

**METROPOLITAN DEVELOPMENT COMMISSION
INDIANAPOLIS-MARION COUNTY, INDIANA**

August 6, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, August 6, at 1:00 P.M. in the Public Assembly Room of the City-County Building, Indianapolis, IN, for various purposes, including the holding of a Public Hearing on various Petitions listed on the Notice of Public Hearing, and for taking official action upon public business and public Notice thereof as required by IC 5-14-1.5.

ATTENDANCE

The following Commission members were present:

John J. Dillon III, President
Megan Garver, Vice-President
Brandon Herget
Brent Lyle
Brian P. Murphy, Secretary
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission members were absent:

Brigid Robinson

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Emily Stump	Administrator, Economic Incentives - DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration - DMD
Kathleen Blackham	Senior Planner - DMD
Marleny Iraheta	Senior Planner - DMD
Desire Irakoze	Principal Planner II - DMD
Jeffrey York	Manager - DMD
Edward D. Honea, Jr.	Current Planning Administrator - DMD
Nancy Whitaker	Board Specialist - DMD
Ethan Hudson	Counseling Attorney - ACC / OCC

BUSINESS

CALL TO ORDER

President Dillon called the meeting to order at 12:59 P.M., and William Sahm, President, Bishop Chatard High School, led the recitation of the Pledge of Allegiance.

MINUTES

Commissioner Garver made a Motion to adopt the Minutes from the July 16, 2025 meeting; Commissioner Murphy seconded the Motion; the Commission adopted the Minutes by voice vote (5:0:2) as follows:

Ayes: Dillon, Garver, Murphy, Schumacher, West

Noes: None

Recusals: Herget, Lyle (who were not in attendance at the July 16, 2025 meeting)

The Minutes from the July 16, 2025 meeting were adopted.

SPECIAL REQUESTS

Desire Irakoze (Staff) requested a continuance of **Petition No. 2025-MOD-008** to August 20, 2025, due to a lack of executed commitments.

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-MOD-008 | 7436 Rockville Road

Wayne Township, Council District #16

C-3

Jeffrey Shelton

Modification of the Commitments for 2006-ZON-146, to terminate a portion of Commitment #9, which prohibits the use of tobacco stores (previous commitment removed tobacco stores as a permitted use).

Hearing no comments or questions from the public or the Commission, Commissioner Schumacher made a Motion to continue the **Petition No. 2025-MOD-008** to August 20, 2025; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Murphy, Schumacher, West

Noes: None

Recusals: None

The Commission continued Petition No. 2025-MOD-008 to August 20, 2025.

POLICY RESOLUTIONS

REAL ESTATE

2025-R-028 Metropolitan Development Commission authorizes DMD to amend the joint services agreement with Downtown Indy Inc., to provide for an additional \$10,000 compensation for an overall amount not to exceed \$1,360,000.

2025-R-029 Authorizes DMD to convey title of Property at 900 East 64th Street (parcel #8049324) to the Department of Parks and Recreation, at no cost, for the purpose of redevelopment in the manner that best serves the interest of the City of Indianapolis and its inhabitants.

2025-R-030 Authorizes the DMD to convey title or an option to purchase title of the Property at 1128 North Ewing Street to Key 2 Destiny LLC, subject to the terms of an Agreement.

ECONOMIC DEVELOPMENT / INCENTIVES

2025-E-023 Metropolitan Development Commission approves extension of an agreement related to parking for events downtown.

COMMUNITY INVESTMENT

2025-C-002 Authorizes DMD to add new or amend Agreements with the approved Contractor Pool for the Indianapolis Homeowner Repair Program in an amount not to exceed a total of \$2,000,000.

President Dillon noted there were five Policy Resolutions that did not stand for public hearing. He asked for Jennifer “Jennie” Fults, Deputy Director, DMD, to comment on the importance of **Resolution No. 2025-C-002** and the ability to expand it.

Jennie Fultz, Deputy Director, DMD, explained that the Indianapolis Homeowner Repair Program was a new DMD initiative launched in late 2024, which was now in full implementation mode and ready for expansion with additional funding. The program serves low-income, Indianapolis homeowners and utilizes federal funding to deliver quality repair services. DMD plans to grow the program’s capacity by expanding both the existing staff and the network of contractors, including lead-certified contractors.

Hearing no comments or questions from the Commission, Commissioner Herget made a Motion to approve the Resolutions, which did not stand for public hearing [**Resolution Nos. 2025-R-028, 2025-R-029, 2025-R-030, 2025-E-023, and 2025-C-002**]; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Garver, Herget, Lyle, Murphy, Schumacher, West
Noes: None
Recusals: Dillon (for Resolution 2025-E-023 only).

The Commission approved Resolution Nos. 2025-R-028, 2025-R-029, 2025-R-030, 2025-E-023, and 2025-C-002.

