

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

October 1, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, October 1, 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
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission members were absent:

None

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
Lucas Anderson	Chief Financial Officer / COO
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
Marleny Iraheta	Senior Planner - DMD
Edward D. Honea, Jr.	Current Planning Administrator - DMD
Nancy Whitaker	Board Specialist - DMD
Christopher Steinmetz	Senior Counseling Attorney - ACC

BUSINESS

CALL TO ORDER

President Dillon called the meeting to order at 1:00 P.M. Tony Kanaan, 2013 Indianapolis 500 champion, who was present for Resolution No. 2025-A-039, led the recitation of the Pledge of Allegiance.

MINUTES

Commissioner Garver made a Motion to adopt the Minutes from the September 17, 2025 meeting; Commissioner Murphy seconded the Motion; the Commission adopted the Minutes by voice vote (8:0:1) as follows:

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

Noes: None

Recusals: Schumacher (who was absent at the September 17, 2025 meeting)

The Minutes from the September 17, 2025 meeting were adopted.

SPECIAL REQUESTS

Latisha Ramsey (Manager, Compliance, DMD) requested that **Resolution No. 2025-A-036** be tabled until additional information about the new entity, 2022 Monon Multi-family Partners LLC, was provided to DMD and reviewed.

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.

President Dillon noted that Resolution No. 2025-A-036 had been tabled.

Resolution No. 2025-A-036 was tabled until further Notice.

Marleny Iraheta (Staff) confirmed the withdrawal of **Petition No. 2025-CZN-814**, which had been approved by the MDC and withdrawn prior to the scheduled City-County Council hearing on September 22, 2025.

The Petitioner's attorney, Joseph P. Calderon (11 South Meridian Street, Indianapolis, IN), also acknowledged the Petitioner's withdrawal of Petition No. 2025-CZN-814. President Dillon thanked the Commission, the Hearing Examiner, and Staff for their hard work on the Petition.

Withdrawal of MDC-Approved Petition Prior to City-County Council Hearing for Adoption:

2025-CZN-814 | 3043, 3451, 3511, and 3801 South Post Road, 9405, 9609, 9611, and 9931 East Troy Avenue, 3430, 3440, and 3610 David Road, and 9500 Vandergriff Road

Franklin Township, Council District #20

Deep Meadow Ventures, LLC, by Joseph D. Calderon

Rezoning of 467.66 acres from the D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW) districts to the C-S (FF) (FW) district for a data center campus development, and uses including light manufacturing, all research and development, utilities, agricultural uses, buildings and structures, as permitted in I-1

and office uses, as permitted in C-1. Permitted accessory uses would include utility structures, such as power substations, water towers, and overhead and underground powerlines and wastewater treatment facilities, outdoor storage, renewable energy facility, satellite dish antenna, signs, and temporary construction yard, office, or equipment storage.

President Dillon acknowledged the withdrawal of **Petition No. 2025-CZN-814**.

Petition No. 2025-CZN-814 was acknowledged as withdrawn.

Edward D. Honea, Jr. (Staff) requested a continuance of **Petition No. 2025-CZN-837 (Amended)** to October 15, 2025, to allow executed commitments to be filed.

2025-CZN-837 (Amended) | 1409 South Glen Arm

Road

Wayne Township, Council District #17

Sergio Ramirez and Rosa Mazariegos, by Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-5 district to legally establish a detached single-family dwelling.

Hearing no further comments or questions from the Commission or the public, Commissioner Lyle made a Motion to continue **Petition No. 2025-CZN-837 (Amended)**; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

Noes: None

Recusals: None

The Commission continued Petition No. 2025-CZN-837 (Amended) to the October 15, 2025 meeting.

POLICY RESOLUTIONS

REAL ESTATE

2025-R-036 Authorizes DMD to facilitate conveyance of title of property near Georgia Street and to enter into an agreement among DMD, DPW and the CIB for related improvements, programming, and maintenance.

2025-R-037 Metropolitan Development Commission authorizes an amendment to the Interlocal Cooperation Agreement with the CIB.

