



Metropolitan Development Commission (November 5, 2025) 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, November 05, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: October 15, 2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-022

Authorizes the Department of Metropolitan Development to enter into a Professional Services Agreement with Merritt Chase for architectural services.

2. 2025-R-044

Authorizes the Department of Metropolitan Development to enter into a Memorandum of Understanding with Indy Parks Department and the Marion County Building Authority to facilitate event planning and implementation for Lugar Plaza.

3. 2025-R-045

Authorizes expenditures of unobligated funds on deposit to pay the fair market valuation to acquire the Property at 51 South New Jersey Street and all associated acquisition costs in an aggregate not to exceed \$11,000,000.

4. 2025-R-046

Authorizes the Department of Metropolitan Development to amend the agreement with Stevenson Legal Group to extend the term through December 31, 2026.

5. 2025-R-047

Authorizes the Department of Metropolitan Development to enter into agreements and to take actions with respect to property at 1544 Samoa Street to further beneficial redevelopment.

6. 2025-R-048

Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to Transferees as approved by the Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

7. 2025-R-050

Authorizes the Department of Metropolitan Development to execute an amendment to the Agreement with the Marion County Building Authority to increase the contractual total not to exceed amount to \$2,400,000 with a term through 2027 for property maintenance and operational services.

ECONOMIC DEVELOPMENT / INCENTIVES:

8. 2025-A-042 (For Public Hearing)

Authorizes the Final Economic Revitalization Area for Herff Jones LLC, located at 4501 West 62nd Street, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

9. 2025-A-043 (For Public Hearing)

Authorizes the termination of the Real and Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2016-A-008 and 2016-A-009, 2016, Schlage Lock, located at 2720 Tobey Drive, 6802 Hillside Court, and 8506 East 30th Street, Council District #9, Warren Township.

10. 2025-E-027

Authorizes funding of \$350,000 pursuant to I.C. 36-7-13 for affordable housing in the Lafayette Square Community Revitalization Enhancement District (CRED) to the Promenade On The Square Indianapolis, LP development (dba Lila at the Square) by Birge and Held and Sojos Capital located at 3919 Lafayette Road in Pike Township.

11. 2025-E-032

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Frost Brown Todd, LLP to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total contractual not-to-exceed amount to \$450,000 in order to provide as-approved, as-needed services to address DMD needs.

12. 2025-E-033

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Taft Stettinius & Hollister, LLP to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total contractual not-to-exceed amount to \$450,000 in order to provide as-approved, as-needed services to address DMD needs.

13. 2025-E-034

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with the Circle Area Community Development Corporation to provide funding to St'Artup 317 in a not-to-exceed amount of \$200,000 through December 2029.

14. 2025-E-035

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Crowe LLP for on-call municipal financial services in a not-to-exceed amount of \$50,000 with a term through December 2027.

COMMUNITY INVESTMENTS:

15. 2025-C-003

Authorizes the Department of Metropolitan Development to negotiate and execute an Amendment to the Agreement with the Coalition for Homelessness Intervention and Prevention to increase the contract amount by \$1,158,130 with a new not-to-exceed amount of \$3,858,130 and to extend the term through December 31, 2028 for the Streets to Home initiative to provide rental assistance to people currently experiencing chronic and/or street homelessness.

16. 2025-C-004

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with The Damien Center for master leasing for persons experiencing homelessness through December 31, 2030, at a contractual amount not to exceed \$1,749,720.

17. 2025-C-005

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with RDOOR HOUSING CORPORATION or its subsidiaries to address capital repairs at the Facility in a total amount not to exceed \$500,000 for a term through June 30, 2027.

18. 2025-C-006

Authorizes the Department of Metropolitan Development to enter into an agreement with Cambridge Capital Management Corporation to administer a revolving loan fund for the development of permanent supportive housing units not to exceed \$1,080,000.

PLANNING:

19. 2025-P-012

Authorizes the Department of Metropolitan Development to execute an amendment to the Agreements with Judith Weerts Hall as hearing examiner and David DiMarzio as alternate hearing examiner to extend the term of service through 2026 and to increase the total contractual not-to-exceed amounts.

20. 2025-P-013

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with MKSK, Inc., to finalize the Indiana Avenue Certified Strategic Plan in a not-to-exceed amount of \$125,000, with a term through December 31, 2026.

HISTORIC PRESERVATION:

21. 2025-HP-001

Authorizes the Indianapolis Historic Preservation Commission to enter into an agreement with Building Ethos, LLC in the amount of \$16,000 for preservation consulting services.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

22. 2025-APP-012 (Amended) | 1550 East County Line Road and 8615 Shelby Street

Perry Township, Council District #23
HD-1 (FF) (FW) and HD-2 (FF) (FW)
Community Health Network, Inc., by Timothy H. Button

Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street and new lighting.

23. 2025-ZON-099 | 1548 South Belmont Street

Wayne Township, Council District #17
Mirna Garcia, by Josh Smith

Rezoning of 0.124-acre from the C-1 district to the D-5 district to legally establish a single-family dwelling.

24. 2025-ZON-101 | 3901 English Avenue

Center Township, Council District #18
Samuel Salazar

Rezoning of 0.241-acre from the D-5 to the C-3 district to provide for commercial retail uses.

25. 2025-ZON-103 | 215 South Davidson Street, 701, 711, 715, and 806 Bates Street

Center Township, Council District #18

LaGrotte Square, LLC, by Dan Phair

Rezoning of 0.54-acre from the C-3 (RC) and I-4 (RC) districts to the D-8 (RC) district to provide for residential development.
26. 2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.
27. 2025-CZN-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Rezoning of 7.01 acres from the C-S (W-5) district to the C-S (W-5) district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

28. 2025-APP-009 / 2025-VAR-006 (Amended) | 8140 Township Line Road

Pike Township, Council District #1

HD-2

Retirement Living, Inc., By Mike Jones, PE

Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an assisted living facility and a proposed community center with a maximum of 140 parking spaces provided (maximum 115 parking spaces permitted).

Additional Business:

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

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025

Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/05/2026

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel%2016%20Live%20Web%20Stream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/Watch%20Previously%20Recorded%20Programs).

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

NO. 2025-R-022

**A RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION AUTHORIZING A PROFESSIONAL SERVICES
AGREEMENT WITH MERRITT CHASE LLC**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), being the governing body of the Redevelopment District of the City of Indianapolis, Indiana (the “District”), exists and operates pursuant to the provisions of Indiana Code 36-7-15.1 and Indiana Code 36-7-25, each as amended from time to time (collectively, the “Act”);

WHEREAS, in accordance with the Act, the Commission is undertaking certain capital improvement projects to renovate and enhance the Historic City Market and to construct new plazas and infrastructure (the “Projects”).

WHEREAS, in furtherance of the Projects, the Commission requires certain professional design services, including but not limited to landscape, architectural, mechanical, electrical, plumbing, civil engineering, and structural engineering services (“Professional Services”).

WHEREAS, Merritt Chase LLC (“Merritt Chase”) is qualified to provide certain landscape architecture, design, and engineering Professional Services and the Commission finds that entering into a Professional Services Agreement with Merritt Chase is in the best interest of the Projects and the public.

ACCORDINGLY, be it resolved by the Metropolitan Development Commission as follows:

1. Approval. Pursuant to and in accordance with the Act, the Commission hereby approves a Professional Services Agreement with Merritt Chase substantially similar to the Professional Services Agreement attached hereto as *Exhibit A* and authorizes the Department of Metropolitan Development to execute and enter into the Professional Services Agreement, which Agreement may provide for Professional Services work across multiple Projects.

2. Other Actions. The officers of the Commission hereby are authorized to take any and all actions, including executing and delivering any documents or certificates, that the President or any such officer deems to be necessary or reasonably appropriate to effect the resolutions set forth herein. Any such actions taken, including any documents or

certificates executed and delivered, hereby are ratified, confirmed, and approved.

3. Severability. If any section, paragraph, or provision of this Resolution is held to be invalid or unenforceable for any reason, then the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

4. Effectiveness. This Resolution shall be in full force and effect from and after its passage.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the ____ day of November, 2025.

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

John J. Dillon III, President

Approved as to Adequacy & Legal Form



Cameron G. Starnes, Taft Law
Outside Legal Counsel for City Market Project

Date: 09/30/2025

Lugar Plaza MOU
DMD/Indy Parks Management

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-044**

WHEREAS, the Department of Metropolitan Development ("DMD") of the Consolidated City of Indianapolis and Marion County ("City") , by authority of and pursuant to I.C. 36-7-15.1, is charged with the use of land so as to best serve the interests of the county and its citizens, engages in development and use of public spaces, and wishes to partner with the City's Parks Department ("Indy Parks") and the Indianapolis Marion County Building Authority ("IMCBA") to program and carry out events at Lugar Plaza, on the south side of the City-County Building ("Project") ; and

WHEREAS, in the furtherance of such goal, the DMD seeks to enter into a Memorandum of Understanding ("MOU") with Indy Parks and the IMCBA to implement the Project.

NOW, THEREFORE, BE IT RESOLVED:

1. That the DMD is hereby authorized by the MDC to enter into a Memorandum of Understanding with Indy Parks and the IMCBA to facilitate event planning and implementation for the Project/ Lugar Plaza.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents in accordance with this Resolution.

