



Metropolitan Development Commission (October 7, 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, October 07, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes:

September 16, 2026

Special Requests:

Bid Opening:

Old City Hall Properties; RFP-13DMD-102

Policy Resolutions:

REAL ESTATE:

1. 2026-R-029

Authorizes the Department of Metropolitan Development to enter in to contract with Indiana Theatre Maintenance LLC for roof repairs to the Indiana Repertory Theatre for an overall not-to-exceed amount of \$65,000.

2. 2026-R-032

Authorizes the Department of Metropolitan Development to enter into professional services agreements in an amount not to exceed \$400,000 for a period of four years for on-call owners' representation services for redevelopment projects.

3. 2026-R-035

Authorizes an amendment to extend and add compensation to a contract with Shrewsberry for program management and owner's representative and construction inspection services.

ECONOMIC DEVELOPMENT / INCENTIVES:

4. 2026-A-053 (For Public Hearing)

Authorizes termination of the 2023 Real Property Tax Abatement approved by Resolution #2023-A-044 at 820 South Post Road, Council District #20, Councilor Michael-Paul Hart.

5. 2026-E-004

Authorizes the Department of Metropolitan Development to amend the Agreement with Raven Commercial Group LLC to increase the total contractual not-to-exceed amount to \$325,000 in order to provide security enhancements at Union Station needs.

COMMUNITY INVESTMENTS:

6. 2026-C-003

Authorizes the Department of Metropolitan Development to amend the Agreement with Club 720 Development Corporation to extend the term through March 31, 2027.

7. 2026-C-004

Authorizes the Department of Metropolitan Development to negotiate and execute an Amendment to the Agreement with the Coalition for Homelessness Intervention and Prevention to increase the contract amount by \$800,000 with a new not to exceed amount of \$4,658,130 for the Streets to Home initiative to provide rental assistance to people currently experiencing chronic and/or street homelessness.

8. 2026-C-005

Authorizes the Department of Metropolitan Development to amend the contract with The Community Builders to increase the amount of contract #20558 by \$100,000 for supportive services in an amount not to exceed a contract total of \$800,000 from the Indianapolis Housing Trust Fund.

PLANNING:

9. 2026-P-012

Authorizes the Department of Metropolitan Development to enter into professional services agreements in an aggregate amount not to exceed \$300,000 to conduct additional research, community engagement, and draft a data center zoning ordinance amendment for consideration.

HISTORIC PRESERVATION:

10. 2026-HP-002 (For Public Hearing)

Adopts the "The Former St. Francis de Sales Catholic Church Preservation Plan 46 – the Former St. Francis de Sales Catholic Church (HA-46 SF)" as part of the Comprehensive Plan for Indianapolis-Marion County. The Plan provides preservation guidelines and recommendations based on the historic, architectural, and cultural significance of the Former St. Francis de Sales Church.

****Request will be made for a continuance for cause.**

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. 2026-ZON-051 | 4150 North High School Road

Pike Township, Council District #5

Nica Auto & Fleet Repair, LLC, by David Dearing

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

12. 2026-ZON-066 | 931 South East Street

Center Township, Council District #18

AKAL Investments, Inc., by Josh Smith (RG Development, LLC)

Rezoning of 0.222-acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential development.

13. 2026-ZON-068 | 7440 Woodland Drive

Pike Township, Council District #6
Echo Real Estate Capital, Inc., by Joseph Calderon

Rezoning of 15.8 acres from the MU-1 (FF) and C-S (FF) districts to the I-2 (FF) district to provide for light industrial uses.

14. 2026-ZON-071 | 610 South Drover Street, 1049 Oliver Street, and 634 Birch Avenue kb

Center Township, Council District #18
610 Drover, LLC, by Andi Metzel

Rezoning of 1.97 acres from the C-1 (RC) (FF) and D-5 (RC) (FF) districts to the C-3 (RC) (FF) district to provide for commercial uses.

15. 2026-ZON-076 | 2507 Columbia Avenue

Center Township, Council District #8
Step It Up Realty LLC, by Cohen Property Group

Rezoning of 0.17-acre from the C-3 district to the D-8 district to provide for residential uses.

16. 2026-CZN-834 | 6509 Dean Road

Washington Township, Council District #3
K and D Epic Holdings, LLC, by David Gilman

Rezoning of 1.73 acres, from the D-S district to the D-1 district to provide for two, detached single-family dwellings.

17. 2026-CZN-845 | 3949 South State Avenue

Perry Township, Council District #19
University of Indianapolis, by Justin Kingen

Rezoning of 2.31 acres from the UQ-1 and D-5 districts to the UQ-1 classification to provide for school uses (K through 12).

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

18. 2026-ZON-043 | 7030 East 33rd Street

Warren Township, Council District #9
Damion Wiggins

Rezoning of 1.19 acres from the MU-1 district to the C-5 district for a used automobile sales business.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

19. COMPANION REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, CONTINUED AND SCHEDULED FOR PUBLIC HEARING BY MDC:

2026-CZN-828 | 1170 Kentucky Avenue

Center Township, Council District #18
KM23 Property, LLC, by Justin Kingen

Rezoning of 1.569 acres, from the C-1 (FF) district to the C-4 (FF) district to provide for commercial uses.

20. ADMINISTRATOR'S APPEAL OF PLAT COMMITTEE DECISION FOR VACATION PETITION:

2026-VAC-007 | 1525, 1540, and 1543 West Ohio Street; 211, 217 and 221 North Reisner Street; & 126 and 130 Koehne Street

Center Township, Council District #18
Church, Westside Pentecostal Assembly Trustees, by Justin Kingen

Vacation of the first north-south alley east of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Ohio Street, south 180 feet, to the north right-of-way line of Everett Street, with a waiver.

Vacation of the first north-south alley east of Reisner Street, being 15.12 feet in width, beginning at the south right-of-way line of Astor Street, south 56.20 feet, with a waiver of the assessment of benefits.

****Petitioner request for continuance for cause to November 18, 2026**

Additional Business:

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

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Vacant	Mayor	
Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Vacant	City-County Council	
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	06/01/2026 – 05/07/2027

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

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-029**

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

WHEREAS, in that capacity the MDC serves as the governing body of the City of Indianapolis Redevelopment District ("District") and the City's Department of Metropolitan Development ("DMD"); and

WHEREAS, the DMD is the owner of the historic Indiana Repertory Theatre ("IRT"); and is responsible for management of the common areas and capital repairs for the facility; and

WHEREAS, the DMD has previously entered into agreements with Indiana Theatre Maintenance LLC to facilitate management of the common areas and capital repairs for the facility; and

WHEREAS, the DMD wishes to enter into an agreement with Indiana Theatre Maintenance LLC for a period through 2027, to facilitate roof assessment and repairs at the IRT with a total not to exceed amount of \$65,000.

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

1. The MDC hereby authorizes DMD to enter into contract with Indiana Theatre Maintenance LLC through 2027, with a total not to exceed amount of **\$65,000** for roof repairs at the IRT.
2. The DMD Director is hereby authorized and directed to take further actions and to execute 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:

Sheila Kinney

Sheila Kinney, Asst. Corp. Counsel

Metropolitan Development Commission:

John J. Dillon III, President

Date: 9/28/2026

Date: _____

Owners Representatives
RFQ On-Call Consultants
Contracts

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-032**

WHEREAS, the Department of Metropolitan Development (“DMD”), by authority of and pursuant to I.C. 36-7-15.1, engages in development activities within Marion County, Indiana (“Development Projects”); and

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

WHEREAS, in order to carry out the duties described in I.C. 36-7-15.1, DMD requires timely access to a broad array of consulting services, including owners’ representatives for development projects (“Services”); and

WHEREAS, in order to identify owners’ representatives qualified and willing to do such Services (“On-Call Consultants,”) DMD conducted a Request for Qualifications -**RFQual-13DMD-2026-4** (“RFQ”) and identified qualified and responsive contractors, as listed in Exhibit A hereto, able to provide the required Services; and

WHEREAS, DMD desires to enter into contracts, with initial four-year terms, to address the need for Services. The nature and volume of Services rendered will depend on the nature, scope and actual number of Development Projects undertaken—all as determined by DMD, with project-specific scopes of work and cost estimates to be issued as needed. Expenses incurred for Services under contracts awarded from this RFQ are estimated to be an aggregate of \$400,000.00 and may be paid from all sources of funding available for such Services.

