



Metropolitan Development Commission (August 5, 2026) Meeting Notice

Meeting Details

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

Date: Wednesday, August 05, 2026

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: July 15, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-022

Authorizes the Department of Metropolitan Development to enter into on-call engineering contracts as needed.

2. 2026-R-023

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:

3. 2026-A-016 (For Public Hearing)

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

****Request will be made to continue to August 19, 2026**

4. 2026-A-017 (For Public Hearing)

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

****Request will be made to continue to August 19, 2026**

5. 2026-A-028 (For Public Hearing)

Final Economic Revitalization Area Resolution for Prysmian Cables & Systems USA, LLC, located at 7950 Rockville Road, Council District #16, Wayne Township. (Recommend approval of seven (7) years real property tax abatement.)

6. 2026-A-029 (For Public Hearing)

Final Economic Revitalization Area Resolution for Prysmian Cables & Systems USA, LLC, located at 7950 Rockville Road, Council District #16, Wayne Township. (Recommend approval of seven (7) years personal property tax abatement.)

7. 2026-A-034 (For Public Hearing)

Final Economic Revitalization Area Resolution for Zima International, Inc., located at 429 Fintail Drive, Council District #20, Warren Township. (Recommend approval of seven (7) years personal property tax abatement.)

8. 2026-A-035 (For Public Hearing)

Resolution authorizing a hearing regarding termination and settlement of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2021-A-024, 2021, Airwave Packaging, Inc., located at 5302 West 78th Street, Council District #6, Pike Township.

9. 2026-A-036 (For Public Hearing)

Resolution authorizing a hearing regarding termination of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2019-A-006, 2019, Exeter Lynhurst Land, LLC, located at 5325 Seerley Road, Council District #21, Decatur Township.

BOND BANK:

10. 2026-BB-001

Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

PLANNING:

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. 2026-APP-010 | 136 West 14th Street, 120 West 15th Street, 144 West 16th Street, 1701 & 1801 Senate Boulevard, 2055 North Senate Avenue, 2055 North Capitol Avenue

Center Township, Council District #12

HD-1 (TOD) (W5) & HD-2 (TOD) (W5) (RC)

Indiana University Health, Inc, by Faegre Drinker Biddle & Reath LLP

Hospital District One and Hospital District Two Approval to provide for a sign program for the IU Health Hospital Campus.

12. 2026-APP-012 | 7431 West 34th Street

Wayne Township, Council District #11

PK-2

Luis Gonzalez Nunez, by Brianna Cushman

Park District Two Approval to provide for an addition to an existing single-family detached dwelling and a detached garage.

13. 2026-MOD-005 | 7445 Kentucky Avenue

Decatur Township, Council District #21

C-S

Mann Properties, LLC, by Dustin Stevenson (GPD Group, Inc.)

Modification of the C-S Statement related to 2022-ZON-112, item A. Commercial Area, 2. Site Development to allow for 130 parking spaces (development standards of C-3 district shall be required with a maximum of 78 parking spaces permitted).

14. 2025-ZON-110 (Amended) | 10302 East 38th Street

Lawrence Township, Council District #15
Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-6 (FF) classification to provide for a multi-family residential development.

15. 2026-ZON-047 | 448 North Kealing Avenue

Center Township, Council District #13
Willie Whiteside Jr., by Roger Upchurch

Rezoning of 0.1-acre from the C-1 district to the D-5 district to provide for a single-family dwelling.

16. 2026-ZON-053 | 230 West Morris Street

Center Township, Council District #18
Bana Properties, LLC, by Goitom Beyen

Rezoning of 0.33-acre from the C-1 district to the D-7 district to provide for residential development.

17. 2026-ZON-054 | 2506 Prospect Street

Center Township, Council District #18
Susan Mitchell, by Antonio Amaryllis

Rezoning of 0.10-acre from the I-3 district to the D-5 district to provide for residential uses.

18. 2026-ZON-058 | 2950 and 2954 McPherson Street

Center Township, Council District #8
Arcadia 1 Development, LLC, by Jynell Berkshire

Rezoning of 0.25-acre from the D-5 district to the D-8 district for residential development.

19. 2026-CZN-816 | 4511 Allisonville Road

Washington Township, Council District #8
Broad Ripple Construction, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from MU-1 (FF) (W-1) to C-S (FF) (W-1) to provide for a contractor's office, offices, light manufacturing, artisan manufacturing, research and development, consumer services and repair of consumer goods, vocational, technical, or industrial school, medical or dental offices, hair and body salon, financial and insurance offices, and a day care.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

20. COMPANION VARIANCE PETITION APPROVED BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2026-CVR-821 (2nd Amended) | 3404, 3432, 3434, 3438 and 3444 North Illinois Street

Center Township, Council District #8
Redline Holdings XII, LLC, by Justin Kingen

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Mixed-Use development (not permitted); with a zero-foot rear yard setback (minimum 10 feet required); with a perimeter yard from zero to 10 feet in width (minimum of 20 feet required); with a Living Space Ratio (LSR) of 0.080 (0.66 required); and with 47 on-street and off-street parking spaces provided (minimum 82 parking spaces required).

21. REZONING PETITION TRANSFERRED BY HEARING EXAMINER FOR INITIAL HEARING:

2026-ZON-057 | 3709 East Washington Street
Center Township, Council District #18
Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 2.49 acres from the I-2 (TOD), C-4 (TOD) and D-10 (TOD) districts to the D-10 (TOD) district to provide for residential development.

Additional Business:

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

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Vacant	Mayor	
Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
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](https://www.indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://www.indy.gov/WatchPreviouslyRecordedPrograms).

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-022**

WHEREAS, the Department of Metropolitan Development (“DMD”), by authority of and pursuant to I.C. 36-7-15.1, engages redevelopment activities within the Marion County Redevelopment District Area, Marion County, Indiana (“Project”); and

WHEREAS, Pursuant to I.C. 36-7-15.1, the Metropolitan Development Commission (“MDC”) acts as the redevelopment commission of the Consolidated City of Indianapolis (“City”); and, consistent with the policy and purpose of I.C. 36-7-15.1, has a duty to promote the use of land in the manner that best serves the interests of the City and its inhabitants and broad authority to take actions to foster redevelopment; and

WHEREAS, in order to carry out the duties described in I.C. 36-7-15.1, and as allowed by I.C. 5-22-6, DMD requires timely access to a broad array of engineering services, including but not limited to emergency structural assessments, and other engineering services (“Services”) and contractors with capacity to address all of DMD’s needs; and

WHEREAS, in order to identify engineering firms qualified and willing to do such Services (“On-Call Engineering Consultants,”) DMD conducted a Request for Qualifications (RFQual-13DMD-2026-2) and identified qualified and responsive contractors able to provide the required Services; and

WHEREAS, to address both current and future needs for Services, DMD desires to enter into a contract or contracts for on-call Services. The number of contracts and nature and volume of Services rendered will depend on the actual needs that arise, with project-specific work plans and cost estimates to be issued as needed. All contract Services and may be paid from all sources of funding available for such Services.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. DMD is hereby authorized by the Commission to contract for Services with qualified engineers/engineering firms as needed to provide Services as described above for up to an initial term of three years and for shared use of the budget available for such Services from all sources of funding.
2. The Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof and hereby ratified, confirmed and approved.

Approved as to legal form and adequacy: Metropolitan Development Commission:

By: Sheila Kinney
Sheila Elliot Kinney, Asst. Corp. Counsel

By: _____
John J. Dillon III, President

Date: July 13, 2026

Date: _____

Multiple Properties
Real Estate Conveyance
Multiple Transferees

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-023**

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

Sheila Kinney
Sheila Kinney, Asst. Corp Counsel
Date: 7/27/2026

Metropolitan Development Commission

John J. Dillon III, President
Date: _____

Exhibit A

Address	Parcel Number	Transferee	Sale Program	Sale Price
2754 Columbia Ave	1025611	Anthony Assue-Supersad	Standard	\$15,000
2864 N Sherman Dr	1088689	A&E Legacy LLC	Standard	\$25,000

**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.

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 Cener 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 the Project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Factual Information

<u>Applicant:</u>	Metrobloks, LLC
<u>Subject Real Estate:</u>	2505 North Sherman Drive
<u>Lawrence Township Parcel Numbers:</u>	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.

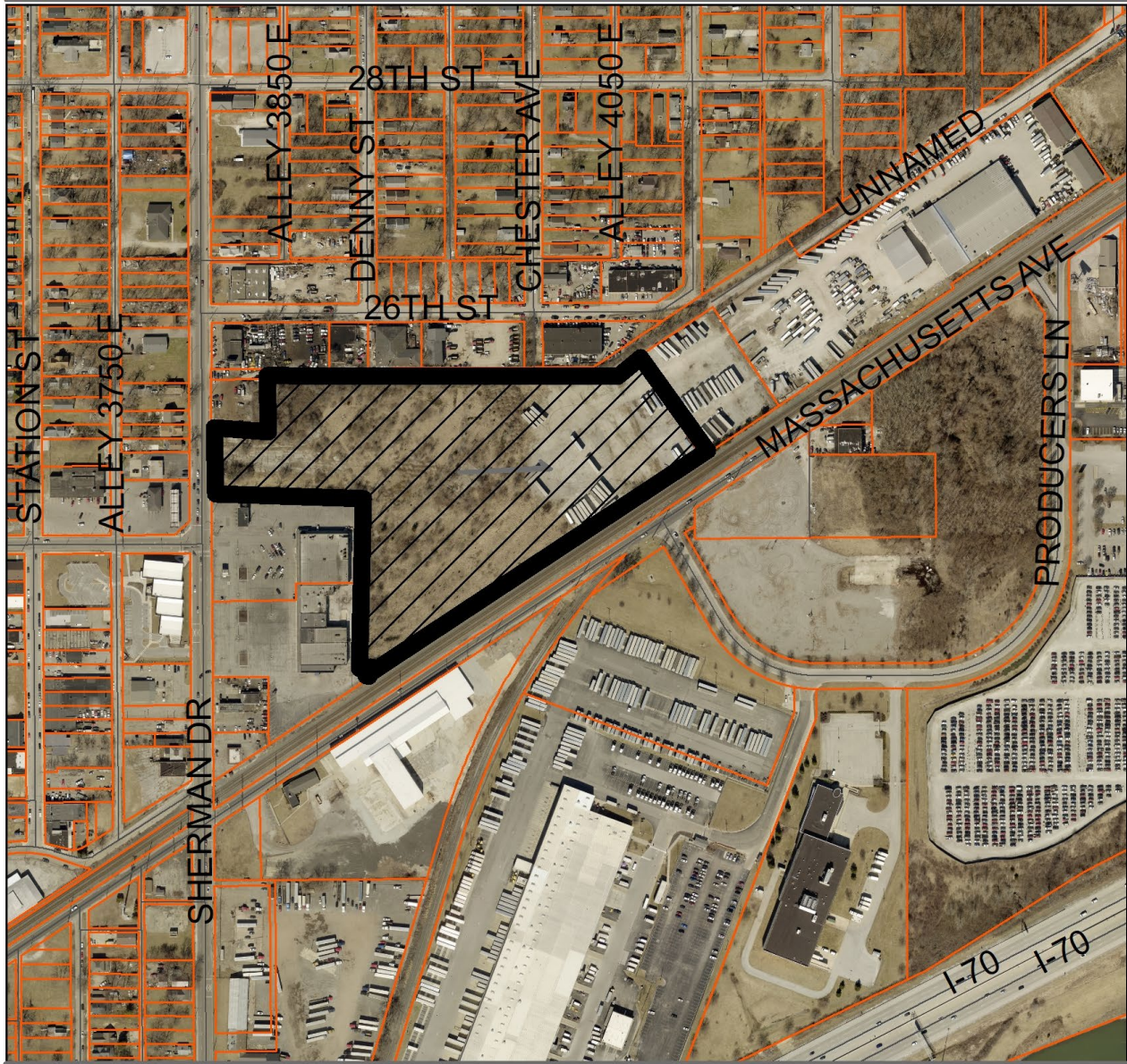
The project includes approximately \$250 million in real property and IT infrastructure investments, supported by up to \$7.2 billion in partnerships with major equipment manufacturers. Once completed, the facility will support enterprise, cloud, and advanced computing workloads while generating economic 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