Approved as to Adequacy of Legal Form:

By: Sheila Kinney
Sheila Kinney, Asst. Corporation Counsel

Date: 10/16/2025

Metropolitan Development Commission:

By: _____
John J. Dillon III, President

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-R-045**

WHEREAS, by authority of and pursuant to LC. 36-7-15.1 (the "Redevelopment Act"), the Department of Metropolitan Development ("DMD") engages in acquisition and disposition of real estate as part of its redevelopment activities; and the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the Consolidated City Indianapolis, Indiana ("City"); and

WHEREAS, in that capacity, the MDC serves as the governing body of the City Redevelopment District ("District"); and

WHEREAS, the Redevelopment Act permits the MDC to designate allocation areas in the District for the purposes of capturing and allocating property taxes commonly known as tax increment finance revenues ("TIF Revenues"); and

WHEREAS, the MDC previously established the Consolidated Redevelopment Project Area ("Project Area,"), has designated the Project Area as an allocation area ("Consolidated Redevelopment Allocation Area") for the purpose of capturing TIF Revenues, has created an allocation fund ("Consolidated Redevelopment Allocation Fund") for the Project Area into which the TIF Revenues are deposited and has approved a Consolidated Redevelopment Project Area Plan ("Plan"); and

WHEREAS, the MDC desires for the Project Area and Allocation Area to be developed in order to serve the needs of the City and to produce increased tax revenues for the various taxing districts authorized to levy taxes within the Allocation Area; and

WHEREAS, the MDC has the power to reimburse the City for the cost of land to be acquired and redeveloped within the Project Area; and

WHEREAS, IC 36-7-15.1-26(b)(3)(G) authorizes the Redevelopment Commission to reimburse the Consolidated City for reasonable expenditures associated with local public improvements that are physically located in or physically connected to allocation areas; and

WHEREAS, MDC Resolution No. 2025-R-002 previously authorized the acquisition of property located at 51 S. New Jersey St -Parcel 1098816 ("Property") owned by the Indianapolis Airport Authority (the "IAA") based on the average of two fair market appraisals to facilitate future development in the Project Area and necessary funds to pay for related redevelopment costs; and

WHEREAS, the IAA, per Federal Statute, is required to dispose of the Property based on the average of two fair market appraisals and a review appraisal; and

WHEREAS, the MDC hereby authorizes the acquisition of the Property at the fair market valuation and all associated costs to facilitate the transaction, in an aggregate not to exceed of \$11,000,000 from unobligated funds on deposit in the Consolidated Allocation Area Fund.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes expenditures of unobligated funds on deposit in the above Consolidated Redevelopment Allocation Fund to pay the fair market valuation of the Property and all associated acquisition costs in an aggregate not to exceed of \$11,000,000. The MDC hereby finds and determines that the Project will serve and benefit the Area in accordance with the Plan and will be of public utility and benefit.
2. The City Controller is hereby authorized to disburse the moneys from the Consolidated Redevelopment Allocation Fund for the expenditure described above. The Mayor and Controller of the City, the officers of the MDC and the Director of the DMD are hereby authorized and directed to take such further actions and execute such documents as they deem necessary or advisable to effectuate the authorizations set forth in this Resolution and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed, and approved.
3. This Resolution shall take effect immediately upon adoption by the MDC.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Sheila Kinney

Sheila Kinney, Assistant Corporation Counsel

Date: 10/29/2025

Approved as to Availability of Funding:

Abigail Hanson

Abigail Hanson, City Controller

Date: 10/29/25

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-R-046**

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

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

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

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

WHEREAS, in Resolution No. 2024-R-021, the Commission authorized DMD to extend the agreement with Stevenson Legal Group to December 31, 2025; and

WHEREAS, the agreement is set to expire on December 31, 2025; and

WHEREAS, DMD wishes to extend the agreement with Stevenson Legal Group through December 31, 2026.

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

1. The Commission hereby authorizes DMD to amend the agreement with Stevenson Legal Group to extend the term through December 31, 2026.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as she deems necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Legal Form and Adequacy:

Sheila Kinney

Metropolitan Development Commission:

Sheila Kinney, Assistant Corporation Counsel

John J. Dillon III, President

Date: 10/22/2025

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-047**

WHEREAS, The City of Indianapolis, Department of Metropolitan Development ("DMD"), is engaging in disposition and redevelopment activities within the Marion County Redevelopment District in Marion County, Indiana ("Redevelopment District"); and

WHEREAS, pursuant to IC 36-7-15.1-2,6, and 7, the Metropolitan Development Commission ("MDC") is charged with the responsibilities of replanning, redevelopment, and promoting the use of land in the manner that best serves the interest of the City and its inhabitants, both from the standpoint of human needs and economic values, including acquisition and disposition of real property; and

WHEREAS, DMD owns a 0.55-Acre property located at the southwest corner of Massachusetts Avenue and Samoa Street ("Property") located in Marion County, Indiana, and

WHEREAS, as one of its additional powers, IC 36-7-15.1-7 (a) (2) authorizes the MDC to sell property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the commission considers best for the City and its inhabitants; and

WHEREAS Reveal Properties ("Reveal") has expressed an interest in acquiring and redeveloping the Property for an office and other uses in conformity with the existing C-3 commercial zoning; and

WHEREAS, Reveal has requested, and DMD would like to enter into an option to purchase agreement with Reveal to facilitate further planning for the site including building design, site layout, and any necessary environmental remediation or mitigation plans to carry out the Project; and

WHEREAS, the option agreement would include a commitment to enter into a project agreement for development ("Project Agreement") within an agreed timeframe as well as other terms necessary and acceptable to DMD to provide desirable development; and

WHEREAS, allocation of proceeds related to such Project Agreement would take in to account the Brownfield Redevelopment Fund law (Revised Code of the Consolidated City and County Section 135-781.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC authorizes DMD to enter into an option to purchase agreement to facilitate funding for the Project, as described above, and to enter in to related project agreement(s) and to carry out all real estate processes and transactions necessary to accomplish the Project goals in accordance with all laws and the terms of any agreement(s) with respect to all or portions of the Property and made for the purpose of providing beneficial redevelopment.
2. The DMD Director or designee is hereby authorized and directed to take all actions and to execute all documents, with such terms and provisions as may be deemed necessary or appropriate to best accomplish the objectives set forth in this Resolution; and all actions heretofore and hence taken by any such official toward the completion thereof are hereby ratified, confirmed, and approved.

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: 10/29/2025

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF**

MARION COUNTY, INDIANA

Resolution No. 2025-R-048

WHEREAS, The City of Indianapolis ("City"), Department of Metropolitan Development ("DMD"), is engaging in disposition and redevelopment activities within the Marion County Redevelopment District in Marion County, Indiana ("Redevelopment District"); and

WHEREAS, pursuant to I.C. 36-7-15.1-6, the Metropolitan Development Commission ("MDC") is charged with the responsibility of promoting the use of land in the manner that best serves the interest of the City and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, the MDC has acquired real property listed on the attached Exhibit A located in the Redevelopment District, in multiple areas of the City ("Property"); and

WHEREAS, in accordance with IC 36-7-15.1-7, the MDC may hold, use, sell, exchange, lease, rent, invest in, or otherwise dispose of, through any combination of methods, property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the MDC considers best for the City and its inhabitants; and

WHEREAS, DMD desires to convey title or an option to purchase title to the Property to Transferees listed in Exhibit A for the sale prices listed in Exhibit A in consideration of and subject to the terms of a Project Agreement ("Agreement") to carry out the development proposal as presented to and approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1.The Metropolitan Development Commission hereby authorizes the DMD to convey title or an option to purchase title of the Property to Transferees listed in Exhibit A, subject to the terms of the Agreement as described and for the sale listed in Exhibit A.
- 2.The DMD Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate, including without limitation, commitments to be made by Transferees listed in Exhibit A in the Agreement 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, for the conveyance of said Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form

Sheila Kinney
Sheila Kinney, Asst. Corp Counsel
Date: 10/24/2025

Metropolitan Development Commission

John J. Dillon III, President
Date: _____

Exhibit A

Address	Parcel Number	Transferee	Sale Program	Sale Price
2401 N Arsenal Ave	1015005	Davita Johnson – Tikur Solutions LLC	Standard Sale	\$10,000
4009 Kenneth Ave	4003410	Eli Figueroa – CN Builders LLC	Standard Sale	\$6,000

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-R-050**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under I.C. 36-7-15. 1 (the "Redevelopment Act"); and

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

WHEREAS, MDC previously authorized the DMD to enter into contract (#21206) INDIANAPOLIS-MARION COUNTY BUILDING AUTHORITY ("IMCBA") in Resolution No. 2024-R-019 for property maintenance and operational services for the DMD owned legacy properties; and

WHEREAS, DMD seeks authorization to amend the contract (#21206) with IMCBA to increase the total not to exceed by one million two hundred thousand dollars (\$1,200,000) for an overall not to exceed of two million four hundred thousand dollars (\$2,400,000) and to extend the term of the agreement for an additional two years through 2027; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes the DMD to amend the contract (#21206) with the IMCBA to increase the total not to exceed by one million two hundred thousand dollars (\$1,200,000) for an overall not to exceed of two million four hundred thousand dollars (\$2,400,000) and to extend the term of the agreement for an additional two years through 2027.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents for 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 MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

Approved as to Legal Form and Adequacy:

Sheila Kinney
Sheila Kinney, Asst. Corp. Counsel

Metropolitan Development Commission:

John J. Dillon III, President

Date: 10/28/2025

Date: -

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

Resolution No. 2025-A-042

PERSONAL PROPERTY TAX ABATEMENT

Herff Jones, LLC.
4501 West 62nd Street

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, **October 15, 2025**, 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. 2025-A-041 ("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, **November 5, 2025**, 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 confirms, adopts, amends, and approves such Preliminary Resolution and thereby designates, finds, and establishes the Subject Real Estate to be an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications, and additions which are not substantial in nature to the Specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the County Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 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 from November 5,, 2025, 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.
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 less than 3,920,000.00 or greater than \$4,300,000.00.
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 seven **(7) years**. The dates of the initial seven (7) surveys shall be on or about the following dates: **2028, 2029, 2030, 2031, 2032, 2033, and 2034.**
 8. The Statement of Benefits is approved, and the Subject Real Estate area and Applicant's Specified New Equipment are approved for an abatement deduction period of **five (5) years**.
 9. The five (5) year personal property tax abatement shall utilize the following deduction schedule:

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

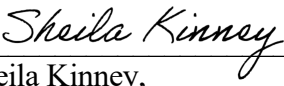
10. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 23~~rd~~
of October 2025.



