



## Metropolitan Development Commission: Meeting Notice

### Meeting Details:

Notice is hereby given of a public hearing to be held in person, on Wednesday, January 5, 2022 at 1:00 p.m. in the Beurt SerVaas Public Assembly Room on the Second Floor of the City-County Building, 200 East Washington Street, Indianapolis, Indiana.

**Date:** January 5, 2022

**Time:** 1:00 P.M.

### Business and Policy Resolutions:

**Adoption of Meeting Minutes:** December 15, 2021

### REAL ESTATE

**RESOLUTION NO. 2022-R-003** Authorizes DMD to convey title or an option to purchase fourteen (14) properties to Renew Indianapolis, Inc. for the sale prices listed on Exhibit A of the resolution in consideration of certain commitments to be made by Renew for the purpose of providing neighborhood redevelopment.

### ECONOMIC DEVELOPMENT/INCENTIVES:

**RESOLUTION NO. 2022-E-001** Authorizes the Director to enter into agreements necessary to facilitate financial assistance to Midtown Indianapolis, Inc., in an amount not to exceed two hundred fifty thousand dollars (\$250,000.00), for the acquisition of property to be redeveloped as an affordable housing and/or mixed-use development.

### Zoning Petitions:

See *Staff Report* posted [here](#) on our website.

**METROPOLITAN DEVELOPMENT COMMISSION  
OF  
MARION COUNTY, INDIANA  
Resolution No. 2022-R- 003**

WHEREAS, The City of Indianapolis, Department of Metropolitan Development ("DMD"), is engaging in disposition and redevelopment activities within the Marion County Redevelopment District in Marion County, Indiana ("Redevelopment District"); and

WHEREAS, pursuant to I.C. 36-7-15.1-6, the Metropolitan Development Commission ("MDC") is charged with the responsibility of promoting the use of land in the manner that best serves the interest of the City of Indianapolis ("City") and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, the MDC has acquired real property listed on the attached Exhibit A of this Resolution, all generally located in the Redevelopment District (collectively, the "Properties"); and

WHEREAS, in accordance with IC 36-7-15.1-15.1, the MDC may sell or grant at no cost title to real property to a qualifying corporation for the purpose of providing development that will benefit or serve low or moderate income families if such a corporation agrees to the requirements of IC 36-7-15.1-15.1(b), which include that development be completed within a specified period and meet certain additional criteria set forth therein; and

WHEREAS, Renew Indianapolis, Inc. ("Renew") is a qualifying corporation as defined in IC 36-7-15.1-15.1; and

WHEREAS, DMD desires to convey title or an option to purchase title of the **Fourteen (14)** Properties to Renew as a qualifying corporation and for the respective sales and option/maintenance prices listed on Exhibit A of this Resolution in consideration of certain commitments to be made by Renew for the purpose of providing development that will benefit or serve low or moderate income families;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The Metropolitan Development Commission hereby authorizes the DMD to convey title or an option to purchase title of the **Fourteen (14)** Properties to Renew as described and for the sales and option/maintenance prices listed on Exhibit A in consideration of certain commitments to be made by Renew for the purpose of providing development that will benefit or serve low or moderate income families.
2. The DMD Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate, including without limitation, commitments to be made by Renew Indianapolis, Inc., consistent with Indiana Code 36-7-15.1-15.1, 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, for the conveyance of said Properties in accordance with this Resolution.

Approved as to Adequacy & Legal Form

Sheila Kinney *sek*  
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Sheila Kinney, Asst. Corp Counsel

