

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2025-A-011

REAL PROPERTY TAX ABATEMENT

Monon 21 LLC and Onxy + East LLC

2060 Yandes Street

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property, and to limit the dollar amount of the deduction that will be allowed with respect to a project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, February 19, 2025, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2025-A-009**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of up to ten (10)

years (“Preliminary Resolution”); and it fixed 1:00 p.m. on Wednesday, **March 5, 2025**, for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

WHEREAS, at such final Hearing, evidence and testimony, and Factual Assertions 1 through 6 stated on the attachment to the Preliminary Resolution were considered by the Commission.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts, amends, and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
 - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
 - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
 - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted (hereinafter the “ERA”) designation terminates **December 31, 2027**; however, relative to redevelopment or rehabilitation completed before the end of the ERA (2) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of up to **ten (10) years**.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.

4. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the redevelopment of the Subject Real Estate, as described in this Resolution and as depicted in the Site Plan and Conceptual Elevations attached hereto.
5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
 - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.
 - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
 - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures, Workforce Support Commitments and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least twelve (12) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, and 2038.
8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.
9. The real property tax abatement shall utilize the following abatement schedule:

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT
Monon 21, LLC and Onyx + East LLC

YEAR OF DEDUCTION	PERCENTAGE
1 st	80%
2 nd	80%
3 rd	80%
4 th	80%
5 th	80%
6 th	80%
7 th	80%
8 th	80%
9 th	80%
10 th	80%

10. A copy of this Resolution shall be filed with the Marion County Auditor.

[Reminder left intentionally blank; Signatures to follow]

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 21st day
of February 2025.

Sheila Kinney

Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in the Hillside/Martindale-Brightwood area off Yandes abutting the Monon Trail.

Current Zoning:.....DP and D8

New Jobs Created:One at \$28.84/hr.

Jobs Retained:None.

Estimated Cost of proposed project: \$17,455,955.00

STAFF ANALYSIS

Monon 21 LLC, a single-purpose entity of Onyx + East LLC, is an Indianapolis-based development firm focused on residential projects along the Monon Trail. The Monon 21 project is located on the near north side of Indianapolis at 2060 Yandes Street in Center Township. This project will include over 50 townhouses and four single-family homes adjacent to the Monon Trail. Onyx + East LLC will be investing more than \$17 million in the 92,000 sq ft development along 3.5 acres of the Monon Trail. Included in the development will be the addition of public infrastructure within 1 acre of dedicated ROW to extend and connect Alvord to Yandes Street with an estimated investment of \$1.5MM.

A total of 53 townhome units and four single-family units will be constructed as part of this project. Thirteen percent (13%) of the units will be designated as affordable housing at sixty (60%) of the Area Median Income (AMI), maintaining affordability for a period of no less than 10 years. During this time, Monon 21 will adhere to the Indiana Housing and Community Development Authority (IHCDA) federal income and rent limits for Marion County. The project will create one (1) new position at a minimum salary of \$28.84/hr.

These initiatives reflect Monon 21 LLC's and Onyx + East LLC's commitment to enhancing residential options along the Monon Trail and contributing to the development and revitalization of Indianapolis. The company's name reflects its philosophy, with "Onyx" symbolizing resilience and beauty, and "East" representing dependability. With developments in Indiana, Ohio, and Florida, the company focuses on creating vibrant, walkable neighborhoods that promote connected lifestyles.

The project is scheduled to begin in late Q1 2025 and is expected to be completed by Q4 2027.

The petitioner is requesting the tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: Staff recommends approval of ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: **Monon 21, LLC and Onyx + East LLC**

INVESTMENT: Staff estimates that the proposed investment of \$17,455,955.00 should result in an increase to the tax base of approximately \$11,963,500.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$2,070,204.00 (an 73% savings). During the abatement period, the petitioner is expected to pay an estimated \$767,538.20 in real property taxes on the project. This is in addition to the current taxes being paid on the property in the amount of \$14,722.34 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$283,774.22 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the property.

EMPLOYMENT: The petitioner estimates that this project will create at least one (1) position at an average wage of \$28.84.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Center Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment and development in Marion County.

STAFF COMMENT: Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

FACTUAL INFORMATION

Applicant: Monon 21 LLC and Onyx + East LLC
Subject Real Estate: 2060 Yandes Street
Center Township Parcel Number: 1053907

PROJECT DESCRIPTION

Monon 21 LLC, a single-purpose entity of Onyx + East LLC, is an Indianapolis-based development firm focused on residential projects along the Monon Trail. The Monon 21 project is located on the near north side of Indianapolis at 2060 Yandes Street in Center Township. This project will include over 50 townhouses and four single-family homes adjacent to the Monon Trail. Onyx + East LLC will be investing more than \$17 million in its development.

