Metropolitan Development Commission (September 16, 2026) Meeting Notice

DEPARTMENT OF METROPOLITAN DEVELOPMENT

Meeting Details

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

Date: Wednesday, September 16, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: September 2, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. **2026-R-031**

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

ECONOMIC DEVELOPMENT / INCENTIVES:

2. **2026-A-016 (For Public Hearing)**

   Final Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (IEDI recommends approval of ten (10) years real property tax abatement.)

   ****Request will be made for continuance to October 21, 2026**

3. **2026-A-017 (For Public Hearing)**

   Final Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (IEDI recommends approval of fifteen (15) years enhanced personal property tax abatement.)

   ****Request will be made for continuance to October 21, 2026**

4. **2026-A-044 (For Public Hearing)**

   Final Economic Revitalization Area Resolution for Sabey Data Center Properties LLC, located at 6400 Kentucky Avenue, Council District #21, Decatur Township. (IEDI recommends approval of ten (10) years real property tax abatement.)

5. **2026-A-045 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Sabey Data Center Properties LLC, located at 6400 Kentucky Avenue, Council District #21, Decatur Township. (IEDI recommends approval of fifteen (15) years enhanced personal property tax abatement.)

6. **2026-A-046 (For Public Hearing)**

Authorizes amendment to the 2025 Real Property Tax Abatement approved by Resolution #2025-A-011 at 2060 Yandes Street, Council District #13, Councilor Jesse Brown.

7. **2026-A-047 (For Public Hearing)**

Resolution authorizing a hearing regarding compliance with and amendments to the terms of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2021-A-015, 2021, as well as a Waiver of the 2025 deduction application filing deadline for Greenleaf Foods SPC, Inc., located at 8735 East 33rd Street, Council District #9, Warren Township.

PLANNING:

8. **2026-P-008 (For Public Hearing)**

Amends a segment of the Comprehensive Plan of Marion County, Indiana. This amendment to the Marion County Land Use Plan is an update to integrate the twenty specific area plans, provide language and format updates for ease of use of the Pattern Book, and adjust existing land use typologies to meet current needs throughout Indianapolis Marion County.

****Request will be made for continuance to October 7, 2026**

9. **2026-P-011**

Authorizes the Department of Metropolitan Development to amend a contract with Town Planning & Urban Design Collaborative, LLC for professional services to extend the term through December 31, 2027.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

10. 2026-APP-015 | 1807 Central Avenue
Center Township, Council District #13
PK-2
Moose Holdings LLC, by Paul Musielak

Park District Two approval to provide for the construction of a single-family dwelling and a detached garage.

11. 2026-ZON-045 | 2003 North College Avenue
Center Township, Council District #13
Maigida Investment LLC, by David Gilman

Rezoning of 0.11-acre from the D-8 district to the MU-2 district to provide for a small mixed-use development.

12. 2026-ZON-051 | 4150 North High School Road
Pike Township, Council District #5
Nica Auto & Fleet Repair, LLC, by David Dearing

Rezoning of 1.9 acres from the C-4 district to the C-7 district to provide for used car sales and heavy vehicle repair.

13. 2026-ZON-055 | 1624 East 46th Street
Washington Township, Council District #7
K & D Epic Holdings LLC, by David Gilman

Rezoning of 0.14-acre from the SU-1 district to the D-5 district to allow for residential uses.

14. **2026-ZON-059 | 337 East Morris Street**
Center Township, Council District #18
Habitat for Humanity of Greater Indianapolis, Inc, by Chris Barnett

Rezoning of 0.093-acre from the SU-1 district to the D-8 district to provide for residential uses.

15. **2026-ZON-069 | 11150 Southeastern Avenue**
Franklin Township, Council District #25
Anton and Jennifer Howard

Rezoning of 26.7 acres from the SU-1 district to the D-A district to provide for residential and agricultural uses.

16. **2026-ZON-073 | 2355 North College Avenue and 717 East 24th Street**
Center Township, Council District #8
Brooke Bernhardt, by Paul Musielak

Rezoning of 0.16-acre from the C-1 district to the D-8 district to provide for detached single-family residential use.

17. **2026-CZN-827 | 2015 Wagner Lane and 3669 Van Buren Street**
Center Township, Council District #19
D-6II
Habitat for Humanity for Greater Indianapolis, Inc., by Leslie Steinert

Rezoning of 2.27 acres from D-6II to D-5 for residential development.

18. **2026-CZN-842 | 3830 North Rural Street, 3801 North Temple Avenue, 3830 Meadows Drive, and 2806 and 2840 East 38th Street**
Washington Township, Council District #8
Health and Hospital Corporation of Marion County, by Joseph D. Calderon

Rezoning of 9.33 acres from the D-5 (W-1) (TOD), D-P (W-1) (TOD), C-1 (W-1) (TOD), and C-4 (W-1) (TOD) districts to the SU-9 (W-1) (TOD) district to provide for offices for public health uses.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

19. COMPANION PETITIONS SCHEDULED FOR INTIAL HEARING:

2026-CZN-833 / 2026-CPL-833 | 2155 Kessler Boulevard, West Drive
Washington Township., Council District #2
Broadmoor Investments, LLC, by Joseph D. Calderon

Rezoning of 16.881 acres from the SU-34 (FF) district to the D-P (FF) district to provide for a single-family detached development.

Approval of a Subdivision Plat to be known as Ross Village at Broadmoor, dividing 16.881 acres into 21 single-family detached lots, with a waiver of the required basic and additional open space components and minimum standards for residential subdivisions (subdivisions with more than 20 dwelling units shall provide a multipurpose path, natural landscaping area, entrance landscaping, and one of the following: community garden, dog park, game court, playground, picnic area, sport field, or swimming pool).

****Staff request for continuance for cause to October 7, 2026, with Notice**

20. COMPANION PETITIONS SCHEDULED FOR INTIAL HEARING:

2026-CZN-841 / 2026-CVR-841 | 5935 West 56th Street
Pike Township., Council District #5
Exponential Equity Group, Inc., by Misha Rabinowitch

Rezoning of 10.3 acres, from the SU-1 district to the D-P district to provide for a development consisting of 34 multi-family units and 10 townhomes, and existing religious uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a total of 214 parking spaces (minimum 232 parking spaces required).

****Automatic continuance to October 21, 2026, filed by a Registered Neighborhood Organization**

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
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Vacant	City-County Council	
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.

Multiple Properties
Real Estate Conveyance
Multiple Transferees

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-031

WHEREAS, The City of Indianapolis ("City"), 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 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 located in the Redevelopment District, in multiple areas of the City ("Property"); and

WHEREAS, in accordance with IC 36-7-15.1-7, the MDC may hold, use, sell, exchange, lease, rent, invest in, or otherwise dispose of, through any combination of methods, property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the MDC considers best for the City and its inhabitants; and

WHEREAS, DMD desires to convey title or an option to purchase title to the Property to Transferees listed in Exhibit A for the sale prices listed in Exhibit A in consideration of and subject to the terms of a Project Agreement ("Agreement") to carry out the development proposal as presented to and approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

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 Property to Transferees listed in Exhibit A, subject to the terms of the Agreement as described and for the sale listed in Exhibit A.

