



Metropolitan Development Commission (October 23, 2024) Meeting Notice

Meeting Details

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

Date: Wednesday, October 23, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: October 2, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-025 (For Public Hearing)

Confirmatory Resolution confirming amendment of the City Market Redevelopment Project Area, establishment of the Gold Building Allocation Area therein, and adoption of a redevelopment plan in accordance therewith, Council District #12, Center Township.

2. 2024-R-026

Authorizes a pledge of tax increment from the Gold Building Allocation Area to the payment of certain economic development revenue bonds for the Gershman Partners Gold Building project, Council District #12, Center Township.

3. 2024-R-027

Authorizes a funding agreement for the Gershman Partners Gold Building project, Council District #12, Center Township.

ECONOMIC DEVELOPMENT / INCENTIVES:

4. 2024-A-032

Preliminary Economic Revitalization Area for George's Concrete Pumping Services, Inc., located at 1549 Churchman Avenue, Council District #19, Center Township. (Recommend approval of six (6) years real property tax abatement.)

5. 2024-A-033

Preliminary Economic Revitalization Area for Peregrine Energy Solutions LLC, located at 4025 West 86th Street, Council District #1, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

6. 2024-E-031

Authorizes DMD to add \$683,201.23 to the Butler, Fairman & Seufert contract for supplemental services related to the Union Station Bridge Rehabilitation Project.

7. 2024-E-032

Authorizes acceptance and appropriation of grant funds totaling \$15,000,000 provided by the Lilly Endowment, Inc. towards the expansion and enhancement of the Indianapolis Cultural Trail and other improvements of the Henry Street bridge.

8. 2024-E-033

Authorizes the expenditure of funds totaling eight hundred thousand dollars (\$800,000.00) in 2024 from the White River-North FCID Area Fund through DPW to carry out eligible Flood Control Work Activities.

9. 2024-E-034

Metropolitan Development Commission authorizes DMD to enter into a contract with Taft Stettinius & Hollister for legal services.

10. 2024-E-035

Metropolitan Development Commission authorizes DMD to enter into a contract with Frost Brown Todd, LLP for legal services.

COMMUNITY INVESTMENTS:

11. 2024-C-004

Authorizes the Department of Metropolitan Development to appoint Robert Hawthorne to the Housing Trust Fund Advisory Committee with a term that will expire October 16, 2028 as a representative of the community at large, in accordance with I.C. § 36-7-15.1-35.5 (j)(5).

12. 2024-C-005

Authorizes the Department of Metropolitan Development to appoint Lydia Watson to the Housing Trust Fund Advisory Committee with a term that will expire October 16, 2028 as a representative of the community at large, in accordance with I.C. § 36-7-15.1-35.5 (j)(5).

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

13. 2024-APP-016 | 5363 East 41st Street

Lawrence Township, Council District #9
PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for playground equipment, seating area, bike racks, performance stage, flex lawn sports field, barrier fencing, and walking paths. Existing improvements include a shelter and a grill area.

14. 2024-MOD-009 | 7710 Johnson Road

Lawrence Township, Council District #3
C-S

7710 Johnson, LLC, by Joseph D. Calderon

Modification of the Commitments, Development Statement and Site Plan related to petitions 99-Z-195, and, as amended with 2006-ZON-810, to provide for display of dumpsters for rent to consumers for home improvement projects.

15. 2024-CAP-831 | 8550 and 8556 Broad Street

Franklin Township, Council District #25
D-P

NVR, Inc., by Joseph D. Calderon

Modification of the Development Statement for 2021-ZON-013 to Modify the development standards for lots 54 and 55, specifically, to provide for a minimum lot width at the front setback line of 53.5 feet for Lot 54 (minimum lot width at the front setback line of 60 feet required), and to provide for a minimum 19.5-foot front yard setback for Lot 55 (minimum 20-foot front yard setback required).

16. 2024-REG-046 | 238 and 240 South Pennsylvania Street

Center Township, Council District #18
I-3 (FF) (TOD) (RC); CBD-2 (FF) (TOD) (RC) (Pending)
Boxcar Development, LLC, by Timothy E. Ochs

Regional Center Approval to provide for a three-story entertainment venue.

17. 2024-ZON-104 | 922 North College Avenue

Center Township, Council District #13
6310 Properties LLC, by Matthew Peyton

Rezoning of 0.26 acres from the C-1 (RC) district to the D-8 (RC) district to provide for residential uses.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

18. ORDINANCE AMENDMENT FOR INITIAL HEARING:

2024-AO-002 | Indianapolis-Marion County

A proposal for a General Ordinance to amend Chapter 744, pertaining to sign maintenance and outdoor advertising signs, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

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**OF****MARION COUNTY, INDIANA****RESOLUTION NO. 2024-R-025****CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA CONFIRMING A RESOLUTION RELATED TO THE CITY MARKET REDEVELOPMENT AREA DESIGNATING THE GOLD BUILDING ALLOCATION AREA**

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”); and

WHEREAS, the Commission has previously adopted and confirmed certain resolutions, as have been amended from time to time, establishing a redevelopment area known as the City Market Redevelopment Area (the “Redevelopment Area”), designating the City Market North Allocation Area as an allocation area (the “City Market North Allocation Area”) and the City Market East Allocation Area as an allocation area (the “City Market East Allocation Area”), and approving a redevelopment plan for the Redevelopment Area (the “Redevelopment Plan”) pursuant to the Act; and

WHEREAS, on September 9, 2024, the Commission adopted an amending Declaratory Resolution: (i) removing the properties generally known as 151 North Delaware Street (the “Gold Building”), 251 East Ohio (the “Brick Building”), and the adjacent parking structure, as described and depicted in the amending Declaratory Resolution, from the City Market North Allocation Area; (ii) designating the Gold Building, Brick Building, and adjacent parking structure parcels as the “Gold Building Allocation Area,” as described and depicted in the amending Declaratory Resolution, as a new allocation area under Section 26 of the Act; and (iii) amending the Redevelopment Plan, accordingly (collectively, the “Amendment”); and

WHEREAS, on September 9, 2024, the City-County Council of the City of Indianapolis and Marion County, Indiana (the “City-County Council”) adopted a resolution pursuant to Proposal 279, 2024 approving the Amendment; and

WHEREAS, the Commission published notice on or before October 4, 2024, of the adoption and substance of the amending Declaratory Resolution, in accordance with the Act and Indiana Code 5-3-1, and of a public hearing on October 23, 2024, regarding the Declaratory Resolution (the “Public Hearing”), at which Public Hearing the opportunity to have remonstrance and objections heard by the Commission was provided; and

WHEREAS, having held the Public Hearing and considered any and all public comment and remonstrance, the Commission desires to confirm the Amendment as set forth herein;

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. It will be of public utility and benefit to amend the Declaratory Resolution and the Redevelopment Plan in the manner provided for in the Amendment and to continue to develop the Redevelopment Area pursuant to the Act.
2. The Declaratory Resolution and the Redevelopment Plan, as amended by the Amendment, conform to the comprehensive plan of development for the City.
3. The Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution and Redevelopment Plan, as well as the purposes of the Act.
4. The findings and determinations set forth in the Declaratory Resolution are hereby reaffirmed.
5. The City Market North Allocation Area is hereby amended to permit the establishment of the Gold Building Allocation Area as set forth in Section 5 of this Confirmatory Resolution.

