

RESOLUTION NO. 2023-E-033

CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE NEAR NORTH MASS ECONOMIC DEVELOPMENT AREA

WHEREAS, on July 5, 2022, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), adopted Declaratory Resolution No. 2023-E-021 (the “Declaratory Resolution”), (i) declaring that the Near North Mass Economic Development Area (the “Area”) in the City of Indianapolis (the “City”) is an economic development area, which declaration was supported by a factual report and findings contained within the Declaratory Resolution, and (ii) declaring that the Area is subject to economic development activities pursuant to Indiana Code 36-7-15.1 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”);

WHEREAS, the Commission also approved an Economic Development Plan (the “Plan”) for the Area which contained specific recommendations for the acquisition, construction and equipping of public infrastructure, which may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects, and potential private development projects include, but are not limited to: (i) a project with approximately 185 multifamily units and an amenity space including a pet spa and bike storage and approximately 3,295 sq. ft. of commercial space; (ii) a project with approximately 25,463 square feet of office space and approximately 8,015 square feet of restaurant space; and (iii) a project with approximately 298 multifamily units and a parking garage (collectively, the “Project”);

WHEREAS, the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) has approved the establishment of the Area and Allocation Area, the Plan, and the actions of the Commission establishing the Area pursuant to the Act;

WHEREAS, the Commission published notice on August 25, 2023, 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 September 6, 2023, 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 Area, together with a statement disclosing the impact of the Area, which includes:

- (A) The estimated economic benefits and costs incurred by the 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 have been refined, which refinements do not require additional notices or proceedings under I.C. 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 establishment of the Area, and with the inclusion of certain right of ways, parcels and property as part of the Area, as described in Exhibit A hereto.
2. The Commission hereby finds that the Area is necessary and that the adoption of the allocation provision in the Declaratory Resolution will result in new property taxes in the 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 establish the Area pursuant to the Declaratory Resolution and the Act.
3. The Declaratory Resolution and Plan approved by the Commission on July 5, 2023, 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.
4. 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 designation of the Area and Allocation Area within the Area, and to file this Confirmatory Resolution with the Marion County Auditor.
5. 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 the 6th day of September, 2023.