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 Transferees listed in Exhibit A in the Agreement 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 Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form	Metropolitan Development Commission
Sheila Kinney	
Sheila Kinney, Asst. Corp Counsel	John J. Dillon III, President
Date: 9/8/2026	Date:

Exhibit A

Address	Parcel Number	Transferee	Sale Program	Sale Price
3715 Kinnear Ave	1056924	CN Builders LLC	Standard	$ 30,000
1034 Eugene St	1010202	Vanessa Bush	Side Lot	$ 15,000
1324 W 30th St	1073491	Jean W Aristilde	Side Lot	$ 21,000
909 W 28th St	1059929	Jeremy Chambers	Side Lot	$15,000

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2026-A-016

REAL PROPERTY TAX ABATEMENT

Metrobloks LLC
2505 North Sherman Drive

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, **July 15, 2026** the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2026-A-014 ("Preliminary Resolution")** preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of ten (10) years ("Preliminary Resolution"); and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

WHEREAS, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, amends, adopts, and approves such Preliminary Resolution and thereby finds, and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:

   A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.

   B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or

   C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.

2. The Economic Revitalization Area designation terminates five (5) years after the date a final resolution is adopted ; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period or **December 31, 2031**, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than ten (10) years.

3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5**. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment and rehabilitation activities occurring in the ERA.

4. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize an alternative abatement schedule. The alternative schedule shall allow for **60% deduction** of the increased property taxes for each of the ten years of the real property tax abatement. This incentive is contingent upon the Company investing no less than two hundred fifty million dollars **$250,000,000** in qualified real property improvements.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

   A. The estimate of the value of the proposed Project is reasonable for projects of that nature.

   B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

   C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

   D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.

   E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.

7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for twelve (12) years. The dates of the twelve(12) surveys shall be on or about the following dates: 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, and 2040.

8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.

9. A copy of this Resolution shall be filed with the Marion County Auditor.

[Remainder left intentionally blank, signatures to follow]

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1^{st}	60%
2^{nd}	60%
3^{rd}	60%
4^{th}	60%
5^{th}	60%
6^{th}	60%
7^{th}	60%
8^{th}	60%
9^{th}	60%
10^{th}	60%

METROPOLITAN DEVELOPMENT COMMISSION

____
John J. Dillion III, President

____
Date

Approved as to Legal Form
and Adequacy this 29th day
of July 2026.

Sheila Kinney
____
Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located at the intersection of 25th Street and North Sherman Drive, situated just south of the railroad tracks with frontage along North Sherman Drive.

Current Zoning:.....................I-2

New Jobs Created: ....40 at $46.14/hr.

Jobs Retained: N/A

Estimated Cost of proposed project: $250,000,000.00

STAFF ANALYSIS

Metrobloks is a recently established U.S.-based developer and operator of next-generation data center infrastructure, formed in 2024 to address rapidly increasing demand for high-performance computing capacity supporting enterprise, cloud, and AI-driven workloads. The company specializes in delivering end-to-end development services, including site selection, power coordination, infrastructure buildout, and long-term operations. Metrobloks has indicated that Indianapolis offers competitive advantages for digital infrastructure investment due to available industrial sites, strong utility partnerships, and proximity to major fiber routes. The company has been engaged with City staff and local stakeholders to ensure alignment with long-term economic development and community objectives.

The proposed project consists of a multi-building data center campus located at 2505 N. Sherman Drive in the Martindale–Brightwood community. The campus is anticipated to include up to two buildings totaling approximately 332,000 square feet, constructed in phases based on customer demand and availability of utility infrastructure, particularly power. Metrobloks plans to invest approximately $250 million in real property improvements and essential facility infrastructure, with additional investment in enterprise IT equipment installed in alignment with construction timelines. The project structure anticipates significant additional tenant-driven computing equipment investment over time, contingent on power allocation at the site.

The data center campus is expected to generate meaningful economic benefits for Marion County through large-scale capital investment, job creation, and ongoing operations. Metrobloks has committed to prioritizing local hiring and workforce development in partnership with workforce agencies, community colleges, and technical training providers. These efforts are intended to create pathways into data center operations, electrical and mechanical trades, and critical-infrastructure careers. Staff notes that the project represents a long-term, high-value asset in an industry that continues to expand rapidly, positioning Indianapolis as a competitive location for advanced digital infrastructure.

Data centers require substantial upfront investment in specialized power and mechanical systems, and the project remains highly mobile given competing jurisdictions offering similar site characteristics with more aggressive incentive structures. Metrobloks is also working with the District Councilor, Indy Economic Development Inc. (IEDI), and the City to contribute to pedestrian infrastructure improvements, affordable housing initiatives that support broader neighborhood connectivity and development in Martindale–Brightwood.

The applicant is requesting a tax abatement to help offset the high costs of investment associated with this proposed Project. Granting the property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. In the opinion of the City's development partner, Indianapolis Economic Development, Inc., a project such as this would not be economically feasible without the tax abatement incentive. Indianapolis Economic Development staff believes that tax abatement is an appropriate tool to assist with this Project and to support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

IEDI Staff believes this Project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development, Inc., forwards resolution 2026-A-016 for consideration of approval of ten(10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Metrobloks, LLC

INVESTMENT: Staff estimates that the proposed investment of $250,000,000.00 should result in an increase to the tax base of approximately $83,070,100.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of approximately $13,579,865.15 (a 60% savings). During the abatement period, the petitioner is expected to pay an estimated $9,090,795.85 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of $4,641.25 annually (2025 pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated $2,267,066.10 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will create a minimum of forty (40) positions at an average wage of not less than $46.14/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this Project is significant for Center Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's Project will lead to continued future investment and development in Marion County.

STAFF COMMENT: DMD Staff at the recommendation of Indianapolis Economic Development Inc., believes the "Totality of Benefits" arising from th Project are sufficient to justify the granting of the tax abatement.

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PROJECT SUMMARY

Factual Information

Applicant:	Metrobloks, LLC
Subject Real Estate:	2505 North Sherman Drive
Center Township Parcel Numbers:	1098703

PROJECT DESCRIPTION

Metrobloks, a U.S. based developer of next-generation data center infrastructure, is planning a multi-building data center campus at 2505 N. Sherman Drive. Since 2024 to meet rising demand for high-performance computing, the company provides end-to-end development services from site selection to long-term operations. The Indianapolis campus may include up to two buildings totaling about 332,000 square feet, developed in phases based on customer demand, utility readiness, and available power.

