



## Metropolitan Development Commission: Hearing Notice

### Meeting Details:

Notice is hereby given of a public hearing to be held in person, on Wednesday, April 20, 2022 at 1:00 p.m. in the Beurt SerVaas Public Assembly Room on the Second Floor of the City-County Building, 200 East Washington Street, Indianapolis, Indiana.

**Date:** April 20, 2022

**Time:** 1:00 P.M.

### Business and Policy Resolutions:

**Adoption of Meeting Minutes:** April 6, 2022

**Bid Openings:**

Central State RFP - 3000 W Washington Street, Indianapolis, IN 46222 and 50 N Tibbs Avenue, Indianapolis, IN 46222

### REAL ESTATE:

**RESOLUTION NO. 2022-R-019** Authorizes DMD to convey title or an option to purchase eleven (11) properties to Renew Indianapolis, Inc. for the sale prices listed on Exhibit A of the resolution in consideration of certain commitments to be made by Renew for the purpose of providing neighborhood redevelopment.

### ECONOMIC DEVELOPMENT/INCENTIVES:

**RESOLUTION NO. 2022-A-014** Authorizes a preliminary economic revitalization area for Arrow Container, LLC, located at 6550 East 30<sup>th</sup> Street, Council District #13, Warren Township. (Recommends approval of seven (7) years personal property tax abatement.)

**RESOLUTION NO. 2022-A-015 (For Public Hearing)** Approves a final economic revitalization area for AOZI – Brookville Building I, LLC, located at 5505 and 5705 Brookville Rd., Council District #12, Warren Township. (Recommends approval of up to seven (7) years real property tax abatement.)

### Zoning Petitions:

See *Staff Report* posted [here](#) on our website.

**METROPOLITAN DEVELOPMENT COMMISSION  
OF  
MARION COUNTY, INDIANA  
Resolution No. 2022-R-019**

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 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 of Indianapolis ("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 of this Resolution, all generally located in the Redevelopment District (collectively, the "Properties"); and

WHEREAS, in accordance with IC 36-7-15.1-15.1, the MDC may sell or grant at no cost title to real property to a qualifying corporation for the purpose of providing development that will benefit or serve low or moderate income families if such a corporation agrees to the requirements of IC 36-7-15.1-15.1(b), which include that development be completed within a specified period and meet certain additional criteria set forth therein; and

WHEREAS, Renew Indianapolis, Inc. ("Renew") is a qualifying corporation as defined in IC 36-7-15.1-15.1; and

WHEREAS, DMD desires to convey title or an option to purchase title of the **Eleven (11)** Properties to Renew as a qualifying corporation and for the respective sales and option/maintenance prices listed on Exhibit A of this Resolution in consideration of certain commitments to be made by Renew for the purpose of providing development that will benefit or serve low or moderate income families;

**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 **Eleven (11)** Properties to Renew as described and for the sales and option/maintenance prices listed on Exhibit A in consideration of certain commitments to be made by Renew for the purpose of providing timely development that will benefit or serve low or moderate income families.

**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 Renew Indianapolis, Inc., consistent with Indiana Code 36-7-15.1-15.1, 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 Properties in accordance with this Resolution.