Sheila Kinney,
Asst. Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:.....4501 W 62nd Street

New Jobs Created.....30

Jobs Retained:245

Estimated Cost of Equipment: \$3,920,000.00

STAFF ANALYSIS

Herff Jones, founded in 1920 in Indianapolis, Indiana, began as a producer of class rings and graduation items for schools across the United States. Over the decades, the company expanded its footprint through strategic acquisitions—including Collegiate Cap & Gown and Dieges & Clust becoming a leading supplier of yearbooks, diplomas, and ceremonial gear. The acquisition of Dieges & Clust on January 1, 1980, brought a legacy of craftsmanship and historical significance into Herff Jones’s broader portfolio of educational recognition products. Today, the company continues to manufacture and distribute high school and collegiate graduation apparel, garments, papers, frames, and rings.

In the 2010s, Herff Jones merged with Varsity Brands and BSN Sports, refining its focus on school spirit and recognition products. Now a subsidiary of Atlas Holdings, it remains headquartered in Indianapolis and continues to serve schools with graduation essentials and digital services like StageClip. The current consolidation project reflects Herff Jones’s commitment to innovation, efficiency, and community investment.

As part of its ongoing commitment to operational excellence and community investment, Herff Jones is launching Phase 1 of a major consolidation initiative across Illinois and Indiana. This phase centers on relocating Fine Paper and Diploma manufacturing into a single, unified facility at 4501 W. 62nd Street in Indianapolis. The transition is set to begin in Q4 2025 and is expected to be completed by Q4 2027. The move will streamline production, improve efficiency, and repurpose the existing Diploma warehouse to support Cap & Gown distribution, which is relocating from Illinois. The project includes a personal property investment of \$3,920,000.00 and will retain 245 jobs with an average wage of \$21.95 per hour, while creating 30 new jobs at an average wage of \$22.80 per hour. Additionally, Herff Jones has committed to allocating 5% of the resulting tax savings to support the city’s workforce and training initiatives, in partnership with INVets.

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: Herff Jones, LLC – Project Pym

INVESTMENT: Staff estimates that the proposed investment of \$3,920,000.00 should result in an increase to the tax base of approximately \$1,568,000.00 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 \$123,297.08 (a 61.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$75,559.40 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$30,728.47 in personal property taxes annually related to the new equipment.

EMPLOYMENT: The petitioner estimates that this project will retain two-hundred forty-five (245) current positions at an average hourly wage of \$21.95/hr. and will create thirty (30) new positions at an average wage of \$22.80/hr. Staff finds these figures to be reasonable for a project of this nature.

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

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

PROJECT SUMMARY

FACTUAL INFORMATION

Applicant: Herff Jones, LLC – Project Pym

Subject Real Estate: 4501 W 62nd Street

Wayne Township Parcel Number: 6007268 and 6023038

Project Description:

Herff Jones is launching Phase 1 of a major operational consolidation across Illinois and Indiana. This phase centers on relocating Fine Paper and Diploma manufacturing into a single, unified facility located at 4501 W 62nd Street in Indianapolis, streamlining production and improving efficiency under one roof.

As part of this transition, the existing Diploma warehouse space will be repurposed to support Cap & Gown distribution, which is relocating from Illinois through a personal property investment of \$3,920,000.00. The project will retain 245 jobs with an average wage of \$21.95 per hour and create 30 new jobs with an average wage of \$22.80 per hour. Additionally, Herff Jones has committed to allocating 5% of the resulting tax savings to support the city's workforce development and training initiatives, in partnership with INVets.

New Jobs Created: 30 at \$22.80/hr.

Job Retained: 245 at \$21.95/hr.

Estimated Cost of Project: \$3,920,000.00

RECOMMENDATION:

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

Herff Jones LLC
4501 W 62nd Street
a/k/a parcels #6007268 and #6023038



 Project Site



Produced by: DMD - Battle09/2025



0 500 1,000 2,000 Feet

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION TO
TERMINATE TEN (10) YEAR REAL AND PERSONAL PROPERTY TAX ABATEMENT FOR**

Schlage Lock Company, LLC. and Von Duprin, LLC.
2720 Tobey Drive, 8506 East 30th Street (aka 8601 East 33rd Street), and 6802 Hillsdale Court

Resolution No. 2025-A-043

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

WHEREAS, I.C. 6-1.1-12.1 pursuant to I.C. 6-1.1-12.1, Schlage Lock Company, LLC. and Von Duprin, LLC. (hereinafter "Applicant") filed a designation application requesting that the subject real estate at 2720 Tobey Drive, 8506 East 30th Street, and 6802 Hillsdale Court (the "Subject Real Estate") be designated as an Economic Revitalization Area for the purpose of achieving real and personal property tax savings in connection with the proposed redevelopment and rehabilitation activities and the installation of new eligible personal property (hereinafter "Project"); and

WHEREAS, on Wednesday, March 16th, 2016, the Metropolitan Development Commission (hereinafter "Commission") adopted Preliminary Economic Revitalization Area Resolution No. 2016- A-006, 2016 and 2016-A-007, 2016 preliminarily designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday, April 20th, 2016, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2016-A-008, 2016 and 2016-A-009, 2016 (the "Resolution"), confirming designation of the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving ten (10) years real and personal property tax abatement (the "Abatement"); and

WHEREAS, in the Statement of Benefits Form contained in the Resolutions and the Memorandum of Agreement (hereinafter the "MOA") executed by and between the Applicant and the City of Indianapolis (hereinafter referred to as the "City"), the Applicant indicated that \$11,578,000 in personal property investments would be made at the Subject Real Estate, and \$1,500,000 in real property improvements would be made at the Subject Real Estate, 547 retained positions at an average hourly wage of not less than \$25.50, and 158 new full-time permanent positions would be created at an average wage of \$23.00 per hour as a result of the Project (collectively the "Commitments") and in consideration thereof, the Commission approved the Resolutions and the Applicant accepted the terms and conditions of the Resolutions by accepting the benefits thereof; and

WHEREAS, the Resolution directed the Department of Metropolitan Development ("DMD") to survey the Applicant's Project annually for ten (10) years and the Commission reserved its rights to reduce the dollar amount, or rescind in its entirety, the deduction being received by the Applicant for failure to achieve and maintain the benefits described in the Statement of Benefits and/or the MOA or for failure to respond to the mandatory survey; and

WHEREAS, the Applicant has met some but not all the requirement under the MOA and acknowledges that it is not in full compliance with its terms. Specifically, the applicant was non-compliant, as of December 31st, 2017, 2018, 2024 and 2025, with the MOA due to the Applicant's failure to achieve and maintain the new jobs commitment of 158 and \$23.00 per hour as set forth in the MOA; and

WHEREAS, the Department of Metropolitan Development, on behalf of the Commission and in agreement with the Applicant, determined that the Abatement should be terminated, and the Applicant will pay damages to the amount of \$142, 514.78 of tax savings received by the Applicant, and subsequently they set 1:00 p.m. on Wednesday, November 1, 2025, for the public hearing of remonstrances and objections from persons interested in whether the Real and Personal Property Tax Abatement for the Project should be terminated, and payment of the damages should be reimbursed to the City; and

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

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

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

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission hereby confirms DMD's preliminary finding that the Applicant has not substantially complied with the Statement of Benefits contained in the Resolutions or met and maintain the Commitments contained in the MOA.
2. The Commission now hereby determines that the Applicant has failed to or will be unable to substantially comply with the Commitments (as identified and agreed upon in the Statement of Benefits form contained in the attachments to the Resolutions and/or the MOA), entitling DMD to terminate, through the Commission, the tax abatement deductions regarding the Real and Personal Property Tax Abatement for the Project and relative to the Project and Resolutions and authorizes the Director of DMD to sign the Termination Agreement.
3. The Commission hereby acknowledges the termination of the above-described tax abatement, and the Applicant is required to repay the damages, as authorized by this Termination Resolution.
4. The Commission determines that the MOA for the Real and Personal Property Tax Abatement for the project shall be terminated upon adoption of this Termination Resolution.
5. The Commission hereby directs that the Applicant shall pay to the City of Indianapolis damages in the amount of \$142,514.78, within 60 days of the adoption of this Termination Resolution and authorizes the Director of the Department of Metropolitan Development to take such action as is necessary to recover said damages should they not be timely remitted. Upon repayment of said damages, the Commission shall release Applicant from any and all other liabilities related to the Abatement or the termination of the Abatement.
6. A copy of this Final Resolution shall be filed with the Marion County Auditor and Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy this 16th day
of October, 2025

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-E-027**

WHEREAS, the Department of Metropolitan Development, (hereinafter "DMD"), by authority of and pursuant to I.C. 36-7-13, is engaging in affordable housing activities in the Lafayette Square Community Revitalization Enhancement District (hereinafter "CRED"); and

WHEREAS, DMD has received an allocation of funds from the State of Indiana (hereinafter the "Funds") pursuant to the collection of tax increments within the CRED as provided in IC 36-7-13; and

WHEREAS, these Funds are to be used for activities within the CRED as prescribed by IC 36-7-13-3; and

WHEREAS, the Promenade On The Square Indianapolis, LP development, dba Lila at the Square, by Birge and Held, in the CRED area is an affordable housing project which will provide 144 units of affordable housing to be leased at an average rate of affordability at 60% of area median income, (the "Project"); and

WHEREAS, in accordance with I.C.36-7-13 DMD desires to grant Three Hundred Fifty Thousand Dollars (\$350,000.00) of the Funds in furtherance of the Project.

