

Real Estate and Brownfields
Real Estate Sale and Conveyance
Roots Intl. 2620 N Harding

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-016**

WHEREAS, the City of Indianapolis ("City"), 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 36-7-15.1-2 and 6, the Metropolitan Development Commission ("MDC") is charged with the responsibility 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; and

WHEREAS, DMD acquired the real property located in Marion County, Indiana at 2620 N. Harding -Parcel # 1006623, Legal Description: MILLER & WACKERS PARKWAY ADD L354 , which is currently tax exempt and has a current assessed value of \$70,900 ("Property"); and

WHEREAS, the Property is in an area that would benefit from redevelopment; and

WHEREAS, Roots International LTD ("Roots") is interested in purchasing this Property for \$3,000 and will maintain and rent the house for an affordable price for 3-5 years; and

WHEREAS, upon securing financing Roots will demolish the house and build a three story, 4–6-unit apartment building for low-income tenants as a part of a larger project with RG Collaborative that includes the redevelopment of the nearby Ritz and Hartmann buildings. ("Redevelopment"); and

WHEREAS the local community has expressed support for the proposal to DMD staff; and

WHEREAS, as one of its additional powers, IC 36-7-15.1-7 (a) (2) authorizes the MDC to sell property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the commission considers best for the City and its inhabitants.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. MDC authorizes the DMD to sell the Property to Roots in conjunction with a project agreement consistent with the terms and conditions of the proposed Redevelopment.
2. MDC authorizes the DMD Director or designee to execute all necessary documents related to such conveyance in accordance with this Resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the MDC 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.

Approved as to Adequacy & Legal Form

Sheila Kinney
Sheila Kinney, Asst. Corp Counsel

Date: 4/23/2025

Metropolitan Development Commission

John J. Dillon III, President

Date: _____