Legend

CCGIS.CNTRLIN
Parcel

CCGIS.IMAGE2022
RGB

Red: Band_1
Green: Band_2
Blue: Band_3

 Project Site

Produced by: DMD - Battle 04-2026

0 220 440 880 Feet



**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, **August 19, 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 August 19, 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
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

<u>Applicant:</u>	Metrobloks, LLC
<u>Subject Real Estate:</u>	2505 North Sherman Drive
<u>Center Township Parcel Number:</u>	#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.

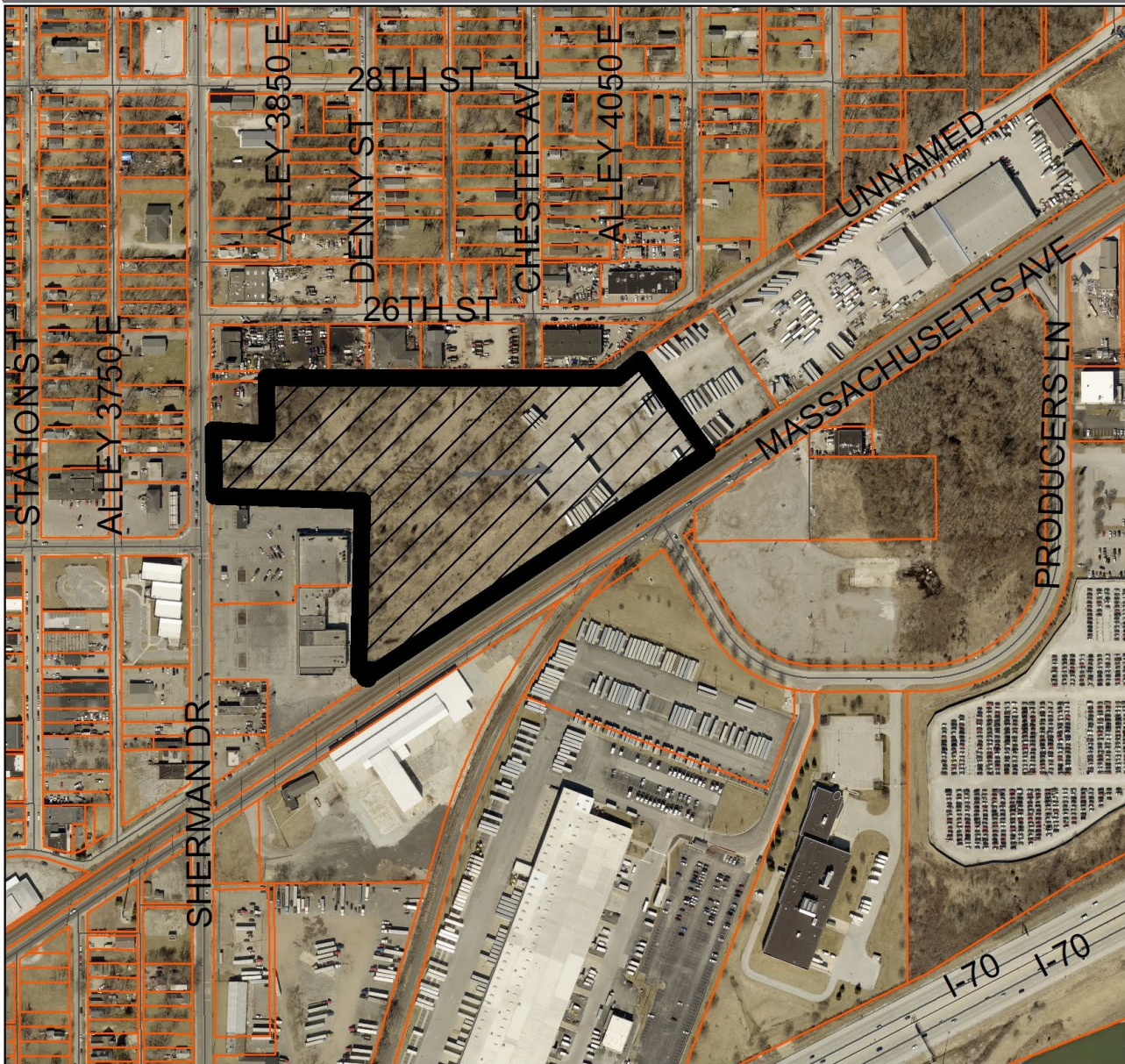
To ensure competitiveness in a capital-intensive industry, Metrobloks is seeking public support to offset significant upfront infrastructure costs and risks related to power and pre-leasing. Working alongside the District Councilor, Indy Economic Development Inc. (IEDI), and the Department of Public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

<u>New Jobs Created:</u>	40 at \$46.14/hr.
<u>Job Retained:</u>	N/A
<u>Estimated Cost of Project:</u>	\$7,606,000,000.00

<u>RECOMMENDATION:</u>	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.
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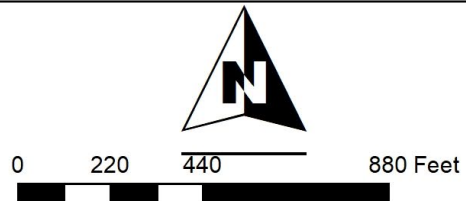
EXHIBIT A - SITE MAP

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



 Project Site

Produced by: DMD - Battle 04-2026



**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA**

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2026-A-028

REAL PROPERTY TAX ABATEMENT

Prysmian Cables & Systems, LLC

7950 Rockville Road

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, June 3, 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-022** preliminarily designating the

Subject Real Estate as an Economic Revitalization Area for an abatement period of **three (3) 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 **three (3)** years after the date a final resolution is adopted ; however, relative to redevelopment or rehabilitation completed before the end of the **three (3)** year period or **December 31, 2029**, 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 **seven (7)** 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 a **standard** abatement schedule.

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 **nine (9) years**. The dates of the nine (9) surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, and 2035. (abatement total plus 2 years)**
8. The Subject Real Estate and Project area are approved for an abatement period of **seven (7) 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	100%
2 nd	85%
3 rd	71%
4 th	57%
5 th	43%
6 th	29%
7 th	14%

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Date

Approved as to Legal Form
and Adequacy this ~~11th~~
of June 11, 2026 2026.

Sheila Kinsey
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located East of Country Club Road, West of N Girls School Road, South of 10th Street.

Current Zoning:..... I4

New Jobs Created: 55 at an average of \$30.00/hr.

Jobs Retained: 82 at an average of \$34.00/hr.

Estimated Cost of proposed project: \$60,000,000.00 (\$40,000,000.00 in Personal Property Investment)

STAFF ANALYSIS

Prysmian Cables & Systems USA, LLC is proposing a significant expansion of its Indianapolis operations to increase their capabilities to produce medium volt insulated cables in North America. The Indianapolis location will be able to double its production of Ethylene Propylene Rubber compounds to more than 100% of its current production. The company will be investing sixty million (\$60 million) in real property and forty million (\$40 million) in personal property for a total investment of one-hundred million (\$100 million) over the next seven years. The project will retain eighty-three (83) jobs with an average wage of \$30/hr. and create fifty-five (55) new jobs by year end 2028 with an average wage of \$30/hr. One hundred percent of the new jobs will be filled by Marion County residents, strengthening the local economy and workforce.

Additionally, five percent of the total savings will be directed to the City's infrastructure improvements for the areas adjacent to the project site.

Prysmian has a long history that spans over 130 years and is recognized as a leader in the energy and telecom cable industry. Globally headquartered in Milan Italy, the company has a presence in more than 50 countries and one hundred production plants. It is known for its technological innovation and has a comprehensive range of products including underground and submarine power transmission and low voltage cables. The company has had a presence in Indianapolis for the past 25 years and has experienced significant acquisition and growth. The facility has been a key contributor to the local economy through job creation, industrial investment and community engagement. The Indianapolis plant and the facility in McKinney, Texas are both under consideration and competing for expansion for this project. Given the current projection of the company, future expansions within the city would be considered for 2027 or 2028.

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. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. 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 property tax abatement.

Prysmian Cables & Systems USA, LLC- 7 Years Real Property Tax Abatement

RECOMMENDATION: Staff recommends approval of **seven (7) years** real property tax abatement.

