



Metropolitan Development Commission (November 5, 2025) 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, November 05, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: October 15, 2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-022

Authorizes the Department of Metropolitan Development to enter into a Professional Services Agreement with Merritt Chase for architectural services.

2. 2025-R-044

Authorizes the Department of Metropolitan Development to enter into a Memorandum of Understanding with Indy Parks Department and the Marion County Building Authority to facilitate event planning and implementation for Lugar Plaza.

3. 2025-R-045

Authorizes expenditures of unobligated funds on deposit to pay the fair market valuation to acquire the Property at 51 South New Jersey Street and all associated acquisition costs in an aggregate not to exceed \$11,000,000.

4. 2025-R-046

Authorizes the Department of Metropolitan Development to amend the agreement with Stevenson Legal Group to extend the term through December 31, 2026.

5. 2025-R-047

Authorizes the Department of Metropolitan Development to enter into agreements and to take actions with respect to property at 1544 Samoa Street to further beneficial redevelopment.

6. 2025-R-048

Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to Transferees as approved by the Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

7. 2025-R-050

Authorizes the Department of Metropolitan Development to execute an amendment to the Agreement with the Marion County Building Authority to increase the contractual total not to exceed amount to \$2,400,000 with a term through 2027 for property maintenance and operational services.

ECONOMIC DEVELOPMENT / INCENTIVES:

8. 2025-A-042 (For Public Hearing)

Authorizes the Final Economic Revitalization Area for Herff Jones LLC, located at 4501 West 62nd Street, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

9. 2025-A-043 (For Public Hearing)

Authorizes the termination of the Real and Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2016-A-008 and 2016-A-009, 2016, Schlage Lock, located at 2720 Tobey Drive, 6802 Hillside Court, and 8506 East 30th Street, Council District #9, Warren Township.

10. 2025-E-027

Authorizes funding of \$350,000 pursuant to I.C. 36-7-13 for affordable housing in the Lafayette Square Community Revitalization Enhancement District (CRED) to the Promenade On The Square Indianapolis, LP development (dba Lila at the Square) by Birge and Held and Sojos Capital located at 3919 Lafayette Road in Pike Township.

11. 2025-E-032

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Frost Brown Todd, LLP to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total contractual not-to-exceed amount to \$450,000 in order to provide as-approved, as-needed services to address DMD needs.

12. 2025-E-033

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Taft Stettinius & Hollister, LLP to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total contractual not-to-exceed amount to \$450,000 in order to provide as-approved, as-needed services to address DMD needs.

13. 2025-E-034

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with the Circle Area Community Development Corporation to provide funding to St'Artup 317 in a not-to-exceed amount of \$200,000 through December 2029.

14. 2025-E-035

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Crowe LLP for on-call municipal financial services in a not-to-exceed amount of \$50,000 with a term through December 2027.

COMMUNITY INVESTMENTS:

15. 2025-C-003

Authorizes the Department of Metropolitan Development to negotiate and execute an Amendment to the Agreement with the Coalition for Homelessness Intervention and Prevention to increase the contract amount by \$1,158,130 with a new not-to-exceed amount of \$3,858,130 and to extend the term through December 31, 2028 for the Streets to Home initiative to provide rental assistance to people currently experiencing chronic and/or street homelessness.

16. 2025-C-004

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with The Damien Center for master leasing for persons experiencing homelessness through December 31, 2030, at a contractual amount not to exceed \$1,749,720.

17. 2025-C-005

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with RDOOR HOUSING CORPORATION or its subsidiaries to address capital repairs at the Facility in a total amount not to exceed \$500,000 for a term through June 30, 2027.

18. 2025-C-006

Authorizes the Department of Metropolitan Development to enter into an agreement with Cambridge Capital Management Corporation to administer a revolving loan fund for the development of permanent supportive housing units not to exceed \$1,080,000.

PLANNING:

19. 2025-P-012

Authorizes the Department of Metropolitan Development to execute an amendment to the Agreements with Judith Weerts Hall as hearing examiner and David DiMarzio as alternate hearing examiner to extend the term of service through 2026 and to increase the total contractual not-to-exceed amounts.

20. 2025-P-013

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with MKSK, Inc., to finalize the Indiana Avenue Certified Strategic Plan in a not-to-exceed amount of \$125,000, with a term through December 31, 2026.

HISTORIC PRESERVATION:

21. 2025-HP-001

Authorizes the Indianapolis Historic Preservation Commission to enter into an agreement with Building Ethos, LLC in the amount of \$16,000 for preservation consulting services.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

22. 2025-APP-012 (Amended) | 1550 East County Line Road and 8615 Shelby Street

Perry Township, Council District #23
HD-1 (FF) (FW) and HD-2 (FF) (FW)
Community Health Network, Inc., by Timothy H. Button

Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street and new lighting.

23. 2025-ZON-099 | 1548 South Belmont Street

Wayne Township, Council District #17
Mirna Garcia, by Josh Smith

Rezoning of 0.124-acre from the C-1 district to the D-5 district to legally establish a single-family dwelling.

24. 2025-ZON-101 | 3901 English Avenue

Center Township, Council District #18
Samuel Salazar

Rezoning of 0.241-acre from the D-5 to the C-3 district to provide for commercial retail uses.

25. 2025-ZON-103 | 215 South Davidson Street, 701, 711, 715, and 806 Bates Street

Center Township, Council District #18

LaGrotte Square, LLC, by Dan Phair

Rezoning of 0.54-acre from the C-3 (RC) and I-4 (RC) districts to the D-8 (RC) district to provide for residential development.
26. 2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.
27. 2025-CZN-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Rezoning of 7.01 acres from the C-S (W-5) district to the C-S (W-5) district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

28. 2025-APP-009 / 2025-VAR-006 (Amended) | 8140 Township Line Road

Pike Township, Council District #1

HD-2

Retirement Living, Inc., By Mike Jones, PE

Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an assisted living facility and a proposed community center with a maximum of 140 parking spaces provided (maximum 115 parking spaces permitted).

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	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025

Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/05/2026

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/WatchPreviouslyRecordedPrograms).