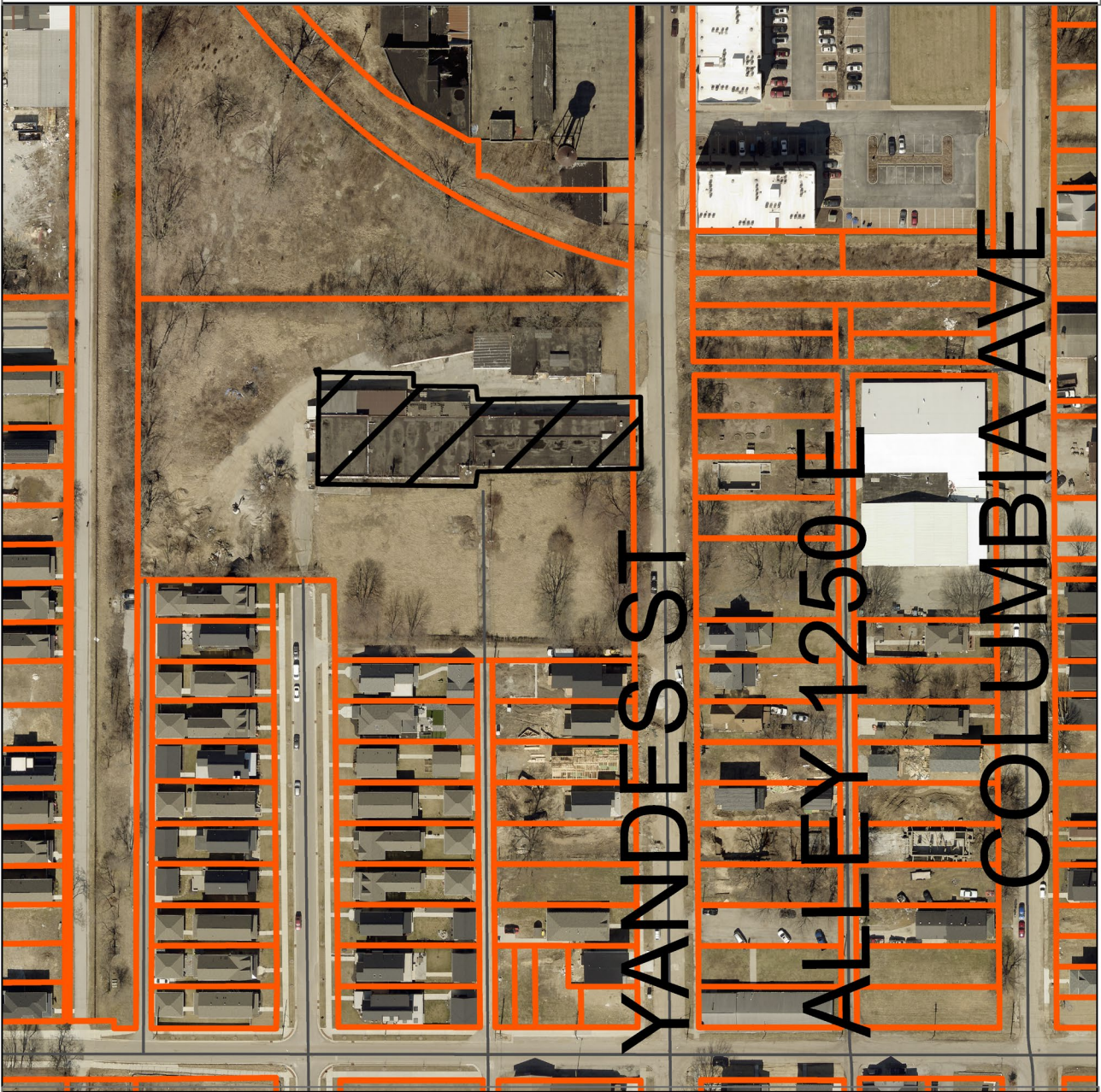
A total of 53 townhome units and four single-family units will be constructed as part of this project. Thirteen percent of the units will be designated as affordable housing at sixty (60%) of the Area Median Income (AMI), maintaining affordability for a period of no less than 10 years. During this time, Monon 21 will adhere to the Indiana Housing and Community Development Authority (IHCDA) federal income and rent limits for Marion County.

The project is scheduled to begin in late Q1 2025 and is expected to be completed by Q4 2027.

New Jobs Created: 1 at \$28.84/hr.
Jobs Retained: None.
Estimated Cost of Project: \$17,455,955.00

RECOMMENDATION: Staff recommends approval of ten (10) years real property tax abatement.

Monon 21 LLC - Onyx and East LLC
2060 Yandes Street



 Project Site

Produced by: DMD - BATTLE 02/2025



0 280 560 1,120 Feet