Metropolitan Development Commission

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

Date: December 27, 2021

Date: \_\_\_\_\_

Exhibit A  
Property Information

Parcel	Street Address	Zip Code	Application Type	Property Type	City's Sale Price	Renew's Sale Price	Total	Buyer Name
8041874	4477 DEVON LAKE RD	46226	Homestead	Vacant Lot	\$4,675.00	\$3,825.00	\$8,500.00	anthony baucum
1041424	1016 W 29TH ST	46208	Standard	Vacant Lot	\$1,925.00	\$1,575.00	\$3,500.00	Uuganbayar Sambuu
1058701	209 N BEVILLE AVE	46201	Standard	Residential Dwelling	\$29,700.00	\$24,300.00	\$54,000.00	Lucia Girgis, Sheref Nessem
7005667	2202 N HAWTHORNE LN	46218	Standard	Residential Dwelling	\$23,512.50	\$19,237.50	\$42,750.00	Brandi White
7018196	3528 N HAWTHORNE LN	46218	Standard	Residential Dwelling	\$16,225.00	\$13,275.00	\$29,500.00	Samuel Henen
1060746	3712 HILLSIDE AVE	46218	Standard	Residential Dwelling	\$7,837.50	\$6,412.50	\$14,250.00	Jimmy Egas-rojas, Continental Brick Properties LLC
1091459	4406 E NEW YORK ST	46201	Standard	Residential Dwelling	\$33,000.00	\$27,000.00	\$60,000.00	Joshua Caiquo
*1058373	442 N HAMILTON AVE	46201	Standard - 12-month option	Vacant Lot	\$15,675.00	\$12,825.00	\$28,500.00	October S Kniess, Re Construct Indy Inc.
9015308	1137 WINFIELD AVE	46222	Standard - Affordable Housing Price	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jennifer Brammer, Habitat for Humanity of Greater Indianapolis

1072603	1914 KILDARE AVE	46218	Standard - Affordable Housing Price	Detached Garage/Boat House	\$825.00	\$675.00	\$1,500.00	Jennifer Brammer, Habitat for Humanity of Greater Indianapolis
1056984	2817 BOULEVARD PL	46208	Standard - Affordable Housing Price	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jennifer Brammer, Habitat for Humanity of Greater Indianapolis
9038576	3531 EISENHOWER DR	46224	Standard - Affordable Housing Price	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jennifer Brammer, Habitat for Humanity of Greater Indianapolis
8035383	4068 N DREXEL AVE	46226	Standard - Affordable Housing Price	Vacant Lot	\$825.00	\$675.00	\$1,500.00	Jennifer Brammer, Habitat for Humanity of Greater Indianapolis
8062151	4363 EVANSTON AVE	46205	Future Development Lot	Vacant Lot	\$137.50	\$112.50	\$250.00	Habtemichael maasho, Red sea mtLLC

**NOTE:**

**Homestead** - Applicants will use this property as their primary residence.

**Standard** - Applicants intend to rent or sell the property after completing the proposed project (rehab or new construction).

**Future Development Lot (FDL)** - Vacant Properties in city inventory; no requirement to build.

**Affordable Housing Price** - Applicant is using public or grant funds to provide housing for 80% AMI or below. Property price is reduced.

†This denotes a back-up offer, should the primary applicant fail to close

\*This denotes a 12-month option, allowing the prospective buyer up to 12 months to solidify a project proposal and/or funding. The applicant would pay a per-parcel fee to the DMD for the option.

**METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
RESOLUTION NO. 2022-E-001**

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

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

**WHEREAS**, under Section 36-7-15.1-7(a)(16) of the Act, the Commission may provide financial assistance to neighborhood development corporations to permit them to construct, rehabilitate, or repair commercial property within the District; and

**WHEREAS**, under Section 36-7-15.1-35.5(g) of the Act, the Commission may make grants, loans, and loan guarantees for the development, rehabilitation, or financing of affordable housing as specified in the Act; and

**WHEREAS**, Midtown Indianapolis, Inc. (“Midtown”), wishes to acquire property at approximately 4566 N. College Ave. for redevelopment as an affordable housing and/or mixed-use development; and

**WHEREAS**, the Commission wishes to provide financial assistance pursuant to the Act to assist in this development.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Development Commission of Marion County as follows:

1. The Commission hereby authorizes the expenditure of funds in an amount not to exceed \$250,000 from any source legally available under the Act to assist Midtown in the redevelopment of the property in any manner legally available under the Act.
2. The Director is hereby authorized and directed to take such further actions and execute such documents as she deems necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Legal Form and Adequacy:

Thomas Moore  
Thomas Moore, Asst. Corp. Counsel

December 28, 2021

Metropolitan Development Commission:

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John J. Dillon III, President

Date: \_\_\_\_\_