

RESOLUTION NO. 2023-E-013

CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE IRVINGTON ECONOMIC DEVELOPMENT AREA

WHEREAS, on December 7, 2022, 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. 2022-E-053 (the “Declaratory Resolution”), (i) enlarging the Brookville Road/Irvington Plaza Economic Development Area (the “Area”) and (ii) creating the Irvington – Brookville Road Allocation Area (the “Allocation Area”) 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 certain projects as further described in the Declaratory Resolution (collectively, the “Project”);

WHEREAS, on April 3, 2023, the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) approved the Declaratory Resolution pursuant to the Act;

WHEREAS, the Commission published notice on March 31, 2023, of the adoption and substance of the Declaratory Resolution in accordance with the Act and Indiana Code 5-3-1 which public notice also gave notice of a public hearing that was held on April 19, 2023, on 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 enlargement of the Area and the establishment and creation of the 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 the Declaratory Resolution.

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 December 7, 2022, 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.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 19th day of April, 2023.

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

John J. Dillon III, President

Bruce Schumacher, Vice-Secretary

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.



**RESOLUTION NO. 2022-E-053
DECLARATORY RESOLUTION OF THE
METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA, ENLARGING THE BROOKVILLE
ROAD/IRVINGTON PLAZA ECONOMIC DEVELOPMENT AREA
AND CREATING THE IRVINGTON – BROOKVILLE ROAD ALLOCATION AREA**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (“Commission”), organized and acting pursuant to the provisions of Indiana Code 36-7-15.1, as amended (the “Act”), has investigated, studied and surveyed economic development within the consolidated city boundaries of the City of Indianapolis and County of Marion, Indiana (“City”); and

WHEREAS, on March 6, 2019, the Commission adopted its Resolution No. 2019-E-005 (the “Original Declaratory Resolution”) which declared an area of the City an economic development area known as the “Brookville Road/Irvington Plaza Economic Development Area” (the “Original Area”), and approved a development plan for the Original Area (the “Original Plan”) pursuant to the Act; and

WHEREAS, a map of the Original Area is attached hereto as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Commission has selected an area as reflected in the map and parcel list in Exhibit B attached hereto (the “Enlarged Area”), to be included in the Original Area and to be developed pursuant to the Act; and

WHEREAS, a map of the Original Area as enlarged to include the Enlarged Area is attached hereto as Exhibit C and incorporated herein by reference and shall hereafter be referred to collectively as the Enlarged Brookville Road/Irvington Plaza Economic Development Area (the “Area”); and

WHEREAS, the Commission has determined that a new allocation area should be designated for purposes of Section 26 of the Act in the Area, as reflected on the maps and parcel lists attached hereto as Exhibit D and Exhibit E, respectively; and

WHEREAS, the Original Plan is attached hereto as Exhibit F and the Commission has prepared an amendment to the Original Plan (the “Plan Amendment”) attached hereto as Exhibit G to create the Irvington – Brookville Road Allocation Area (the “Allocation Area”); and

WHEREAS, the Commission directed City staff and its municipal advisor to begin the collection of certain data, materials and estimates as required by the Act to create the Allocation Area, and such data, materials and estimates have been assembled and distributed to the Commission; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the Area, the location of various parcels of property, streets, alleys and other features

affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Area, indicating that all parcels of property in the Area are currently to be excluded from the acquisition list and (ii) the parts of the Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Original Plan, as amended by the Plan Amendment; and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of redevelopment of the Area; and

WHEREAS, the Allocation Area shall have a base assessment date of January 1, 2022; and

WHEREAS, the creation of the Allocation Area and the supporting data related thereto have been reviewed and considered at this meeting; and

WHEREAS, the Plan Amendment, and supporting data were reviewed and considered by the Commission at this meeting;

WHEREAS, Section 26 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 29 and 30 of the Act permit the creation of “economic development areas” and provides all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, governing body of the City of Indianapolis Redevelopment District, as follows:

Section 1. The Original Area as reflected in the map in Exhibit A attached hereto and incorporated herein by reference, is hereby enlarged to include the Enlarged Area as more particularly described and reflected in the map and parcel list in Exhibit B attached hereto and incorporated herein by reference. The Original Area as hereby enlarged to include the Enlarged Area shall continue to be designated as the “Enlarged Brookville Road/Irvington Plaza Economic Development Area” and is hereby reflected in the map attached hereto as Exhibit C.

Section 2. The Commission has identified certain parcels within the Area in the redevelopment district of the City, which the Commission hereby designates as the “Irvington – Brookville Road Allocation Area.”

Section 3. The Commission finds that the Original Plan, as amended by the Plan Amendment (hereafter referred to as the “Amended Plan”):

- (A) Assists in the promotion of significant opportunities for the gainful employment of the citizens of the City;

- (B) Assists in the attraction of major new business enterprises to the City;
- (C) Benefits the public health, safety, morals and welfare of the citizens of the City;
- (D) Increases the economic well-being of the City and the State of Indiana; or
- (E) Serves to protect and increase property values in the City and the State of Indiana.

Section 4. The Commission finds that the Amended Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of:

- (A) The lack of local public improvement necessary to achieve the level of quality of development described in the Amended Plan;
- (B) Existence of improvements or conditions that lower the value of the land below that of nearby land;
- (C) Multiple ownership of land; or
- (D) Other similar conditions, specifically, challenges resulting from existing private party easements and other land conditions.

Section 5. The Commission finds that the accomplishment of the Amended Plan will be of public utility and benefit as measured by:

- (A) The attraction of construction and retention of permanent jobs;
- (B) An increase in the property tax base;
- (C) Improved diversity of the economic base; or
- (D) Other similar benefits, specifically, accomplishment of the Amended Plan will serve as a basis for making future public improvements.

Section 6. The Amended Plan conforms to the comprehensive plan of development for the consolidated city.

Section 7. The current estimated costs to the Commission of implementing the Amended Plan will not exceed \$90,000,000.

Section 8. The Commission finds that no residents of the Area will be displaced by any project resulting from the Amended Plan, and, therefore, the Commission finds that it does not need

to give consideration to transitional and permanent provisions for adequate housing for the residents.

Section 9. In support of the findings and determinations set forth in Section 1 through 8 above, the Commission hereby adopts the specific findings set forth in the Amended Plan.

Section 10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area. If at any time the Commission proposed to acquire specific parcels of land, the required procedures for further amending the Amended Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

Section 11. The area described in Exhibit D and Exhibit E is hereby designated as an “allocation area” pursuant to Section 26 of the Act to be known as the “Irvington – Brookville Road Allocation Area” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by Section 26 of the Act. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Section 26 of the Act as follows:

Except as otherwise provided in Section 26, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 26, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Allocation Area hereby designated as the “Irvington – Brookville Road Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 26(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of this Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 26(b)(4) of the Act.

Section 12. The base assessment date of the Allocation Area shall be January 1, 2022.

Section 13. The Original Plan is hereby amended by the Plan Amendment, as shown in Exhibit E attached hereto and incorporated herein by reference.

Section 14. The Commission hereby finds that it will be of public utility and benefit to amend the Original Plan in conformance with this Resolution. Therefore, the Original Plan, is hereby amended by the Plan Amendment to continue to redevelop the entire Area and make other amendments in the Plan, subject to the hearings and further approvals required by the Act.

Section 15. The Commission finds that the current assessed value for the Allocation Area is \$11,653,600 and the estimated annual tax increment revenue applicable to such property is \$1,454,900 based on projected plans at this time.

Section 16. The amendments hereby made to the Original Plan are reasonable and appropriate when considered in relation to the Area and the Allocation Area, and the purposes of the Act.

Section 17. The provisions of this resolution shall be subject in all respects to the Act and any amendments hereto and the allocation provision herein relating to the Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived in the Allocation Area. The Commission shall notify the Indiana Department of Local Government Finance of the designation of the Allocation Area as an allocation area.

Section 18. The Commission shall cause to be prepared a statement disclosing the impact of the Allocation Area, including the following:

- (A) The estimated economic benefit and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 10 of the Act at least ten (10) days before the date of the public hearing described in Section 14 of this resolution.

Section 19. This resolution and the Amended Plan shall be submitted to the City-County Council of the City and Marion County, Indiana (the "City-County Council") for its approval of the Amended Plan and the establishment of the Allocation Area as provided in the Act.

Section 20. The Commission hereby directs the presiding officer of the Commission, after receipt of approval by the City-County Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the office of the Commission, board of zoning appeals, works board, park board, and any other departments, bodies or officers of the City having to do with planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project.

Section 21. The Commission further directs the presiding officer to submit this resolution to the City-County Council for its approval of the establishment of the Allocation Area.

Section 22. All resolutions and parts of resolutions in conflict herewith are hereby repealed. The Original Declaratory Resolution is hereby amended to incorporate the provisions of this resolution, including specifically the enlargement of the Original Area to constitute the Area and the creation of the Allocation Area. The provisions of the Original Declaratory Resolution, not amended hereby, shall remain in full force and effect.

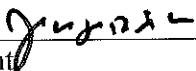
Section 23. The amendments hereby made to the Original Declaratory Resolution are reasonable and appropriate when considered in relation to the Area amendment, the Plan Amendment, and the purposes of the Act.

Section 24. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

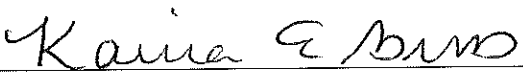
Section 25. This resolution shall be effective as of its date of adoption.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on December 7, 2022, 1:00 p.m. at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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