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: April 13, 2022

Metropolitan Development Commission

John J. Dillon III, President

Date: \_\_\_\_\_

## Exhibit A Property Information

Parcel	Street Address	Zip Code	Application Type	Property Type	City's Sale Price	Renew's Sale Price	Total	Buyer Name
*1094592	105 E MORRIS ST	46225	Standard: 12-month Purchase Option	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Kelli Mirgeaux, Southeast Neighborhood Development, Inc
*1007173	107 E MORRIS ST	46225	Standard: 12- Month Purchase Option	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Kelli Mirgeaux, Southeast Neighborhood Development, Inc
1032109	1129 ST PETER ST	46203	Standard: Affordable Housing Dev.	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Howe, Indianapolis Neighborhood Partnership
1047755	1178 W 29TH ST	46208	Standard	Vacant Lot	\$1,925.00	\$1,575.00	\$3,500.00	David Mann, Circle City AH LLC
1057907	1258 W 23RD ST	46208	Standard	Vacant Lot	\$3,850.00	\$3,150.00	\$7,000.00	Randy Wasmuth
1039056	1316 PRUITT ST	46208	Standard	Vacant Lot	\$1,925.00	\$1,575.00	\$3,500.00	Randy Wasmuth
1084242	2131 N LINWOOD AVE	46218	Standard: Affordable Housing Dev.	Detached Garage/ Boat House	\$825.00	\$675.00	\$1,500.00	Jennifer Brammer, Habitat for Humanity of Greater Indianapolis
1060045	2166 WALLACE AVE	46218	Standard: Affordable Housing Dev.	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jennifer Brammer, Habitat for Humanity of Greater Indianapolis

Parcel	Street Address	Zip Code	Application Type	Property Type	City's Sale Price	Renew's Sale Price	Total	Buyer Name
1082216	3517 KINNEAR AVE	46218	Standard	Residential Dwelling	\$7,700.00	\$6,300.00	\$14,000.00	Arelis Nieves Medina
9019362	464 KETCHAM ST	46222	Standard: Affordable Housing Dev.	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Gary Ogle, The Fuller Center for Housing
1006411	962 W 27TH ST	46208	Standard	Residential Dwelling	\$14,575.00	\$11,925.00	\$26,500.00	Kapaya Goodson

**NOTE:**

Homestead - Applicants will use this property as their primary residence.

Standard - Applicants intend to rent or sell the property after completing the proposed project (rehab or new construction).

Future Development Lot (FDL) - Vacant Properties in city inventory; no requirement to build.

Affordable Housing Price - Applicant is using public or grant funds to provide housing for 80% AMI or below. Property price is reduced.

†This denotes a back-up offer, should the primary applicant fail to close

**\*This denotes a 12-month option, allowing the prospective buyer up to 12 months to solidify a project proposal and/or funding. The applicant would pay a per-parcel fee to the DMD for the option.**

**METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY, INDIANA  
PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION  
Resolution No. 2022-A-014  
PERSONAL PROPERTY TAX ABATEMENT**

**Arrow Container, LLC**  
6550 East 30<sup>th</sup> 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 and determine the length of the abatement period and annual abatement schedule during the term of the abatement, and determine a deduction limit for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

**WHEREAS,** the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to 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 is hereby incorporated by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

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

**WHEREAS, I.C. 6-1.1-12.1-11.3** empowers the Commission, by resolution and following a public hearing, to waive the requirement that an area be designated as an economic revitalization area before the installation of new equipment; and

**WHEREAS**, during a hearing at 1:00 p.m. on Wednesday, April 20, 2022, 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 seven (7) 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, 2025. 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 May 4, 2022, to December 31, 2025.** 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 seven (7) 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 \$6,100,000.
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, May 4, 2022, 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 the Waiver, 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 seven (7) years.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

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John J. Dillon III, President

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Lena Hackett, Secretary

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Date

Approved as to Legal Form  
and Adequacy this 13<sup>th</sup> day  
of April, 2022

Thomas Moore  
Thomas Moore,  
Assistant Corporation Counsel

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

**FACTUAL INFORMATION**

Applicant: Arrow Container, LLC

Subject Real Estate: 6550 East 30<sup>th</sup> Street

Warren Township Parcel Number: 7003987

**PROJECT DESCRIPTION**

Arrow Container, LLC is a manufacturer and supplier of packaging materials and solutions based in the Indianapolis, Indiana, that provides services to businesses in Indiana, Ohio, Kentucky, Illinois, Tennessee, and Michigan. In addition to being service providers to multiple states in the Midwest, Arrow Container works on packaging solutions for companies like Bosch, Toyota, and White Castle, to name a few.

