

RESOLUTION NO. 2023-E-048
DECLARATORY RESOLUTION OF THE
METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA, ENLARGING THE BROOKVILLE
ROAD/IRVINGTON PLAZA ECONOMIC DEVELOPMENT AREA
AND 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, on December 7, 2022, the Commission adopted its Resolution No. 2022-E-053 (the “First Amended Declaratory Resolution” and collectively with the Original Declaratory Resolution, the “Current Declaratory Resolution”) which included an enlarged area (the “First Enlarged Area” and collectively with the Original Area, the “Current Area”) in the Original Area, created the Irvington-Brookville Road Allocation Area (the “Current Allocation Area”) and approved a First Amendment (the “First Plan Amendment” and collectively with the Original Plan, the “Current Plan”) to the Original Plan; and

WHEREAS, a map of the Current 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” and collectively with the Current Area, the “Amended Area”), to be included in the Current Area and to be developed pursuant to the Act; and

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

WHEREAS, the Commission has determined that the Current Allocation Area be expanded 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 shall hereafter be referred to collectively as the Enlarged Irvington-Brookville Road Allocation Area (the “Enlarged Allocation Area” and collectively with the Current Allocation Area, the “Amended Allocation Area”); and

WHEREAS, the Current Plan is attached hereto as Exhibit F and the Commission has prepared a Second Plan Amendment to the Current Plan (the “Plan Amendment” and collectively with the Current Plan, the “Amended Plan”) attached hereto as Exhibit G; 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 expand the Current 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 new boundaries of the Amended Area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Amended Area, indicating that all parcels of property in the Amended Area are currently to be excluded from the acquisition list and (ii) the parts of the Amended Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Amended Plan; and

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

WHEREAS, the Enlarged Allocation Area shall have a base assessment date of January 1, 2023; and

WHEREAS, the amendment of the Current 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 and expansion 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 Current Area as reflected in the map in Exhibit A attached hereto and incorporated herein by reference, is hereby amended 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 Current Area, as hereby expanded to include the Enlarged

Area, shall continue to be designated as the “Brookville Road/Irvington Plaza Economic Development Area” and is hereby reflected in the map attached hereto as Exhibit C.

Section 2. The Commission has previously identified certain parcels within the Current Area in the redevelopment district of the City, which the Commission designated as the Current Allocation Area, and the Commission hereby amends the Current Allocation Area to include new parcels in the Enlarged Allocation Area identified on Exhibit E hereof and the Amended Allocation Area be referred to as the “Enlarged Irvington-Brookville Road Allocation Area.”

Section 3. The Commission finds that the Amended Plan:

- (A) Catalyzes future development in and around Irvington and east side neighborhoods;
- (B) Assists in the promotion of significant opportunities for the gainful employment of the citizens of the City;
- (C) Facilitates funding of infrastructure and other projects that will further the goals set forth in the Amended Plan.
- (D) Assists in the attraction of major new business enterprises to the City;
- (E) Benefits the public health, safety, morals and welfare of the citizens of the City;
- (F) Increases the economic well-being of the City and the State of Indiana; or
- (G) 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 approximately \$73,143,811 non-land costs and approximately \$10,000,000 - \$20,000,000 in street, sidewalk and parks projects.

Section 8. The Commission finds that no residents of the Current 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 Amended 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 Amended Allocation 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 “Enlarged 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 “Enlarged 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 Enlarged Allocation Area shall be January 1, 2023.

Section 13. The Current Plan is hereby amended by the Plan Amendment, and the Amended Plan is shown in Exhibit F and Exhibit G attached hereto and incorporated herein by reference.

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

Section 15. The Commission finds that the current assessed value for the Enlarged Allocation Area is \$6,381,700 and the estimated annual tax increment revenue applicable to such property is unknown at this time but are expected to increase once the projects that the Commissions knows are under construction or planned are fully completed and assessed.

Section 16. The amendments hereby made to the Current Plan are reasonable and appropriate when considered in relation to the Current Area and the Current 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 Enlarged 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 Enlarged Allocation Area. The Commission shall notify the Indiana Department of Local Government Finance of the designation of the Enlarged Allocation Area as an allocation area.

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

- (A) The estimated economic benefit and costs incurred by the Enlarged 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 Enlarged 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 Enlarged 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 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 Amended Allocation Area.

Section 22. All resolutions and parts of resolutions in conflict herewith are hereby repealed. The Current Declaratory Resolution is hereby amended to incorporate the provisions of this resolution, including specifically the expansion of the Current Allocation Area, the addition of the Thunderbird/English Avenue Irvington Project (as described in the Plan Amendment) and other amendments in the Amended Plan, and the creation of the Amended Allocation Area. The provisions of the Current Declaratory Resolution, not amended hereby, shall remain in full force and effect.

Section 23. The amendments hereby made to the Current Declaratory Resolution are reasonable and appropriate when considered in relation to the amendment of the Current Area, the Current Plan, the Current Allocation Area 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 20, 2023, 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

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

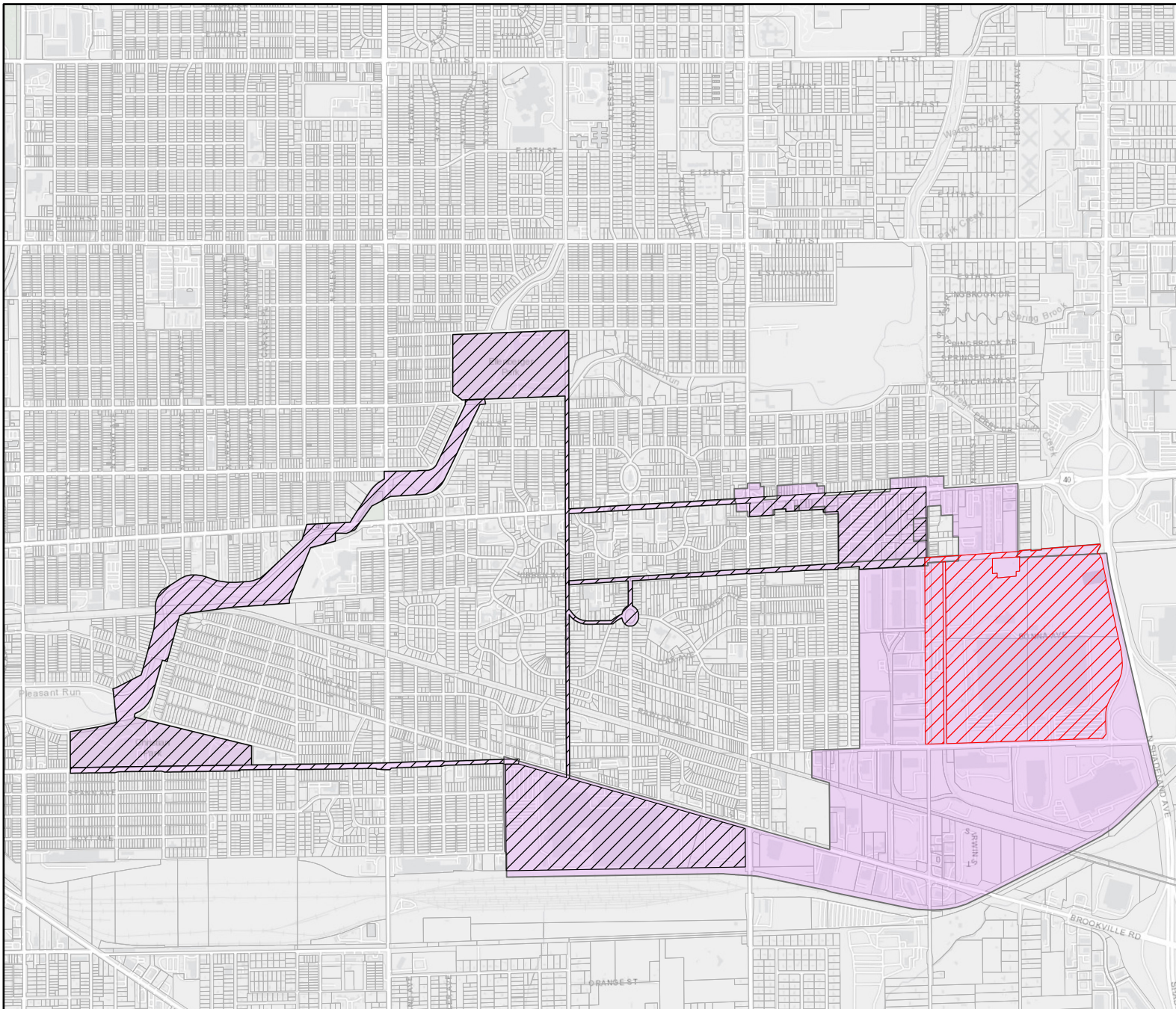
This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46244-0961.

