

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2024-A-027

REAL PROPERTY TAX ABATEMENT

TWG 412 McCarty, LLC

412 West McCarty Street, to include (717 and 721 Chadwick 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, 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, July 3, 2024, 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. 2024-A-025**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of up to ten (10) years

("Preliminary Resolution"); and it fixed 1:00 p.m. on Wednesday, **August 21, 2024**, 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 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 City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

WHEREAS, the City-County Council, on **August 12, 2024**, adopted a resolution approving the Applicant's Statement of Benefits associated with the Project; 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 confirms, adopts, amends, 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 (hereinafter the "ERA") designation terminates December 31, 2026; however, relative to redevelopment or rehabilitation completed before the end of the ERA (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 **ten (10) 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 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 redevelopment of the Subject Real Estate, as described in this Resolution and as depicted in the Site Plan and Conceptual Elevations attached hereto.
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.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least seventeen (17) years. The dates of the initial seventeen (17) surveys shall be on or about the following dates: 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042.
8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.

9. The real property tax abatement shall utilize the following abatement schedule:

REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	80%
2 nd	80%
3 rd	80%
4 th	80%
5 th	80%
6 th	80%
7 th	80%
8 th	80%
9 th	80%
10 th	80%

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

[Reminder left intentionally blank; Signatures to follow]

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 29th day
of July 2024.

Sheila Kinney

Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located at the corner of West McCarty and Missouri Streets, just southwest of Lucas Oil Stadium.

Current Zoning:.....I-4

New Jobs Created:Five at \$22.00/hr.

Jobs Retained:None.

Estimated Cost of proposed project: \$53,200,000.00

STAFF ANALYSIS

Founded in 2007 and headquartered in Indianapolis, Indiana, TWG Development, LLC is a prominent real estate development company specializing in commercial, market rate, affordable, and senior housing developments across the United States. TWG operates through its related entities, TWG Development, TWG Construction, and TWG Management, offering end-to-end development services from concept to lease-up to stabilization.

With a commitment to constructing, developing, and managing quality housing, TWG believes that quality housing is a fundamental right that enhances the quality of life for all individuals. TWG Development, LLC through its single-purpose entity TWG 412 McCarty, LLC will invest \$53.2MM in real property for the development of a 375,000 square foot housing complex consisting of 4 buildings to include a 6-story multi-family structure with 270 apartment units and 203 parking stalls. The development will set aside 15%, forty-one (41) units reserved for households earning less than 70% Area Median Income (AMI).in addition, the affordable units must maintain this affordability for 15 years. Construction of the project is scheduled to begin Q1 2025 with delivery of units Q1 2027.

Operating in 19 states, TWG has successfully transacted over \$2 billion in development costs and delivered over 10,000 housing units nationwide. The company's integrated approach to development, financing, design, construction, and management positions it as a leader in the multifamily housing sector. TWG's core philosophy, "Together, We Grow," reflects the company's collaborative spirit and commitment to positive community impact. The project will add 5 new jobs with an average wage of \$22/hr. by December 31, 2025.

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 ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: TWG 412 McCarty, LLC

INVESTMENT: Staff estimates that the proposed investment of \$53,200,000.00 should result in an increase to the tax base of approximately \$28,780,600.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$6,386,530.26 (an 80.2% savings). During the abatement period, the petitioner is expected to pay an estimated \$1,575,223.97 in real property taxes on the project. This is in addition to the current taxes being paid on the property in the amount of \$17,333.89 annually (pay 2024 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$814,279.50 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the property.

EMPLOYMENT: The petitioner estimates that this project will create at least five (5) positions at a minimum wage of \$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.

PROJECT SUMMARY

FACTUAL INFORMATION

Applicant: TWG 412 McCarty, LLC
Subject Real Estate: 412 West McCarty Street
Center Township Parcel Number: 1076951, 1023795, 1017001, 1007972, and 1007991