John J. Dillon III, President



~~Bruce Schumacher, Vice-Secretary~~
Karina Bruno, Acting Secretary

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 LLC

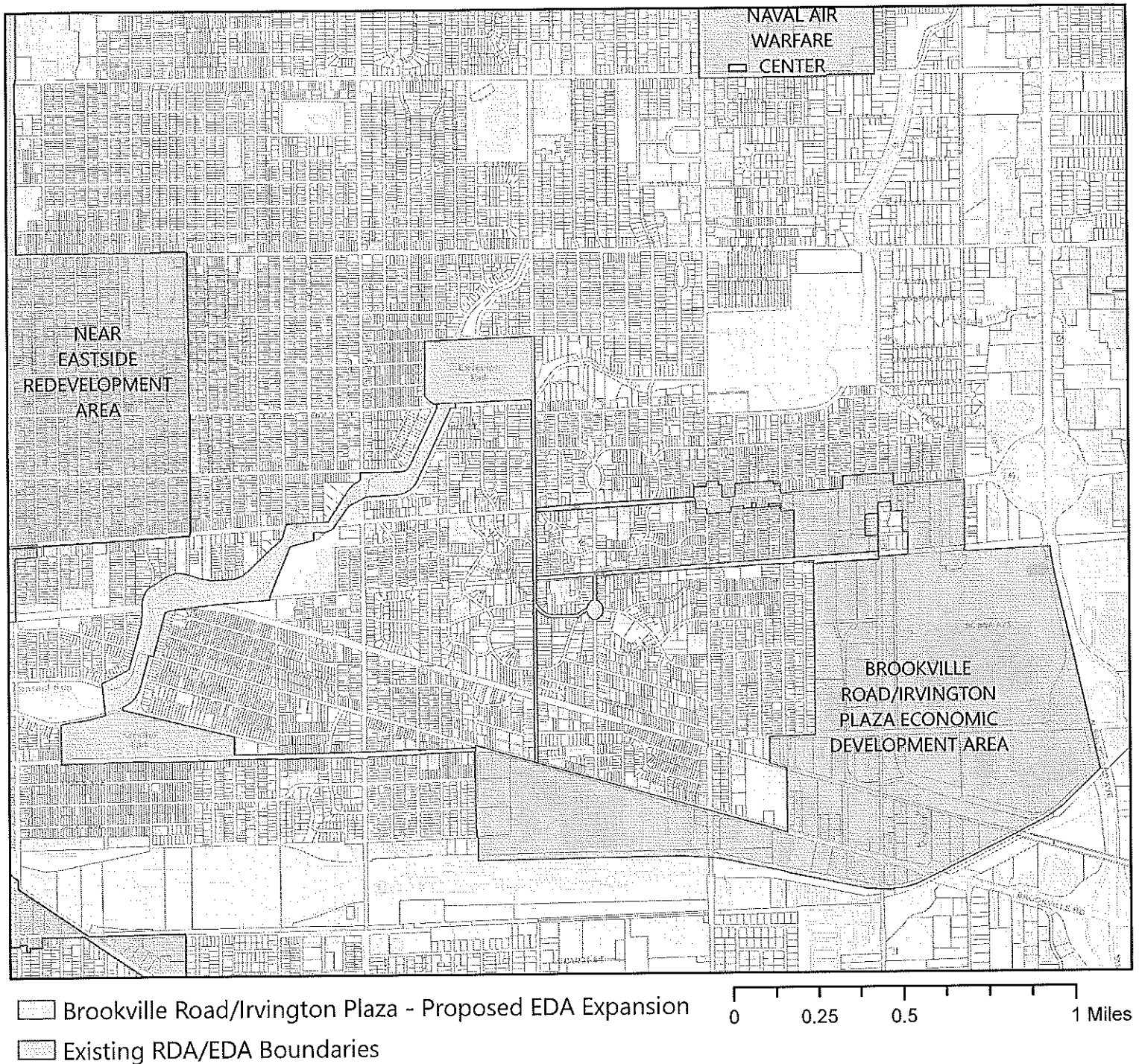
This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLC, 201 N. Illinois Street, Suite 1900, Indianapolis, Indiana 46244-0961.

EXHIBIT A

ORIGINAL AREA

Brookville Road/Irvington Plaza TIF

Proposed EDA Expansion



Date: 10/26/2022

Version: 2.0

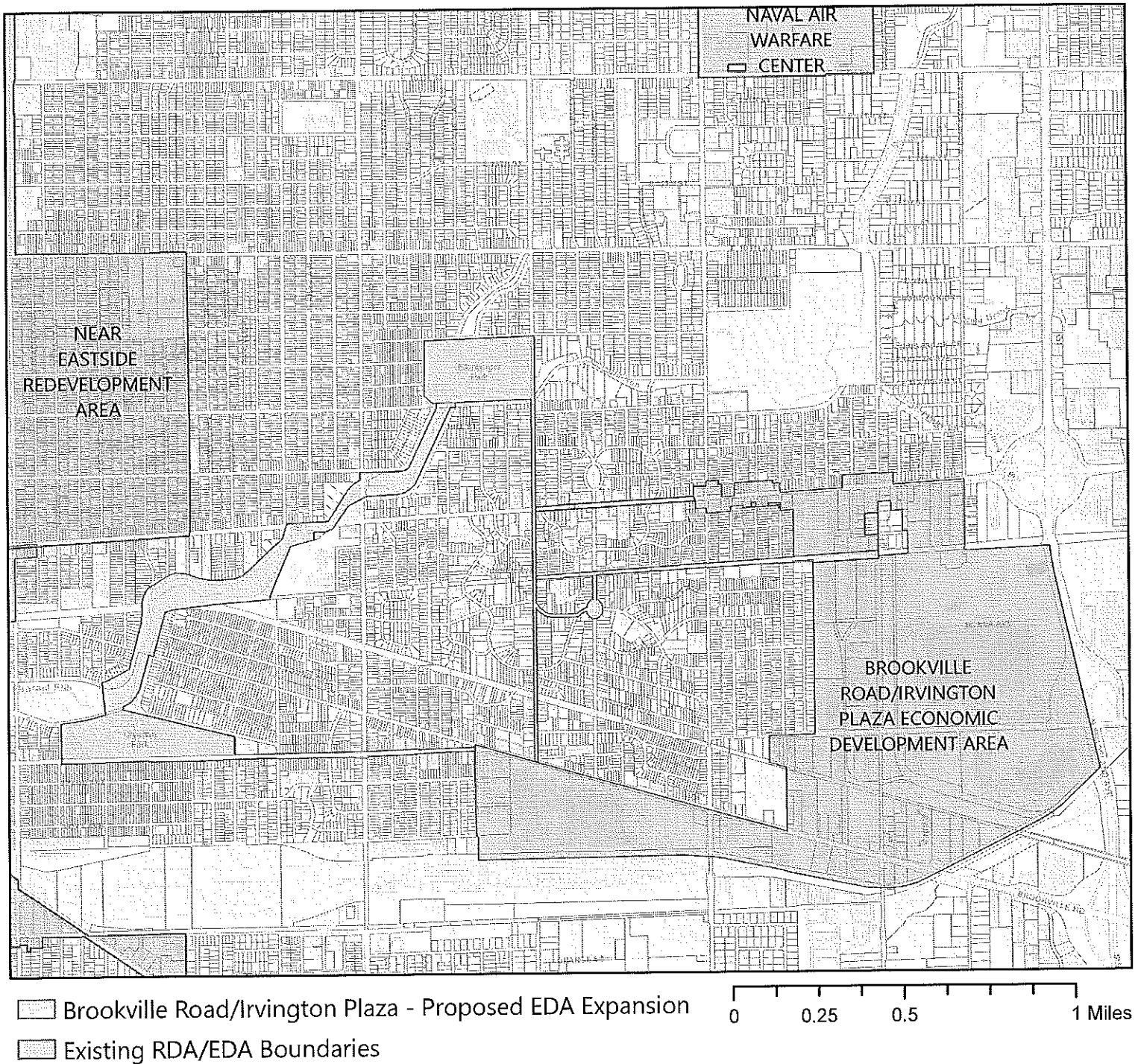
City of Indianapolis, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

EXHIBIT B

ENLARGED AREA

Brookville Road/Irvington Plaza TIF

Proposed EDA Expansion



Date: 10/26/2022

Version: 2.0

City of Indianapolis, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

IRVINGTON PLAZA EDA EXPANSION

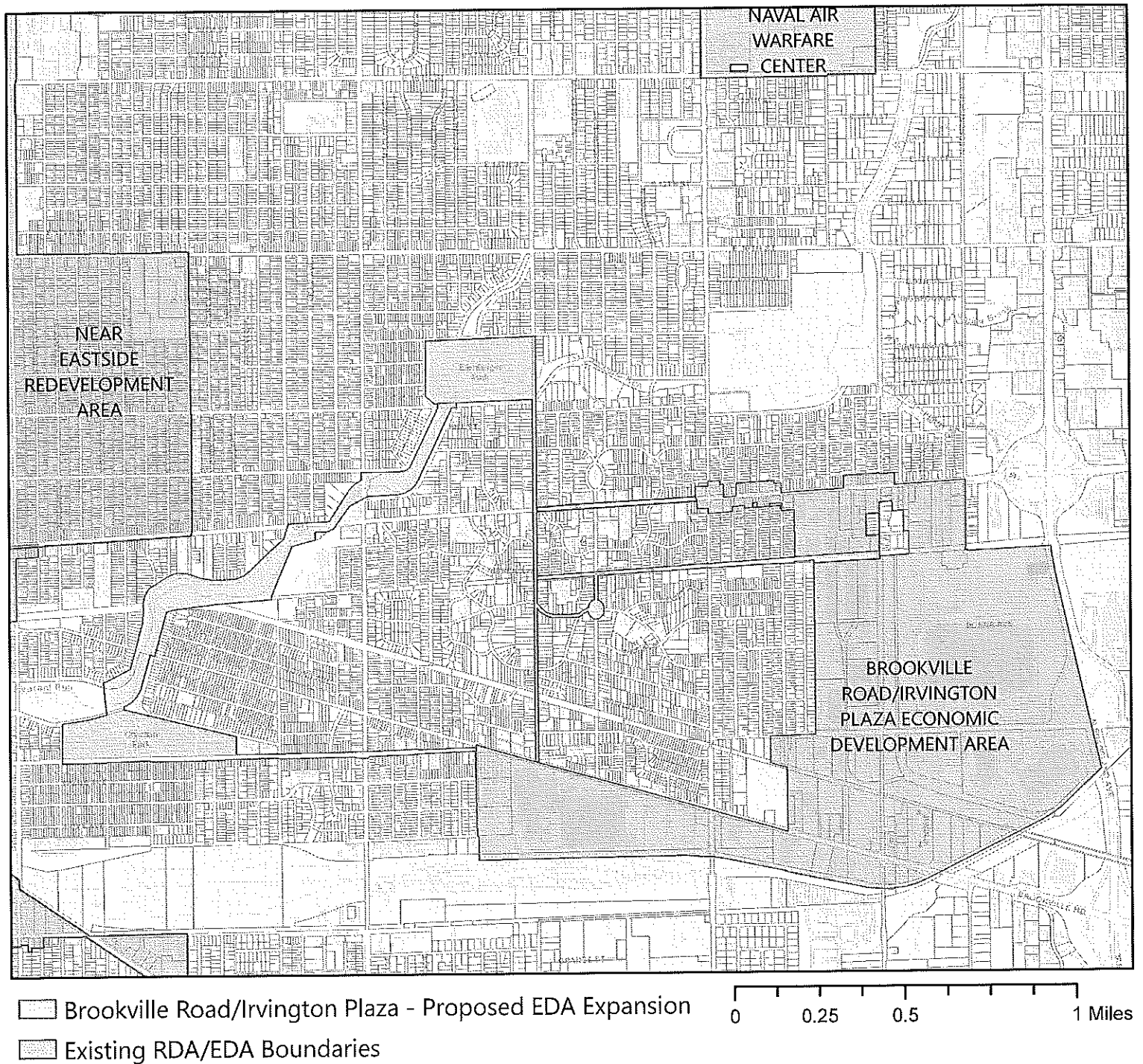
Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1097681	49-10-09-172-001.000-101	INDPLS, CITY OF PARKS &,RECREATION DEPARTMENT	4230 ENGLISH AVE
7011707	49-10-02-110-010.000-701	ST JOHN, JUSTIN W	22 SHERIDAN AVE
7011896	49-10-02-110-095.000-701	READLE, JOHN H	16 CATHERWOOD AVE
7012395	49-10-02-111-030.000-701	SPEARS, RICHARD A	84 KITLEY AVE
7012396	49-10-02-111-028.000-701	GRAFF, MICHAEL A &,CYNTHIA CARTER-GRAFF	86 KITLEY AVE
7012397	49-10-02-111-027.000-701	HOFFMEYER, KENNETH K	88 KITLEY AVE
7009464	49-10-02-111-026.000-701	SEXSON, PAUL E	80 KITLEY AVE
7009462	49-10-02-111-022.000-701	INDIANA LUXURY HOMES INC	74 KITLEY AVE
7010215	49-10-03-227-004.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	5301 ST CLAIR ST
7015303	49-10-02-111-032.000-701	DUNGAN, VELMA	82 KITLEY AVE
7036614	49-10-10-118-004.000-701	BARBERA, SAMANTHA &,CLARK GILES	201 AUDUBON RD
7039227	49-10-01-115-002.000-700	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	155 ARLINGTON AVE
7036079	49-10-10-118-003.000-701	LATHROP, KEVIN J &,TONI L LATHROP	135 AUDUBON RD
7037765	49-10-10-118-001.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	140 AUDUBON RD
7036078	49-10-10-118-006.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	203 GOOD AVE
7036080	49-10-10-118-005.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	5750 BONNA AVE
7036152	49-10-10-118-002.000-701	INDPLS, CITY OF,DEPARTMENT OF PARKS & RECREATION	5543 BONNA AVE