The parcel(s) of property legally described and depicted in Exhibit B to the amending Declaratory Resolution hereby are designated as the Gold Building Allocation Area pursuant to Section 26 of the Act for purposes of the allocation and distribution of property tax revenues for the purposes and in the manner provided in the Act. Any taxes imposed on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 26, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Section 26, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into the allocation fund created for the Gold Building Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 26(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 26(b)(4) of the Act. The base allocation date for the Gold Building Allocation Area shall be January 1, 2024.

The Amendment, including the amending Declaratory Resolution as approved by the Commission on July 17, 2024, copies of which are on file with the Secretary of the Commission and Clerk of the City, and are incorporated herein, is hereby confirmed as described herein pursuant to the Act.

6. This Resolution shall be in full force and effect immediately upon its passage and signing. The Secretary of the Commission is hereby directed to deliver a certified copy of this Resolution to the Controller of the City and the Marion County Auditor, and to record this Resolution with the Marion County Recorder in accordance with the Act.

7. The Mayor, the Controller and any other officer of the City and the Commission are hereby authorized and directed, in the name and on behalf of the City, acting for and on behalf of the District, to execute and deliver such further documents and to take such further actions as such person deems necessary, desirable or appropriate to effect the purposes of this Resolution, and any such documents heretofore executed and delivered and any such actions heretofore taken, be, and hereby are, ratified and approved.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 23rd day of October, 2024.

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

John J. Dillon III, President

Bruce Schumacher, Vice-Secretary

Approved for Legal Adequacy:

Office of Corporation Counsel

By: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ Cameron G. Starnes, Taft Stettinius & Hollister LLP.

This Resolution prepared by Cameron G. Starnes, Taft Stettinius & Hollister LLP, One Indiana Square, Suite 3500, Indianapolis, Indiana 46204.

METROPOLITAN DEVELOPMENT COMMISSION

OF

MARION COUNTY, INDIANA

RESOLUTION NO. 2024-R-026

**A RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA PLEDGING TAX INCREMENT REVENUES TO
ECONOMIC DEVELOPMENT REVENUE BONDS**

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”); and

WHEREAS, the Commission, on behalf of the District, has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which (i) declared and confirmed an area of the City of Indianapolis, Indiana (the “City”), known as the City Market Redevelopment Area (the “Redevelopment Area”), (ii) designated the City Market North Allocation Area (the “City Market North Allocation Area”) as an “allocation area” and the City Market East Allocation Area as an allocation area (the “City Market East Allocation Area), and approved a redevelopment plan for the Redevelopment Area (the “Redevelopment Plan”) pursuant to the Act; and

WHEREAS, Gershman Partners/Citimark and/or one or more subsidiaries, affiliates, designees and/or joint ventures thereof (collectively, the “Developer”), intends to, in multiple phases, redevelop the east and west wings of 222 East Market Street, 151 North Delaware Street, 251 East Ohio Street and an adjacent parking structure as more particularly described in the Special Ordinance No. 4, 2023, adopted by the City-County Council of the City of Indianapolis, Indiana on February 6, 2023, as subsequently amended (as amended, the “Bond Ordinance”), within the Allocation Area Bond Ordinance (collectively, the “Project”); and

WHEREAS, on September 9, 2024, the Commission adopted an amending Declaratory Resolution: (i) removing the properties generally known as 151 North Delaware Street (the “Gold Building”), 251 East Ohio (the “Brick Building”), and the adjacent parking structure, as described and depicted in the amending Declaratory Resolution, from the City Market North Allocation Area; (ii) designating the Gold Building, Brick Building, and adjacent parking structure parcels as the “Gold Building Allocation Area,” as described and depicted in the amending Declaratory Resolution, as a new allocation area under Section 26 of the Act; and (iii) amending the Redevelopment Plan, accordingly (collectively, the “Amendment”); and

WHEREAS, on March 15, 2023, the Commission adopted its Resolution No. 2023-E-012 (the “TIF Pledge Resolution”) pledging eighty percent (80%) of the City Market North TIF

Revenues (as defined in the TIF Pledge Resolution) to the payment of the Economic Development Tax Increment Revenue Bonds, Series 2023 (Federally Taxable - City Market Project Phase I) (the “Bonds”) (as defined in the TIF Pledge Resolution), such Bonds as authorized by the Bond Ordinance; and

WHEREAS, the Commission believes that the pledging of incremental property tax revenues captured in the Gold Building Allocation Area (the “Gold Building TIF Revenues”) to the payment of principal and interest on the Bonds will aid in accomplishing the Redevelopment Plan and will promote economic development in the City, and desires to hereby amend the TIF Pledge Resolution to pledge eighty percent (80%) of the Gold Building TIF Revenues to payment of the Bonds, including the repayment of any deficiencies in payments on the Bonds, payments under any minimum taxpayer agreement or redemption of the Bonds.

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 finds that the pledge of the Gold Building TIF Revenues to the payment of principal of and interest on the Bonds will aid in accomplishing the Redevelopment Plan for the Redevelopment Area and will promote economic development in the City.

2. In accordance with the Act, the Commission hereby amends the TIF Pledge Resolution to pledge eighty percent (80%) of the Gold Building TIF Revenues, along with any taxpayer direct payments made pursuant to a minimum taxpayer agreement, if any, to the payment of principal of and interest on the Bonds, including the repayment of any deficiencies in payments on the Bonds, payments under any minimum taxpayer agreement or redemption of the Bonds. There are no other prior liens, encumbrances, or other restrictions on the Commission’s ability to pledge the Gold Building TIF Revenues. Any surplus Gold Building TIF Revenues not used to pay principal of or interest on the Bonds, or repay any deficiencies in payments on the Bonds or payments under any minimum taxpayer agreement, shall be used by the Commission for any purpose permitted by law.

3. The Commission reserves the right to make additional pledges of the Gold Building TIF Revenues on a parity basis to the Bonds, with the prior written consent of the holders of the Bonds.

4. The Commission hereby authorizes any officer of the Commission or the Department of Metropolitan Development (“DMD”) to execute any such agreements or documents as may be necessary, desirable, or appropriate, with the advice of legal counsel, to effectuate the pledge of Gold Building TIF Revenues to the Bonds.