TOTALITY OF BENEFITS**PETITIONER:**

Prysmian Cables & Systems USA, LLC

INVESTMENT:

Staff estimates that the proposed investment of **\$60,000,000.00** should result in an increase to the tax base of approximately **\$46,491,000.00** of assessed value. Staff estimates that over the **seven (7)** year real property tax abatement period the petitioner will realize savings of approximately **\$5,588,934.96** (a **51.3%** savings). During the abatement period, the petitioner is expected to pay an estimated **\$5,513,204.54** 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 **\$49,948.50** annually (pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated **\$1,557,448.50** 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 retain **eighty-two (82)** positions with an average wage of **\$34.00/hr.** and create a minimum of **fifty-five (55)** positions at an average wage of not less than **\$30.00/hr.** Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS:

Staff believes this Project is significant for **Wayne 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:

Staff believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Factual Information

Applicant: Prysmian Cables & Systems USA, LLC

Subject Real Estate: 7950 Rockville Road

Wayne Township Parcel Numbers: 9050108

PROJECT DESCRIPTION

Prysmian Cables & Systems USA, LLC is proposing a significant expansion of its Indianapolis operations to increase their capabilities to produce medium volt insulated cables in North America. The Indianapolis location will be able to double its production of Ethylene Propylene Rubber compounds to more than 100% of its current production. The company will be investing sixty million (\$60 million) in real property and forty million (\$40 million) in personal property for a total investment of one-hundred million (\$100 million) over the next seven years. The project will retain eighty-three (83) jobs with an average wage of \$30/hr. and create fifty-five (55) new jobs by year end 2028 with an average wage of \$30/hr. One hundred percent of the new jobs will be filled by Marion County residents, strengthening the local economy and workforce.

Additionally, five percent of the total savings will be directed to the City's infrastructure improvements for the areas adjacent to the project site.

Prysmian has a long history that spans over 130 years and is recognized as a leader in the energy and telecom cable industry. Globally headquartered in Milan Italy, the company has a presence in more than 50 countries and is known for its technological innovation and has a comprehensive range of products including underground and submarine power transmission and low voltage cables. Given the current projection of the company, future expansions within the city would be considered.

New Jobs Created: 55 at an average wage of \$30.00/hr.

Jobs Retained: 82 at an average wage of \$34.00/hr.

Estimated Cost of Project: \$60,000,000.00 (\$40,000,000 in Personal Property Investment

RECOMMENDATION: Staff recommends approval of seven (7) years real property tax abatement.



**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

Resolution No. 2026-A-029

PERSONAL PROPERTY TAX ABATEMENT

Prysmian Cables & Systems, LLC

7950 Rockville Road

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, June 3, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic

Prysmian Cables & Systems USA, LLC- 7 Years Real Property Tax Abatement

Revitalization Area and the Commission adopted **Preliminary Resolution No. 2026-A-023**, 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, July 1, 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, on 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, 2029. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period July 1, 2026, to December 31, 2029.** 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 **seven (7)** 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 **nine (9) years**. The dates of the nine (9) surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035. (abatement total plus 2 years)**
 8. The Subject Real Estate and Project area are approved for an abatement period of **seven (7) 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 11th day
of June 11, 2026, 20XX.

Sheila Kinney

Assistant Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:..... 7950 Rockville Road

New Jobs Created:.....55 at an average of \$30.00/hr.

Jobs Retained:.....82 at an average of \$34.00/hr.

Estimated Cost of Equipment: \$40,000,000.00 (\$60,000,000.00 in Real Property Investment)

STAFF ANALYSIS

Prysmian Cables & Systems USA, LLC is proposing a significant expansion of its Indianapolis operations to increase their capabilities to produce medium volt insulated cables in North America. The Indianapolis location will be able to double its production of Ethylene Propylene Rubber compounds to more than 100% of its current production. The company will be investing sixty million (\$60 million) in real property and forty million (\$40 million) in personal property for a total investment of one-hundred million (\$100 million) over the next seven years. The project will retain eighty-three (83) jobs with an average wage of \$30/hr. and create fifty-five (55) new jobs by year end 2028 with an average wage of \$30/hr. One hundred percent of the new jobs will be filled by Marion County residents, strengthening the local economy and workforce.

Additionally, five percent of the total savings will be directed to the City's infrastructure improvements for the areas adjacent to the project site.

Prysmian has a long history that spans over 130 years and is recognized as a leader in the energy and telecom cable industry. Globally headquartered in Milan Italy, the company has a presence in more than 50 countries and one hundred production plants. It is known for its technological innovation and has a comprehensive range of products including underground and submarine power transmission and low voltage cables. The company has had a presence in Indianapolis for the past 25 years and has experienced significant acquisition and growth. The facility has been a key contributor to the local economy through job creation, industrial investment and community engagement. The Indianapolis plant and the facility in McKinney, Texas are both under consideration and competing for expansion for this project. Given the current projection of the company, future expansions within the city would be considered for 2027 or 2028.

The applicant is requesting tax abatement to assist in off-setting the high costs of equipment 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. Staff believes that a project such as this would not be economically feasible without the tax abatement incentive. 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: Staff recommends approval of **seven (7) years** personal property tax abatement.

Prysmian Cables & Systems USA, LLC- 7 Years Real Property Tax Abatement

TOTALITY OF BENEFITS

<u>PETITIONER:</u>	Prysmian Cables & Systems USA, LLC
<u>INVESTMENT:</u>	Staff estimates that the proposed investment of \$40,000,000.00 should result in an increase to the tax base of approximately \$16,000,000.00 of assessed value in the first year of operation. Staff estimates that over the seven (7) year personal property tax abatement period the petitioner will realize savings of approximately \$1,910,513.38 (a 54.8% savings). During the abatement period, the petitioner is expected to pay an estimated \$1,573,486.72 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$402,000.72 in personal property taxes annually related to the new equipment.
<u>EMPLOYMENT:</u>	The petitioner estimates that this project will retain eighty-two (82) positions with an average wage of \$34.00/hr. and create a minimum of fifty-five (55) positions at an average wage of not less than \$30.00/hr. Staff finds these figures to be reasonable for a project of this nature.
<u>OTHER BENEFITS:</u>	Staff believes this project is significant for Wayne 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.
<u>STAFF COMMENT:</u>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: Prysmian Cables & Systems USA, LLC

Subject Real Estate: 7650 Rockville Road

Wayne Township Parcel Number: 9050108

Project Description

Prysmian Cables & Systems USA, LLC is proposing a significant expansion of its Indianapolis operations to increase their capabilities to produce medium volt insulated cables in North America. The Indianapolis location will be able to double its production of Ethylene Propylene Rubber compounds to more than 100% of its current production. The company will be investing sixty million (\$60 million) in real property and forty million (\$40 million) in personal property for a total investment of one-hundred million (\$100 million) over the next seven years. The project will retain eighty-three (83) jobs with an average wage of \$30/hr. and create fifty-five (55) new jobs by year end 2028 with an average wage of \$30/hr. One hundred percent of the new jobs will be filled by Marion County residents, strengthening the local economy and workforce.

Additionally, five percent of the total savings will be directed to the City's infrastructure improvements for the areas adjacent to the project site.

Prysmian has a long history that spans over 130 years and is recognized as a leader in the energy and telecom cable industry. Globally headquartered in Milan Italy, the company has a presence in more than 50 countries and is known for its technological innovation and has a comprehensive range of products including underground and submarine power transmission and low voltage cables. Given the current projection of the company, future expansions within the city would be considered.

New Jobs Created: 55 at an average wage of \$30.00/hr.

Job Retained: 82 at an average wage of \$34.00/hr.

Estimated Cost of Project: \$40,000,000.00 (\$60,000,000.00 in Real Property Investment

RECOMMENDATION: Staff recommends approval of **seven (7)** years personal property tax abatement.

Prysmian Cables and Systems
Project site: 7950 Rockville Road
Parcel: #9050108



**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

Resolution No. 2026-A-034

PERSONAL PROPERTY TAX ABATEMENT

Zima International, Inc.
429 Fintail 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, **May 6, 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-018**, 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, **August 5, 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 IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

WHEREAS, the City-County Council, on **July 6, 2026**, adopted a resolution approving the Applicant's Statement of Benefits; 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, on 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, 2030. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period August 5, 2026, to December 31, 2030.** 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 **seven (7)** 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

Zima International Inc., 7-Year Personal Property Tax Abatement

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 **nine (9) years**. The dates of the **nine (9)** surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035**.
8. The Subject Real Estate and Project area are approved for an abatement period of **seven (7) 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 23rd day
July 2026

Sheila Kinney
Assistant Corporation Counsel

Zima International Inc., 7-Year Personal Property Tax Abatement

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address..... 429 Fintail Drive

New Jobs Created:.....350 at \$24.94/hr.

Jobs Retained:.....0

Estimated Cost of Equipment: \$42,800,000.00

STAFF ANALYSIS

Zima International, Inc. will invest \$42.8 million in personal property to establish a state-of-the-art production facility at 429 Fintail Drive in Indianapolis. The investment will support the advancement of digital dentistry over the next seven (7) years and is expected to create 350 new jobs with an average wage of \$24.94/hr. with an anticipated date of December 31, 2031, strengthening the local economy and workforce.

Zima International, Inc. is a leading innovator in the dental industry, leverages cutting edge materials and technology to manufacture high quality dental products. The new facility will be fully automated, incorporating advanced technologies such as 3D printing equipment, robotics, and 3D imaging systems to modernize dental product manufacturing and significantly improve efficiency through automation. Additionally, 5% of the savings will support the maintenance and infrastructure of the Pennsy Trail and Cumberland CDD in Warren Township, reinforcing Dandy's commitment to community development.

The project at 429 Fintail Drive, Indianapolis is leasing from the Thunderbird Commerce Center, master-planned industrial park located on a former Ford/Visteon plant site. The development spans approximately 148 acres and is zoned I-3 Medium Industrial making it suitable for heavy manufacturing, warehousing, and distribution. The site offers rail access via a CSX rail spur, proximity to major interstates (I-465, I-74, I-65 and I-69) and is located with an Opportunity Zone. The facility will ship products nationwide, positioning Indianapolis as a hub for advanced manufacturing and logistics operations. In addition, this project reflects the city's commitment to advancing technology.

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. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. 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 property tax abatement.

RECOMMENDATION: Staff recommends approval of **seven (7)** years personal property tax abatement.

TOTALITY OF BENEFITS

<u>PETITIONER:</u>	Zima International, Inc.
<u>INVESTMENT:</u>	Staff estimates that the proposed investment of \$42,800,000.00 should result in an increase to the tax base of approximately \$17,120,000.00 of assessed value in the first year of operation. Staff estimates that over the seven (7) year personal property tax abatement period the petitioner will realize savings of approximately \$1,852,569.30 (a 58.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$1,334,378.62 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$367,724.76 in personal property taxes annually related to the new equipment.
<u>EMPLOYMENT:</u>	The petitioner estimates that this project will create three hundred-fifty (350) new positions at an average wage of \$24.94/hr. Staff finds these figures to be reasonable for a project of this nature.
<u>OTHER BENEFITS:</u>	Staff believes this project is significant for Warren 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.
<u>STAFF COMMENT:</u>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: Zima International, Inc.

