



# Metropolitan Development Commission Hearing (June 3, 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, June 03, 2026

**Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** May 20, 2026

## Special Requests

## Policy Resolutions:

### REAL ESTATE:

**1. 2026-R-014**

Authorizes a professional services contract with Browning Day related to the Historic City Market/ Market House.

**2. 2026-R-016**

Authorizes transfer of certain contract rights and responsibilities to Hagerman, Inc. as the Build-Operate-Transfer ("BOT") developer for the City Market project.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**3. 2026-A-022**

Preliminary 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.)

**4. 2026-A-023**

Preliminary 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.)

**5. 2026-A-024**

Preliminary Economic Revitalization Area Resolution for Aerodyn Engineering, LLC and Aerodyn Real Estate, LLC located at 1919 South Girls School Road, Council District #17, Wayne Township. (Recommend approval of four (4) years real property tax abatement.)

**6. 2026-A-025**

Preliminary Economic Revitalization Area Resolution for Aerodyn Engineering, LLC and Aerodyn Real Estate, LLC located at 1919 South Girls School Road, Council District #17, Wayne Township. (Recommend approval of four (4) years personal property tax abatement.)

**7. 2026-E-003**

Determines the amount of incremental assessed value in each TIF allocation area necessary to make principal and interest payments on bonds described in the Redevelopment Act.

**COMMUNITY INVESTMENTS:**

**FINANCIAL SERVICES:**

**PLANNING:**

**Zoning Petitions:**

**PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):**

- 8. 2026-APP-007 | 7307 West 38th Street**  
Pike Township, Council District #5  
PK-2  
Barry Foster, by Justin Taylor

Park District Two Approval to provide for a 35.574 square-foot front entry pylon sign.

- 9. 2026-ZON-006 | 701 Shelby Street**  
Center Township, Council District #18  
Patrick Burtch, by Brian Burtch

Rezoning of 0.143-acre from the C-5 district to the D-5 district to provide for residential uses.

- 10. 2026-ZON-007 | 2107 Columbia Avenue**  
Center Township, Council District #13  
City of Indianapolis, Department of Metropolitan Development, by Antonio Monserrat

Rezoning of 0.119-acre from the I-3 district to the D-8 district to provide for residential development.

- 11. 2026-ZON-032 | 6640 Hickory Road (aka 9345 Indian Creek Road South)**  
Charles J. & Judith Ann Williams, by David Retherford  
Franklin Township, Council District #25

Rezoning of 5.56 acres from the D-P district to the D-A district to provide for a single-family detached dwelling.

- 12. 2025-CZN-812 | 1349 East 54th Street**  
Washington Township, Council District #7  
Indianapolis Public Schools, by Russell McClure

Rezoning of 2.9 acres from the SU-2 district to the SU-16 district to provide for indoor and outdoor recreational and entertainment uses.

- 13. 2026-ZON-036 | 1010 Dr. Martin Luther King, Jr. Street**  
Center Township, Council District #12  
Super Jams 2, LLC, by Joseph D. Calderon

Rezoning of 0.47-acre from the CBD-S district to the C-3 district to provide for commercial uses.

**PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):**

**14. 2026-ZON-034 | 5400 South Meridian Street**

Perry Township, Council District #22  
Lucila Noveron Toledo

Rezoning of 0.26-acre from the C-3 district to the C-4 district to provide for commercial uses.

**Petitions for Public Hearing**

**PETITIONS FOR PUBLIC HEARING:**

**15. PROPOSAL TO AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCE OF INDIANAPOLIS-MARION COUNTY, INDIANA:**

**2026-AO-001**

A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts), pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

**16. ASSESSMENT OF BENEFITS FOR VACATION PETITION APPROVED BY THE METROPOLITAN DEVELOPMENT COMMISSION:**

**2026-CVC-803 (Amended) | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street**

Center Township, Council District #18  
D-8 (RC)  
Union Holdings III, LLC, by Michael Rabinowitch

Vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner’s Wilmoth Place Section 3, as recorded in Plat Book 12, Page 157 in the Office of the Recorder of Marion County, Indiana, 680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,

Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,

Vacation of the second north-south alley west of White River Parkway, West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street.

**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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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
Megan Garver (Vice-President)	Mayor	01/01/2026 – 12/31/2026

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	05/04/2026 – 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  
OF  
MARION COUNTY, INDIANA  
RESOLUTION NO. 2026-R-014**

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

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

WHEREAS, DMD wishes to enter into an agreement related to the management of the renovation project at the Historic City Market, and has identified Browning Day, Inc., as a contractor with the requisite skills to perform such services, including but not limited to landscape, architectural, mechanical, electrical, plumbing, civil engineering, and structural engineering services ("Professional Services") ; and

WHEREAS, DMD wishes to fund this agreement utilizing legally available resources.

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 DMD to enter into an Agreement with Browning Day, Inc in an amount not to exceed **\$87,000** for professional services across multiple projects related to the Historic City Market Campus.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and to execute such documents as such Director deems necessary or advisable to effectuate the authorizations set forth in this Resolution,
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to legal form and adequacy:

By: Sheila Kinney

Sheila Kinney, Asst. Corp. Counsel

Date: 5/27/2026

Metropolitan Development Commission:

By: \_\_\_\_\_

John J. Dillon III, President

Date: \_\_\_\_\_



**METROPOLITAN DEVELOPMENT COMMISSION  
OF  
MARION COUNTY, INDIANA  
RESOLUTION NO. 2026-R-016**

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

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

WHEREAS, DMD wishes to enter into an agreement related to the management of the renovation project at the Historic City Market, and has identified Browning Day, Inc., as a contractor with the requisite skills to perform such services, including but not limited to landscape, architectural, mechanical, electrical, plumbing, civil engineering, and structural engineering services ("Professional Services") ; and

WHEREAS, DMD wishes to fund this agreement utilizing legally available resources.

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 DMD to enter into an Agreement with Browning Day, Inc in an amount not to exceed **\$87,000** for professional services across multiple projects related to the Historic City Market Campus.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and to execute such documents as such Director deems necessary or advisable to effectuate the authorizations set forth in this Resolution,
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Approved as to legal form and adequacy:

By: Sheila Kinney

Sheila Kinney, Asst. Corp. Counsel

Date: 5/27/2026

Metropolitan Development Commission:

By: \_\_\_\_\_

John J. Dillon III, President

Date: \_\_\_\_\_

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

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2026-A-022**

**REAL PROPERTY TAX ABATEMENT**

**Prysmian Cables & Systems USA, 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 and annual abatement schedule during the term of the abatement 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** 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,** during a 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 sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of up to **seven (7)** years with a proposed abatement schedule as shown on the attachment to this

Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
  - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
  - B. 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.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates **December 31, 2029 three (3)** years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the **seven (7)** year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of up to **seven (7)** years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: This **designation does not allow abatement of property taxes for new manufacturing equipment pursuant to 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 in the ERA, to those respective tax savings attributable to the redevelopment of buildings number **one (1)** at approximately **38,066 square feet**.
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 statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 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 the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at up to **seven (7)** years and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this 27<sup>th</sup> day  
of May