5. The Mayor, the Controller and any other officer of the City and the Commission are hereby authorized and directed, in the name and on behalf of the City, acting for and on behalf of the District, to execute and deliver such further documents and to take such further actions as such person deems necessary, desirable or appropriate to effect the purposes of this Resolution,

and any such documents heretofore executed and delivered and any such actions heretofore taken, be, and hereby are, ratified and approved.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 23rd day of October, 2024.

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

John J. Dillon III, President

Bruce Schumacher, Vice-Secretary

Approved for Legal Adequacy:

Office of Corporation Counsel

By: _____

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

RESOLUTION NO. 2024-R-027

**A RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION
APPROVING FUNDING AGREEMENT FOR CITY MARKET – GOLD BUILDING
PROJECT**

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, the Commission has previously adopted and confirmed resolutions (as amended from time to time) which declared an area of the City, known as the “Consolidated/Harding Street Redevelopment Area,” to be a redevelopment project area within the meaning of the Act, and designated a portion of the Consolidated Redevelopment Area, known as the “Consolidated Allocation Area,” as an allocation area for the purposes of Section 26 of the Act (the “Consolidated Allocation Area”), all in accordance with the Act;

WHEREAS, the Commission has broad authority to plan and undertake, alone or in cooperation with other agencies, projects to redevelop areas in need of redevelopment—including by funding improvements to, or the acquisition of, real property—pursuant to the Act, IC 36-7-15.1-7(a)(12) and (b)(1)-(2);

WHEREAS, Gershman Partners and Citimark (collectively, the “Developer”) have partnered to propose a redevelopment project encompassing the East Wing of the City Market, 151 North Delaware Street (the “Gold Building”), 251 East Ohio Street (the “Brick Building”), and an adjacent parking structure consisting of: (i) redevelopment of the Gold Building, including conversion from office to multi-family residential use; (ii) improvements to the Brick Building and the parking structure between the Gold Building and Brick Building; (iii) improvements to the public infrastructure adjacent to the Gold Building and Brick Building; and (iv) demolition of the East Wing of the City Market and redevelopment thereof to include multi-family, commercial/retail, and public use components (collectively, the “Project”) in at least two (2) phases of development;

WHEREAS, the Commission recognizes that the Project site, including the Gold Building, Brick Building, and City Market, are adjacent to the Consolidated Allocation Area;

WHEREAS, the Commission further recognizes that the Project as proposed will benefit the Consolidated Allocation Area through development of public infrastructure enhancements and/or improvements, the addition of new residential units and employment opportunities, and renovation of public spaces;

WHEREAS, the Commission is willing to loan an amount not to exceed \$13,000,000 (the “Loan”) from excess cash on hand in the Consolidated Allocation Area Fund and/or any other legally available source to reimburse Developer for actual costs incurred for public improvements in, serving, and/or benefitting the Consolidated Allocation Area in order to facilitate redevelopment of an area in need of redevelopment;

WHEREAS, the Loan may be forgiven and not subject to repayment upon completion of the Project and the satisfaction of certain related conditions as the Commission and Developer may agree;

WHEREAS, the Developer and Commission will enter into an agreement specifying the terms of the Loan, including the conditions of any forgiveness thereof as well as an agreement by Developer to grant the Commission a share of appreciation in the value of the Project proportionate to the Commission’s investment therein.

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. **Approval.** Pursuant to and in accordance with the Act, the Commission hereby: (a) approves the Loan in an amount not to exceed \$13,000,000 for reimbursement of actual costs incurred for public improvements in, serving, and/or benefitting the Consolidated Allocation Area; (b) approves utilization of excess cash on hand in the Consolidated Allocation Area to fund the Loan; and (c) approves the forgiveness of the Loan or any portion thereof pursuant to a funding agreement to be entered as between the Commission and Developer.
2. **Document Authorization.** The Commission authorizes the Department of Metropolitan Development, acting in consultation with legal counsel and on behalf of the Commission, to negotiate, finalize, and execute a funding agreement with the Developer concerning the Loan and the repayment and/or thereof by the Commission.
3. **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.
4. **No Conflict.** All ordinances, resolutions, and orders (or parts thereof) that conflict with the provisions of this Resolution hereby are repealed to the extent of such conflict.
5. **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.
6. **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 23rd day of October, 2024.

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

John J. Dillon III, President

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

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2023-A-032

REAL PROPERTY TAX ABATEMENT

George's Concrete Pumping Services, Inc.
1549 Churchman Ave.

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

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

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

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

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

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, October 23, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of six (6) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
 - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the two (2) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than six (6) years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the development of a building of up to approximately 32,000 square feet in total area.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday, November 6, 2024 in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period of five (5) years and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this day
of October 2024

Sheila Kinney 10/8/2024

Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: George's Concrete Pumping Services, Inc.

Subject Real Estate: 1549 Churchman Ave.

Center Township Parcel Numbers: 1101522

PROJECT DESCRIPTION

George's Concrete Pumping Services, Inc. has been a cornerstone of the Churchman Avenue community in Indianapolis Indiana. A family-owned business, that began with owners George Knapp and Renee Fogleman which was launched in 1994. The company provides services and specializes in commercial, industrial, and agricultural concrete pumping services. The company specializes in concrete pumping services, line dragons, concrete labor, line pumps, line systems, and boom pumps. Our services include concrete pumping, footings, slabs, bridges, and water towers for residential, commercial, and agricultural projects.

George's Concrete Pumping Services Inc. proposes to invest \$3,700,000.00 in real property to expand its current headquarters at 1541 Churchman Ave. The planned improvements include an additional 3,000 square feet of office space and a break room, a 3,000 square-foot parts station and storage area, eight new pump service bays, one dedicated wash bay, two 15-ton bridge cranes, an OSHA-approved concrete pit, a dedicated fluids station, and a recessed unloading dock. These enhancements will significantly increase operational capacity and efficiency. This project will create 49 new jobs with an average salary of \$38.00/hr. while retaining 48 jobs with an average salary of \$38.00. The company will donate 5% of its tax savings towards training which may include an Indy Achieves Completion Grant or Youth Apprenticeship program.

FACTUAL ASSERTIONS

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

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

PROPOSED ABATEMENT SCHEDULE
Georges Concrete Pumping Services, Inc.
REAL PROPERTY TAX ABATEMENT

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

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in Center Township just East of Churchman, North of Bethel Ave. and West of Keystone.

Current Zoning:..... C-3

New Jobs Created: 49

Jobs Retained: 48

Estimated Cost of proposed project: \$3,700,000.00

STAFF ANALYSIS

George's Concrete a family-owned business, that began with owners George Knapp and Renee Fogleman has been a cornerstone of the Churchman Avenue community in Indianapolis Indiana and was started in 1994. Over the next few years, they expanded their fleet from two pumps to seven, allowing the company to take on more complex projects, such as highways, bridges, and large residential developments. Services currently include concrete pumping, footings, slabs, bridges, and water towers for residential, commercial, and agricultural projects.

