

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2023-R-009**

WHEREAS, the Department of Metropolitan Development ("DMD"), by authority of and pursuant to IC 36-7-15.1, is engaging in disposition and redevelopment activities within the Marion County Redevelopment District; and

WHEREAS, pursuant to IC 36-7-15.1-6, the Metropolitan Development Commission ("MDC") is charged with the responsibility of promoting the use of land in the manner that best serves the interests of the City of Indianapolis ("City") and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, DMD acquired nine (9) parcels of real property in Marion County, Indiana, located at and near **2434 Winthrop Ave**, now consolidated into a single parcel at that address as **parcel #1058732** and commonly known the former Colonial Bakery site ("Property"); and

WHEREAS, in accordance with IC 36-7-15.1-15, the Commission publicly offered the Property for sale for redevelopment by a Request for Proposals-**RFP-13DMD-2022-3**, dated 1/20/2022 ("RFP") with bidder responses due on 2/17/2022 and offers to be opened on 3/2/2022 and one offer was received from the Indianapolis Neighborhood Housing Partnership, Inc. for development by Indianapolis Neighborhood Housing Partnership, Inc. or one of its affiliates (collectively, "**INHP**"); and

WHEREAS, subsequent to the RFP, the MDC approved a loan to INHP (Resolution No. 2022-R-042) in support of design work for the INHP's proposed development; and

WHEREAS, following consideration by the RFP review committee, the DMD desires to accept the proposal from INHP in partnership with the Martindale-Brightwood Community Development Corporation ("**MBCDC**") to acquire the Property with a development plan to construct new majority affordable owner-occupied residential housing on the Property, ("**Project**") with a minimum Eight Million Dollar (\$8,000,000.00) investment in the development; and

WHEREAS, in accordance with IC 36-7-15.1-15.1, MDC may sell or grant title to real property at no cost to a nonprofit or neighborhood development corporation that agrees to cause development that will serve or benefit low or moderate income families on the property within a specified period and meets certain additional criteria set forth therein (a "Qualifying Corporation"); and

WHEREAS, the MBCDC is such a Qualifying Corporation; and

WHEREAS, DMD desires to convey title to the Property to MBCDC at no cost and for the purpose of redevelopment in partnership with INHP subject to compliance with the terms of a project development agreement to be made between DMD and MBCDC for the purpose of providing development on the Property that will benefit or serve low or moderate income families.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. MDC authorizes DMD to convey the Property at no cost to MBCDC to facilitate funding for the affordable housing Project, as described above, and to enter into a related project development agreement and to carry out all real estate processes and transactions necessary to accomplish the Project in accordance with all laws for the purpose of providing beneficial redevelopment.
2. The DMD Director or designee is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate, including without limitation, commitments to be made by MBCDC and any approved assignee consistent with Indiana Code 36-7-15.1-15.1 and the Revised Code of the Consolidated City and County, to best accomplish the objectives set forth herein; and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved, for the conveyance of said Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form
Sheila Kinney *sek*

Sheila Kinney, Asst. Corp Counsel

Date: March 21, 2023

Metropolitan Development Commission

John J. Dillon III, President

Date: _____