2025-R-038 Metropolitan Development Commission authorizes DMD to pay an annual amount not to exceed \$72,000 for each of the next three years for Raven to provide Services for property management at Union Station for an overall contract amount of \$288,000.

2025-R-039 Authorizes DMD to extend contract #16591 with CMT to complete design and continue through construction of the ED-26-002: 10th & Rural Streetscapes project.

2025-R-040 MDC authorizes the DMD to transfer the property at 817 West 26th Street to BWI, subject to the terms described in an executed project agreement.

2025-R-041 Resolution authorizing an amendment with Allied Logistical Services, Inc. to increase the contractual amount to a not-to-exceed amount of \$1,575,000 and to extend the agreement through 2026.

2025-R-042 Resolution authorizing an amendment with Green Earth Lawn Services, Inc. to increase the contractual amount to a not-to-exceed amount of \$950,000 and to extend the agreement to March 29, 2028.

ECONOMIC DEVELOPMENT / INCENTIVES:

2025-E-025 Authorizes expenditure in the amount of \$250,000 from the Fall Creek/Citizens Consolidated FCC Allocation Fund to support the Citizens Park Development located at 2216 & 2228 North College Avenue.

PLANNING:

2025-P-011 Metropolitan Development Commission authorizes DMD to enter into award agreements to support existing and emerging cultural districts.

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

Hearing no comments or questions from the Commission, Commissioner Murphy made a Motion to approve the Resolutions, which did not stand for public hearing [**Resolution Nos. 2025-R-036** (8:0:1), **2025-R-037** (8:0:1), **2025-R-038** (9:0:0), **2025-R-039** (9:0:0), **2025-R-040** (9:0:0), **2025-R-041** (9:0:0), **2025-R-042** (9:0:0), **2025-E-025** (9:0:0), and **2025-P-011** (9:0:0).] 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, Schumacher, West

Noes: None

Recusals: President Dillon recused himself for 2025-R-036 and 2025-R-037 only.

The Commission approved **Resolution Nos. 2025-R-036, 2025-R-037, 2025-R-038, 2025-R-039, 2025-R-040, 2025-R-041, 2025-R-042, 2025-E-025, and 2025-P-011.**

ECONOMIC DEVELOPMENT / INCENTIVES:

2025-A-038 (For Public Hearing) Resolution authorizing a hearing regarding compliance with and amendments to the terms of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2022-A-029, 2022, as well as a Waiver of the 2024 deduction application filing deadline for Indy Fresh Market Enterprises LLC located at 6190 East 38th Street, Council District #9, Lawrence Township.

Latisha Ramsey (Compliance Manager, DMD), also known as the Cook Project, explained that this was a public hearing to approve a resolution involving a waiver for the missed 2024 filing deadline for the deduction by Indy Fresh Market Enterprise, LLC, and an amendment to the terms to designate Goodwill

as the employer for two positions at their tax abatement site. DMD agreed to both the waiver and the amendment. Ms. Ramsey added that a representative from Indy Fresh was present to answer any additional questions.

President Dillon commented that Cook had worked to make the project successful and emphasized its importance in this food desert area.

Hearing no further comments or questions from the Commission or the public, Commissioner Schumacher made a Motion to approve **Resolution No. 2025-A-038**; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

The Commission approved Resolution No. 2025-A-038.

2025-A-039 (For Public Hearing) Final Economic Revitalization Area Resolution for McLaren Indy LLC located at 7615 Zionsville Road, Council District #6, Pike Township. (Recommend approval of ten (10) years real property tax abatement.)

Kathy Frazier Battle (Program Manager, Economic Incentives, DMD) noted that McLaren had rejoined the Indianapolis 500 in 2017. She explained that McLaren Indy was expanding to the former Andretti Autosport facility on Zionsville Road. The company planned to extend the 7,300-square-foot building to 85,000 square feet, investing \$6.1 million in real property while retaining 102 jobs at an average wage of \$49 per hour and creating 10 new jobs at \$45 per hour. The 5% tax savings would be dedicated to advancing career opportunities for women in the motorsports industry. Staff recommended approval of the ten-year real property tax abatement.