EXHIBIT A


CURRENT AREA MAP

Brookville Road/Irvington Plaza TIF

Proposed Allocation Area

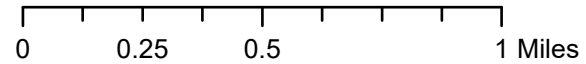


 Irvington Plaza Allocation Area

 Proposed Irvington Plaza Allocation Area Expansion

 Parcels

 Brookville Road/Irvington Plaza EDA



Date: 12/4/2023

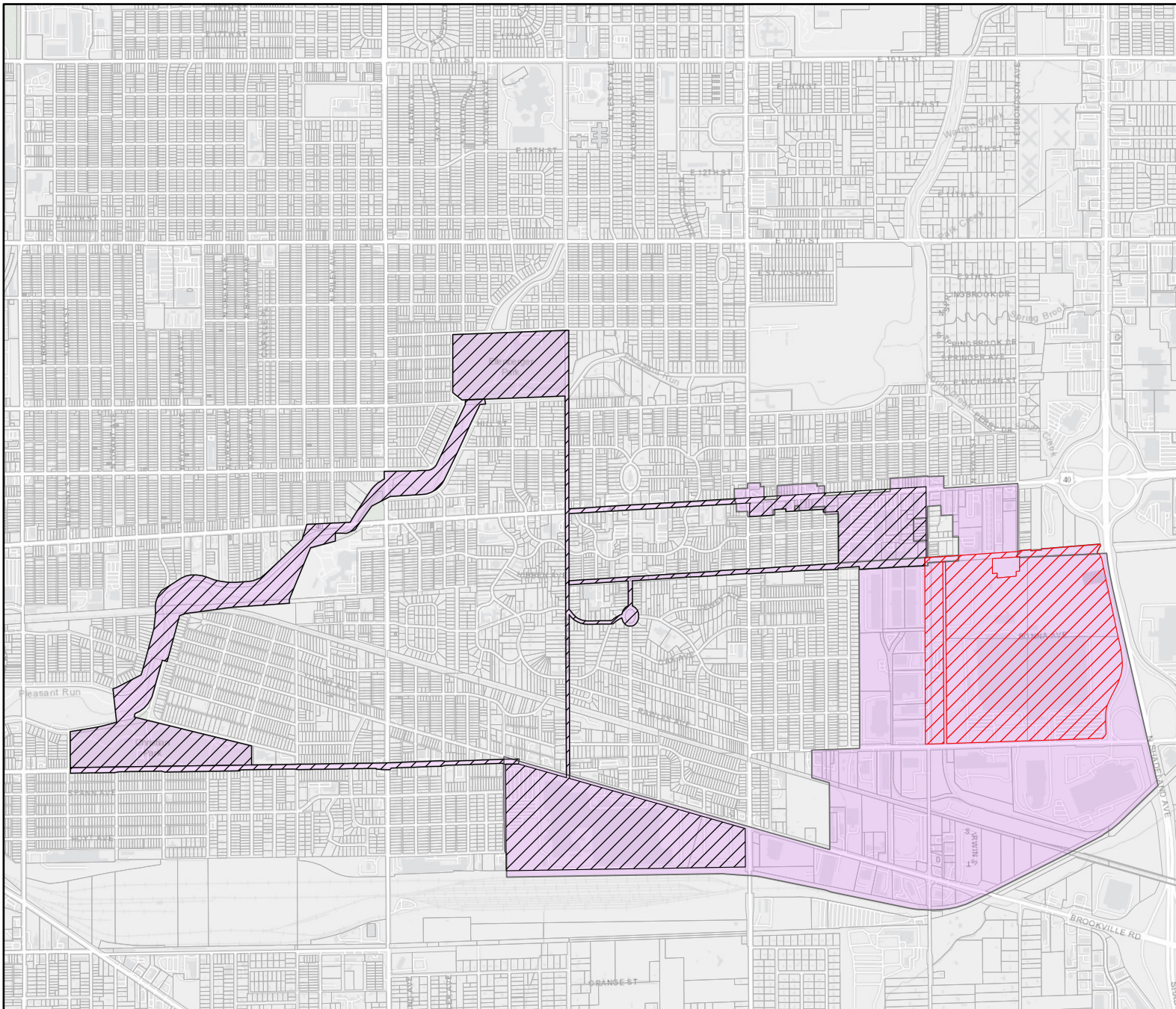
Version: 3.1

EXHIBIT B

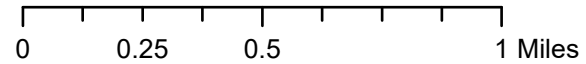
ENLARGED AREA MAP AND PARCEL LIST


Brookville Road/Irvington Plaza TIF

Proposed Allocation Area



 Irvington Plaza Allocation Area



 Proposed Irvington Plaza Allocation Area Expansion

 Parcels

 Brookville Road/Irvington Plaza EDA

Date: 12/4/2023

Version: 3.1

ENLARGED AREA PARCEL LIST

7035074

7047776

7047777

7047778

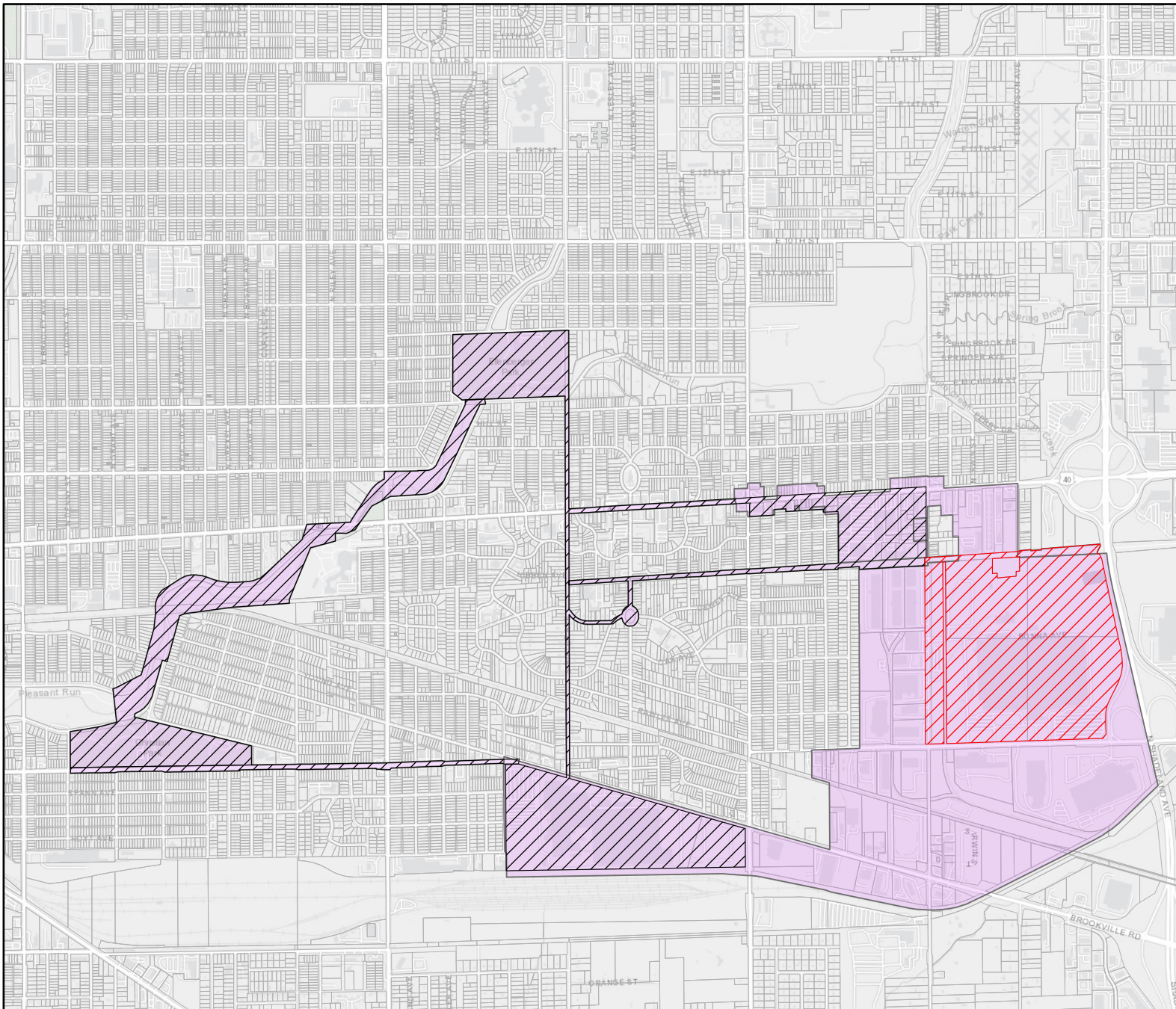
7047779

EXHIBIT C

CURRENT AREA AND ENLARGED AREA MAP

Brookville Road/Irvington Plaza TIF

Proposed Allocation Area

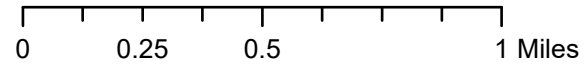


 Irvington Plaza Allocation Area

 Proposed Irvington Plaza Allocation Area Expansion

 Parcels

 Brookville Road/Irvington Plaza EDA



Date: 12/4/2023

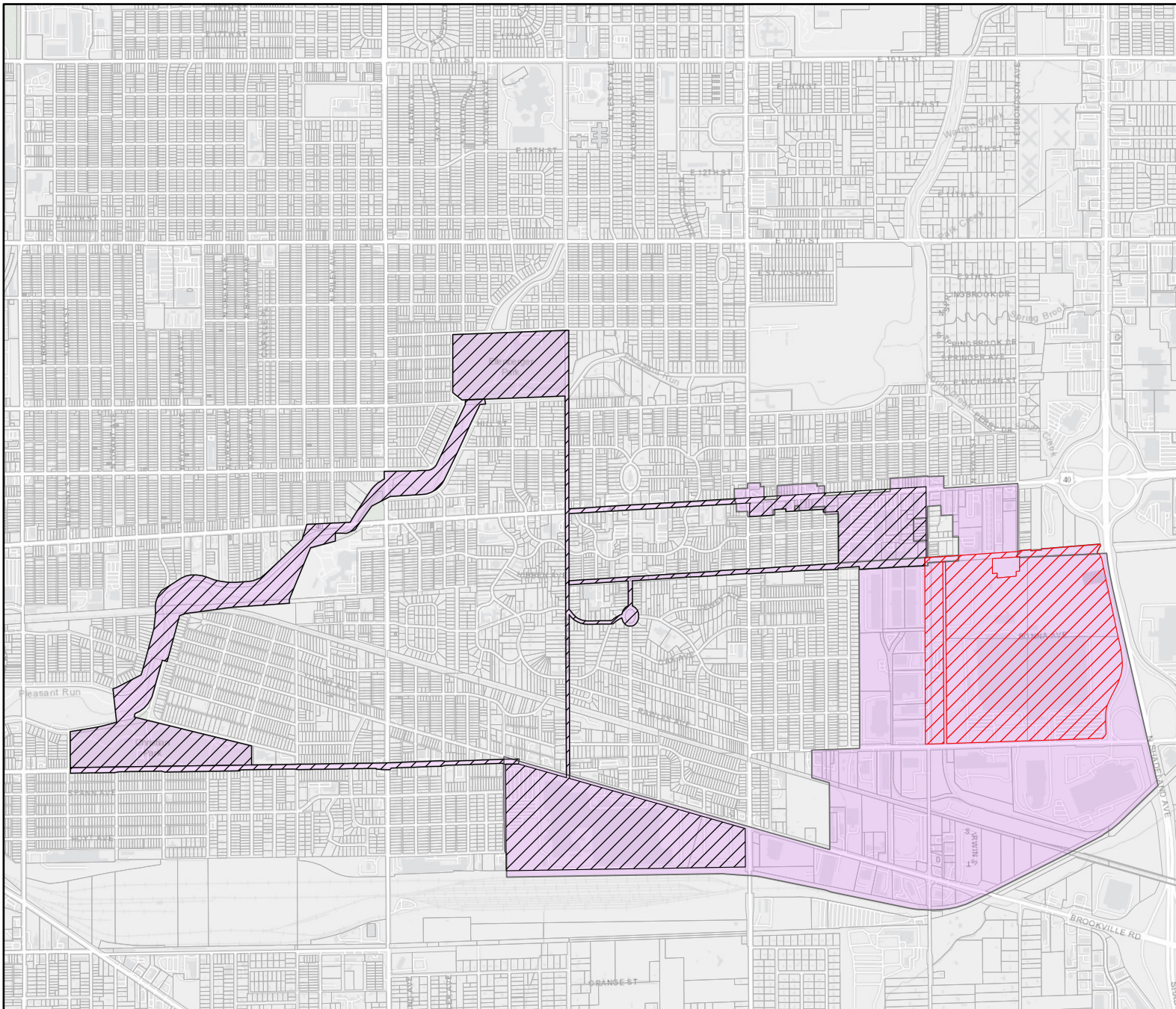
Version: 3.1

EXHIBIT D


CURRENT ALLOCATION AREA MAP AND PARCEL LIST

Brookville Road/Irvington Plaza TIF

Proposed Allocation Area



