Metropolitan Development Commission (December 2, 2026) Meeting Notice

Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

Date: Wednesday, December 02, 2026 **Time:** 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

Adoption of Meeting Minutes: November 18, 2026

Annual TIF Presentation

HEA 1001 Public Presentation and Public Forum

Provides for a public forum to discuss local zoning regulations and land development rules applicable to residential development, including topics identified in House Enrolled Act 1001 (2026), with the goal of increasing housing development.

Policy Resolutions:

REAL ESTATE:

1. 2026-R-043

Authorizes the Department of Metropolitan Development to acquire the property located at 220 East Maryland Street ("Property") and to facilitate transfer of the Property to 101 S. Alabama Development LLC.

2. 2026-R-044

Authorizes the Department of Metropolitan Development to execute an as-needed, as-assigned contract with Allied Logistical Services for an overall, not-to-exceed of $15,000, for snow and ice removal, on an as-needed basis.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2026-A-052 (For Public Hearing)

Approves the Final Economic Revitalization Area Resolution for Indy Nova Apartments, LLC located at 2955 North Meridian Street, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

4. 2026-E-007

Approves the allocation of revenues from the White River-North and State Ditch-Mars Hill FCID Funds to assist with carrying out FCID activities in 2026.

5. 2026-E-008

Approves the use of unobligated funds from various TIF districts to reimburse the Consolidated City for expenses associated with various local improvement projects.

6. 2026-E-009

Approves use of underspent funds originally appropriated on various resolutions to reimburse the Consolidated City for local public improvements associated with Market Street Reconstruction.

7. 2026-E-010

Approves an amendment to resolution 2024-E-048 pledging tax increment revenues from the CSX Allocation Area to the payment of certain economic development tax increment revenue bonds for the Boxcar Development/CSX project.

8. 2026-E-011

Authorizes the Department of Metropolitan Development to execute a loan agreement for the Ole Red redevelopment project.

PLANNING:

9. 2026-P-013 (For Public Hearing)

Amends the Rules of Procedure for the Metropolitan Development Commission and Hearing Examiner and Plat Committee to update filing, notice, hearing, virtual participation, and related administrative procedures.

HISTORIC PRESERVATION:

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

10. 2026-ZON-077 | 2004 East 86th Street
Washington Township, Council District #2
Justin Kingen

Rezoning of 3.02 acres from the D-A (FF) (FW) district to the C-1 (FF) (FW) district to provide commercial office uses.

11. 2026-ZON-092 | 6440 North College Avenue
Washington Township, Council District #2
BR Rentals LLC (Beth Johson), by Dinsmore & Shohl LLP (Misha Rabinowitch)

Rezoning of 0.18-acre from D-4 (TOD) to C-3 (TOD) to allow for commercial development.

12. 2026-ZON-093 | 262 West Ray Street
Center Township, Council District #18
Crossroads Ventures LLC, by Paul J. Lambie

Rezoning of 0.11-acre from the I-3 (RC) and PK-1 (RC) districts to the D-8 (RC) district to legally establish a residential dwelling.

13. 2026-CZN-849 (Amended) | 3808 North Kitley Avenue
Lawrence Township, Council District #9
GIT Enterprises, LLC, by Justin Kingen

Rezoning of 0.69-acre from the D-3 (TOD) district to the D-4 (TOD) to provide for residential development, consisting of two detached single-family dwellings.

14. 2026-CZN-853 | 743 South State Avenue
Center Township, Council District #18
Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.09-acre from the C-3 district to the D-8 district to provide for residential uses.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

15. REZONING PETITION RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2026-ZON-039 (Amended) | 6501 Mann Road
Decatur Township, Council District #21
Kittle Property Group, by Joseph D. Calderon

Rezoning of 28.506 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Vacant	Mayor	
Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Vacant	City-County Council	
Cindy Kirchhofer	City-County Council	10/05/2026 – 10/19/2027
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	06/01/2026 – 05/07/2027

This meeting can be viewed live at indy.gov: Channel 16 Live Web Stream. The recording of this meeting will also be archived (along with recordings of other City/County entities) at indy.gov: Watch Previously Recorded Programs.