



Metropolitan Development Commission: Meeting Notice

Meeting Details:

Notice is hereby given of a public hearing to be held in person on Wednesday, October 20, 2021 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: October 20, 2021 **Time:** 1:00 P.M.

Business and Policy Resolutions:

Adoption of Meeting Minutes: October 6, 2021

REAL ESTATE:

RESOLUTION NO. 2021-R-039 Authorizes DMD to acquire title of two (2) parcels from the County Commissioners for the purpose of facilitating neighborhood redevelopment.

RESOLUTION NO. 2021-R-040 Authorizes DMD to contract for legal services related to cost recovery for remediation of a brownfield site.

RESOLUTION NO. 2021-R-041 Authorizes DMD to acquire title of four (4) properties from the County Commissioners for the purpose of facilitating neighborhood redevelopment.

RESOLUTION NO. 2021-R-042 Authorizes the expenditure of twenty million two hundred and fifty thousand dollars (\$20,250,000.00) from the Consolidated Redevelopment Allocation Fund to reimburse the Consolidated City for expenses associated with public improvements at the City Market, Old City Hall, and Lugar Plaza.

RESOLUTION NO. 2021-R-043 Accepts a grant of up to twenty million dollars (\$20,000,000.00) in funds from the Indianapolis Cultural Trail, Inc., and authorizes the Director to enter into an amendment to the project agreement relating to the expansion of the Cultural Trail which outlines the use of the grant funds.

RESOLUTION NO. 2021-R-044 Accepts a grant of eight hundred thousand dollars (\$800,000) from IU Health for public improvements near Capitol Avenue, Senate Avenue, and 16th Street, and authorizes the Director to enter into a grant agreement with IU Health concerning the use of those funds.

RESOLUTION NO. 2021-R-045 Authorizes DMD to convey title or an option to purchase nineteen (19) 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. 2021-A-050 (For Public Hearing) Authorizes a final economic revitalization area for JDN Enterprises, LLC, and Sansone Group, located at 5135 Subway Street, Council District #18, Warren and Franklin Township. (Recommends approval of nine (9) years real property tax abatement.)

COMMUNITY INVESTMENTS:

RESOLUTION NO. 2021-C-006 Authorizes the Department of Metropolitan Development to enter into an agreement with Coalition for Homelessness Intervention and Prevention of Greater Indianapolis (CHIP) to provide emergency assistance with funding the communities Homelessness Management Information System (HMIS) in an amount not to exceed sixty thousand dollars (\$60,000) from the Indianapolis Housing Trust Fund.

Zoning Petitions:

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

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2021-R-039**

WHEREAS, the Department of Metropolitan Development, ("DMD"), by authority of and pursuant to I.C. 36-7-15.1, is engaging in redevelopment activities in the Marion County Redevelopment District ("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 is authorized by I.C. 36-7-15.1-7 and 12 to acquire property needed for the redevelopment within the District; and

WHEREAS, the Board of Commissioners of Marion County, Indiana ("Board") owned two vacant lots, each of which had been created by combining two parcels ("Property.") The Property, described on **Exhibit A** attached hereto, was to have been transferred pursuant to MDC Resolution No. 2021-R-010; however, the surviving parcel numbers were not used in that resolution. **Exhibit A** correctly identifies the Property to be transferred, and the Board has passed a corrective resolution to confirm its wish to transfer the Property to the DMD for a total cost not to exceed \$600/ parcel or \$1200 total; and

WHEREAS, the Property is an essential component of a larger redevelopment purpose being pursued by DMD in the District that will benefit or serve low or moderate income families, pursuant to I.C. 36-7-15.1-15.1; and

WHEREAS, the DMD wishes to acquire the Property from the Board in the name of the City of Indianapolis for the use and benefit of its Department of Metropolitan Development.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The DMD is hereby authorized to accept the Property from the Board for the prices shown on Exhibit A for a total cost for all P r o p e r t y not to exceed One Thousand Two- Hundred and 00/100 Dollars (\$1200.00).
2. The Director of the DMD is hereby authorized to execute any and all documents necessary to effect the conveyance of the Property in accordance with this Resolution 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 *sek*