The company has purchased a 34 acre property, improved with a 350,000 square foot industrial building near 30<sup>th</sup> Street and Shadeland Ave. to expand their operations, as the building they currently operate out of is on the South side of Indianapolis and has become unsuitable for their growing needs for production and manufacturing of existing and new inventories of products. Arrow would initially occupy 67,000 square feet of the building, leasing the balance to current tenants until needed for future expansion.

Part of the company's expansion is to invest \$6,040,000 in new manufacturing equipment that will allow them to meet and exceed their clients' expectations for quality and quickly delivered and produced products. Job retention is set at 195 jobs earning wages greater than \$18.00 per hour with an average wage of \$33.61 for retained employees. Sixty-eight (68) new jobs will be created through 2025 with an average wage of \$28.99. Fifty percent of these new jobs will be held by Marion County residents with an average wage of \$23.00.

In addition to growth of operations and jobs, Arrow Container also plans to invest \$22,000.00 in sidewalk installation and improvements over the course of the abatement period. This would include sidewalks on their site to allow for greater public access to the building entrances for those who walk or ride the bus to work. If the sidewalk installations cost less than \$22,000, the remainder will be donated to a local organization.

**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 by I.C. 36 -7-15.1-26; or

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

**PROPOSED ABATEMENT SCHEDULE**  
**PERSONAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	71%
4 <sup>th</sup>	57%
5 <sup>th</sup>	43%
6 <sup>th</sup>	29%
7 <sup>th</sup>	14%

**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address:.....6550 East 30<sup>th</sup> Street

New Jobs Created: ..... 68

Jobs Retained: ..... 195

Estimated Cost of Equipment: \$6,040,000.00

**STAFF ANALYSIS**

Arrow Container LLC is a manufacturer and supplier of packaging materials and solutions based in the Indianapolis, Indiana, that provides services to businesses in Indiana, Ohio, Kentucky, Illinois, Tennessee, and Michigan. In addition to being service providers to multiple states in the Midwest, Arrow Container works on packaging solutions for companies like Bosch, Toyota, and White Castle, to name a few.

Part of the company's expansion they plan to invest \$6,040,000 in new manufacturing equipment that will allow them to meet and exceed their clients' expectations for quality and quickly delivered and produced products. Job retention is set at 195 jobs earning wages greater than \$18.00 per hour with an average wage of \$33.61 for retained employees. Sixty-eight (68) new jobs will be created through 2025 with an average wage of \$28.99. Fifty percent of these new jobs will be held by Marion County residents with an average wage of \$23.00.

In addition to growth of operations and jobs, Arrow Container also plans to invest \$22,000.00 in sidewalk installation and improvements over the course of the abatement period. This would include sidewalks on their site to allow for greater public access to the building entrances for those who walk or ride the bus to work. If the sidewalk installations cost less than \$22,000, the remainder will be donated to a local organization.

The applicant is requesting tax abatement to assist in offsetting 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 seven (7) years personal property tax abatement.

## **TOTALITY OF BENEFITS**

### **PETITIONER:**

**Arrow Container, LLC**

### **INVESTMENT:**

Staff estimates that the proposed investment of \$6,040,000.00 should result in an increase to the tax base of approximately \$2,416,000.00 of assessed value in the first year of operation. Staff estimates that over the seven (7) year personal property tax abatement period the petitioner will realize savings of approximately \$310,691.92 (a 61.7% savings). During the abatement period, the petitioner is expected to pay an estimated \$192,684.09 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$58,081.85 in personal property taxes annually related to the new equipment.

### **EMPLOYMENT:**

The petitioner estimates that this project will retain one hundred and ninety-five (195) jobs at an average wage of \$33.61 per hour, and create sixty-eight (68) new jobs at an average wage of \$23.00/hr. Staff finds these figures to be reasonable for a project of this nature.