NOW, THEREFORE, BE IT RESOLVED:

1. The DMD is hereby authorized to grant \$350,000.00 of the Funds to Promenade On The Square, Indianapolis, LP, dba Lila at the Square, in contribution to the Project.
2. The Director of the DMD is hereby authorized to execute the necessary documents in accordance with this Resolution.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

Approved As To Adequacy of Legal Form:

Metropolitan Development Commission:

By: Sheila Kinney
Sheila Kinney,
Assistant Corporation Counsel

John J. Dillon III, President

Date: November 5, 2025

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-E-032**

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

WHEREAS, from time to time, DMD requires legal services ("Services") and has identified Frost Brown Todd, LLP ("FBT") as a law firm with the requisite skills and expertise to perform such Services; and

WHEREAS, the Commission previously authorized the DMD to enter contractual engagements in Resolution No 2024-E-034 to have a contract, budget, and process in place to timely access Services on an as-approved, as-needed basis to address DMD needs; and

WHEREAS, DMD seeks authorization to amend the contract (#21005) with **Frost Brown Todd, LLP** to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total not-to-exceed to four hundred fifty thousand dollars (\$450,000) with the understanding that engagement for each particular matter will be subject to all required approvals for such Services and budget.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes the DMD to amend the contract (#21005) with **Frost Brown Todd, LLP** to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total not-to-exceed to four hundred fifty thousand dollars (\$450,000).
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents for 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 MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Sheila Kinney

Sheila Kinney, Assistant Corporation Counsel
Date: 10/28/2025

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-E-033**

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

WHEREAS, from time to time, DMD requires legal services ("Services") and has identified Taft Stettinius & Hollister, LLP ("Taft") as a law firm with the requisite skills and expertise to perform such Services; and

WHEREAS, the Commission previously authorized the DMD to enter contractual engagement in Resolution No. 2024-E-035 to have a contract, budget, and process in place to timely access Services on an as-approved, as-needed basis to address DMD needs; and

WHEREAS, DMD seeks authorization to amend the contract (#21012) with **Taft Stettinius & Hollister, LLP** to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total not-to-exceed to four hundred fifty thousand dollars (\$450,000) with the understanding that engagement for each particular matter will be subject to all required approvals for such Services and budget.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes the DMD to amend the contract (#21012) with **Taft Stettinius & Hollister, LLP** to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total not-to-exceed to four hundred fifty thousand dollars (\$450,000).
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents for 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 MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Sheila Kinney

Sheila Kinney, Assistant Corporation Counsel
Date: 10/28/2025

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-E-034**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under I.C. 36- 7-15. 1 (the "Redevelopment Act"); and

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

WHEREAS, the DMD in partnership with the Circle Area Community Development Corporation ("CAC") has established the St'Artup 317 program which aims to provide investment in Indianapolis neighborhoods, matching young brands, established businesses, startups, and artists with prime vacant and under-utilized properties (the "Program"); and

WHEREAS, the DMD seeks authorization to enter into a contractual engagement in partnership with the CAC in furtherance of the Program in a total not to exceed amount of two hundred thousand dollars (\$200,000) for a term through December of 2029.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes the DMD to enter into a contractual engagement with the CAC in a total not to exceed amount of two hundred thousand dollars (\$200,000) for a term through December of 2029.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents for 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 MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Sheila Kinney

Sheila Kinney, Assistant Corporation Counsel
Date: 10/28/2025

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-E-035**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under I.C. 36-7-15. 1 (the "Redevelopment Act"); and

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

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

WHEREAS, DMD is in need of professional services related to municipal financial advisement ("Services") to support the administration and compliance of economic incentivized development deals and has identified Crowe LLP as a firm with the requisite skills and expertise to perform such Services; and

WHEREAS, DMD desires to contract with Crowe LLP for Services in a total contractual not-to-exceed amount of \$50,000 with a two-year term through December 2027 for on-call professional services.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes the DMD to enter into a contract engagement with Crowe LLP for Services in a total not-to-exceed of Fifty Thousand dollars (\$50,000.00) for a two-year term through December of 2027.
2. The Director of DMD is hereby authorized to execute the necessary documents for 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 MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

Approved as to Legal Form and Adequacy:

Sheila Kinney

Sheila Kinney, Asst. Corp. Counsel

Date: 10/28/2025

Metropolitan Development Commission:

John J. Dillon III, President

Date: _____

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA

RESOLUTION NO. 2025-C-003

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under LC. 36-7-15. I (the "Redevelopment Act"); and

WHEREAS, chronic and street homelessness exists in Indianapolis; and

WHEREAS, City desires to address and reduce chronic and street homelessness in Indianapolis; and

WHEREAS, The MDC previously approved funding towards the City of Indianapolis' Streets to Home Initiative in Resolution No. 2025-C-001 in partnership with the Coalition for Homelessness Intervention and Prevention ("CHIP") to provide services, programs and rental assistance to people currently experiencing chronic and/or street homelessness; and

WHEREAS, the Department of Metropolitan Development, (the "DMD"), has received additional funds in furtherance of the Streets to Home Initiative as approved by the City-County Council in fiscal ordinance No. 11, 2025; and

WHEREAS, the DMD now desires to amend the existing Agreement with CHIP to extend the term through December 31, 2028 and to increase the contract amount by \$1,158,130, with a new not to exceed amount of \$3,858,130 for the Streets to Home initiative to provide rental assistance to people currently experiencing chronic and/or street homelessness.

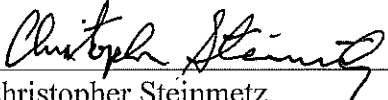
NOW, THEREFORE, BE IT RESOLVED THAT:

The DMD is hereby authorized to negotiate and amend the Agreement with the CHIP to extend the term through December 31, 2028 and to increase the total not to exceed amount to \$3,858,130 for rental assistance to people currently experiencing Chronic and/or street homelessness.

DATE: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to legal form and adequacy
This 28th day of October, 2025



Christopher Steinmetz
Assistant Corporation Counsel

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA

RESOLUTION NO. 2025-C-004

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under LC. 36-7-15. I (the "Redevelopment Act"); and

WHEREAS, chronic and street homelessness persist in the Indianapolis community; and

WHEREAS, City desires to address and reduce chronic and street homelessness; and

WHEREAS, The Damien Center is qualified to deliver the services necessary to expand master leasing and recovery services for persons experiencing homelessness, ("Master Leasing Program"); and

WHEREAS, the Department of Metropolitan Development, (the "DMD"), has received funding to expand services in furtherance of the Master Leasing Program ; and

WHEREAS, the DMD now desires to enter into Agreement with the Damien Center for a term extending through December 31, 2030 in a contractual amount not to exceed \$1,749,720 in furtherance of the Master Leasing Program.

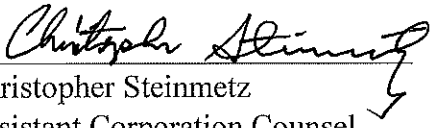
NOW, THEREFORE, BE IT RESOLVED THAT:

The DMD is hereby authorized to negotiate and execute an agreement with The Damien Center for a term extending through December 31, 2030 at a contractual amount not to exceed \$1,749,720 in furtherance of the Master Leasing Program.

DATE: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to legal form and adequacy
this 28th day of October, 2025



Christopher Steinmetz
Assistant Corporation Counsel

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
RESOLUTION NO. 2025-C-005

WHEREAS, substance abuse and inadequate mental health services persist in the Indianapolis community; and

WHEREAS, the City desires to address, reduce, treat, and prevent substance abuse and the deleterious effects of inadequate mental health services in Indianapolis; and

WHEREAS, the Department of Metropolitan Development (the “DMD”), has partnered with RDOOR HOUSING CORPORATION and its subsidiaries in the operations of the St. George Bridge Housing (“Facility”) which provides temporary housing for distressed populations; and

WHEREAS, the DMD recognizes the need for capital repairs at the Facility; and

WHEREAS, the DMD seeks authorization to enter into a contractual engagement with RDOOR HOUSING CORPORATION or its subsidiaries to address capital repairs at the Facility in a total amount not to exceed five hundred thousand (\$500,000) dollars for a term through June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The DMD is authorized to negotiate and execute contractual agreement with RDOOR HOUSING CORPORATION or its subsidiaries to address capital repairs at the Facility in a total amount not to exceed five hundred thousand (\$500,000) dollars for a term through June 30, 2027.
2. The Director of DMD is hereby authorized to execute the necessary documents for 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 MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved.

DATE: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to legal form and adequacy
This 28th day of October, 2025



Christopher Steinmetz
Assistant Corporation Counsel

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

RESOLUTION NO. 2025-C-006

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under I.C. 36-7-15. 1 (the "Redevelopment Act"); and

WHEREAS, the Department of Metropolitan Development ("DMD") has identified the need for a revolving loan fund for the development of permanent supportive housing units to help individuals experiencing homelessness obtain decent, safe, and sanitary affordable housing with wraparound supportive services; and

WHEREAS, the Commission is authorized to approve the employment of all persons engaged by contract for professional services; and

WHEREAS, on October 6, 2025, the City-County Council adopted Fiscal Ordinance No. 11, 2025, which appropriated an additional Ten Million Dollars (\$10,000,000) to DMD for purposes of funding initiatives addressing homelessness; and

WHEREAS, DMD wishes to enter into an Agreement with Cambridge Capital Management Corporation for underwriting and loan administration services to provide more resources for affordable housing development, specifically the development of permanent supportive housing units, across the City and to utilize and allocate the funds provided by Fiscal Ordinance 11, 2025.

