

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

September 17, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, September 17, 2025, 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
Daniel Moriarty
Brian P. Murphy, Secretary
Brigid Robinson
Gregg West

The following Commission member was absent:

Bruce Schumacher, Acting Secretary

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration - DMD
Piers Kirby	Administrator, Real Estate, Brownfield Development - DMD
Kathy Frazier Battle	Program Manager, Economic Incentives - DMD
Latisha Ramsey	Manager, Compliance - DMD
Kathleen Blackham	Senior Planner - 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 1:00 P.M. and led the recitation of the Pledge of Allegiance.

MINUTES

Commissioner Garver made a Motion to adopt the Minutes from the September 3, 2025 meeting; Commissioner Herget seconded the Motion; the Commission adopted the Minutes by voice vote (6:0:2) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West
Noes: None
Recusals: Murphy, Robinson (who were absent at the September 3, 2025 meeting)

The Minutes from the September 3, 2025 meeting were adopted.

SPECIAL REQUESTS

Latisha Ramsey (Manager, Compliance, DMD) requested a continuance of Resolution No. 2025-A-036 to October 1, 2025. She explained that on September 16, 2025, Staff had received an email that the company had a new entity, 2022 Monon Multifamily Partners LLC. As a result, the Staff needed more time to discuss/obtain the information needed to make the change.

ECONOMIC DEVELOPMENT / INCENTIVES:

2025-A-036 (For Public Hearing) Resolution authorizes an amendment to the 2023 Real Property Tax Abatement approved by Resolution 2023-A-041 at 1011 East 22nd Street, DJBCG Monon 22, LLC, Council District #13, Center Township.

Hearing no further comments or questions from the Commission or the public, Commissioner West made a Motion to continue **Resolution No. 2025-A-036**; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West
Noes: None
Recusals: None

The Commission continued Resolution No. 2025-A-036 to the October 1, 2025 meeting.

POLICY RESOLUTIONS

REAL ESTATE

2025-R-035 Metropolitan Development Commission authorizes DMD to amend an existing contract with Denison for parking services and to extend the contract through April 2028.

ECONOMIC DEVELOPMENT / INCENTIVES:

2025-A-034 Preliminary Economic Revitalization Area McLaren Indy, LLC located at 7615 Zionsville Road, Council District #6, Pike Township. (Recommend approval of ten (10) years real property tax abatement.)

2025-A-035 Preliminary Economic Revitalization Area McLaren Indy, LLC located at 7615 Zionsville Road, Council District #6, Pike Township. (Recommend approval of ten (10) years personal property tax abatement.)

2025-E-026 Metropolitan Development Commission authorizes a loan agreement to support the Gold Building redevelopment project.

President Dillon noted there were four Policy Resolutions that did not stand for public hearing and which remained on the agenda.

Hearing no comments or questions from the Commission, Commissioner Moriarty made a Motion to approve the Resolutions, which did not stand for public hearing [**Resolution Nos. 2025-R-035, 2025-A-034, 2025-A-035, and 2025-E-026.**] Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West
Noes: None
Recusals: None

The Commission approved Resolution Nos. 2025-R-035, 2025-A-034, 2025-A-035, and 2025-E-026.

ECONOMIC DEVELOPMENT / INCENTIVES:

2025-A-028 (For Public Hearing)

Final Economic Revitalization Area Resolution for Thunderbird CC Land Partners LLC, located at 6900 English Avenue, Council District #20, Warren Township. (Recommend approval of up to ten (10) years real property tax abatement.)

Kathy Frazier Battle (Program Manager, Economic Incentives, DMD) explained that Thunderbird Commerce, part of the Lauth Group, was investing \$110 million in the redevelopment of an industrial spec project, Thunderbird Commerce Center. The company requested an eight-year real property tax abatement, with the potential for a two-year extension. It could be granted an additional two years if 51% of the leasable space was occupied by businesses in the City's targeted industries. On August 11, 2025, the City-County Council unanimously approved the project. The company was committed to creating 200 new jobs with a minimum wage of \$18 per hour. Approximately \$400,000 in estimated savings would be allocated, with \$300,000 going to the City's Forest Preservation Fund and \$141,000 supporting Thunderbird's workforce development and training programs. Staff recommended approval of the Resolution, which was also supported by the City-County Councilor for the district.