PROJECT DESCRIPTION

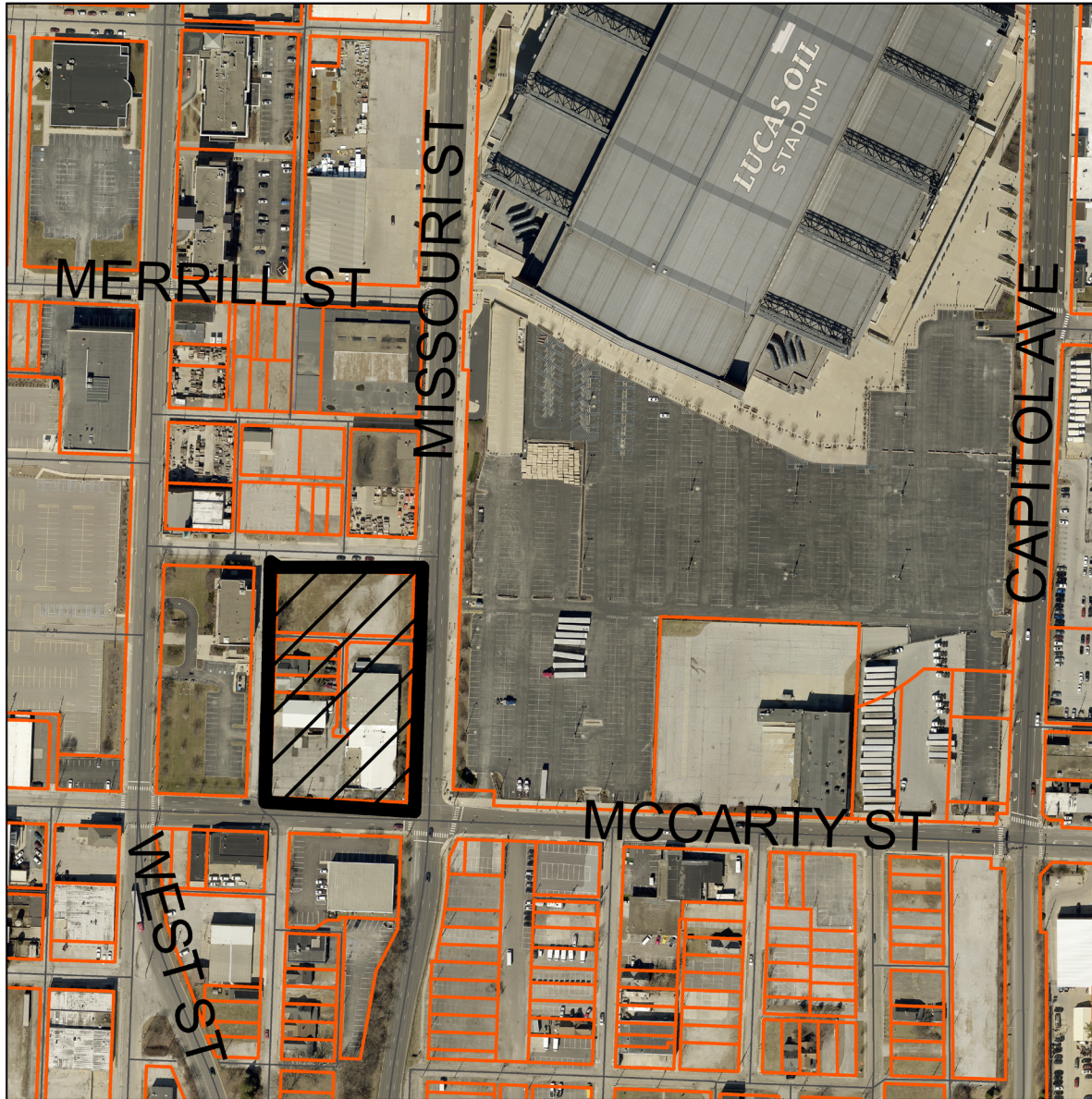
TWG Development, LLC through its single purpose entity, TWG 412 McCarty, LLC, will invest \$53.2MM in real property for the development of a 375,000 square foot, 6-story multi-family structure with 270 apartment units and 203 parking stalls. The development will set aside 15% of its units, forty-one (41) units that are reserved for households earning less than 70% Area Median Income (AMI). Construction of the project is scheduled Q1 2025 with delivery of units Q1 2027. The project will add 5 new jobs with a minimum wage of \$22/hr. by December 31, 2025 and will install local artwork on the south facing façade of the project. This project will be located at the corners of 412 W McCarty and Missouri Streets to include 717 and 721 Chadwick Streets, in Center Township, directly Southwest of Lucas Oil Stadium.

As part of the Workforce Support Commitments, TWG 412 McCarty, LLC commits to set aside 15% of the apartment units as affordable to households earning 70% AMI for a 15-year period.

New Jobs Created: 5 at \$22.00/hr.
Jobs Retained: None.
Estimated Cost of Project: \$53,200,000.00

RECOMMENDATION: Staff recommends approval of ten (10) years real property tax abatement.

TWG Development, LLC
412 West McCarty Street, 717 and 721 Chadwick Street
Arthur L. Wright's Subdivision



Legend

- IndyGo Transit Routes
- ▭ Parcels
- ▨ Project Site



Produced by: DMD BATTLE June 14, 2024

Site Plan