EXHIBIT C

ORIGINAL AREA AND ENLARGED AREA

Brookville Road/Irvington Plaza TIF

Proposed EDA Expansion



Date: 10/26/2022

Version: 2.0

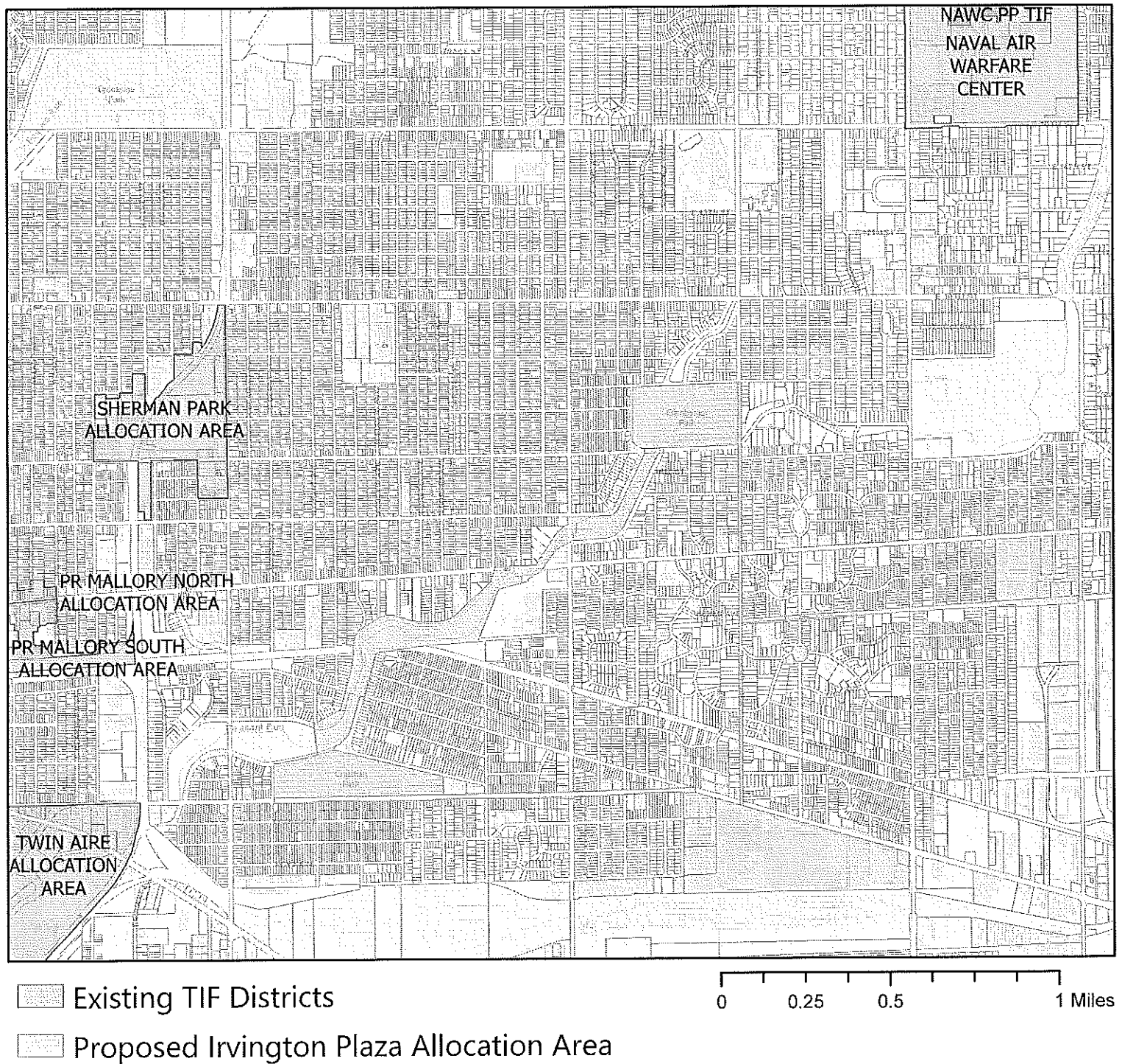
City of Indianapolis, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

EXHIBIT D

MAP OF IRVINGTON – BROOKVILLE ROAD ALLOCATION AREA

Brookville Road/Irvington Plaza TIF

Proposed Allocation Area



Date: 10/26/2022

Version: 2.1

City of Indianapolis, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

EXHIBIT E

PARCEL LIST FOR IRVINGTON – BROOKVILLE ROAD ALLOCATION AREA

IRVINGTON PLAZA ALLOCATION AREA

Local Parcel No.	State Parcel No.	Owner Name	Parcel Address
1097681	49-10-09-172-001.000-101		4230 ENGLISH AVE
7012022	49-10-02-110-096.000-701	MARR WILLIAM E	6053 WASHINGTON ST
7012959	49-10-02-110-002.000-701	YOUNG GORUP LLC	6201 WASHINGTON ST
7010343	49-10-10-186-003.000-701	AOZI BROOKVILLE LLC	5565 BROOKVILLE RD
7011707	49-10-02-110-010.000-701	ST JOHN JUSTIN W	22 SHERIDAN AVE
7012016	49-10-02-110-157.000-701	SENTINEL PROPERTY GROUP LLC	6101 WASHINGTON ST
7011215	49-10-02-110-156.000-701	A-1 GLASS BLOCK INC	6107 WASHINGTON ST
7012892	49-10-02-110-100.000-701	NIMRI BISHER	6033 WASHINGTON ST
7012783	49-10-10-186-004.000-701	AOZI BROOKVILLE LLC	5565 BROOKVILLE RD
7013088	49-10-02-110-164.000-701	EAST WASHINGTON	6005 WASHINGTON ST
7012123	49-10-02-111-044.000-701	MANSFIELD KING LLC	6501 JULIAN AVE
7011396	49-10-02-110-011.000-701	SENTINEL PROPERTY GROUP LLC	6117 WASHINGTON ST
7011896	49-10-02-110-095.000-701	READLE JOHN H	16 CATHERWOOD AVE
7012393	49-10-02-110-009.000-701	SEGOVIA MARIA	6113 WASHINGTON ST
7012395	49-10-02-111-030.000-701	SPEARS RICHARD A	84 KITLEY AVE
7012396	49-10-02-111-028.000-701	GRAFF MICHAEL A &	86 KITLEY AVE
7012397	49-10-02-111-027.000-701	HOFFMEYER KENNETH K	88 KITLEY AVE
7012857	49-10-10-186-010.000-701	AOZI BROOKVILLE LLC	5565 BROOKVILLE RD
7012866	49-10-02-110-043.000-701	THE PILGRIM HOLINESS CHURCH OF INDIANAPOLIS	6031 WASHINGTON ST
7012263	49-10-02-111-039.000-701	IRVINGTON COMMUNITY SCHOOL INC	6500 JULIAN AVE
7012399	49-10-02-111-031.000-701	SPANGLER DONNA &	6502 JULIAN AVE
7012273	49-10-02-111-009.000-701	SOUTHERN EQUITY & ASSET TRUST LLC	75 KENYON ST
7013137	49-10-02-110-097.000-701	YOUNG GROUP LLC	6049 WASHINGTON ST
7012251	49-10-02-111-008.000-701	NATIONAL RETAIL PROPERTIES LP	6501 WASHINGTON ST
7012255	49-10-02-111-006.000-701	AREC RW MS LLC	6525 WASHINGTON ST
7009731	49-10-02-110-158.000-701	SENTINEL PROPERTY GROUP LLC	6101 WASHINGTON ST
7009464	49-10-02-111-026.000-701	SEXSON PAUL E	80 KITLEY AVE
7009462	49-10-02-111-022.000-701	ARGUETA MARIA F	74 KITLEY AVE
7010215	49-10-03-227-004.000-701		5301 ST CLAIR ST
7003982	49-10-10-186-015.000-701	AOZI BROOKVILLE LLC	5505 BROOKVILLE RD
7015303	49-10-02-111-032.000-701	DUNGAN VELMA	82 KITLEY AVE
7027869	49-10-02-111-044.002-701	SOUTHERN EQUITY &	75 KENYON ST
7019213	49-10-02-110-001.000-701		15 SHERIDAN AVE
7018766	49-10-02-122-006.000-701	H&S GOLD LLC	6433 WASHINGTON ST
7020900	49-10-02-122-003.000-701	IRVINGTON PLAZA	6243 WASHINGTON ST
7036614	49-10-10-118-004.000-701	UP THE PUNX LLC	201 AUDUBON RD
7039227	49-10-01-115-002.000-700		155 ARLINGTON AVE
7034596	49-10-02-122-007.000-701	MANSFIELD KING LLC	6455 WASHINGTON ST
7036079	49-10-10-118-003.000-701	LATHROP KEVIN J &	135 AUDUBON RD
7036016	49-10-10-187-002.000-701	AOZI BROOKVILLE LLC	5955 BROOKVILLE RD
7036194	49-10-02-111-021.000-701	SOUTHERN EQUITY & ASSET TRUST LLC	75 KENYON ST
7037765	49-10-10-118-001.000-701		140 AUDUBON RD
7036078	49-10-10-118-006.000-701		203 GOOD AVE
7036080	49-10-10-118-005.000-701		5750 BONNA AVE
7036152	49-10-10-118-002.000-701		5543 BONNA AVE
7045966	49-10-02-111-044.003-701	REHILL OLGA	85 KENYON ST

EXHIBIT F
ORIGINAL PLAN

BROOKVILLE ROAD INDUSTRIAL CORRIDOR/IRVINGTON PLAZA ECONOMIC DEVELOPMENT AREA

**PREPARED BY THE CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2019-E-003 EXHIBIT A | 3/6/2019**

ABOUT THIS PLAN

This plan describes the need for a Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area (EDA).