*Sheila Kinney*  
\_\_\_\_\_  
Assistant Corporation Counsel

**ATTACHMENT TO**

**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**

**REAL PROPERTY TAX ABATEMENT**

**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.

**FACTUAL ASSERTIONS :**

1. The Subject Real Estate:
  - A. \_\_\_ Is in a planned area which has a tax abatement policy as a part of its plan, or
  - B. \_\_\_ is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or

- C.  is not located in a planned area with a tax abatement policy.
2.  The Subject Real Estate and the surrounding area are undesirable for normal development.
3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application and have final approval prior to a final hearing on this resolution.
- A.  Current zoning allows project.
- B.  Appropriate petition is on file.
- C.  Final approval for variance, rezoning or approval petition has been granted.
4. A.  The application for Economic Revitalization Area designation was filed before a building permit was obtained, or construction work was initiated on the property, or
- B.  substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A.  The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B.  The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A.  Located outside of a previously established allocation area as defined in IC 36-7-15.1-26
- B.  Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

**PROPOSED ABATEMENT SCHEDULE**  
**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	71%
4 <sup>th</sup>	57%
5 <sup>th</sup>	43%
6 <sup>th</sup>	29%
7 <sup>th</sup>	14%

**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 10<sup>th</sup> Street.

Current Zoning: ..... I4

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

Jobs Retained: ..... 83 at an average of \$34.00/hr.

Estimated Cost of proposed project: \$60,000,000.00 (\$40,000,000 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.

**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 **\$5,313,204.54** 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-three (83)** 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.

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



**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2026-A-023**

**PERSONAL PROPERTY TAX ABATEMENT**

**Prysmian Cables & Systems USA, LLC**  
7950 Rockville Road

**WHEREAS, I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to the installation of 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, determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property and to limit the dollar amount of the deduction that will be allowed with respect to a Project, 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 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 attachment is hereby incorporated by reference, has a leasehold 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 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 sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of **seven (7)** years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. 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 new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2029. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation 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**. 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 installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than **\$40,000,000.00**.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. 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.
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 statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 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 the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at **seven (7) years**.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

**METROPOLITAN DEVELOPMENT COMMISSION**

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this        day  
of 5/27/2026                    2026.

*Sheila Kinney*

\_\_\_\_\_  
Asst Corporation Counsel

**ATTACHMENT TO**

**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**

**PERSONAL PROPERTY TAX ABATEMENT**

**FACTUAL INFORMATION**

Applicant: **Prysmian Cables & Systems USA, LLC**

Subject Real Estate: 7950 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.

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.

1. The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:
  - Existing facility
  - Expanded facility

- New facility
- Vacated or converted facility

4. The facility meets the appropriate requirements:

A. of an existing, expanded, or vacated or converted facility, and

- the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

B. of a new facility, and

- the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention, or expansion of targeted businesses.

6. The Subject Real Estate on which the facility is or will be located

- outside an Allocation Area as defined in I.C. 36-7-15.1-26; or
- inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

**PROPOSED ABATEMENT SCHEDULE**  
**PERSONAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	71%
4 <sup>th</sup>	57%
5 <sup>th</sup>	43%
6 <sup>th</sup>	29%
7 <sup>th</sup>	14%

**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address:..... 7950 Rockville Road

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

Jobs Retained:.....83 at an average wage of \$34.00/hr.

Estimated Cost of Equipment: 40,000,000.00 (60,000,000 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 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. Given the current projection of the company, future expansions within the city would be considered.

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.

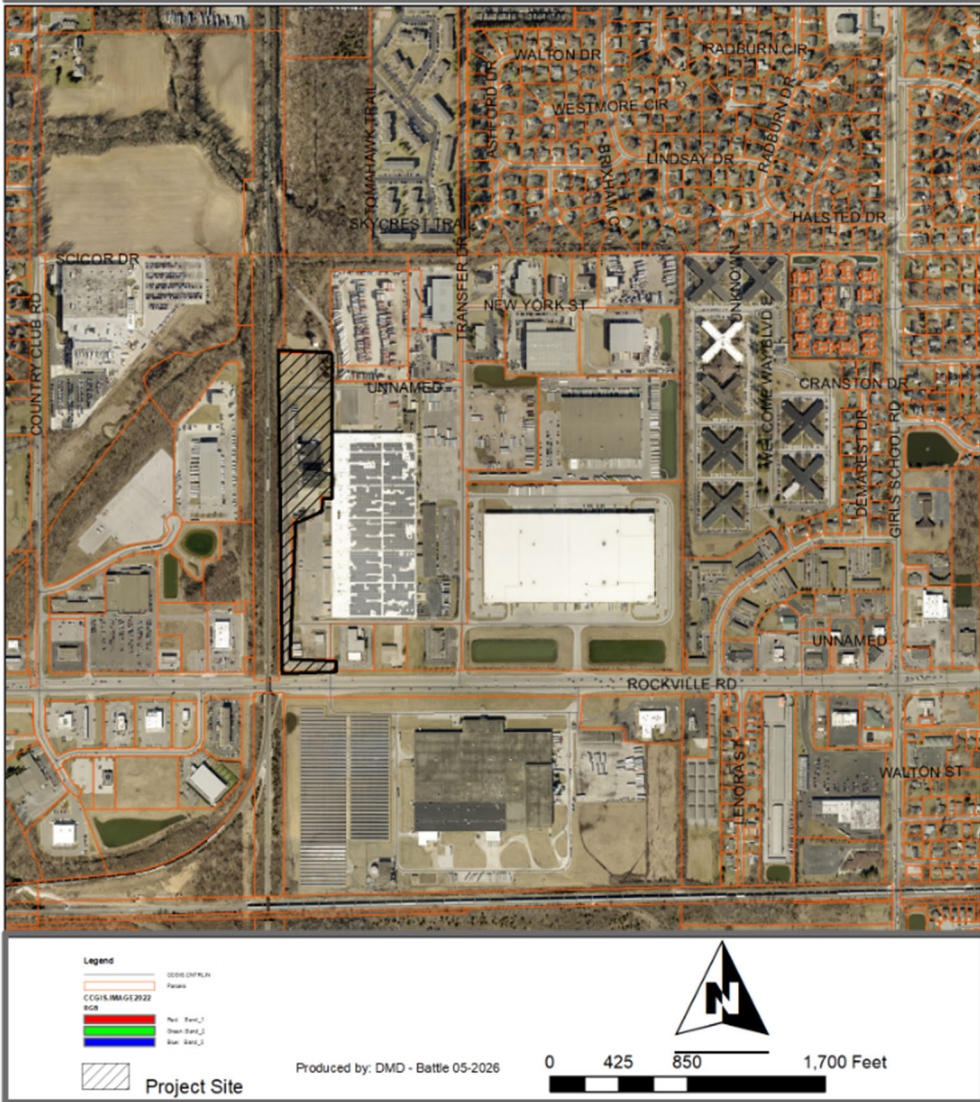
Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

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

## TOTALITY OF BENEFITS

- PETITIONER:** Prysmian Cables & Systems USA, LLC
- INVESTMENT:** 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 **\$1,910,513.28** (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 **\$402,000.00** in personal property taxes annually related to the new equipment.
- EMPLOYMENT:** The petitioner estimates that this project will retain **eighty-three (83)** and create **fifty-five (55)** new positions at an average of **\$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 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.