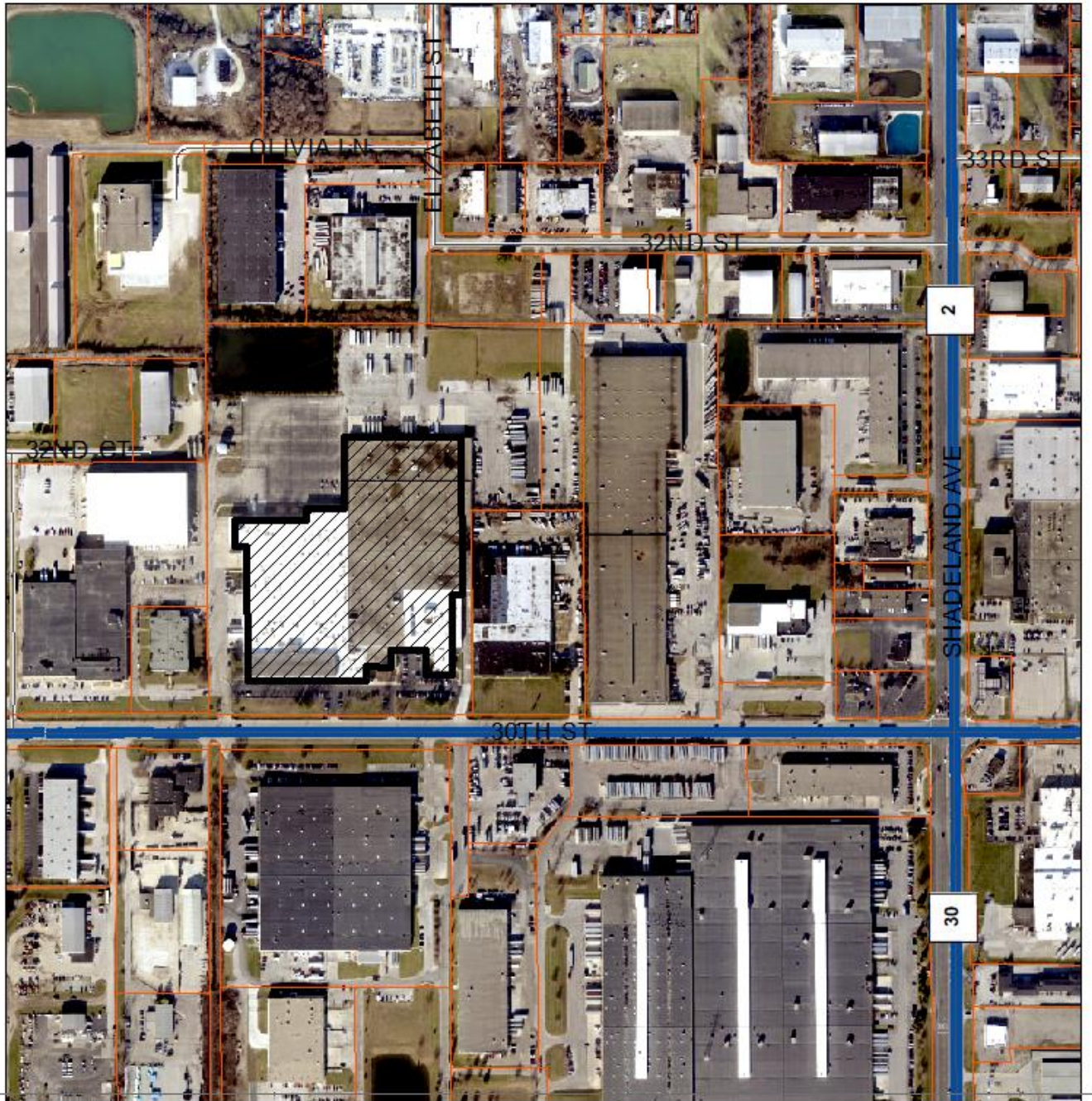
### **OTHER BENEFITS:**

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




### **STAFF COMMENT:**

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

Arrow Container LLC  
6550 E. 30th St.