 Irvington Plaza Allocation Area

 Proposed Irvington Plaza Allocation Area Expansion

 Parcels

 Brookville Road/Irvington Plaza EDA

0 0.25 0.5 1 Miles

Date: 12/4/2023

Version: 3.1

City of Indianapolis, Esri, HERE, Garmin, USGS, EPA, NPS

IRVINGTON PLAZA ALLOCATION AREA

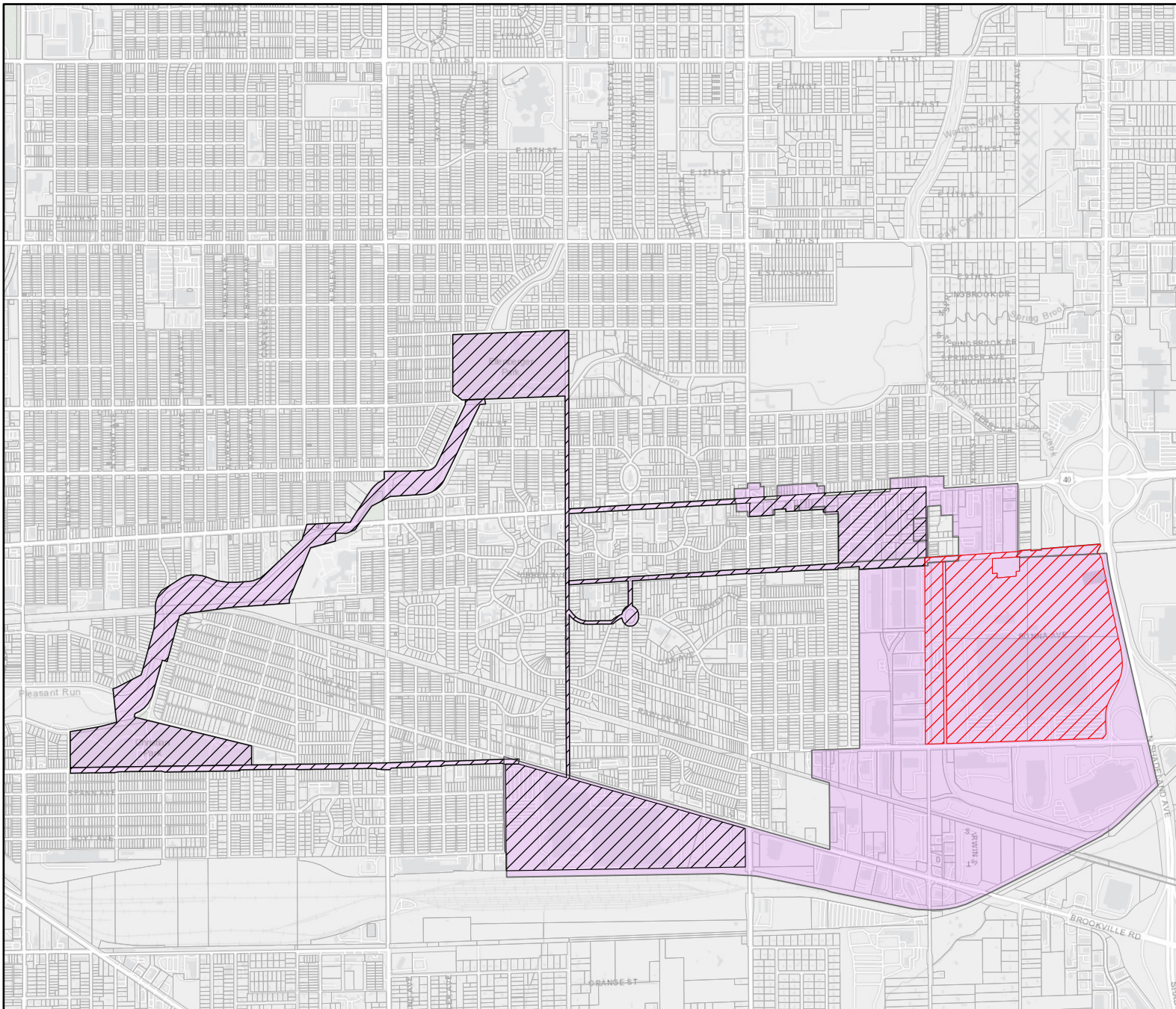
| Local Parcel No. | State Parcel No. | Owner Name | Parcel Address |
|------------------|--------------------------|---|--------------------|
| 1097681 | 49-10-09-172-001.000-101 | | 4230 ENGLISH AVE |
| 7012022 | 49-10-02-110-096.000-701 | MARR WILLIAM E | 6053 WASHINGTON ST |
| 7012959 | 49-10-02-110-002.000-701 | 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 BISHAR | 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 E


ENLARGED ALLOCATION AREA MAP AND PARCEL LIST

Brookville Road/Irvington Plaza TIF

Proposed Allocation Area



 Irvington Plaza Allocation Area

 Proposed Irvington Plaza Allocation Area Expansion

 Parcels

 Brookville Road/Irvington Plaza EDA

0 0.25 0.5 1 Miles

Date: 12/4/2023

Version: 3.1

City of Indianapolis, Esri, HERE, Garmin, USGS, EPA, NPS

ENLARGED ALLOCATION AREA PARCEL LIST

7035074


7047776

7047777

7047778

7047779

EXHIBIT F
CURRENT 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.