NOW, THEREFORE, BE IT RESOLVED:

1. That the DMD is hereby authorized by the MDC to contract for Services with those On-Call Consultants shown on Exhibit A hereto, which were identified as qualified and responsive pursuant to the RFQ, for an initial term of four years and with a total not to exceed amount of \$400,000.00 for such Services available from all sources of funding.
2. The Director of the DMD is hereby authorized to execute all necessary documents for the contract in accordance with this resolution.

Approved as to Adequacy of Legal Form:

Sheila Kinney
Sheila Elliott Kinney
Assistant Corporation Counsel
Date: 9/28/2026

Metropolitan Development Commission:

John J. Dillon, III
MDC President
Date: _____

Exhibit A

Selected Firms

- 1. CONCERTUS, INC.**
- 2. ENVOY INC**
- 3. GROGAN CONSTRUCTION MANAGEMENT LLC**
- 4. J S HELD LLC**
- 5. MVGENERAL CONSTRUCTION SERVICES**
- 6. PMA CONSULTANTS, L.L.C.**
- 7. REBAR COMPANIES, LLC**
- 8. SHREWSBERRY AND ASSOCIATES LLC**
- 9. VERIDUS GROUP INC**
- 10. MZ CORP dba ZURBUCH DEVELOPMENT CONSTRUCTION CONSULTING**

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

Resolution NO. 2026-R-035

**A RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION
AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
WITH SHREWSBERRY & ASSOCIATES, LCC**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), being the governing body of the Redevelopment District of the City of Indianapolis, Indiana (the “District”), exists and operates pursuant to the provisions of Indiana Code 36-7-15.1 and Indiana Code 36-7-25, each as amended from time to time (collectively, the “Act”);

WHEREAS, in accordance with the Act, the Commission is undertaking certain capital improvement projects to renovate and enhance the Historic City Market and to construct new plazas and infrastructure (the “Projects”).

WHEREAS, in furtherance of the Projects, the Commission requires certain professional consulting services, including but not limited to program management owner’s representative and inspection services (“Professional Services”).

WHEREAS, SHREWSBERRY & ASSOCIATES, LLC (“SHREWSBERRY”) is qualified to provide program management owner’s representative and construction inspection services. Further, the Commission finds that amending and extending the Professional Services Agreement (#21619) with SHREWSBERRY to extend the term through December 31, 2027, and to add \$438,606 for a new not-to-exceed total of **\$874,280** include is in the best interest of the Projects and the public.

ACCORDINGLY, be it resolved by the Metropolitan Development Commission as follows:

1. Pursuant to and in accordance with the Act, the Commission hereby approves an amendment to the Professional Services Agreement with SHREWSBERRY (# 21619) as described above and authorizes the Department of Metropolitan Development to execute and enter into the Amendment to the Professional Services Agreement, which Agreement may provide for Professional Services work across multiple Projects.

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 .

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the ____ day of ____, 2026.

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

John J. Dillon III, President

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Assistant Corporation Counsel
City of Indianapolis Office of Corporation Counsel

Date: 9/30/2026

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION TO
TERMINATE FIVE (5) YEAR REAL PROPERTY TAX ABATEMENT FOR**

**Garage Door Doctor, LLC and 5 Star Property, LLC
808 South Post Road a/k/a 820 South Post Road – Lot 2**

Resolution No. 2026-A-053

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to “redevelopment or rehabilitation” activities (hereinafter “Project”); 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, annual abatement schedule and deduction limit during the term of the abatement for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution: and

WHEREAS, on Wednesday, November 15, 2023 the Metropolitan Development Commission (hereinafter “Commission”) adopted Preliminary Economic Revitalization Area Resolution No. 2023-A-028 preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of five (5) years ; and

WHEREAS, on Wednesday, December 6, 2023, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2023-A-044 (the “Resolution”), confirming designation of the Subject Real Estate as an Economic Revitalization Area for the purpose of receiving five (5) years real property tax abatement (the “Abatement”); and

WHEREAS, in the Statement of Benefits Form contained in the Resolutions and the Memorandum of Agreement (hereinafter the “MOA”) executed by and between the Applicant and the City of Indianapolis (hereinafter referred to as the “City”), the Applicant indicated a capital expenditure of no less than \$2,500,000 associated with the redevelopment and/or rehabilitation activities, and that no less than 48 retained positions at an average hourly wage of not less than \$22.00, and 30 new full-time permanent positions would be created at an average wage of \$20.00 per hour as a result of the Project (collectively the “Commitments”) and in consideration thereof, the Commission approved the Resolutions and the Applicant accepted the terms and conditions of the Resolutions by accepting the benefits thereof; and

WHEREAS, after the tax abatement was approved, the Applicant decided to forego the opportunity to purchase the land and build on it as previously planned, thus foregoing the opportunity to utilize the tax abatement in its entirety.

WHEREAS, given the Applicant has not claimed the tax abatement nor realized any tax savings, there will be no claw back; and

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

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

WHEREAS, the DMD and The City of Indianapolis have satisfied all other conditions precedent to termination of the Economic Revitalization Area designations and associated tax abatement deductions.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission hereby confirms DMD's preliminary finding that the Applicant has chosen not to fulfill the intentions of the Statement of Benefits contained in the Resolutions or and the MOA.
2. The Commission now hereby determines that the Applicant has chosen to or is unwilling to substantially comply with the Commitments (as identified and agreed upon in the Statement of Benefits form contained in the attachments to the Resolutions and/or the MOA), entitling DMD to terminate, through the Commission, the tax abatement deductions regarding the Real Property Tax Abatement for the Project and authorizes the Director of DMD to sign the Termination Agreement.
3. The Commission hereby acknowledges the termination of the above-described tax abatement, and the Applicant is not required to repay any tax savings as none were realized, as authorized by this Termination Resolution.
4. The Commission determines that the MOA for the Real Property Tax Abatement for the Project shall be terminated upon adoption of this Termination Resolution.
5. A copy of this Final Resolution shall be filed with the Marion County Auditor and Marion County Assessor Offices.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Date

Approved as to Legal Form
and Adequacy this day 9/21/2026
of

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-E-004**

Item 5.

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the "Commission") serves as the Redevelopment Commission of the City of Indianapolis, Indiana, under Indiana Code 36-7-15.1 with authority to inform replanning and redevelopment in concert with the policies and purposes described in Indiana Code 36-7-15.1-2 ; and

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

WHEREAS, WHEREAS, the Commission has previously established the 96th Street/Castleton Economic Development Project Area (the "96th Street/Castleton Project Area"), has designated the 96th Street/Castleton Project Area as an allocation area (the "96th Street/Castleton Allocation Area") for the purposes of capturing TIF Revenues, has created an allocation fund (the "96th Street/Castleton Allocation Fund") for the 96th Street/Castleton Allocation Area into which TIF Revenues are deposited; and

WHEREAS, the Department of Metropolitan Development (hereinafter "DMD"), a division of the Consolidated City of Indianapolis -Marion County, has the power to contract for economic development and redevelopment efforts within the 96th Street/Castleton Allocation Area; and

WHEREAS, the DMD has previously contracted and partnered with the Indianapolis Economic Development, Inc (the "IEDI") for economic development and redevelopment efforts within Marion County and the DMD wishes to engage the IEDI for these efforts within the 96th Street/Castleton Allocation Area in furtherance of the Castleton Strategic Revitalization Plan (the "Project"); and

WHEREAS, the Department of Public Works (hereinafter "DPW"), a division of the Consolidated City of Indianapolis -Marion County, has the power to contract for the construction or improvement of public ways, sidewalks, sewers, waterlines, or other local public improvements that are necessary for economic development within the 96th Street/Castleton Allocation Area; and

WHEREAS, IC 36-7-15.1-26 authorizes the Redevelopment Commission to reimburse the Consolidated City for reasonable expenditures associated with local public improvements; and

WHEREAS, Per IC 36-7-15.1-26(b), allocation areas established after July 1, 1995 but before July 1, 2008 are to expire no more thirty (30) years after the original establishment date of an allocation area, and the Commission authorizes any remaining funds on deposit or to be collected and deposited into the 96th Street/Castleton Allocation Area Fund to be used towards economic development and redevelopment efforts and to reimburse the Consolidated City for local public improvements; and