Subject Real Estate: 429 Fintail Drive

Warren Township Parcel Number: #7048482

Project Description

Zima International, Inc., will invest \$42.8 million in personal property to establish a state-of-the-art production facility at 429 Fintail Drive in Indianapolis. The investment will support the advancement of digital dentistry over the next seven (7) years and is expected to create 350 new jobs with an average wage of \$24.94/hr., strengthening the local economy and workforce.

Zima International, Inc. is a leading innovator in the dental industry, leverages cutting edge materials and technology to manufacture high quality dental products. The new facility will be fully automated, incorporating advanced technologies such as 3D printing equipment, robotics, and 3D imaging systems to modernize dental product manufacturing and significantly improve efficiency through automation. Additionally, 5% of the savings will support the maintenance and infrastructure of the Pennsy Trail and Cumberland CDD in Warren Township, reinforcing Dandy's commitment to community development.

New Jobs Created: 350 at an average of \$24.94/hr.

Job Retained: 0

Estimated Cost of Project: \$42,800,000.00

RECOMMENDATION: Staff recommends approval of seven (7) years personal property tax abatement.

Zima International Inc. – Project Site
429 Fintail Drive
Parcel #7048482
Irvington-Brookville Road Allocation Area



**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION FOR
TERMINATION OF SEVEN (7) YEAR PERSONAL PROPERTY TAX ABATEMENT AND
SETTLEMENT AGREEMENT WITH**

Airwave Packaging, Inc.
5302 West 78th Street aka 5332 West 78th Street
Resolution No. 2026-A-035

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

WHEREAS, I.C. 6-1.1-12.1 pursuant to I.C. 6-1.1-12.1, Airwave Packaging, LLC. (hereinafter "Applicant") filed a designation application requesting that the subject real estate at 5302 West 78th Street aka 5332 West 78th Street (the "Subject Real Estate") be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the proposed installation of new eligible personal property (hereinafter "Project"); and

WHEREAS, on Wednesday, April 7th, 2021, the Metropolitan Development Commission (hereinafter "Commission") adopted Preliminary Economic Revitalization Area Resolution No. 2021-A-021, 2021 preliminarily designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday, April 21st, 2021, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2021-A-024, 2021 (the "Resolution"), confirming designation of the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving seven (7) years personal property tax abatement (the "Abatement"); and

WHEREAS, in the Statement of Benefits Form contained in the Resolution and the Memorandum of Agreement (hereinafter the "MOA") executed by and between the Applicant and the City of Indianapolis (hereinafter referred to as the "City"), the Applicant indicated that \$7,000,000 in personal property investments would be made at the Subject Real Estate, and 42 new full-time permanent positions would be created at an average wage of \$30.80 per hour as a result of the Project (collectively the "Commitments") and in consideration thereof, the Commission approved the Resolution and the Applicant accepted the terms and conditions of the Resolution by accepting the benefits thereof; and

WHEREAS, the Resolution directed the Department of Metropolitan Development ("DMD") to survey the Applicant's Project annually for fourteen (14) years and the Commission reserved its rights to reduce the dollar amount, or rescind in its entirety, the deduction being received by the Applicant for failure to achieve and maintain the benefits described in the Statement of Benefits and/or the MOA or for failure to respond to the mandatory survey; and

WHEREAS, the Applicant has indicated there were challenges with meeting headcount due to recent industry conditions as growth in recycled plastics and bioplastic materials has slowed significantly which affected earlier projections; and

WHEREAS, the Applicant has realized a tax savings of \$10,548.25 to date due to the Abatement; and

WHEREAS, the DMD, on behalf of the Commission and in agreement with the Applicant, determined that the Abatement should be terminated, and the Applicant agrees to maintain its corporate presence in Marion County at 18 new jobs with an average hourly wage of \$35.00 per hour for an additional three (3) years after the effect

date of this Agreement, should Applicant fail to maintain its corporate presence in Marion County for the time at the level promised herein, Applicant shall promptly pay damages in the amount of \$4,407.94 to the City upon receipt of the City's request. Subsequently the Commission set 1:00 p.m. on Wednesday, August 5, 2026, for the public hearing of remonstrances and objections from persons interested in whether the Personal Property Tax Abatement for the Project should be terminated, 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, DMD have satisfied all other conditions precedent to termination of the Economic Revitalization Area designations and associated tax abatement deductions.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission hereby confirms DMD's preliminary finding that the Applicant has not substantially complied with the Statement of Benefits contained in the Resolution or met and maintained the Commitments contained in the MOA.
2. The Commission determines that the Applicant has failed, or will be unable, to substantially comply with the Commitments identified in the Statement of Benefits included with the Resolution and/or the Memorandum of Agreement (MOA), entitling DMD, on behalf of the Commission, to terminate the Personal Property Tax Abatement and to enter into a related Settlement Agreement, regarding termination of such Personal Property Tax Abatement deductions for the Project and relative to the Project and Resolutions, and authorizes the Director of DMD to sign the Termination Agreement.
3. The Commission acknowledges the termination and settlement of the tax abatement described above. The parties further acknowledge that the Applicant is granted termination of the Incentives without payment of the \$4,407.94 owed to the City under the terms of the Agreement. In consideration of the MDC's agreement to waive the \$4,407.94 associated with the Applicant's early termination of the MOA and Resolution, the Applicant agrees to maintain its corporate presence in Marion County, including 18 jobs with an average hourly wage of \$35.00, and for an additional three (3) years following the effective date of this Agreement. If the Applicant fails to maintain its corporate presence in Marion County at the level and for the duration set forth herein, the Applicant shall promptly remit payment of \$4,407.94 to the City upon receipt of the City's request.
4. The Commission determines that the MOA for the Personal Property Tax Abatement for the Project shall be terminated upon adoption of this Termination and Settlement Resolution.
5. A copy of this Final Resolution shall be filed with the Marion County Auditor and Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy this 5th day
of August 2026

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION TO
TERMINATE SIX (6) YEAR REAL PROPERTY TAX ABATEMENT FOR**

Exeter Lynhurst Land, LLC.
5325 Seerley Road

Resolution No. 2026-A-036

WHEREAS, I.C. 6-1.1-12.1 1 allows a partial abatement of property taxes attributable to redevelopment or rehabilitation activities in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 pursuant to I.C. 6-1.1-12.1, Exeter Lynhurst Land, LLC. (hereinafter "Applicant") filed a designation application requesting that the subject real estate at 5325 Seerley Road (the "Subject Real Estate") be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with redevelopment and rehabilitation activities (hereinafter "Project"); and

WHEREAS, on Wednesday, February 6th, 2019, the Metropolitan Development Commission (hereinafter "Commission") adopted Preliminary Economic Revitalization Area Resolution No. 2019-A-005, 2019 preliminarily designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday, February 21st, 2019, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2019-A-006, 2019 (the "Resolution"), confirming designation of the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving six (6) years real property tax abatement (the "Abatement"); and

WHEREAS, in the Statement of Benefits Form contained in the Resolutions and the Memorandum of Agreement (hereinafter the "MOA") executed by and between the Applicant and the City of Indianapolis (hereinafter referred to as the "City"), the Applicant indicated that \$12,000,000 in real property investments would be made at the Subject Real Estate, and 125 new full-time permanent positions would be created at an average wage of \$16.65 per hour as a result of the Project (collectively the "Commitments") and in consideration thereof, the Commission approved the Resolutions and the Applicant accepted the terms and conditions of the Resolutions by accepting the benefits thereof; and

WHEREAS, the Resolution directed the Department of Metropolitan Development ("DMD") to survey the Applicant's Project annually for nine (9) years and the Commission reserved its rights to reduce the dollar amount, or rescind in its entirety, the deduction being received by the Applicant for failure to achieve and maintain the benefits described in the Statement of Benefits and/or the MOA or for failure to respond to the mandatory survey; and

WHEREAS, the Applicant has met some but not all the requirement under the MOA and acknowledges that it is not in full compliance with its terms. Specifically, the applicant was non-compliant, as of December 31st, 2023, 2024, and 2025, with the MOA due to the Applicant's failure to achieve and maintain the new jobs commitment of 125 and \$16.65 per hour as set forth in the MOA; and

WHEREAS, pursuant to Resolution 2019-A-006 of the Commission, authorizes DMD to evaluate and determine on behalf of the Commission whether each property owner who has been awarded a tax abatement has substantially

complied with its Statement of Benefits and whether failure to comply was caused by factors beyond the control of the property owner. DMD has determined the Applicant has not complied with the Statement of Benefits; and

WHEREAS, the Department of Metropolitan Development, on behalf of the Commission and in agreement with the Applicant, determined that the Abatement should be terminated, and the Applicant will pay damages to the amount of \$69,219.72 of tax savings received by the Applicant and subsequently they set 1:00 p.m. on Wednesday, August 5, 2026, for the public hearing of remonstrances and objections from persons interested in whether the Real Property Tax Abatement for the Project should be terminated, and payment of the damages should be reimbursed 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 DMD and The City of Indianapolis have satisfied all other conditions precedent to termination of the Economic Revitalization Area designations and associated tax abatement deductions.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission hereby confirms DMD's preliminary finding that the Applicant has not substantially complied with the Statement of Benefits contained in the Resolutions or met and maintain the Commitments contained in the MOA.
2. The Commission now hereby determines that the Applicant has failed to or will be unable to substantially comply with the Commitments (as identified and agreed upon in the Statement of Benefits form contained in the attachments to the Resolutions and/or the MOA), entitling DMD to terminate, through the Commission, the tax abatement deductions regarding the Real Property Tax Abatement for the Project and relative to the Project and Resolutions and authorizes the Director of DMD to sign the Termination Agreement.
3. The Commission hereby acknowledges the termination of the above-described tax abatement, and the Applicant is required to repay the damages, as authorized by this Termination Resolution.
4. The Commission determines that the MOA for the Real Property Tax Abatement for the Project shall be terminated upon adoption of this Termination Resolution.
5. The Commission hereby directs that the Applicant shall pay to the City of Indianapolis damages in the amount of \$69,219.72 within 60 days of the adoption of this Termination Resolution and authorizes the Director of the Department of Metropolitan Development to take such action as is necessary to recover said damages should they not be timely remitted. Upon repayment of said damages, the Commission shall release Applicant from any and all other liabilities related to the Abatement or the termination of the Abatement.
6. A copy of this Final Resolution shall be filed with the Marion County Auditor and Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

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

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel

RESOLUTION NO. 2026-BB-001**RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA, AUTHORIZING REIMBURSEMENTS TO THE
INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK OUT OF CERTAIN
TAX INCREMENT FINANCE ALLOCATION FUNDS**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the "Commission") serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the "City") under IC 36-7-15.1 (the "Redevelopment Act");

WHEREAS, in that capacity, the Commission serves as the governing body of the City of Indianapolis Redevelopment District (the "District"); and

WHEREAS, the Redevelopment Act permits the Commission to create allocation areas in the District for the purposes of capturing and allocating property taxes commonly known as tax increment finance revenues ("TIF Revenues"); and

WHEREAS, the Commission has previously established certain redevelopment project areas and/or economic development areas which are identified on Exhibit A attached hereto (collectively, the "Areas"), has designated all or a portion of the Areas as separate allocation areas under the Redevelopment Act (collectively, the "Allocation Areas") for purposes of capturing TIF Revenues, has created separate allocation funds (collectively, the "Allocation Funds") for the respective Allocation Areas into which the TIF Revenues are deposited, and has approved separate redevelopment and/or economic development plans for the respective Areas (collectively, the "Plans"); and

WHEREAS, the Commission now desires to authorize the use of unobligated funds from the respective Allocation Funds to reimburse The Indianapolis Local Public Improvement Bond Bank (the "Bond Bank") for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses that are related to local public improvements physically located in or physically connected to the respective Allocation Areas, as permitted by Section 26(b)(3)(G) of the Redevelopment Act.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. The Commission hereby authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of \$351,493.51 but not to exceed \$351,494.00, to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the "Prior Projects") that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act. The Commission hereby finds and determines that the Bond Bank's

advancement of funds, for and on behalf of the City, for the Prior Projects has furthered the objectives of the respective Plans for each of the respective Areas.