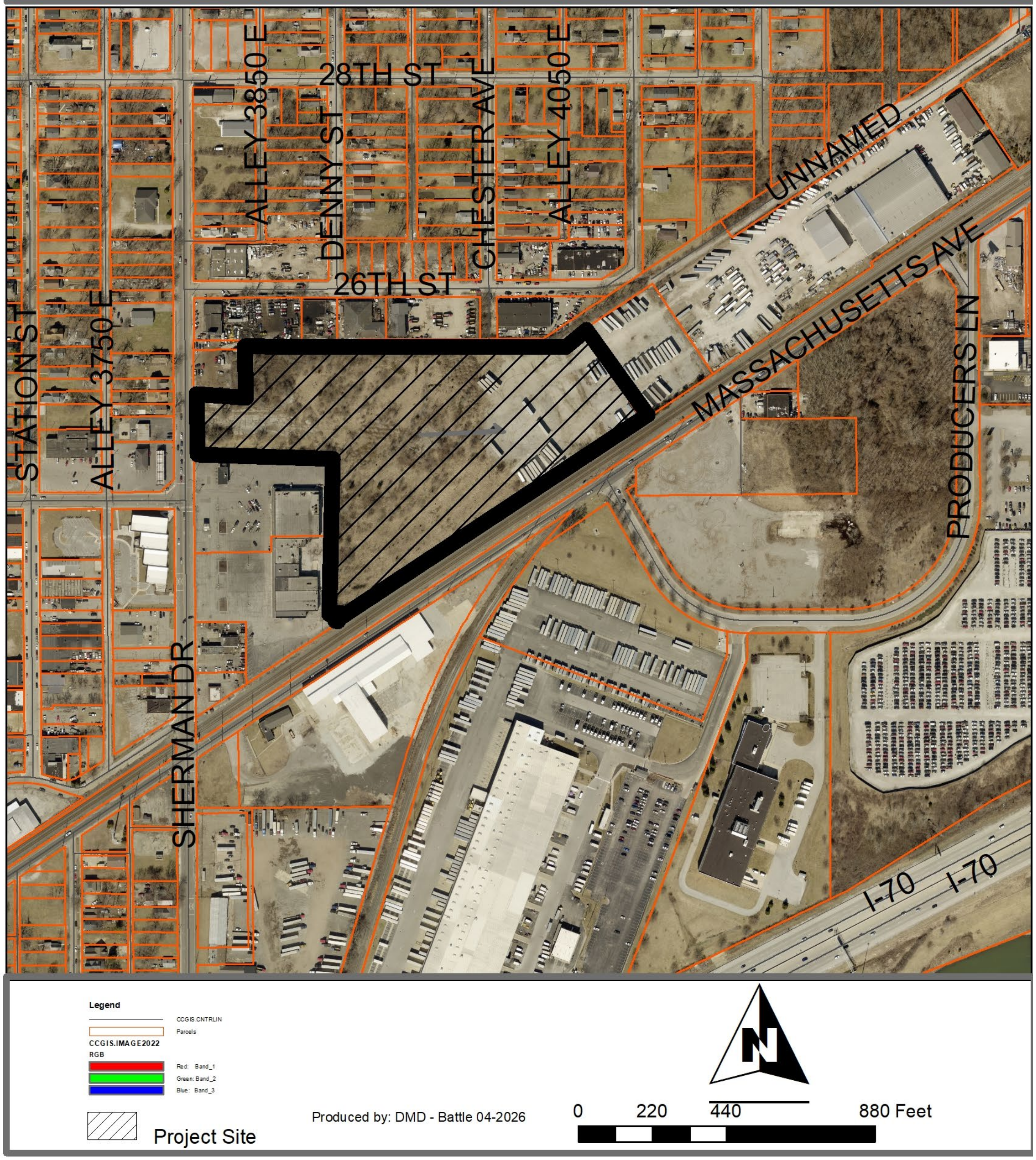
The project includes approximately $250 million in real property and IT infrastructure investments, supported by up to $7.2 billion in partnerships with major equipment manufacturers. Once completed, the facility will support enterprise, cloud, and advanced computing workloads while generating economic benefits through capital investment, job creation, and ongoing operations. Metrobloks will prioritize local hiring in partnership with workforce and training organizations in Marion County.

To ensure competitiveness in a capital-intensive industry, Metrobloks is seeking public support to offset significant upfront infrastructure costs and risks related to power and pre-leasing. Working alongside the District Councilor, Indy Economic Development Inc. (IEDI), and the Department of Public Works, the company also plans to contribute to pedestrian improvements, affordable housing development all supporting long-term development in the Martindale–Brightwood community.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development, Inc., forwards resolution 2026-A-016 for consideration of approval of ten(10) years real property tax abatement.

Project Site-Map – Exhibit A

Metrobloks, LLC Project Site
2505 North Sherman Drive
Parcel #1098703



METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-2017

PERSONAL PROPERTY TAX ABATEMENT

Metrobloks, LLC
2505 North Sherman Drive

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of new equipment (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a Statement of Benefits and requires the Commission, before it makes a decision to designate such an areas as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the Statement of Benefits and determine that the totality of benefits arising from the project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday**, July 15, 2026,** the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and the Commission adopted **Preliminary Resolution No. 2026-A-015**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on Wednesday, **September 16, 2026** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the specified New Equipment; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

WHEREAS, at such final hearing, evidence and testimony, and Assertions 1 through 6 stated on the attachment to this Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission;

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby designates, finds and establishes the Subject Real Estate as an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, at the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the Township Assessor.

2. The **Economic Revitalization Area designation terminates December 31, 2043. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period September 16, 2026, to December 31, 2043**. However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than fifteen (15) years.

3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).

4. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "Statement of Benefits" and that the "Statement of Benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

   A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.

   B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.

C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.

D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.

E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1-5.1(b), the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.

7. The Commission directs the Department of Metropolitan Development to survey the project described in the attachment to this Resolution annually for a total of fifteen (15) years plus two (2) additional years. The dates of the seventeen (17) of surveys shall be on or about the following dates: **2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045.**

8. The Subject Real Estate and Project area are approved for an abatement period of fifteen (15) years.

9. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

____

John J. Dillon III, President

____

Date

Approved as to Legal Form
and Adequacy this 29th day

of July 2026.

Sheila Kinney

Sheila Kinney
Assistant Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:…………. 2505 North Sherman Drive

New Jobs Created:........... 40 at $46.14/hr.

Jobs Retained:.................. N/A

Estimated Cost of Equipment: $406,000,000.00 (Metrobloks) $7,200,000,000.00(Tenant)

STAFF ANALYSIS

Metrobloks is a recently established U.S.-based developer and operator of next-generation data center infrastructure, formed in 2024 to address rapidly increasing demand for high-performance computing capacity supporting enterprise, cloud, and AI-driven workloads. The company specializes in delivering end-to-end development services, including site selection, power coordination, infrastructure buildout, and long-term operations. Metrobloks has indicated that Indianapolis offers competitive advantages for digital infrastructure investment due to available industrial sites, strong utility partnerships, and proximity to major fiber routes. The company has been engaged with City staff and local stakeholders to ensure alignment with long-term economic development and community objectives.

The proposed project consists of a multi-building data center campus located at 2505 N. Sherman Drive in the Martindale–Brightwood community. The campus is anticipated to include up to two buildings totaling approximately 332,000 square feet, constructed in phases based on customer demand and availability of utility infrastructure, particularly power. Metrobloks plans to invest approximately $250 million in real property improvements and essential facility infrastructure, with additional investment in enterprise IT equipment installed in alignment with construction timelines. The project structure anticipates significant additional tenant-driven computing equipment investment over time, contingent on power allocation at the site.

The data center campus is expected to generate meaningful economic benefits for Marion County through large-scale capital investment, job creation, and ongoing operations. Metrobloks has committed to prioritizing local hiring and workforce development in partnership with workforce agencies, community colleges, and technical training providers. These efforts are intended to create pathways into data center operations, electrical and mechanical trades, and critical-infrastructure careers. Staff notes that the project represents a long-term, high-value asset in an industry that continues to expand rapidly, positioning Indianapolis as a competitive location for advanced digital infrastructure.