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

1. The Commission hereby authorizes the Director of DMD to utilize the expenditure of unobligated funds on deposit in the 96th Street/Castleton Allocation Fund in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the 96th Street/Castleton Allocation Fund towards economic development and redevelopment efforts in the 96th Street/Castleton Allocation Area, such as contracting with the IEDI in furtherance of the Project.
2. The Commission hereby authorizes the Director of DMD and the Director of DPW to utilize the expenditure of unobligated funds on deposit in the 96th Street/Castleton Allocation Fund in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the 96th Street/Castleton Allocation Fund to reimburse the Consolidated City for eligible expenses associated with local public improvements within the 96th Street/Castleton Allocation Area, such as improvements of the Nickel Plate Trail.
3. The City Controller is hereby authorized to disburse moneys in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the 96th Street/Castleton Allocation Fund to reimburse the Consolidated City for reasonable expenses associated with economic development and redevelopment efforts and local public improvements within the 96th Street/Castleton Allocation Area. The City Controller must ensure that sufficient balances remain to maintain all existing pledged obligations of the Area.
4. The Commission hereby authorizes the Director of DMD to take such further actions and execute such documents as she deems necessary or advisable to effectuate the authorizations set forth in this Resolution.
5. This Resolution shall take effect immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 7, 2026, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

Approved as to form and legality:

Sheila Kinney 9/25/2026
Sheila Kinney, Office of Corporation Counsel

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

Approved as to the availability of funding:

Abigail Hanson 9-28-2026
Abigail Hanson, City Controller

John J. Dillon III, President

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-C-003**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (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, the Commission serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the "City") under I.C. 36-7-15 .1 (the "Redevelopment Act"); and

WHEREAS, the Commission and the DMD desire to establish a clear, data-driven understanding of housing needs, market conditions and development feasibility; and

WHEREAS, the Commission previously authorized DMD, by Resolution No. 2026-C-001, to enter into a contractual Agreement with Club 720 Development Corporation in a total not to exceed amount of \$250,000 with a term through December of 2026 to establish a clear, data-driven understanding of housing needs, market conditions and development feasibility; and

WHEREAS, the DMD now desires to amend the existing Agreement with Club 720 Development Corporation to extend the term through March 31, 2027.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Commission hereby authorizes the DMD to amend the Agreement with Club 720 Development Corporation to extend the term through March 31, 2027.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents for the Agreement in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 7, 2026, at the City-County Building, 2nd floor, Public Assembly Room, Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form
this 28th day of September, 2026:



Christopher Steinmetz, Assistant Corporation Counsel

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

Resolution No. 2026-C-004

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. I (the "Redevelopment Act"); and

WHEREAS, chronic and street homelessness exists in Indianapolis; and

WHEREAS, The MDC previously approved funding towards the City of Indianapolis' Streets to Home Initiative (the "STHI") in Resolution No. 2025-C-001 & 2025-C-003 in partnership with the Coalition for Homelessness Intervention and Prevention ("CHIP") to provide services, programs, rental assistance, and other functions for the STHI for people currently experiencing chronic and/or street homelessness; and

WHEREAS, the Department of Metropolitan Development, (the "DMD"), has received additional funds in furtherance of the Streets to Home Initiative as approved by the City-County Council in fiscal ordinance No. 17, 2026; and

WHEREAS, the DMD now desires to amend the existing Agreement with CHIP to increase the contract amount by \$800,000 for a total not to exceed amount of \$4,658,130 for the STHI for people currently experiencing chronic and/or street homelessness.

NOW, THEREFORE, BE IT RESOLVED:

1. The DMD is hereby authorized to negotiate and amend the Agreement with the CHIP to increase the total not to exceed amount to \$4,658,130, with all funds being utilized towards the STHI for people currently experiencing chronic and/ or street homelessness
2. The Director of the DMD is hereby authorized to execute all necessary documents for the contract in accordance with this resolution.

Metropolitan Development Commission:

John J. Dillon, III
MDC President

Date: _____

Approved as to Adequacy of Legal Form:



Christopher Steinmetz
Assistant Corporation Counsel

Date: 09/29/2026

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

Resolution No. 2026-C-005

WHEREAS, I.C. 36-7-15.1-35.5 authorizes the Metropolitan Development Commission (“MDC”), acting as the redevelopment commission for the Consolidated City of Indianapolis, to establish a supplemental housing program and a housing trust fund; and

WHEREAS, MDC resolution 02-B-002 establishes the Supplemental Housing Program and the Indianapolis Low Income Housing Trust Fund (“Trust Fund”); and

WHEREAS, I.C. 36-7-15.1-35.5(j) establishes the housing trust fund advisory committee (Committee”); and

WHEREAS, the Department of Metropolitan Development (“DMD”) has funds available in the Indianapolis Low Income Housing Trust Fund; and

WHEREAS, the MDC previously approved funding towards the development of a 56 unit low-income housing development that included 11 permanent supportive housing (PSH) units in resolution 2023-C-001 with The Community Builders.

WHEREAS, the Housing Trust Fund Advisory Committee recommends amending the existing agreement with The Community Builders to increase the amount of contract #20558 by One Hundred Thousand Dollars 00/100 (\$100,00.00), for a contract total not to exceed Eight Hundred Thousand Dollars 00/100 (\$800,00.00) to help with supportive services for permanent supportive housing residents.

WHEREAS, the DMD and the grantee wish to amend contract #20558;

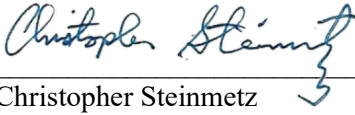
NOW, THEREFORE, BE IT RESOLVED:

1. The Director of the DMD is hereby authorized by the MDC to amend contract #20558, with the Community Builders, to increase the contract total not to exceed an amount of Eight Hundred Thousand Dollars 00/100 (\$800,000.00).
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents in accordance with this Resolution.

Metropolitan Development Commission:

John J. Dillon, III
MDC President
Date: _____

Approved as to Adequacy of Legal Form:



Christopher Steinmetz
Assistant Corporation Counsel

Date: 09/29/2026

Data Center Consultant
Contract

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-P-012**

WHEREAS, the Department of Metropolitan Development (“DMD”) of the Consolidated City of Indianapolis and Marion County, (“City”) by authority of and pursuant to I.C. 36-7-15.1, engages in development activities within Marion County, Indiana (“Development Projects”); and

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

WHEREAS, in order to carry out the duties described in I.C. 36-7-15.1, DMD requires timely access to a broad array of consulting services, including a Data Center Consultant (“Consultant”) who can advise on research, community engagement, zoning ordinance amendments and other matters specifically related to data center development (“Services”); and

WHEREAS, Indiana Code 5-22-6-1 allows the purchasing agency of a governmental body to purchase services using any procedure the governmental body or the purchasing agency of the governmental body considers appropriate; and

WHEREAS, DMD desires to work with the City Purchasing Agency to enter into a contract, or contracts, to address the need for Services. The nature and volume of Services rendered will depend on the nature and scope, as determined by DMD, with specific scopes of work and cost estimates to be issued as needed. All contracts pursuant to this resolution will draw from a shared aggregate not to exceed amount of \$300,000.00 available for the Services and may be paid from all sources of funding available for such Services.

NOW, THEREFORE, BE IT RESOLVED:

1. That the DMD is hereby authorized by the MDC to contract for Services with a Consultant or Consultants as determined by DMD for a term ending on December 31, 2027, for shared use of an aggregate not to exceed amount of \$300,000.00 for such Services available from all sources of funding.
2. The Director of the DMD is hereby authorized to execute all necessary documents for such contract(s) in accordance with this resolution.