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



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

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2026-A-024**

**REAL PROPERTY TAX ABATEMENT**

**Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC**

1919 South Girls School 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 and annual abatement schedule during the term of the abatement 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** 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,** during a 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 sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of up to **three (3)** years with a proposed abatement schedule as shown on the attachment to this

Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
  - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
  - B. 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.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates **December 31, 2029, 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, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of up to **four (4)** years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to 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 in the ERA, to those respective tax savings attributable to the redevelopment of buildings number **one (1)** at approximately **23,400** square feet.
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 statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday, **July 1, 2026**, in the Public Assembly Room of the County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at up to **four (4)** years and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this     day  
of 5/27/2026             2026

*Sheila Kinsey*  
\_\_\_\_\_  
Assistant Corporation Counsel

**ATTACHMENT TO**

**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**

**REAL PROPERTY TAX ABATEMENT**

**FACTUAL INFORMATION**

Applicant: Aerodyn Engineering, LLC & Aerodyn Real Estate LLC

Subject Real Estate: 1919 South Girls School Road

Wayne Township Parcel Numbers: 9030832

**PROJECT DESCRIPTION**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 (26% are Marion County residents) and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

**FACTUAL ASSERTIONS :**

1. The Subject Real Estate:
  - A.  Is in a planned area which has a tax abatement policy as a part of its plan, or
  - B.  is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
  - C.  is not located in a planned area with a tax abatement policy.
2.  The Subject Real Estate and the surrounding area are undesirable for normal development.

3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application and have final approval prior to a final hearing on this resolution.
- A. X Current zoning allows project.
- B. \_\_\_ Appropriate petition is on file.
- C. \_\_\_ Final approval for variance, rezoning or approval petition has been granted.
4. A. X The application for Economic Revitalization Area designation was filed before a building permit was obtained, or construction work was initiated on the property, or
- B. \_\_\_ substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A. X The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B. \_\_\_ The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A. X Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
- B. \_\_\_ Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

**PROPOSED ABATEMENT SCHEDULE**  
**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	75%
3 <sup>rd</sup>	50%
4 <sup>th</sup>	25%

**STAFF ANALYSIS**  
**REAL PROPERTY TAX ABATEMENT**

Area Surrounding Subject Real Estate: The site is located east of South Girls School Road and south of West Washington Street.

Current Zoning: ..... C5

New Jobs Created: ..... 25 at an average wage of \$42.40/hr.

Jobs Retained: ..... 65 at an average wage of \$47.33/hr.

Estimated Cost of proposed project: \$6,900,000.00 (Personal Property investment \$6,500,000.00)

**STAFF ANALYSIS**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 (26% are Marion County residents) and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

Founded in 2002 in Indianapolis, Aerodyn Engineering LLC is a precision machining and technology firm serving the aerospace, power generation, automotive, and defense industries. Along with its headquarters on Girls School Road, the company operates a test facility in Whitestown, Indiana, and maintains a global presence across three continents and five countries. Aerodyn continues to grow and innovate, strengthening its position as a global leader through ongoing product development and technological advancement.

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.

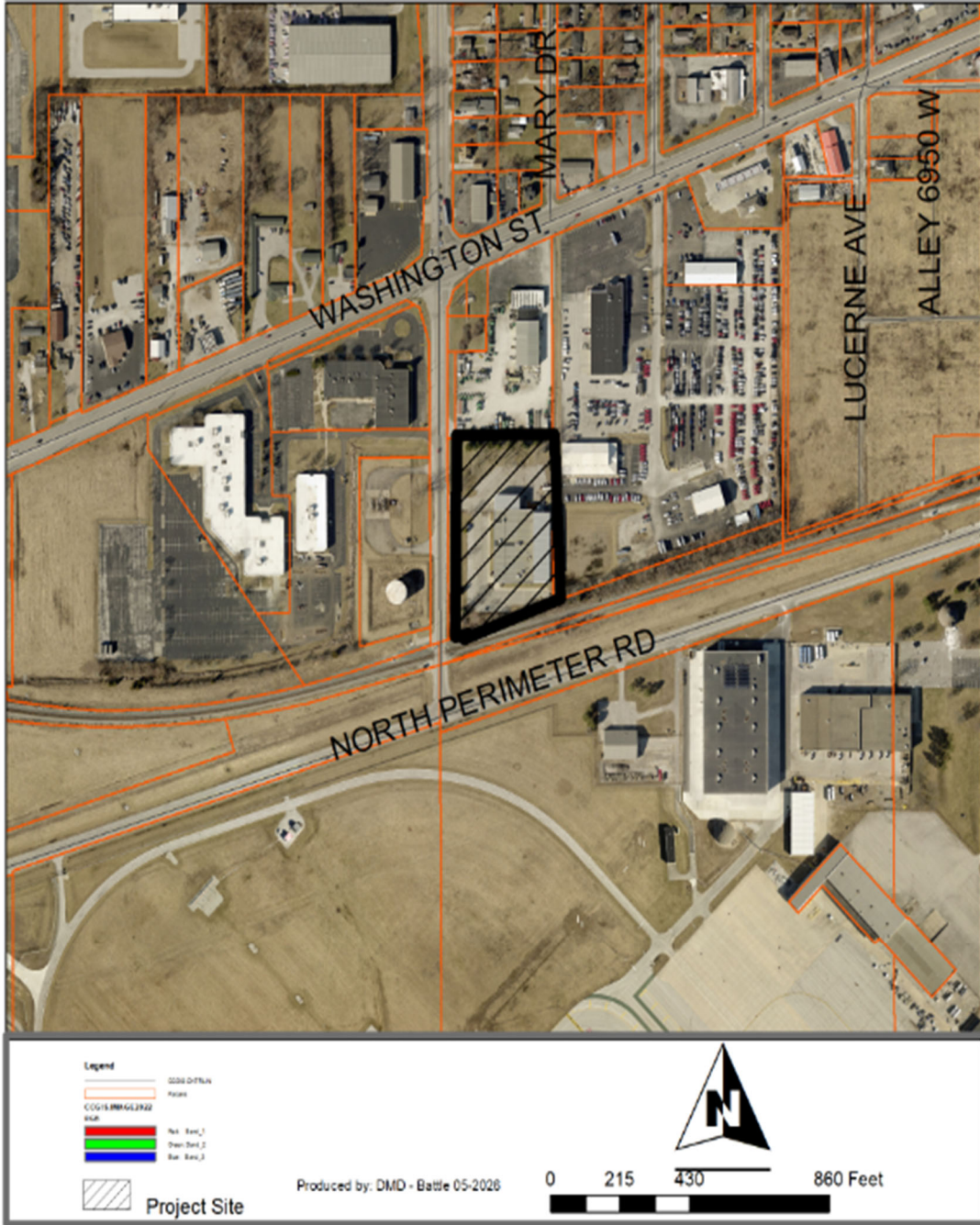
Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

**RECOMMENDATION:** Staff recommends approval of **four (4)** years real property tax abatement.

## TOTALITY OF BENEFITS

- PETITIONER:** Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC
- INVESTMENT:** Staff estimates that the proposed investment of **\$6,900,000.00** should result in an increase to the tax base of approximately **\$6,984,000.00** of assessed value. Staff estimates that over the **four (4)** year real property tax abatement period the petitioner will realize savings of approximately **\$389,610.63 (a 41.6% savings)**. During the abatement period, the petitioner is expected to pay an estimated **\$546,245.37** 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 **\$60,601.50** annually (pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated **\$233,964.00** in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.
- EMPLOYMENT:** The petitioner estimates that this project will retain sixty-six (65) positions with an average wage of \$47.33/hr. (26% are Marion County residents) and create a minimum of twenty-five (25) positions at an average wage of not less than \$42.40/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.