Data centers require substantial upfront investment in specialized power and mechanical systems, and the project remains highly mobile given competing jurisdictions offering similar site characteristics with more aggressive incentive structures. Metrobloks is also working with District Councilor, Indy Economic Development Inc. (IEDI), and the City to contribute to pedestrian infrastructure improvements and affordable housing initiatives that support broader neighborhood connectivity and development in Martindale–Brightwood.

The applicant is requesting a tax abatement to help offset the high costs of investment associated with this proposed Project. Granting the property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. In the opinion of the City's development partner, Indianapolis Economic Development, Inc., a project such as this would not be economically feasible without the tax abatement incentive. Indianapolis Economic Development staff believes that tax abatement is an appropriate tool to assist with this Project and to support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of personal property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-017 for consideration of approval of fifteen (15) years personal property tax abatement.

STATEMENT OF BENEFITS

PETITIONER: **Metrobloks, LLC**

INVESTMENT: Staff estimates that the proposed investment of $406,000,000.00 should result in an increase to the tax base of approximately $389,400,000.00 of assessed value in the first year of operation. Staff estimates that over the fifteen (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately $42,497,629.28 (an 88.9% savings). During the abatement period, the petitioner is expected to pay an estimated $5,305,882.14 in personal property taxes related to the new equipment. After the tax abatement term expires, the petitioner can be expected to pay an estimated $81,997.74 in personal property taxes annually related to the new equipment.

Staff estimates that the proposed investment of $7,200,000,000.00 should result in an increase to the tax base of approximately $960,000,000.00 of assessed value in the first year of operation. Staff estimates that over each 5-year cycle of the (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately $112,963,406.40 (an 88.9% savings). During the abatement period, the petitioner is expected to pay an estimated $14,103,489.60 in personal property taxes related to the new equipment. After the tax abatement term expires, the petitioner can be expected to pay an estimated $15,719,616.60 in personal property taxes annually related to the new equipment.

EMPLOYMENT: The petitioner estimates that this project will create forty (40) new positions at an average or minimum wage of $46.14/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Center Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.

STAFF COMMENT: DMD Staff at the recommendation of Indianapolis Economic Development Inc. believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: **Metrobloks, LLC**

Subject Real Estate: 2505 North Sherman Drive

Center Township Parcel Number: #1098703

Project Description

Metrobloks, a U.S. based developer of next-generation data center infrastructure, is planning a multi-building data center campus at 2505 N. Sherman Drive. Formed in 2024 to meet rising demand for high-performance computing, the company provides end-to-end development services from site selection to long-term operations. The Indianapolis campus may include up to two buildings totaling about 332,000 square feet, developed in phases based on customer demand, utility readiness, and available power.

The project includes approximately $250 million in real property and IT infrastructure investments, supported by up to $7.6 billion in partnerships with major equipment manufacturers. Once completed, the facility will support enterprise, cloud, and advanced computing workloads while generating economic benefits through capital investment, job creation, and ongoing operations. Metrobloks will prioritize local hiring in partnership with workforce and training organizations in Marion County.

To ensure competitiveness in a capital-intensive industry, Metrobloks is seeking public support to offset significant upfront infrastructure costs and risks related to power and pre-leasing. Working alongside the District Councilor, Indy Economic Development Inc. (IEDI), and the Department of Public Works, the company also plans to contribute to pedestrian improvements, affordable housing development all supporting long-term development in the Martindale–Brightwood community.

New Jobs Created: 40 at $46.14/hr.

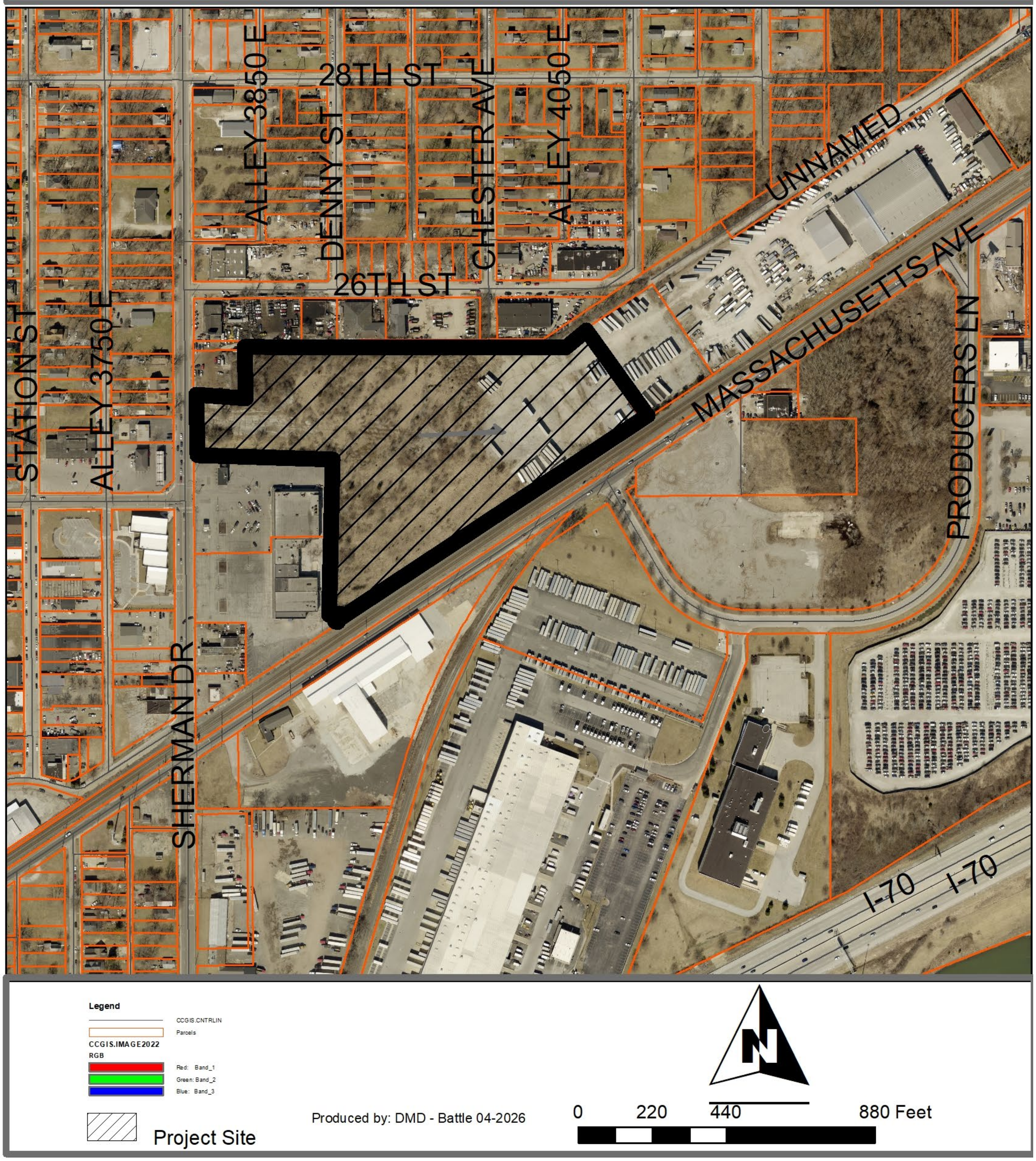
Job Retained: N/A

Estimated Cost of Project: $7,606,000,000.00

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development, Inc. forwards resolution 2026-A-017 for consideration of approval of fifteen (15) years personal property tax abatement.

