: June 26, 2024

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2024-E-027

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

2. 2024-A-025

Preliminary Economic Revitalization Area Resolution for TWG Development, LLC, located at 412 West McCarty Street, Council District #18, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

PLANNING:

3. 2024-P-008 (Public Hearing)

Amends a segment of the Comprehensive Plan of Marion County, Indiana. This amendment, a re-adoption of the existing Blue Line Strategic Plan, establishes policy guidelines that support land use and development patterns along the anticipated Blue Line bus rapid line through 2027.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

4. 2024-MOD-004 | 5514, 5532, and 5550 Victory Drive

Franklin Township, Council District #24

C-S

Patch Development LLC, by Brian J Tuohy

Modification of Commitments related to 2000-ZON-090 to terminate Commitment #6, which related to fence installation on Lots 385 through 393 of the Far Hill Downs Subdivision, terminate Commitment #7, which required the developer to pay \$600.00 for landscape allowance to each of the lot owners of Lots 385 through

393 of the Far Hill Downs Subdivision, terminate Commitment #8, which required building materials, color scheme and general appearance of the building to be substantially similar to buildings west of the site, terminate Commitment #15, which required water main extension and sanitary sewer connection, and to modify Commitment 4 (D) to provide that no docks and drive in doors will be located on the front of the building facing south, to modify Commitment #5 to delete and replace with acceleration / deceleration tapers shall be provided at the entrance to the site on Victory Drive, and modify Commitment #9 to provide that the maximum building height above the final grade shall be limited to thirty-six (36) feet.

5. 2024-MOD-007 | 5080 East 82nd Street

Washington Township, Council District #3

C-S (FF)

Allison Pointe Owners Association, Inc., by Joseph D. Calderon

Modification of Development Plan related to 86-Z-81 to modify Permitted Sign Criteria to provide for an additional business park and building/tenant identification sign adjacent to I-465 and not less than 300 feet from the General Park identification sign. Said sign would include signage panels to identify tenants and occupants of the business park (previous Development Plan was limited to one sign along I-465).

6. 2024-MOD-008 | 1060 North Capitol Avenue

Center Township, Council District #12

CBD-S (RC) (TOD)

MTP – Stutz Propco, LLC, by Joseph D. Calderon

Modification of the development statement for 97-Z-48, to include uses as defined in Research and Development, Other in the Consolidated Zoning and Subdivision Ordinance, including a research laboratory.

7. 2024-ZON-027 | 1101 and 1117 South Sherman Drive

Center Township, Council District #19

Liberty Commercial Investors, LLC., by Donald W. Fisher

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

8. 2024-ZON-058 | 2701 Hunter Road

Warren Township, Council District #20

Midland Investments, LLC., by David Gilman

Rezoning of 4.59 acres from the D-A district to the I-1 district to provide for restricted industrial uses.

9. 2024-ZON-061 | 2013 Yandes Street

Center Township, Council District #13

Jason Blankenship, by Mark and Kim Crouch

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

10. 2024-CZN-819 | 8215 West Washington Street

Wayne Township, Council District #17

Site 3 West, LLC, by Joseph D. Calderon

Rezoning of 2.7 acres from the SU-46 district to the I-1 district for light industrial uses.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

11. 2023-ZON-106 (Amended) | 2620 and 2710 Wicker Road

Perry Township, Council District #22

Reid Litwack, by Joseph D. Calderon

Rezoning of 6.39 acres from the D-A (W-1) district to the I-1 (W-1) district to provide for an industrial business park.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

12. REZONING PETITION TRANSFERRED BY THE HEARING EXAMINER FOR INITIAL HEARING:

2024-ZON-042 | 3404, 3432, 3434, 3438 and 3444 North Illinois Street

Center Township, Council District #8

Redline Holdings XII, LLC, by Emily Duncan and David Kingen

Rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-9 (TOD) district to provide for multi-family dwelling uses.