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

1. The Commission hereby authorizes DMD to enter into a new Agreement with Cambridge Capital Management Corporation in an amount not to exceed a total of \$1,080,000.00 to administer a revolving loan fund for permanent supportive housing developments.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and to execute such documents as such Director deems necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

DATE: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to legal form and adequacy
This 28th day of October, 2025



Christopher Steinmetz
Assistant Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-P-012**

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, pursuant to Indiana Code § 36-7-4-202; and

WHEREAS, the Commission is empowered to designate hearing examiners to conduct any public hearing required to be held by the Commission or make any decision required to be made by the Commission, or both, under Indiana Code § 36-7-4-402; and

WHEREAS, the Commission designated Judith Weerts Hall as hearing examiner for the period of January 1, 2025, through December 31, 2025, in Resolution 2024-P-010; and

WHEREAS, the Commission designated David DiMarzio as alternate hearing examiner for the period of January 1, 2025, through December 31, 2025, in Resolution 2025-P-003; and

WHEREAS, the Department of Metropolitan Development ("DMD") was directed by the Commission to execute professional services contracts to effectuate these hearing examiner designations; and

WHEREAS, the Commission now seeks to extend the term of each designation through December 31, 2026, and to increase the total contractual not-to-exceed amount.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Commission hereby designates Judith Weerts Hall as hearing examiner for the period from January 1, 2026, through December 31, 2026.
2. The Commission hereby designates David DiMarzio as alternate hearing examiner for the period from January 1, 2026, through December 31, 2026.
3. The Commission directs DMD to amend its professional services agreement with Judith Weerts Hall, (i) to provide an additional payment amount of Ten Thousand Dollars (\$10,000.00), with a total not-to-exceed amount for this contract set at Forty-Five Thousand Dollars (\$45,000.00); and (ii) to extend the term of service to terminate on December 31, 2026.
4. The Commission directs DMD to amend its professional services agreement with David DiMarzio, (i) to provide an additional payment amount of Five Thousand Dollars (\$5,000.00), with a total not to exceed amount for this contract set at Ten Thousand Dollars (\$10,000.00); and (ii) to extend the term of service to terminate on December 31, 2026.
5. The Director of DMD is hereby authorized and directed to take such further actions and execute such documents as deemed necessary or advisable by such Director to effectuate the authorizations set forth in this Resolution.
6. This Resolution shall take effect immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Ethan L. Hudson, Asst. Corp. Counsel

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-P-013**

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

WHEREAS, the Commission serves as the Redevelopment Commission of the City of Indianapolis, Indiana, (the "City") pursuant to Indiana Code § 36-7-15.1 (the "Redevelopment Act"); and

WHEREAS, the Commission and the DMD are charged with administering long-term strategic neighborhood plans in recognition of individual communities historic cultural identifies; and

WHEREAS, the Commission previously authorized the DMD to enter into contractual engagements in Resolution No. 2023-P-016 for the development of the Indiana Avenue Certified Strategic Plan (the "Plan"); and

WHEREAS, DMD seeks additional authorization to enter into a contractual engagement with MKSK, Inc. in a total not-to-exceed amount of One Hundred Twenty Five Thousand Dollars (\$125,000.00) with a term through December 31, 2026, to finalize the Plan; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes DMD to enter into a contract with MKSK, Inc. for a total not-to-exceed amount of One Hundred Twenty-Five Thousand Dollars (\$125,000.00) for a term through December 31, 2026, to finalize the Plan.
2. The Director of DMD is hereby authorized to execute the necessary documents for 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 MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on November 5, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Ethan L. Hudson, Asst. Corporation Counsel

Date: _____

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

RESOLUTION NO. 2025-HP-001

WHEREAS, the Metropolitan Development Commission ("MDC") is authorized to approve the employment of all persons engaged by contract for personal or professional services; and

WHEREAS, the Indianapolis Historic Preservation Commission ("IHPC") is authorized under I.C. 36-7-11.1 to contract with architects, engineers, or any other consultants in connection with any purpose of the commission, such as the conducting of a survey of historic properties, preparation of proposed plans, ordinances, reports, surveys, drawings, maps of historic areas, or any other project in furtherance of its historic preservation efforts; and

WHEREAS, Building Ethos, LLC is qualified and capable of updating the Old Northside Historic Area Plan in conjunction with IHPC staff;

WHEREAS, the IHPC, by and through the City of Indianapolis, Department of Metropolitan Development ("DMD") wishes to enter into an agreement with Building Ethos, LLC in an amount not to exceed \$16,000 in order to update the Old Northside Historic Area Plan; and

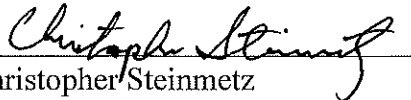
NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, as follows:

1. The Commission hereby authorizes the IHPC, by and through the City of Indianapolis, Department of Metropolitan Development ("DMD") to enter into a new Agreement with Building Ethos, LLC in an amount not to exceed \$16,000 in order to update the Old Northside Historic Area Plan.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and to execute such documents as such Director deems necessary or advisable to effectuate the authorizations set forth in this Resolution.

DATE: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to legal form and adequacy
This 29th day of October, 2025


Christopher Steinmetz
Assistant Corporation Counsel

METROPOLITAN DEVELOPMENT COMMISSION

November 5, 2025

Case Number: 2025-APP-009 / 2025-VAR-006 (Amended)

Property Address: 8140 Township Line Road (approximate address)

Location: Pike Township, Council District #1

Petitioner: Retirement Living, Inc., By Mike Jones, PE

Current Zoning: HD-2

Request: Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.

Current Land Use: Assisted Living Facility

Staff Recommendations: Approve

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR NOVEMBER 5, 2025 METROPOLITAN DEVELOPMENT COMMISSION

The Hearing Examiner transferred this petition from the October 9, 2025 hearing to the November 5, 2025 hearing of the Metropolitan Development Commission for initial hearing so that the published legal advertisement would note the correct number of proposed parking spaces.

Staff continues to **recommend approval** of the requests.

October 9, 2025

This petition was continued for cause from the August 28, 2025 hearing to the September 11, 2025 hearing at the request of staff to allow the petitioner additional time to provide new information for staff to review regarding the proposed unit count and parking requirements to be met.

This petition was continued for cause from the September 11, 2025 hearing to the October 9, 2025 hearing at the request of staff to allow the petitioner additional time to amend the request and provide new notice.

STAFF RECOMMENDATION

Staff **recommends approval** of the requests.

PETITION OVERVIEW

LAND USE

The site is developed with an assisted living facility campus and is surrounded by multi-family dwellings to the north, zoned HD-2, multifamily dwellings and single-family dwellings to the west, zoned D-6II and D-3, single-family dwellings, condominiums, and undeveloped land to the south, zoned D-3, HD-2, and SU-34, and a vacant hospital building to the east, zoned HD-1.

HOSPITAL DISTRICT APPROVAL

The grant of the request would allow for the expansion of an existing community center, construction of an assisted living structure, construction of five (5), three-story, condominium buildings, and new parking areas.

Land in the Development Plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings, and structures must:

- a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan;
- b. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses;
- c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities;
- d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;
- e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
- f. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan; and
- g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.

“The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission. The Commission must, also make written findings concerning any decision to approve or disapprove a Site and Development Plan.”

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

VARIANCE

Per Table 744-402-1: Required Parking Table, proposed community center, assisted living structure, and condominium buildings would require a total of 115 parking spaces.

The proposal would have a total of 133 proposed parking spaces and requests no more than 140 parking spaces if space allows.

STAFF ANALYSIS

Because the site is a large campus that has multiple existing building structures, staff's consideration is based only on the new construction. Staff did not find that the addition of 18 extra spaces would negatively impact the surrounding properties and considered that the extra spaces could be due to the increase in employees needed with the increase in residents.

The parking requirement does not explicitly factor in the number of employees who would more than likely drive to the site in individual cars since the calculation is derived from the number of units and anticipated guests for the residents. Even if the maximum request of 140 were to be met, the additional 25 parking spaces would be viewed similarly to the initial 18 shown on the plans and would not be harmful to the community and would instead allow the necessary employees to park on site.

Staff determined that the approval request and parking variance would be supportable and recommends approval of the requests.

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Assisted Living Facility	
Comprehensive Plan	Institution-Oriented Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	HD-2	Residential (Multi-family dwellings)
South:	D-3 / SU-34 / HD-2	Single-family dwellings / Undeveloped / Condominiums
East:	HD-1	Vacant Hospital Building
West:	D-6II / D-3	Residential (Multi-family and single-family dwellings)
Thoroughfare Plan		
Township Line Road	Primary Arterial Street	90-foot proposed right-of-way and 97-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	No	

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Site Plan	July 11, 2025
Site Plan (Amended)	September 4, 2025
Elevations	July 11, 2025
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	July 14, 2025
Findings of Fact (Amended)	September 18, 2025
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends for Institution-Oriented Mixed-Use development.
- Mixed-Use Typologies have a balance of places where people live and places where people work. Generally, only uses that are compatible with residential uses are recommended in these typologies. More intense uses, such as hospitals or universities in the 'Institution-Oriented Mixed-Use' have conditions attached to them that mitigate their impact on nearby residential neighborhoods.
- 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 Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.
 - **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.

