

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION TO
TERMINATE FIVE (5) YEAR REAL PROPERTY TAX ABATEMENT FOR**

**Garage Door Doctor, LLC and 5 Star Property, LLC
808 South Post Road a/k/a 820 South Post Road – Lot 2**

Resolution No. 2026-A-053

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to “redevelopment or rehabilitation” activities (hereinafter “Project”); 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, annual abatement schedule and deduction limit during the term of the abatement for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution: and

WHEREAS, on Wednesday, November 15, 2023 the Metropolitan Development Commission (hereinafter “Commission”) adopted Preliminary Economic Revitalization Area Resolution No. 2023-A-028 preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of five (5) years ; and

WHEREAS, on Wednesday, December 6, 2023, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2023-A-044 (the “Resolution”), confirming designation of the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving five (5) years real property tax abatement (the “Abatement”); and

WHEREAS, in the Statement of Benefits Form contained in the Resolutions and the Memorandum of Agreement (hereinafter the “MOA”) executed by and between the Applicant and the City of Indianapolis (hereinafter referred to as the “City”), the Applicant indicated a capital expenditure of no less than \$2,500,000 associated with the redevelopment and/or rehabilitation activities, and that no less than 48 retained positions at an average hourly wage of not less than \$22.00, and 30 new full-time permanent positions would be created at an average wage of \$20.00 per hour as a result of the Project (collectively the “Commitments”) and in consideration thereof, the Commission approved the Resolutions and the Applicant accepted the terms and conditions of the Resolutions by accepting the benefits thereof; and

WHEREAS, after the tax abatement was approved, the Applicant decided to forego the opportunity to purchase the land and build on it as previously planned, thus foregoing the opportunity to utilize the tax abatement in its entirety.

WHEREAS, given the Applicant has not claimed the tax abatement nor realized any tax savings, there will be no claw back; and

WHEREAS, proper legal notices were published stating when and where such final hearing would be held; and

WHEREAS, at such final hearing, evidence and testimony (along with all written remonstrances and objections previously filed) were considered by the Commission; and

WHEREAS, the DMD and The City of Indianapolis have satisfied all other conditions precedent to termination of the Economic Revitalization Area designations and associated tax abatement deductions.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission hereby confirms DMD's preliminary finding that the Applicant has chosen not to fulfill the intentions of the Statement of Benefits contained in the Resolutions or and the MOA.
2. The Commission now hereby determines that the Applicant has chosen to or is unwilling to substantially comply with the Commitments (as identified and agreed upon in the Statement of Benefits form contained in the attachments to the Resolutions and/or the MOA), entitling DMD to terminate, through the Commission, the tax abatement deductions regarding the Real Property Tax Abatement for the Project and authorizes the Director of DMD to sign the Termination Agreement.
3. The Commission hereby acknowledges the termination of the above-described tax abatement, and the Applicant is not required to repay any tax savings as none were realized, as authorized by this Termination Resolution.
4. The Commission determines that the MOA for the Real Property Tax Abatement for the Project shall be terminated upon adoption of this Termination Resolution.
5. A copy of this Final Resolution shall be filed with the Marion County Auditor and Marion County Assessor Offices.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Date

Approved as to Legal Form
and Adequacy this day 9/21/2026
of

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel