

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2023-R-024**

WHEREAS, The City of Indianapolis, Department of Metropolitan Development ("DMD"), is engaging in disposition and redevelopment activities within the Marion County Redevelopment District in Marion County, Indiana ("Redevelopment District"); and

WHEREAS, pursuant to IC 36-7-15.1-2,6, and 7, the Metropolitan Development Commission ("MDC") is charged with the responsibilities of replanning, redevelopment, and promoting the use of land in the manner that best serves the interest of the City and its inhabitants, both from the standpoint of human needs and economic values, including acquisition and disposition of real property; and

WHEREAS, DMD owns seven acres of vacant property adjacent to the intersection of Michigan Street and Sherman Drive(“Property”) on the site known as RCA/Sherman Park located in Marion County, Indiana, and

WHEREAS, in accordance with IC 36-7-15.1-15, the DMD/MDC publicly offered the Property for sale for affordable housing development (“Project”) by a Request for Proposals (**RFP-13DMD-2022-4**) dated January 20, 2022, with bidder responses due on March 25, 2022. Offers were received and evaluated, and DMD would like to pursue the development proposal from **The Annex Group (“Annex”)** for the Property; and

WHEREAS, Annex has requested, and DMD would like to enter into an option to purchase agreement with Annex to facilitate its application for tax credits to provide resources to carry out the Project; and

WHEREAS, the option agreement would include a commitment to enter into a project agreement for development (“Project Agreement”) within an agreed timeframe as well as other terms necessary and acceptable to DMD to provide desirable development; and

WHEREAS, allocation of proceeds related to such Project Agreement would take in to account the Brownfield Redevelopment Fund law (Revised Code of the Consolidated City and County Section 135-781.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC authorizes DMD to enter into an option to purchase agreement to facilitate funding for the Project, as described above, and to enter in to related project agreement(s) and to carry out all real estate processes and transactions necessary to accomplish the Project goals in accordance with all laws and the terms of any agreement(s) with respect to all or portions of the Property and made for the purpose of providing beneficial redevelopment.
2. The DMD Director or designee is hereby authorized and directed to take all actions and to execute all documents, with such terms and provisions as may be deemed necessary or appropriate to best accomplish the objectives set forth in this Resolution; and all actions heretofore and hence taken by any such official toward the completion thereof are hereby ratified, confirmed, and approved.

Approved as to Adequacy & Legal Form

Sheila Kinney *sek*

Sheila Kinney, Asst. Corp Counsel

Date: 6/7/23

Metropolitan Development Commission

John J. Dillon III, President

Date: _____