Aerodyne Engineering LLC  
Project site: 1919 S Girls School Road  
Parcel: #9030832



**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2026-A-025**

**PERSONAL PROPERTY TAX ABATEMENT**

**Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC**

1919 South Girls School Road

**WHEREAS, I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to the installation of 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, determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property and to limit the dollar amount of the deduction that will be allowed with respect to a Project, 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 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 attachment is hereby incorporated by reference, has a leasehold 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 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 sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of **three (3)** years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. 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 new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2029. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation 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 **four (4) years**. 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 installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than **\$6,500,000.00**.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. 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.
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 statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 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 the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at **four (4) years**.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

**METROPOLITAN DEVELOPMENT COMMISSION**

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this      day  
of   5/27/2026   **2026.**

*Sheila Kinney*

\_\_\_\_\_  
Asst Corporation Counsel

**ATTACHMENT TO**

**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**

**PERSONAL PROPERTY TAX ABATEMENT**

**FACTUAL INFORMATION**

Applicant: Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC

Subject Real Estate: 1919 South Girls School Road

Wayne Township Parcel Number: 9030832

**PROJECT DESCRIPTION**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 (26% are Marion County residents) and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

1. The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:
  - Existing facility
  - Expanded facility
  - New facility
  - Vacated or converted facility
4. The facility meets the appropriate requirements:

## A. of an existing, expanded, or vacated or converted facility, and

- the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

## B. of a new facility, and

- the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention, or expansion of targeted businesses.

## 6. The Subject Real Estate on which the facility is or will be located

- outside an Allocation Area as defined in I.C. 36-7-15.1-26; or
- inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

**PROPOSED ABATEMENT SCHEDULE**  
**PERSONAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	75%
3 <sup>rd</sup>	50%
4 <sup>th</sup>	25%

**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address:..... 1919 South Girls School Road

New Jobs Created:..... 25 at an average wage of \$42.40/hr.

Jobs Retained:..... 65 at an average wage of \$47.33/hr.

Estimated Cost of Equipment: \$6,500,000.00 (Real Property investment \$6,900,000.00)

**STAFF ANALYSIS**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 (26% are Marion County residents) and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

Founded in 2002 in Indianapolis, Aerodyn Engineering LLC is a precision machining and technology firm serving the aerospace, power generation, automotive, and defense industries. Along with its headquarters on Girls School Road, the company operates a test facility in Whitestown, Indiana, and maintains a global presence across three continents and five countries. Aerodyn continues to grow and innovate, strengthening its position as a global leader through ongoing product development and technological advancement.

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 **four (4)** years personal property tax abatement.

**TOTALITY OF BENEFITS**

**PETITIONER:**

**Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC**

**INVESTMENT:**

Staff estimates that the proposed investment of **\$6,500,000.00** should result in an increase to the tax base of approximately **\$3,900,000.00** of assessed value in the first year of operation. Staff estimates that over the **four (4)** year personal property tax abatement period the petitioner will realize savings of approximately **\$242,521.50** (a 67.5% savings). During the abatement period, the petitioner is expected to pay an estimated **\$116,766.00** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **\$43,550.00** in personal property taxes annually related to the new equipment.

**EMPLOYMENT:**

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 (26% are Marion County residents) and create twenty-five (25) new positions with an average hourly wage of \$42.40.

**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 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.

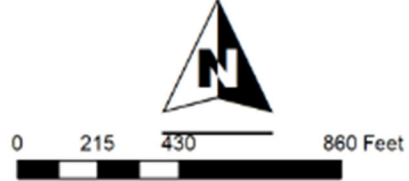
Aerodyne Engineering LLC  
Project site: 1919 S Girls School Road  
Parcel: #9030832



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 Project Site

Produced by: DMD - Battle 05-2026



METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY, INDIANA

Determination of Need for Capturing Incremental Assessed Values  
and for Tax Increment Replacement in Certain Tax Increment Finance Allocation Areas  
and Flood Control Improvement Districts

Resolution No. 2026 – E – 003

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") and IC 36-7-15.6 (the "Flood Control Improvement Districts Act"); and

WHEREAS, in that capacity the Commission serves as the governing body of the City of Indianapolis Redevelopment District (the "District") and of all Flood Control Improvement Districts ("FCIDs"); 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"; and

WHEREAS, the Flood Control Improvement Districts Act permits the Commission to create FCIDs for the purposes of capturing and allocating property taxes for flood control works; and

WHEREAS, the Commission previously has created Allocation Areas within the City that have been identified in Exhibit A and Exhibit B hereto (collectively, the "Allocation Areas") for purposes of capturing tax increment revenues (the "TIF Revenues") pursuant to Sections 26 and 26.2 of the Redevelopment Act; and

WHEREAS, the Commission previously has created FCIDs in the City, which are also identified in Exhibit A and Exhibit B hereto for purposes of capturing tax increment revenues (the "FCID Revenues") pursuant to Sections 13 and 20 of the Flood Control Improvement Districts Act; and

WHEREAS, under Section 26(b)(4) of the Redevelopment Act and Section 13(d) of the Flood Control Improvement Districts, Act, the Commission is required to make certain determinations relating to its need to capture TIF Revenues and FCID Revenues for the following budget year; and

WHEREAS, IC 6-1.1-21.2 (the "TIF Replacement Act") requires the Commission, as the governing body of the District, to determine each year whether any of the Allocation Areas created by the Commission have suffered a loss of tax increment revenues as a result of laws enacted by the Indiana General Assembly or actions taken by the Indiana Department of Local Government Finance after the establishment of the allocation area, and to calculate the "tax increment replacement amount" in the manner set forth in the TIF Replacement Act; and

WHEREAS, Section 12(f) of the TIF Replacement Act authorizes the Commission to fund a portion of the tax increment replacement amount for the Consolidated Allocation Area from

property taxes on personal property (as defined in IC 6-1.1-1-11), and the Commission now desires to authorize certain actions relating thereto;

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. Pursuant to Section 26(b)(4) of the Redevelopment Act and Section 13(d) of the Flood Control Improvement Districts Act, the Commission hereby determines that, for budget year 2027, all of the incremental assessed value of taxable property in each of the Allocation Areas and FCIDs set forth in Exhibit A is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant Section 26(b)(3) of the Redevelopment Act, plus the amount necessary for other purposes described in Section 26(b)(3) of the Redevelopment Act. The Commission therefore determines that there is no excess assessed value in any of the Allocation Areas set forth in Exhibit A that may be released to the respective taxing units in the manner prescribed in Section 26(b)(1) of the Redevelopment Act. If, based on subsequent information, the City Controller determines that all or a portion of such assessed values for the Allocation Areas set forth in Exhibit A may be released to the taxing units, the City Controller is hereby authorized on behalf of the Commission to modify the determinations made herein and provide for such release.