****Staff request for continuance for cause to July 17, 2024 with Notice**

Additional Business:

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

Redevelopment
CRED Project Agreement
First Amendment

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2024-E-027**

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

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

WHEREAS, the City- County Council, by Fiscal Ordinance No.5 2023 Proposal No. 98, 2023, and CRED Advisory Commission have authorized use of remaining funds available from the CRED, and DMD previously sought and received authorization by RES 2024-E-025 to amend the Agreement to both extend the term and decrease the not-to exceed amount; and

WHEREAS, DMD now seeks to clarify that its request is to extend the contract term through June 30, 2025, to keep the not-to-exceed amount as is, and to utilize the remaining contract funds to complete a planned project and for other Community Development Projects.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission hereby authorizes the DMD to amend the above -referenced Agreement #19372 with the Lafayette Square Area Coalition, Inc. d/b/a International Marketplace Coalition to extend the term through June 30, 2025, and to utilize the remaining contract funds as described above.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents to amend the Agreement in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the Commission so as to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved

Approved as to Adequacy & Legal Form

Metropolitan Development Commission

Sheila Kinney *SK*

John J. Dillon III, President

Sheila Kinney, Asst. Corp Counsel

Date: _____

Date: 6/25/2024

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

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2024-A-025

REAL PROPERTY TAX ABATEMENT

TWG Development, LLC

412 West McCarty St., to include (717 and 721 Chadwick St).

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of ten (10) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
 - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. The Economic Revitalization Area (hereinafter the “ERA”) designation terminates three (3) years after the date a final resolution is adopted however, relative to redevelopment or rehabilitation completed before the ERA period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than ten (10) years.
4. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.**
5. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
6. The Commission fixes 1:00 p.m. on Wednesday, August 21, 2024, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at ten (10) years, and establish an abatement schedule.
7. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John Dillon, III President

Date

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

Sheila Kinney *sek* 6/17/24

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

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: TWG Development, LLC

Subject Real Estate: 412 West McCarty Street

Center Township Parcel Number: 1076951, 1023795, 1017001, 1007972, and 1007991

PROJECT DESCRIPTION

TWG Development, LLC, will invest \$53.2MM in real property for the development of a 375,000 square foot, 6-story multi-family structure with 270 apartment units and 203 parking stalls. The development will set aside 15% of its units, forty-one (41) units reserved for households earning less than 70% Area Median Income (AMI). Construction of the project is scheduled Q1 2025 with delivery of units Q1 2027. The project will add 5 new jobs with an average wage of \$22/hr. by December 31, 2025. This project will be located at the corner of McCarty Street, and Missouri Street, in Center Township, directly Southwest of Lucas Oil Stadium.

FACTUAL ASSERTIONS

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

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

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT
DJ BCG MONON 22, LLC

YEAR OF DEDUCTION	PERCENTAGE
1 st	80%
2 nd	80%
3 rd	80%
4 th	80%
5 th	80%
6 th	80%
7 th	80%
8 th	80%
9 th	80%
10 th	80%

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located at the corner of West McCarty and Chadwick Streets, just southwest of Lucas Oil Stadium.

Current Zoning: 1-4

New Jobs Created:..... Five at \$22.00/hr.

Jobs Retained:..... None.

Estimated Cost of proposed project: \$53,200,000.00

STAFF ANALYSIS

Founded in 2007 and headquartered in Indianapolis, Indiana, TWG Development, LLC is a prominent real estate development company specializing in commercial, market rate, affordable, and senior housing developments across the United States. TWG operates through its related entities, TWG Development, TWG Construction, and TWG Management, offering end-to-end development services from concept to lease-up to stabilization.

With a commitment to constructing, developing, and managing quality housing, TWG believes that quality housing is a fundamental right that enhances the quality of life for all individuals. TWG will invest \$53.2MM in real property for the development of a 375,000 square foot housing complex consisting of 4 buildings to include a 6-story multi-family structure with 270 apartment units and 203 parking stalls. The development will set aside 15%, forty-one (41) units reserved for households earning less than 70% Area Median Income (AMI). TWG has agreed to offer the affordable units at the 70% AMI for 15 years. Construction of the project is scheduled to begin Q1 2025 with delivery of units Q1 2027.

