**METROPOLITAN & ECONOMIC**

**DEVELOPMENT COMMITTEE**

DATE: June 14, 2021

CALLED TO ORDER: 5:34 p.m.

ADJOURNED: 6:51 p.m.

**ATTENDANCE**

Attending Members Absent Members

Maggie Lewis, Chair Jared Evans

Zach Adamson Brian Mowery

Paul Annee David Ray

Ali Brown

La Keisha Jackson

Kristin Jones

Jessica McCormick

Keith Potts

Leroy Robinson

**AGENDA**

PROPOSAL NO. 180, 2021 - appoints Percy Brand, Jr. to the Metropolitan Board of Zoning Appeals, Division I

“Postponed” Vote: 9-0

PROPOSAL NO. 175, 2021 – approves an amendment to the declaratory resolution and redevelopment plan for the Consolidated/Harding Street Redevelopment Area with respect to the Elevator Hill Expansion Area

“Do Pass” Vote: 10-0

PROPOSAL NO. 176, 2021 - approves an amendment to the declaratory resolution and redevelopment plan for the Consolidated/Harding Street Redevelopment Area with respect to the GM Expansion Area II Allocation Area

“Do Pass” Vote: 10-0

PROPOSAL NO. 177, 2021 - authorizes the issuance of Economic Development Tax Increment Revenue Bonds in a maximum aggregate principal amount not to exceed $135,145,000 for Elanco US, Inc. for the Elanco Project on the former GM Stamping Plant site (District 16)

“Do Pass” Vote: 10-0

PROPOSAL NO. 178, 2021 - authorizes the director of the Department of Metropolitan Development and the Controller to enter into payment in lieu of taxes (PILOT) agreements with property owners who have received tax exemptions under IC 6-1.1-10-16

“Postponed until July 19, 2021” Vote: 10-0

PROPOSAL NO. 194, 2021 - authorizes the director of the Department of Metropolitan Development and the Controller to enter into payment in lieu of taxes (PILOT) agreements with property owners who have received tax exemptions under IC 6-1.1-10-16

“Do Pass” Vote: 10-0

PROPOSAL NO. 149, 2021 - amends Chapter 341 of the Code, adding a new Article III regarding waterway activities in and on the Downtown Canal

“Do Pass” Vote: 10-0

METROPOLITAN & ECONOMIC DEVELOPMENT COMMITTEE

The Metropolitan and Economic Development Committee of the City-County Council met on Monday, June 14, 2021. Chair Maggie Lewis called the meeting to order at 5:34 p.m. with the following members present. Zach Adamson, Paul Annee, Ali Brown, La Keisha Jackson, Kristin Jones, Jessica McCormick, and Keith Potts. Councillor Leroy Robinson joined shortly thereafter. Absent were Councillors Jared Evans, Brian Mowery, and David Ray. Representing Council staff was General Counsel, Toae Kim.

**PROPOSAL NO. 180, 2021** - appoints Percy Brand, Jr. to the Metropolitan Board of Zoning Appeals, Division

Mr. Brand was not able to be in attendance.

Councillor Adamson moved, seconded by Councillor Jackson, to postpone Proposal No 180, 2021. The motion carried by a vote of 9-0.

**PROPOSAL NO. 175, 2021** - approves an amendment to the declaratory resolution and redevelopment plan for the Consolidated/Harding Street Redevelopment Area with respect to the Elevator Hill Expansion Area

Scarlett Martin, Director, and Rusty Carr, Deputy Director, Department of Metropolitan Development (DMD), gave a PowerPoint presentation (attached as Exhibit A), making the following key points:

* GM Stamping Plant is currently a 103-acre vacant lot with the potential to be a transformative and catalytic project for the west side of Indianapolis.  Additionally, the redevelopment will spur activation of the White River riverfront – a key goal of the White River Vision Plan.
* Elevator Hill District will serve as a connector between the Near Eastside and downtown and be a total of 13.5 acres. It will be a key residential, commercial, and retail activity node.
* The vision for Elevator Hill District represents a total (phased) investment of $250 million featuring: new office space of potentially 375,000 square feet and interconnected to the current buildings (+$90 million), new neighborhood retail amenities (+$7 million), multi-family up to 500 units total (+$90 million) plus 20+ units of single-family units ($7million), and required parking of 1,500 spaces (+$40 million).

