

**James M. Johnson and Jennifer B. Katz**  
5272 Olympia Drive  
Indianapolis, IN 46228

January 23, 2025

To Whom It May Concern:

We live in the cul-de-sac adjacent to the proposed development. We are writing to express full support for the proposed Subdivision Development 2024-ZON-073 / 73B being presented by Russel Brown at the behest of the Broadmoor Investing Partners. This project will provide significant benefits to our community and increase the value of the existing housing stock in the surrounding area. Most importantly, we believe that this development will financially buttress the historic Broadmoor Country Club and ensure that it will remain a viable golf course for generations to come.

Sincerely,

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January 14, 2025

Judy Weerts Hall

MDC Hearing Examiner

200 E. Washington Street, Suite 2042

Indianapolis, IN 46204

Re: Petition for Rezoning

Dear Ms. Hall:

The Broadmoor Country Club (Broadmoor) board of directors is writing to support the development of the property adjacent to Broadmoor by Broadmoor Investments LLC (BI). Pursuant to contractual arrangements between Broadmoor and BI, Broadmoor expects to have over forty new social or golf members. Those new members will enhance the revenues available to Broadmoor in a material manner, both from dues and usage fees. The new members would also importantly add to the member activities. Broadmoor is anxiously awaiting this development for the additional members expected.

In addition, BI plans to restore the original plan for the road access to Broadmoor facilities on Knollton Road. That access brings members and visitors to the front of our clubhouse, as compared to the side entry that is provided on Kessler Blvd. The Knollton Road access is also a safer entrance and exit from the current Kessler entrance to Broadmoor, given the volume and speed of traffic on Kessler today.

For these reasons, we encourage the City of Indianapolis to approve the zoning request.

Very truly yours,

BROADMOOR COUNTRY CLUB, INC.

A handwritten signature in black ink, appearing to read "Philip C Genetos". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

By: Philip C Genetos, Board Secretary.

To Whom It May Concern,

We live at 5345 Knollton Rd and own 5 acres totaling 655 ft of frontage along Knollton Rd, directly across from the proposed Subdivision Development.

Please accept this letter as representation of our full support for the proposed Subdivision Development **2024-ZON-073 / 73B** being presented by Russel Brown at the behest of the Broadmoor Investing Partners.

This project will provide significant benefits to our community. Not only will it increase the value of the existing housing in the surrounding area but also introduce new/younger (not retired) families thus boosting tax revenues for the city/county. This will also have a significant impact on local economic development efforts and pave the way for additional retail/restaurant investments.

We believe that this development will financially secure the historic Broadmoor Country Club and ensure that it will remain a viable green space for years to come. If approved, this project has the potential to achieve the similar success of Holiday Farms in Zionsville and Chatham Hills in Westfield...both of which have become a tax windfall for their community.

This project is good for the community, schools, fire, police and economic development. We strongly request this project be approved.

Sincerely,



**Charles and Jacquelyn Gleaves**  
317-459-1628  
Chuck\_gleaves@yahoo.com

Kyle & Ashley Phelan  
5364 Olympia Dr  
Indianapolis, IN 46228

January 17th, 2025

To Whom It May Concern,

I live at 5364 Olympia Drive, Indianapolis, IN 46228

I am writing to express my full support for the proposed Subdivision Development 2024-ZON-073 / 73B being presented by Russel Brown at the behest of the Broadmoor Investing Partners. This project will provide significant benefits to my community and increase the value of the existing housing stock in the surrounding area. Most importantly, I believe that this development will financially buttress the historic Broadmoor Country Club and ensure that it will remain a viable golf course for the generations to come.

Sincerely,

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Kyle & Ashley Phelan

January 14, 2025

Judy Weerts Hall

MDC Hearing Examiner

200 E. Washington Street, Suite 2042

Indianapolis, IN 46204

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Sincerely,

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Kyle & Ashley Phelan