EXHIBIT A - SITE MAP

Metrobloks, LLC Project Site
2505 North Sherman Drive
Parcel #1098703



METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2026-A-044

REAL PROPERTY TAX ABATEMENT

Sabey Data Center Properties LLC
6400 Kentucky Avenue

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, August 19, 2026, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2026-A-042 (“Preliminary Resolution”)** preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of ten (10) years (“Preliminary Resolution”); and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

WHEREAS, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, amends, adopts, and approves such Preliminary Resolution and thereby finds, and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:

   A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.

   B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or

   C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.

2. The Economic Revitalization Area designation terminates five (5) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period, or **December 31, 2031**, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than ten (10) **years**.

3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5**. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment and rehabilitation activities occurring in the ERA, to those respective tax savings attributable to the redevelopment of a two (2) building campus at approximately **1,062,500 square feet**.

4. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize an alternative abatement schedule. The alternative schedule shall allow for 60% deduction (abatement) of the increased property taxes for each of the ten (10) years of the real property tax abatement.

5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

   A. The estimate of the value of the proposed Project is reasonable for projects of that nature.

B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.

E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.

7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for twelve (12) years. The dates of the twelve (12) surveys shall be on or about the following dates: 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, and 2040.

8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.

9. A copy of this Resolution shall be filed with the Marion County Auditor.

[Remainder left intentionally blank, signatures to follow]

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1st	60%
2nd	60%
3rd	60%
4th	60%
5th	60%
6th	60%
7th	60%
8th	60%
9th	60%
10th	60%

METROPOLITAN DEVELOPMENT COMMISSION

____
John J. Dillon III, President

____
Date

Approved as to Legal Form
and Adequacy this day
of 9/10 2026.

Sheila Kinney
____
Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located along the east side of Kentucky Avenue (SR 67) on the southwest side of Indianapolis just north of Camby Road near Ameriplex Parkway.

Current Zoning:................I-2

New Jobs Created: ....75 at $50.00/hr.

Jobs Retained: ....N/A

Estimated Cost of proposed project: $2,098,176,640.00

STAFF ANALYSIS

Sabey Data Center Properties LLC is proposing a $2.1 billion real property investment for digital infrastructure, along with an additional $2.2 billion in personal property investment, in Decatur Township, representing one of the largest private capital projects in Indianapolis history. The company plans to develop a multi-building data center campus across approximately 130 acres near the intersection of Kentucky Avenue and Camby Road. This strategic location positions the project within a growing technology corridor while maintaining proximity to key transportation and utility assets.

The initial phase of the development includes a two-building compound totaling 1,062,500 square feet of advanced, energy efficient data center facilities. These structures will be designed to Tier-level reliability standards and supported by a dedicated on-site electrical substation capable of delivering up to 250 megawatts of computing capacity. The campus is engineered to serve hyperscale cloud providers, enterprise clients, and mission-critical government and commercial operations.

Sabey's design approach emphasizes sustainability, operational efficiency, and community integration. The campus will incorporate modern cooling technologies and a closed-loop water-reduction system that significantly minimizes long-term water usage. Extensive buffering, green space, and perimeter landscaping are planned to reduce visual and noise impacts on surrounding neighborhoods. Additionally, Sabey intends to construct or fund several infrastructure improvements that enhance long-term grid reliability and support the city's growing tech ecosystem.

Upon completion, Sabey anticipates creating roughly 75 permanent full-time positions with an average hourly wage of $50.00/hr., reflecting strong wage competitiveness within the metropolitan region's technology and infrastructure sectors. As part of its commitments under the proposed tax abatement, Sabey has agreed to contribute over 10% of its tax savings to support major infrastructure improvements aligned with the city's broader inclusive development initiatives.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed Project. The granting of property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. Due to its exceptional capital investment, anticipated increase in assessed valuation, and strategic importance to Indianapolis' economic development goals catalyzing high-growth industries, IEDI recommends the tax abatement. It is in the opinion of IEDI that the project will enhance the city's digital infrastructure ecosystem, create construction and permanent employment opportunities, and reinforce Indianapolis' competitiveness in attracting technology and data-driven industries. The project has been thoroughly assessed, and this offer is in line with other economic incentive offers. The recommended abatement level provides a measured incentive that supports project feasibility while ensuring significant new property tax revenues are generated for taxing units over time. Based on the scale of investment, long-term community benefits, and positive fiscal impact, IEDI finds that a 60% abatement is justified and in the best interest of the City of Indianapolis and Marion County. For these reasons, staff believes tax abatement to be an appropriate tool. Staff believes this Project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-044 for consideration of approval of ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Sabey Data Center Properties LLC

INVESTMENT: Staff estimates that the proposed investment of **$2,098,176,640.00** should result in an increase to the tax base of approximately **$286,875,000.00** of assessed value. Staff estimates that over the ten (10) years real property tax abatement period the petitioner will realize savings of approximately **$47,005,100.00 (a 60% savings)**. During the abatement period, the petitioner is expected to pay an estimated **$31,509,295.00** in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of **$17,028.46** annually (pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated **$8,263,765.00** in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will create a minimum of **seventy-five (75)** positions at an average wage of not less than **$50.00/hr.** Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this Project is significant for Decatur Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's Project will lead to continued future investment and development in Marion County.

STAFF COMMENT: DMD staff at the recommendation from Indianapolis Economic Development Inc., believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

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PROJECT SUMMARY

Factual Information

Applicant: Sabey Data Center Properties LLC

Subject Real Estate: 6400 Kentucky Avenue

Lawrence Township Parcel Numbers: 2003001, 2008623, 2008438, 2006614, 2008507, 2002499, 2000348, 2002482, 2006013, 2004144, 2003301, 2000527, 2003354, 2001658, 2005577, 2003001, 2005026, 2006376, 2006374

PROJECT DESCRIPTION

Sabey Data Center Properties LLC is proposing a $2.1 billion digital infrastructure investment in Decatur Township, where the company plans to develop a multi-building data center campus on approximately 130 acres near Kentucky Avenue and Camby Road. The project would include a 2-building campus up to 1,062,500 square feet of advanced, energy-efficient data center facilities supported by a dedicated electrical substation capable of delivering up to 250 megawatts of computing capacity. Designed to serve cloud providers, enterprise customers, and mission-critical operations, the campus will incorporate modern cooling technologies, extensive buffering and landscaping, closed loop cooling system to minimize water usage, and infrastructure improvements intended to support long-term reliability and sustainable performance.

Positioned as one of the largest private investments in Indianapolis history, the development is expected to generate hundreds of construction jobs and create about 75 permanent full-time roles with an average wage of $50.00/hr. Construction is anticipated to begin soon, with full buildout expected by 2031. As part of its commitments, Sabey has agreed to contribute 10% of its tax savings over the 10-year abatement period to support major infrastructure improvements tied to the city's broader workforce development initiatives, helping ensure the project's benefits extend into surrounding neighborhoods and the local talent pipeline.

New Jobs Created: 75 at 50.00/hr.

Jobs Retained: N/A

Estimated Cost of Project: $2,098,176,640.00

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-044 for consideration of approval of ten (10) years real property tax abatement.