Councillor Brown asked if a developer and plan have been set. Mr. Carr stated that the developer is 1820 Ventures, and they are working on the mixed-use plan. Councillor Brown asked what the cost of housing will be. Mr. Carr stated that they require a deeper level of affordability in the built apartments, adding that the requirements will be 10% of units at 50% Area Median Income (AMI) or 5% of units at 30% AMI.

Councillor Adamson asked if the assessed value on the GM Stamping Plant has changed. Mr. Carr stated that the assessed value has not changed or increased over four to five years. Councillor Adamson asked if there is any overlap with the new Tax Increment Financing (TIF) expansion into Elevator Hill and the existing TIF on the near east side. Mr. Carr stated that the allocation areas do not touch each other, and there will not be any interference.

Councillor Adamson moved, seconded by Councillor McCormick, to send Proposal No. 175, 2021 to the full Council with a “Do Pass” recommendation. The motion carried by a vote of 10-0.

**PROPOSAL NO. 176, 2021** - approves an amendment to the declaratory resolution and redevelopment plan for the Consolidated/Harding Street Redevelopment Area with respect to the GM Expansion Area II Allocation Area

Ms. Martin, Dave Kinard, Executive Vice President, HR, Elanco, and Sarah Riordan, Executive Director and General Counsel, Indianapolis Local Public Improvement Bond Bank, gave a PowerPoint presentation (included in Exhibit A), making the following key points:

* December 2020, the State of Indiana acquired 91 acres of the GM site. That same month the State of Indiana, the City of Indianapolis, and Elanco entered into a tri-party agreement.
* Expansion of White River State Park and more visually appealing and shared aesthetics.
* $100 million Investment by Elanco
* New downtown location with access and amenities(hotels, restaurants, shops, and entertainment) to attract new talent.
* Secures roughly1000 high-wage jobsin Indianapolis and another 500 in Indiana over the next ten years.
* Elanco remains committed to XBE goals, mutually agreed to by Elanco and Indianapolis in the Project Agreement.
* This Proposal allows the debt to be financed over 25 years, the maximum in State law, instead of the years remaining on the current allocation area’s life (21 years)
* The bond resolution will include a not-to-exceed par amount of $135,145,000.
* Secured by Consolidated TIF (maintain at least 125% coverage)

Councillor Adamson asked if the development will include any veterinary services. Mr. Kinard stated that they intend to build an epicenter for animal health, but they have not determined what it will look like.

Councillor Brown asked if there will be a project labor agreement for the project. Ms. Martin stated that DMD cannot do project labor agreements anymore.

Chair Lewis called for public testimony.

Jay Napoleon, President Valley Neighborhood Association, and Lisa Laflin, West Indianapolis Development Corporation, spoke in support of the Proposal.

Jonathan Howe, President, West Indianapolis Neighborhood Congress, spoke in opposition of the Proposal.

Councillor Jones moved, seconded by Councillor Adamson, to send Proposal No. 176, 2021 to the full Council with a “Do Pass” recommendation. The motion carried by a vote of 10-0.

**PROPOSAL NO. 177, 2021** - authorizes the issuance of Economic Development Tax Increment Revenue Bonds in a maximum aggregate principal amount not to exceed $135,145,000 for Elanco US, Inc. for the Elanco Project on the former GM Stamping Plant site (District 16)

Councillor Brown asked why the city is investing more money than Elanco. Ms. Martin stated that Elanco is committed to investing $100-$150 million into the site, and the final amount is not yet finalized. Councillor Adamson stated that the funds are only available because of the development, and they are not being taken from schools.

{CLERK’S NOTE: Councillor Potts asked to be added as a Co-Sponsor}

{CLERK’S NOTE: Two public comments were submitted electronically (attached as Exhibit B) by Donny Jones in support of Proposal Nos. 176-177, 2021}

Chair Lewis called for public testimony.

Jonathan Howe, President West Indianapolis Neighborhood Congress, asked if any of the funds will help local businesses. Ms. Martin stated that the TIF funds are being utilized for infrastructure access into and out of the site. Mr. Howe asked if any funds will be used to help the residents with property taxes which will probably be raised. Mr. Howe asked if there will be protections for the neighborhood and if residents will be given the ability to have input in the process.

Councillor Jones moved, seconded by Councillor Adamson, to send Proposal No. 177, 2021 to the full Council with a “Do Pass” recommendation. The motion carried by a vote of 10-0.