The area within the EDA was once an important manufacturing center in eastern Indianapolis. However, the area has suffered for a number of years from closed factory buildings and lack of investment in a number of area properties. The overall condition of properties within the EDA harms neighboring businesses and residential areas, and normal economic activity cannot take place without additional government action.

Designation as an EDA is an important step in helping the area attract new investment and in increasing area employment and the county's tax base.

This plan contains documentation of existing conditions, descriptions of factors that pose challenges to the economic development of the area, and assets valuable for future revitalization.

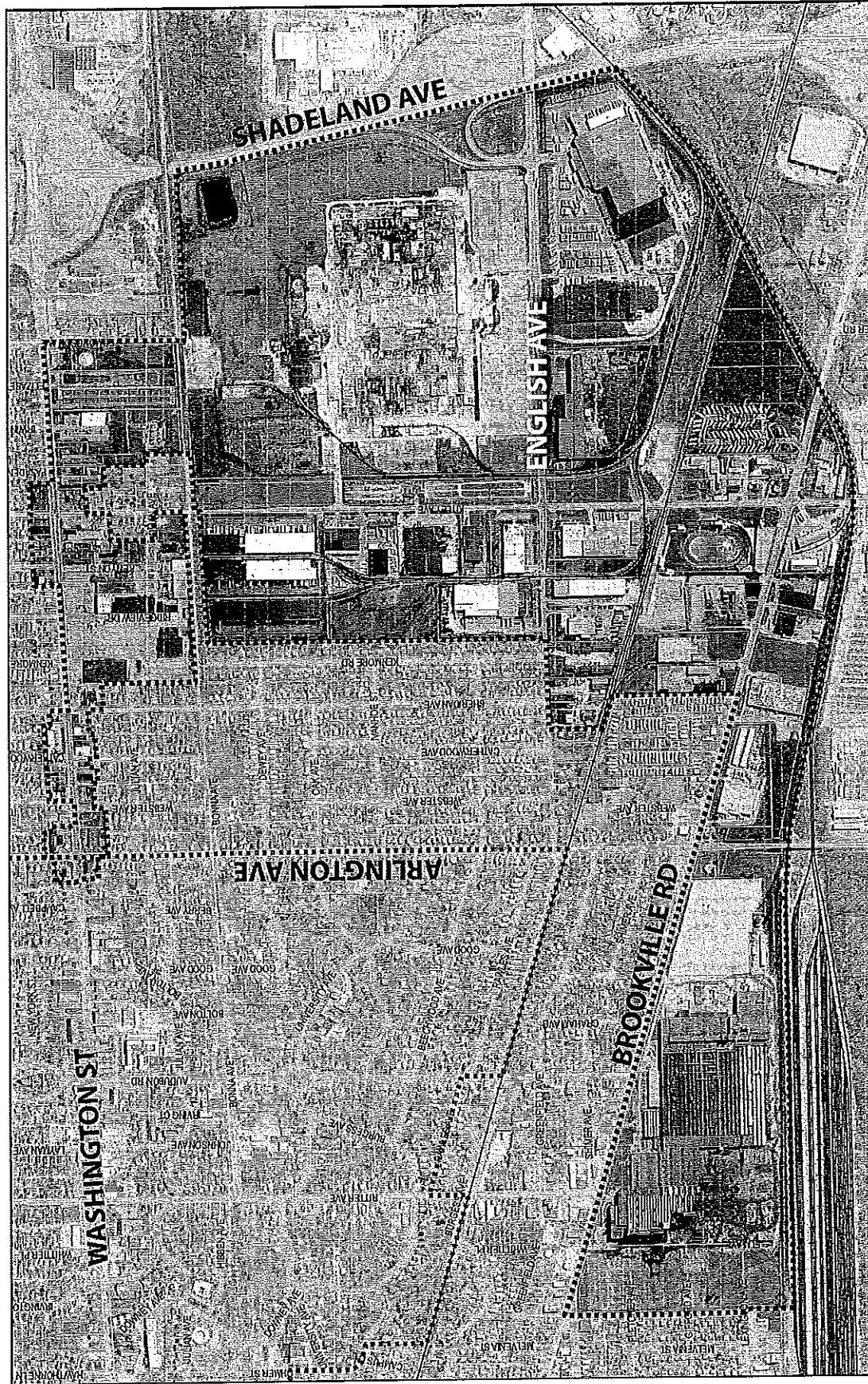
AREA BACKGROUND

Conditions in the Brookville Road Industrial Corridor/Irvington Plaza EDA reflect two important development trends that occurred on the eastside of Indianapolis during the last century: 1) suburban commercial development as exists along Washington St and 2) suburban industrial development such as the former Ford and Navistar plants that located close to rail lines and roadway interchanges at the periphery of the then urbanized area. In their peak production eras, the Ford plant and the Navistar engine plant and foundry employed thousands of workers.


Commercial uses originally flocked to the area due to growth in the east side, relatively high incomes of nearby residents, and excellent accessibility to the surrounding region provided by Washington St., Interstate 465, and the Shadeland Avenue Expressway. Eastgate Mall, located north of Washington St, was a major shopping destination. Washington Square Mall, approximately three miles further east, became an even greater draw. Irvington's historic commercial district is west of the proposed EDA and is centered on Washington St. and Audubon Ave.

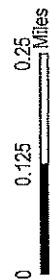
In recent years, however, economic trends have shifted so as to challenge the viability of many businesses in the area. As a result, a number of developments such as Irvington Plaza are significantly vacant, and other sites such as the former Ford and Navistar plants are completely vacant. Factors that contributed to the economic decline of the area include competition from nearby areas and changes in customer shopping habits that have dealt blows to many traditional retail service providers.

Mirroring national trends, industry has suffered as companies have restructured or moved operations as a result of globalization and automation. Ford and Navistar have reduced the number of their U.S. plants and employees, including here in Indianapolis. Navistar closed its engine plant in 2009 and then closed its foundry in 2015. Ford closed its plant in 2011.



BROOKVILLE ROAD INDUSTRIAL CORRIDOR/IRVINGTON PLAZA EDA

 Brookville Road Industrial Corridor / Irvington Plaza EDA Boundary
 Irvington Historic District

0 0.125 0.25 Miles




ECONOMIC DEVELOPMENT AREA PARCELS

The parcels that are included in the
Brookville Road Industrial Corridor/
Irvington Plaza Economic Development
Area are defined by the parcel numbers
included on this page.

7003466	7012251	7015768	7023880	7033476	7006056	7030778	7012402	7012016	7023786
7003982	7029777	7003146	7017751	7009731	7031302	7030781	7012022	7011723	7010164
7023044	7000119	7010735	7010431	7009502	7006057	7006599	7019152	7008804	7014156
7010095	7035074	7034596	7022768	7010413	7038940	7030777	7040923	7012998	7008956
7045081	7027668	7005465	7005470	7045966	7005311	7030779	7012263	7023871	7011878
7023045	7003241	7012871	7031303	7025846	7010437	7030780	7012826	7025848	7008506
7032250	7023177	7012783	7012959	7023397	7019213	7045082	7012661	7012866	7027669
7035874	7003145	7012656	7008511	7031484	7021660	7008362	7011124	7019940	7022959
7018766	7012399	7005466	7023253	7036016	7035871	7006590	7027831	7011396	7004046
7036394	7000034	7046296	7007026	7009224	7035871	7046294	7010736	7029512	7011785
7020900	7027670	7031217	7023140	7012273	7001561	7029842	7012357	7034213	7012255
7020885	7012123	7005464	7011716	7031557	7009743	7034236	7019689	7013137	7015931
7025547	7005467	7010343	7008392	7014445	7036194	7004920	7012393	7029112	7006588
7030251	7027869	7012857	7012154	7035075	7005476	7041452	7010869	7013088	7018699
7022161	7023178	7033475	7040922	7020841	7005330	7011215	7012892	7014393	

THE SURROUNDING AREA

The Brookville Road Industrial Corridor/Irvington Plaza EDA is adjacent to established residential areas to the northern, southern, and western sides.

Though few properties within the EDA are located within a local historic district, the EDA is adjacent to the Irvington Historic Area. There are a number of individually listed National Register properties nearby as well as other notable historic properties.

Data shown in the table on this page is taken from the IndyVitals Data Portal. It includes selected data that compares the three neighborhood areas in and around the EDA to that of Marion County. In particular, the housing density in the Irvington Neighborhood Area is significantly higher than Marion County; redevelopment of the EDA would give people in this higher density area greater opportunities.

TRANSPORTATION

The EDA has excellent motor vehicle access to both downtown Indianapolis and the surrounding area. Washington St. connects to downtown, and both Washington St. and Brookville Rd. have access ramps onto the interstate. Kitley Ave. is an important north-south collector street through the area. Shadeland Expressway and Interstate 465 are immediately east of the proposed EDA, with interchanges at Washington St, English Ave, and Brookville Rd.

The Indianapolis Public Transportation Corporation (IndyGo) provides bus service in the area. The Blue Bus Rapid Transit (BRT) line is planned to replace existing bus service along Washington Street, with stations planned at Ridgeview Dr./Irvington Plaza and Arlington Ave.

The Pennsy Trail extends west and east of the area in the right-of-way of the former Pennsylvania Railroad line along the southern side of Irvington Plaza and the northern side of the Ford property.

Two CSX rail lines are in the southern portion of the proposed EDA - a CSX through line and a CSX rail connection to the Hawthorne Rail Yard (along the southern side of the Navistar site). A number of industrial sites have rail spurs including the Ford site and the Kitley Industrial Park (on South Kitley west of Ford).