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- **Attached Housing**
 - Should be oriented towards the street with parking either behind or interior to the development.
- **Assisted Living Facilities/Nursing Homes**
 - Should be located along an arterial or collector street. Should not be within 1000 feet of a highway, freeway, or expressway.
- **Structured Parking**
 - Only recommended as a primary use when functionally connected to an anchor institution.

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

- Not Applicable to the Site.

Indy Moves

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

- Indy Moves Transportation Integration Plan (2018) proposes complete street upgrades for an off-street multi-use path from Westlane Road to 86th Street along Township Line Road.

ZONING HISTORY

Zoning History – Site

2017-APP-002; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for additions to the existing assisted living facility and health center, including additions for skilled nursing and independent living, **approved**.

2008-APP-805 / 2008-VAR-805; 8140 Township Line Road, requested-Hospital District Two Approval to provide for a one-story community center, two, four-story multi-family buildings each containing 48 dwelling units, a one-story restaurant building, additions to the existing assisted living facility including an expanded dining area, a restaurant, a wellness complex, and an enclosed swimming pool and related areas, construction of covered walkways between buildings, additional parking, canopies, a one-story maintenance building and a sign package including freestanding signs and a variance of development standards of the Sign Regulations to provide for thirteen freestanding identification signs and twelve, 4.167-foot tall, three-square foot directional incidental signs, **approved and granted**.

2000-APP-073; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for construction of a 38,000-square foot addition to an existing health care facility, a parking lot expansion, a pedestrian trail, two gazebos, a pool, a viewing deck, two cottages, and two detached carports, **approved**.

99-AP-153; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for an expansion of a parking lot, installation of a retention pond, and installation of a ground sign, all associated with an assisted living facility, **approved**.

85-AP-32; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for the construction of detached residential cottages associated with an existing assisted living facility, **approved**.

84-AP-4; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for construction of a covered ramp for wheelchair access, **approved**.

78-AP-4; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for development of an assisted living facility, **approved**.

78-Z-14; 8140 Township Line Road (subject site), rezoning of 46 acres from A-2 and HD-2 to A-2 to provide for hospital perimeter development, **approved**.

EXHIBITS

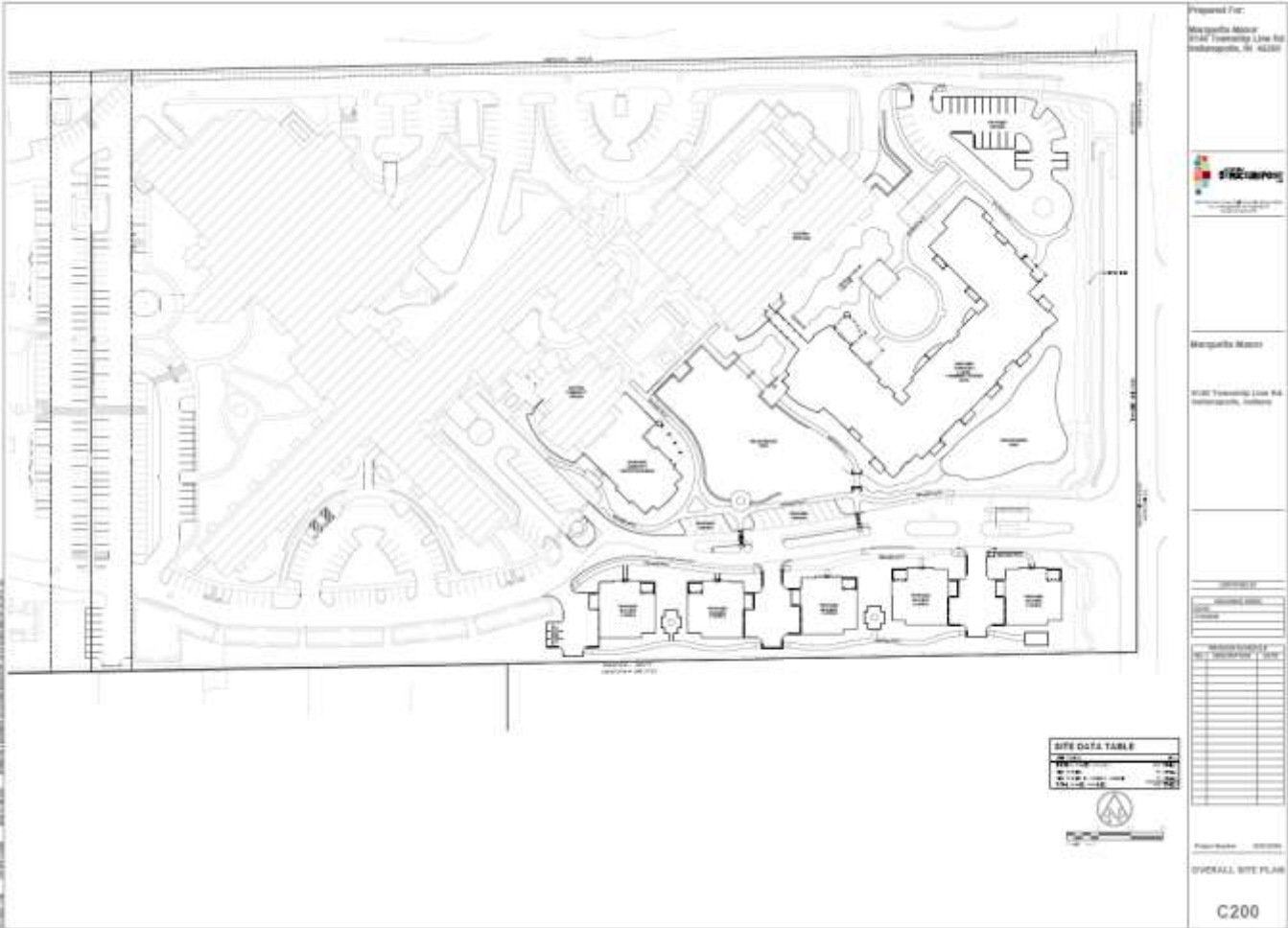


AERIAL MAP



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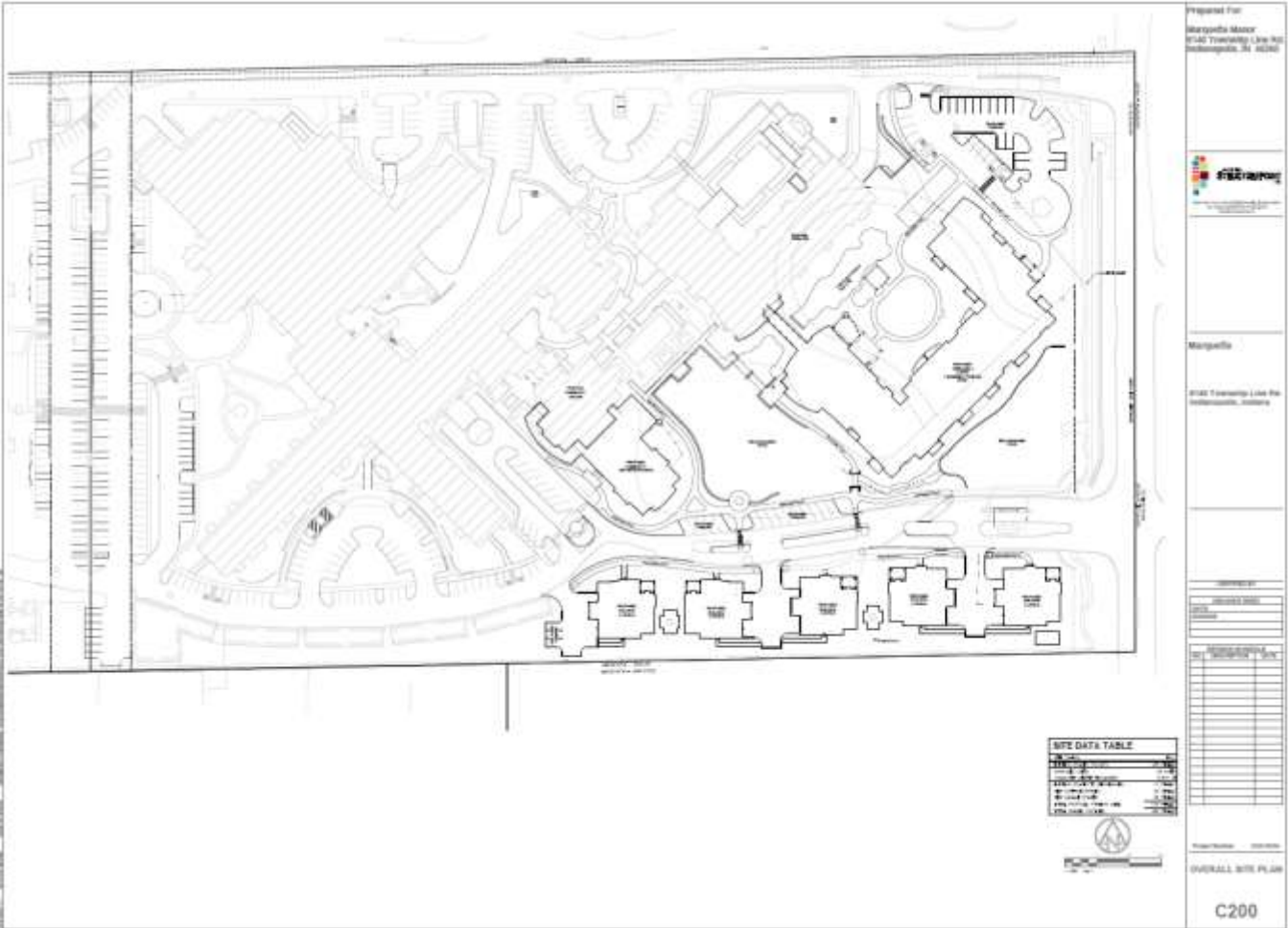
SITE PLAN