2. Pursuant to Section 26(b)(4) of the Redevelopment Act and Section 13(d) of the Flood Control Improvement Districts Act, the Commission hereby determines that, for budget year 2027, none of the incremental assessed value of taxable property in each of the Allocation Areas and FCIDs set forth in Exhibit B is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant Section 26(b)(3) of the Redevelopment Act, or for other purposes described in Section 26(b)(3) of the Redevelopment Act. The Commission therefore determines that all of the assessed value in the Allocation Areas set forth in Exhibit B may be released to the respective taxing units in the manner prescribed in Section 26(b)(1) of the Redevelopment Act.

3. Any officer or agent of the Commission or the Department of Metropolitan Development ("DMD") is hereby authorized to provide written notice of the determinations made in Sections 1 and 2 herein to the Marion County Auditor, the Indianapolis-Marion County City-County Council, and each taxing unit that is wholly or partly located within each of the Allocation Areas, in the manner set forth in Section 26(b)(4)(B) of the Redevelopment Act and Section 13(d)(2) of the Flood Control Improvement Districts Act.

4. The Commission hereby designates the City Controller as its agent to calculate and determine the tax increment replacement amount (if any) for all allocation areas and FCIDs created by the Commission, and with respect to the Consolidated Allocation Area, to determine the portion of the tax increment replacement amount (if any) to be funded from personal property taxes, and all prior actions and determinations made by the City Controller related thereto are hereby ratified and confirmed by the Commission. The determinations made by the City Controller shall be final and conclusive and shall serve as the determinations required of the Commission under Section 12 of the TIF Replacement Act.

5. The City Controller and other officers and agents of the Commission or of the

Department of Metropolitan Development are authorized to take such further actions and execute such documents as deemed necessary or appropriate to carry out the authorizations set forth in this Resolution.

6. This resolution shall take effect immediately upon its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on June 3, 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

Approved as to legal form and adequacy:

Metropolitan Development Commission:

By: Sheila Kinney

By: \_\_\_\_\_

Sheila Kinney, Asst. Corp. Counsel

John J. Dillon III, President

Date: 5/27/2026

Date: \_\_\_\_\_

Approved as to the availability of funding:

By: Abigail Hanson  
Abigail Hanson, City Controller

EXHIBIT A  
TO  
RESOLUTION NO. 2026-E-003

List of Allocation Areas and FCIDs for which all incremental assessed value will be needed for obligations of the Redevelopment District during 2027:

1. Consolidated Redevelopment Allocation Area
2. Harding Street Redevelopment Allocation Area
3. Airport Industrial Economic Development Expansion Allocation Area and Airport Development Zone Allocation Area
4. Barrington Redevelopment Allocation Area
5. Fall Creek/Citizens Consolidated Redevelopment Area - Consolidated Fall Creek Allocation Area
6. UNWA Redevelopment Allocation Area
7. Glendale Redevelopment Allocation Area
8. Martindale- Brightwood Industrial Development Allocation Area
9. Fall Creek/Citizens Consolidated HoTIF East Allocation Area
10. Near Eastside Redevelopment Project Area, including Near Eastside Housing Tax Increment Financing Area
11. Martindale Industrial Redevelopment Area
12. 86th Street and Zionsville Road Economic Development Allocation Area
13. Naval Air Warfare Center Economic Development Allocation Area
14. Avondale Meadows Allocation Area
15. North Midtown Allocation Area
16. Meridian Redevelopment Allocation Area
17. Central State Allocation Area
18. Penn Center Allocation Area
19. Ardmore Allocation Area
20. 96th Street/Castleton Economic Development Allocation Area
21. Jackson Fountain Square Allocation Area

22. Duke Headquarters Allocation Area
23. Ford Plant Allocation Area
24. Goodwill Riverview Allocation Area
25. Infosys Allocation Area
26. West Washington Street Gateway Allocation Area
27. PR Mallory North Allocation Area
28. PR Mallory South Allocation Area
29. 3500 Allocation Area
30. 421 N Penn Allocation Area
31. South Meridian Allocation Area
32. Block 20 Allocation Area
33. Park & North Allocation Area
34. Sherman Park Allocation Area
35. Twin Aire Allocation Area
36. White River – Indianapolis North Flood Control Improvement District
37. White River – Rocky Ripple Flood Control Improvement District
38. Glendale II Allocation Area
39. Hillside HoTIF Allocation Area
40. Stutz 1 Allocation Area
41. Indy Innovation Apartments Allocation Area
42. State Ditch - Mars Hill Flood Control Improvement District
43. King Cole Allocation Area
44. Shortee’s Real Street Allocation Area
45. Elevator Hill Expansion Area
46. City Market North Allocation Area
47. City Market East Allocation Area

48. Domino Allocation Area
49. Monon 32 Allocation Area
50. 1827 Meridian Allocation Area
51. Oddfellows Allocation Area
52. Cole Motor Allocation Area
53. Virginia/Buchanan Allocation Area
54. 1331 Washington Allocation Area
55. Guilford Midtown Allocation Area
56. Alabama Street Allocation Area
57. North Meridian Allocation Area
58. Ingram Allocation Area
59. Penn Electric Allocation Area
60. County Line Road Allocation Area
61. Irvington-Brookville Road Allocation Area
62. Allison Pointe Allocation Area
63. CSX Allocation Area
64. Gold Building Allocation Area
65. Kennedy/Chloe Allocation Area
66. Norwood HoTIF Allocation Area
67. Oxford Row Allocation Area
68. Reagan Park HoTIF Allocation Area
69. South Post Road Allocation Area

EXHIBIT B  
TO  
RESOLUTION NO. 2026-E-003

List of Allocation Areas and FCIDS for which none of the incremental assessed value listed will be needed for obligations of the Redevelopment District during 2027:

None



Department of Metropolitan Development  
Division of Planning  
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION**

June 3, 2026

<b>Case Number:</b>	2026-AO-001
<b>Location:</b>	Indianapolis-Marion County, Indiana
<b>Petitioner:</b>	Department of Metropolitan Development
<b>Request:</b>	A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts) pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.
<b>Staff Recommendations:</b>	Continuance to July 1, 2026
<b>Staff Reviewer(s):</b>	Megan Vukusich – Director, Department of Metropolitan Development Bryce Patz, Administrator—Current Planning

**STAFF RECOMMENDATION**

Staff recommends a continuance to the Metropolitan Development Commission hearing from June 3, 2026 hearing to July 1, 2026 to allow for amending ordinance by staff and the Commission.

**05/20/2026:** Staff recommends a continuance to the Metropolitan Development Commission Hearing on June 3, 2026 to allow for further review of the proposed amending ordinance by Staff and the Commission.



**METROPOLITAN DEVELOPMENT COMMISSION**

**June 3, 2026**

<b>Case Number:</b>	2026-CVR-803 / 2026-CVC-803
<b>Property Address:</b>	1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street
<b>Location:</b>	Center Township, Council District #18
<b>Petitioner:</b>	Union Holdings III, LLC, by Michael Rabinowitch
<b>Current Zoning:</b>	D-8 Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment (not permitted), a building height of 50 feet (maximum 35 feet permitted), a floor area ratio of 1.88 (maximum 0.80 floor area ratio permitted) and a minimum livability space ratio of 0.07 (minimum 0.75 required).
<b>Request:</b>	Vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner's Wilmoth Place Section 3, as recorded in Plat Book 12, Page 157 in the Office of the Recorder of Marion County, Indiana, 680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,  Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,  Vacation of the second north-south alley west of White River Parkway, West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street, all with a waiver of the assessment of benefits.
<b>Current Land Use:</b>	Vacant land / Vacant single-family dwellings
<b>Staff Recommendations:</b>	Approval of the variances and the vacations.
<b>Staff Reviewer:</b>	Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged the automatic continuance filed by a registered neighborhood organization that continued these petitions from the March 26, 2026 hearing, to the April 23, 2026 hearing.