Project – Site Map

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-045

PERSONAL PROPERTY TAX ABATEMENT

Sabey Data Center Properties LLC
6400 Kentucky Avenue

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of new equipment (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a Statement of Benefits and requires the Commission, before it makes a decision to designate such an areas as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the Statement of Benefits and determine that the totality of benefits arising from the project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday**, August 19, 2026** the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and the Commission adopted **Preliminary Resolution No. 2026-A-043**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed

1:00 p.m. on Wednesday, **September 16, 2026,** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the specified New Equipment; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

WHEREAS, at such final hearing, evidence and testimony, and Assertions 1 through 6 stated on the attachment to this Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby designates, finds and establishes the Subject Real Estate as an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, at the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the Township Assessor.

2. The **Economic Revitalization Area designation terminates December 31, 2043. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period September 16, 2026, to December 31, 2043**. However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than fifteen (15) years.

3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d) and I.C. 6-1.1-12.1-18 and

4. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "Statement of Benefits" and that the "Statement of Benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

   A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.

   B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.

   C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.

   D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.

   E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1-5.1(b), the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.

7. The Commission directs the Department of Metropolitan Development to survey the project described in the attachment to this Resolution annually for a total of seventeen years. The dates of the seventeen (17) surveys shall be on or about the following dates: **2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044 and 2045.**

8. The Subject Real Estate and Project area are approved for an abatement period of fifteen (15) years.

9. The fifteen (15) years personal property tax abatement shall utilize the following deduction schedule.

<u>PROPOSED ABATEMENT SCHEDULE</u>
<u>PERSONAL PROPETY TAX ABATEMENT</u>
<u>Sabey Data Center Properties, LLC</u>

YEAR OF DEDUCTION	PERCENTAGE
1^{st}	90%
2^{nd}	90%
3^{rd}	90%
4^{th}	90%
5^{th}	90%
6^{th}	90%
7^{th}	90%
8^{th}	90%
9^{th}	90%
10^{th}	90%
11^{th}	90%
12^{th}	90%
13^{th}	90%
14^{th}	90%
15^{th}	90%

10. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

____

John J. Dillon III, President

____

Date

Approved as to Legal Form
and Adequacy this 10th day

of September, 2026.

Sheila Kinney
Sheila Kinney
Assistant Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:…………. 6400 Kentucky Avenue

New Jobs Created:...........75 at $50.00/hr.

Jobs Retained:..................N/A

Estimated Cost of Equipment: Sabey - $401,823,360.00 Sabey Tenant - $1,750,000,000.00

STAFF ANALYSIS

Sabey Data Center Properties LLC is proposing a $2.1 billion real property investment for digital infrastructure, along with an additional $2.2 billion in personal property investment, in Decatur Township, representing one of the largest private capital projects in Indianapolis history. The company plans to develop a multi-building data center campus across approximately 130 acres near the intersection of Kentucky Avenue and Camby Road. This strategic location positions the project within a growing technology corridor while maintaining proximity to key transportation and utility assets.

The initial phase of the development includes a two-building compound totaling 1,062,500 square feet of advanced, energy efficient data center facilities. These structures will be designed to Tier-level reliability standards and supported by a dedicated on-site electrical substation capable of delivering up to 250 megawatts of computing capacity. The campus is engineered to serve hyperscale cloud providers, enterprise clients, and mission-critical government and commercial operations.

Sabey's design approach emphasizes sustainability, operational efficiency, and community integration. The campus will incorporate modern cooling technologies and a closed-loop water-reduction system that significantly minimizes long-term water usage. Extensive buffering, green space, and perimeter landscaping are planned to reduce visual and noise impacts on surrounding neighborhoods. Additionally, Sabey intends to construct or fund several infrastructure improvements that enhance long-term grid reliability and support the city's growing tech ecosystem.

Upon completion, Sabey anticipates creating roughly 75 permanent full-time positions with an average hourly wage of $50.00/hr., reflecting strong wage competitiveness within the metropolitan region's technology and infrastructure sectors. As part of its commitments under the proposed tax abatement, Sabey has agreed to contribute over 10% of its tax savings to support major infrastructure improvements aligned with the city's broader workforce development initiatives.

The applicant is requesting tax abatement to assist in off-setting the high costs of equipment investment associated with this proposed project and to attract competitive tenants to reach full capacity. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. Staff believes that a project such as this would not be economically feasible without the tax abatement incentive. IEDI recommends approval of the abatement due to the scale of the proposed investment, the highly competitive nature of the data center industry, and the project's potential to attract high-value technology tenants to Indianapolis and realize the project's full taxable value. As a colocation data center provider, Sabey leases space and critical infrastructure to multiple customers rather than operating as a single-user facility. The enhanced abatement helps improve the competitiveness of the project and allows the company to pass a portion of those savings through to prospective tenants, supporting the attraction and retention of businesses that invest in advanced technology, digital infrastructure, and innovation-driven operations. The recommendation recognized the significant personal property investment required to equip and modernize data center facilities, while also supporting long-term growth of Indianapolis' digital economy. The enhanced abatement includes a mandatory performance review and re-evaluation in year 10 to ensure the project continues to deliver the anticipated economic benefits and remains aligned with the City's development objectives. Based on the project's substantial capital investment and potential to attract high-quality employers, IEDI finds that the enhanced personal property abatement is warranted and serves public purpose to realize robust mid and long-term benefits.

Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of personal property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-045 for consideration of approval of fifteen (15) years personal property tax abatement.

STATEMENT OF BENEFITS

PETITIONER: **Sabey Data Center Properties LLC**

(Sabey)

INVESTMENT: Staff estimates that the proposed phased investment of **$401,823,360.00** should result in an increase to the tax base of approximately **$108,078,840.00** of assessed value in the first year of operation. Staff estimates that over the fifteen (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately **$36,073,193.08** (an 90% savings). During the abatement period, the petitioner is expected to pay an estimated **$4,008,132.56** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **$1,732,622.00** in personal property taxes annually related to the new equipment, assuming there is no refresh and company persona property stays on the books. This is a conservative scenario and estimate to project responsible estimations.

(Sabey Tenant)

Staff estimates that the proposed phased investment of **$1,750,000,000.00** should result in an increase to the tax base of approximately **$400,000,000.00** of assessed value in the first year of operation. Staff estimates that over the fifteen (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately **$157,104,077.00** (an 90% savings), if the tenant does not retire their personal property and keeps it on the books. During the abatement period, the petitioner is expected to pay an estimated **$17,456,009.00** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **$7,545,825.00** in personal property taxes annually related to the new equipment, assuming the tenant personal property is not retired or refreshed. This is a conservative scenario and estimate to project responsible estimations.

EMPLOYMENT:

The petitioner estimates that this project will create seventy-five (75) new positions at an average or minimum wage of $50.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS:

Staff believes this project is significant for Decatur Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.