Approved as to Adequacy of Legal Form:

Sheila Kinney
Sheila Elliott Kinney
Assistant Corporation Counsel
Date: 9/24/2026

Metropolitan Development Commission:

John J. Dillon
MDC President
Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA
RESOLUTION NO. 2026-HP-002
THE FORMER ST. FRANCIS DE SALES CATHOLIC CHURCH**

WHEREAS, the Indianapolis Metropolitan Development Commission (the “Commission” or “MDC”) serves as the Plan Commission of the Consolidated City of Indianapolis-Marion County, Indiana (the "City") under IC 36-7-4 (the “Local Planning and Zoning statute”); and

WHEREAS, in that capacity the Commission serves as the planning and zoning authority;
and

WHEREAS, as it is the duty of the Commission to adopt, after a public hearing, segments of the Marion County Comprehensive Plan; and

WHEREAS, the Indianapolis Historic Preservation Commission (the "IHPC") has been given the statutory power and duty to identify by declaratory resolution areas, structures, and sites in the county having historic or architectural significance, and prepare historic plans for them; and

WHEREAS, the IHPC has the power and the duty under IC 36-7-11.1-6 to prepare proposed historic preservation plans for all appropriate areas of the county and submit proposed historic preservations plans to the MDC for consideration for adoption as a segment of the comprehensive plan of the county; and

WHEREAS, the IHPC considers the former St. Francis de Sales Catholic Church located at 2186 North Sherman Drive, Indianapolis, Marion County, Indiana to be of historic and architectural significance, and a historic plan has been prepared for the former St. Francis de Sales Catholic Church; and

WHEREAS, on August 12, 2026 the IHPC approved Resolution 2026-R-02 and thereby declared the former St. Francis de Sales Catholic Church to be of historic and architectural significance; designated it as an historic area and placed on the Marion County Register of Historic Properties; and on the same date approved Resolution 2026-R-03 and thereby recommended to the MDC that Historic Preservation Plan 46 – The Former St. Francis de Sales Catholic Church be adopted as a segment of the Comprehensive Plan for Marion County; and

NOW THEREFORE BE IT RESOLVED:

1. That, pursuant to IC 36-7-4 and IC 36-11.1, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the Comprehensive Plan for Marion County, Indiana by the adoption of The Historic Area Preservation Plan 46 – The Former St. Francis de Sales Catholic Church (which is attached hereto), and made a part of this resolution and by incorporating same as an amendment of the Comprehensive Plan for Marion County, Indiana.
2. That the Director of the Department of Metropolitan Development shall make one complete copy

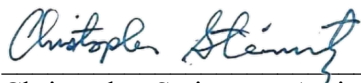
of the plan available in the Office of the MDC and shall file (1) copy of this resolution in the Recorder of Marion County together with a copy or summary of The Former St. Francis de Sales Catholic Church Preservation Plan 46 – the Former St. Francis de Sales Catholic Church.

Adopted the 7th day of October, 2026

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA

John J. Dillon III ---President
Metropolitan Development Commission

APPROVED AS TO LEGAL FORM
AND ACCURACY THE 29th DAY
OF SEPTEMBER, 2026.



Christopher Steinmetz, Assistant Corporation Counsel

METROPOLITAN DEVELOPMENT COMMISSION

October 7, 2026

Case Number: 2026-CZN-828 / 2026-CVR-828

Property Address: 1170 Kentucky Avenue

Location: Center Township, Council District #18

Petitioner: KM23 Property, LLC, by Justin Kingen

Current Zoning: C-1 (FF)

Request: Rezoning of 1.569 acres, from the C-1 (FF) district to the C-4 (FF) district to provide for commercial uses.
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial and building contractor.

Current Land Use: Commercial uses

Staff Recommendations: Approval of the rezoning request and special exception.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the June 25, 2026 hearing, to the August 13, 2026 hearing, at the request of the petitioner's representative for additional time to meet with the neighborhood.

On August 13, 2026, the Hearing Examiner recommended approval of the rezoning and forwarded 2026-CZN-828 to the Metropolitan Development Commission for their hearing on September 2, 2026, and approved the Special Exception to provide for a commercial and building contractor.

Subsequently, the petitioner's representative requested that the Plan of Operation be amended to clarify permitted uses, number of employees, and hours of operation of the site. As a result of this request, the Metropolitan Development Commission continued petition 2026-CZN-828 and set the matter for a hearing on October 7, 2026.

The updated Plan of Operation (Exhibit A), file-dated September 24, 2026, confirms uses that include a commercial contractor and C-4 uses, except those excluded uses (Exhibit B) negotiated with the neighborhood organization, which are included in the proposed commitments.

The update also clarifies that the maximum number of employees relates specifically to the commercial and building contractor and not to future tenants.

The hours of operation clarifies hours that are open to the public, while allowing flexibility for access by the tenants of the building.

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

Staff continues to recommend approval of the rezoning, subject to the Plan of Operation, file-dated September 24, 2026, and the following commitments.

STAFF RECOMMENDATION

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

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
2. Operations on this site shall be in accordance with the Plan of Operation, dated September 24, 2026.

PETITION OVERVIEW

This 1.569-acre site, zoned C-1 (FF), is developed with a vacant commercial building and associated parking lot. It is surrounded by commercial uses to the north, zoned C-1 (FF); parking lot / outdoor storage to the south, zoned I-3 (FF); commercial uses to the east, across Kentucky Avenue, zoned C-7 (FF); and industrial uses to the west, zoned I-3 (FF).

REZONING

The request would rezone the site to the C-4 Community-Regional district to provide for a commercial and building contractor. "The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified."

The Comprehensive Plan recommends community commercial typology for the site.

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

As proposed, this request would not generally align with the Plan recommendation. However, the community commercial typology is contemplated to be consistent with the C-3 (neighborhood commercial) or the C-4 (community-regional) zoning districts, depending upon the location and the surrounding land uses.

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

Because this site is surrounded by heavy commercial and industrial uses, staff believes that a C-4 would be supportable.

Staff would note that the abutting property to the south (Parcel #1017456 - approximately 1.57 acres) is under the same ownership as this site and zoned I-3. This site is currently used for outdoor storage and parking.

Plan of Operation – See Exhibit A

The Plan of Operation states that the use of the site would be for a commercial contractor that specializes in building contracting including, but not limited to concrete, carpentry / millwork, earthwork and construction management.

There would be a maximum of 40 employees on site at any given time.

Hours of operation would be Monday through Friday from 6:00 a.m. to 6:00 p.m., with emergency projects as required.

The existing building (approximately 11,283 square-feet) and parking lot with approximately 57 parking spaces would serve as the headquarters for the business. Building renovation and site upgrades are anticipated.

Floodway / Floodway Fringe – White River

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (C-4 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

The entire site is located within the unregulated 500-year floodplain of White River to the east of the site.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

SPECIAL EXCEPTION

The Ordinance requires the grant of a special exception in the C-4 district for a commercial and building contractor.

A Special Exception may be granted following public hearing of the petition and only upon the Board's determination that:

- 1.The proposed use meets the definition of that use in Chapter 740, Article II.
- 2.The proposed use will not injure or adversely affect the adjacent area or property values in that area.
- 3.The grant will not materially and substantially interfere with the lawful use and enjoyment of adjoining property.

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

4. The proposed use will be compatible with the character of the district, land use authorized therein and the Comprehensive Plan for Marion County.
5. The proposed use conforms to the development standards in Chapter 744 applicable to the zoning district in which it is located.
6. The proposed use conforms to all provisions of the Zoning Ordinance, including the performance standards in Chapter 740 and the development standards in Chapter 744 applicable to the zoning district in which it is located.
7. The proposed use conforms to all of the use-specific standards in Chapter 743 for that use, including any Special Exception standards for that use.

The Board may impose reasonable restrictions or conditions in connection with the grant of any Special Exception, including restrictions and conditions that are more restrictive than the applicable development standards, to ensure compliance with the standards above. All such conditions shall be imposed by the Board to ensure compliance with standards above. Such conditions may include any reasonable site, development, operational and performance standards, requirements and restrictions. The grant of the Special Exception may be for a limited period of time, as specified by the Board.

The grant of such Special Exception shall be conditioned upon conformance all provisions of the Zoning Ordinance, including the performance standards in Chapter 740 and the development standards in Chapter 744 applicable to the zoning district in which it is located, except as specifically modified by the grant of the Special Exception.

As proposed and described in the petition submittal documents, the use would meet the definition of a commercial and building contractor and would not adversely affect adjacent properties or interfere with the surrounding land uses, that consist of heavy commercial and industrial uses. Consequently, the proposed use would be compatible with the existing character of the surrounding land uses in the area.

For these reasons staff supports Special Exception request.

GENERAL INFORMATION

Existing Zoning	C-1 (FF)	
Existing Land Use	Commercial uses (vacant)	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-1	Commercial uses (vacant)
South:	I-3	Paved parking
East:	C-7	Commercial uses
West:	I-3	Industrial uses
Thoroughfare Plan		
Kentucky Avenue	Primary Arterial	Existing 140-foot right-of-way and proposed 88-foot right-of-way.
Context Area	Compact	

Floodway / Floodway Fringe	Yes – 500-year unregulated floodplain of White River
Overlay	No
Wellfield Protection Area	No
Site Plan	April 22, 2026
Site Plan (Amended)	N/A
Elevations	April 22, 2026
Elevations (Amended)	N/A
Landscape Plan	April 22, 2026
Findings of Fact	May 1, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	Plan of Operation, dated April 21, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Community Commercial. The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Community Commercial Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

ZONING HISTORY

2024-ZON-012; 1170 Kentucky Avenue, requested rezoning of Rezoning of 1.38 acres from the C-1 district to the I-3 district to provide for industrial uses, **withdrawn**.

