

RESOLUTION NO. 2023-E-031

CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE COUNTY LINE ROAD ECONOMIC DEVELOPMENT AREA

WHEREAS, on July 5, 2023, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), approved an Economic Development Plan (the “Plan”) for the County Line Road Economic Development Area (the “Area”) in the City of Indianapolis, Indiana (the “City”);

WHEREAS, in approving the Plan for the Area, the Commission adopted Declaratory Resolution No. 2023-E-020 (the “Declaratory Resolution”), on July 5, 2023, (i) declaring that the Area is an economic development area, which declaration was supported by a factual report and findings contained within the Declaratory Resolution, (ii) established an allocation area whose boundaries and parcels are coterminous with the Area (the “Allocation Area”), and (iii) 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 Plan contained specific recommendations for the redevelopment, construction and equipping of the certain widening of and lane additions from the northern end of the Industrial Park Project (as defined herein) to the intersection of South Arlington Avenue and County Line Road in the City, a roundabout at the South Arlington Avenue and County Line Road intersection, and certain other public improvements in connection with the Industrial Park Project, together with all necessary appurtenances, related improvements and equipment, and the incidental expenses in connection therewith (the “Public Improvements”). The Public Improvements will serve and benefit the Area and the development, construction and equipping of a five-building, 1,900,000 sq. ft. master planned industrial park, to include warehouses, light manufacturing and general commerce (Building 1 will be approximately 344,100 sq. ft.; Building 2 will be approximately 324,800 sq. ft.; Building 3 will be approximately 573,192 sq. ft.; Building 4 will be approximately 101,640 sq. ft.; and Building 5 will be approximately 553,660 sq. ft.); as well as 6.4 acres for retail and mixed-use development (the “Industrial Park Project” and, together with the Public Improvements, 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, 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 proposed 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 Allocation Area, and with the inclusion of certain right of ways, parcels and property as part of the Area and Allocation Area, as described in Exhibit A hereto.

2. The Commission hereby finds that the 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 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 and the Allocation 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 this Confirmatory Resolution with the Marion County Recorder, notify the Indiana Department of Local Government Finance of the designation of the 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.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on September 6, 2023, 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

This Resolution prepared by Cullen Cochran, Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, Indiana 46204.

EXHIBIT A

MAP OF COUNTY LINE ROAD ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

Address: 8615, 8640, 8721, 8814, 8816, 8840, 8914, & 8950 South Arlington Avenue,
and 5624, 5740, & 6000 East County Line Road

Local Parcel #: 3006603, 3027790, 3005440, 3008410, 3001148,
3005015, 3004675, 3004674, 3001702, 3024587, and 3001775

State Parcel #: 49-15-23-124-001.000-300; #49-15-22-110-004.001-300;
#49-15-23-124-002.000-300; #49-15-22-109-004.000-300; #49-15-22-109-002.000-300;
#49-15-22-109-002.000-300; #49-15-22-109-003.000-300; #49-15-22-109-001.000-300;
#49-15-22-108-001.000-300; #49-15-22-109-007.000-300; and #49-15-23-122-001.000-300