TWG has a robust presence in 20 states, has transacted over \$2 billion in development costs, and delivered over 10,000 housing units nationwide. The company's integrated approach to development, financing, design, construction, and management positions it as a leader in the multifamily housing sector. TWG's core philosophy, "Together, We Grow," reflects the company's collaborative spirit and commitment to positive community impact. The project will add 5 new jobs with an average wage of \$22/hr. by December 31, 2025.

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: TWG Development, LLC

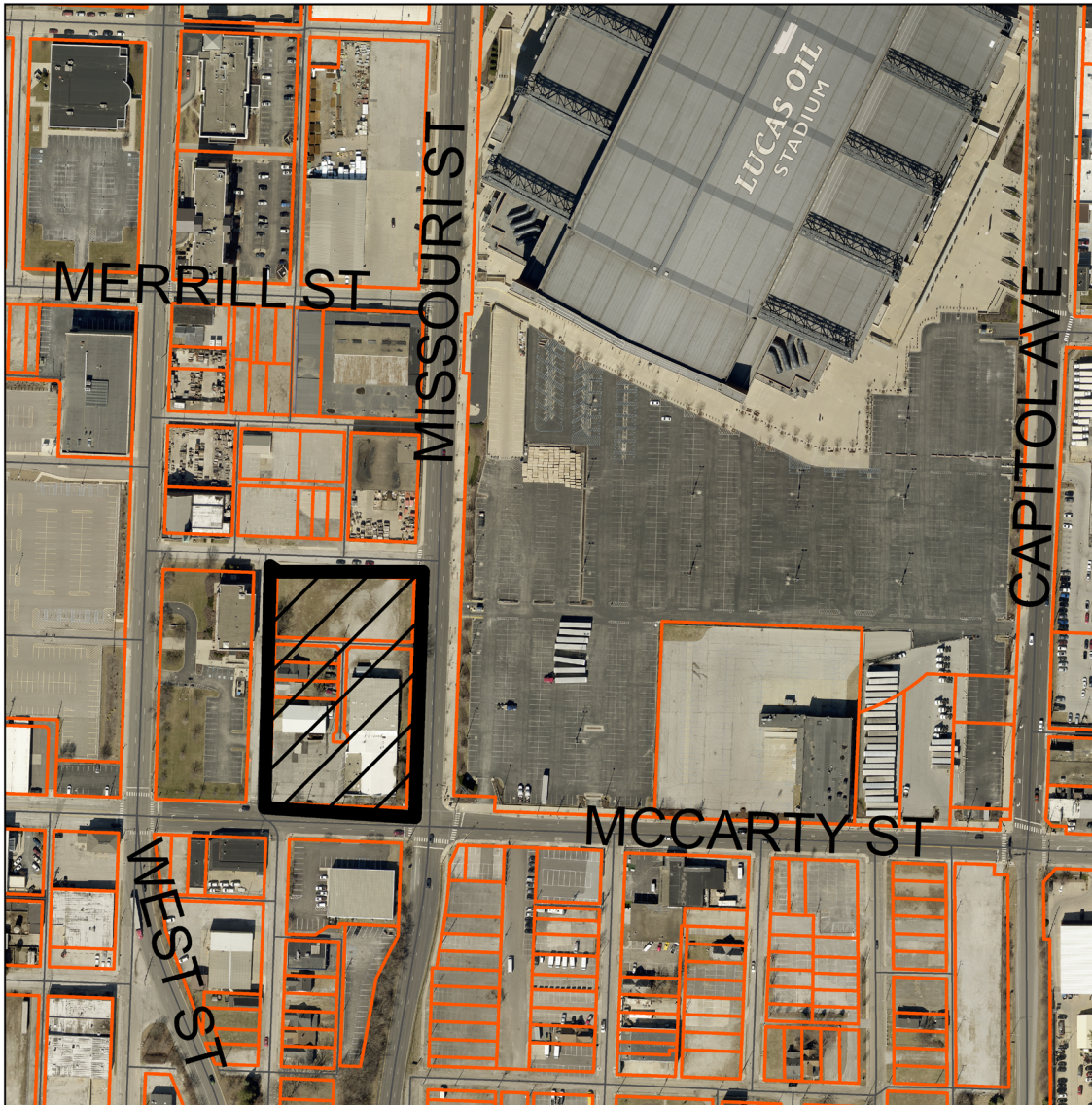
INVESTMENT: Staff estimates that the proposed investment of \$53,200,000.00 should result in an increase to the tax base of approximately \$28,980,600.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$6,430,911.06 (an 80.2% savings). During the abatement period, the petitioner is expected to pay an estimated \$1,586,319.17 in real property taxes on the project. This is in addition to the current taxes being paid on the property in the amount of \$17,333.89 annually (pay 2024 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$819,827.10 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the property.