{CLERK’S NOTE: Councillor Jackson stepped out of the meeting at 6:27 p.m. and returned at 6:31 p.m.}

**PROPOSAL NO. 178, 2021** - amends Chapters 740, 742 and 744 of the Consolidated Zoning and

Subdivision Control Ordinance for Indianapolis-Marion County for technical amendments and the

addition of a Secondary District

* 1. Shannon Norman, Principal Planner II, Code Revision, DMD, gave a PowerPoint presentation (attached as Exhibit C), making the following key points:
* A mix of housing types, connection to public transit, and improved neighborhood design.
* Accessibility for various populations, including seniors and youth.
* Shift thinking from ‘car-dependent’ to ‘car optional.’
* TOD overlay geography: The overlay district is meant to protect and preserve the area within the geography.

{CLERK’S NOTE: One public comment was submitted electronically (included in Exhibit B) by Kim Irwin in support of Proposal No. 178, 2021}

Councillor Adamson moved, seconded by Councillor Jackson, to postpone Proposal No. 178, 2021, until the next meeting on July 19, 2021. The motion carried by a vote of 10-0.

**PROPOSAL NO. 194, 2021** - authorizes the issuance of Indiana Multifamily Note bonds in an

aggregate principal amount not to exceed $15,100,000 to finance a portion of the costs of acquisition, construction and equipping of a multi-family housing facility consisting of 156 apartment units, together with functionally related and subordinate facilities for low and moderate income individuals and families (Central Greens Apartments), to be located at 3355 Kirkbride Way (District 15)

Edgar Flagg, Regional Director of Development, Mercy Housing Lakefront, gave a PowerPoint presentation (attached as Exhibit D), making the following key points:

* Mercy Housing Inc. (MHI)is one of the nation’s largest affordable housing organizations with over 300 properties, totaling 24,500+ affordable apartment homes in 22 states;
* New construction of 156 affordable apartments, income-restricted for individuals up to a maximum 60% AMI
* Roughly 35 of the units (22%) will be designated for Permanent Supportive Housing for persons experiencing homelessness
* Resident incomes less than 30% AMI with rent paid via Housing Choice Vouchers provided by the Indianapolis Housing Agency and support services provided by Horizon House

Councillor Jackson asked if the project is a co-development between MACO and Mercy Housing. Mr. Flagg affirmed, stating that they are equal partners. Councillor Jackson asked where the corporate office is located. Mr. Flagg stated that Mercy Inc. operates out of Denver, Colorado but Mercy Lakefront has its regional offices in Chicago, Illinois. Councillor Jackson asked if they will apply for the 4% tax credit with the July application. Mr. Flagg stated that they have already applied, and the July application will be for 9% credit. Councillor Jackson asked if they have already been awarded the 4% tax credit. Mr. Flagg stated that they have completed all of the steps to be awarded the credit, but they have not received a reservation letter. Councillor Jackson asked if there is a construction gap cost. Mr. Flagg stated that they are fully sourced and do not have a gap.

Councillor McCormick moved, seconded by Councillor Jackson, to send Proposal No. 194, 2021 to the full Council with a “Do Pass” recommendation. The motion carried by a vote of 10-0.

**PROPOSAL NO. 149, 2021** - amends Chapter 341 of the Code, adding a new Article III regarding waterway activities in and on the Downtown Canal

Rusty Carr presented the Proposal and stated that the sidewalks and the canal will remain public, adding that the ordinance will allow the city to have a liability shield and have the authority to set rules and timing.

Councillor Adamson asked if the public will have a mechanism to appeal their access to the canal. Mr. Carr affirmed, stating that the ordinance is drafted that way.

Councillor Annee asked if DMD has considered allocating the revenue from the fines to the Downtown District for the Indianapolis Metropolitan Police Department (IMPD). Mr. Carr stated that it has not been specified, but he has envisioned the revenue allocated to IMPD because they will be the ones enforcing the ordinance.

Councillor Jackson moved, seconded by Councillor Adamson, to send Proposal No. 149, 2021 to the full Council with a “Do Pass” recommendation. The motion carried by a vote of 10-0.

With no further business pending, and upon motion duly made, the Metropolitan Development Committee of the City-County Council was adjourned at 6:51 p.m.

Respectfully submitted,

Maggie Lewis, Chair

MAL/frs