

RESOLUTION NO. 2024-E-029

**CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE
GREATER MARTINDALE BRIGHTWOOD HOUSING REDEVELOPMENT AREA**

WHEREAS, on November 3, 2021, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”) adopted its Resolution No. 2021-E-019 (the “Original Declaratory Resolution”) which established a housing redevelopment area known as the “Greater Martindale Brightwood Housing Redevelopment Area” (the “Original Area”) and approved a plan for the Original Redevelopment Area (the “Original Plan”) pursuant to Indiana Code 36-7-15.1 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”); and

WHEREAS, on December 15, 2021, the Commission, through its Resolution 2021-E-26, confirmed the Original Declaratory Resolution which established the Original Area and approved the Original Plan; and

WHEREAS, on June 26, 2024, the Commission adopted its Resolution No. 2024-E-023 (the “Declaratory Resolution”) to (a) expand the Original Area to include the Enlarged Area (as defined in the Declaratory Resolution) (the “Enlarged Area”) and designates it the Expanded Greater Martindale Brightwood Housing Redevelopment Area; (b) establish the Reagan Park Housing TIF Allocation Area (the “Allocation Area”) as an allocation area for the purposes of capturing incremental assessed value as provided in the Act; and (c) amend the Original Plan with the Plan Amendment (as defined in the Declaratory Resolution) (the “Plan Amendment” and collectively with the Original Plan, the “Amended Plan”), pursuant to the Act;

WHEREAS, the Plan Amendment contains specific recommendations for the Arnold Place Project as further described in the Declaratory Resolution (the “Project”);

WHEREAS, on August 12, 2024, the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) approved the Declaratory Resolution pursuant to the Act;

WHEREAS, the Commission published notice on August 9, 2024, of the adoption and substance of the Declaratory Resolution in accordance with the Act and Indiana Code 5-3-1 which public notice also gave notice of a public hearing that was held on August 21, 2024, on the adoption of the Declaratory Resolution by the Commission at which public hearing the opportunity to have remonstrances and objections heard by the Commission was provided;

WHEREAS, the public notice described in the preceding paragraph was also filed in the office of the Department of Metropolitan Development and any other departments, bodies or officers having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits;

WHEREAS, copies of the public notice were also filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Enlarged Area and Allocation Area, together with a statement disclosing the impact of the Enlarged Area and Allocation Area, which includes:

- (A) The estimated economic benefits and costs incurred by the Enlarged Area and Allocation Area, as measured by increased employment and anticipated growth of real property assessed values; and
- (B) The anticipated impact on tax revenues of each taxing unit;

WHEREAS, certain estimates contained in the Declaratory Resolution and Plan Amendment have been refined, which refinements do not require additional notices or proceedings under Indiana Code 36-7-15.1 and which were described at the below referenced public hearing; and

WHEREAS, prior to the adoption of the resolutions hereinafter set forth, and at such meeting, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Commission, as follows:

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to proceed with the Project, with the expanding of the Original Area and the establishment of the Allocation Area, as described in the Declaratory Resolution.

2. The Commission hereby finds that the public health and welfare will be benefitted by adoption and implementation of the Amended Plan, and that the Amended Plan is reasonable and appropriate when considered in relation to the purposes of the Act and conforms to the comprehensive plan for development for the City of Indianapolis.

3. The Commission hereby finds that the Amended Plan, the Enlarged Area and Allocation Area are necessary and that the adoption of the allocation provision in the Declaratory Resolution will result in new property taxes in the Original Area that would not have been generated but for the adoption of the allocation provision and is supported by the finding of fact, evidence, testimony and other information provided to the Commission as part of its determination to expand the Original Area and establish the Allocation Area pursuant to the Declaratory Resolution and the Act.

4. The Declaratory Resolution, the Amended Plan, the Enlarged Area and Allocation Area approved by the Commission on June 26, 2024, are hereby confirmed as described in the Act

and are incorporated herein and shall be kept on file with the Secretary of the Commission and the Clerk of the City.

5. The Secretary of the Commission is hereby directed to record the final action taken by the Commission, notify the Indiana Department of Local Government Finance of the expanded Original Area and the designation of the Allocation Area within the Enlarged Area, and to file this Confirmatory Resolution with the Marion County Auditor.

6. This Confirmatory Resolution shall be effective upon passage.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on August 21, 2024, 1:00 p.m. at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Scott A. Krapf
Scott A. Krapf
Frost Brown Todd LLP

This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46244-0961.