2. The City Controller is hereby authorized to disburse the moneys from the respective Allocation Funds for the reimbursements of the Prior Projects authorized above and more particularly described on Exhibit A hereto. The Mayor and City Controller of the City, the officers of the Commission, and the Director of the Department of Metropolitan Development, are hereby authorized and directed to take such further actions and execute such documents as they deem necessary or advisable to effectuate the authorizations set forth in this Resolution.

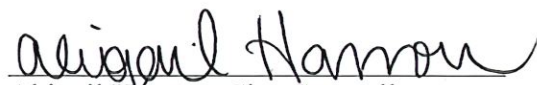
3. This Resolution shall take effect immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on August 05, 2026, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA, acting as the Redevelopment
Commission of the City of Indianapolis, Indiana

John Dillon, President

Approved as to the availability of funding:


Abigail Hanson, City Controller

Approved as to form and legality:

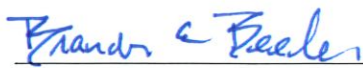

Brandon Beeler, Office of Corporation Counsel

Exhibit A**DESCRIPTION OF THE PRIOR PROJECTS**

TIF Area Name	Amount	Expense Explanation
Consolidated TIF	\$292,507.41	Legal Fees
Consolidated TIF	\$58,986.10	Financial Advisor Fees
Total	\$ 351,493.51	

METROPOLITAN DEVELOPMENT COMMISSION

August 5, 2026

Case Number: 2026-CZN-821 (Withdrawn) / 2026-CVR-821 (2nd Amended)

Property Address: 3404, 3432, 3434, 3438 and 3444 North Illinois Street

Location: Center Township, Council District #8

Petitioner: Redline Holdings XII, by Justin Kingen

Current Zoning: D-10 (TOD)

Rezoning of 1.12 acres from the D-10 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development, including approximately 99 dwelling units and 2,507 square feet of commercial space.

Request: Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Mixed-Use development (not permitted); with a zero-foot rear yard setback (minimum 10 feet required); with a perimeter yard from zero to 10 feet in width (minimum of 20 feet required); with a Living Space Ratio (LSR) of 0.080 (0.66 required); and with 47 on-street and off-street parking spaces provided (minimum 82 parking spaces required).

Current Land Use: Vacant land

Staff Recommendations: Approval of the variances of use and development standards.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

These petitions were heard by the Hearing Examiner on July 9, 2026. After a full hearing, the Hearing Examiner recommended approval of the variances of use. Subsequently, the remonstrator filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

The Hearing Examiner also acknowledged the withdrawal of the rezoning request and variances that included the front yard setback along North Illinois Street, the primary entry feature, the wall plane / blank wall façade, first / second floor transparency and the required street trees.

The petitioner's representative filed an updated site plan on July 28, 2026, that more clearly identifies the landscaping on this project, including meeting the landscaping along the North Illinois Street frontage.

Additionally, the petitioner's representative submitted updated documents on July 28, 2026, indicating that the variance for the Floor Area Ratio (FAR) should be withdrawn based upon the grant of this ratio in petitions 2024-ZON-042 / 2024-VAR-007. This would require acknowledgement by the Metropolitan Development Commission.

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued these petitions from the June 11, 2026 hearing, to the July 9, 2026 hearing.

STAFF RECOMMENDATION

Staff recommends approval of the variances of use and development standards, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

1. Final site plan and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste

PETITION OVERVIEW

This 1.11-acre site, zoned D-10, is vacant and surrounded by vacant land to the north, zoned D-5; vacant land to the south, zoned C-4; commercial uses to the east, across North Illinois Street, zoned C-4; and single- and two-family dwellings to the west, zoned D-5.

Petitions 2024-ZON-042 / 2024-VAR-007 rezoned this site to the D-10 (TOD) district to provide for multi-family dwellings.

VARIANCE OF USE

This request would provide for a Large Mixed-Use development that is not permitted in the D-10 district.

The Comprehensive Plan recommends village mixed-use for this site that contemplates one to four story buildings. Additionally, the Transit-Oriented Overlay with a District Center transit station characterizes the area as offering opportunities for infill development with dense residential near transit stations. Staff believes that the proposed development would align with both the Comprehensive Plan and the Red Line Transit-Oriented Development Strategic Plan.

For these reasons, staff recommends approval of this use variance.

VARIANCE OF DEVELOPMENT STANDARDS

These requests would provide for reduced front and rear yard setbacks, one primary entry feature, excessive wall plane or blank wall façade, reduced LSR and FAR ratios, reduced parking, reduced transparency on first and upper stories, and reduced front yard landscaping.

**Department of Metropolitan Development
Division of Planning
Current Planning**

Staff believes that relief from the front yard and rear yard setbacks would be acceptable because an infill development project is limited by site constraints and historical development patterns that result in challenges to respond to current needs, particularly related to the need for housing. Staff, therefore, supports these variance requests.

Staff also believes that site constraints present a practical difficulty and limits the ability to provide the required landscaping related to the number of trees along North Illinois Street.

The requests related to entry features, wall plane / wall façade, and transparency would be supportable in an effort to improve the security and safety of the residents, while providing living conveniences and comfort for them.

Because the site is located along the Red Line BRT Corridor and the existing bus stop directly across Illinois Street to the east, the reduction of parking spaces would be appropriate and supportable.

Although Floor Area Ratio (FAR) and Living Space Ratio (LSR) would not be met, staff believes the proposed density would be supportable, as well as supporting the transit-oriented development associated with the Red Line BRT corridor.

Overlays

This site is also located within an overlay, specifically the Transit Oriented Development (TOD). "Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology."

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

**Department of Metropolitan Development
Division of Planning
Current Planning**

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Planning Analysis

The Comprehensive Plan recommends village mixed-use typology for this site. Recommended land uses in this typology include detached / attached / **small- and large-scale-multi-family housing**; assisted living facilities / nursing homes; group homes; bed and breakfast; **small-scale offices, retailing, and personal or professional services**; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; small-scale parks; artisan manufacturing and food production; structured parking; and community farms / gardens.

Staff believes the use variance and development standards variances align with the village mixed-use typology and supports the TOD overlay. Staff, therefore, recommends approval of these requests.

GENERAL INFORMATION

Existing Zoning	D-10 (TOD)	
Existing Land Use	Vacant land	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5 (TOD)	Vacant land
South:	C-4 (TOD)	Vacant land
East:	C-4 (TOD)	Commercial uses
West:	D-5 (TOD)	Single / Two family dwellings

Thoroughfare Plan		
North Illinois Street	Primary Arterial	Existing 57-foot right-of-way and proposed 80-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes – Transit-Oriented Development Overlay	
Wellfield Protection Area	No	
Site Plan	April 14, 2026	
Site Plan (Amended)	July 28, 2026	
Elevations	May 26, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	April 14, 2026 / May 9, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	Plan of Operation – May 11, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use typology. The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contribute to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Conditions for All Land Use Types – Village Mixed-Use Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- Where possible, contributing historic buildings should be preserved or incorporated into new development

Conditions for All Housing

- Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

Small-scale Multi-family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of less than two acres and at a height greater than 40 feet.)

- Mixed-Use structures are preferred.
- Parking should be either behind or interior to the development.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Red Line Transit-Oriented Development Strategic Plan (2021).

This site is located within a ½ mile walk of a transit stop located at the intersection of North Meridian Street and 30th Street, with a District Center typology.

District Center stations are located at the center of regionally significant districts with several blocks of retail or office at their core. Development opportunities include infill and redevelopment, dense residential, employment near transit stations, neighborhood retail and a focus on walkability and placemaking.

Characteristics of the District Center typology are:

- A dense mixed-use hub for multiple neighborhoods with tall buildings
- Minimum of 3 stories at core with no front or side setbacks
- Multi-family housing with a minimum of 5 units
- Structured parking only with active first floor

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2024-ZON-042 / 2024-VAR-007; 3404, 3432, 3434, 3438 and 3444 North Illinois Street, requested rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-10 (TOD) district to provide for multi-family dwelling uses and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family development with reduced front yard and rear yard setback and variances from floor area and livability space ratio, **approved and granted**.

VICINITY

2010-ZON-080 and 2010-VAR-011; 3427 North Capitol Avenue (west of site), requested rezoning of 0.37 acre, from the D-5 District, to the D-8 classification to provide for multifamily development and Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a trash container with a three-foot rear setback (minimum 15-foot rear setback required); a six-foot tall front yard fence (maximum 42-inch fence height permitted within front yard); 11 parking spaces (minimum 20 parking spaces required); and a nine-foot north perimeter yard (minimum 15-foot perimeter yard required), **approved and granted**.