Hearing no further comments or questions from the Commission or the public, Commissioner Garver made a Motion to approve **Resolution No. 2025-A-028**; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West
Noes: None
Recusals: None

The Commission approved Resolution No. 2025-A-028.

2025-A-033 (For Public Hearing)

Final Economic Revitalization Area Resolution for Romet (US), Inc., located at 8517 West Washington Street, Council District #17, Wayne Township. (Recommend approval of five (5) years personal property tax abatement.)

Kathy Frazier Battle (Program Manager, Economic Incentives, DMD) explained that Romet (US), Incorporated, was a Canadian company that was bringing its first US-based manufacturing operations to Indiana at 8517 West Washington Street. The company, which specialized in advanced measurement and monitoring solutions for gas utilities, planned to invest \$2.25 million in real property renovations and \$4.2 million in manufacturing equipment. Romet requested a five-year personal property tax abatement and committed to creating 80 new jobs with above-average wages of \$36 per hour, plus donating 5% of the estimated tax savings (approximately \$7,000) to a modern apprenticeship program. Staff recommended approval of the Resolution.

Hearing no further comments or questions from the Commission or the public, Commissioner Moriarty made a Motion to continue **Resolution No. 2025-A-033**; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West
Noes: None
Recusals: None

The Commission approved Resolution No. 2025-A-033.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-APP-011 | 451 East Stop 11 Road

Perry Township, Council District #23

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn Park District One Approval to provide for playground equipment, sidewalk connections, re-striped tennis and pickleball courts, and walking paths.

2025-MOD-014 | 25 Country Woods Drive

Perry Township, Council District #22

D-P

KCP RE, LLC, by Ross McArthur

Modification of the Development Statement related to petition 83-Z-105 (83-DP-3) to modify the allowed signage to provide for a 23-square-foot building sign (#11 – Signs limits signage to one, six-square-foot freestanding sign for the purpose of advertising ‘for sale’, ‘for rent’, or for construction’ information).

2025-ZON-066 | 6470 West 10th Street

Wayne Township, Council District #16

Sangar Estate, LLC, by Russell L. Brown

Rezoning of 0.55-acre from the D-3 (W-5) district to the C-4 (W-5) district to provide for community-regional commercial uses.

2025-ZON-080 (Amended) | 3350 North German Church Road

Warren Township, Council District #15

Hindu Temple of Central Indiana, Inc.

Rezoning of 28.49 acres from the D-A (FF), SU-1, and SU-38 districts to the SU-1 (FF) district to provide for religious uses.

2025-ZON-083 | 441 South Rural Street

Center Township, Council District #18

BECA and Associates, LLC, by Josh Smith

Rezoning of 0.108-acre from the C-4 district to the D-5 district to provide for a remodel and addition to an existing detached single-family dwelling.

2025-ZON-087 | 200 North Rural Street

Center Township, Council District #13

Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-5 (TOD) district to the D-9 (TOD) district to provide for a medium apartment development.

2025-CZN-830 | 9110 and 9150 West 10th Street

Wayne Township, Council District #16

C-3 (FF)

Raceway Development Partners, by Misha Rabinowitch

Rezoning of 10.62 acres from the C-3 (FF) district to the D-8 (FF) district for multi-family dwellings.

Hearing no questions or comments, Commissioner Murphy made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-APP-011 (7:0:1), 2025-MOD-014 (8:0:0), 2025-ZON-066 (8:0:0), 2025-ZON-080 (Amended) (8:0:0), 2025-ZON-083 (8:0:0), 2025-ZON-087 (8:0:0) and 2025-CZN-830 (8:0:0)], that were remaining on the agenda and that the Hearing Examiner recommended for approval**; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West

Noes: None

Recusals: Moriarty recused himself on vote for 2025-APP-011 (only)

The Commission approved Petition Nos. 2025-APP-011, 2025-MOD-014, 2025-ZON-066, 2025-ZON-080 (Amended), 2025-ZON-083, 2025-ZON-087 and 2025-CZN-830.

PETITIONS FOR PUBLIC HEARING

None

ADDITIONAL BUSINESS

Seeing no additional business, Commissioner Murphy made a Motion to adjourn. Hearing no objections, President Dillon adjourned the meeting at 1:16 P.M.

Attest:

Brian P. Murphy

MDC Secretary, Brian P. Murphy

October 1, 2025

Date

John J. Dillon III President

Metropolitan Development Commission