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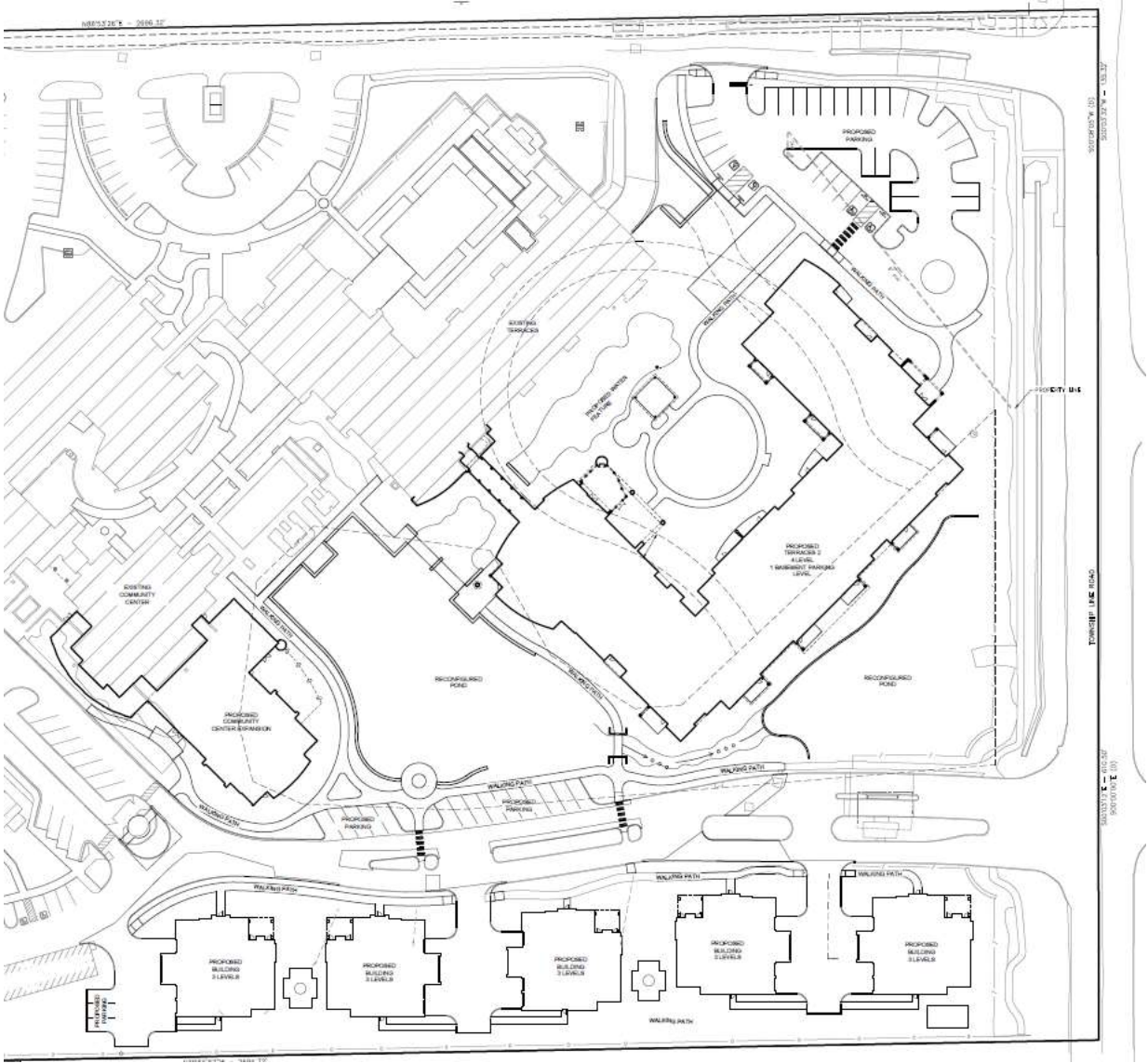
AMENDED SITE PLAN





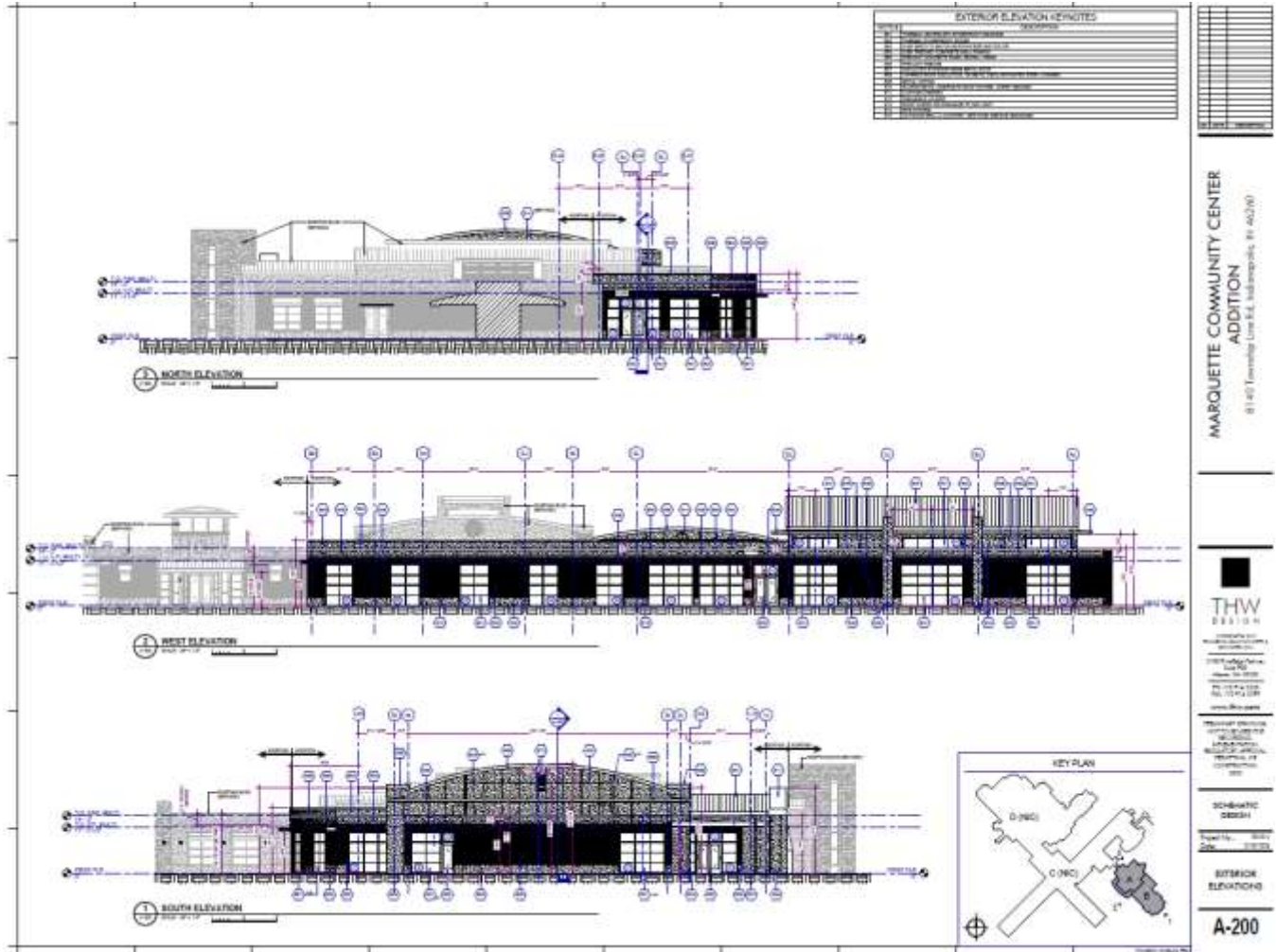
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AMENDED SITE PLAN CLOSE-UP