**Legend**

-  TIF Allocation Areas
-  IndyGo Transit Routes
-  Project Site



0 300 600 1,200 Feet

Produced by: DMD REED April 13, 2022

**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

**RESOLUTION NO. 2022-A-015**

**AMENDING Resolution No. 2021-A-015**

**REAL PROPERTY TAX ABATEMENT**

**AOZI – Brookville Building I, LLC  
(a subsidiary of Ambrose Property Group)  
5505 and 5705 Brookville Road**

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

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

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

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

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

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

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



**WHEREAS**, during a preliminary hearing at 1:00 p.m. on Wednesday, April 6, 2022, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2022-A-011 (“Preliminary Resolution”)**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of up to seven (7) years (“Preliminary Resolution”); and it fixed 1:00 p.m. on Wednesday, **April 20, 2022**, 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; and

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

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

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

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now amends, confirms, adopts and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
  - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
  - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
  - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted; relative to redevelopment or rehabilitation completed before the end of the two (2) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than five (5) and up to **seven (7) years**.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined

in this final abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.

4. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the existing approximately 616,000 sq. ft. building currently in the beginning phases of construction, as well as the additional 585,000 square feet of building area for which the original abatement agreement is being amended. This amends the abatement amount to cover an approximately 1,200,900 square feet in total area..
5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
  - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.
  - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
  - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures, Workforce Support Commitments and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
6. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least eleven (11) years. The dates of



the initial eleven (11) surveys shall be on or about the following dates: 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032 and 2033.

7. The Subject Real Estate and Project area are approved for an abatement period of **up to seven (7) years**.
8. The real property tax abatement shall utilize the following abatement schedules:

**REAL PROPERTY TAX ABATEMENT**

*(Schedule if conditions are not met for "Enhanced Abatement," pursuant to MOA)*

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

**REAL PROPERTY OPPORTUNITY BUSINESS ENHANCED TAX ABATEMENT**

*(Must be invoked by third year of deduction)*

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	80%
3 <sup>rd</sup>	60%
4 <sup>th</sup>	55%
5 <sup>th</sup>	45%
6 <sup>th</sup>	35%
7 <sup>th</sup>	25%

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

METROPOLITAN DEVELOPMENT COMMISSION

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John J. Dillon III, President

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Lena Hackett, Secretary

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Date

Approved as to Legal Form  
and Adequacy this 13<sup>th</sup> day  
of April, 2022.

*Thomas Moore*\_\_\_\_\_  
Thomas Moore,  
Assistant Corporation Counsel

**STAFF ANALYSIS**  
**REAL PROPERTY TAX ABATEMENT**

Area Surrounding Subject Real Estate: Retail and Food Service (Commercial) across Brookville Road to the north, Residential neighborhood to the west, and a railyard to the south. The development site is on the northwest corner of the old Navistar Factory.

Current Zoning:.....I-4

New Jobs Created: .....300

Jobs Retained: .....None.

Estimated Total Cost of Project: \$48,000,000.00

**STAFF ANALYSIS**

Ambrose Property Group (d/b/a AOZI – Brookville Building I, LLC) requested and was previously awarded abatement for a project at this site, which essentially doubles the size of the building amount of investment previously proposed for the Subject Real Estate. AOZI has also expanded upon their initial workforce support plan in terms of how much of the investment is being dedicated as well as providing different support options.

The petitioner will invest \$48,000,000 in qualified real property to construct an approximately 1.2 million sq. ft. building speculative industrial building. Staff is supporting five (5) years of tax abatement; seven (7) years if AOZI can attract specific “Opportunity Industry” tenants. AOZI have committed to creating three hundred (300) new full-time positions at a minimum wage of \$18.00 per hour.

As part of the original Inclusivity Plan and Workforce Support Commitments the Company made a dedicated investment in the amount of \$131,839 to provide Brookville Road crosswalks and support for the Irvington Development Organization (IDO). In addition to this original plan they have committed to a 10-foot wide asphalt path along Brookville Road and any remaining funds from the 5% required local investment (\$400,000) will go to Southeast Community Services for childcare provider and business improvement support.

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 up to seven (7) years real property tax abatement.