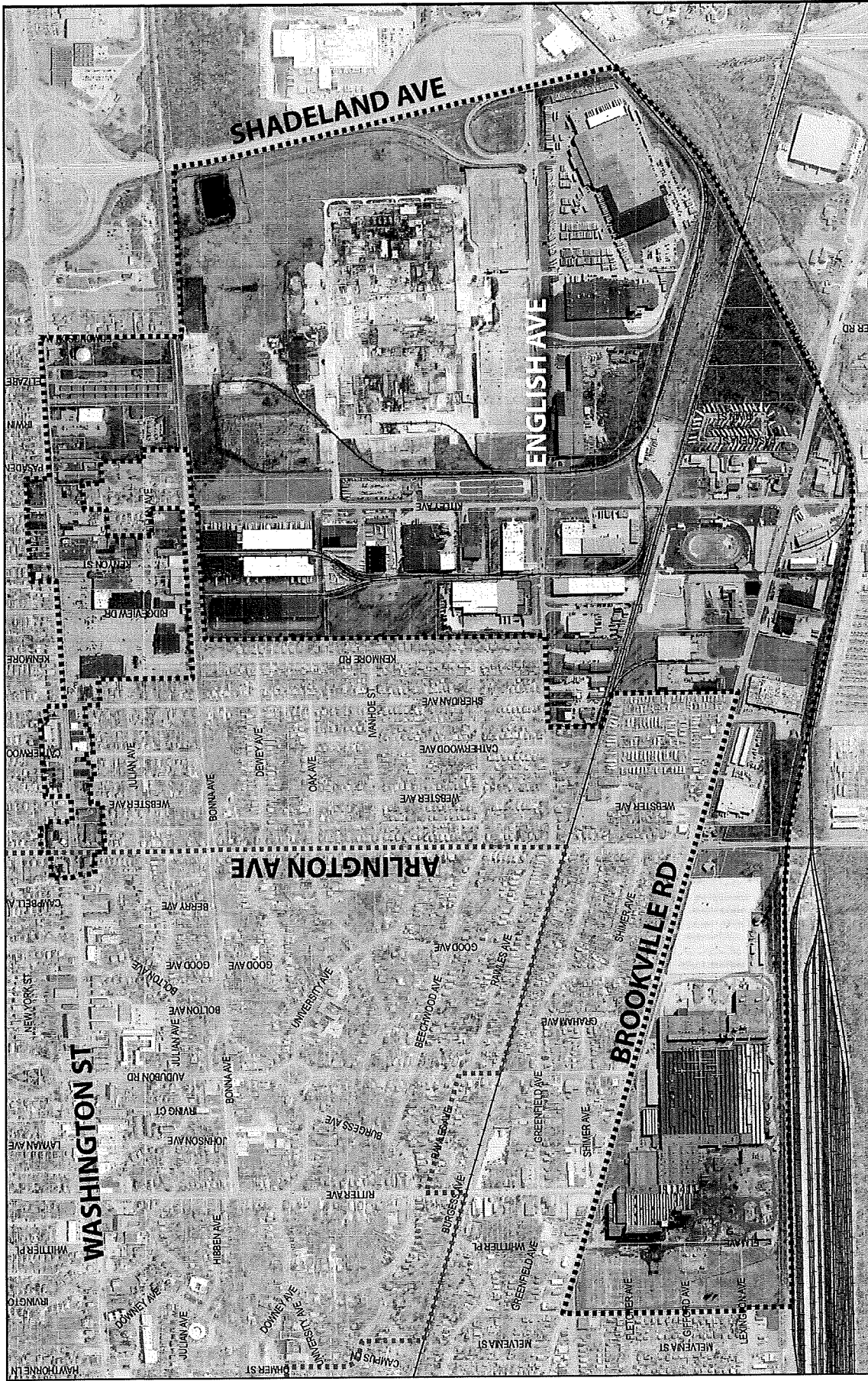
AREA BACKGROUND

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.

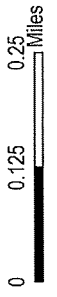
In recent years, however, economic trends have shifted so as to challenge the viability of many businesses in the area. As a result, a number of developments such as Irvington Plaza are significantly vacant, and other sites such as the former Ford and Navistar plants are completely vacant. Factors that 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



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 Penny 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 Penny Rail-Trail greenway and railroad lines).

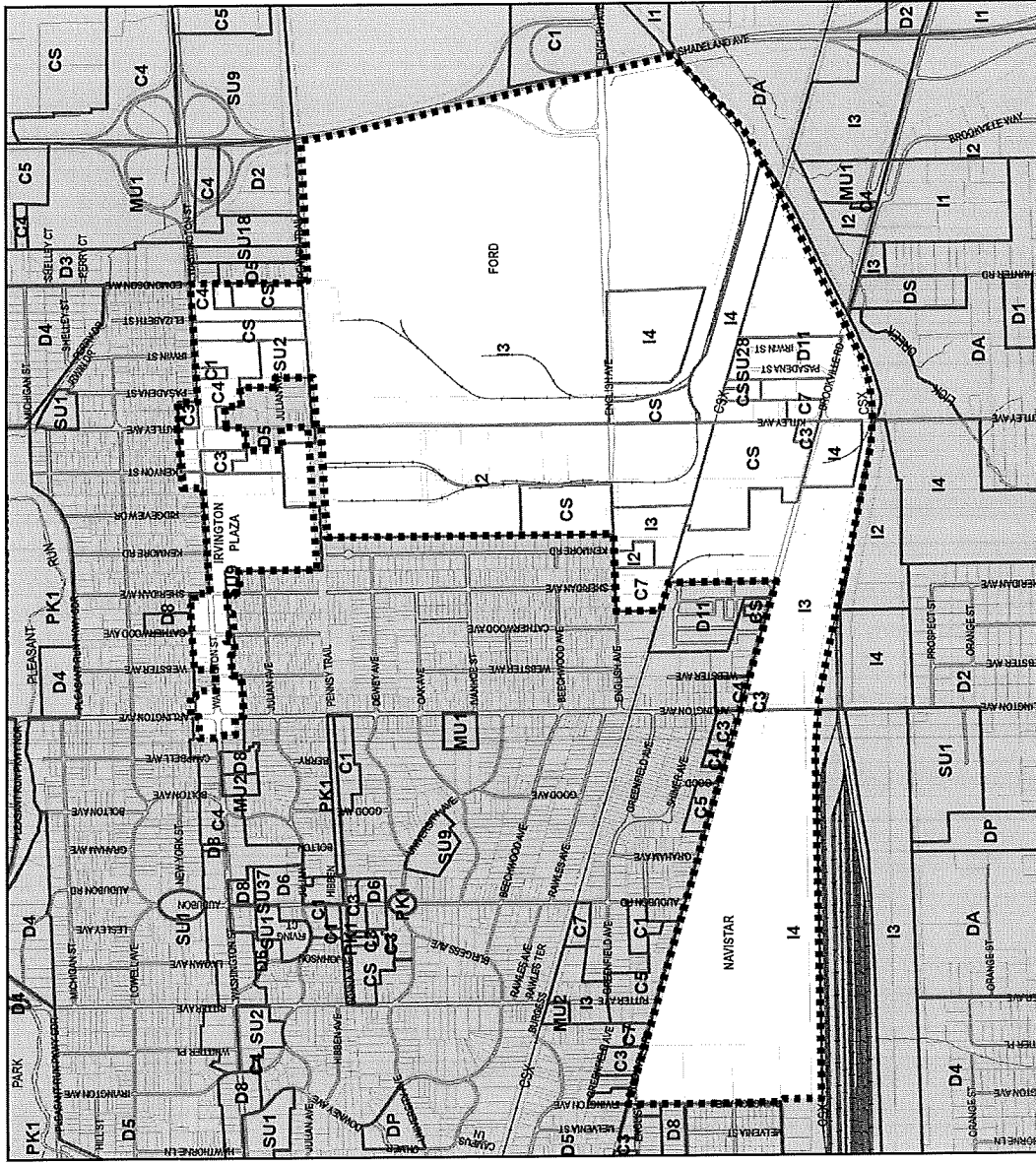
The existing land use map shows conditions without regard to occupancy. As such, a majority of the land in the EDA is classified as industrial, and land along Washington St is classified as commercial.

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. C5 (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



0.5 Miles

0.25

0

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.

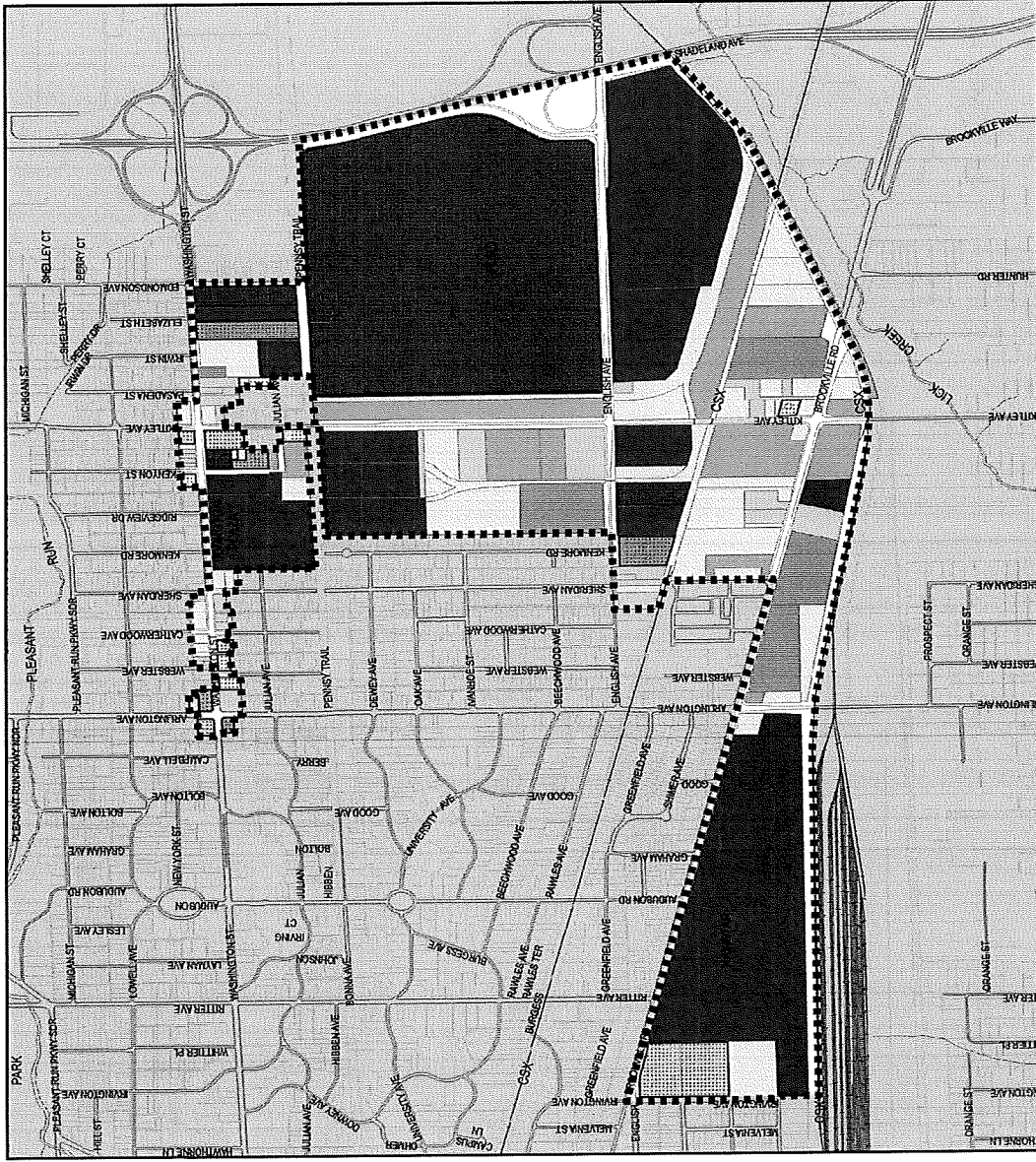
EDA projects that would be stimulated in part by the designation of the EDA will help:

- 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.



- Greater Than -\$250,000
- \$250,000 to -\$100,000
- \$99,999 to \$0

- \$1 to \$100,000
- Greater Than \$100,000

Indicates parcel boundaries have changed since 2008;
color indicates assessed value change for overall shaded area rather than for each individual parcel

EDA Boundary

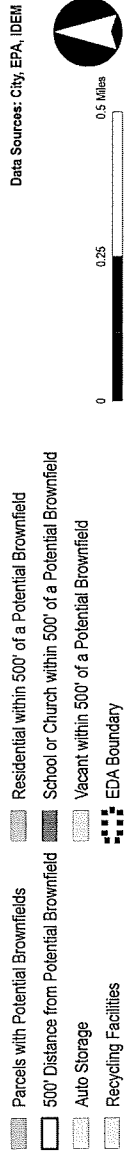
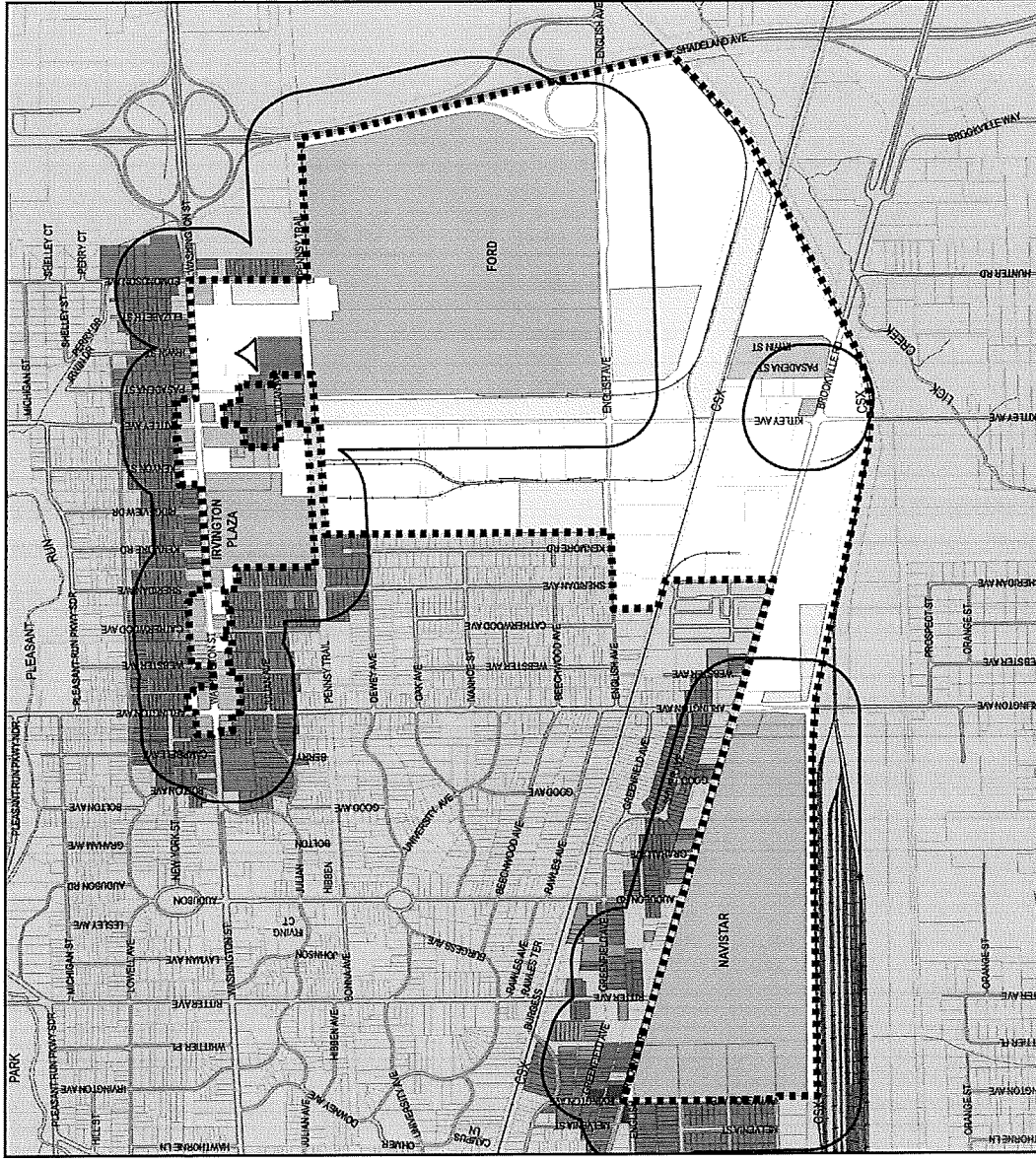
Data Source: Marion County Tax Assessor



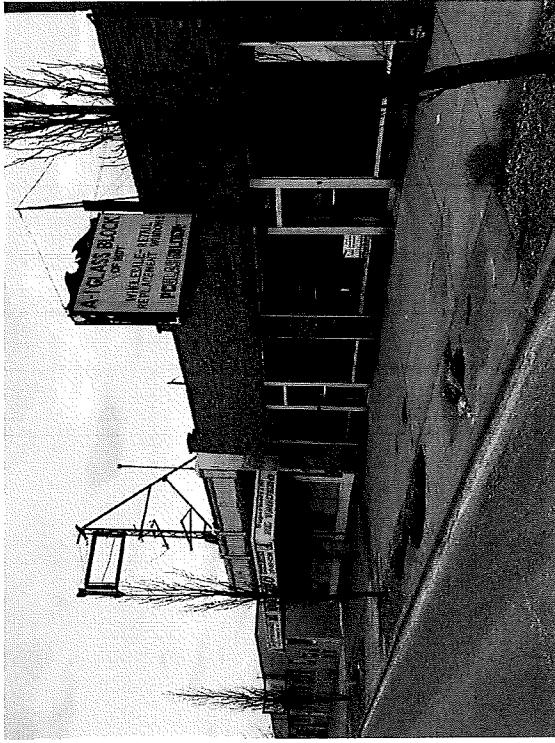
POTENTIAL BROWNFIELDS

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.

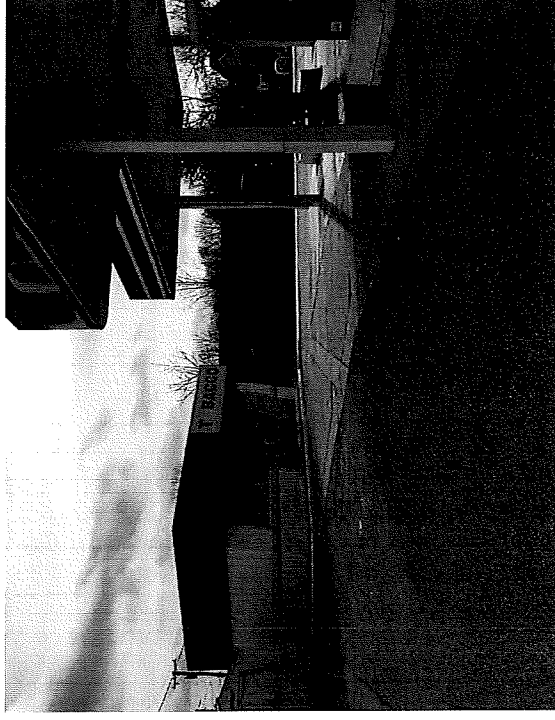
Recycling operations and auto storage yards are also shown for reference, though they have not been identified as potential brownfields.