Table 1. Median Household Income, Unemployment Rate, Housing Density, and Housing Cost Burdened for the Brookville Road Industrial Corridor/Irvington Plaza Neighborhoods and Marion County (2010-2017)

	Irvington	Southeast	East Gate	Marion County
Median Household Income	\$48,900	\$52,200	\$40,300	\$43,400
Unemployment Rate	7%	8%	7%	9%
Housing Density (Units/Acre)	3.1	.7	1.6	1.6
Housing Cost Burdened	29%	23%	40%	34%

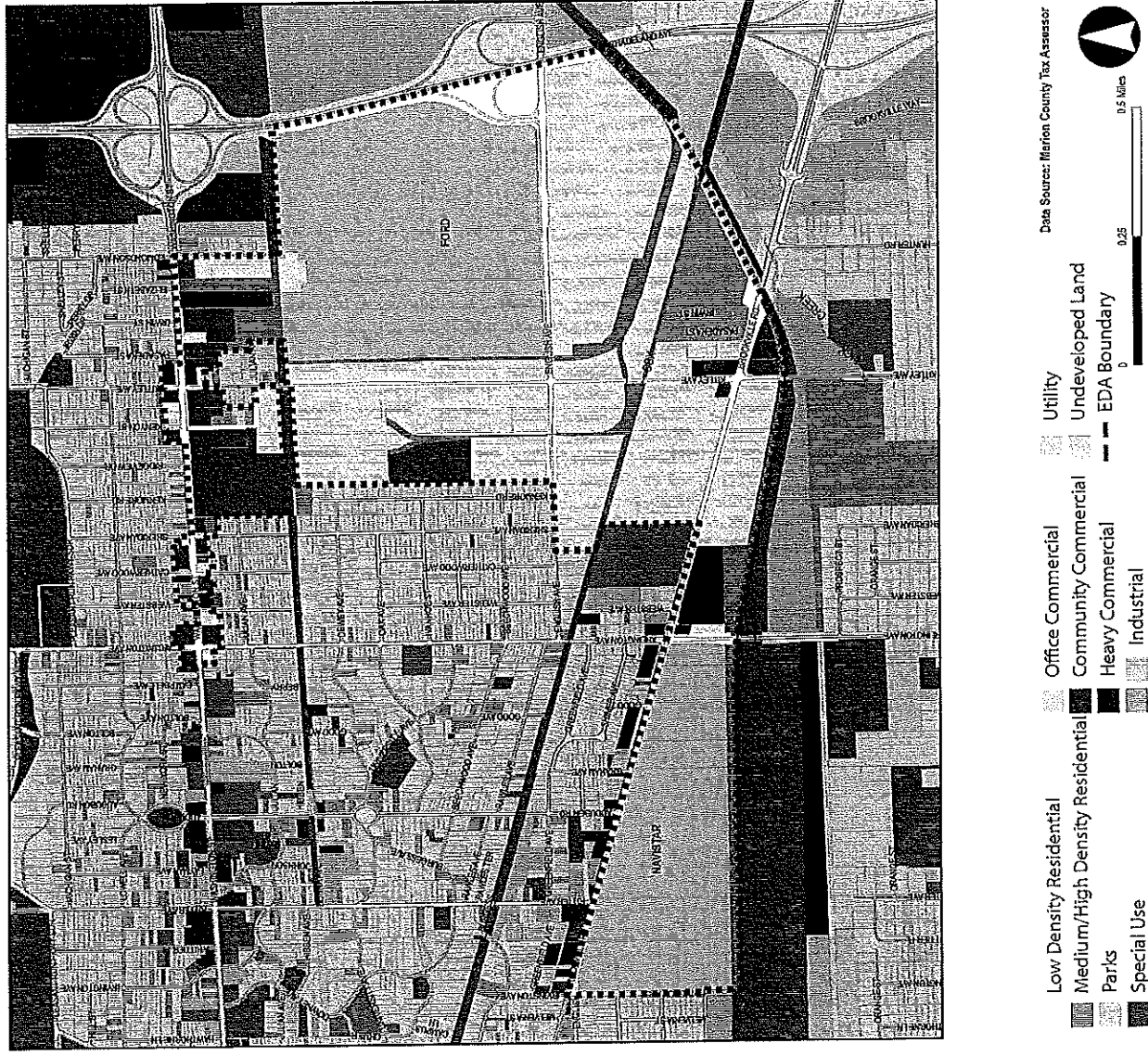
Data Source: IndyVitals Data Portal (indyvitals.org)

EXISTING LAND USE

The EDA covers 650.9 gross acres (including public rights-of-way) and 581.8 net acres (which includes all parcels and parts of the Pennsy Rail-Trail greenway and railroad lines).

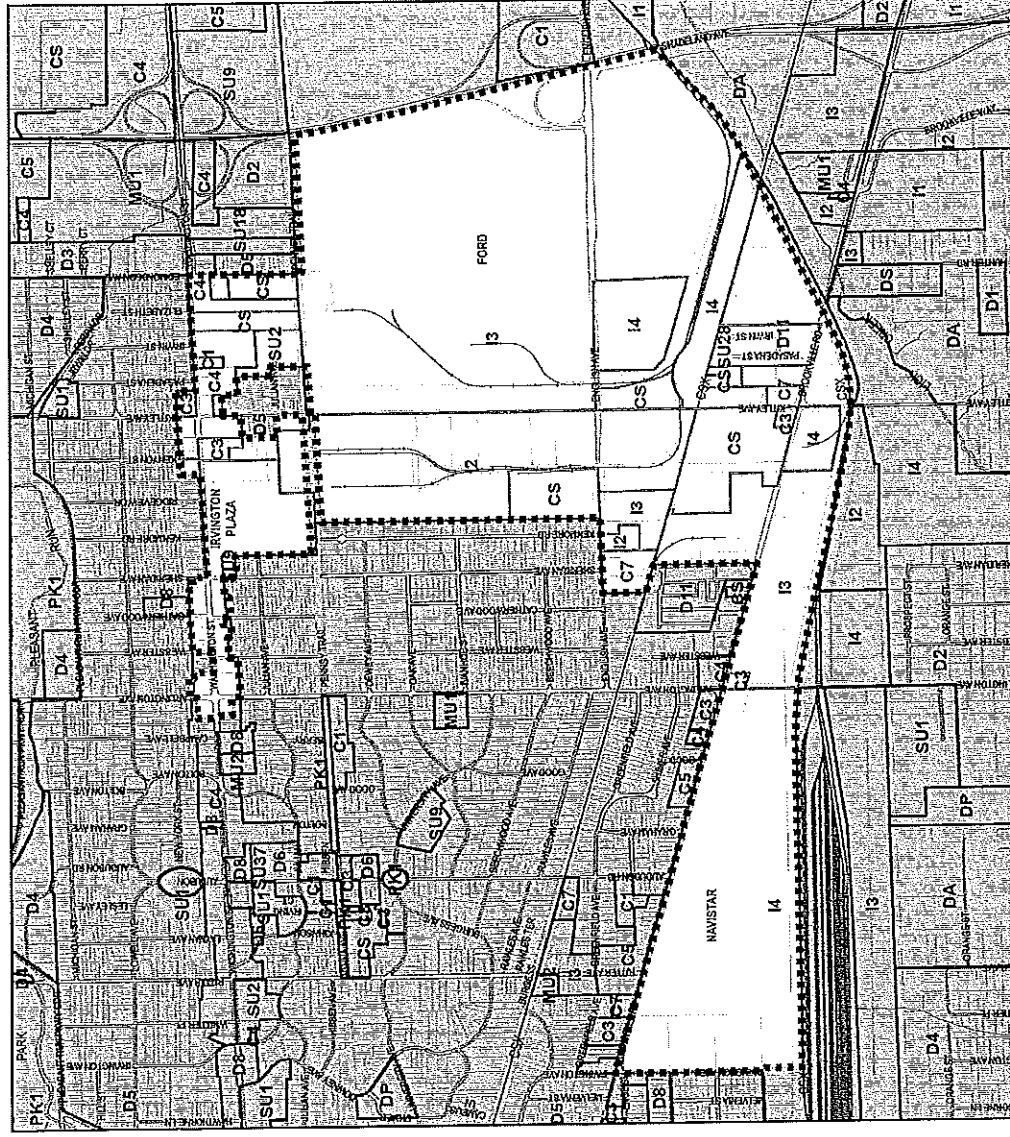
The existing land use map shows conditions without regard to occupancy. As such, a majority of the land in the EDA is classified as industrial, and land along Washington St is classified as commercial.

However, the Ford and Navistar sites are vacant, and the Irvington Plaza site is largely underutilized. If these parcels were classified as vacant as opposed to their former use, vacant land would account for 46.95% of the land in the EDA.



EXISTING ZONING

Industrial zoning in the proposed EDA is I2 (Light Industrial), I3 (Medium Industrial), or I4 (Heavy Industrial). The former Ford site is zoned I3, and the former Navistar site is zoned I4 (Navistar included the foundry). C7 (Commercial/Industrial uses) can include heavy commercial uses such as contractors. CS (Special Commercial) also can have industrial or heavy commercial uses permitted. Irvington Plaza is zoned C4 and permits uses typically found in a shopping center.



- D Dwelling Districts
- C Commercial Districts
- I Industrial Districts
- MU Mixed-Use Districts
- SU Special Use Districts
- PK Park Districts
- EDA Boundary

EVIDENCE OF NEED FOR ECONOMIC DEVELOPMENT

The following section contains analyses that confirm the need for an Economic Development Area within the Brookville Road Industrial Corridor/Irvington Plaza area.

ESTABLISHING AN ECONOMIC DEVELOPMENT AREA

Indiana state law allows the Metropolitan Development Commission (MDC) to establish an EDA if it finds that doing so will help:

- Promote significant opportunities for gainful area employment,
- Attract major new business enterprises to the area, and
- Retain or expand a significant business enterprise existing in the boundaries of the area.

Additionally, state law allows the MDC to establish an EDA if it finds that the area's revitalization cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because of conditions such as the following:

- Lack of local public improvement,
- Existence of improvements or conditions that lower the value of the land below that of nearby land, or
- Multiple ownership of land.

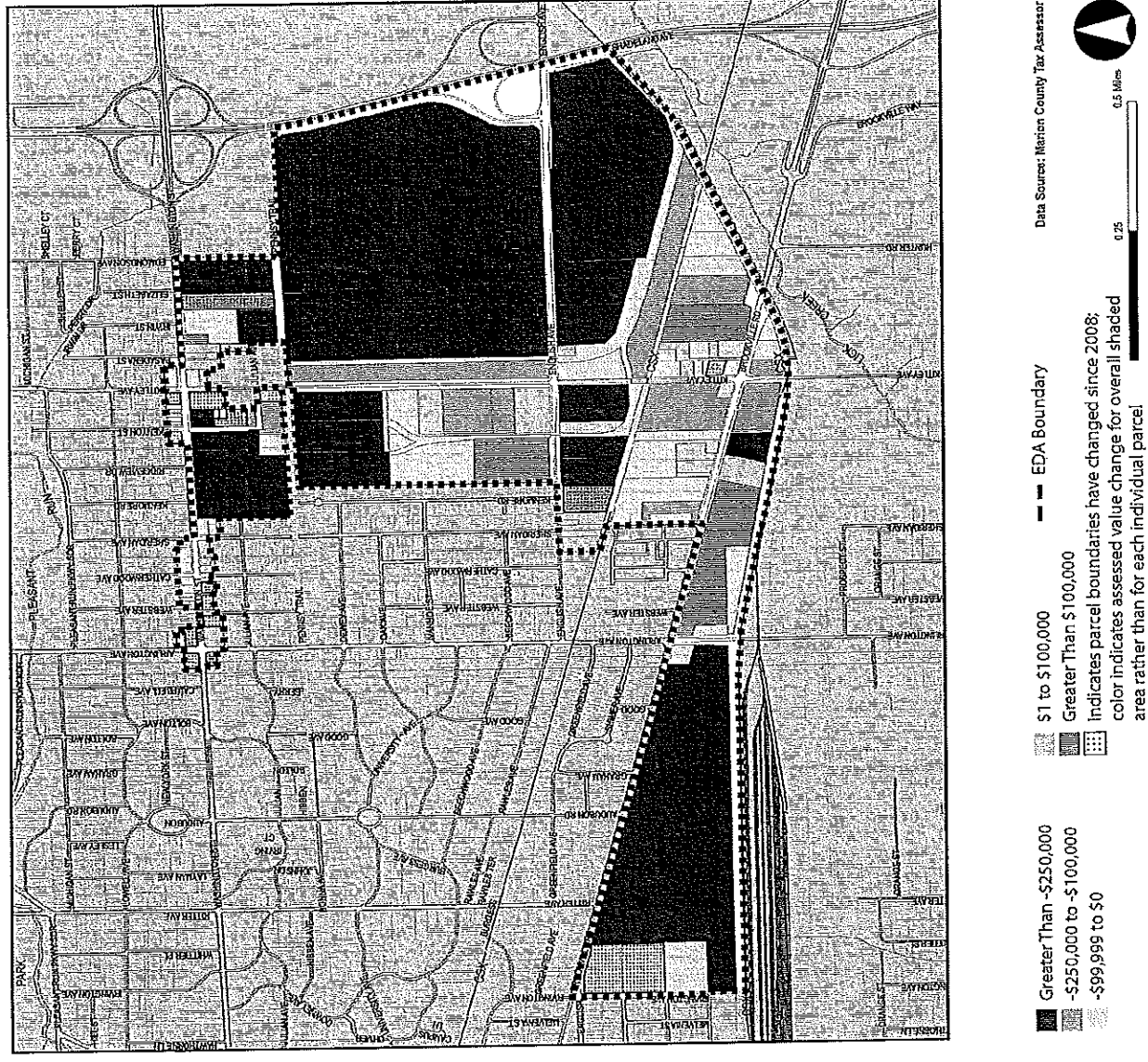
EDA projects that would be stimulated in part by the designation of the EDA will help:

- Attract or retain permanent jobs,
- Increase the property tax base, and
- Improve the diversity of the economic base.

ASSESSED VALUE CHANGES

Since 2008, the assessed value for many properties within the Brookville Road Industrial Corridor/Irvington Plaza EDA have significantly decreased. This map shows changes in value that occurred between 2008 and 2018.

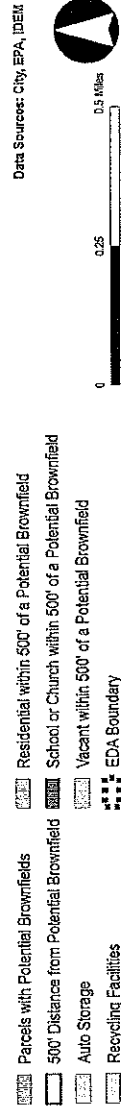
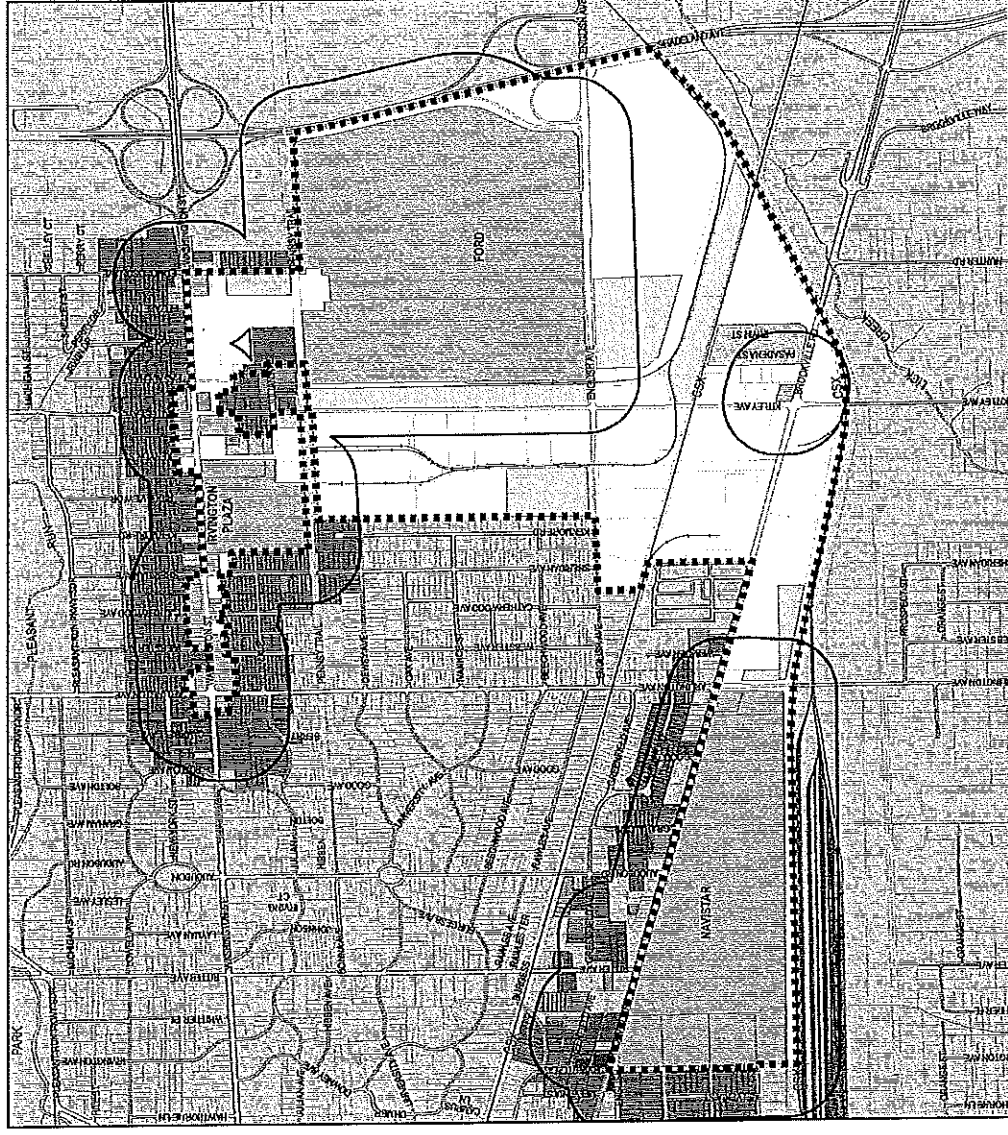
During this period, the assessed value for the former Ford plant site is down \$19,899,800, and the assessed value for the former Navistar site is down \$11,441,900. The assessed value for Irvington Plaza is also down \$404,900.



POTENTIAL BROWNFIELDS

Though no comprehensive survey has been conducted, there are a number of potential brownfields in the area which will need to be investigated further. This map shows parcels that have potential brownfields as well as residential, school, church, or vacant parcels within 500 feet. The data used for this map predates when the Ford plant closed; however, it is assumed that, similar to the other closed city auto plants, there are conditions on the Ford site that would qualify it as a brownfield. Therefore, this site has been added to the map as a potential brownfield.

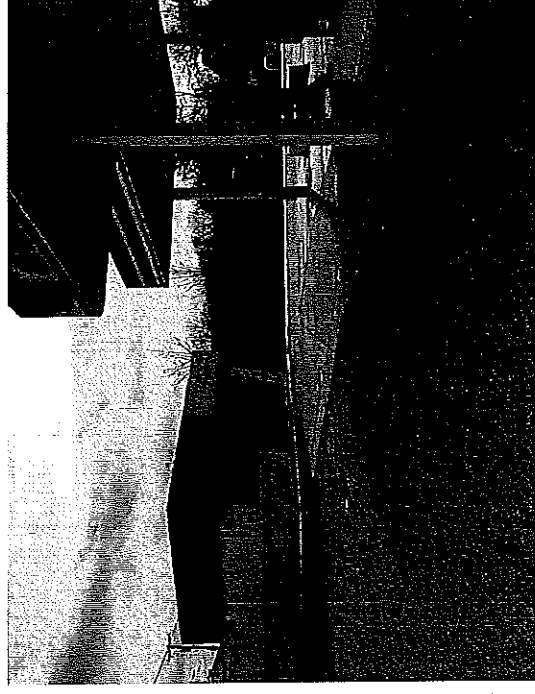
Recycling operations and auto storage yards are also shown for reference, though they have not been identified as potential brownfields.



SITE CONDITION PHOTOGRAPHS - EXISTING CONDITIONS



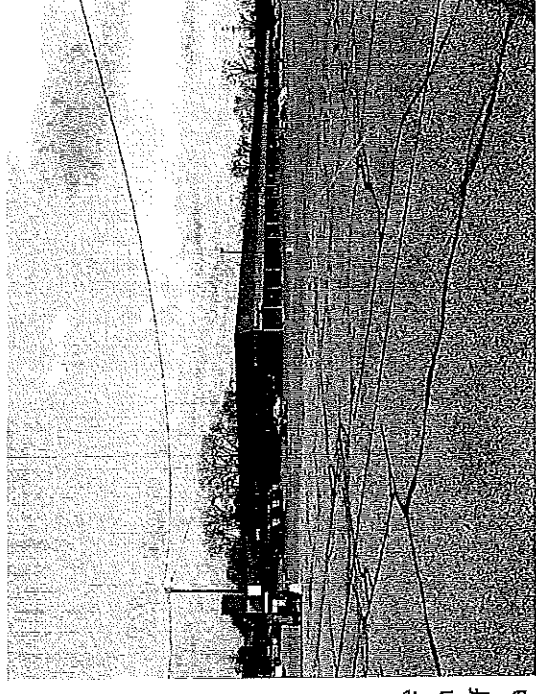
Vacant retail buildings along Washington St



A vacant gas station along Washington St

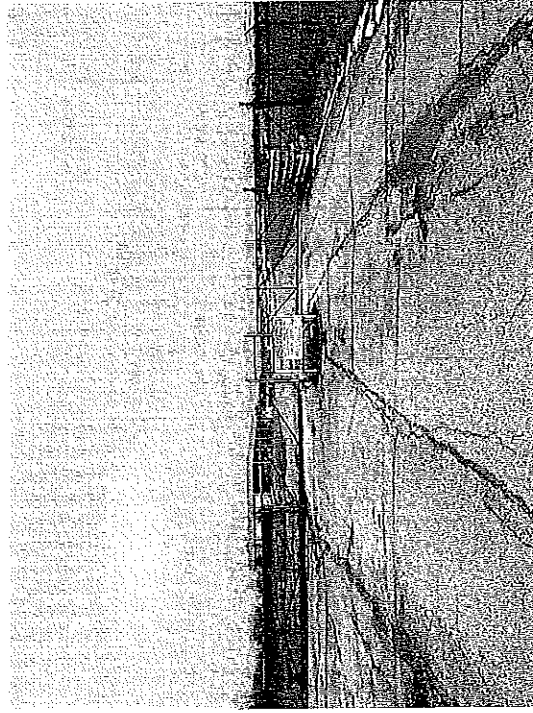


A view from the entrance of Irvington Plaza towards the southwest, showing extensive, underutilized parking.