In 2000, George's Concrete built its current company headquarters, featuring a modern office and a shop large enough to house half of its fleet. This facility enabled the company to service its pumps indoors, protecting them from weather damage and ensuring better operational efficiency. In 2013, the business took a significant step by partnering with Custom Concrete, a move that strengthened its financial standing and reinforced its position in the industry.

George's Concrete proposes to invest \$3,700,000.00 in real property to expand its current headquarters at 1541 Churchman Ave. The planned improvements include an additional 3,000 square feet of office space and a break room, a 3,000 square-foot parts station and storage area, eight new pump service bays, one dedicated wash bay, two 15-ton bridge cranes, an OSHA-approved concrete pit, a dedicated fluids station, and a recessed unloading dock. These enhancements will significantly increase operational capacity and efficiency. This project will create 49 new jobs with an average salary of \$38.00/hr. while retaining 48 jobs with an average salary of \$38.00. The company will donate 5% of its tax savings towards training which may include an Indy Achieves Completion Grant or Youth Apprenticeship program.

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

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

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

TOTALITY OF BENEFITS

PETITIONER: George's Concrete Pumping Services, Inc.

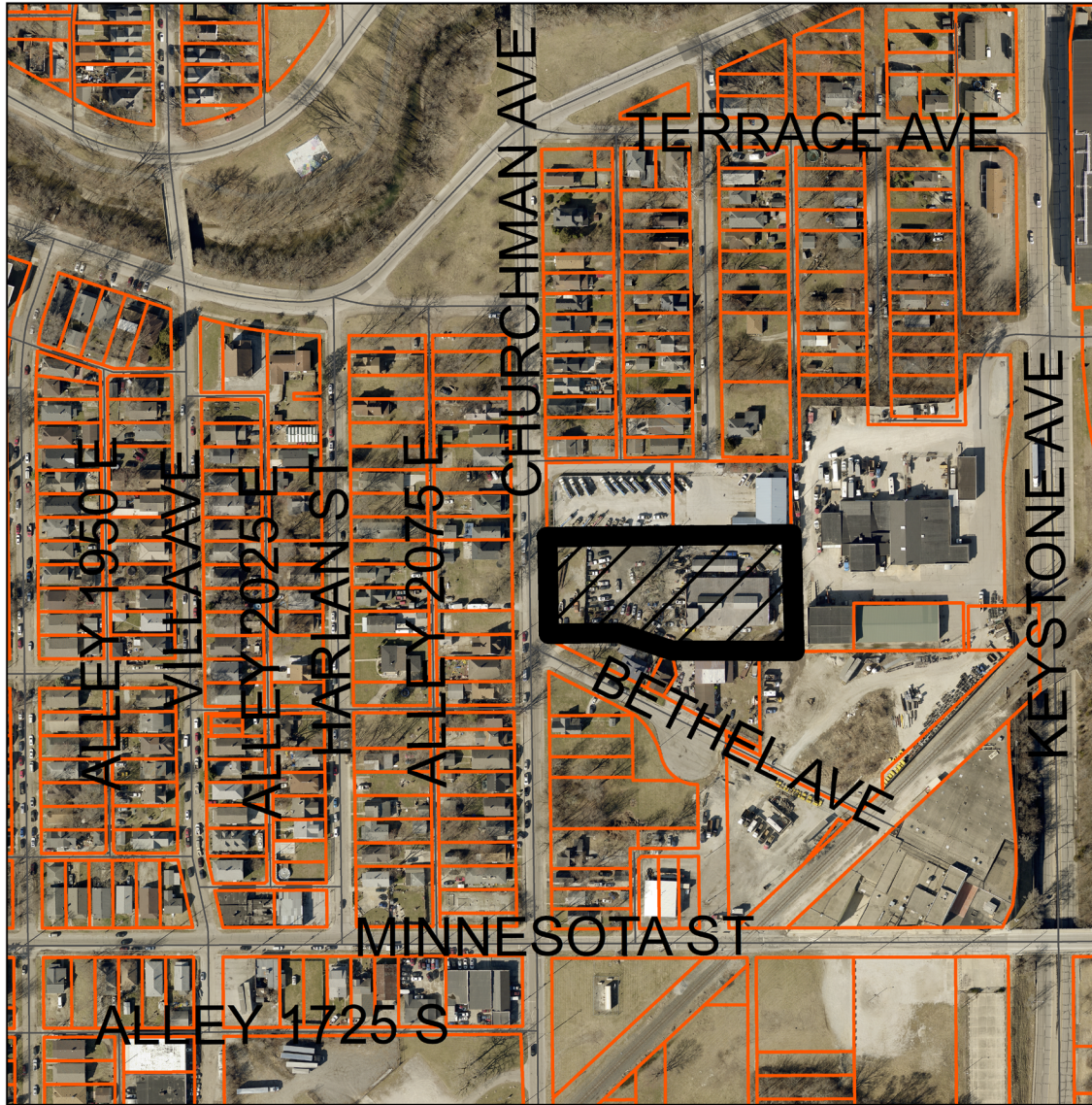
INVESTMENT: Staff estimates that the proposed investment of \$3,700,000.00 should result in an increase to the tax base of approximately \$2,775,000.00 of assessed value. Staff estimates that over the initial six (6) year real property tax abatement period the petitioner will realize savings of approximately \$270,944.78 (a 56.9% savings). During the abatement period, the petitioner is expected to pay an estimated \$79,369.51 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the undeveloped property in the approximate amount of \$18,956.09 annually (2023 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$2,396.56 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will retain forty-eight (48) jobs at an average wage of \$38.00/hr. and create a minimum of forty-nine (49) new positions at an average wage of not less than \$38.00/hr. Staff finds these figures to be reasonable for a project of this nature.

