

**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

**RESOLUTION NO. 2024-A-034**

**REAL PROPERTY TAX ABATEMENT**

**Holladay Property Services Midwest, Inc.  
130 East Washington 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 and annual abatement schedule during the term of the abatement for such property, and to limit the dollar amount of the deduction that will be allowed with respect to a project, 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** empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; 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,** the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

**WHEREAS,** during a preliminary hearing at 1:00 p.m. on Wednesday, October 2, 2024, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2024-A-030**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of up to ten (10) years

("Preliminary Resolution"); and it fixed 1:00 p.m. on Wednesday, **November 20, 2024**, for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area; and

**WHEREAS**, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

**WHEREAS**, pursuant to IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

**WHEREAS**, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

**WHEREAS**, at such final Hearing, evidence and testimony, and Factual Assertions 1 through 6 stated on the attachment to the Preliminary Resolution were considered by the Commission.

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now confirms, adopts, amends, and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
  - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
  - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
  - C. 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.
2. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted (hereinafter the "ERA") designation terminates December 31, 2026; however, relative to redevelopment or rehabilitation completed before the end of the ERA (2) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than **ten (10) years**.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible

to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.

4. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the redevelopment of the Subject Real Estate, as described in this Resolution and as depicted in the Site Plan and Conceptual Elevations attached hereto.
5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
  - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.
  - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
  - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. 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, Workforce Support Commitments and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the agreement to this Resolution annually for at least twelve (12) years and three (3) additional for housing compliance for a total of fifteen (15) annual housing reports. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, and 2041.
8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.
9. The real property tax abatement shall utilize the following abatement schedule:

**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	95%
2 <sup>nd</sup>	95%
3 <sup>rd</sup>	95%
4 <sup>th</sup>	95%
5 <sup>th</sup>	95%
6 <sup>th</sup>	95%
7 <sup>th</sup>	95%
8 <sup>th</sup>	95%
9 <sup>th</sup>	95%
10 <sup>th</sup>	95%

10. A copy of this Resolution shall be filed with the Marion County Auditor.

*[Reminder left intentionally blank; Signatures to follow]*

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this 8th day  
of October 2024.

*Sheila Kinney*

\_\_\_\_\_  
Sheila Kinney,  
Assistant Corporation Counsel

**STAFF ANALYSIS**  
**REAL PROPERTY TAX ABATEMENT**

Area Surrounding Subject Real Estate: The site is located on the north side of East Washington Street between Delaware and Pennsylvania Streets.

Current Zoning:.....CBD-1

New Jobs Created: .....Two at \$26.44 per hour.

Jobs Retained: .....None.

Estimated Cost of proposed project: \$21,400,000.00

**STAFF ANALYSIS**

Holladay Properties was founded in 1952 in South Bend, Indiana, originally as a small development company that over the years expanded its operations and evolved into a full-scale, fully integrated real estate company known for its expertise in land development, design/build services, and property management. Holladay has established itself as a leader in the Midwest, particularly in Indianapolis. The company has worked on a variety of projects, from commercial and industrial spaces to residential communities, making a significant impact on the real estate landscape in the region.

One of Holladay's most recent projects is a \$21,400,000.00 investment for a proposed conversion of the former 236,288 square-foot Angi office building located at 130 East Washington Street into a residential development. This project will transform the existing office space into 180 residential units, including 12% affordable housing. Specifically, 22 of the 180 units will be reserved for residents earning 60% of the area median income (AMI), adhering to the Indiana Housing and Community Development Authority (IHCDA) federal program rent and income limits for a minimum 15-year period.

This project highlights Holladay's commitment to addressing the growing need for affordable housing while contributing to the urban revitalization of downtown Indianapolis. The project will create 2 new jobs with an average wage of \$26.44 per hour. Holladay also commits to working with a local artist to establish a mural on the back alley of the building if approval is granted and if not approved will make a minimum donation of \$15,000.00 to the Public Art for Neighborhoods Fund as outlined in the agreement.

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:** Holladay Property Services Midwest, Inc.

**INVESTMENT:** Staff estimates that the proposed investment of \$21,400,000.00 should result in an increase to the tax base of approximately \$28,565,800.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$4,243,557.81 (an 62.6% savings). During the abatement period, the petitioner is expected to pay an estimated \$223,345.15 in real property taxes on the project. This is in addition to the current taxes being paid on the property in the amount of \$446,690.30 annually (pay 2024 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$677,580.78 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 two (2) positions at an average wage of \$26.44 per hour. 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.

## **PROJECT SUMMARY**

### **FACTUAL INFORMATION**

Applicant: Holladay Property Services Midwest, Inc.  
Subject Real Estate: 130 East Washington Street  
Center Township Parcel Number: 1076486

### **PROJECT DESCRIPTION**

Holladay Property Services Midwest, Inc. will invest \$21,400,000.00 in real property for the development of a 236,288-office building conversion located at 130 East Washington Street into a residential development. This project will transform the existing office space into 180 residential units, including 12% affordable housing units. Specifically, 22 of the 180 units will be reserved for residents earning 60% of the area median income (AMI), adhering to the Indiana Housing and Community Development Authority (IHCDA) federal rent and income limits for a minimum 15-year period. The project will create 2 new jobs with an average wage of \$26.44 per hour.