A view of the southeastern portion of Irvington Plaza

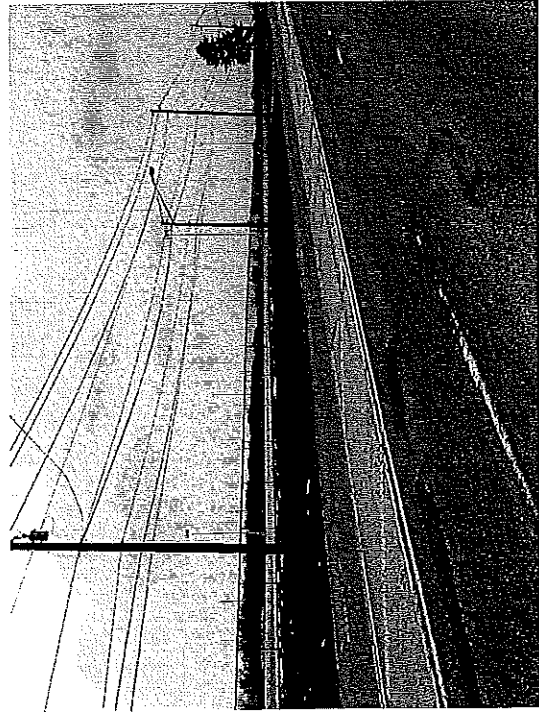
SITE CONDITION PHOTOGRAPHS - EXISTING CONDITIONS



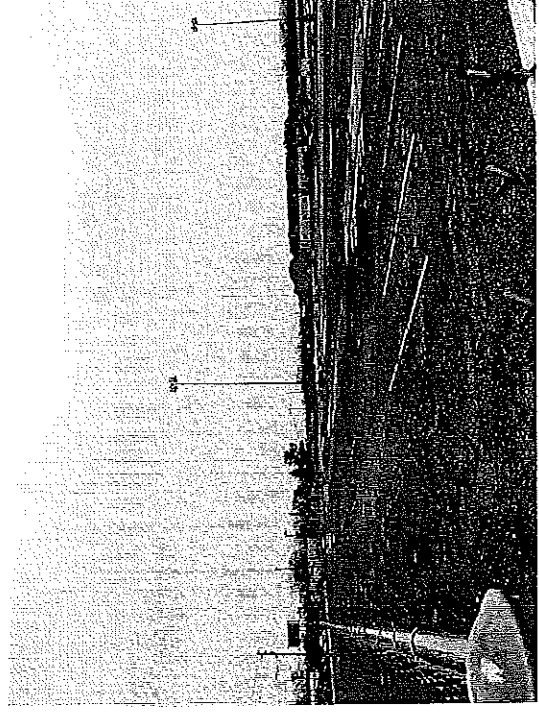
The former western entrance of the Ford plant



The southern portion of the former Ford plant site



The northern border of the former Navistar plant site



The western border of the former Navistar plant site

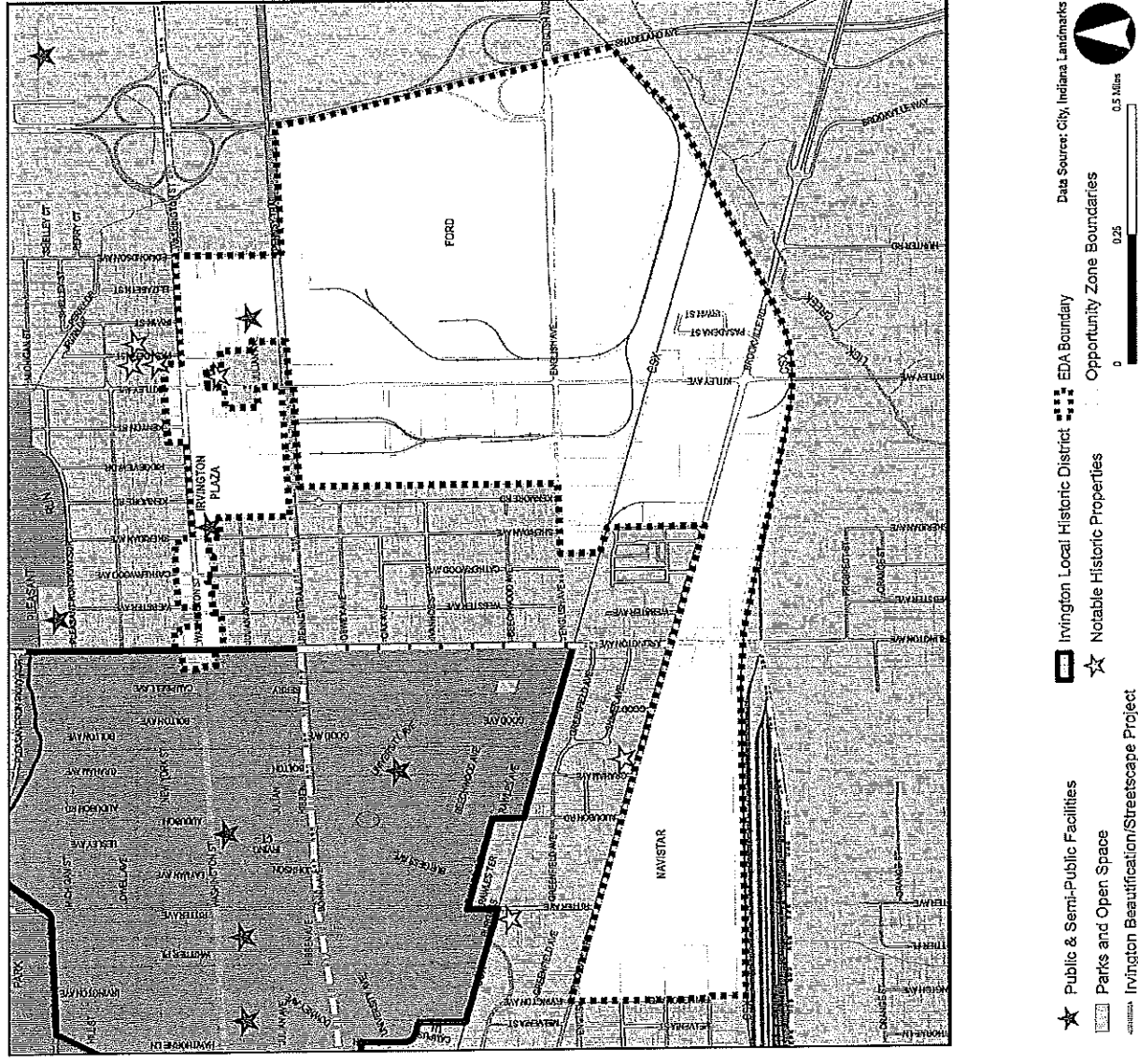
TOWARDS THE FUTURE

The following section provides a framework for future development in the Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area.

The map on the right shows important facilities and features in the vicinity of the EDA.

In particular, the EDA is adjacent to the Irvington Local Historic Area, which received this designation due to its distinct, historical character. There are also a number of notable historic properties near the northern portion of the EDA.

Many parcels, including the sites of the former Ford and Navistar plants, are located in Opportunity Zones. Opportunity Zones are federally-designated areas eligible for certain federal capital gains tax benefits under the Tax Cuts and Jobs Act of 2017, and they are intended to attract capital investment into areas that are economically distressed.



BROOKVILLE ROAD INDUSTRIAL CORRIDOR/IRVINGTON PLAZA - AREA ASSETS

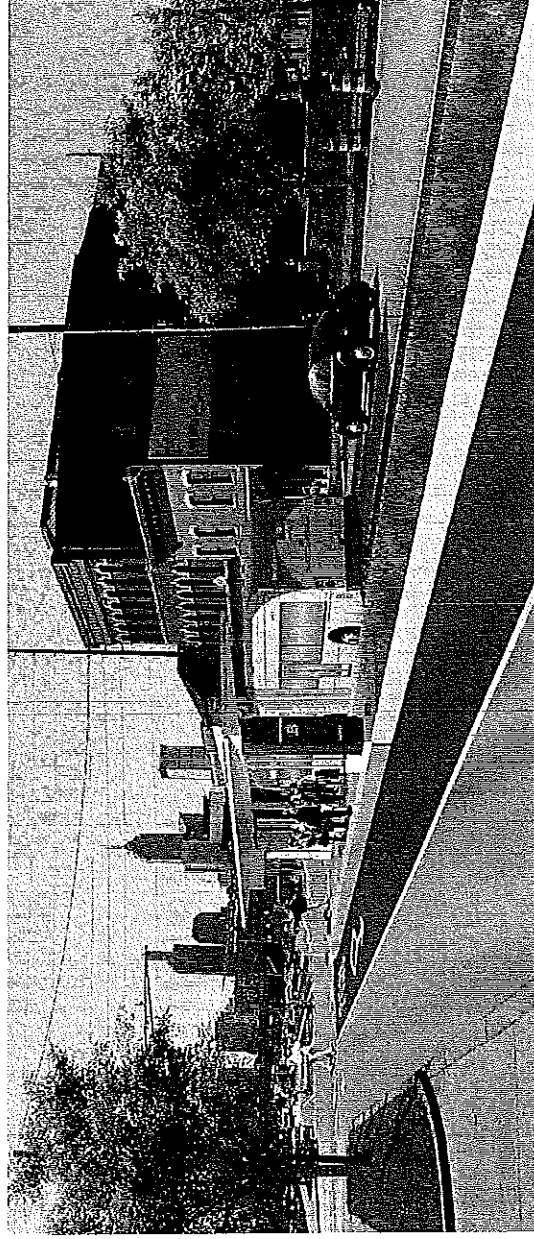


The **Pennsy Trail** is a 5.5 mile bicycle and pedestrian trail that connects the EDA to the greater Indianapolis area.