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

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

George's Concrete Pumping Services, Inc.
1549 Churchman Avenue



Legend

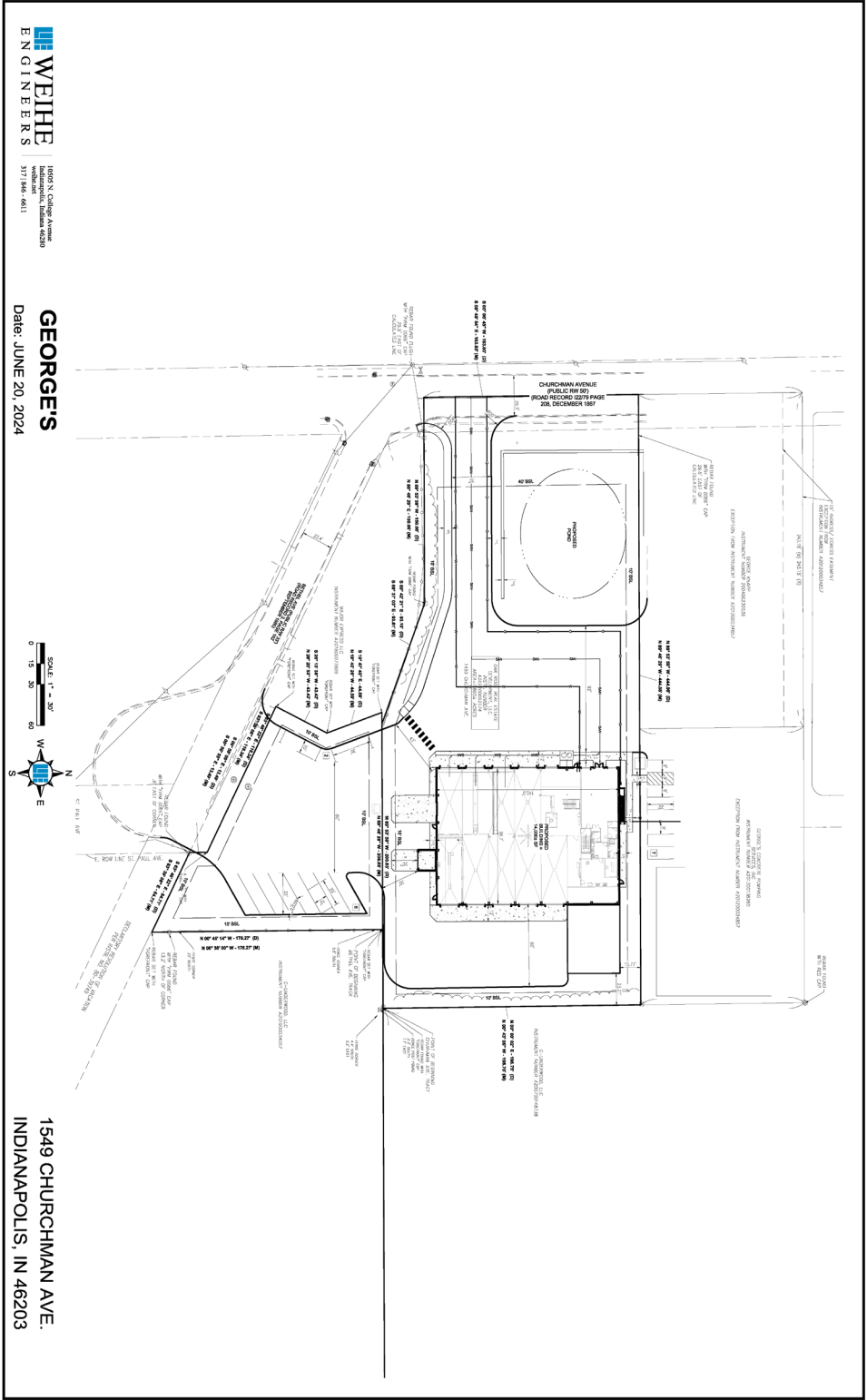
-  Parcels
-  Project Site



0 150 300 600 Feet

Produced by: DMD - BATTLE 10/8/2024

Site Plan



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

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2024-A-033

PERSONAL PROPERTY TAX ABATEMENT

Rocky Mountain Energy Holdings, LLC and Peregrine Energy Solutions, LLC
4025 West 86th Street

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

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

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

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

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

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

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, October 23, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of five (5) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2028. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period from December 4, 2024, to December 31, 2028.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than five (5) years. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than \$144,00,000.00.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday, December 4, 2024, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at five (5) years.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this day
of October 2024

Sheila Kinney 10/8/2024

Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO
METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION
PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Peregrine Energy Solutions, LLC
Subject Real Estate: 4025 West 86th Street
Pike Township Parcel Number: 6031115 formally a part of 6007562

PROJECT DESCRIPTION

Peregrine Energy Solutions, LLC, headquartered in Boulder, Colorado, a single purpose entity of Rocky Mountain Energy Holdings, LLC is a leading clean energy developer, with expertise in battery energy storage systems (BESS). The company focuses on developing, executing, and operating a diverse portfolio of utility-scale renewable energy storage solutions. These projects capture energy and discharge it back into the grid as needed, supporting the ability to meet energy demand, manage loads, provide backup electricity, and reduce energy volatility for ratepayers.

Peregrine plans to invest \$144 million in personal property for the development of a battery storage facility located on the northwest side of Indianapolis, at 86th Street and West Michigan Road. The facility will be monitored remotely and contribute to local workforce development by working with EmployIndy to create training and apprenticeship programs, educating youth about career opportunities in the energy technology field. Additionally, Peregrine will donate 5% of the project's tax savings toward this effort.

FACTUAL ASSERTIONS

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

4. The facility meets the appropriate requirements:

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

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

B. of a new facility;

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

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

6. The subject real estate on which the facility is, or will be located:

A. Is outside an Allocation Area as defined in I.C. 36-7-15.1-26, or

B. inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	51%
2 nd	51%
3 rd	51%
4 th	51%
5 th	51%

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:.....4025 West 86th Street

New Jobs Created:..... None

Jobs Retained:..... None

Estimated Cost of Equipment: \$144,000,000.00

STAFF ANALYSIS

Rocky Mountain Energy Holdings, LLC, along with its single purpose entity, Peregrine Energy Solutions, LLC, headquartered in Boulder, Colorado, is an innovative clean energy platform specializing in multi-technology solutions with a primary focus on utility-scale energy storage. The company’s core team has successfully built several hundred megawatts of standalone storage projects.

Peregrine Energy Solutions is a leading clean energy developer, with expertise in battery energy storage systems (BESS). The company focuses on developing, executing, and operating a diverse portfolio of utility-scale renewable energy storage solutions. These projects capture energy and discharge it back into the grid as needed, supporting the ability to meet energy demand, manage loads, provide backup electricity, and reduce energy volatility for ratepayers.

Peregrine plans to invest \$144 million in personal property for the development of a battery storage facility located on the northwest side of Indianapolis, at 86th Street and West Michigan Road. The facility will be monitored remotely and contribute to local workforce development by working with EmployIndy to create training and apprenticeship programs, educating youth about career opportunities in the energy technology field. Peregrine will donate 5% of the project’s tax savings toward this effort.

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:** Peregrine Energy Solutions, Inc.
- INVESTMENT:** Staff estimates that the proposed investment of \$144,000,000.00.00 should result in an increase to the tax base of approximately \$93,600,000.00 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 \$3,597,583.25 (a 51% savings). During the abatement period, the petitioner is expected to pay an estimated \$3,456,501.55 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$2,015,452.80 in personal property taxes annually related to the new equipment.
- EMPLOYMENT:** The petitioner's project will not create immediate jobs for the community, but Peregrine has committed to spending a minimum of \$179,879.16 towards an apprenticeship program to promote, educate, and train youth in the energy technology field in partnership with Employ Indy.
- 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.