This petition was heard by the Hearing Examiner on April 23, 2026. After a full hearing, the Hearing Examiner recommended approval of the variances of use and vacations. Subsequently, the remonstrator filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.



**JUNE 3, 2026, ASSESSMENT OF BENEFITS HEARING**

The vacation petition was approved and the assessment of benefits was scheduled for hearing on June 3, 2026. An appraisal, file-dated March 6, 2026, has been submitted for consideration by the Metropolitan Development Commission

**ASSESSMENT OF BENEFITS**

Appraiser Used:	Paul Schuster (Murphy Appraisal Services)
Appraiser’s Benefits:	\$ 3,058.00
Appraiser’s Fee:	\$ 1,750.00

**RECOMMENDED MOTION:** That the Metropolitan Development Commission sustain, confirm, approve and adopt the Final Assessment Roll in 2026-CVC-803, assessing benefits therewith, in the amount of \$3,058.00 and that the petitioner pay the Appraiser’s Fee of \$1750.00.

**STAFF RECOMMENDATION**

Approval of the variances and the vacations.

**PETITION OVERVIEW**

This 3.2-acre site, zoned D-8, is comprised of vacant land and vacant dwellings. It is surrounded by single-family dwellings to the north, across Saulcy Street; single-family dwellings to the south, across Astor Street; White River Parkway West Drive right-of-way to the east; and single-family dwellings to the west, across Koehne Street, all zoned D-8.

**Regional Center**

The Regional Center Secondary Zoning District is designed to enhance the value of existing development and regulate development in the downtown area in which a diverse blend of uses, functions and facilities must coexist.

“All development of land and demolition of structures located within the Regional Center and the North Meridian Street Corridor district shall be subject to the Commission's approval as included within a required Site and Development Plan in accordance with the Ordinance provisions.”

Because this site is located within the Regional Center Secondary Zoning District Overlay, this development would be required to apply for and gain Regional Center approval. Documents submitted for this approval shall include all standards and requirements for the site and development plan, uses and structures, as outlined in the Zoning Ordinance Chapter 742, Article II, Section 02.



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

## VARIANCES OF USE AND DEVELOPMENT STANDARDS

Proposed development of the site would provide for a 241-unit affordable multi-family development. The building would be three and four stories tall, with frontage along Saulcy Street, Astor Street, Koehne Street and White River Parkway West Drive. Amenity areas and parking would be internal to the site.

The request would provide for a Variance of Use to allow for a large apartment building defined as having 51+ units. A large apartment building is only permitted in the D-10 district. Staff, however, supports this request because the Neighborhood Plan contemplates a shift of use that could be multi-family development with views of the White River and with an additional benefit of providing affordable housing.

Staff supports the variance of Development Standards for a maximum height of 50 feet when the Ordinance limits height in the D-8 district to 35 feet. Documents note a reduction of height to the west, but staff would encourage consideration of height reductions to the north and south due to the proximity of the existing dwellings. Such height reductions would mitigate the impact of this development on the surrounding neighborhood.

Because of the proximity of the greenspace corridor along the White River, staff believes the floor area ratio of 1.88 (Ordinance requires a maximum of 0.80) and the minimum livability space ratio of 0.07 (Ordinance requires a minimum of 0.75) would be acceptable deviations and supportable.

## VACATIONS

Because this project would include several parcels between Saulcy Street and Astor Street and Koehne Street and White River Parkway West Drive, vacation of three (3) existing alleys would be necessary for the development to move forward.

### Summary

The first vacation would be the vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner's Wilmoth Place Section 3,680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,

The second vacation would be the first north-south alley west of White River Parkway West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,

The third alley vacation would be the second north-south alley west of White River Parkway West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street.

Staff finds that the vacations **would be in the public interest**, and the vacation **should be approved**.



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

**RECOMMENDED VACATION MOTION:** That the Metropolitan Development Commission find that the proposed vacations are in the public interest; that a hearing upon the assessment of benefits be held on June 3, 2026; that the Metropolitan Development Commission confirm and ratify the adoption of Declaratory Resolution 2026-CVC-803, and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

**Procedure**

Neither the Division of Planning nor the Plat Committee, Hearing Examiner or Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, \*82, 191 N.E.2d 786, \*\*791 (Ind.App.1963). However, there are possible exceptions to this general rule.

After a vacation of public right-of-way, the county assessor determines how the vacated right-of-way will be assessed for tax purposes.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8		
<b>Existing Land Use</b>	Vacant land / Vacant dwellings		
<b>Comprehensive Plan</b>	Village Mixed-Use / 5-8 units/ acre / 8-15 units / acre		
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>	
	North:	D-8	Single-family dwellings
	South:	D-8	Single-family dwellings
	East:	D-8	White River Parkway West Drive right-of-way
	West:	D-8	Single-family dwellings
<b>Thoroughfare Plan</b>			
Saulcy Street	Local Street	Existing 30-foot right-of-way and proposed 48-foot right-of-way.	
Astor Street	Local Street	Existing 30-foot right-of-way and proposed 48-foot right-of-way.	
Koehne Street	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.	



Department of Metropolitan Development  
 Division of Planning  
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White River Parkway West Drive	Primary Arterial	Existing 102-foot right-of-way and proposed 78-foot right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes. Regional Center	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	January 27, 2026	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	January 27, 2026	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	January 27, 2026 and March 20, 2026	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	January 27, 2026	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

Not Applicable to the Site.

**Pattern Book / Land Use Plan**

Not Applicable to the Site.

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

Not Applicable to the Site.

**Neighborhood / Area Specific Plan**

*The Near West Neighborhood Land Use Plan (2014)* recommends D-8 zoning described as urban single-multi-family development, with a mix of land use recommendations, including Village Mixed-Use, 5-9 units / acre, and 8-15 units /acre.

The southern portion of this site (south of the east / west alley) is located within Critical Area #9 (Location: Southeastern Stringtown)



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

Historically, this area has been a mix of industries, commercial sites, institutions, and single-family housing. The area has a high number of vacant lots and unoccupied houses. It is ripe for a shift in use. Influences on the area are busy Washington Street to the south, the neighboring Indianapolis Zoo, the adjacent White River, proximity and views to Downtown and IUPUI, and the potential for rapid transit line in the Washington Street Corridor.

**Recommendations – Critical Area #9:**

- Development in the area between Washington Street and Market Street should be employment oriented. Moving north, new development should transition into mixed-use and multi-family residences.
- New buildings should be respectful of the solidly single-family residential street to the north and east of this Critical Area. Although new structures will likely be tall enough to take advantage of views to the river and downtown, they should not loom over the existing homes on Saulcy, Reisner and Richland Streets.
- Multi-family residential development in the area should take the form of purpose-built, multi-family structures rather than subdividing of single-family homes into numerous units.