99-NC-44; 1170-1180 Kentucky Avenue, requested a Certificate of Legal Non-Conforming Use for development standards to include side yard and rear yard setbacks of zero feet, approved.

99-V1-134; 1170 Kentucky Avenue, a variance of development standards of the Commercial Zoning Ordinance to legally establish an existing building, and to provide for a 5,700 square foot, two-story addition, having a zero rear yard setback (minimum 10 feet required), **granted**.

93-AP-118; 1170 Kentucky Avenue; requested Regional Center Approval to remove all INB identification signs from site and install one (1) 3-foot by 3-foot single-faced wall sign with 18-inch nonilluminated letters on the south elevation; install (1) 24-inch by 24-inch single-faced wall sign at the south elevation entry; and, install two (2) 5-foot by 5-foot single-faced walls, on each, on the east and west elevations, respectively. The two existing directional signs will remain and be refaced with the "NBD Bank" logo, **approved**.

81-V3-136; 1170 Kentucky Avenue, requested a variance of Sign Regulations Ordinance, 71-AO-4, as amended, to provide for new standardized signage replacing existing signage, **granted**.

76-UV3-54; 1170 Kentucky Avenue, requested a variance of use of the Industrial Zoning Ordinance to provide for a bank drive through and canopy, and a parking lot, **granted**.

72-Z-102; 1170 Kentucky Avenue, requested rezoning of 1.45 acres from I-3-U to C-1 to provide for a branch bank and service center, **approved**.

EXHIBITS

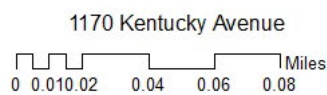


EXHIBIT A
Updated Plan of Operation – September 24, 2026

1170 Kentucky Avenue – Plan of Operation

- Use:
 - Commercial Contractor
 - Specializes in building contracting including, but not limited to: concrete; carpentry & millwork; earthwork; and construction management.
 - Upon completion of the proposed building and site improvements, a portion of the building not utilized for the Commercial Contractor use may be leased to tenants for any use permitted within the C-4 zoning district, excluding those uses specifically excluded from the subject site under Commitment #4 of the Statement of Commitments.
- Staff:
 - Maximum of 40 employees on site at any given time for the Commercial Contractor use
- Hours of Operation:
 - Open to the Public: Monday through Friday, 6AM-6PM
 - Internal Office/Business Use: Evenings, weekends, and all other hours outside of those listed above, for use by the Commercial Contractor and tenants only; not open to the public during these times
- Building:
 - Existing 11,283-square foot industrial building
- Safety & Security Measures:
 - The existing building has security cameras, an alarm system, and lighting elements.
- Materials Used:

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

- Materials to include general typical construction materials such as lumbar, concrete, nails, drywall, sheetrock etc. (Commercial Contractor)
- Shipping, Receiving & Storage:
 - Deliveries will be made via box-truck and use existing service areas.
- Waste:
 - Commercial dumpsters will be sited and screened in accordance with the requirements of the zoning ordinance.
- Parking:
 - There are 57 parking spaces (54 regular spaces, 3 ADA)

9.24.26

April 21, 2026

1170 Kentucky Avenue – Plan of Operation

- Use:
 - Commercial Contractor - Schuck Corporation
 - Specializes in building contracting including, but not limited to: concrete; carpentry & millwork; earthwork; and construction management.
- Staff:
 - Maximum of 40 employees on site at any given time
- Hours of Operation:
 - Monday through Friday: 6AM-6PM
 - Emergency projects as necessary
- Building:
 - Existing 11,283-square foot industrial building
 - Surface parking lot
- Clients & Customers:
 - Use open to the general public, typically by appointment
- Safety & Security Measures:
 - The existing building has security cameras, an alarm system, and lighting elements.
- Materials Used:
 - Materials to include general typical construction materials such as lumbar, concrete, nails, drywall, sheetrock etc.

4.21.2026

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

- Shipping, Receiving & Storage:
 - Deliveries will be made via box-truck and use existing service areas.
- Waste:
 - Commercial dumpsters will be sited and screened in accordance with the requirements of the zoning ordinance
- Parking:
 - There are 57 parking spaces (54 regular spaces, 3 ADA)

4.21.2026

EXHIBIT B
Number 4 - Excluded Uses

STATEMENT OF COMMITMENTS

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL**

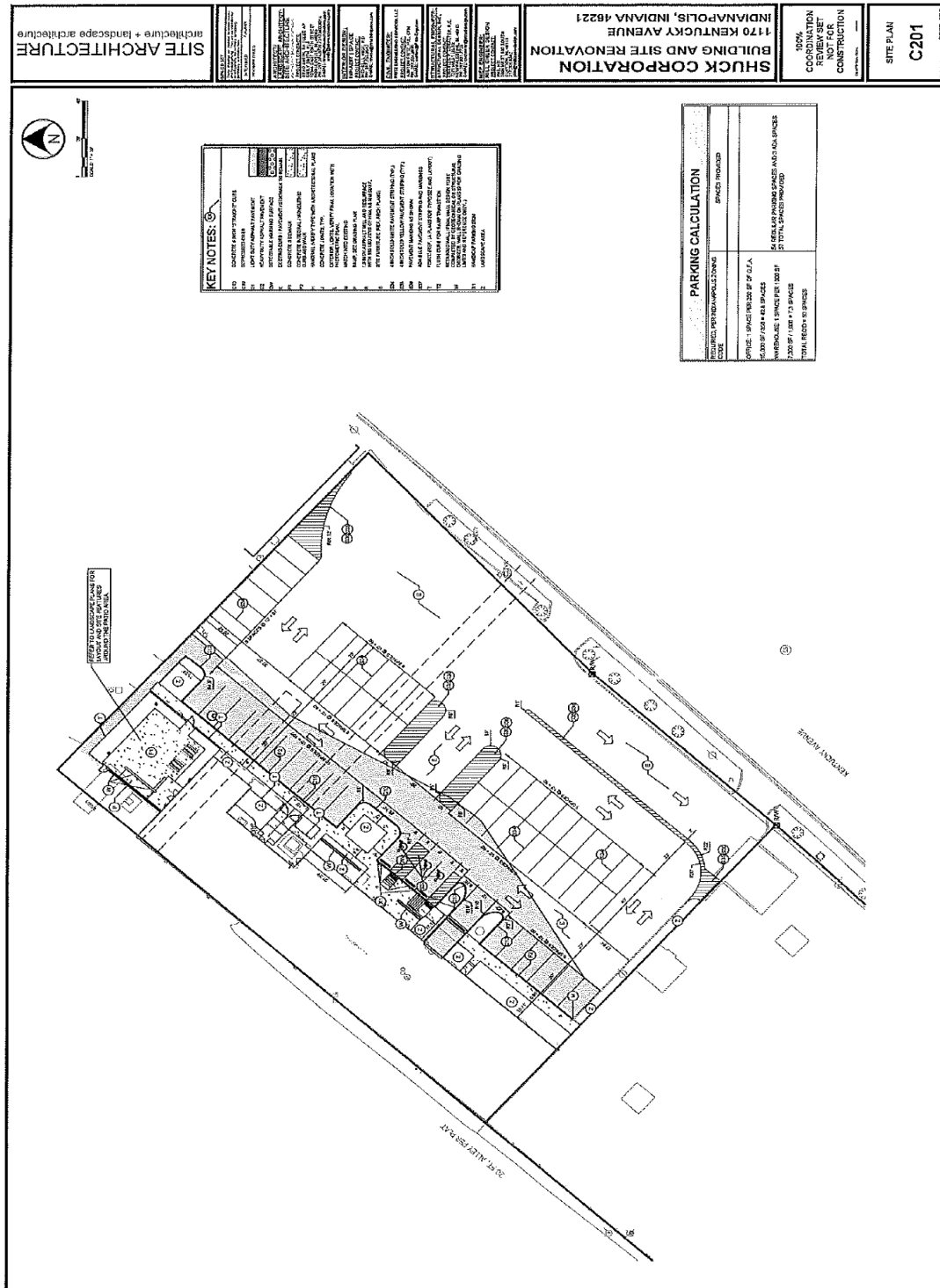
In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