Union Station
Contract- Engineering Services
Butler, Fairman & Seufert

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2024-E-031**

WHEREAS, the Department of Metropolitan Development (“DMD”), by authority of and pursuant to I.C. 36-7-15.1, engages in redevelopment activities within the Marion County Redevelopment District Area, Marion County, Indiana, specifically the Union Station Bridge Rehabilitation (“Project”); and

WHEREAS, Pursuant to I.C. 36-7-15.1, the Metropolitan Development Commission (“MDC”) acts as the redevelopment commission of the Consolidated City of Indianapolis (“City”); and, consistent with the policy and purpose of I.C. 36-7-15.1, has a duty to promote the use of land in the manner that best serves the interests of the City and its inhabitants, including authority to repair and maintain structures for redevelopment purposes; and

WHEREAS, in order to carry out the duties described in I.C. 36-7-15.1, DMD requires timely access to a broad array of services, including professional design engineering services; and

WHEREAS, DMD has contract #19173 in place with Butler, Fairman & Seufert (BF&S) for such professional design engineering services as part of the project (“Services;”) and

WHEREAS, DMD seeks authorization to **add \$683,201.23** to its contract with BF&S to cover supplemental Services related to the project. The new not-to-exceed amount for the contract will be **\$5,075,969.23**.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The DMD is hereby authorized by the Commission to add **\$683,201.23** to the Butler, Fairman & Seufert contract for supplemental fees related to the Services described above.
2. The Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof and hereby ratified, confirmed, and approved.

Approved as to Adequacy & Legal Form
Sheila Kinney

Sheila Kinney, Asst. Corp Counsel
Date: 10/8/2024

Metropolitan Development Commission

John J. Dillon III, President
Date: _____

APPROVED AS TO AVAILABILITY OF FUNDING:
By: _____
Sarah Riordan, Controller

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-E-032**

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

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

WHEREAS, Section 7 of the Redevelopment Act provides that the Commission may accept grants of funds to assist in the exercise of its powers and duties; and

WHEREAS, in March of 2024, the Lilly Foundation, Inc provided the Department of Public Works (the "DPW") with a grant award of \$15,000,000 (the "Grant Funds") to support additional enhancements on the planned Henry Street Bridge (the "Project"); and

WHEREAS, the Commission further wishes to accept the Grant Funds and permits the DPW to utilize the Grant Funds for all applicable and appropriate uses in furtherance of the Project;

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

1. The Commission authorizes the use of Grant Funds to be provided to the DPW, as outlined by the grant award, in pursuit of the Project.
2. The Director of the Department of Metropolitan Development and the Director of the DPW are hereby authorized to execute any documents necessary to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall become effective immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 23, 2024, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

Approved as to legal form and adequacy:
By: Sheila Kinney
Sheila Kinney, Asst. Corp. Counsel
Date: October 9, 2024

Metropolitan Development Commission:
By: _____
John J. Dillon III, President
Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-E-033**

**RESOLUTION APPROPRIATING EXPENDITURE
OF FLOOD CONTROL IMPROVEMENT DISTRICT REVENUE FUNDS**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the “Commission”) serves as the Redevelopment Commission of the Consolidated City of Indianapolis, Indiana (the “City”) under IC 36-7-15.1 (the “Redevelopment Act”) and IC 36-7-15.6 (the “FCID Act”); and

WHEREAS, the FCID Act authorizes the Commission to establish flood control improvement districts in the City to serve as allocation areas for purposes of capturing incremental property tax revenue within the district (“FCID Revenues”) to be used for the planning, design, construction, operations and maintenance of local flood control works and activities that specifically benefit flood hazard properties in the district (“FCID Activities”); and

WHEREAS, the Commission serves as the administrator of the fund into which FCID Revenues are deposited for each flood control improvement district established; and

WHEREAS, the Department of Public Works (the “DPW”) is responsible for drainage and flood control in the City and has the requisite authority to carry out, manage and contract for FCID Activities; and

WHEREAS, on November 21, 2018, the Commission adopted Resolution No. 2018-R-079 establishing the White River -- Indianapolis North Flood Control Improvement District (the “WR-North FCID”) pursuant to the FCID Act to support the DPW, in conjunction with the U.S. Army Corps of Engineers, in the planning, design, construction, operations and maintenance of flood control works known as the White River – Indianapolis North Flood Damage Reduction Project (the “WR-North Flood Control Works”) in the WR-North FCID; and

WHEREAS, as the City’s fiscal officer, the City Controller established the “WR-North FCID Fund” to hold FCID Revenues allocated from the WR-North FCID, as required by the FCID Act; and

WHEREAS, the DPW has requested an allocation of FCID Revenues from the WR-North FCID Fund to assist with carrying out FCID Activities in relation to the WR-North Flood Control Works in 2024; and

WHEREAS, the Commission is authorized by the FCID Act to transfer or expend FCID Revenues in the WR-North FCID Fund for FCID Activities in relation to the WR-North Flood Control Work.

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

1. That pursuant to IC 36-7-15.6-16, the Director of the DPW is hereby authorized to utilize FCID Revenues from the WR-North FCID Fund in an amount not to exceed eight hundred thousand dollars (\$800,000.00) in 2024 to carry out FCID Activities in relation to the WR-North Flood Control Works within the WR-North FCID.

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-E-034**

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, DMD desires 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, on May 1, 2024, by RES 2024-E-019, MDC previously approved \$40,000 in funds for such Services by FBT, and now desires to approve an additional \$260,000 for a contract through 12/31/2025, with an overall budget of \$300,000 and 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 by the Metropolitan Development Commission of Marion County as follows:

1. The MDC hereby authorizes DMD to enter into an agreement for legal services with Frost Brown Todd, LLP for a term through December 31, 2025, in an amount not to exceed \$300,000.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as deemed necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Adequacy & Legal Form

Metropolitan Development Commission

Sheila Kinney, Asst. Corp Counsel

John J. Dillon III, President

Date: _____

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-E-035**

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, DMD desires 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, on May 1, 2024, by RES 2024-E-020, MDC previously approved certain \$55,000 in funds for such Services by Taft, and now desires to approve an additional \$245,000 for a contract through 12/31/2025, with an overall budget of \$300,000 and 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 by the Metropolitan Development Commission of Marion County as follows:

1. The MDC hereby authorizes DMD to enter into an agreement for legal services with Taft Stettinius & Hollister, LLP for a term through December 31, 2025, in an amount not to exceed \$300,000.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as deemed necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Adequacy & Legal Form

