

## **RESOLUTION NO. 2025-E-020**

### **CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE OXFORD ROW ECONOMIC DEVELOPMENT AREA**

WHEREAS, on May 21, 2025, 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. 2025-E-012 (the “Declaratory Resolution”), (i) declaring that the Oxford Row 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, (ii) established an allocation area whose boundaries and parcels are coterminous with the Area (the “Allocation Area”), and (iii) 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 a 3-story, walk-up style development with approximately 46 residential units alongside approximately at least 5,000 square feet of street level retail space (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 July 3 and July 4, 2025, of the adoption and substance of the Declaratory Resolution in accordance with the Act and Indiana Code 5-3-1 which public notices also gave notice of a public hearing that was held on this day regarding 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 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 May 21, 2025, 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.

*[Remainder of Page Intentionally Left Blank]*

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 16<sup>th</sup> day of July, 2025.

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

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John J. Dillon III, President

Approved for Legal Adequacy:

Office of Corporation Counsel

By:\_\_\_\_\_

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 OXFORD ROW ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA**

Address: 2460 and 2502 N. Delaware St., Indianapolis, Indiana 46205 (previously 2460, 2502, 2514, 2520 and 2524 N. Delaware St. and 164 E. 25<sup>th</sup> St., Indianapolis, Indiana 46205)

Local Parcels #: 1068784 and 1033814 (previously 1003054; 1031931; 1058071; 1029028; 1068784 and 1033814)

State Parcels #: 49-06-25-179-027.000-101 and 49-06-25-133-082.000-101 (previously 49-06-25-179-027.000-101; 49-06-25-179-028.000-101; 49-06-25-179-029.000-101; 49-06-25-179-031.000-101; 49-06-25-179-032.000-101; and 49-06-25-133-082.000-101)

### **Oxford Row EDA and Allocation Area**



#### **Legend**

-  Allocation area
-  Economic Development Area (EDA)