ECONOMIC DEVELOPMENT / INCENTIVES

President Dillon announced the following Petitions, which were for Public Hearing, and re-read the following Resolutions aloud prior to each hearing.

2025-E-020 (For Public Hearing) Confirmatory Resolution of the MDC Related to the Oxford Row Economic Development Area, Council District #12, Center Township.

Emily Stump (Administrator, Economic Incentives, DMD) explained that the project was located along 25th and Delaware Streets and was adjacent to Goose The Market. The Oxford Row mixed-use development would add 46 rental housing units and create 5,000 square feet of retail space. The developer would designate 10% of the units at or below 50% AMI. She said Staff recommended approval of the project.

Hearing no comments or questions from the Commission or the public, Commissioner Murphy made a Motion to approve **Resolution No. 2025-E-020**; Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Murphy, Schumacher, West

Noes: None

Recusals: None

The Commission approved Resolution No. 2025-E-020.

2025-E-021 (For Public Hearing) Resolution Pledging Tax Increment from the Oxford Row Allocation Area to the Payment of Certain Economic Development Revenue Bonds, Council District #12, Center Township.

President Dillon asked how this resolution worked with the previous resolution.

Megan Vukusich (Director, DMD) explained that **Resolution No. 2025-E-020** established the TIF district, whereas **Resolution No. 2025-E-021** pledged the bonds coming from the tax increment in the established TIF district.

Hearing no comments or questions from the Commission or the public, Commissioner Schumacher made a Motion to approve **Resolution No. 2025-E-021**; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Murphy, Schumacher, West

Noes: None

Recusals: None

The Commission approved Resolution No. 2025-E-021.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-MOD-004 (Amended) | 9100 and 9402 East 21st Street

Warren Township, Council District #14

C-1 and C-4

VAF Lawrence, LLC, by Jamilah Mintze

Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to:

1. the requirement of a boulevard entrance to be developed from 21st Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21st Street,
2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association,
3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities,
4. that requirement that office buildings shall appear to be residential and no taller than two stories in height,
5. that the owner shall use best efforts to reduce light pollution onto adjacent properties, and
6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material.

2025-MOD-010 | 4701 Todd Road

Perry Township, Council District #24

D-7 (FF)

4701 Todd Road Owner, LLC, by Laura Trendler, AICP

Modification of Commitments and Site Plan related to 2022-CZN-826 to permit the construction of a 300-square-foot accessory structure (previous petition required site to be developed in accordance with the site plan, file-dated May 6, 2022).

2025-ZON-001 | 4150 North High School Road

Pike Township, Council District #5

Nica Auto and Fleet Repair, LLC, by David E. Dearing

Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop.

2025-ZON-042 (Amended) | 8025 and 8141 Shelbyville Road

Franklin Township, Council District #25

Robert and Rose Faust and Gerald E. Wallman, by Caitlin Dopher

Rezoning of 24.0 acres from the D-A district to the D-4 district to provide for 52 single-family detached dwellings.

2025-ZON-047 (Amended) | 7525 Mc Farland Boulevard

Perry Township, Council District #24

Manheet Singh, by Joseph D. Calderon

Rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development.

2025-ZON-053 | 3764 North Leland Avenue

Warren Township, Council District #9

Rosie's Tiny Tots, Inc., by Lexie Ping

Rezoning of 0.72-acre from the D-4 (TOD) district to the C-3 (TOD) district to provide for neighborhood commercial uses, including a day care facility.

2025-ZON-055 | 6225, 6233, and 6245 Kentucky Avenue

Decatur Township, Council District #21

GBT Realty Corporation, by Joseph D. Calderon

Rezoning of 3.11 acres from the D-A districts to the C-4 district to provide for community-regional commercial uses, including an automobile fueling station.

2025-ZON-056 | 8501 and 8651 South Emerson Avenue, and 5260 Noggle Way

Franklin Township, Council District #25

Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Rezoning of 9.186 acres from the C-4 and C-S districts to the D-10 district to provide for an approximately 202-unit multi-family development.

2025-ZON-059 | 1655 Cornell Avenue

Center Township, Council District #13

Eric Ogle, by Jason Wolfe

Rezoning of 0.23-acre from the I-3 district to the D-8 district to provide for residential uses.

2025-ZON-060 | 2946 North College Avenue

Center Township, Council District #8

College Flats, LLC, by Misha Rabinowitch

Rezoning of 0.10-acre from the D-5 district to the D-8 district to provide for a row house.

2025-ZON-063 | 2351, 2355, and 2357 Carrollton Avenue

Center Township, Council District #8

Station 22, LLC, by Jacob Cox

Rezoning of 0.56-acre from the SU-1 district to the D-8 district to provide for a residential development.