President Dillon commented that the Commission was enthusiastic that McLaren had chosen to remain in Indianapolis-Marion County.

Hearing no further comments or questions from the Commission or the public, Commissioner Moriarty made a Motion to approve **Resolution No. 2025-A-039**; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

The Commission approved Resolution No. 2025-A-039.

2025-A-040 (For Public Hearing) Final Economic Revitalization Area Resolution for McLaren Indy LLC located at 7615 Zionsville Road, Council District #6, Pike Township. (Recommend approval of ten (10) years personal property tax abatement.)

Kathy Frazier Battle (Program Manager, Economic Incentives, DMD) explained that McLaren would be investing approximately \$11 million in personal property, but only \$2.45 million would be abatable,

leaving \$9 million in non-abatable personal property investment. She reiterated that the company would retain 102 jobs at \$49 per hour and add 10 new jobs at \$45 per hour. Staff recommended approving the resolution, which was a 10-year personal property tax abatement. In response to a request by President Dillon, Ms. Frazier Battle explained that while McLaren would receive a 90% tax abatement deduction, the effective rate would be 43.9% when accounting for taxes on non-abatable items and current tax obligations over the 10 years.

President Dillon asked that the McLaren representatives discuss the IT investments. Brad O'Brien, VP of Finance and Business Operations, 7615 Zionsville Road, explained that an extensive IT infrastructure, including miles of cable and state-of-the-art equipment for both mobile racetrack use and the new facility, would be installed to support racing operations. [Jacob Everett, an Advisor from Corsa Strategies in Cicero, Indiana, was also present.]

Hearing no further comments or questions from the Commission or the public, Commissioner Herget made a Motion to approve **Resolution No. 2025-A-040**; Commissioner Garver seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

The Commission approved Resolution No. 2025-A-040.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-ZON-082 | 1544 East 10th Street

Center Township, Council District #13

Douglas Koenig

Rezoning of 0.23-acre from the MU-1 district to the D-8 district to provide to legally establish a detached single-family dwelling.

2025-ZON-085 | 1810 and 1814 Cornell Avenue

Center Township, Council District #13

Dunnhaven Homes, Inc., by Chris Dunn

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for two detached single-family dwellings.

2025-CZN-839 | 2222 Hillside Avenue

Center Township, Council District #8

Hillside Industrial IN LP, by Jason P. Lueking

Rezoning of 19.943 acres from the SU-7 and I-3 districts to the I-3 district to provide for medium industrial uses.

2025-CZN-840A and 2025-CZN-840B | 2302 West Morris Street

Center Township, Council District #17

West Morris Street Free Methodist Church, by Keith Cruz

A. Rezoning of 1.471 acres from the D-5II district to the D-8 district to provide for a single-family residential development.

B. Rezoning of 1.969 acres from the D-5II district to the D-9 district to provide for a medium apartment development.

2025-CAP-841 | 9700 Pentecost Road, 9705 – 9913 (odd) Palermo Avenue, 9706 and 9708 Palermo Avenue, 10012 – 10024 (even) Palermo Avenue, 4115 – 4141 (odd) Palermo Drive, 4142, 4143, 4146, 4147, 4150, 4151, 4154, and 4155 Palermo Court, 4121 – 4147 (odd), and 4120 – 4146 (even) Palermo Garden Drive, 4118, 4120, 4123, and 4125 Garden Way, 4007 – 4115 (odd), and 4104 – 4110 (even) Massimo Drive, 9704 – 9818 (even), and 9715 – 9805 Quattro Avenue

Franklin Township, Council District #25

D-5II (FF)

Ryan Homes, by Joseph D. Calderon

Modification of Commitments related to petition 2021-CZN-831 to terminate Commitment 30 (current commitment prohibits the installation of playsets or similar play equipment designed for children anywhere in the development), and to modify Commitment 32 to replace the word “shall” with the word “may” in the first line in reference to the Homeowner’s Association providing maintenance services including yard work, snow removal, and leaf cleanup (current commitment states that the Homeowner’s Association shall offer to provide maintenance services including yard work, snow removal, and leaf cleanup).