Sheila Kinney, Asst. Corp Counsel

Date: October 4, 2021

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

EXHIBIT A

Property

2 Vacant Lots at \$600/parcel

Parcel #	Address	Property Type	Cost
1085679	4545 E. 34th	Vacant Lot	\$600
8018792	3938 N. Tacoma	Vacant Lot	\$600

Brownfield Redevelopment
Environmental Cost Recovery
Legal Services Contract

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2021-R-040**

WHEREAS, the Department of Metropolitan Development (“DMD”), by authority of and pursuant to I.C. 36-7-15.1, engages in Brownfield redevelopment activities within the Marion County Redevelopment District Area, Marion County, Indiana (“Brownfield Redevelopment 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 and broad authority to take actions to remediate environmental contamination and foster redevelopment; and

WHEREAS, the MDC passed resolution 2021-R-005 to undertake due diligence to inform acquisition of 1176 Roache St. on the west side of the City (“Property”); and

WHEREAS, in order to carry out the duties described in I.C. 36-7-15.1, DMD requires legal services to assist with environmental cost recovery related to the Property (“Services”); and

WHEREAS, DMD desires to enter into a contract with KRIEG DEVAULT LLP to address the need for Services. The contract will allow \$3,000 for initial work to identify and make claims necessary to access insurance for environmental remediation and to operate as the Property owner/City’s representative to secure funds for necessary remediation and fee recovery from the insurance companies of the party (ies) responsible for the contamination.

NOW, THEREFORE, BE IT RESOLVED:

1. That the DMD is hereby authorized by the Commission to contract with KRIEG DEVAULT LLP for Services consistent with the above terms.
2. The Director of the DMD is hereby authorized to execute all necessary documents for the contract in accordance with this resolution and thereafter to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official and to administer the amended agreement for and on behalf of the Commission so as to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved.

Approved as to Adequacy & Legal Form
Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: October 13, 2021

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2021-R-041**

WHEREAS, the Department of Metropolitan Development, ("DMD"), by authority of and pursuant to I.C. 36-7-15.1, is engaging in redevelopment activities in the Marion County Redevelopment District ("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 is authorized by I.C. 36-7-15.1-7 and 12 to acquire property needed for the redevelopment within the District; and

WHEREAS, the Board of Commissioners of Marion County, Indiana ("Board") is the owner of certain real property- four parcels in total, all improved lots located in the District as shown on Exhibit A ("Property"), and wish to transfer the Property to the DMD for a total cost not to exceed Six Thousand and 00/100 Dollars (\$6000.00) as shown on Exhibit A; and

WHEREAS, a c q u i s i t i o n of the Property is essential to carry out redevelopment policy and purposes being pursued by DMD in the District pursuant to I.C. 36-7-15.1-2,6, and 7; and

WHEREAS, the DMD wishes to acquire the Property from the Board in the name of the City of Indianapolis for the use and benefit of its Department of Metropolitan Development.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The DMD is hereby authorized to accept the parcels from the Board for the prices shown on Exhibit A for a total cost for all P r o p e r t y not to exceed Six Thousand and 00/100 Dollars (\$6000.00).
2. The Director of the DMD is hereby authorized to execute any and all documents necessary to effect the conveyance of the Property in accordance with this Resolution 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 *sek*

Sheila Kinney, Asst. Corp Counsel

Date: October 4, 2021

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

EXHIBIT A

Property

Parcel #	Address	Property Type	Cost
4017152	9205 Brentwood Ct.	Improved Lot	\$1,500
4017177	4126 Mt. Vernon Ct.	Improved Lot	\$1,500
4016762	4008 Essex Ct.	Improved Lot	\$1,500
4016701	4008 Stratford Ct.	Improved Lot	\$1,500

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2021 – R – 042**

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

WHEREAS, the Commission has previously established the Consolidated Redevelopment Project Area (the “Consolidated Redevelopment Area”), has designated the Consolidated Redevelopment Area as an allocation area (the “Consolidated Redevelopment Allocation Area”) for the purposes of capturing TIF Revenues, has created an allocation fund (“the Consolidated Redevelopment Allocation Program Fund”) for the Consolidated Redevelopment Allocation Area into which TIF Revenues are deposited, and has approved the Consolidated Redevelopment Project Area Redevelopment Plan, (the “Consolidated Redevelopment Plan”); and

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

WHEREAS, the City owns land and real improvements commonly known as the City Market, Old City Hall, and Lugar Plaza, which are in need of public improvements.