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

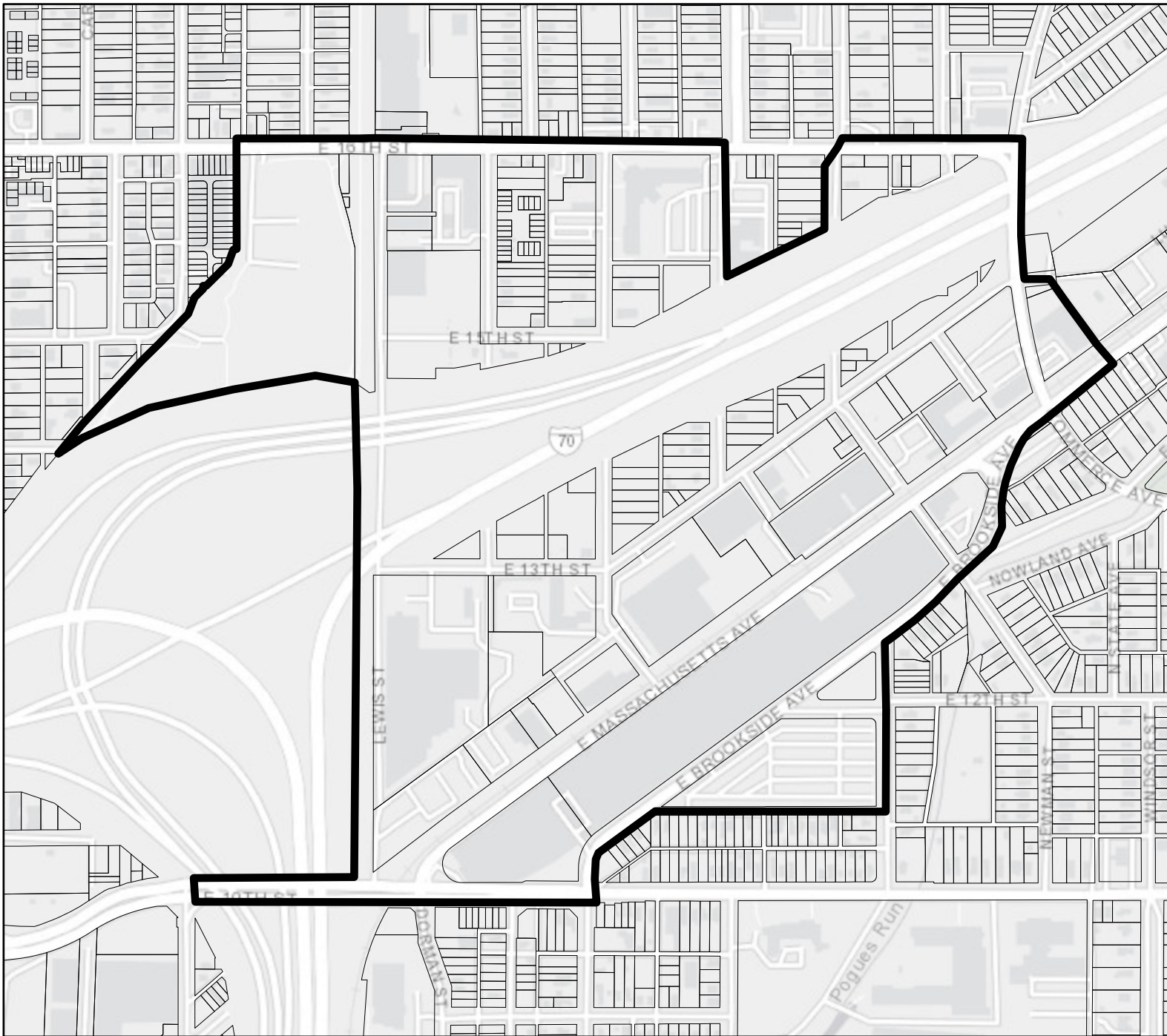
This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46204.

EXHIBIT A

DESCRIPTION AND MAP OF NEAR NORTH MASS
ECONOMIC DEVELOPMENT AREA

Economic Development Area

Proposed Boundaries



 Proposed EDA Boundary

0 0.07 0.15 0.3 Miles

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-06-36-153-012.000-101	1001 E 16TH ST INDIANAPOLIS, IN 46202
49-07-30-122-002.000-101	0 MONON TRAIL INDIANAPOLIS, IN 46202
49-07-31-115-001.000-101	1444 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-115-003.000-101	1221 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-115-004.000-101	1219 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-117-001.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-002.000-101	1457 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-003.000-101	1461 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-117-004.000-101	1463 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-123-003.000-101	1517 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-004.000-101	1513 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-123-005.000-101	1524 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-123-014.000-101	1503 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-125-001.000-101	1255 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-125-002.000-101	1351 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-004.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-008.000-101	1256 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-016.000-101	1138 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-020.000-101	1133 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-021.000-101	1203 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-022.000-101	1211 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-126-023.000-101	1225 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-138-001.000-101	1520 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-002.000-101	1528 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-003.000-101	1524 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-004.000-101	1518 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-005.000-101	1516 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-006.000-101	1510 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-138-009.000-101	1502 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-147-001.000-101	1475 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-002.000-101	1456 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-012.000-101	1402 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-147-014.000-101	1415 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-017.000-101	1417 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-018.000-101	1443 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-019.000-101	1420 NEWMAN ST INDIANAPOLIS, IN 46201
49-07-31-147-028.000-101	1411 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-147-029.000-101	1409 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-148-011.000-101	1402 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-153-001.000-101	1251 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-161-013.000-101	1322 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-050.000-101	1301 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-057.000-101	1315 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-161-061.000-101	1200 E 13TH ST INDIANAPOLIS, IN 46202
49-07-31-161-062.000-101	1302 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-161-065.000-101	1308 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-167-002.000-101	1511 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-001.000-101	1301 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-002.000-101	1561 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-003.000-101	1215 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-005.000-101	1544 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-173-010.000-101	1211 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-011.000-101	1553 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-012.000-101	1557 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-014.000-101	1101 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-015.000-101	1553 N ARSENAL AVE INDIANAPOLIS, IN 46201