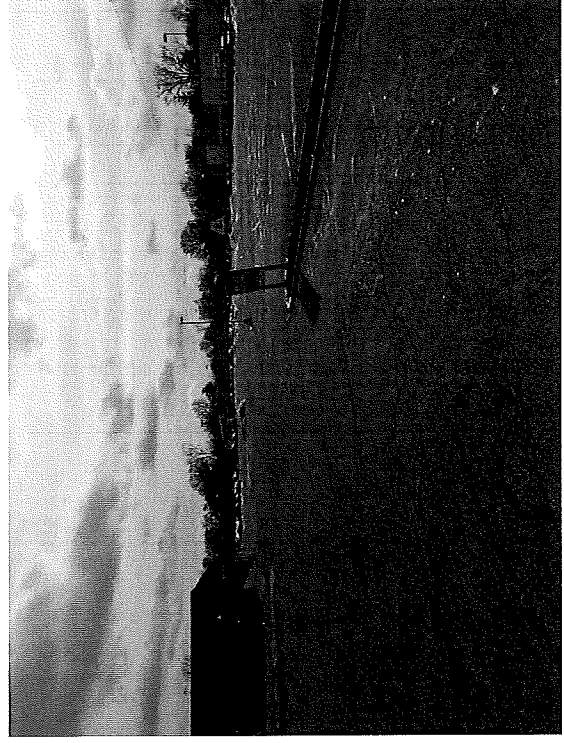
SITE CONDITION PHOTOGRAPHS - EXISTING CONDITIONS



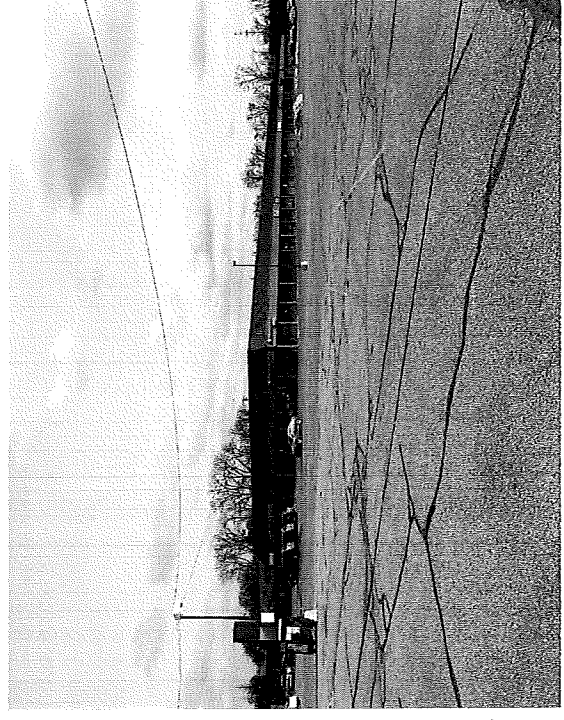
Vacant retail buildings along Washington St



A vacant gas station along Washington St

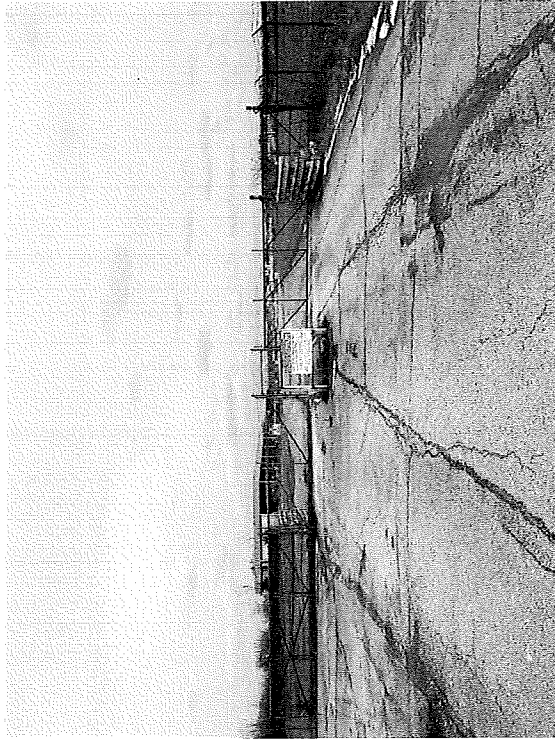


A view from the entrance of Irvington Plaza towards the southwest, showing extensive, underutilized parking.



A view of the southeastern portion of Irvington Plaza

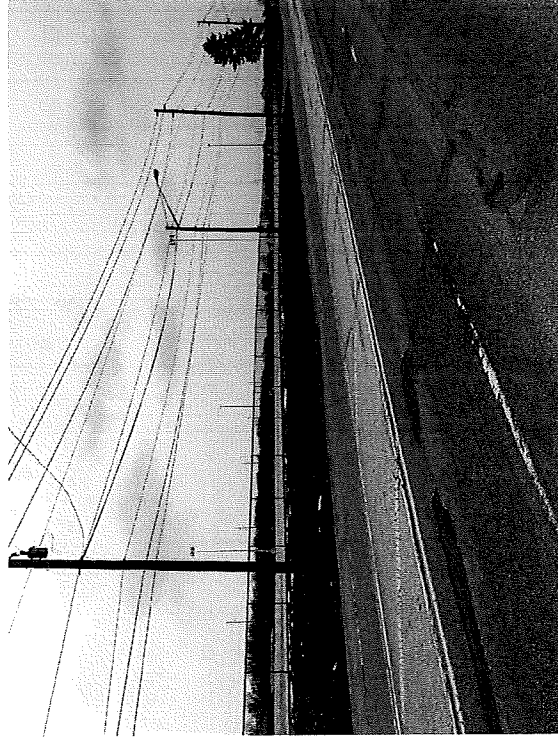
SITE CONDITION PHOTOGRAPHS - EXISTING CONDITIONS



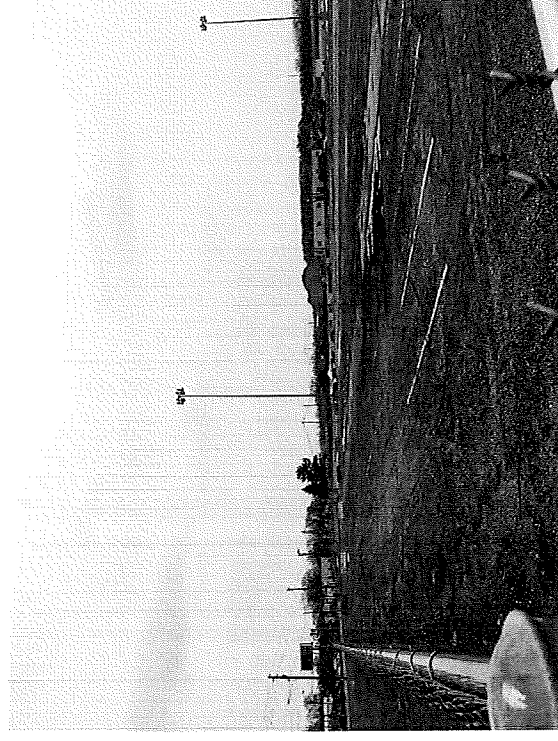
The former western entrance of the Ford plant



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

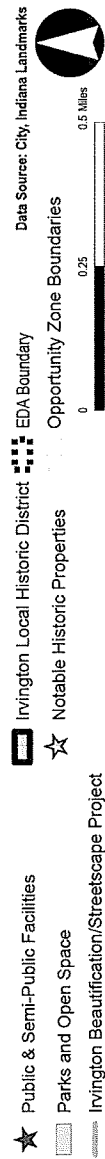
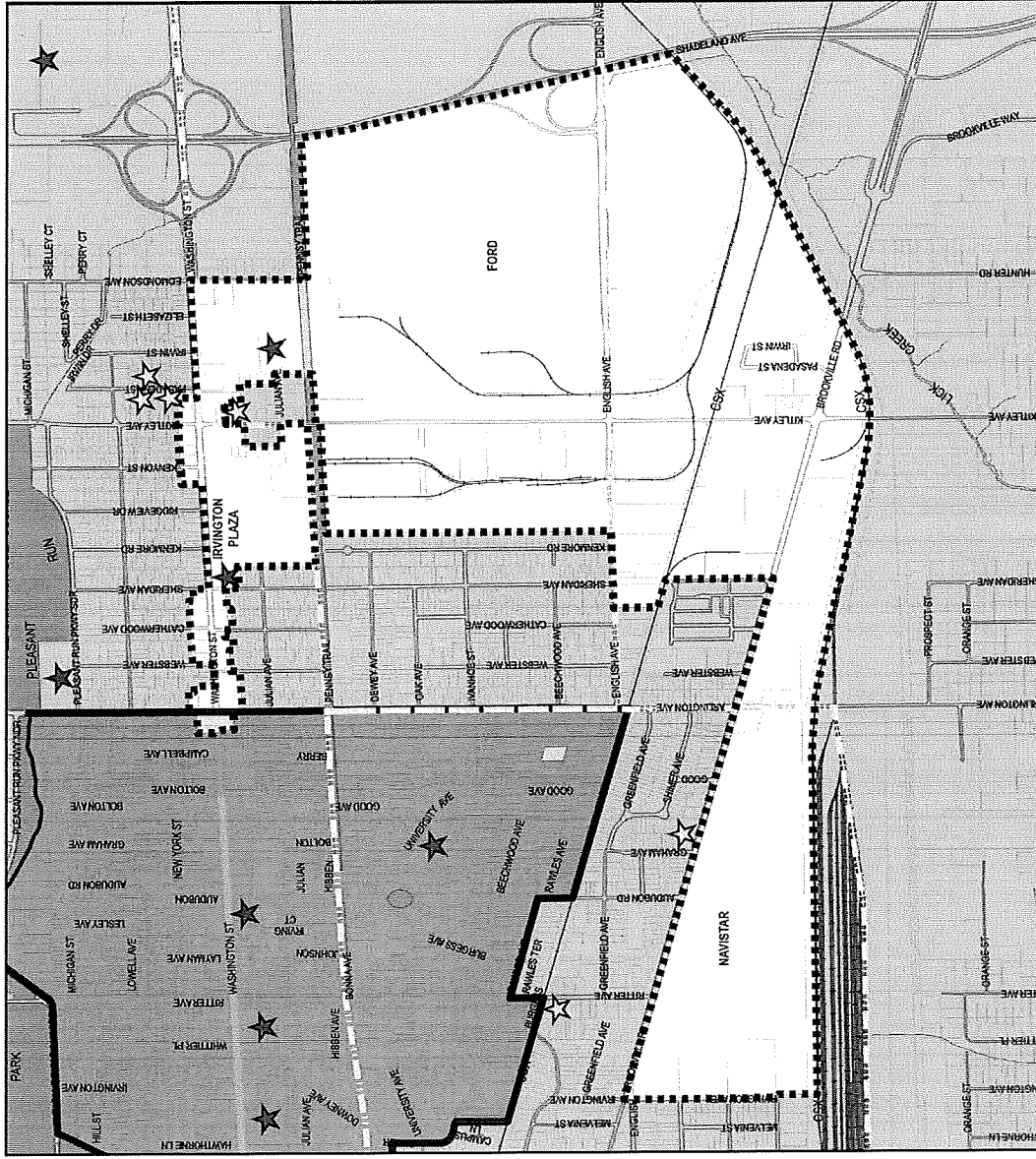
TOWARDS THE FUTURE