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. That the Commission hereby authorizes the Director of DMD to utilize funds from the Consolidated Redevelopment Allocation Program Fund in an amount not to exceed \$20,250,000.00 to reimburse the Consolidated City for reasonable expenditures associated with public improvements at the City Market, Old City Hall, and Lugar Plaza per the schedule below.
 - a. Indianapolis City Market - \$5,000,000
 - b. Old City Hall - \$15,000,000
 - c. Lugar Plaza - \$250,000

2. The City Controller is hereby authorized to disburse the moneys from the Consolidated Redevelopment Allocation Fund for purposes set forth in this Resolution.
3. The Director of the Department of Metropolitan Development is hereby authorized to take such further actions and execute such documents as she deems necessary or advisable to effectuate the authorizations set forth in this Resolution.
4. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to legal form and adequacy:

Metropolitan Development Commission:

By: Thomas Moore
Tom Moore, Asst. Corp. Counsel

By: _____
John Dillon III, President

Date: 10/13/2021

Date: _____

Approved as to the availability of funding:

Ken Clark, City Controller

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2021-R-043**

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, Indianapolis Cultural Trail: A Legacy of Gene and Marilyn Glick (“ICTI”), wishes to grant to the Commission up to \$20,000,000.00 (the “Grant Funds”) to fund the expansion of the Indianapolis Cultural Trail within the public right of way; and

WHEREAS, the Commission wishes to accept the Grant Funds and enter into a Grant Agreement with ICTI outlining the terms of the receipt and use of the Grant Funds; and

WHEREAS, the Commission further wishes to enter into an amendment to the project agreement entered into on December 29, 2015, by the Commission, the Department of Public Works, and ICTI, as amended, regarding extensions of the Cultural Trail, to outline the use of the Grant Funds.

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 Department of Metropolitan Development to enter into a Grant Agreement on behalf of the Commission outlining the terms of the receipt and use of up to \$20,000,000 in funds from the Indianapolis Cultural Trail, Inc.
2. The Commission authorizes the Department of Metropolitan Development to enter into an amendment to the project agreement with the Department of Public Works and ICTI, which outlines the use of the Grant Funds.
3. The Director of the Department of Metropolitan Development is hereby authorized to execute any documents necessary to effectuate the authorizations set forth in this Resolution.
4. This Resolution shall become effective immediately upon adoption by the Commission.

Approved as to legal form and adequacy:

Thomas Moore
Thomas Moore, Asst. Corp. Counsel

Date: 10/13/2021

Metropolitan Development Commission:

John J. Dillon III, President

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2021-R-044**

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, Indiana University Health, Inc., (“IU Health”), wishes to grant to the Commission \$800,000.00 (the “Grant Funds”) to fund public improvements near the intersections of Capitol Avenue, Senate Avenue, and 16th Street; and

WHEREAS, the Commission wishes to accept the Grant Funds and enter into a Grant Agreement with IU Health outlining the terms of the receipt and use of the Grant Funds; and

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 Department of Metropolitan Development to enter into a Grant Agreement on behalf of the Commission outlining the terms of the receipt and use of \$800,000 in funds from the IU Health.
2. The Director of the Department of Metropolitan Development is 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.