2008-ZON-802 / 2008-VAR-802 (Amended); 3402 and 3416 North Meridian Street and 3401, 3403, 3415, and 3420 Salem Street (east of site), requested rezoning of 1.13 acres from the D-P District, to the D-10 classification to provide for multi-family residential use and Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a four story, 59,926 square-foot multifamily building, containing 52 dwelling units, a) with a 34-foot front setback from the existing right-of-way of Meridian Street (minimum 40-foot front setback required), and with a 10-foot front setback from the existing right-of-way of 34th Street (minimum 30-foot front setback required), b) a floor area ratio (FAR) of 0.979 (maximum FAR of 0.800 permitted), c) an open space ratio (OSR) of 0.793 (minimum OSR of 0.870 required), d) a livability space ratio (LSR) of 0.240 (minimum LSR of 0.490 required), e) a major livability space ratio (MLSR) of 0.083 (minimum MLSR of 0.095 required), f) with parking, within the required 30-foot front yard along 34th Street (not permitted), within the required 25-foot front yard along Salem Street (not permitted), and within the required twenty-foot north and east perimeter yards (not permitted), and g) with a total car ratio (TCR) of 0.788 (minimum TCR of 0.940 required) and a Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for a parking lot at 3720 Salem Street, with two-foot north and south side setbacks, and a zero-foot rear setback, within the required twenty-foot side and rear perimeter yards (not permitted), **approved and granted**.

2003-ZON-145; 3416 Salem Street (east of site), requested rezoning of 0.119 acre from D-P to D-8 to provide urban dwelling use, **granted**.

2003-ZON-144; 3402 Salem Street (east of site), Rezoning of 0.358 acre from D-P to C-4 to provide for community regional commercial use, **granted**.

**Department of Metropolitan Development
Division of Planning
Current Planning**

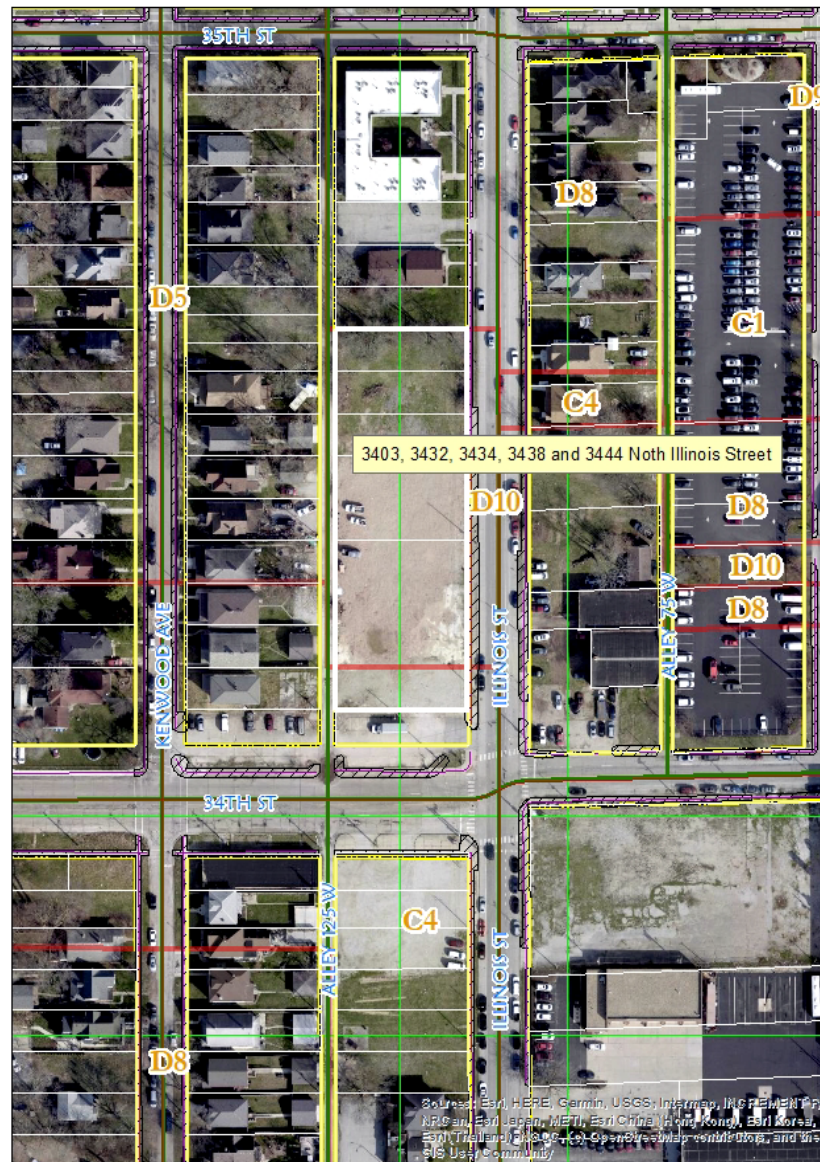
2000-ZON-805; 3402 North Meridian Street (east of site), requested rezoning of 1.16 acres from C-4 and D-9 to D-P to provide for a mixed-use development of multi-family dwellings and retail, **granted**.

94-Z-155; 3433 North Illinois Street (east of site), requested rezoning of 0.12 acre, being in the C-4 District, to the D-8 classification to provide for residential development, **approved**.

81-Z-9; 3402-05 Graceland and 3402-09 Capitol Avenues (west of site), requested rezoning of 0.43 acres, being in C-4 and C-5 districts, to C-4 classification, to provide protection for existing landscaping of formal landscaped entrance into Crown Hill Cemetery, **approved**.

80-Z-1; 3450 North Meridian Street (east of site), requested rezoning of 2.0 acres, being in D-5 and D-9 districts, to C-1 classification to provide for the construction of a one car garage to be used as a claim service office, **approved**.

EXHIBITS



3404, 3432, 3434, 3438 and 3444 North Illinois Street



MEMORANDUM OF EXAMINER'S DECISION

2026-CZN-821(withdrawn)/CVR-821

3404-3444 N. Illinois St.

The rezoning petition was withdrawn. A variance of use and development standards is requested to allow a Large Mixed Use development with reduced front yard and rear yard setbacks, reduced perimeter yard, reduced primary entry features, excessive wall plane or blank wall facade, excessive FAR, reduced LSR, reduced parking, reduced transparency, and reduced street trees along Illinois Street.

Your Hearing Examiner visited the undeveloped site and noted that vacant land abuts it on the north and south and residences are west of it. Commercial uses are east of Illinois Street.

The petitioner's representative stated that the site was rezoned to D-10 in 2024, which allows for development consistent with the Comp Plan recommendation of Village Mixed Use. Commercial space is planned on the ground floor of the proposed multi-family development, and the site is within a TOD district and within about one half mile of a Red Line transit station. The petitioner's representative described meeting with several neighborhood groups, including Crown Hill Neighborhood Association, Midtown Indy, and Mapleton-Fall Creek Neighborhood Association. A letter of support was submitted by the City-County Councilor and by an area resident.

About one dozen remonstrators attended the hearing, and several spoke. Concerns expressed included the City-County Councilor did not attend their meetings, use of this gateway parcel, development should contain more commercial and less residential, need for a grocery store, and the request for too many variances.

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The staff stated that the proposed development conforms with the Comp Plan as well as with the TOD Strategic Plan. Staff also explained that, because this is an infill site, the variances were warranted, and mentioned that several of the variances may be withdrawn. Subsequently, the petitioner's representative withdrew the variances for the front yard setback, primary entrance features, and street trees along Illinois Street.

In your Hearing Examiner's opinion, the existing D-10 zoning district contemplates this use of the site, and the proposed development does conform with the recommendations of the Comp Plan and the TOD Strategic Plan. Relief provided by the variances is warranted because it is an infill site and it is located close to the Red Line. The variance was granted.

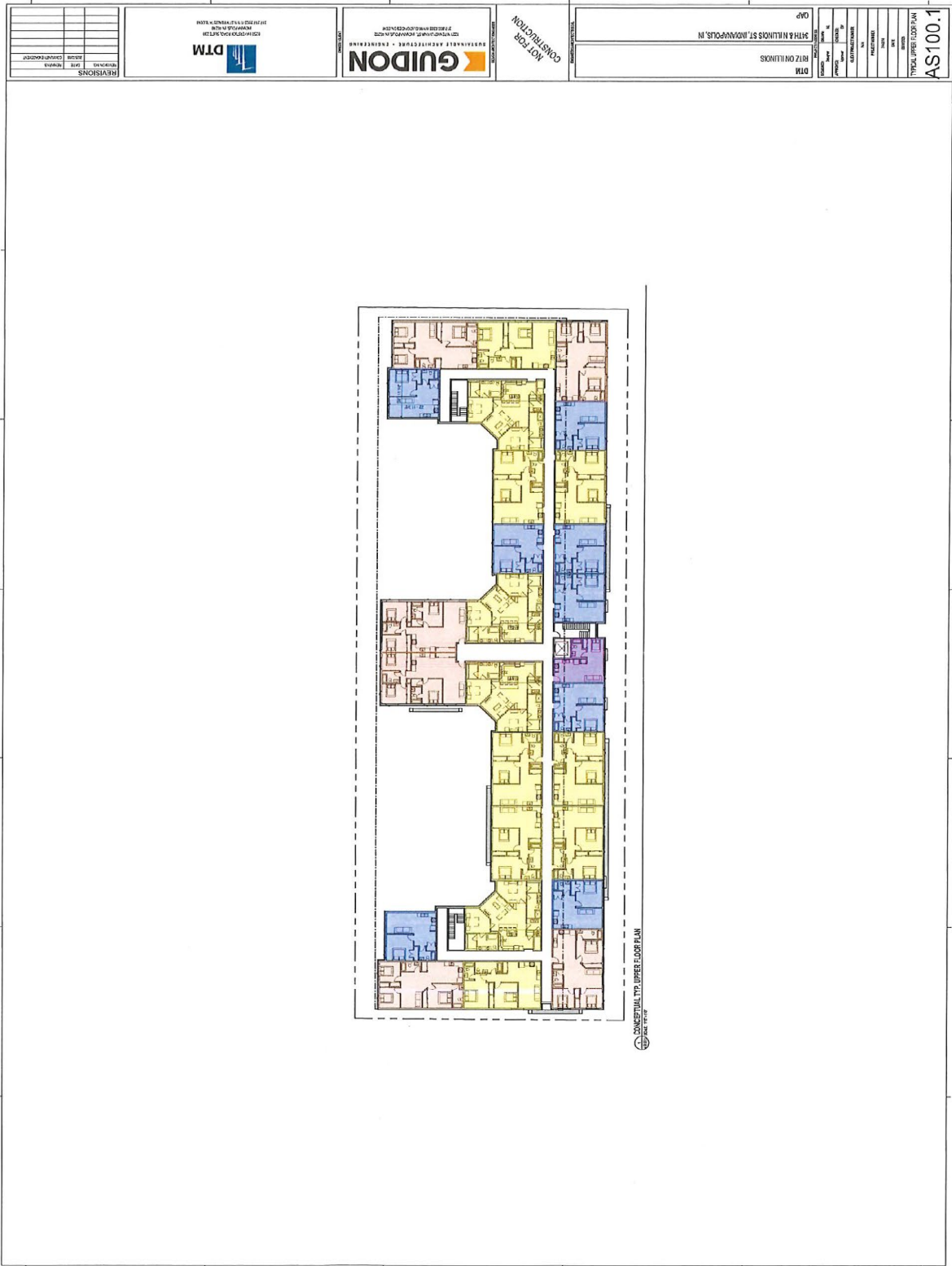
For Metropolitan Development Commission Hearing on August 5, 2026