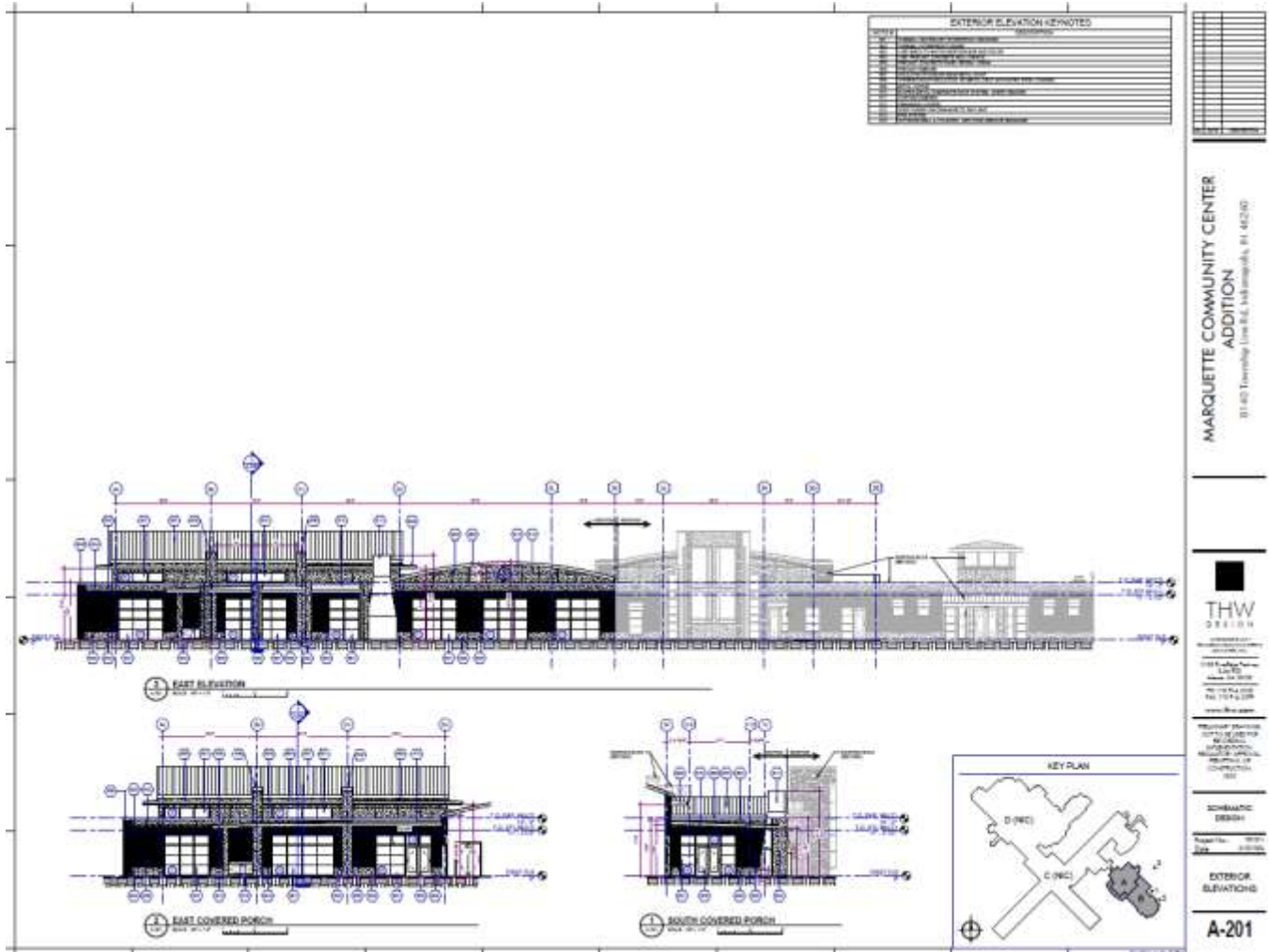




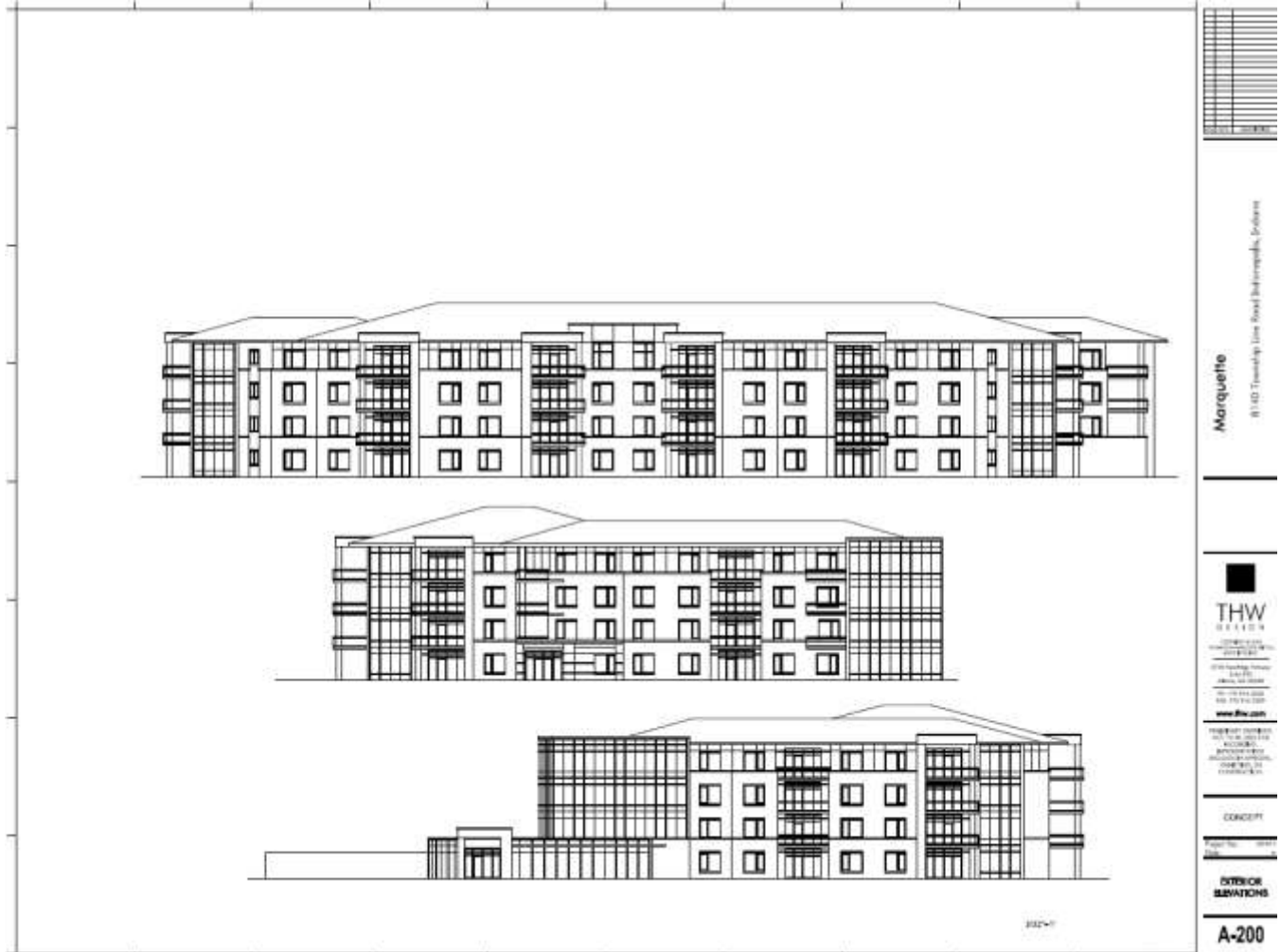
COMMUNITY CENTER ADDITION



COMMUNITY CENTER ADDITION (Continued)



MARQUETTE ASSISTED LIVING FACILITY ADDITION



CONDOMINIUMS





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL
PETITION FOR PARK DISTRICT ONE/TWO APPROVAL
PETITION FOR HOSPITAL DISTRICT ONE/TWO APPROVAL**

FINDINGS OF FACT

The Metropolitan Development Commission finds that the site and development plan file-dated JULY 10TH,
2025

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan
because:

the site plan has been designed to conform to the Comprehensive plan.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic
value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses
because:

the site is an extension of current architectural style and use.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit
provisions, and bicycle facilities because:

additional parking and ADA access is being provided in a new parking lot on the northeast corner of the site.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and
planned public streets and interior roads because:

integrated walking paths are incorporated into the site.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner
because:

the site has been designed in accordance with the latest Indianapolis Stormwater Manual and all other utilities have been previously Master Planned
for site expansion.



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F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

proposed buildings are being located and oriented to be an extension of the original design intent for the site

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

the site provides additional access points to the main drive connecting the site to the right of way.

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY AS THE REQUEST MINIMIZES SURFACE PARKING SPACES WHILE PROVIDING BUILDING-SPECIFIC (TENANT) PARKING WITHIN THE BUILDING ENVELOPE (IE GARAGE). SURFACE PARKING SPACES REMAIN NECESSARY FOR VISITORS AND STAFF ALIKE.

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 USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE BUILDING-SPECIFIC (TENANT) PARKING SPACES ARE BEING PROVIDED WITHIN THE BUILDING ENVELOPE TO CREATE A MORE NATURAL, NEIGHBORLY FEEL. THE SURFACE PARKING SPACES REMAIN NECESSARY FOR VISITORS AND STAFF ALIKE.

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

A STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY AS IT WILL RESULT IN A DEFICIENCY IN THE AMOUNT OF PARKING NECESSARY. OWNERSHIP OF THE FACILITY HAVE SIGNIFICANT HISTORICAL DATA AVAILABLE TO JUSTIFY THE NEED FOR SAID PARKING. ORDINANCE LIMITS THE MAXIMUM ALLOWABLE PARKING TO 2 SPACES PER 3 UNITS, WHILE DATA INDICATES A MINIMUM OF 1 SPACE PER UNIT IS NECESSARY. THE ORDINANCE FURTHER DOES NOT DIFFERENTIATE BETWEEN GARAGE BASED PARKING AND SURFACE LOT PARKING. IN THE SPIRIT OF THE ORDINANCE, THE BULK OF THE PARKING SPACES ARE BEING PROVIDED WITHIN THE BUILDING ENVELOPE WITH THE REMAINING SURFACE PARKING SPACES BEING RESERVED FOR VISITORS AND STAFF ALIKE.

DECISION

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

Adopted this _____ day of _____, 20 _____

Department of Metropolitan Development
Division of Planning
Current Planning



Photo of the south entrance drive to the subject site.



Photo of the surface parking area to be reconfigured.



Photo of the proposed community center expansion location and pond reconfiguration.



Photo of the proposed assisted living building expansion location and pond reconfiguration.



Photo of the proposed assisted living location and surface parking lot looking north.



Photo of the existing dwelling to be removed and replaced with a three-story condominium building.

Department of Metropolitan Development
Division of Planning
Current Planning



Photo of the existing dwellings to be removed and replaced with a three-story condominium building.



Photo of the subject site looking southwest toward the proposed surface parking lot location.



Photo of the multi-family dwellings north of the site



Photo of the vacant hospital building east of the site.