Approved as to legal form and adequacy:

Metropolitan Development Commission:

Thomas Moore
Thomas Moore, Asst. Corp. Counsel

John J. Dillon III, President

Date: 10/13/2021

Date: _____

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

Resolution No. 2021-R-045

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 Nineteen (19) 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 Nineteen (19) 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 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 *s/k*

Sheila Kinney, Asst. Corp Counsel

Metropolitan Development Commission

John J. Dillon III, President

Date: October 13, 2021

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	Affordable Housing Price
1009100	3135 RALSTON AVE	46218	Homestead	Residential Dwelling	\$3,300.00	\$2,700.00	\$6,000.00	Joya Robertson	No
1049108	1061 W 29TH ST	46208	Standard	Vacant Lot	\$1,925.00	\$1,575.00	\$3,500.00	David Mann, Circle City AH LLC	No
1054584	1067 W 29TH ST	46208	Standard	Vacant Lot	\$1,925.00	\$1,575.00	\$3,500.00	David Mann, Circle City AH LLC	No
1048608	2425 N OLNEY ST	46218	Standard	Residential Dwelling	\$8,250.00	\$6,750.00	\$15,000.00	Thomas Willis, ASBURY RESIDENTIAL DEVELOPMENT LLC	No
1065587	2635 STATION ST	46218	Standard	Residential Dwelling	\$5,087.50	\$4,162.50	\$9,250.00	Eric Nibbs	No
9017341	524 N SHEFFIELD AVE	46222	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	troy turner, BUILD (Believers United In Local Development)	Yes
9016354	733 N TREMONT ST	46222	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	troy turner, BUILD (Believers United In Local Development)	Yes
1027983	1459 S ILLINOIS ST	46225	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes
1037923	1544 PALMER ST	46203	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes

1006826	2229 LANGLEY AVE	46218	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes
1016501	2311 LANGLEY AVE	46218	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes
1012007	2617 E NORTH ST	46201	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes
1071171	2623 E 18TH ST	46218	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes
1014943	305 N BEVILLE AVE	46201	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes
1100075	3407 N CAPITOL AVE	46208	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes
1028512	638 N PARKER AVE	46201	Standard	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jeff Hasser, Indianapolis Neighborhood Housing Partnership	Yes
*1019197	2004 E MARYLAN D ST	46201	Standard	Vacant Lot - 12-month Option	\$825.00	\$675.00	\$1,500.00	Joshua Peters, Southeast Neighborhood Development, Inc	Yes
*1002656	236 S RURAL ST	46201	Standard	Residential Dwelling - 12-month Option	\$1,925.00	\$1,575.00	\$3,500.00	Joshua Peters, Southeast Neighborhood Development, Inc	Yes

*1039760	3029 MEREDITH AVE	46201	Standard	Vacant Lot - 12-month Option	\$825.00	\$675.00	\$1,500.00	Joshua Peters, Southeast Neighborhood Development, Inc	Yes
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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**

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2021-A-050

REAL PROPERTY TAX ABATEMENT

JDN Enterprises, LLC and Sansone Group
A Portion Of 5135 Subway Street

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 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, October 6, 2021, 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. 2021-A-048** preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of nine (9) years ("Preliminary Resolution");

WHEREAS, pursuant to IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the Beech Grove Common Council adopts a resolution approving the statement of benefits; and

WHEREAS, the Beech Grove Common Council, on October 18, 2021, adopted a resolution approving the Applicant's Statements of Benefits; and

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

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

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now amends, confirms, adopts and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
 - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
 - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
 - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area designation terminates three (3) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the three (3) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than **nine (9) years**.
3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the development of an approximately 1,200,000-square foot building.
4. 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.

5. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved 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 fourteen (14) years. The dates of the fourteen (14) surveys shall be on or about the following dates: 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035.
7. The Subject Real Estate and Project area are approved for an abatement period of **nine (9) years**.
8. The nine (9) year real property tax abatement shall utilize the following abatement schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	95%
3 rd	90%
4 th	85%
5 th	80%
6 th	70%
7 th	70%
8 th	60%
9 th	50%

9. 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.

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

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Lena Hackett, Secretary

Date

Approved as to Legal Form
and Adequacy this 12th day
of October, 2021.

Thomas Moore

Thomas Moore,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located along a CSX railroad line within Beech Grove.

Current Zoning:.....I-4

New Jobs Created:150

Jobs Retained:None.