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-173-016.000-101	1449 E 16TH ST INDIANAPOLIS, IN 46201
49-07-31-173-020.000-101	1542 SHELDON ST INDIANAPOLIS, IN 46201
49-07-31-173-022.000-101	1549 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-024.000-101	1541 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-173-034.000-101	1515 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.001-101	1129 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-173-034.002-101	1533 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-034.003-101	1527 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-173-035.000-101	1549 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.001-101	1547 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.002-101	1545 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.003-101	1543 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.004-101	1541 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.005-101	1539 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.006-101	1537 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.007-101	1535 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.008-101	1533 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.009-101	1531 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.010-101	1529 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-173-035.011-101	1547 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.012-101	1549 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.013-101	1551 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.014-101	1553 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.015-101	1545 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.016-101	1543 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.017-101	1541 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.018-101	1539 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.019-101	1531 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.020-101	1533 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.021-101	1535 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.022-101	1537 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-173-035.023-101	0 TANNERY WAY INDIANAPOLIS, IN 46202
49-07-31-178-002.000-101	1011 MASSACHUSETTS AVE INDIANAPOLIS, IN 46202
49-07-31-178-002.001-101	1125 BROOKSIDE AVE INDIANAPOLIS, IN 46202
49-07-31-179-020.000-101	1524 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-180-001.000-101	1102 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-189-004.000-101	1505 MASSACHUSETTS AVE INDIANAPOLIS, IN 46201
49-07-31-194-022.000-101	1548 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-194-025.000-101	1542 LEWIS ST INDIANAPOLIS, IN 46202
49-07-31-198-168.000-101	1417 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-198-172.000-101	1435 COMMERCE AVE INDIANAPOLIS, IN 46201
49-07-31-202-012.000-101	1331 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-013.000-101	1327 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-014.000-101	1414 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-019.000-101	1340 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-026.000-101	1420 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-027.000-101	1422 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-028.000-101	1410 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-029.000-101	1406 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-030.000-101	1402 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-032.000-101	1401 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-035.000-101	1336 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-036.000-101	1328 ROOSEVELT AVE INDIANAPOLIS, IN 46202
49-07-31-202-037.000-101	1323 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-038.000-101	1317 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-039.000-101	1310 ROOSEVELT AVE INDIANAPOLIS, IN 46202

Proposed EDA Boundary Parcel List

State Parcel Number	Street Address
49-07-31-202-040.000-101	1315 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-202-041.000-101	1472 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-044.000-101	1464 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-045.000-101	1413 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-046.000-101	1409 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-047.000-101	1460 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-048.000-101	1427 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-056.000-101	1431 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-057.000-101	1435 DR A J BROWN AVE INDIANAPOLIS, IN 46202
49-07-31-202-062.000-101	1423 DR A J BROWN AVE INDIANAPOLIS, IN 46201
49-07-31-202-063.000-101	1446 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-064.000-101	1406 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-065.000-101	1410 N ARSENAL AVE INDIANAPOLIS, IN 46201
49-07-31-202-068.000-101	1436 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-069.000-101	1430 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-070.000-101	1406 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-202-071.000-101	1402 ROOSEVELT AVE INDIANAPOLIS, IN 46201
49-07-31-209-005.000-101	1525 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-007.000-101	1521 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-008.000-101	1517 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-009.000-101	1513 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-012.000-101	1507 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-013.000-101	1505 YANDES ST INDIANAPOLIS, IN 46202
49-07-31-209-014.000-101	1216 E 15TH ST INDIANAPOLIS, IN 46202
49-07-31-212-001.000-101	1429 BROOKSIDE AVE INDIANAPOLIS, IN 46201
49-07-31-226-001.000-101	1566 COLUMBIA AVE INDIANAPOLIS, IN 46202
49-07-31-226-002.000-101	1229 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-226-005.000-101	1217 E 16TH ST INDIANAPOLIS, IN 46202
49-07-31-237-007.000-101	1400 E 12TH ST INDIANAPOLIS, IN 46201