

CITY OF INDIANAPOLIS, INDIANA

GENERAL COMMENTS

The Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis (the "Commission") (the "Qualified Entity"), the governing body of the Redevelopment District of the City of Indianapolis, Indiana (the "District") is issuing \$14,725,000 of Redevelopment District Tax Increment Revenue Bonds, Series 2001 to redeem the City of Indianapolis (the "City") Transportation Revenue Bonds, Series 1996 (the "Prior Bonds") and legally defease The Indianapolis Local Public Improvement Bond Bank (the "Bond Bank") Transportation Revenue Bonds, Series 1996 (the "Refunded Bond Bank Bonds"), fund a debt service reserve and to pay issuance costs. The Bond Bank will issue \$14,725,000 of The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2001 B (the "Bond Bank Bonds") and use the proceeds of the Bond Bank Bonds to purchase the Redevelopment District Tax Increment Refunding Revenue Bonds, Series 2001 (the "Qualified Obligations").

This Special Purpose Report provides information relating to the Qualified Obligations and the corresponding Bond Bank Bonds, as well as information pertaining to the 96th Street/Castleton Economic Development Area.

Background Information Concerning Establishment of the Allocation Area

On February 7, 1996, the Commission approved and adopted Resolution No. 96-D-011 designating and declaring the 96th Street/Castleton Economic Development Area (the "Area") for purposes of capturing incremental ad valorem real property tax revenues. On March 20, 1996, the Commission in its Resolution No. 96-D-029 confirmed the Declaratory Resolution by the adoption of a Confirmatory Resolution (hereinafter defined "Declaratory Resolution").

The incremental property taxes ("Tax Increment" as further described herein) to be levied and collected in the Area will be used to pay debt service on the Qualified Obligations. The Area is located in Lawrence Township and Washington Township in northern Marion County. The western portion of the area located in Washington Township is bordered on the west by Keystone Avenue, on the south by 86th Street, on the east by the White River and the northern border is 96th Street. The eastern portion of the Area located in Lawrence Township is bordered on the west by Master Road, on the north by 96th Street, on the east by Village Way and roughly the eastern edge of the commercial area, and on the south by 82nd and 86th Streets. The Area consists of approximately 1,800 acres.

Development within the Washington Township portion of the Area continues to take place mostly in the form of office buildings, commercial and retail establishments. In the Lawrence Township portion of the Area, a large portion of the growth has occurred in the vicinity of the 96th Street and Interstate 69 interchange, consisting of retail establishments, restaurants, and a movie theater. Other developments within the Area includes the Roche Diagnostics Corporation (a large pharmaceutical manufacturer), office complexes, hotels, light manufacturing and other service related commercial developments. No developments currently under construction or not assessed by March 1, 2000 have been included in the revenue estimates contained in this report.

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