Estimated Cost of proposed project: \$60,500,000.00

STAFF ANALYSIS

Sansone Group and JDN Enterprises, LLC will partner to construct an approximate 1,200,000 square foot speculative industrial facility. The proposed project will cost approximately \$60,500,000.00 to develop.

As part of the development, the Developers will commit to creating 150 new full-time positions at a wage of \$18.00 per hour. As part of the Workforce Support Commitment for this development, the Developers have agreed to donate \$500,000.00 to the City of Beech Grove, and those funds will be utilized to construct sidewalk infrastructure improvements throughout Beech Grove.

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 nine (9) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: JDN Enterprises, LLC and Sansone Group

INVESTMENT: Staff estimates that the proposed investment of \$60,500,000.00 should result in an increase to the tax base of approximately \$42,350,000.00 of assessed value. Staff estimates that over the nine (9) year real property tax abatement period the petitioner will realize savings of approximately \$3,366,944.05 (a 71.2%% savings). Currently, the Subject Real Estate is tax exempt. During the abatement period, the petitioner is expected to pay an estimated \$7,735,182.61 in real property taxes relative to the new investment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$1,525,870.50 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the value of the developed land.

EMPLOYMENT: The petitioner estimates that this project will create a minimum of one-hundred and fifty (150) positions at a minimum wage of not less than \$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 and Franklin 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: JDN Enterprises, LLC and Sansone Group

Subject Real Estate: A portion of 5135 Subway Street

Warren Township Parcel Numbers: portions of 7001109, 7001110, and 7001107

Franklin Township Parcel Numbers: portions of 3000253, 3000254, 3000255, and 3000271

Project Description

The Sansone Group was founded by Anthony F. Sansone, SR. in 1957, and is a family owned and operated, national commercial real estate firm headquartered in St. Louis, with six offices across the United States. JDN Enterprises, LLC and Sansone Group (Developers) are proposing to co-develop and construct an approximately 1,200,000 square foot facility at a brownfield rail site within Beech Grove. The construction of the facility is estimated to cost \$60,500,000.00.

As part of the development, the Developers will commit to creating 150 new full-time positions at a wage of \$18.00 per hour. As part of the Workforce Support Commitment for this development, the Developers have agreed to donate \$500,000.00 to the City of Beech Grove, and those funds will be utilized to construct sidewalk infrastructure improvements throughout Beech Grove.