EMPLOYMENT: The petitioner estimates that this project will create at least five (5) positions at an average wage of \$22.00/hr. Staff finds these figures to be reasonable for a project of this nature.

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

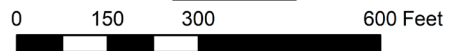
STAFF COMMENT: Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

TWG Development, LLC
412 West McCarty Street, 717 and 721 Chadwick Street
Arthur L. Wright's Subdivision



Legend

-  IndyGo Transit Routes
-  Parcels
-  Project Site



Produced by: DMD BATTLE June 14, 2024

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-P-008**

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

WHEREAS, under IC 36-7-4-500, *et seq.* provides that the Commission shall approve a comprehensive plan and segments thereof; and

WHEREAS, the Commission wishes to re-adopt the segment of the Comprehensive Plan of Marion County, Indiana, to include the Blue Line Transit-Oriented Development Strategic Plan.

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

1. The Commission hereby amends the Comprehensive Plan of Marion County, Indiana, to include the Blue Line Transit-Oriented Development Strategic Plan.
2. The Director of the Department of Metropolitan Development is hereby directed to make a complete copy of the amendment available for inspection in the Department's offices and to record a summary of the amendment in the Office of the Recorder of Marion County.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to legal form and adequacy:

Metropolitan Development Commission:

By: Christopher Steinmetz
Christopher Steinmetz, Asst. Corp. Counsel

By: _____
John Dillon III, President

Date: 06/25/2024

Date: _____



METROPOLITAN DEVELOPMENT COMMISSION **July 3, 2024**

Case Number: 2024-ZON-042

Property Address: 3404, 3432, 3434, 3438 and 3444 North Illinois Street (Approximate Addresses)

Location: Center Township, Council District #8

Petitioner: Redline Holdings XII, LLC, by Emily Duncan and David Kingen

Current Zoning: Enter Current Zoning District

Request: Rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-9 (TOD) district to provide for multi-family dwelling uses

Current Land Use: Undeveloped

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was scheduled for the May 15, 2024 hearing of the Metropolitan Development Commission by a special request, which was granted by the Hearing Examiner on April 11, 2024.

Staff requested this petition be continued from the May 15, 2024 hearing to the June 26, 2024 hearing to allow sufficient time for the petition to be amended and proper notice to be provided. However, the Metropolitan Development Commission continued it to the July 3, 2024 hearing date.

A site plan submitted to the case file notes that 101 units will be proposed, where a maximum of 50 units are permitted in the D-9 district. Instead, the property would need to be rezoned to the D-10 district that permits 51 units and greater.

Additionally, variances might be required which could be added to the request or requested with a separate petition at a different time.

The petitioner will need to request a **continuance for cause from the July 3, 2024 hearing to the July 17, 2024 hearing** to allow sufficient time for the petition to be amended and proper notice to be provided. Staff has no objection to this continuance request.

STAFF RECOMMENDATION

To be determined.

PETITION OVERVIEW

This petition is to be continued to the July 17, 2024 hearing.