

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2025-A-019

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, the Applicant is requesting, pursuant to the provisions of I.C. 6-1.1-12.1-11.3, that the Commission waive the requirement that an area be designated as an economic revitalization area before the initiation of the redevelopment (the "Waiver"); and

WHEREAS, a public hearing upon the Waiver is fixed for Wednesday, **June 18, 2025**, in the Public Assembly Room of the City-County Building for the receiving of remonstrances and objections from persons interested in or affected by the Waiver; and

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, **June 4, 2025**, 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, **June 18, 2025**, 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 six (6) years and establish an abatement schedule.

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 May 2025

Sheila Kinney 5/12/2025
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 \$5,600,000.00 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 \$22.00/hr. while retaining 48 jobs with an average salary of \$22.00. 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: \$5,600,000.00

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 \$5,600,000.00 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 \$22.00/hr. while retaining 48 jobs with an average salary of \$22.00. 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 \$5,600,000.00 should result in an increase to the tax base of approximately \$4,200,000.00 of assessed value. Staff estimates that over the initial six (6) year real property tax abatement period the petitioner will realize savings of approximately \$410,078.59 (a 57.5% savings). During the abatement period, the petitioner is expected to pay an estimated \$303,298.39 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 \$88,100.00 annually (2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$118,896.16 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 \$22.00/hr. and create a minimum of forty-nine (49) new positions at an average wage of not less than \$22.00/hr. Staff finds these figures to be reasonable for a project of this nature.

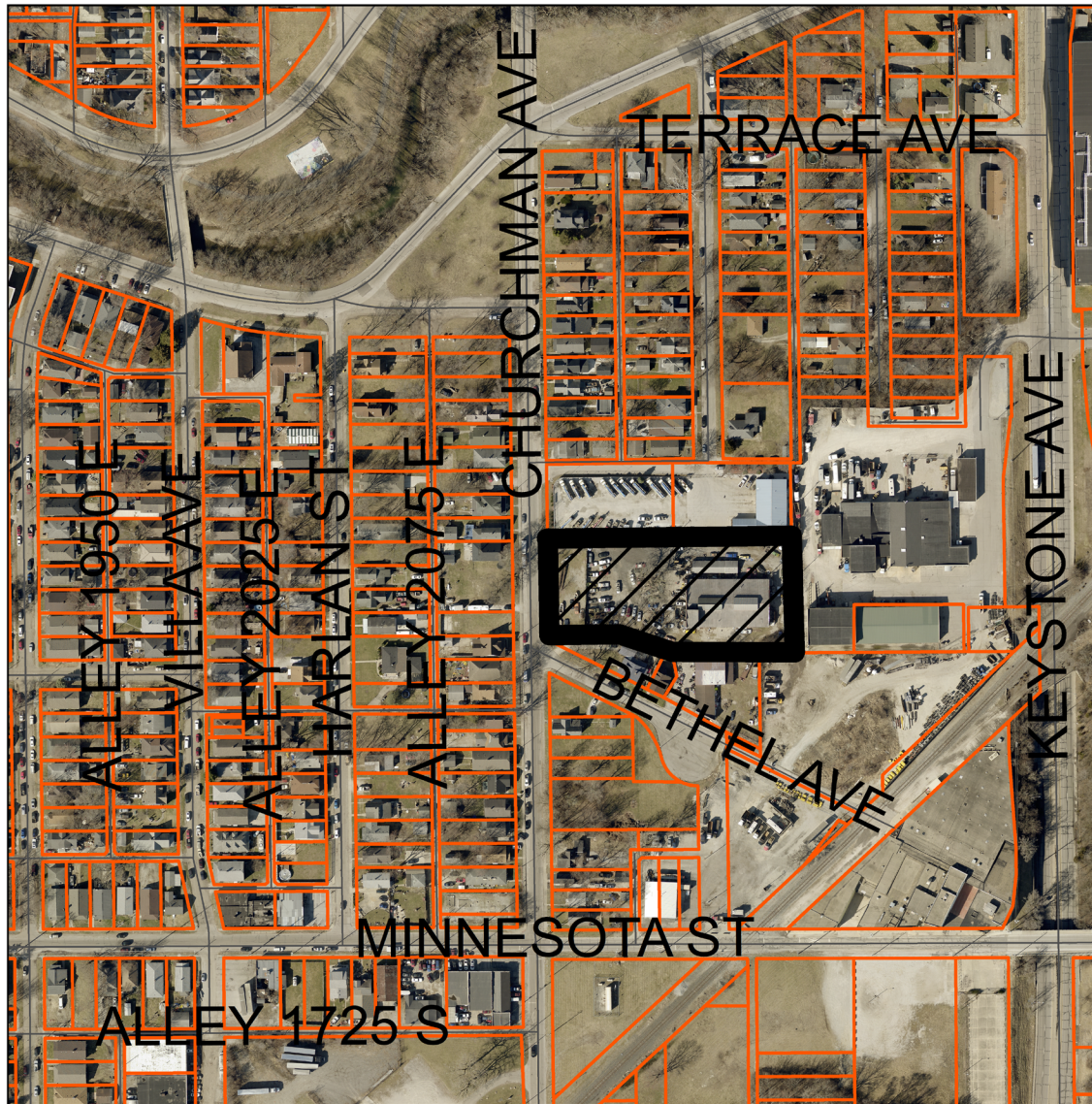
OTHER BENEFITS:

Staff believes this project is significant for Center Township in terms of new taxes 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:

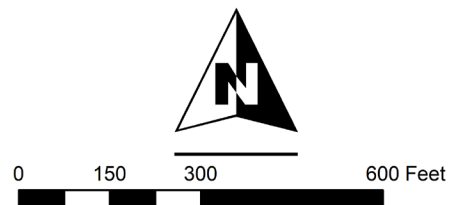
Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

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



Legend

-  Parcels
-  Project Site



Produced by: DMD - BATTLE 10/8/2024

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