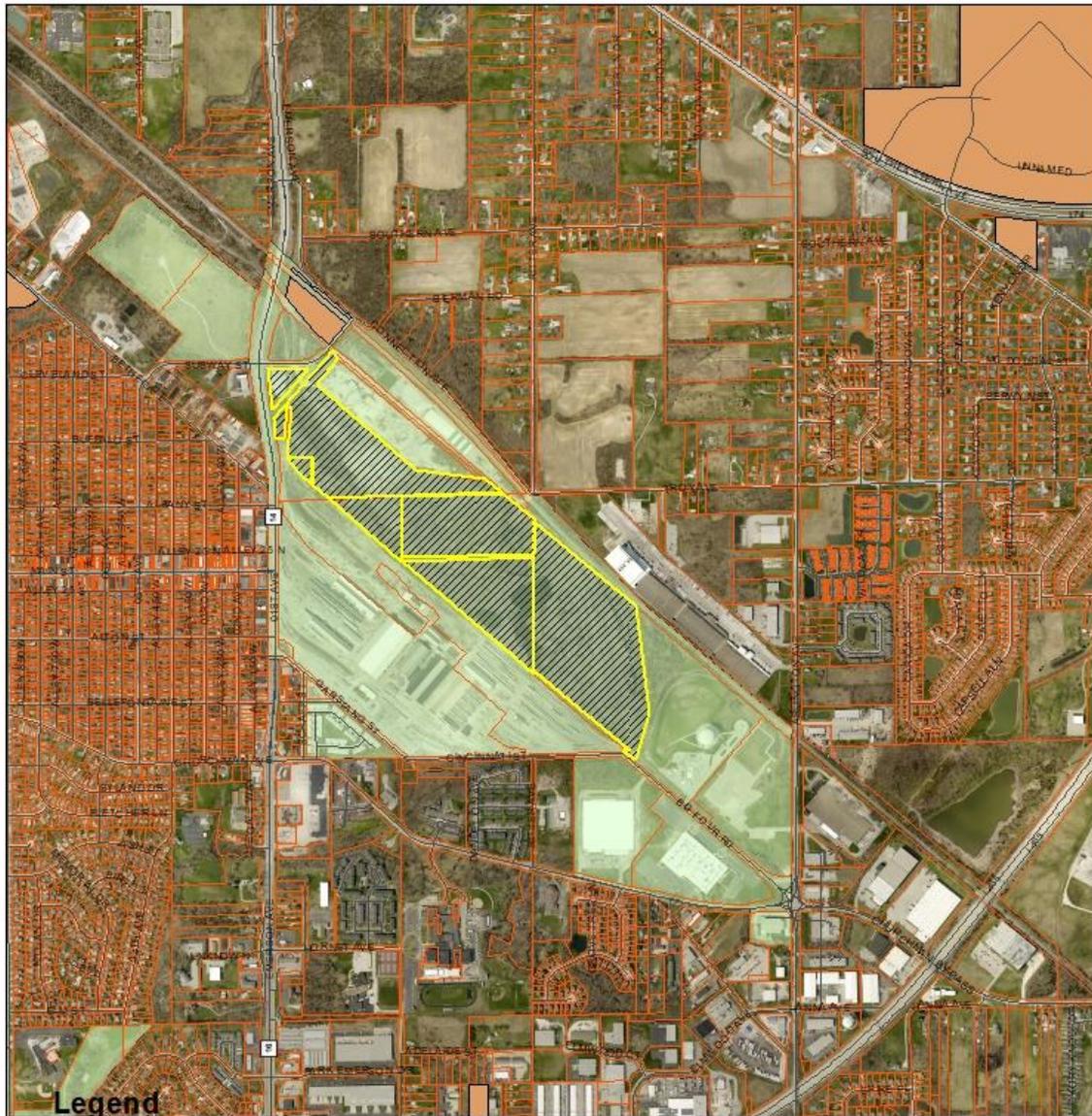
New Jobs Created: 150 at \$18.00/hr.

Jobs Retained: None.

Estimated Cost of Project: \$60,500,000.00

RECOMMENDATION: Staff recommends approval of nine (9) years real property tax abatement.

JDN Enterprises, LLC & Sansone Group, LLC
A Portion of 5135 Subway Street



Legend

- IndyGo Bus Routes
- TAX_ABATEMENTS_FINAL
- PILOT_Projects
- TIF Districts
- Subject Real Estate



Produced by: DMD REED October 7, 2021

Community Investments
Housing Trust Fund
Housing Services

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2021-C-006

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(i) establishes the housing trust fund advisory committee (Committee”); and

WHEREAS, the Department of Metropolitan Development (“DMD”) has funds available in the Indianapolis Low Income Housing Trust Fund; and

WHEREAS, the Housing Trust Fund Advisory Committee held an emergency meeting on October 5, 2021 in response to an urgent needs request and a vote was conducted recommending that Indianapolis Low Income Housing Trust funds be awarded to Coalition for Homelessness Intervention and Prevention of Greater Indianapolis (CHIP), to provide emergency assistance with funding the communities Homelessness Management Information System (HMIS) in an amount not to exceed Sixty Thousand Dollars 00/100 (\$60,000.00); and

WHEREAS, the DMD and the grantee wish to enter into a new contract;

NOW, THEREFORE, BE IT RESOLVED:

1. The Director of the DMD is hereby authorized by the MDC to enter into a grant agreement with Coalition for Homelessness Intervention and Prevention of Greater Indianapolis (CHHIP) in an amount not to exceed Sixty Thousand Dollars 00/100 (\$60,000.00).
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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Approved as to legal form and adequacy:

By: 
Matt Jeziorski, Asst. Corp. Counsel

Date: 10/12/2021

Metropolitan Development Commission:

By: _____
John J. Dillon III, President

Date: _____