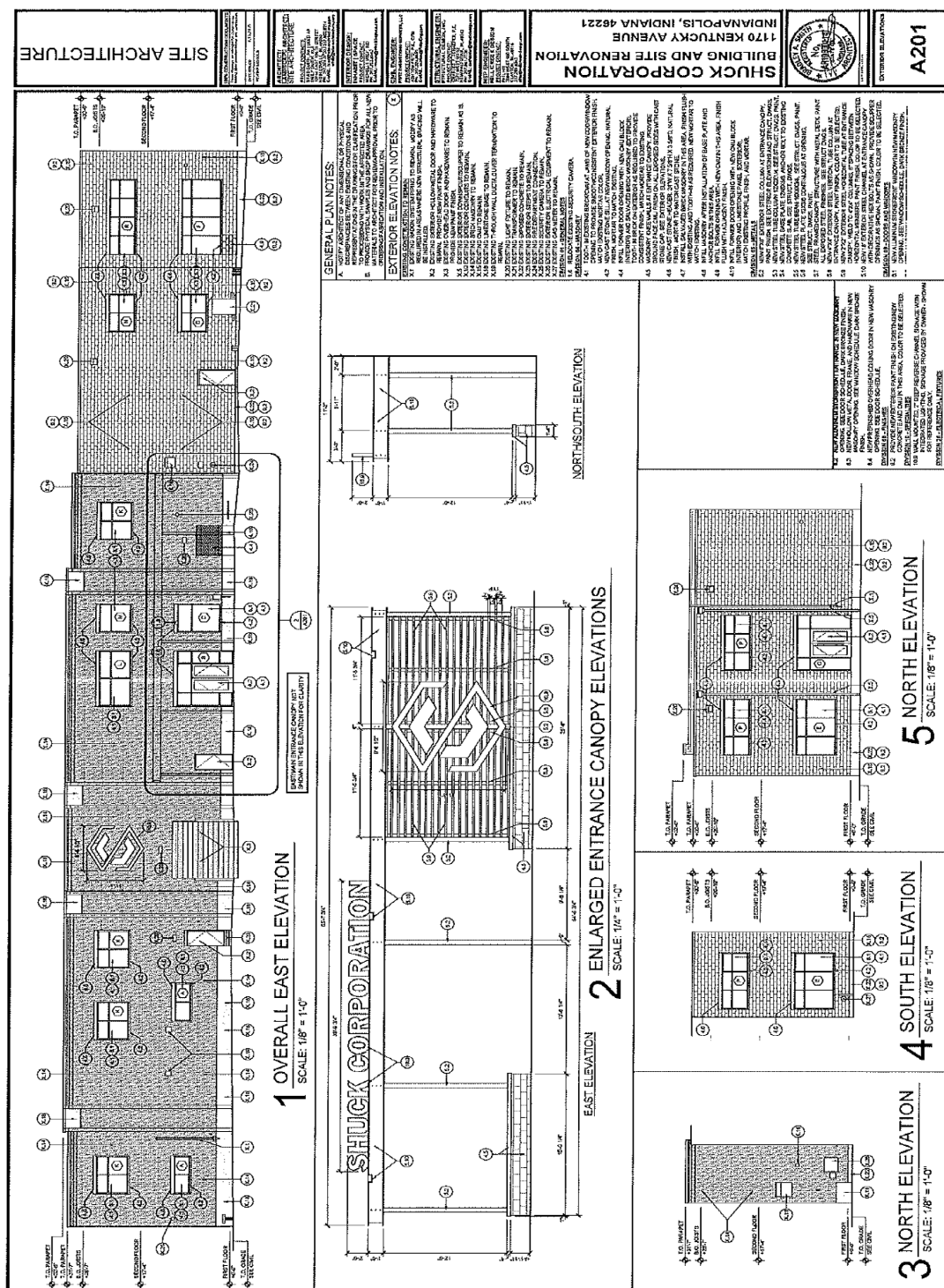
Legal Description: 1170 Kentucky Avenue (See attached legal description)

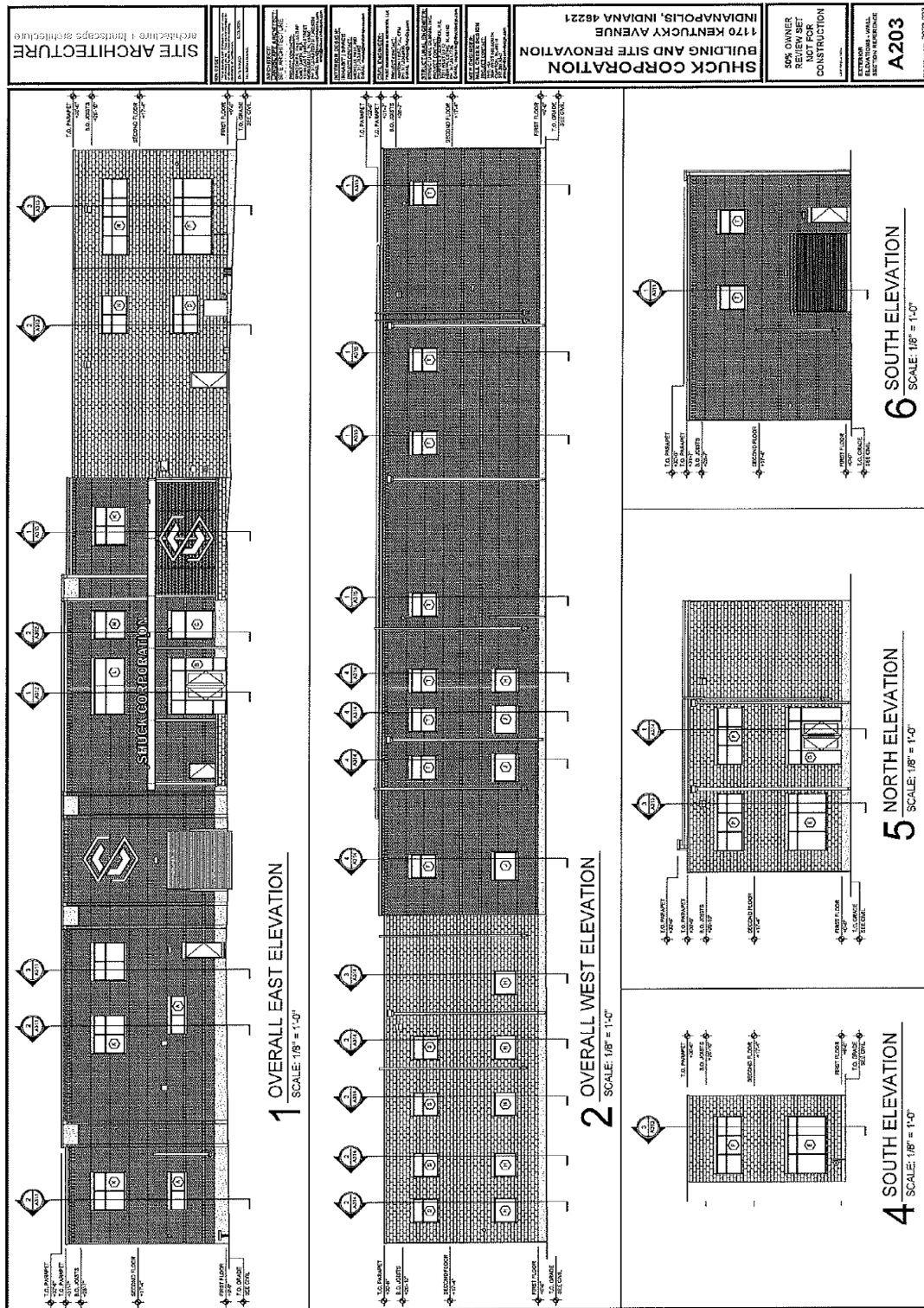
Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste
3. Operations on this site shall be in accordance with the Plan of Operation, dated September 24, 2026.
4. To exclude the following C-4 uses from the subject site: Emergency shelter, daily; Club or lodge; Schools: Elementary, Middle or High School; Medical or dental laboratories; Plasma (blood) center; Methadone clinic or treatment facility; Substance abuse treatment facility; Adult entertainment business; Adult entertainment business: retail; Firearm sales; Fireworks sales, on-going; Liquor store; Check cashing or validation service; Pawn shop; Tattoo parlor; Gas station; Convenience store; Automobile and light vehicle wash; Automobile, motorcycle and light vehicle service or repair; Substation and utility distribution nodes; Wireless communication facility; Transit center; Power generating facility, local; Recycling station; Recycling collection point; Satellite dish antenna; Parking garage, commercial; Outdoor display and sales, on-going; Outdoor advertising off-premise sign; Mortuary or funeral home; Garden as a primary use; Information technology R&D; and Logistics R&D.