Updated Site Plan – July 28, 2026



Site Plan – April 14, 2026





3404 North Illinois Street – Plan of Operation

- **Uses:**
 - Consumer Services or Repair of Consumer Goods
 - Retail, Light General
 - Hair and Body Care Salon or Service
 - Financial & Insurance Services
 - Eating Establishment or Food Preparation
- **Staff:**
 - Each independent use above is not intended to have more than five employees on-site at any given time.
- **Hours of Operation:**
 - Each independent use would have traditional business hours of 7:00am-6pm.
- **Building:**
 - Proposed 109,518 square-foot mixed-use building. This includes 2,507 square feet of commercial space intended to be the subject of this variance request.
- **Clients & Customers:**
 - Uses to be open to the general public
- **Safety & Security Measures:**
 - The existing building has security cameras, an alarm system, and lighting elements.
- **Materials Used:**

5.4.2026

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- Uses will not have any hazardous or objectionable materials or waste stored on-site.
- Shipping, Receiving & Storage:
 - Deliveries will be made via box-truck and use existing on-street parking.
- Waste:
 - Commercial dumpsters will be sited and screened in accordance with the requirements of the zoning ordinance
- Parking:
 - There will be 29 parking spaces located internally to the subject site, and 18 parking spaces located along Illinois Street, for a total of 47 vehicle parking spaces. 16 indoor bicycle spaces are also proposed.

5.4.2026



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The property is a mostly undeveloped assemblage on North Illinois Street, a primary arterial, with existing sidewalk frontage, bicycle infrastructure, and a Red Line station within approximately one-quarter mile. The surrounding area includes residential uses, multifamily and mixed-use precedent, a church/undeveloped tract to the north, and a parking lot to the south. The petitioner has also been working to maximize on-site parking, incorporate bicycle storage, and maintain functional fire separation. For these reasons, approval of the requested relief will not be injurious to the public health, safety, morals, or general welfare of the community.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Redevelopment of this mostly vacant and underutilized site with a coordinated multifamily project is more likely to enhance the corridor than to harm it. The site has already been approved for D-10 (TOD) multifamily development, and the 2024 companion petitions approved related development-standard relief for the same property, subject to Administrator's Approval of final site and elevation materials. The immediate vicinity also reflects prior multifamily and mixed-use zoning activity, including nearby approved parking and setback variances. In that context, the requested design, parking, transitional-yard, and height relief is consistent with the corridor pattern and will not substantially and adversely affect adjacent property values.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Strict application of all applicable design, parking, transitional-yard, and height standards to this multi-parcel redevelopment site would make orderly redevelopment unusually difficult. The site is constrained by its east-west depth, North Illinois Street frontage, alley relationship, adjacent residential edges, the need for a workable parking layout, bicycle parking requirements, and the desire to orient the project to the street in a manner consistent with a TOD corridor. The remaining relief being requested is relatively modest in practical terms, particularly with respect to parking, setbacks, and height. Moreover, the vast majority of the requested relief is tied to the zoning and design standards that apply because of the mixed-use/commercial component of the project.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Department of Metropolitan Development
Division of Planning
Current Planning



Department of Metropolitan Development
Division of Planning
Current Planning







View looking east along West 34th Street



View looking northeast across intersection of North Illinois Street and West 34th Street



View of site looking west across North Illinois Street



View of site looking west across North Illinois Street

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking west across North Illinois Street



View of site looking west across North Illinois Street

**Department of Metropolitan Development
Division of Planning
Current Planning**



View of site looking east from north / south alley along western property boundary



View of site looking east from north / south alley along western property boundary



View of site looking east from north / south alley along western property boundary



View of site looking east from north / south alley along western property boundary

METROPOLITAN DEVELOPMENT COMMISSION

August 5, 2026

Case Number: 2026-ZON-057
Property Address: 3709 East Washington Street
Location: Center Township, Council District #18
Petitioner: Englewood Community Development Corporation, by Joseph. D. Calderon
Current Zoning: I-2 (TOD) / C-4 (TOD) / D-10 (TOD)

Request: Rezoning of 2.49 acres from the I-2 (TOD), C-4 (TOD) and D-10 (TOD) districts to the D-10 (TOD) district to provide for residential development.
Current Land Use: Vacant land / Industrial uses / Parking areas
Staff Recommendations: Approval of the rezoning request.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Metropolitan Development Commission continued this petition from the July 15, 2026 hearing, to the August 5, 2026 hearing, at the request of the petitioner's representative.

On July 13, 2026, the petitioner's representative submitted an updated plan that would eliminate the 13 parking spaces within the right-of-way of South Ewing Street and maintain the Pearl Street access along Ewing Street.

The proposed amenity spaces and 50 dwelling units would remain, with 50 off-street parking spaces.

The Hearing Examiner transferred this petition at the June 11, 2026 hearing, to the Metropolitan Development Commission for the initial hearing on July 15, 2026.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. Final site plan and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 2.49-acre site, zoned I-2 (TOD) / C-4 (TOD) / D-10 (TOD), is developed with an industrial / commercial building, parking areas and vacant land. It is surrounded by single-family dwellings to the north, zoned I-2 (TOD); commercial uses to the south, across South Ewing Street, zoned I-4 (TOD); commercial uses to the east, zoned C-4 (TOD); and single-family dwellings to the west, across South Ewing Street, zoned (I-4) (TOD).

Petition 2022-ZON-069 rezoned 1.53 acres of the southern portion of this site to the D-10 district to provide for multi-family housing.

REZONING

The request would rezone the site to the D-10 (Walkable Neighborhood) District. “The D-10 district is intended for high density housing formats, in moderate- or large-scale multi-unit building types. This district can be used at transitions and urban centers and corridors, including the high-density residential recommendations of the Comprehensive Plan, and the City Neighborhood and Urban Mixed-Use Typologies of the Land Use Pattern Book.”

“To advance the Livability Principles of this Code, the D-5, D-5II, D-8, D9 and **D-10** districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available.”

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application.

The Comprehensive Plan recommends Light Industrial typology for the northern portion of the site and Community Commercial typology for the remainder of the site.

Recommended land uses in the light industrial typology include light industrial uses; heavy commercial uses; small-scale offices, retailing, and personal or professional services; and wind / solar farms.

Recommended land uses in the community commercial typology include small- and large-scale offices, retailing and personal or professional services; small- and large-scale schools, places of worship community-serving institutions / infrastructure, and other places of assembly; and small-scale parks.

As proposed, this request would not be consistent with either of the Comprehensive Plan recommendations.

Concept Site Plan – June 11, 2026

The concept plan provides for 50 dwelling units within a four-story building and 63 total parking spaces. Thirteen of the parking spaces would be located along South Ewing Street, with the remaining spaces located within the interior of the site.

Amenities would be located within the northern portion of the site and consist of activity courts, a playground and shelter. An existing building would be renovated and offer tenant services (not clearly defined), with a dry retention area located on the southern portion of the site.

Access drives along South Ewing Street would be located at the northern and southern portions of the site.

Staff would note that the site is bisected by Pearl Street, with alleys along the northern and northeastern boundary. Development of the site would require the filing and approval of a right-of-way vacation of Pearl Street and possibly portions of alleys, depending upon the final site plan.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

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4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Planning Analysis

As proposed, the requested district would not align with the Light Industrial or Community Commercial typologies recommendation of the current Comprehensive Land Use Plan. Although the site makes sense as a commercial site when combined with the abutting retail centers, its lack of direct access to an arterial or collector (East Washington Street), makes its viability as a stand-alone commercial site questionable. Furthermore, the light industrial recommendation on the 0.75-acre at the northwest corner would limit the possibility of industrial development that would comply with the development standards.

The proposal, however, would be responsive to the Blue Line Transit-Oriented-Development Strategic Plan that identifies the proposed transit station at East Washington Street and Sherman Drive as a community center station, with recommended uses that include multi-family housing within a dense mixed-use neighborhood. Staff would note that proposed multi-family development could serve as a buffer to the historical residential uses in proximity of this site to the north and west.

Because of the proximity of the transit station, staff believes the 13 parking spaces along South Ewing Street would not be necessary. The Ordinance requires a minimum of 0.75 parking spaces per unit for buildings that are over three stories, which would be 38 parking spaces for this proposed development. Staff believes that the 50 off-street parking spaces would be more appropriate than the 63 proposed parking spaces. Furthermore, it is difficult to determine whether the parking spaces along South Ewing Street are located within the right-of-way and whether maneuvering would occur within the right-of-way, both of which would require a variance of development standards.

Due to the clean-up of Black Mountain, construction of the Blue Line, walkable neighborhood design standards, and recent real estate investment in the area, the proposed development may be the start of a major redevelopment of the vicinity. As this site is likely to set a standard for future development, it's important that layout of the site and the architecture of the building be of a high standard. As such, staff requests that the final site plan and elevations be subject to Administrator's Approval prior to the issuance of the Improvement location permit.

GENERAL INFORMATION

Existing Zoning	I-2 (TOD) / C-4 (TOD) / D-10 (TOD)
Existing Land Use	Vacant land / industrial uses / parking areas
Comprehensive Plan	Light Industrial / Community Commercial

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Surrounding Context	Zoning	Land Use
North:	I-2 (TOD)	Single-family dwellings
South:	I-4 (TOD)	Industrial uses
East:	C-4 (TOD)	Commercial uses
West:	I-4 (TOD)	Single-family dwellings
Thoroughfare Plan		
East Washington Street	Primary Arterial	Existing 80-foot right-of-way and proposed 78-foot right-of-way.
South Ewing Street	Local Street	Existing 75-96 -foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes – Transit-Oriented Development	
Wellfield Protection Area	No	
Site Plan	June 11, 2026	
Site Plan (Amended)	July 13, 2026	
Elevations	June 11, 2026 (Renderings)	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Light Industrial and Community Commercial typologies.

“The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.”

“The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers.

Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.”

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Light Industrial Typology

Modified Uses (TOD Overlay)

- Small Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)
- Light Industrial Uses - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) Only small-scale light industrial uses are appropriate in this overlay.

Removed Uses (TOD Overlay)

- Heavy Commercial Uses
- Wind or Solar Farms

Conditions for All Land Use Types – Community Commercial Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.