STAFF COMMENT:

DMD Staff at the recommendation of Indianapolis Economic Development Inc., believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: **Sabey Data Center Properties LLC**

Subject Real Estate: 6400 Kentucky Avenue

Decatur Township Parcel Number: #2003001, 2008623, 2008438, 2006614, 2008507, 2002499, 2000348, 2002482, 2006013, 2004144, 2003301, 2000527, 2003354, 2001658, 2005577, 2003001, 2005026, 2006376, 2006374

Project Description

Sabey Data Center Properties LLC is proposing a $2 billion real property investment for digital infrastructure, along with an additional $2.2 billion in personal property investment, in Decatur Township. The company plans to develop a multi-building data center campus on approximately 130 acres near Kentucky Avenue and Camby Road. The project would include a two-building campus of up to 1,062,500 square feet of advanced, energy-efficient data center facilities supported by a dedicated electrical substation capable of delivering up to 250 megawatts of computing capacity. Designed to serve cloud providers, enterprise customers, and mission-critical operations, the campus will feature modern cooling technologies, extensive buffering and landscaping, a closed-loop cooling system to minimize water usage, and infrastructure improvements intended to support long-term reliability and sustainable performance.

Positioned as one of the largest private investments in Indianapolis history, the development is expected to generate hundreds of construction jobs and create about 75 permanent full-time roles with an average wage of $50.00/hr. Construction is anticipated to begin soon, with full buildout expected by 2031. Personal Property will be refreshed over a 15-year period through year 2043. As part of its commitments, Sabey has agreed to contribute 10% of its tax savings over the abatement period to support major infrastructure improvements tied to the city's broader workforce development initiatives, helping ensure the project's benefits extend into surrounding neighborhoods and the local talent pipeline.

New Jobs Created: 75 at $50.00/hr.

Job Retained: N/A

Estimated Cost of Project: Sabey - $401,823,360.00 Sabey Tenant - $1,750,000,000.00

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-045 for consideration of approval of fifteen (15) years personal property tax abatement.

PROJECT - SITE MAP

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

RESOLUTION
AUTHORIZING AMENDMENTS TO THE MEMORANDUM OF AGREEMENT ASSOCIATED WITH RESOLUTION 2025-A-011 REGARDING REAL PROPERTY TAX ABATEMENT

RESOLUTION NO. 2026-A-046

Monon 21 LLC and Onyx + East LLC
2060 Yandes Street

WHEREAS I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to redevelopment or rehabilitation activities (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, pursuant to LC. 6-1.1-12.1, Monon 21 and Onyx + East LLC, collectively referred to hereinafter as (the "Applicant") filed a designation application requesting that the subject real estate at 2060 Yandes Street hereinafter ("Subject Real Estate") be designated as an Economic Revitalization Area for the purpose of achieving real property tax savings in connection with redevelopment or rehabilitation activities (hereinafter "Project"); and

WHEREAS, on Wednesday, February 19, 2025, the Metropolitan Development Commission (hereinafter "Commission") adopted Preliminary Economic Revitalization Area Resolutions No. 2025-A-009 preliminary designating the Subject Real Estate as an Economic Revitalization Area expiring December 31,2027; and

WHEREAS, on Wednesday, March 5, 2025, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2025-A-011 (hereinafter "Resolution"), designating the Subject Real estate as an Economic Revitalization Area for the purpose of receiving up to ten (10) years real property tax abatement (hereinafter "Abatement"); and

WHEREAS, in Resolution #2025-A-011 it requires the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least twelve (12) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, and 2040.

WHEREAS, the Applicant submitted a request, on August 5, 2026, to extend the Economic Revitalization Area to December 31, 2029, extending the job commitment period to December 31, 2029, and the investment period to December 31, 2029; and

WHEREAS the City and Applicant (collectively, the "Parties") desire to amend the Resolution and MOA in the following manner: to extend the end date of the Economic Revitalization Area to December 31, 2029, thus extending the deadline for hiring jobs and the investment period to December 31, 2029;1 and as set forth in this Amending Resolution, and subsequently set 1:00 p.m. on Wednesday, September 16, 2026, for the public hearing of remonstrances and objections from persons interested in the Applicant's compliance with Resolutions and MOA, and whether the payment of the damages should be made to the City; and

WHEREAS proper legal notices were published stating when and where such final hearing would be held; and

WHEREAS, at such final hearing, evidence, and testimony (along with all written remonstrances and objections previously filed) were considered by the Commission; and

WHEREAS, the City of Indianapolis has satisfied all other conditions precedent to hold the hearing to amend the terms of the Economic Revitalization Area designations, associated tax abatement deductions and the associated Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission finds that allowing an extension of the ERA to December 31, 2029 for Monon 21, LLC is a reasonable deviation from the Commitments set forth in the SB-I, Resolution and MOA. It authorizes the Director of DMD to execute the Amended Memorandum of Agreement.

2. The Commission directs the Department of Metropolitan Development to continue to monitor the Applicant's Project for the remainder of the term agreed upon in the Amended MOA.

METROPOLITAN DEVELOPMENT COMMISSION

____
John J. Dillon III, President

____
Dated

Approved as to Legal Form
and Adequacy August 16th,
2026.

Sheila Kinney
____

Approved for Legal Form and Adequacy
Office of Corporation Counsel

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

RESOLUTION WAIVING CERTAIN FILING REQUIREMENTS OF THE ECONOMIC REVITALIZATION AREA DESIGNATION APPROVED BY RESOLUTION 2021-A-015, AND APRROVING AMENDMENTS TO THE ASSOCIATED AGREEMENT

RESOLUTION NO. 2026-A-047

REAL PROPERTY TAX ABATEMENT (ELIGIBLE VACANT BUILDING)

Greenleaf Foods, SPC Inc.

8735 East 33rd Street

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") and in "Economic Revitalization Areas"; and

WHEREAS, on Wednesday, March 3rd, 2021, the Metropolitan Development Commission (hereinafter "Commission") adopted Preliminary Economic Revitalization Area Resolution No. 2021-A-011, 2021 preliminarily designating 8735 East 33rd Street, Indianapolis, Indiana (the "Subject Real Estate") as an Economic Revitalization Area; and

WHEREAS, on Wednesday, March 17th, 2021, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2021-A-015, 2021 (hereinafter, the "Resolution"), designating the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving seven (7) years real property tax abatement (Eligible Vacant Building) for the benefit of Greenleaf Foods, SPC Inc. (hereinafter "Applicant" and the "Abatement"); and

WHEREAS, I.C. 6-1.1-12.1-5 requires an Applicant for Economic Revitalization Area designation to annually file with the real property return a certified deduction schedule, including forms known as the Compliance with a Statement of Benefits Real Estate Improvements Property, or Form CF1/Real Property (hereinafter "CF-1"), (hereinafter the "Deduction Application") with the Marion County Assessor (hereinafter "Assessor"); and

WHEREAS, in the Statement of Benefits Form contained in the Resolutions and the Memorandum of Agreement (hereinafter referred to as the "MOA") executed by and between the Applicant and the City of Indianapolis (hereinafter referred to as the "City"), the Applicant indicated that $16,750,000 in real property improvements would be made at the Subject Real Estate, 61 permanent positions would be created at an average wage of $45.75 per hour as a result of the Project (collectively, the "Commitments"); and

WHEREAS, the Applicant's submitted SB-1 Statement of Benefits forms also showed that the Applicant exceeded the real property investment and Inclusivity Plan commitment; and

WHEREAS, the Applicant submitted SB-1 Statement of Benefits forms that showed the Applicant failed to meet the job creation commitments and job creation wages; and

WHEREAS, the Applicant subsequently confirmed to DMD that they would be unlikely to comply with the job creation commitment and job creation wages by the commitments dates; and