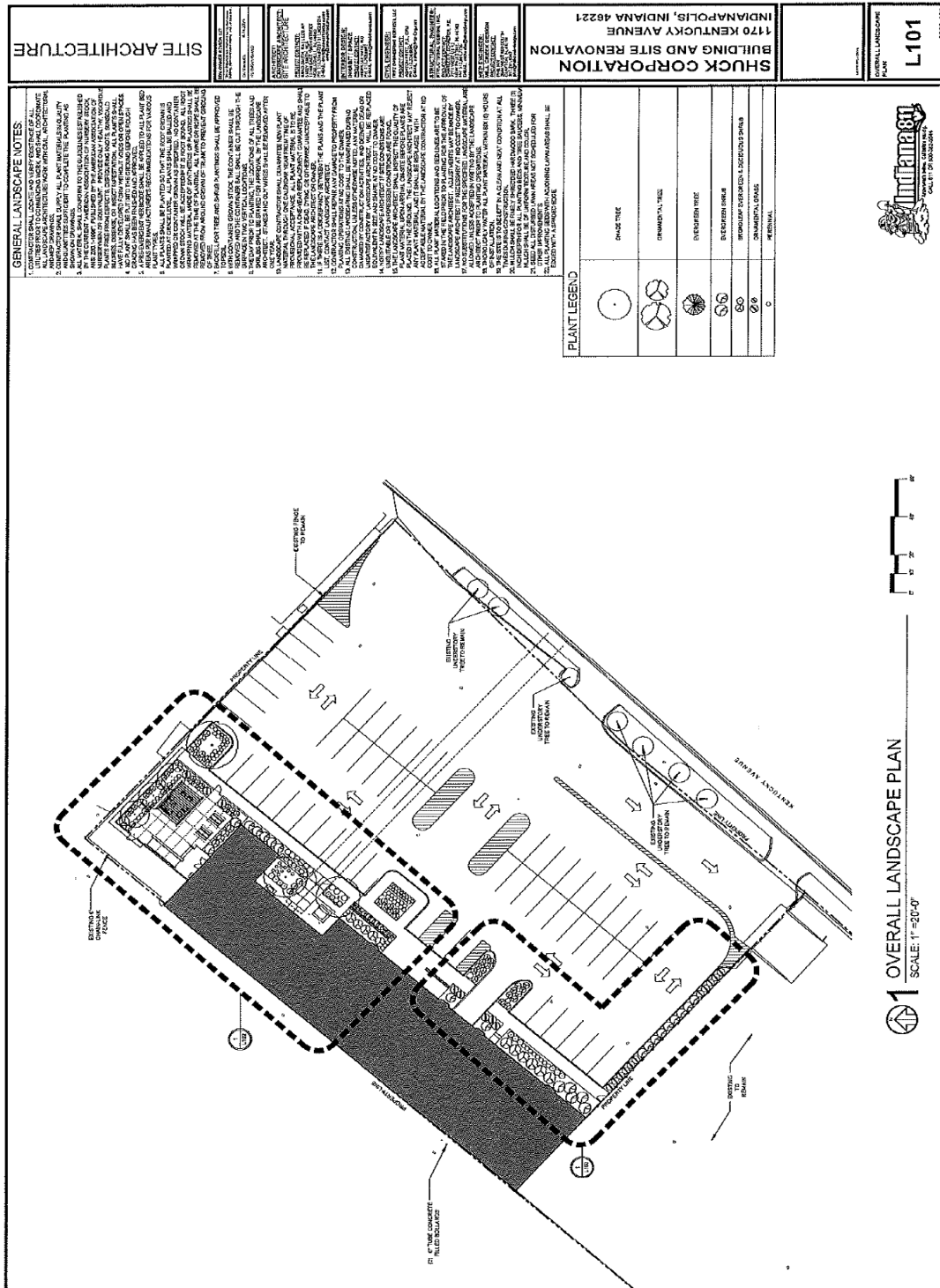
MDC's Exhibit B -- page 1 of 5







SHUCK CORPORATION BUILDING AND SITE RENOVATION 90% OWNER REVIEW CONSTRUCTION DOCUMENTS AUGUST 11, 2025				DRAWING INDEX GENERAL NOTES 001 COVER SHEET 002 SITE LOCATION 003 BUILDING LOCATION 004 SITE PLAN 005 FLOOR PLAN 006 SECTION 007 ELEVATION 008 DETAIL 009 MECHANICAL 010 ELECTRICAL 011 PLUMBING 012 PAINT 013 FINISH 014 LANDSCAPE 015 SIGNAGE 016 FURNITURE 017 LIGHTING 018 AUDIO 019 VIDEO 020 SECURITY 021 ACCESSIBILITY 022 ENERGY 023 SUSTAINABILITY 024 HISTORIC 025 ARCHITECTURAL 026 STRUCTURAL 027 CIVIL 028 MECHANICAL 029 ELECTRICAL 030 PLUMBING 031 PAINT 032 FINISH 033 LANDSCAPE 034 SIGNAGE 035 FURNITURE 036 LIGHTING 037 AUDIO 038 VIDEO 039 SECURITY 040 ACCESSIBILITY 041 ENERGY 042 SUSTAINABILITY 043 HISTORIC 044 ARCHITECTURAL 045 STRUCTURAL 046 CIVIL 047 MECHANICAL 048 ELECTRICAL 049 PLUMBING 050 PAINT 051 FINISH 052 LANDSCAPE 053 SIGNAGE 054 FURNITURE 055 LIGHTING 056 AUDIO 057 VIDEO 058 SECURITY 059 ACCESSIBILITY 060 ENERGY 061 SUSTAINABILITY 062 HISTORIC 063 ARCHITECTURAL 064 STRUCTURAL 065 CIVIL 066 MECHANICAL 067 ELECTRICAL 068 PLUMBING 069 PAINT 070 FINISH 071 LANDSCAPE 072 SIGNAGE 073 FURNITURE 074 LIGHTING 075 AUDIO 076 VIDEO 077 SECURITY 078 ACCESSIBILITY 079 ENERGY 080 SUSTAINABILITY 081 HISTORIC 082 ARCHITECTURAL 083 STRUCTURAL 084 CIVIL 085 MECHANICAL 086 ELECTRICAL 087 PLUMBING 088 PAINT 089 FINISH 090 LANDSCAPE 091 SIGNAGE 092 FURNITURE 093 LIGHTING 094 AUDIO 095 VIDEO 096 SECURITY 097 ACCESSIBILITY 098 ENERGY 099 SUSTAINABILITY 100 HISTORIC		SHUCK CORPORATION BUILDING AND SITE RENOVATION 1170 KENTUCKY AVENUE INDIANAPOLIS, INDIANA 46221		G001 COVER SHEET			
OWNER INFORMATION OWNER: SHUCK CORPORATION OWNER CONTACT: DAVID SHUCK 317.766.8818 dshuck@shuckcorp.com		DESIGN TEAM INFORMATION CIVIL ENGINEER: SHUCK CORPORATION 1400 MISSISSIPPI DRIVE CARMEL, IN 46033 CONTACT: ASHTON FRITZ, P.E., CFM 317.324.8655 ashton@shuck-corp.com		BUILDING INFORMATION EXISTING BUILDING AREA: 11,291 S.F. SECOND FLOOR: 11,291 S.F. TOTAL BUILDING AREA: 22,582 S.F. CONSTRUCTION TYPE: IB OCCUPANCY TYPE: B, S-1		SITE LOCATION 1170 E. KENTUCKY AVENUE INDIANAPOLIS, IN 46221		BUILDING LOCATION 1170 E. KENTUCKY AVENUE INDIANAPOLIS, IN 46221		SYMBOL IDENTIFICATION ARCHITECTURAL SYMBOLS 001 ARCHITECTURAL SYMBOLS 002 ARCHITECTURAL SYMBOLS 003 ARCHITECTURAL SYMBOLS 004 ARCHITECTURAL SYMBOLS 005 ARCHITECTURAL SYMBOLS 006 ARCHITECTURAL SYMBOLS 007 ARCHITECTURAL SYMBOLS 008 ARCHITECTURAL SYMBOLS 009 ARCHITECTURAL SYMBOLS 010 ARCHITECTURAL SYMBOLS 011 ARCHITECTURAL SYMBOLS 012 ARCHITECTURAL SYMBOLS 013 ARCHITECTURAL SYMBOLS 014 ARCHITECTURAL SYMBOLS 015 ARCHITECTURAL SYMBOLS 016 ARCHITECTURAL SYMBOLS 017 ARCHITECTURAL SYMBOLS 018 ARCHITECTURAL SYMBOLS 019 ARCHITECTURAL SYMBOLS 020 ARCHITECTURAL SYMBOLS 021 ARCHITECTURAL SYMBOLS 022 ARCHITECTURAL SYMBOLS 023 ARCHITECTURAL SYMBOLS 024 ARCHITECTURAL SYMBOLS 025 ARCHITECTURAL SYMBOLS 026 ARCHITECTURAL SYMBOLS 027 ARCHITECTURAL SYMBOLS 028 ARCHITECTURAL SYMBOLS 029 ARCHITECTURAL SYMBOLS 030 ARCHITECTURAL SYMBOLS 031 ARCHITECTURAL SYMBOLS 032 ARCHITECTURAL SYMBOLS 033 ARCHITECTURAL SYMBOLS 034 ARCHITECTURAL SYMBOLS 035 ARCHITECTURAL SYMBOLS 036 ARCHITECTURAL SYMBOLS 037 ARCHITECTURAL SYMBOLS 038 ARCHITECTURAL SYMBOLS 039 ARCHITECTURAL SYMBOLS 040 ARCHITECTURAL SYMBOLS 041 ARCHITECTURAL SYMBOLS 042 ARCHITECTURAL SYMBOLS 043 ARCHITECTURAL SYMBOLS 044 ARCHITECTURAL SYMBOLS 045 ARCHITECTURAL SYMBOLS 046 ARCHITECTURAL SYMBOLS 047 ARCHITECTURAL SYMBOLS 048 ARCHITECTURAL SYMBOLS 049 ARCHITECTURAL SYMBOLS 050 ARCHITECTURAL SYMBOLS 051 ARCHITECTURAL SYMBOLS 052 ARCHITECTURAL SYMBOLS 053 ARCHITECTURAL SYMBOLS 054 ARCHITECTURAL SYMBOLS 055 ARCHITECTURAL SYMBOLS 056 ARCHITECTURAL SYMBOLS 057 ARCHITECTURAL SYMBOLS 058 ARCHITECTURAL SYMBOLS 059 ARCHITECTURAL SYMBOLS 060 ARCHITECTURAL SYMBOLS 061 ARCHITECTURAL SYMBOLS 062 ARCHITECTURAL SYMBOLS 063 ARCHITECTURAL SYMBOLS 064 ARCHITECTURAL SYMBOLS 065 ARCHITECTURAL SYMBOLS 066 ARCHITECTURAL SYMBOLS 067 ARCHITECTURAL SYMBOLS 068 ARCHITECTURAL SYMBOLS 069 ARCHITECTURAL SYMBOLS 070 ARCHITECTURAL SYMBOLS 071 ARCHITECTURAL SYMBOLS 072 ARCHITECTURAL SYMBOLS 073 ARCHITECTURAL SYMBOLS 074 ARCHITECTURAL SYMBOLS 075 ARCHITECTURAL SYMBOLS 076 ARCHITECTURAL SYMBOLS 077 ARCHITECTURAL SYMBOLS 078 ARCHITECTURAL SYMBOLS 079 ARCHITECTURAL SYMBOLS 080 ARCHITECTURAL SYMBOLS 081 ARCHITECTURAL SYMBOLS 082 ARCHITECTURAL SYMBOLS 083 ARCHITECTURAL SYMBOLS 084 ARCHITECTURAL SYMBOLS 085 ARCHITECTURAL SYMBOLS 086 ARCHITECTURAL SYMBOLS 087 ARCHITECTURAL SYMBOLS 088 ARCHITECTURAL SYMBOLS 089 ARCHITECTURAL SYMBOLS 090 ARCHITECTURAL SYMBOLS 091 ARCHITECTURAL SYMBOLS 092 ARCHITECTURAL SYMBOLS 093 ARCHITECTURAL SYMBOLS 094 ARCHITECTURAL SYMBOLS 095 ARCHITECTURAL SYMBOLS 096 ARCHITECTURAL SYMBOLS 097 ARCHITECTURAL SYMBOLS 098 ARCHITECTURAL SYMBOLS 099 ARCHITECTURAL SYMBOLS 100 ARCHITECTURAL SYMBOLS	