Red Line / Blue Line / Purple Line TOD Strategic Plan

The Blue Line Transit-Oriented Development Strategic Plan (2018).

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This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

This site is located within a ¼ mile walk to the west of a proposed transit stop located at the intersection of East Washington Street and Sherman Drive with a Community Center typology.

Community Center Stations have varying types of commercial developments, from large strip centers to shopping malls along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.

Characteristics of the Community Center typology are:

- A dense mixed-use neighborhood center
- Minimum of two stories at core
- No front or side setbacks at core: 0-10-foot front setbacks and 0-10-foot side setbacks at the periphery
- Multi-family housing with a minimum of three units
- Structured parking at the core and attractive surface parking at the periphery Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

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- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2022-ZON-069; 3737 East Washington Street, requested rezoning of 1.53 acres from the C-4 (TOD) district to the D-10 (TOD) district to provide for multi-family residential development, **approved**.

VICINITY

2024-ZON-080; 3720 East Washington Street (north of site), requested rezoning of 0.14-acre from the C-1 (TOD) district to the D-8 (TOD) district to provide for a four-unit multi-family residential development, **approved**.

2021-ZON-020 / 2021-VAR-004; 3710 and 3714 East Washington Street (north of site), requested rezoning of 0.28 acre from the C-1 district to the D-8 district and a variance of development standards to provide for the construction of third floor additions and decks to existing single-family dwellings with two-foot (3710) and 1.5-foot (3714) east side setbacks, **approved and granted**.

2017-UV2-016; 17, 21, 25, 29, & 33 South Ewing Street (north of site), requested a variance of use to provide for auto repair and a variance of development standards to provide for walls in a clear sight triangle, and deficient setbacks and landscaping, **dismissed**.

2015-UV2-024; 52 South Ewing Street (west of site), requested a variance of use to provide for primary and accessory residential structures in an industrial district and a variance of development standards to provide for deficient site setbacks, **granted**.

2012-ZON-065; 3525 & 3547 East Washington Street (west of site), requested the rezoning of 4.5 acres from the I-4-U district to the D-8 district, **approved**.

2008-UV2-016; 3714 East Washington Street (north of site), requested a variance of use to legally establish a two-family dwelling in a commercial district, **granted**.

96-UV1-14; 3605 East Washington Street (north of site), requested a variance of use to provide for a five-unit dwelling in an industrial district and a variance of development standards to provide for unpaved parking lot, **granted**.

91-UV2-81; 4 Ewing Street (north of site), requested a variance of use to provide for a residential pool in a C-7 district, **granted**.

91-UV3-53; 3525 East Washington Street (northwest of site), requested a variance of use to provide for auto restoration and sales, **granted**.

88-Z-39; 3709 East Washington Street (north of site), requested the rezoning of 0.15 acre from the I-2-U district to the C-4 district, **approved**.

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86-V1-89; 3115 East Washington Street (north of site), requested a variance of development standards to provide for an additional pole sign, **denied**.

84-Z-68; 3739 East Washington Street (northeast of site), requested the rezoning of 0.94 acre from the I-2-U district to the C-4 district, **approved**.

83-V2-52; 3737 East Washington Street (north of site), requested a variance of development standards to provide for an electronic message center, **granted**.

83-V3-21; 3732 East Washington Street (northeast of site), requested a variance of development standards to provide for a pricing panel on an existing sign, **granted**.

EXHIBITS

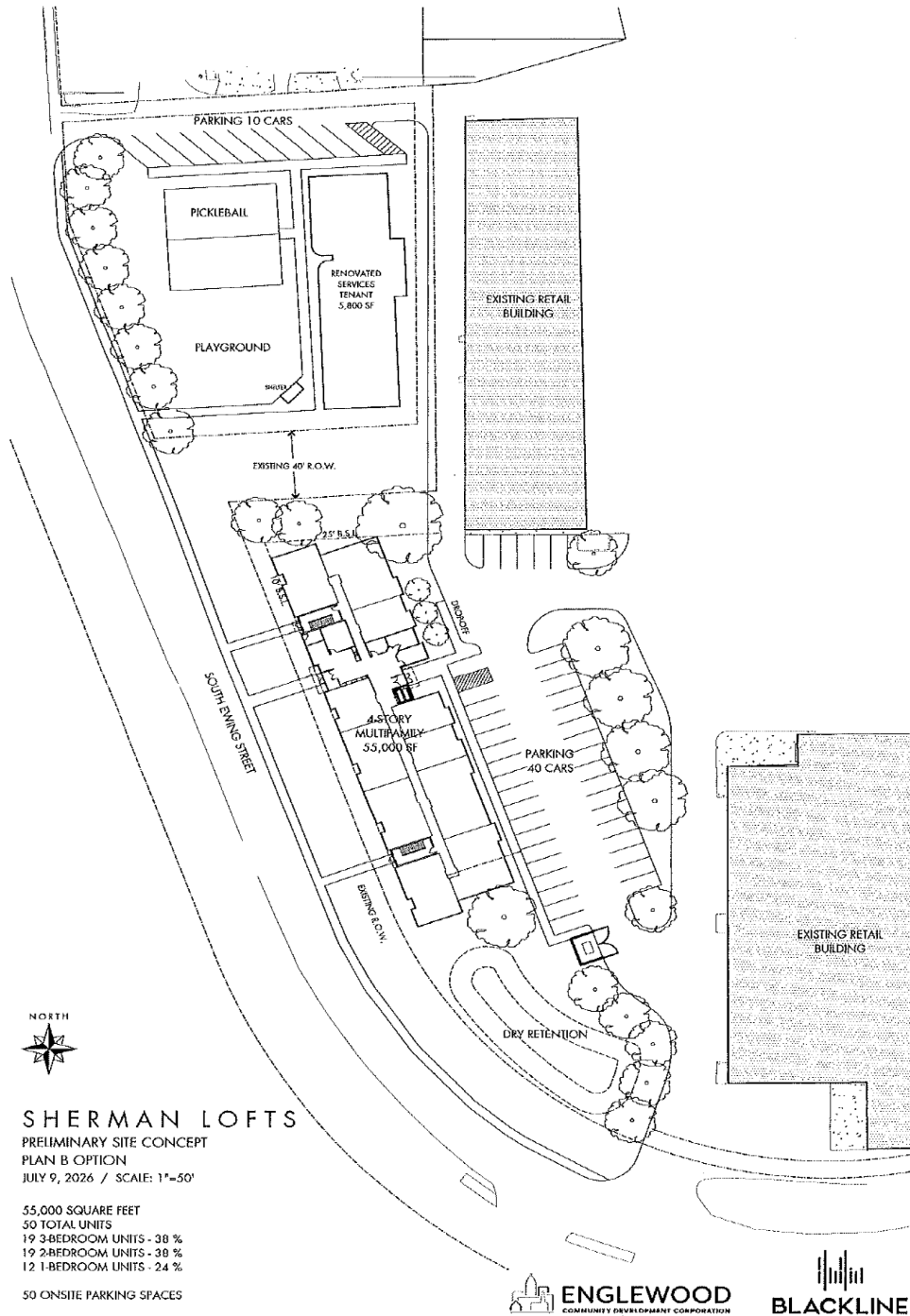


3709 East Washington Street

0.00 0.01 0.02 0.03 0.04 Miles



Updated Site Plan – July 13, 2026





SHERMAN LOFTS
 PRELIMINARY DESIGN SITE CONCEPT
 MAY 28, 2026 / SCALE: 1"=50'

50,500 SQUARE FEET
 50 TOTAL UNITS
 12 3-BEDROOM UNITS - 24 %
 19 2-BEDROOM UNITS - 38 %
 19 1-BEDROOM UNITS - 38 %

50 ONSITE PARKING SPACES
 13 STREET PARKING SPACES



SHERMAN LOFTS
 PRELIMINARY DESIGN EAST RENDERING
 ENGLEWOOD COMMUNITY DEVELOPMENT CORPORATION
 6/1/2026





SHERMAN LOFTS
 PRELIMINARY DESIGN WEST RENDERING
 ENGLEWOOD COMMUNITY DEVELOPMENT CORPORATION
 6/1/2026

ENGLEWOOD
 COMMUNITY DEVELOPMENT CORPORATION

BLACKLINE



View looking north along South Ewing Street



View looking south along South Ewing Street



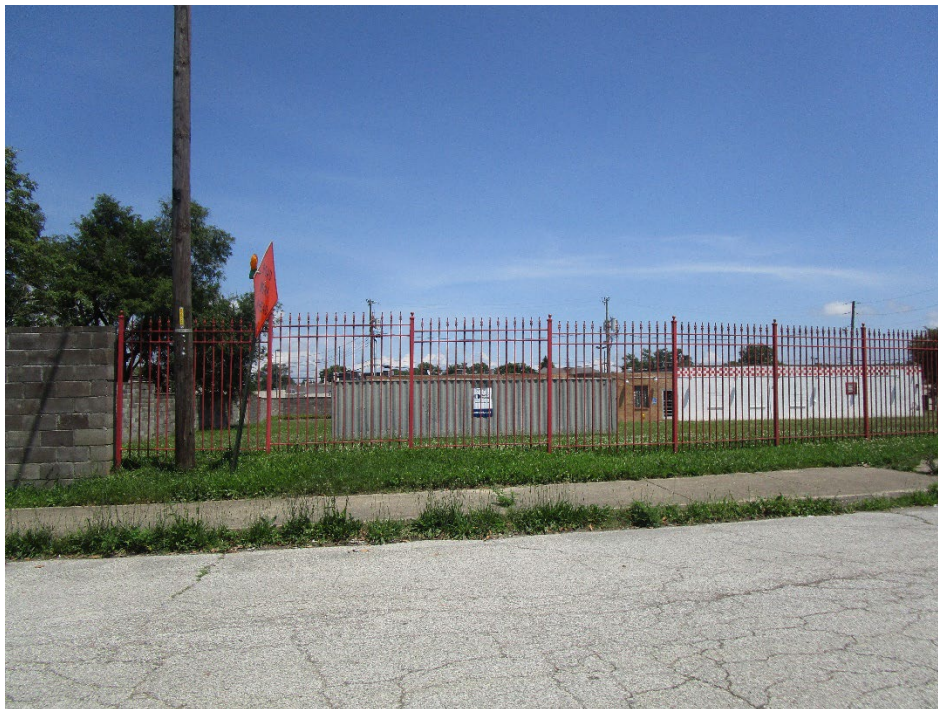
View of site looking north across South Ewing Street



View of site looking north across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View from site looking west



View from site looking north

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View from site looking north



View from site looking northeast



View from site looking northeast



View from site looking east