## **TOTALITY OF BENEFITS**

### **PETITIONER:**

**AOZI – Brookville Building I, LLC**

### **INVESTMENT:**

Staff estimates that the proposed investment of \$48,000,000.00 should result in an increase to the tax base of approximately \$55,957,800.00 of assessed value. Staff estimates that over the five (5) year real property tax abatement period the petitioner will realize savings of approximately \$4,894,684.72 (a 60.3% savings). During the abatement period, the petitioner is expected to pay an estimated \$3,223,567.17 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of \$84,231.66 annually (pay 2021 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$1,689,228.26 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

### **OPPORTUNITY INDUSTRY INCENTIVE:**

The petitioner has agreed to target Opportunity Industries in their marketing effort to lease or sell the developed property. If petitioner successful in leasing at least 51% of the gross leasable area of any building to such an industry, then the petitioner will be entitled to an alternate deduction schedule, including two (2) more years of deduction on the building(s) thus occupied. Staff estimates that if all buildings qualify for the enhanced real property tax abatement, the petitioner will realize an additional tax savings of approximately \$1,631,561.58, in addition to the tax savings realized during the initial abatement term. The petitioner would also pay an additional \$1,615,739.18 in real property taxes during the enhanced abatement term.

### **EMPLOYMENT:**

The petitioner estimates that this project will create a minimum of three hundred (300) positions at a minimum wage of \$18.00/hr. Staff finds these figures to be reasonable for a project of this nature.

### **OTHER BENEFITS:**

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

### **STAFF COMMENT:**

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

## **PROJECT SUMMARY**

Applicant: AOZI – Brookville Building I, LLC  
(a subsidiary of Ambrose Property Group)

Subject Real Estate: 5505 and 5705 Brookville Road

Warren Township Parcel Numbers: 7047609 and a portion of 7047610

### **Project Description**

AOZI – Brookville Building I, LLC, is a subsidiary of Ambrose Property Group, which is an owner, developer, and redeveloper of industrial real estate founded in Indianapolis in 2008. Ambrose provides expertise in industrial and e-commerce real estate development and redevelopment. The proposed project and following details are a modification of a previous abatement request wherein only a half-portion of the site was to be developed. New redevelopment plans for the site of the former Navistar (International Harvester) Plant – approximately 80 acres of land – propose a 1,200,896 sq. ft. speculative industrial building, leaving space for further development on the remaining eastern side of the site where Arlington Avenue and Brookville Road intersect as depicted on the attached site plan.

The total investment amount for the project is \$48,000,000 in qualified real property to construct the 1.2 million sq. ft. industrial building, which will encompass a large portion of the site but will still leave space to the east for future builds. This investment will create 300 new full-time positions with a minimum wage of \$18.00 by December 31, 2024, and Ambrose has agreed to target identified Opportunity Industries as potential tenants. Opportunity Industries are defined as those business sectors that provide opportunities for worker advancement without requiring a bachelor's degree. If Ambrose is successful in attracting an Opportunity Industry tenant two additional years of real property tax abatement would be authorized.

Ambrose has expanded from its previous proposal and have pledged to dedicate \$400,000 total in site and local infrastructure maintenance and repair, pedestrian crosswalks along Brookville Road and English Avenue, design of a multi-modal path on Ritter Avenue, and contributions to local organizations.

New Jobs Created: 300 at \$18.00/hr.

Jobs Retained: None.