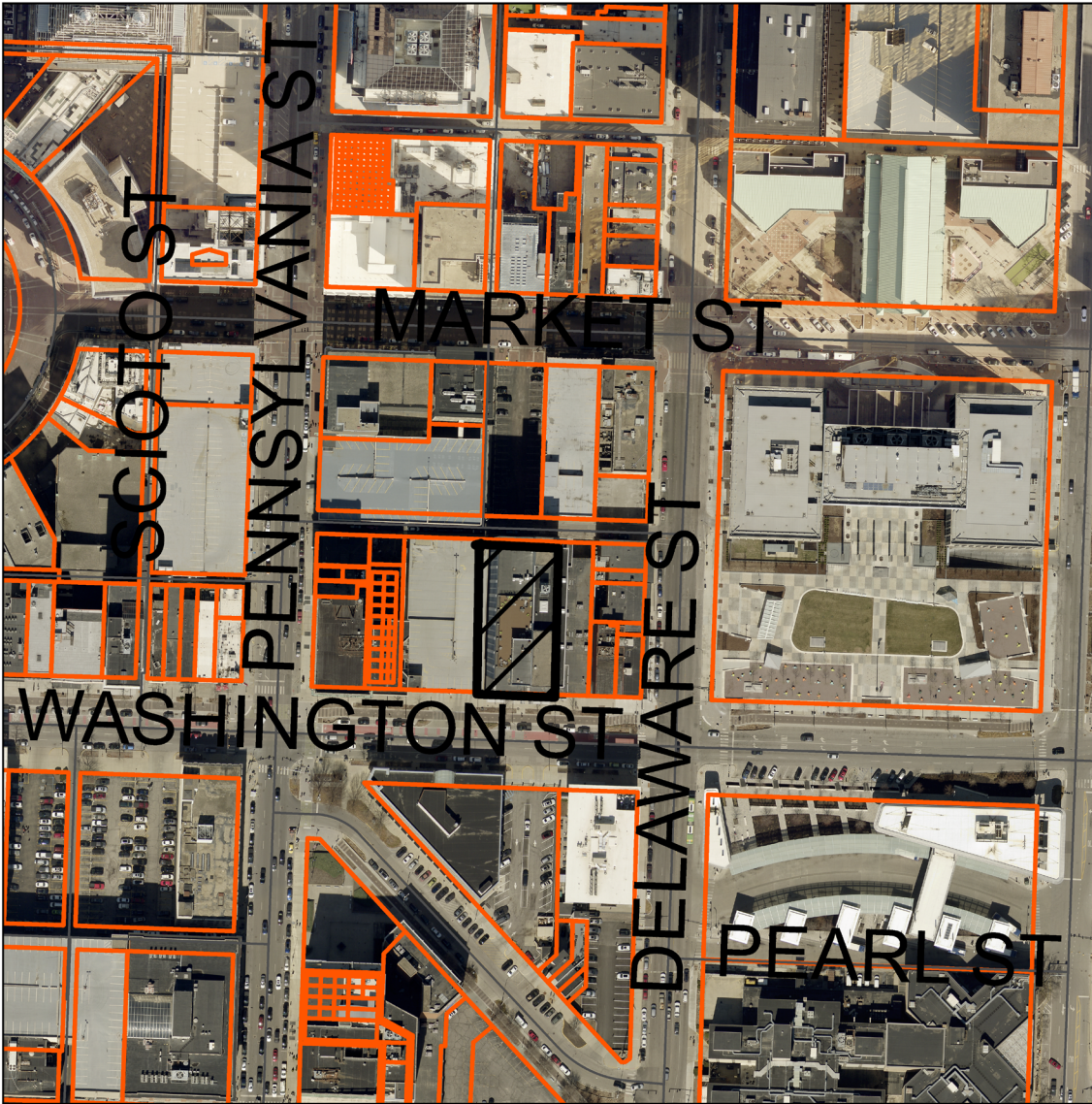
As part of the Workforce Support Commitments, Holladay commits to set aside 12% of the apartment units as affordable to households earning 60% AMI for a 15-year period. Holladay also commits to installing a mural on the back alley of the building with approval from the National Park Services. In the event approval is not granted a minimum of \$15,000.00 will be donated to the Public Arts for Neighborhoods Fund as established in section 271 15 of the revised code of the Consolidated City of Indianapolis – Marion County.

New Jobs Created: 2 at \$26.00/hr.  
Jobs Retained: None.  
Estimated Cost of Project: \$21,400,000.00

**RECOMMENDATION:** Staff recommends approval of ten (10) years real property tax abatement.

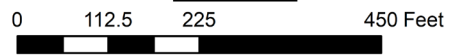


Holladay Property Services Midwest, Inc.  
130 East Washington Street



**Legend**

-  Parcels
-  Project Site



Produced by: DMD BATTLE Sept 9, 2024