Metropolitan Development Commission

Sheila Kinney, Asst. Corp Counsel

John J. Dillon III, President

Date: _____

Date: _____

Community Investments
Housing Trust Fund
Construction/Housing Services

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2024-C-004

WHEREAS, I.C. 36-7-15.1-35.5 authorizes the Metropolitan Development Commission (“MDC”), acting as the redevelopment commission for the Consolidated City of Indianapolis, to establish a supplemental housing program and a housing trust fund; and

WHEREAS, MDC resolution 02-B-002 establishes the Supplemental Housing Program and the Indianapolis Low Income Housing Trust Fund (“Trust Fund”); and

WHEREAS, I.C. 36-7-15.1-35.5(j) establishes the housing trust fund advisory committee (“Committee”); and

WHEREAS, the MDC is granted, pursuant to I.C. § 36-7-15.1-35.5 (j)(5), three appointments to the Housing Trust Fund Advisory Committee; and

WHEREAS, one of the three MDC appointments are vacant, and this appointment shall serve for a four-year term and shall represent the community at large from nominations submitted to the DMD from community-based organizations and other social service agencies; and

WHEREAS, the DMD requests the MDC appoint Robert Hawthorne (collectively hereinafter “Nominee”) to the Housing Trust Fund Advisory Committee with a term that will expire October 16, 2028 as a representative of the community at large, in accordance with I.C. § 36-7-15.1-35.5 (j)(5); and

NOW, THEREFORE, BE IT RESOLVED:

1. Pursuant to LC. § 36-7-15.1-35.5 (j)(5), the Metropolitan Development Commission, acting as the redevelopment commission for the Consolidated City of Indianapolis, hereby appoints Robert Hawthorne, representing the community at large to the Housing Trust Fund Advisory Committee through October 16, 2028.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents in accordance with this Resolution.

THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY

Resolution No. 2024-C-004

Approved as to legal form and adequacy:

Metropolitan Development Commission:

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

By: _____
John J. Dillon III, President

Date: 10/7/2024

Date: _____

ROBERT W HAWTHORNE

PROFILE Self-driven visionary community development practitioner with 30 years of management experience. An experienced project manager with a superior ability to assess the business environment to create and implement strategies to drive business objectives. Committed to creating an environment that supports personal and professional development while collaborating with staff, board, and community to ensure alignment with strategic objectives.

EXPERTISE SKILLS & ABILITIES	Project Management	Change Management
	Financial Management	Strategic Planning Collaboration
	Real Estate and Finance Development	Computer Usage and Data management

EXPERIENCE

- | | |
|---------------------|--|
| 2021–Present | <p>President. Oasis of Hope Christian Community Development, Inc. Indianapolis. IN</p> <ul style="list-style-type: none"> Responsible for organizational management and oversight Owner Representative for OCCDC-sponsored Hopeside Senior Apartments (RHTC) Responsible for new project development |
| 2018–2021 | <p>Executive Director. Westside Community Development Corp. Indianapolis. IN</p> <ul style="list-style-type: none"> Managed operations, fund development, and construction development Developed LIHTC project to rehab 52 single-family units and five new construction units Reduced debt by \$600,000 as part of a business stabilization plan |
| 2017-2018 | <p>Director of Facilities and Maintenance. John Boner Neighborhood Centers</p> <ul style="list-style-type: none"> Responsible for all aspects of facility management, staff leadership, System restoration and preventive maintenance, on-call response for resident Ensured compliance with federal and state policies, including REAC Manage and approve Contracts and payments with approved guidelines |
| 2007-2017 | <p>Chief Operating Officer. Oasis of Hope Baptist Church</p> <ul style="list-style-type: none"> Responsible for all aspects of financial management, staff leadership, membership services, facility maintenance, community outreach, and communications Developed 64 units of low-income Senior Housing |
| 2000-2007 | <p>Consultant. MBACE Development Corp., Indianapolis, IN</p> <ul style="list-style-type: none"> Designed and implemented community economic development projects for non-profits. Clients include: United North West Area Community Development Corporation, the City of Indianapolis FOCUS, Development of the Martin Luther King Jr. Street Commercial Corridor Plan, and others |
| 1992-2000 | <p>Executive Director. Martindale-Brightwood Community Development Corp., Indianapolis. IN</p> <ul style="list-style-type: none"> Managed operations (fund development, project development, financial management, including federal grants Developed corporation from 501(c) 3 application through completion of initial objectives Projects include: 39-unit single housing project PUD; a \$3 million multi-use commercial facility for family and health services, completed over 250 new homes and rehabilitation |

ROBERT W HAWTHORNE

1990-1991

Project Coordinator. BLM Systems, Inc., Indianapolis, IN

- Generated bid packages and coordinated on-site product installation for communication and security access systems
- Managed vendor and customer invoicing
- Contracted with the U.S. Dept. of Energy Weatherization Program to audit state agency's procedures and projects
- Implemented accounting/office management systems to track project billing and account payables.

1987-1989

Engineering Tech. AT & T Network Systems, Atlanta, GA

- Designed/planned facilities for installation of central office equipment.
- Researched, developed, and supervised equipment installation in non-standard structures.
- Developed standards for installation of equipment under non-standard superstructures.
- Developed installation techniques that were adapted for all southeast installations.

EDUCATION

Housing Credit Certified Professional (HCCP)
 Bank of America Leadership Academy 1998
 Development Training Institute 1993
 Industrial and Systems Engineering, Georgia Institute of Technology, Atlanta, GA 1982-85
 Bachelor of Science Degree, Mathematics. Livingstone College, Salisbury, NC, 1982

LEADERSHIP

Board of Director, American Baptist Churches Greater Indianapolis
 Policy Committee Member, CHIP (Coalition for Homelessness Intervention & Prevention)
 Board of Directors, Treasurer, Oasis of Hope Dollars for Scholars
 Personal Finance Coach, Oasis of Hope Baptist Church
 Head Wrestling Coach, Crispus Attucks High School, 2007 - 2015
 Board of Directors, Past President, Indianapolis Neighborhood Resource Center
 Board of Directors, Past President, Rehab Resource, Inc.
 Board of Directors, Past President, Indianapolis Coalition of Neighborhood Developers

Community Investments
Housing Trust Fund
Construction/Housing Services

METROPOLITAN DEVELOPMENT COMMISSION

OF

MARION COUNTY, INDIANA

Resolution No. 2024-C-005

WHEREAS, I.C. 36-7-15.1-35.5 authorizes the Metropolitan Development Commission (“MDC”), acting as the redevelopment commission for the Consolidated City of Indianapolis, to establish a supplemental housing program and a housing trust fund; and

WHEREAS, MDC resolution 02-B-002 establishes the Supplemental Housing Program and the Indianapolis Low Income Housing Trust Fund (“Trust Fund”); and

WHEREAS, I.C. 36-7-15.1-35.5(j) establishes the housing trust fund advisory committee (“Committee”); and

WHEREAS, the MDC is granted, pursuant to I.C. § 36-7-15.1-35.5 (j)(5), three appointments to the Housing Trust Fund Advisory Committee; and

WHEREAS, one of the three MDC appointments are vacant, and this appointment shall serve for a four-year term and shall represent the community at large from nominations submitted to the DMD from community-based organizations and other social service agencies; and

WHEREAS, the DMD requests the MDC appoint Lydia Watson (collectively hereinafter "Nominee") to the Housing Trust Fund Advisory Committee with a term that will expire October 16, 2028 as a representative of the community at large, in accordance with I.C. § 36-7-15.1-35.5 (j)(5); and

NOW, THEREFORE, BE IT RESOLVED:

1. Pursuant to LC. § 36-7-15.1-35.5 (j)(5), the Metropolitan Development Commission, acting as the redevelopment commission for the Consolidated City of Indianapolis, hereby appoints Lydia Watson, representing the community at large to the Housing Trust Fund Advisory Committee through October 16, 2028.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents in accordance with this Resolution.

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Resolution No. 2024-C-005

Approved as to legal form and adequacy:

Metropolitan Development Commission:

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

By: _____
John J. Dillon III, President

Date: 10/7/2024

Date: _____

LYDIA CB WATSON


Item 12.

Impact Leader | Data Decision Maker | Strategy Director

 317.702.6367

 lcbwatson@gmail.com

 [LinkedIn.com](#)

 Camby, Indiana

SUMMARY- I am a passionate and dedicated director with 12 years of experience in community development. Throughout my career, I have honed a skill set that aligns value creation with departmental objectives, mission, and practices. My philanthropic endeavors and volunteer work provide me with a diverse perspective, enabling me to build strategic relationships and effective work plans. I am motivated by a strong desire to address local and community issues. I take pride in my ability to influence and implement a sustainable vision while ensuring economic benefits.

EDUCATION

Ph. D Organizational Leadership,
Indiana Wesleyan University, In Progress

Master of Business Administration
Western Governors University | Salt Lake City, UT| March 2024

Bachelor of Science- School of Public & Environmental Affairs
Indiana University | Bloomington, IN| December 2013

EXPERIENCE

Director of Safe & Affordable Housing, [United Way of Central Indiana](#)

- Leads a portfolio of work related to the development, implementation and sustainability of safe and affordable housing initiatives and investments supporting individuals and households throughout Central Indiana.
- Manage engagement and collaboration with housing-based stakeholders including community-based organizations, government partners, intermediaries, and funders.
- Recently reconciled a \$1.5 million grant project, evaluated, and created organization's first housing focus strategy.

Community Impact Manager, [United Way of Central Indiana](#)

- Enthusiastically performed responsibilities managing and strategizing the Winter Assistance Fund (\$300,000)
- administration of the federal Emergency Food & Shelter Program in 5 counties, which awarded over
- 4.5 million dollars; led a workgroup for the Taft Microgrant (\$50,000), Facilitated the Mental Health Cohort Launch (\$15,000); Conducted grantmaking and strategy that incorporated performing report synthesis, budgeting, fundraising, planning and program management in areas such as the Social Innovation and Basic Needs programs.

Grant Coordinator • [HOME Grant- Community Investments](#), 14 months-1.2017

- Department of Metropolitan Development- Contract Negotiation, Trainer/Speaker, Compliance, Administration

Legal Case Assistant/ Coordinator Supervisor • Unsafe Building & Nuisance Abatement • [Neighborhood & Business Services](#), 22 months, 03/2015

- Services (Formally DCE), City of Indianapolis- Team Lead, Administrative Court Administrator

Business License Analyst • Special Event Assistant • [Department of Code Enforcement](#), City of Indianapolis, 24 months- 02/2013- Activities in Licensing and Compliance, Ordinance Expertise

STRENGTHS



Strategic Planning

Developed a tactical map for an underperforming program execute goals increase effectiveness.



Team Building & Leadership

Successfully lead multiple work groups and team to foster a culture of learning and innovation.



Change Management

Contributed to organization's implementation of new processes and structure and orientation.

SKILLS

[Strategy Planning](#) [Grant Administration](#)

[Relationship Management](#) [Training](#)

[Data Decision Making](#) [Research Evaluation](#)

[Financial Management](#) [Team Leadership](#)

PASSIONS



Conscious Capitalism-

Passionate about exploring organization goals and outcomes that are both socially responsible and economical advantageous.



Impact Investing-

Deeply interested in creating models of investment that leverages community assets collaborative with philanthropy and for-profit partnerships.



Servant Leadership-

Focused on intentionally developing team members for organizational growth and success.



METROPOLITAN DEVELOPMENT COMMISSION **October 23, 2024**

Case Number: 2024-AO-002

Location: Indianapolis-Marion County, Indiana

Petitioner: Department of Metropolitan Development

Request: Amends Indy Rezone, G.O. 24, 2015.
Amends portions of the “Revised Code of the Consolidated City and County” including Chapter 744, pertaining to outdoor advertising signs and sign maintenance, by adding language and making technical corrections to the language, correcting typographical errors and omissions, and correcting internal references, to take effect immediately.

Staff Recommendations: Staff recommends **Approval**

Staff Reviewer: Shannon Norman, Principal Planner - Ordinances

STAFF RECOMMENDATION

Staff recommends Approval.

ORDINANCE AMENDMENT OVERVIEW

Please see below, the proposed revisions by Chapter and Section:

744-904(A)(B): Maintenance	<ul style="list-style-type: none"> • Clarification: Examples of activities that do not alter the design or structure of the sign, determined by BNS. Activities not included in ‘maintenance’. • Typographical: Renumbering
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744-911(A): General Regulations	<ul style="list-style-type: none"> • Clarification: Improvement Location Permit (ILP) requirement for new, relocated and non-exempt alterations. • Addition: Relocation on the same property; required compliance with setbacks, height, separation etc. ILP required. • Addition: Increases in allowable billboard extensions; deletion of existing chart. Updated Diagram 35. • Addition: Billboard orientation can be side by side or stacked within the existing size parameters. • Typographical: corrected allowable billboard dimensions. • Addition: Increase in allowable height of billboards (40ft. to 60ft.). • Typographical: Renumbering
744-911(B)(2)(d)(2): Signs on freeways and expressways	<ul style="list-style-type: none"> • Addition: Digital displays for pricing (“price packs”) are allowed on freeways and expressways only; may change 3 times per day and limited to 10% of one billboard face per sign.
744-911(B)(3)(b)(2): Regulations for off-premises (advertising) signs	<ul style="list-style-type: none"> • Addition: Decrease in sign spacing requirement from 1,500ft to 1,000ft (same side of roadway) on freeways and expressways only. Must still comply with radial spacing as well (1,000ft). Updated Diagram 26. • Addition: Decrease in the required setback on freeways or expressways (60ft. to 50ft.).