

Real Estate
Acquisition/Disposition of Property
Center Twp- N. Emerson Ave
IFD/DMD

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2024-R-005**

WHEREAS, the Department of Metropolitan Development (“DMD”) is engaging in acquisition, disposition and redevelopment activities within the Marion County Redevelopment District (“District”); and

WHEREAS, pursuant to I.C. 36-7-15.1-2, 6 and 7, the Metropolitan Development Commission (“Commission”) is charged with the purpose and responsibilities of replanning and redevelopment to benefit public health and safety and to promote the use of land in the manner that best serves the interest of the Consolidated City of Indianapolis (“City”) and its inhabitants, and of cooperating other City departments in so doing; and

WHEREAS, the Indianapolis Fire Department (“IFD”) has a need to construct a new fire station to address public health and safety, and IFD has determined and communicated to DMD that the real property located at 1330 N. Emerson Ave, Indianapolis, IN 46219 (Local Parcel #1072752) (“Property”) is appropriate to best serve the public health and safety interests of the City and its inhabitants; and

WHEREAS, IFD represents that it will pursue all necessary approvals for the fire station to be located at the Property; and

WHEREAS, pursuant to I.C. 36-7-15.1-6 (4) and in accordance with I.C. 36-7-15.1- 7, 12, the Commission wants to cooperate with the IFD to acquire/hold/convey the Property for the City of Indianapolis in order to facilitate timely construction of a new fire station. Such acquisition shall be subject to terms and conditions negotiated to be best for the City and its inhabitants including a satisfactory purchase price, timely and satisfactory results of all appropriate environmental inquiries, holding title in the name of the appropriate City entity, and satisfaction of all other contingencies necessary to the successful execution of IFD’s plans.

WHEREAS, IFD has communicated to the Commission its considerations for fire station sites, which limit suitable locations. These include:

- Timely implementation of Special Ordinance No. 11, 2022 , which acknowledged (among other projects) the need of the City of Indianapolis to “...proceed with the acquisition, design, planning, enabling work, site-work, construction, installation, equipping and/or financing...” necessary to complete certain public projects including acquisition of real estate for the construction of a new fire station for the Indianapolis Fire Department Ladder 20
- Site criteria relevant to emergency response time, close proximity to schools, ingress/egress for fire trucks (corner/square lot preferred), minimal clearing required (no existing structures, mature trees,)

which may require payment of a premium to secure IFD’s preferred location; and

WHEREAS, the Commission defers to IFD’s judgment and specifically authorizes IFD to negotiate a purchase price, which may exceed the appraised price up to a maximum of \$160,000, to address IFD’s unique needs.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Subject to the requirements above, the Director of the DMD is hereby authorized to acquire the Property and to convey title to the Property to the name of the appropriate City entity for use by IFD, and for construction of a fire station to meet the public safety needs of the City and its inhabitants in accordance with I.C. 36-7-15.1, provided IFD covers all expenses associated with such transactions.
2. If required to meet IFD's needs, DMD and IFD are specifically authorized to agree to a purchase price that exceeds the average of two (2) independent appraisals of fair market value up to a maximum of \$160,000.
3. The Director of the DMD is hereby further authorized to execute all necessary documents related to acquisition and disposition in accordance with this Resolution and thereafter to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official 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 of Legal Form:

Metropolitan Development Commission:

By: Sheila Kinney sek
Sheila Kinney, Asst. Corporation Counsel

John J. Dillon III., Presiding Officer

Date: 2/14/2024

Date: _____