The **Blue BRT Line** will travel along Washington St, with stops planned at Arlington Ave and Ridgeview Dr. The Blue Line will provide convenient, reliable access to both downtown and the airport.

The photo to the right shows a rendering of a Blue BRT Line stop near downtown at the corner of Washington St and Southeastern Ave.

Photo Source: IndyGo



ECONOMIC DEVELOPMENT AREA PLAN OBJECTIVES

Objectives of the Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area are to:

- Maximize new and existing opportunities for development that are consistent with adopted plans for the area,
- Benefit the public health and welfare by stimulating an increase in the property tax base,
- Benefit the public health and welfare by protecting the economic value of surrounding properties,
- Encourage and stimulate economic development in the Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area, and
- Encourage the economic resiliency of the area by increasing mixed-use development to supplement existing commercial activities.

RELATIONSHIP TO LOCAL OBJECTIVES

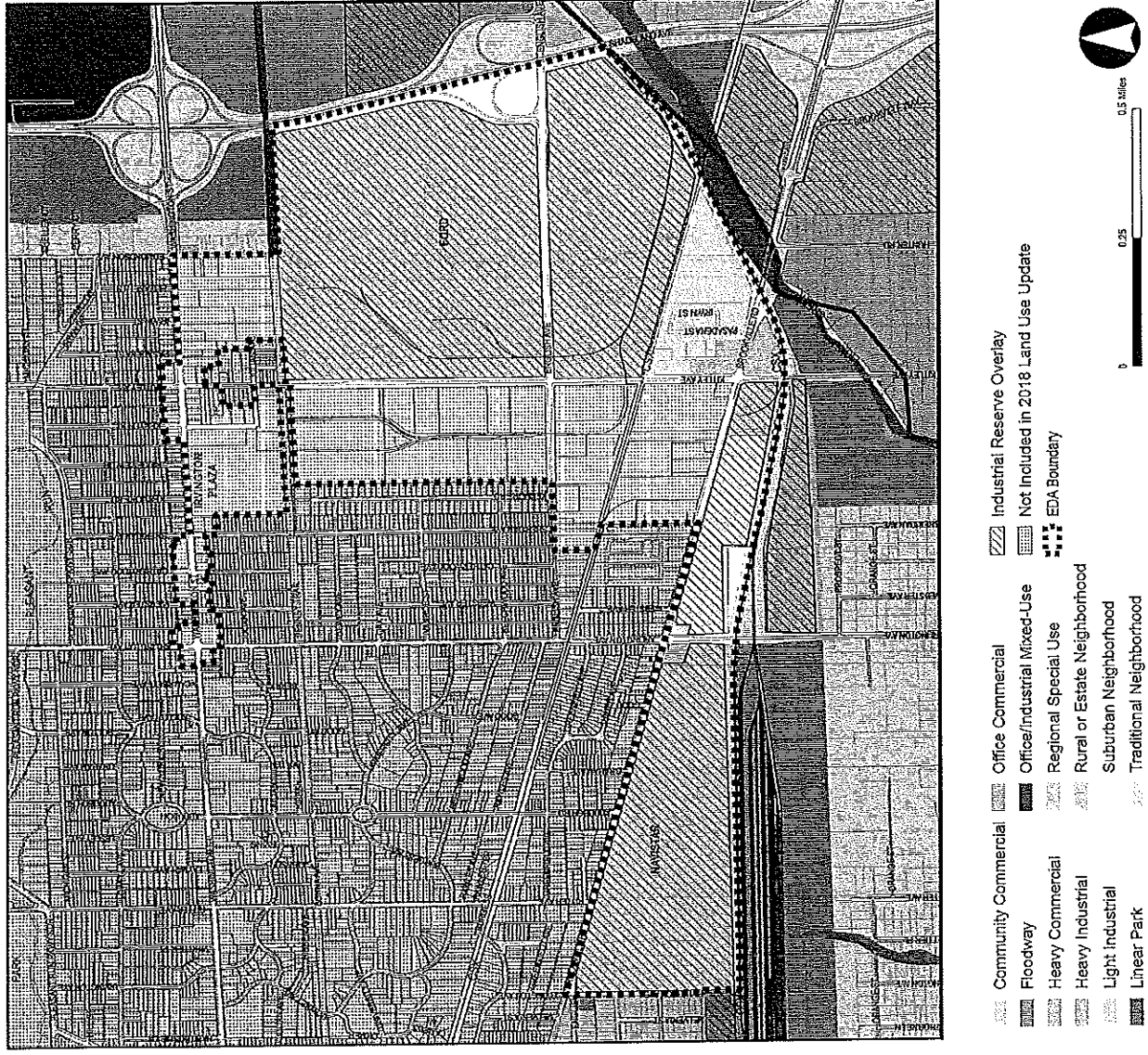
1. The improvements within the Brookville Road Industrial Corridor/Irvington Plaza EDA will revitalize growth in this area of the city.
2. The improvement of public ways, streets, multi-modal facilities, utility connections, and other public or semi-public facilities within the EDA will stimulate growth and rehabilitate the area, which will benefit public health and welfare.
3. The revitalization and encouragement of growth within the Economic Development Area will increase the property tax base.
4. The improvements within the EDA will serve to protect the economic value of surrounding properties and maximize land uses.
5. Redevelopment will reduce "grey space" associated with underutilized parking space and will aim to replace these areas with commercial and residential uses, industrial uses, parks and open spaces.

LAND USE PLAN

In November and December 2018, the Metropolitan Development Commission recommended land use maps for most of all nine townships in Marion County. These land use maps cover over 90% of Marion County.

A majority of the land within the Brookville Road Industrial Corridor/Irvington Plaza EDA was included in the newly mapped areas. As can be seen in the map on the right, much of the area is designated as part of the Light Industrial and Heavy Industrial typologies.

The sites of the former Ford and Navistar plants are also located within the Industrial Reserve Overlay, indicating that these areas are prime for industrial development due to large parcel size, proximity to compatible uses, and interstate access.



IRVINGTON NEIGHBORHOOD PLAN

Areas that had undergone small-area plans since 2008 were not included as part of the 2018 countywide land use plan update and use a different recommended land use classification system. This is because these communities underwent recent community engagement, and these plans generally reflect the changing real estate dynamic and market preferences since the Great Recession.

The northern and western portions of the EDA were included in the Irvington Neighborhood Plan (MDC, 2008).

Parcels along the western boundary of the EDA are classified for light industrial uses. Parcels along Washington St, with accessibility to the future Blue BRT Line, are generally classified for commercial uses.



ADDITIONAL PLANS

Additional plans and studies that cover area within the Brookville Road Industrial Corridor/Irvington Plaza EDA include:

- The **Irvington Historic Area Plan** (IHPC & MDC, 2006) establishes a framework for revitalizing Irvington in a way that retains the historic fabric of the area.
- The **Blue Line TOD Strategic Plan** (MDC, 2018) identified the potential of transit-oriented development districts. TODs are higher intensity development areas, often mixed-use, created around transit stations to take advantage of improved access. The Ridgeview Dr./Irvington Plaza bus rapid transit station is seen as a potential area for transit-oriented development.
- **Indy FastTrack** (DMD, 2014) recommends the reuse of the Ford property for an industrial/business park and reuse of the Navistar property for distribution and industrial uses.
- The **Irvington Innovation Zone Revitalization Master Plan** (a community-based study, 2011) contains recommendations for the area bounded by Emerson Ave., 21St., Post Rd., Raymond St., and Southeastern Ave. For the area of the proposed EDA, recommendations included a mixed-use redevelopment of Irvington Plaza (remodeled retail, new retail, and new apartments), an industrial/distribution park for the Ford site, renovation of the Navistar site (at the time of the IIZ study a business was planning on reusing the site), and widening and beautifying South Kitley Ave., English Ave., and Brookville Rd.

PROPOSED ACTIVITIES

In addition to the policies and guidelines outlined in the Comprehensive Plan for Indianapolis and Marion County, the following activities are planned or are likely necessary to support economic development.

1. Public Infrastructure: This may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects.
2. Rezoning
3. Site Preparation Necessary for Economic Development
4. Environmental Remediation
5. Public Park or Public Facility Development
6. Establishment of Tax Increment Financing Districts

ANTICIPATED PROJECTS

The following project could occur within the Economic Development Area:

- Acquisition of 6900 English Ave for redevelopment, reuse and/or public facilities.

ECONOMIC DEVELOPMENT AREA PROJECT & BUDGET

Table 2. Brookville Road Industrial Corridor/Irvington Plaza
Economic Development Area Budget

Development Activities	Budget (Estimated Total Project Cost)
Acquisition of 6900 English Ave	\$7.39 million (\$50,000 per acre for 147.81 acres)

Address: 6900 English Ave
Parcel: 7003466
Owner: FORD MOTOR COMPANY



EXHIBIT G

FIRST AMENDMENT TO BROOKVILLE ROAD INDUSTRIAL CORRIDOR/IRVINGTON PLAZA ECONOMIC DEVELOPMENT AREA PLAN

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

The Economic Development Plan (the “Plan”) for the Brookville Road Industrial Corridor/Irvington Plaza Economic Development Area (the “Area”) is hereby amended pursuant to the resolution of the Metropolitan Development Commission of Marion County, Indiana (the “Commission”), of which these amendments to the Plan (the “Plan Amendment”) are a part (the “Amendatory Resolution”) as follows:

Allocation Area

The Plan is hereby amended to include parcels therein in the Irvington – Brookville Allocation Area (the “TIF Area”), which TIF Area is as described in the Amendatory Resolution, included in the map and parcel list attached thereto as Exhibit D and Exhibit E, respectively. The TIF Area is being established pursuant to the Plan to facilitate the implementation of the Plan for the Area, as amended by this Plan Amendment.

Project Description

The “Irvington Project” includes public infrastructure, which may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects. Potential projects include townhomes, apartments, grocery, retail space, office/flex, site prep and a plaza. AOZI — Brookville Road Build I, LLC, an entity of Ambrose Property Group, is investing \$48,000,000 at the former Navistar plant at 5565 Brookville Road. The company’s investment includes two phases: the construction of a 585,000 square foot speculative industrial building with a second phase of an additional 616,000 square feet. The full 1,201,000 square foot project is expected to be completed by December 31, 2023. The total non-land cost of the Irvington Project is estimated at approximately \$90,000,000.

Effective Date

These amendments to the Plan shall take effect upon adoption by the Commission of its confirming resolution confirming the Amendatory Resolution. Any provisions of the Plan not amended hereby shall remain in full force and effect.