2025-ZON-067 | 2810 Central Avenue

Center Township, Council District #12

Madison Gall, by Paul J. Lambie

Rezoning of 0.12-acre from the C-1 district to the D-8 district to legally establish the existing single-family dwelling and to provide for future improvements.

2025-ZON-068 | 1234 and 1240 Udell Street

Center Township, Council District #12

Victory Investments, Inc., by Diana Escobar

Rezoning of 0.18-acre from the I-2 district to the D-8 district to provide for residential uses.

2025-CZN-826 | 2955 North Meridian Street

Center Township, Council District #12

C-1 (RC) (TOD)

2955 Indy IN, LLC, by Misha Rabinowitch

Rezoning of 8.966 acres from the C-1 (RC) (TOD) district to the C-S (RC) (TOD) district to provide for a mixed-use development consisting of townhomes, multi-family dwellings, commercial offices, and retail uses, and all uses in the C-1 and MU-3 districts.

2025-CZN-829 | 5802, 5808, 5814, and 5820 Evanston Avenue

Washington Township, Council District #7

Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Brian J. Tuohy

Rezoning of 1.56 acres from the D-5 district to the SU-2 district to provide for school uses.

2025-REG-043 | 450 Elanco Circle

Center Township, Council District #18

CBD-S (RC) (FF) (TOD)

Elanco, by David Rausch, AIA

Regional Center Approval to provide for an outdoor pavilion building, and outdoor recreation areas, with sports courts and a dog park area.

President Dillon asked Commissioner West if he was satisfied with the answers provided by Staff after the last hearing regarding **Petition No. 2025-ZON-055**. Commissioner West replied, "Yes, I am."

President Dillon asked the Petitioner's attorney, Brian Tuohy, to come forward for questioning about the following Petition, and in particular, the status of lighting.

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-CZN-829 | 5802, 5808, 5814, and 5820 Evanston Avenue

Washington Township, Council District #7

Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Brian J. Tuohy

Rezoning of 1.56 acres from the D-5 district to the SU-2 district to provide for school uses.

During sworn testimony, Brian Tuohy (9294 North Meridian Street, Indianapolis, IN) explained that Bishop Chatard High School had acquired four homes on Evanston Avenue over several years, completing the final purchase this past spring, in order to build six tennis courts since the school had no tennis facilities. After meeting with about 20 neighbors, who were overwhelmingly supportive, Chatard agreed to two key commitments: no lighting on the tennis courts and no pickleball striping to avoid noise issues. The written commitments that had been submitted to Current Planning guaranteed these two restrictions would be honored.

President Dillon asked how traffic was going to enter and leave the area. Mr. Tuohy replied that an easement would be reserved on Evanston Avenue (approximately 13 -15 feet wide), and A & F Engineering had been hired as the consultant. He further explained that the easement would be for students coming in and out of Chatard and to allow city vehicles and utility vehicles to go up and down the street to access utilities in the street. President Dillon thanked Mr. Tuohy and Chatard President Sahm.

Hearing no questions or comments, Commissioner West made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-MOD-004 (7:0:0), 2025-MOD-010 (7:0:0), 2025-ZON-001 (7:0:0), 2025-ZON-042 (Amended) (7:0:0), 2025-ZON-047 (Amended) (7:0:0), 2025-ZON-053 (7:0:0), 2025-ZON-055 (7:0:0), 2025-ZON-056 (7:0:0), 2025-ZON-059 (7:0:0), 2025-ZON-060 (7:0:0), 2025-ZON-063 (7:0:0), 2025-ZON-067 (7:0:0), 2025-ZON-068 (7:0:0), 2025-CZN-826 (7:0:0), 2025-CZN-829 (6:0:1), and 2025-REG-043 (7:0:0)], that were remaining on the agenda and that the Hearing Examiner-recommended for approval**; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Garver, Herget, Lyle, Murphy, Schumacher, West

Noes: None

Recusals: Murphy (only for 2025-CZN-829)

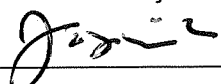
The Commission approved Petition Nos. 2025-MOD-004, 2025-MOD-010, 2025-ZON-001, 2025-ZON-042 (Amended), 2025-ZON-047 (Amended), 2025-ZON-053, 2025-ZON-055, 2025-ZON-056, 2025-ZON-059, 2025-ZON-060, 2025-ZON-063, 2025-ZON-067, 2025-ZON-068, 2025-CZN-826, 2025-CZN-829, and 2025-REG-043.

PETITIONS FOR PUBLIC HEARING

None

ADDITIONAL BUSINESS

Seeing no additional business, Commissioner Schumacher made a Motion to adjourn. President Dillon adjourned the meeting at 1:19 P.M.



President
Metropolitan Development Commission

Attest:



MDC Secretary

AUGUST 20, 2025

Date