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

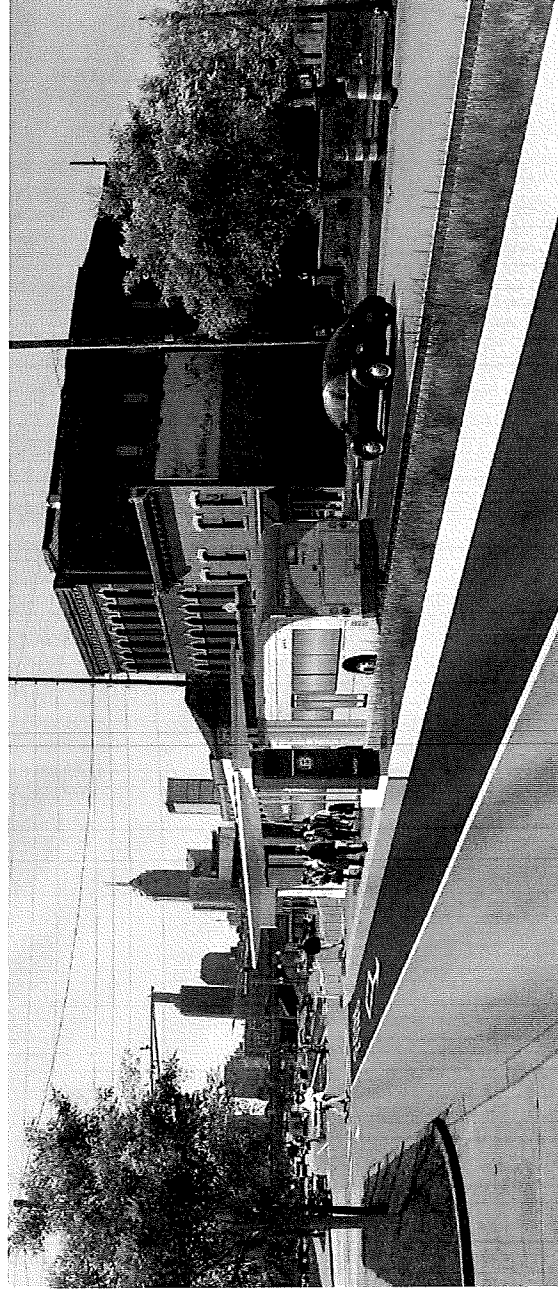


The **Pennsy Trail** is a 5.5 mile bicycle and pedestrian trail that connects the EDA to the greater Indianapolis area.

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

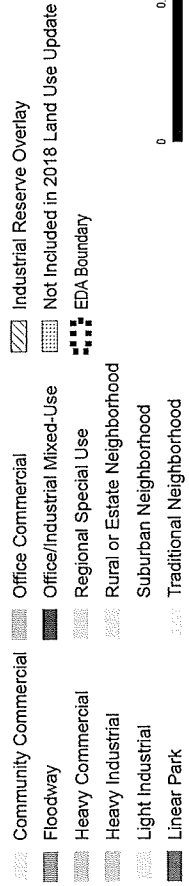
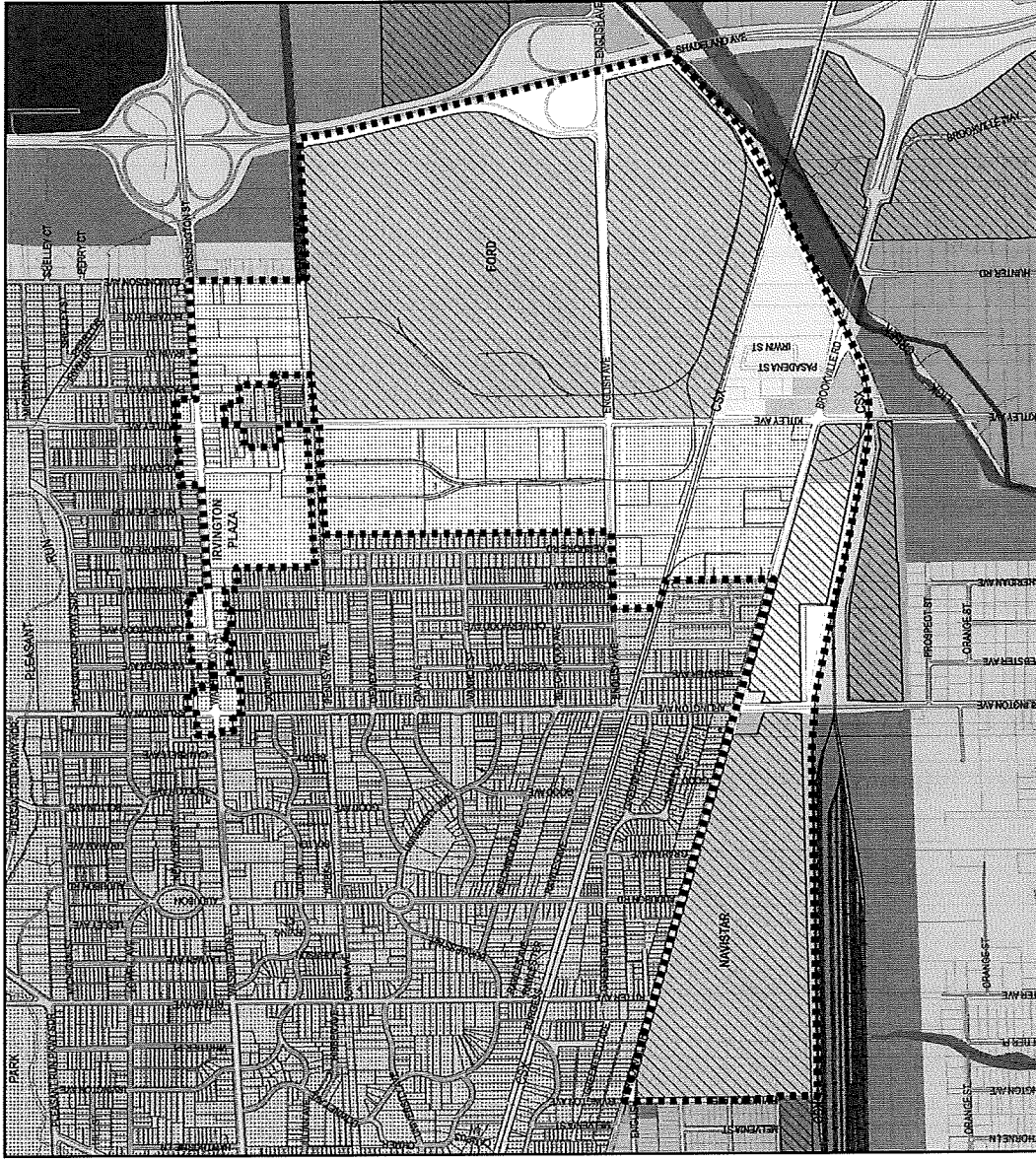
1. The improvements within the Brookville Road Industrial Corridor/Irvington Plaza EDA will revitalize growth in this area of the city.
2. The improvement of public ways, streets, multi-modal facilities, utility connections, and other public or semi-public facilities within the EDA will stimulate growth 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.