Estimated Cost of Project: \$48,000,000.00

**RECOMMENDATION:** Staff recommends approval of up to seven (7) years real property tax abatement.

AOZI Ambrose - Brookville Road Building I  
5505 and 5507 Brookville Road



**Legend**

- IndyGo Transit Routes
- ▨ Project Site

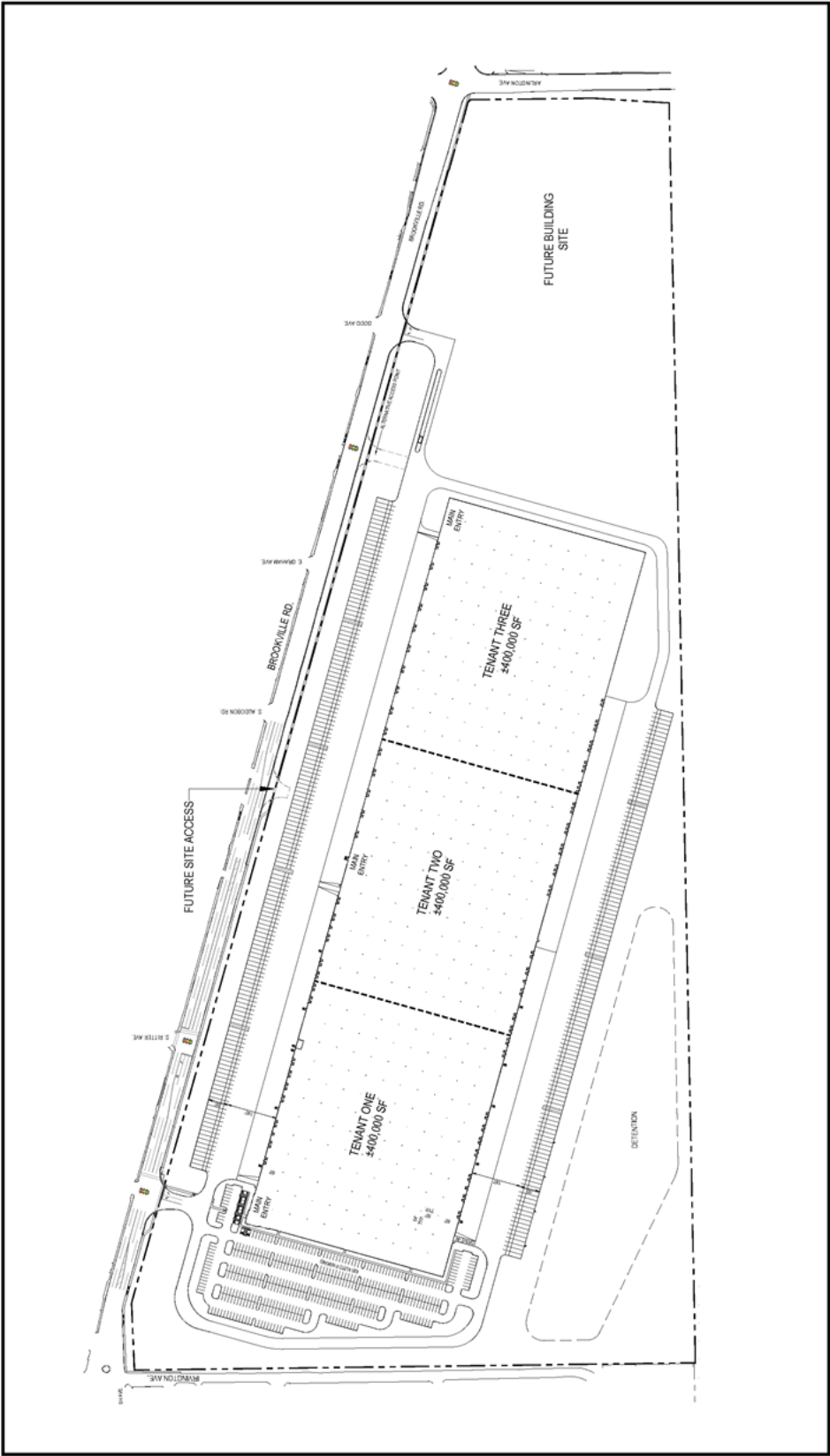


0 325 650 1,300 Feet

Produced by: DMD REED March 11, 2022