WHEREAS, the City and Applicant (collectively, the "Parties") desire to amend the MOA in the following manner: extend the job creation deadline commitment from December 31, 2025, to December 31, 2027, and subsequently set 1:00 p.m. on Wednesday, September 16th, 2026, for the public hearing of remonstrances and objections from persons interested in the Applicant's compliance with Resolutions and MOA; and

WHEREAS, I.C. 6-1.1-12.1-11.3(a)(5) allows the Commission to waive non-compliance for certain filing requirements of the statutory abatement process, including the filing deadline for the certified deduction applications, provided that the Commission holds a public hearing and adopts a resolution approving such waivers (hereinafter "the Waiver"); and

WHEREAS, the Auditor, without the Commission's adoption of the Waiver, is legally prohibited from accepting the Applicant's 2025 deduction applications due to the untimeliness of the filing; and

WHEREAS, the Commission fixed 1:00 p.m. on September 16^{sth}, 2026, in the Public Assembly Room of the City-County Building for public hearing regarding the Waiver of Applicant's noncompliance relative to the 2025 Pay 2026 deduction application filing dates (hereinafter, the "Public Hearing"); and

WHEREAS, such Public Hearing shall only consider the specified Waiver relative to the Applicant's deduction filing and shall not constitute any other waiver of non-compliance of any other requirements of the Project pursuant to the Resolution and the executed Memorandum of Agreement, including but not limited to the Applicant's commitments regarding the number and deadline dates for job creation and wages and salaries of Applicant's employees, and capital investment in the Project; and

WHEREAS, the Department of Metropolitan Development published proper legal notices for the Public Hearing stating the time, date, and location that the Commission would hear remonstrances and public input concerning the Waiver of Applicant's noncompliance with the filing deadline for the 2025 Pay 2026 Abatement deduction applications.

NOW, THEREFORE, IT IS RESOLVED:

1. Following the Public Hearing and after consideration of all public input and the facts presented to the Commission, the Commission now confirms, adopts and approves the Waiver of Applicant's failure to file, in a timely manner, the 2025 deduction application, for which Applicant desires to claim deductions for taxes payable in 2026 under I.C. 6-1.1-12.1 *et seq*., and the Commission finds and confirms all such noncompliance relative to the 2025 Pay 2026 deduction application filing deadline is hereby waived.

2. The Commission hereby determines that the Applicant is unlikely to be able to comply with the job creation commitments and job creation wages, as stated in the Statements of Benefits, the Resolutions, and the MOA.

3. The Commission finds that extending the job creation deadline commitment from December 31, 2025, to December 31, 2027, is reasonable deviations from the Commitments set forth in the SB-1s, Resolutions and MOA, and authorizes the Director of DMD to execute the Amended Memorandum of Agreement, attached hereto as Exhibit A and incorporated herein, between the Parties ("Amended MOA").

4. A copy of this resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

____
John J. Dillon III, President

____
Date

Approved as to Legal Form
and Adequacy this 2nd day
of September 2026.
Sheila Kinney
____
Approved for Legal Form and Adequacy

METROPOLITAN DEVELOPMENT COMMISSION

OF MARION COUNTY, INDIANA

RESOLUTION NO. 2026-P-008

RESOLUTION 2026-P-008, amending a segment of the Comprehensive or Master Plan of Marion County, Indiana, the Marion County Land Use Plan.

Be it resolved that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the Comprehensive or Master Plan for Marion County, Indiana, by the adoption of the Marion County Land Use Plan, a copy of which is on file and available for inspection during normal business hours in the office of the Department of Metropolitan Development, as an amendment to the Comprehensive or Master Plan of Marion County, Indiana.

Be it further resolved that the Secretary of the Metropolitan Development Commission is directed to certify copies of this Resolution 2026-P-008 amending the Comprehensive or Master Plan of Marion County, Indiana, Marion County Land Use Plan.

Be it further resolved that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this Resolution 2026-P-008, to the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, the Board of Commissioners of Marion County, Indiana and to the legislative authorities of the incorporated cities and towns of Marion County, Indiana that are directly affected by this plan: all cities and towns. The Director shall also file one (1) summary of the plan in the office of the Recorder of Marion County.

DATE: ____________________________

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY, INDIANA

____
John J. Dillon III, President

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 27th DAY
OF AUGUST, 2026

Christopher Steinmetz
____
Christopher Steinmetz,
Assistant Corporation Counsel

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-P-011

WHEREAS, the Metropolitan Development Commission of Marion County ("MDC") is authorized to approve the employment of all persons engaged by contract to render professional or consulting services for the Department of Metropolitan Development ("DMD"); and

WHEREAS, DMD wishes to amend an agreement with Town Planning & Urban Design Collaborative, LLC for planning consulting services regarding an assessment and updates to the existing Regional Center Design Guidelines ("Services"); and

WHEREAS, per RES 2022-P-019, approved on November 2, 2022, MDC entered in to Contract **#20108 ("Contract"),** including $400,000 for Services with a term through 9/16/2025, which was extended through 12/31/2026 by RES 2025-P-010, and DMD now desires to extend the Contract through December 31, 2027.

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

1. The MDC hereby authorizes DMD to amend the Contract for professional services with Town Planning & Urban Design Collaborative, LLC, for a term through December 31, 2027.

2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as deemed 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 Adequacy & Legal Form	Metropolitan Development Commission
Sheila Kinney	
Sheila Kinney, Asst. Corp Counsel	John J. Dillon III, President
Date: 9/8/2026	Date:

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION September 16, 2026

Case Number:	2026-CZN-833 / 2026-CPL-833
Property Address:	2155 Kessler Boulevard, West Drive (*Approximate Address*)
Location:	Washington Township, Council District #2
Petitioner:	Broadmoor Investments, LLC, by Joseph D. Calderon
Request:	Rezoning of 16.881 acres from the SU-34 (FF) district to the D-P (FF) district to provide for a single-family detached development. Approval of a Subdivision Plat to be known as Ross Village at Broadmoor, dividing 16.881 acres into 21 single-family detached lots, with a waiver of the required basic and additional open space components and minimum standards for residential subdivisions (subdivisions with more than 20 dwelling units shall provide a multipurpose path, natural landscaping area, entrance landscaping, and one of the following: community garden, dog park, game court, playground, picnic area, sport field, or swimming pool.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

Due to deficient notice, staff is requesting a **continuance from the September 16, 2026 hearing, to the October 7, 2026 hearing, with notice.** Legal Notice was mailed, first class mail, on September 8, 2026.

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION September 16, 2026

Case Number:	2026-CZN-841 / 2026-CVR-841
Property Address:	5935 West 56th Street (*Approximate Address*)
Location:	Pike Township, Council District #5
Petitioner:	Exponential Equity Group, Inc., by Misha Rabinowitch
Current Zoning:	SU-1
Request:	Rezoning of 10.3 acres, from the SU-1 district to the D-P district to provide for a development consisting of 34 multi-family units and 10 townhomes, and existing religious uses. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a total of 214 parking spaces (minimum 232 parking spaces required).
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

A timely automatic continuance request was filed by a registered neighborhood organization, continuing this petition to the October 21, 2026 hearing date. The MDC will acknowledge this continuance on September 16th, and a full staff report will be made available in advance of the October hearing.