

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2025-A-009

REAL PROPERTY TAX ABATEMENT

Monon 21 LLC and Onxy and 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, the annual abatement schedule during the term of the abatement and the abatement deduction limit for such property 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 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, during a 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 sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of ten (10) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations;
or
 - B. 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.
3. The Economic Revitalization Area (hereinafter the “ERA”) designation terminates three (3) years after the date a final resolution is adopted however, relative to redevelopment or rehabilitation completed before the ERA period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than ten (10) years.
4. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.**
5. 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 and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
6. The Commission fixes 1:00 p.m. on Wednesday, March 5, 2025, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at ten (10) years, and establish an abatement schedule.
7. A copy of this Resolution shall be filed with the Marion County Assessor.

{ Remainder left intentionally blank, signature page to follow }

METROPOLITAN DEVELOPMENT COMMISSION

John Dillon, III President

Date

Approved as to Legal
Form and Adequacy this
12th day February 2025.

Sheila Kinney 2/12/2025
Sheila Kinney, Asst. Corp. Counsel
Office of Corporation Counsel

ATTACHMENT TO
METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION
REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

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

PROJECT DESCRIPTION

Monon 21 LLC, a single-purpose entity of Onyx and 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 and 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.

FACTUAL ASSERTIONS

1. The Subject Real Estate:
 - A. Is in a planned area which has a tax abatement policy as a part of its plan, or
 - B. is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
 - C. is not located in a planned area with a tax abatement policy.
2. The Subject Real Estate and the surrounding area are undesirable for normal development.
3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application, and have final approval prior to a final hearing on this resolution.
 - A. Current zoning allows project.

- B. Appropriate petition is on file.
- C. Final approval for variance, rezoning or approval petition has been granted.
4. A. The application for Economic Revitalization Area designation was filed before a building permit was obtained or construction work was initiated on the property, or
- B. substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A. The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B. The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A. Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
- B. located in an allocation area, but Applicant's statement of benefits has been submitted to the legislative body for its approval as required by I.C.6-1.1-12.1-2(k)

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

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 and 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 and 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 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 and 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 and East LLC**

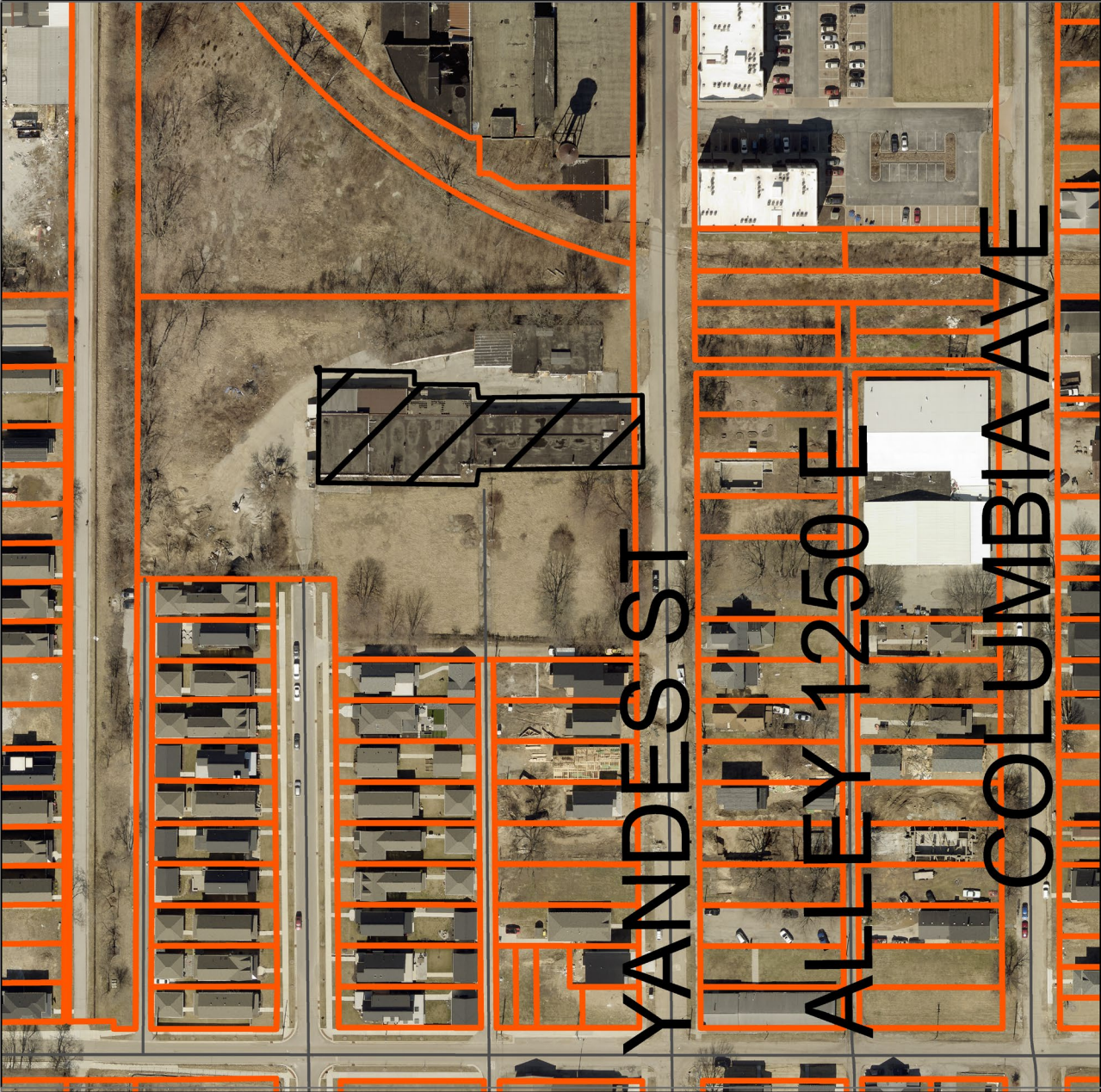
INVESTMENT: Staff estimates that the proposed investment of \$17,455,955.00 should result in an increase to the tax base of approximately \$11,963,500.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$2,070,204.00 (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.

Monon 21 LLC - Onyx and East LLC
2060 Yandes Street



 Project Site



Produced by: DMD - BATTLE 02/2025

0 280 560 1,120 Feet