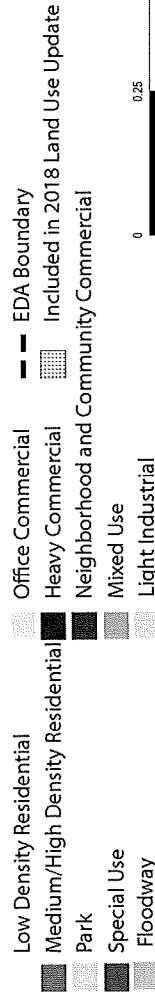
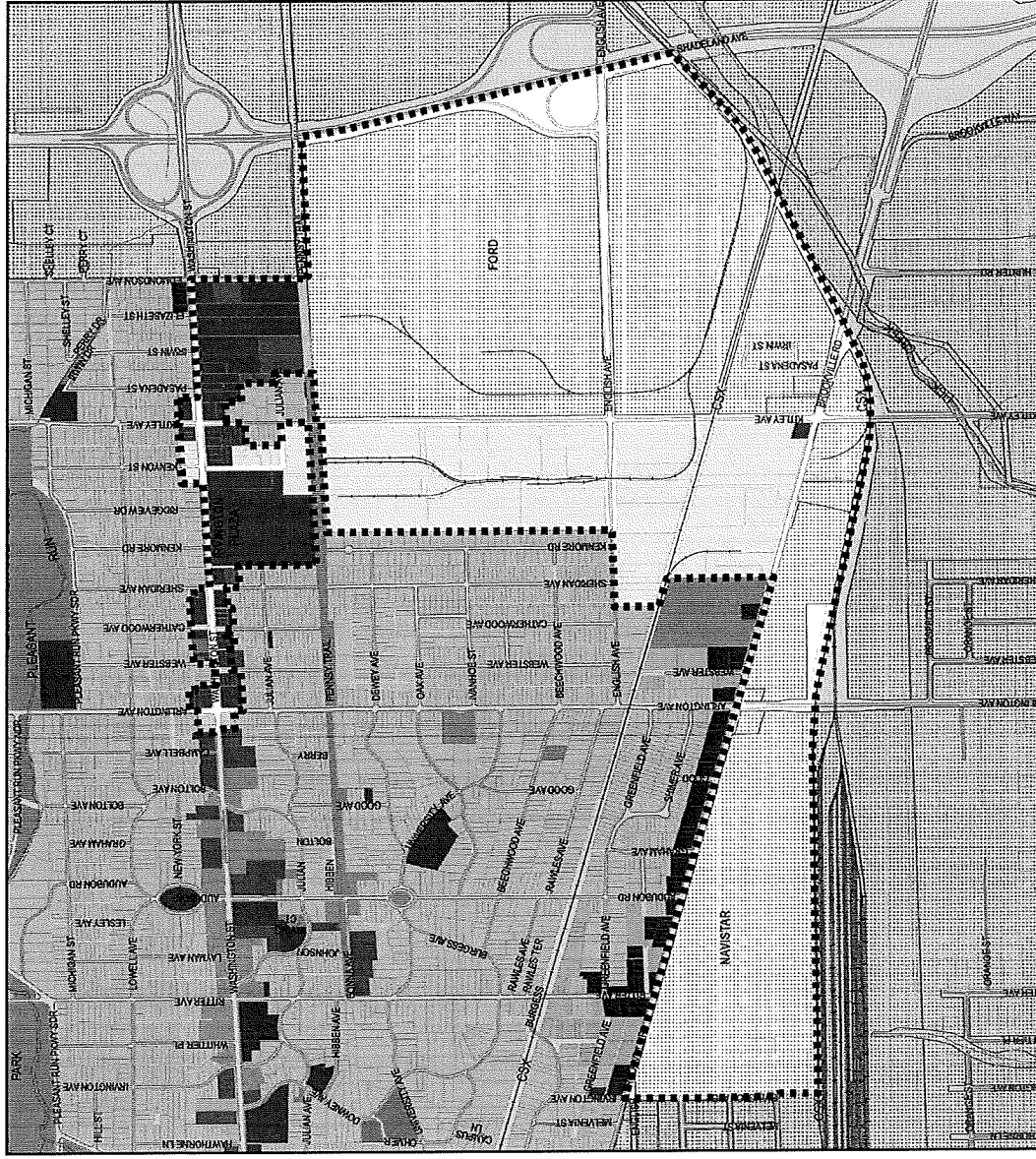


IRVINGTON NEIGHBORHOOD PLAN

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., 21 St., 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

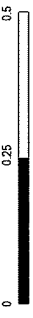
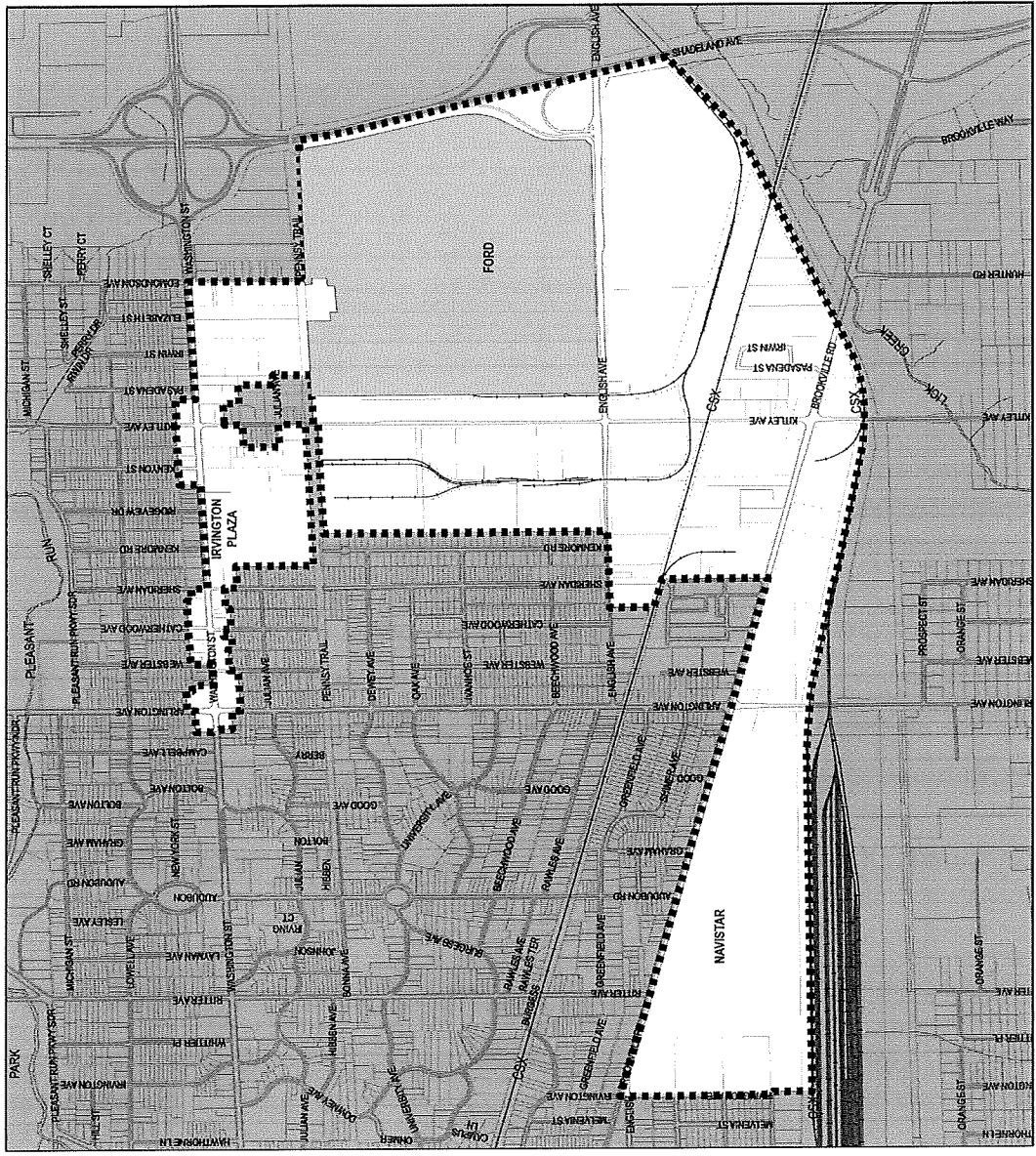
| Development Activities | Budget (Estimated Total Project Cost) |
|---------------------------------|---|
| Acquisition of 6900 English Ave | \$7.39 million (\$50,000 per acre for 147.81 acres) |

ACQUISITION LIST

Address: 6900 English Ave

Parcel: 7003466

Owner: FORD MOTOR COMPANY



Parcels to Acquire
EDA Boundary

**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.

EXHIBIT G

SECOND 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 “Second Plan Amendment”) are a part (the “Amendatory Resolution”) as follows:

Allocation Area

The Plan is hereby amended to include parcels therein in the enlarged Allocation Area (the “TIF Area”), which TIF Area is as described in the Amendatory Resolution, included in the map and parcel lists 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 Second Plan Amendment.

Project Description

The “Project” includes the “Thunderbird/English Avenue Project” and the “Irvington Project” as described herein. The “Thunderbird/English Avenue Project” is a continuation of the TIF expansion established in 2022 that included the “Irvington Project.” The original “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 Irvington Projects and Thunderbird/English Avenue Projects include townhomes, apartments, grocery, retail space, office/flex, site prep and a plaza. Potential additional projects for the Thunderbird/English Avenue Project include projects developed by Reyes Holdings, LLC, including a new 442,000-square foot industrial facilities for beverage bottling and distribution. Reyes purchased the land for \$8,825,630 and anticipates investing \$73,143,811 in building improvements, infrastructure and equipment on the site at 6900 English Avenue. In addition, the City anticipates spending approximately \$500,000 for planning, \$750,000 for paving and \$1,000,000 for drainage related to a sidewalk project. The Irvington Project and the Thunderbird/English Avenue Project are anticipated to be complete by December 31, 2024. In addition to the projects developed by Reyes Holdings, LLC, additional vacant space on the former industrial site is anticipated to be marketed to other businesses producing additional outcomes in future years.

Use of TIF Funds

TIF funds may be provided to nonprofits in the form of grants to carry out eligible efficiency projects or eligible projects that accomplish objectives of the Economic Development Area Plan.

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.