*Regional Center Design Guidelines (2008)* - The purpose of these Guidelines is to set standards that will produce a more thoughtful design response to Regional Center development projects.

This document identifies this neighborhood as Neighborhood Residential. The neighborhood Residential typology occurs in neighborhoods with houses that are medium-density and primarily pre-WWII construction or areas of new housing construction developed in a similar pattern. Homes are in single-family, townhome or apartment configurations. Parcels are typically deep with narrow street frontage. Homes have small setbacks and front yards. The environment is pedestrian in nature. Examples of the neighborhood Residential typology are Stringtown and the Valley.

### **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:



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

- 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**

None.



**MEMORANDUM OF EXAMINER'S DECISION**

**2026-CVR/CVC-803      Various addresses on Saulcy, Astor, & Koehne Sts.**

The petitions request a variance of use and development standards to provide for a large apartment, a building height of 50 feet, a floor area ratio of 1.88, and a minimum livability space ratio of 0.07, and the vacation of a portion of three alleys as part of the proposed development.

Your Hearing Examiner visited the site prior to the hearing and noted that all lots are either unimproved or contain what appear to be vacant dwellings. Single family dwellings are north, south, and west of the site, and White River Parkway West Drive is east of the site.

The petitioner's representative explained the proposal to redevelop the site with 241 units of affordable housing, with each end of the building having an outdoor amenity area within a courtyard, indoor community space, and a parking garage in the middle of the building. As a result of meetings with staff, the building design was modified to have three stories on the west end and four stories closest to White River. The petitioner's representative also discussed the Heritage Tree Inventory Report and proposed mitigation, and a Community Benefits Agreement with Stringtown Neighborhood Association (SNA). Although SNA did not attend the hearing, it provided a letter of support, and there was a letter of support from an area property owner. The City-County Councilor for the area provided a letter of support and spoke in favor of the petitions at the hearing, citing the importance of the investment here.

About 20 remonstrators attended the hearing, and concerns stated included insufficient parking, excessive traffic, impact on sunlight and privacy, increase in crime, and the petitioner's lack of maintenance and supervision at a nearby development. Most of the remonstrators belong to a different group, Stringtown Now, and they said that SNA does not represent them and they were not included in negotiations with the petitioner.



Department of Metropolitan Development  
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Staff stated that, because the Near Westside Neighborhood Plan contemplates a shift of use, the proposed development of a large apartment building for affordable housing is an appropriate land use. Staff also reiterated how the petitioner had modified the design to make the height variance supportable, as well as the other variances requested, and recommended approval of the alley vacations.

In your Hearing Examiner's opinion, the proposed redevelopment would be compatible with the single family dwellings in the area, and would be an appropriate reuse of the site. The variance petition was granted and the vacation petition was approved.

For Metropolitan Development Commission Hearing on May 20, 2026



Development Statement – January 27, 2026



Union at Astor is a proposed ground up 241-unit multi-family affordable development located at 1437 Saulcy Street, Indianapolis, Indiana (Marion County). The project is bound by N White River Parkway Drive West, Saulcy Street, Koehne Street, and Astor Street. This location will provide much-needed affordable housing on the Near West side of Indianapolis. Union at Astor will utilize income averaging to provide high quality affordable housing options at 50%, 60%, and 70% AMI rents.

The existing site contains multiple single-family homes which have been cited by code enforcement as needing significant repair. This project would demolish those homes in need of repair and provide neighborhood housing as contemplated in the Regional Center guidelines.

The Regional Center guidelines were utilized in development of the architectural elevations and have incorporated the recommendations with regard to height at 3 stories to the west to better align with the existing single-family homes, use of materials and undulation required at the roof line and with materials to break up long portions of the building. All parking will be within a garage screened with residential units.

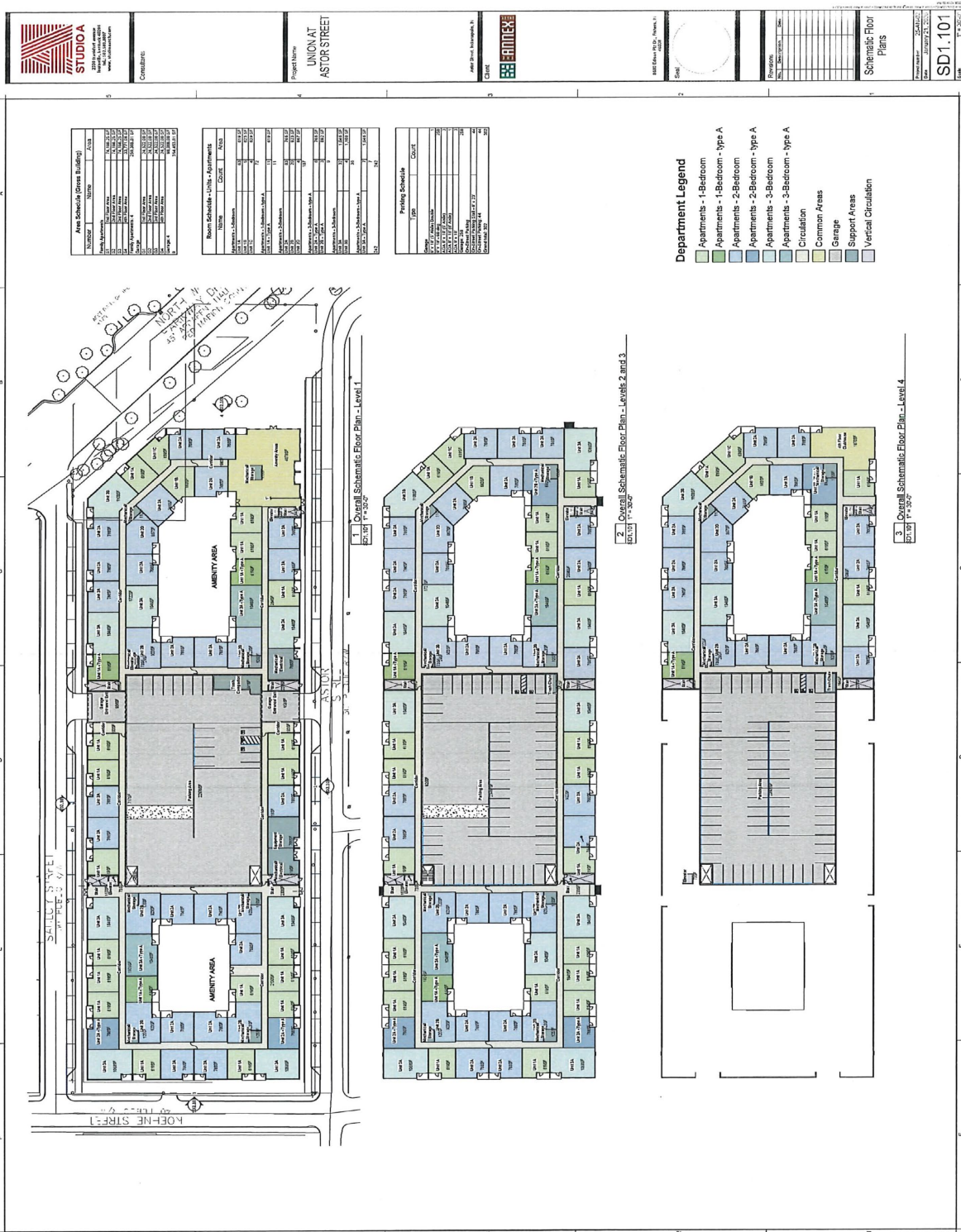
Amenities for residents will include a community room with community TV, fitness room, computer center and on-site management and leasing. A secondary clubhouse is plan on the 4<sup>th</sup> floor of the building overlooking the White River. Outdoor amenities include a playground, dog park area, outdoor grilling/dining area, and potentially an outdoor fire pit.