**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 SPECIAL EXCEPTION
FINDINGS OF FACT**

1. The proposed use meets the definition of that use in Chapter 740, Article II because
The current owner and operator at the subject site is a professional building contractor within the constr.
and is actively engaged in providing services, materials and labor from the remote subject site to other s
work orders and contractual agreements.

2. The proposed use will not injure or adversely affect the adjacent area or property values in that
area because
The bulk of the immediate area is zoned I 3, C 7 and I 4, all of which permit the proposed use as well as
that may be characterized by more impactful externalities.

3. The grant will not materially and substantially interfere with the lawful use and enjoyment of
adjoining property because
The immediate areas are improved with either industrial or campus style developments, all of which prov
yards. The proposed improvements would not represent a deviation from this well developed industrial a
aesthetic.

4. The proposed use will be compatible with the character of the district, land use authorized therein
and the Comprehensive Plan for Marion County because
The land use recommendation of community commercial would not be harmed or negatively impacted a
for the continued operation of a long standing business and not represent an overall change of use or int
to rezone to the C 4 District would be supported by this plan designation.

5. The proposed use conforms to the development standards in Chapter 744 applicable to the
zoning district in which it is located because
The proposed site plan is in conformity with all of the development standards.

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6. The proposed use conforms to all provisions of the Zoning Ordinance, including the performance standards in Chapter 740 and the development standards in Chapter 744 applicable to the zoning district in which it is located because
None of the performance standards are being sought relief from, and the use would otherwise be in conformance with applicable use specific standards.

7. The proposed use conforms to all of the use-specific standards in Chapter 743 for that use, including any Special Exception standards for that use because
The proposed use meets all other applicable use specific standards, including the requirement to fulfill the use specific standards.

DECISION

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

Adopted this _____ day of _____, 20 ____

Department of Metropolitan Development
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View looking east along West Morris Street



View looking east across intersection of West Morris Street and Kentucky Avenue

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View of site looking southeast from adjacent property to the north



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



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



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



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



View of site looking west across Kentucky Avenue

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View of site looking west across Kentucky Avenue



View of site looking west across Kentucky Avenue

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View of site and adjacent property to the north looking northwest across Kentucky Avenue



View from site south along Kentucky Avenue

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View from site looking northwest



View from site looking north



View from site looking northeast across Kentucky Avenue



View from site looking east across Kentucky Avenue



View from site looking southeast along Kentucky Avenue

METROPOLITAN DEVELOPMENT COMMISSION

October 7, 2026

Case Number:	2026-VAC-007
Property Address:	1525, 1540, and 1543 West Ohio Street; 211, 217 and 221 North Reisner Street; & 126 and 130 Koehne Street (<i>Approximate Addresses</i>)
Location:	Center Township, Council District #18
Petitioner:	Church, Westside Pentecostal Assembly Trustees by Justin Kingen
Request:	Vacation of the first north-south alley east of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Ohio Street, south 180 feet, to the north right-of-way line of Everett Street, with a waiver of the assessment of benefits. Vacation of the first north-south alley east of Reisner Street, being 15.12 feet in width, beginning at the south right-of-way line of Astor Street, south 56.20 feet, with a waiver of the assessment of benefits.
Waiver Requested:	Assessment of Benefits
Current Land Use:	Parking/Maneuvering Area for Religious Use
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

9/7/26: The Plat Committee heard testimony related to the petition and then acted upon a split-ballot motion made by Committee member Joe Smoker (part A was to be for the 180-foot alley, and Part B was to be for the 56.2-foot alley). However, the subsequent vote did not conform to the motion as originally stated. As a result, there is a question regarding the procedural validity of the resulting recommendation and action. On September 10th, the Administrator filed a formal appeal of the recommendation and action (per Article V, Section 1 of the Rules of Procedure) to allow for the matter to be considered by the full Commission through the public hearing process.

The petitioner will plan to request a continuance from the October 7th MDC hearing to the November 18th hearing date, in order to both allow additional time for discussion with neighborhood groups and the Councilor for the district as well as to allow staff additional time to clarify the intent of the Plat Committee's previous vote. Staff will also plan to ask the MDC to make a motion to combine the A and B portions of the request on the 11/10 hearing date.

8/12/26: A continuance request made by the petitioner was granted to allow them time to obtain demolition permits related to two residences previously removed from nearby properties.