**Exhibit A – Site Plan**

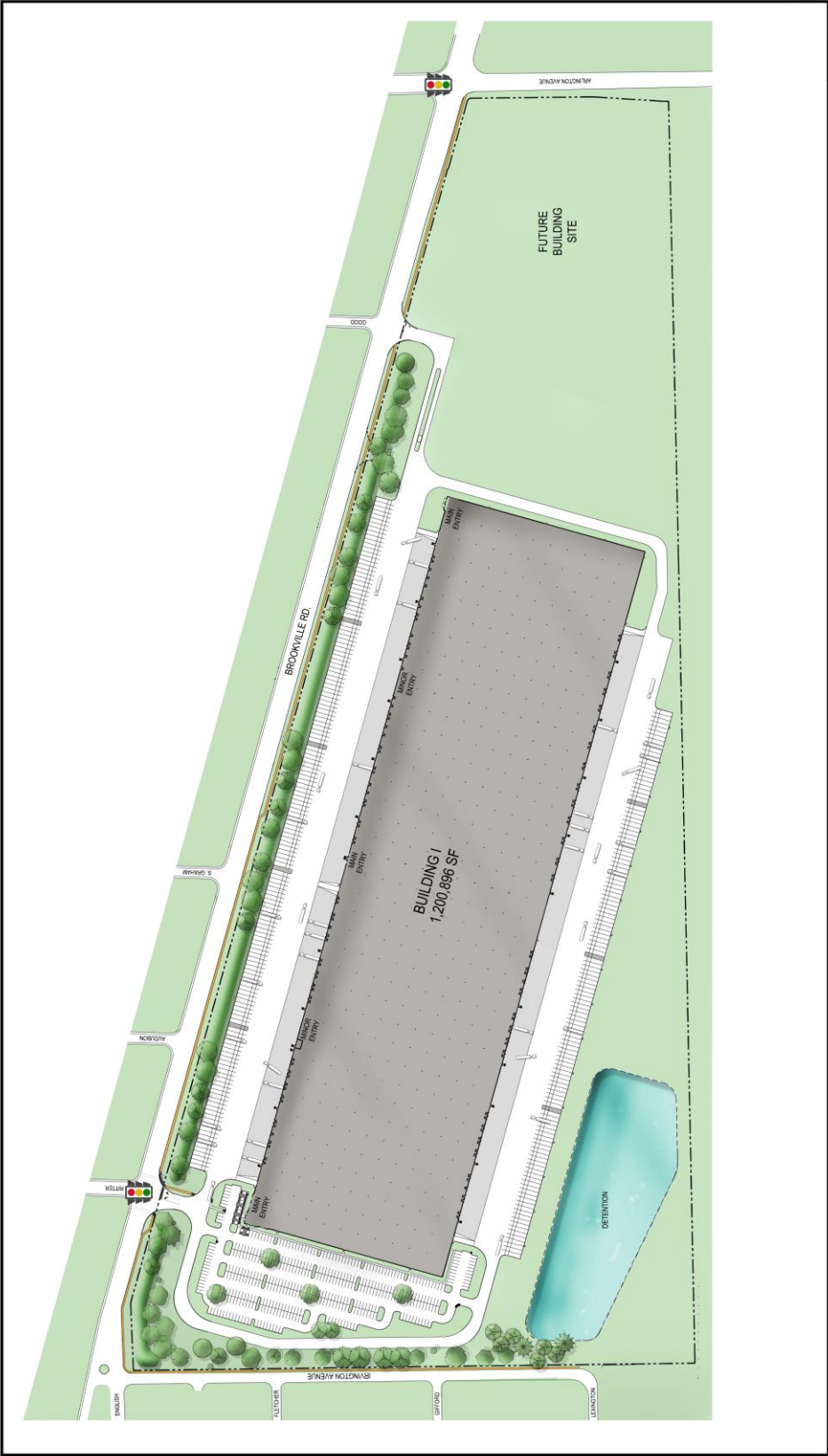


Indianapolis Central Logistics Park - Building i  
Brookville Road  
Indianapolis, Indiana

Site Plan  
Scale: 1" = 250'-0"  
Date: 02/08/22  
(to scale on 11"x17" paper)



**Exhibit B – Site Plan (Rendering)**



Site Plan  
Scale: Not to scale  
Date: 02/21/22



Indianapolis Central Logistics Park - Building I  
Brookville Road  
Indianapolis, Indiana