2025-CZN-842 | 6290 North College Avenue

Washington Township, Council District #7

D-7 (FF) (TOD)

Obscure Investors, LLC, by Joseph D. Calderon

Rezoning of 0.42-acre from the D-7 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses.

2025-REG-033 | 2955 North Meridian Street

Center Township, Council District #12

C-S (RC) (TOD)

2955 Indy IN, LLC, by Michael Rabinowitch

Regional Center Approval to provide for a mixed-use development consisting of a dance studio, commercial retail, and residential uses, including townhomes and multi-family dwellings.

Prior to voting on the Petitions of No Appeal docket, President Dillon asked to hear from the Petitioner’s attorney for **Petition Nos. 2025-CAP-841 and 2025-CZN-842.**

For **Petition No. 2025-CZN-842**, President Dillon commented that a question had arisen about the possible closing of the CVS at Broad Ripple Avenue and the canal. The Petitioner’s attorney, Joseph Calderon (11 South Meridian Street, Indianapolis, IN), explained that the property was for sale and that CVS operated under a 60-year-old variance which limited the site to retail drugstore use. The property was being rezoned to C-3 to match similar zoning in the neighborhood. Both the Broad Ripple Neighborhood Association (BRVA) and the Warleigh Neighborhood Association supported the Petition, along with the Staff. Mr. Calderon stated that he was unaware of any closing notice for the CVS; the Petitioner was attempting to avoid rezoning or obtaining another variance if the CVS were ever to close.

For **Petition No. 2025-CAP-841**, Commissioner Moriarty raised concern that the Commitments, which had been approved by the local neighborhood associations, were being amended, and he asked if the neighborhoods were aware of this. The Petitioner’s attorney, Joseph Calderon (11 South Meridian Street, Indianapolis, IN), explained that the current builder was seeking an exit. Ryan [Homes] was stepping up and proposing to do single-family homes on the lots that had already been platted and for

which infrastructure was in place for duplexes. There were two minor modifications to the existing commitments, for which proper Notice had been given. The Petitioner had met twice with the Franklin Township Civic League (FTCL), and FTCL voted to support the Petitions. There was also an on-site meeting with the current property owners, as well as a follow-up meeting. The maintenance-free lifestyle would now be an option, rather than a mandate. Mr. Calderon added that a modification of the commitment to allow playground equipment in the common area was the other request, which was consistent with the proposed single-family home development. At the time of the Hearing Examiner hearing, only one property owner was not supportive of the Petition, but the other existing property owners were. Commissioner Murphy requested that the letter of support from FTCL be added to the Petition file, if it was not already there. Mr. Calderon agreed to assist with this as needed.

Hearing no other questions or comments, Commissioner Herget made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-ZON-082 (9:0:0), 2025-ZON-085 (9:0:0), 2025-CZN-839 (9:0:0), 2025-CZN-840A (9:0:0), 2025-CZN-840B (9:0:0), 2025-CAP-841 (9:0:0), 2025-CZN-842 (9:0:0) and 2025-REG-033 (9:0:0)], 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, Schumacher, West
Noes: None
Recusals: None

The Commission approved Petition Nos. 2025-ZON-082, 2025-ZON-085, 2025-CZN-839, 2025-CZN-840A, 2025-CZN-840B, 2025-CAP-841, 2025-CZN-842, and 2025-REG-033.

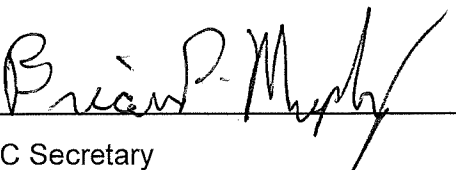
PETITIONS FOR PUBLIC HEARING

None.

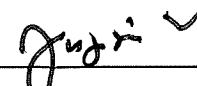
ADDITIONAL BUSINESS

Seeing no additional business, Commissioner Murphy made a Motion to adjourn. Hearing no objections, President Dillon adjourned the meeting at 1:31 P.M.

Attest:


MDC Secretary

Date: OCTOBER 15, 2025



President
Metropolitan Development Commission