The Annex Group® (TAG) is a premier impact housing developer dedicated to creating affordable, workforce, and student communities. We deliver innovative, amenity-rich housing solutions through a diverse portfolio of properties that drive both economic and residential growth in the communities we serve. TAG currently has projects in operation, construction, and development in over 20 states, reaching 13,601 Lives, 7,713 Households, 47 Communities, and Counting. Our firm’s mission is to create an impact on the people who live, work and are involved in our communities.




The Annex Group® communities are thoughtfully designed and meticulously executed to provide exceptional living environments. We achieve this through our team of industry-leading experts across development, preconstruction, design, and finance — ensuring each project delivers meaningful value to residents and communities alike. Our specialized development team identifies emerging markets nationwide where housing needs are most critical, then develops targeted strategies to address these gaps effectively.

Union at Astor will be the third low-income housing tax credit project for Annex in the Indianapolis area.

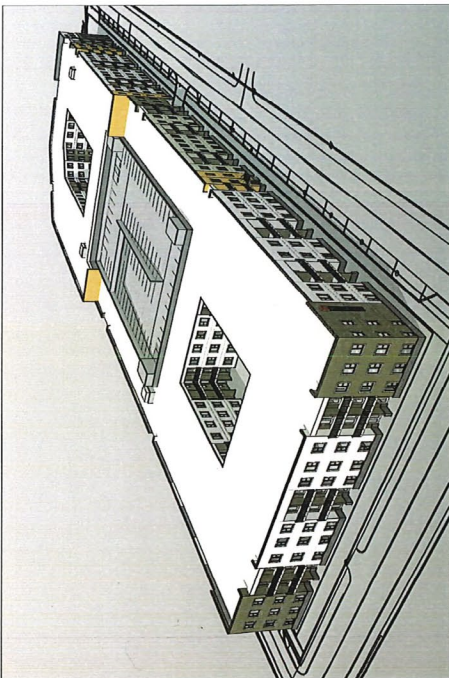




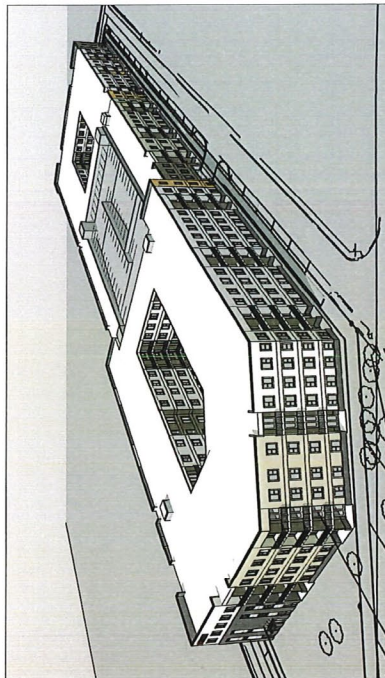


 STUDIO A <small>ARCHITECTURAL FIRM          1000 WEST WASHINGTON AVENUE          SUITE 1000          CHICAGO, IL 60606</small>	Project Name <b>UNION AT          ASTOR STREET</b>	Client  BENTLEY	Scale 	Date 02/21/2012	Drawing No. <b>SD2.102</b>
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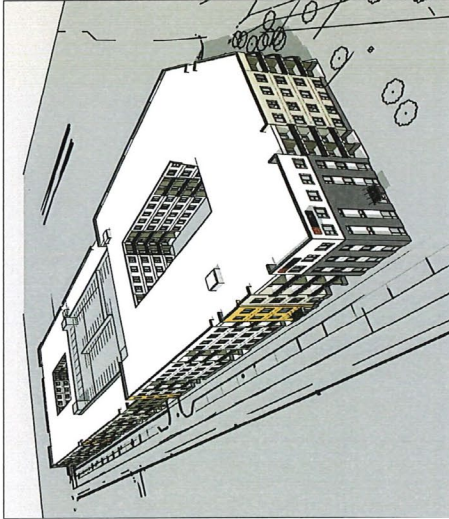


1 | Birds Eye 3D View 1  
02/21/12



3 | Birds Eye 3D View 3  
02/21/12



2 | Birds Eye 3D View 2  
02/21/12





**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 USE**

**FINDINGS OF FACT**

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE  
 the site, located within the Regional Center, is conducive to a development that is more dense and exceeds the development standards for small apartments under the D-8 zoning ordinance.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE  
 the site, located within the Regional Center, is conducive to a development that is more dense and exceeds the development standards for small apartments under the D-8 zoning ordinance.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE  
 the site, although conducive to multifamily development, is narrowly configured with small contiguous residential lots.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE  
 although the site is conducive to multifamily development in accordance with the D-8 zoning classification, the ordinance, as written, does not permit the large apartment standards to be applied to D-8.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE  
 the Village Mixed Use typology, applicable to most of the site, contemplates multifamily housing like the proposed development which is compatible with the area.

**DECISION**

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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 \_\_\_\_\_  
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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

**(Building Height)**

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

the building is designed in a manner that respects adjacent properties by stepping down building height to the west and at the same time provides much needed affordable housing to 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:

the building is designed in a manner that respects adjacent properties by stepping down building height to the west and at the same time provides much needed affordable housing to the community.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Limiting height to 35' does not permit appropriate development of the site, given the location of the site within the Regional Center and the need to increase density to provide affordable housing options in Indianapolis.  
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\_\_\_\_\_  
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DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_



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 requested deviation from the livability space ratio and the floor area ratio is appropriate in this urban context and where the site is located adjacent to the greenspace corridor along the White River.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
the requested deviation from the livability space ratio and the floor area ratio is appropriate in this urban context and where the site is located adjacent to the greenspace corridor along the White River..  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:  
the D-8 ordinance requirements for LSR and FAR do not appropriately consider an urban context like the subject site and that the site is adjacent to substantial green space along the White River corridor.  
\_\_\_\_\_  
\_\_\_\_\_  
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DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

METROPOLITAN DEVELOPMENT COMMISSION  
PLAT COMMITTEE  
HEARING EXAMINER  
OF MARION COUNTY, INDIANA

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:  
comprehensive development of an underutilized and decaying site will be facilitated by the proposed development.  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



View of site looking southeast across intersection of Koehne Street and Saulcy Street



View looking east long Saulcy Street



View looking north along Koehne Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of proposed north / south alley vacation looking south



View of site looking southeast at last dwelling on Saulcy Street



View of site looking east from alley towards White River Parkway West Drive and unimproved east / west alley proposed for vacation



View looking west at proposed east / west alley vacation



View looking north at proposed north / south alley vacation



View of site looking northwest across Astor Street



View looking west along Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View looking north along Koehne Street from Astor Street