

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2023-R-037**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (“MDC”) serves as the Redevelopment Commission of the City of Indianapolis, Indiana (“City”) under IC 36-7-15.1 (“Redevelopment Act”); and

WHEREAS, in that capacity, the MDC serves as the governing body of the City of Indianapolis Redevelopment District (the “District”); and

WHEREAS, the MDC, by and through the City of Indianapolis, Department of Metropolitan Development (“DMD”), has engaged in redevelopment activities supporting the Union Station (“Union Station”) Local Public Improvements Project (“the Project”); and

WHEREAS, in furtherance of said redevelopment activities within Union Station, DMD conducted a Request for Proposals, RFP-13DMD-2023-1 (“RFP”) and selected KennMar LLC (“Contractor”) as the qualified and responsive contractor to provide the required property management and maintenance services (“Services”) for the Project; and

WHEREAS, DMD desires to enter in to a three (3)-year contract for Services (“Agreement”) for an annual amount \$57,000 per year for such Services with an overall not-to exceed amount of \$171,000 for such Services payable from all sources of funding available; and

WHEREAS, In addition, Contractor’s Services will include payment, on the City’s behalf, of certain agreed operating expenses for Union Station including, but not limited to utilities and necessary repairs (“Expenses”) in an initial annual amount of up to \$1.043 million, for a total of \$1.1 million for both Services and Expenses for year one with subsequent years’ amounts to be determined and approved by the MDC in the future.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission hereby authorizes the DMD to enter in to a three (3)-year contract with KennMar LLC to provide Services for property management and maintenance at Union Station as described above for an initial annual amount of \$1.1 million for both Services and Expenses, payable from all sources of funding available, with subsequent years’ amounts to be determined and approved by the MDC in the future.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents to enter into the Agreement in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the Commission so as 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 & Legal Form
Sheila Kinney sek
Sheila Kinney, Asst. Corporation Counsel
Date: 12/13/2023

Metropolitan Development Commission

John J. Dillon III, President
Date: _____