

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

November 5, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, November 5, 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	Compliance - DMD
Kathleen Blackham	Senior Planner - DMD
Marleny Iraheta	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 Herget made a Motion to adopt the Minutes from the October 15, 2025 meeting; Commissioner Lyle seconded the Motion; the Commission adopted the Minutes by voice vote (8:0:1) as follows:

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

Noes: None

Recusals: Garver (recused herself from the vote as she was absent on October 15, 2025)

The Minutes from the October 15, 2025 meeting were adopted.

SPECIAL REQUESTS

There were none.

POLICY RESOLUTIONS

REAL ESTATE

2025-R-022 Authorizes the Department of Metropolitan Development to enter into a Professional Services Agreement with Merritt Chase for architectural services.

2025-R-044 Authorizes the Department of Metropolitan Development to enter into a Memorandum of Understanding with Indy Parks Department and the Marion County Building Authority to facilitate event planning and implementation for Lugar Plaza.

2025-R-045 Authorizes expenditures of unobligated funds on deposit to pay the fair market valuation to acquire the Property at 51 South New Jersey Street and all associated acquisition costs in an aggregate not to exceed \$11,000,000.

2025-R-046 Authorizes the Department of Metropolitan Development to amend the agreement with Stevenson Legal Group to extend the term through December 31, 2026.

2025-R-047 Authorizes the Department of Metropolitan Development to enter into agreements and to take actions with respect to property at 1544 Samoa Street to further beneficial redevelopment.

2025-R-048 Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to Transferees as approved by the Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

2025-R-050 Authorizes the Department of Metropolitan Development to execute an amendment to the Agreement with the Marion County Building Authority to increase the contractual total not to exceed amount to \$2,400,000 with a term through 2027 for property maintenance and operational services.

ECONOMIC DEVELOPMENT / INCENTIVES

2025-A-042 (For Public Hearing) Authorizes the Final Economic Revitalization Area for Herff Jones LLC, located at 4501 West 62nd Street, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

2025-A-043 (For Public Hearing) Authorizes the termination of the Real and Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2016-A-008 and 2016-A-009, 2016, Schlage Lock, located at 2720 Tobey Drive, 6802 Hillside Court, and 8506 East 30th Street, Council District #9, Warren Township.

2025-E-027 Authorizes funding of \$350,000 pursuant to I.C. 36-7-13 for affordable housing in the Lafayette Square Community Revitalization Enhancement District (CRED) to the Promenade On The Square Indianapolis, LP development (dba Lila at the Square) by Birge and Held and Sojos Capital located at 3919 Lafayette Road in Pike Township.

2025-E-032 Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Frost Brown Todd, LLP to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total contractual not-to-exceed amount to \$450,000 in order to provide as-approved, as-needed services to address DMD needs.

2025-E-033 Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Taft Stettinius & Hollister, LLP to extend the term of the agreement for an additional two years to December 31, 2027 and to increase the total contractual not-to-exceed amount to \$450,000 in order to provide as-approved, as-needed services to address DMD needs.

2025-E-034 Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with the Circle Area Community Development Corporation to provide funding to St'Artup 317 in a not-to-exceed amount of \$200,000 through December 2029.

2025-E-035 Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Crowe LLP for on-call municipal financial services in a not-to-exceed amount of \$50,000 with a term through December 2027.

COMMUNITY INVESTMENTS

2025-C-003 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 \$1,158,130 with a new not-to-exceed amount of \$3,858,130 and to extend the term through December 31, 2028 for the Streets to Home initiative to provide rental assistance to people currently experiencing chronic and/or street homelessness.

2025-C-004 Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with The Damien Center for master leasing for persons experiencing homelessness through December 31, 2030, at a contractual amount not to exceed \$1,749,720.

2025-C-005 Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with RDOOR HOUSING CORPORATION or its subsidiaries to address capital repairs at the Facility in a total amount not to exceed \$500,000 for a term through June 30, 2027.

2025-C-006 Authorizes the Department of Metropolitan Development to enter into an agreement with Cambridge Capital Management Corporation to administer a revolving loan fund for the development of permanent supportive housing units not to exceed \$1,080,000.

PLANNING

2025-P-012 Authorizes the Department of Metropolitan Development to execute an amendment to the Agreements with Judith Weerts Hall as hearing examiner and David DiMarzio as alternate hearing examiner to extend the term of service through 2026 and to increase the total contractual not-to-exceed amounts.

2025-P-013 Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with MKSK, Inc., to finalize the Indiana Avenue Certified Strategic Plan in a not-to-exceed amount of \$125,000, with a term through December 31, 2026.

HISTORIC PRESERVATION

2025-HP-001 Authorizes the Indianapolis Historic Preservation Commission to enter into an agreement with Building Ethos, LLC in the amount of \$16,000 for preservation consulting services.

President Dillon noted that nineteen (19) Policy Resolutions did not stand for public hearing.

Hearing no comments or questions from the Commission, Commissioner Robinson made a Motion to approve the Resolutions, which did not stand for public hearing [**Resolution Nos. 2025-R-022** (9:0:0), **2025-R-044** (9:0:0), **2025-R-045** (7:1:1), **2025-R-046** (9:0:0), **2025-R-047** (9:0:0), **2025-R-048** (9:0:0), **2025-R-050** (9:0:0), **2025-E-027** (8:0:1), **2025-E-032** (9:0:0), **2025-E-033** (9:0:0), **2025-E-034** (8:0:1), **2025-E-035** (9:0:0), **2025-C-003** (8:0:1), **2025-C-004** (8:0:1), **2025-C-005** (8:0:1), **2025-C-006** (9:0:0), **2025-P-012** (9:0:0), **2025-P-013** (9:0:0), and **2025-HP-001** (9:0:0)]; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote as follows:

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

Noes: Moriarty for Resolution No. 2025-R-045 only.

Recusals: Murphy recused himself for Resolution Nos. 2025-E-034, 2025-C-003, 2025-C-004, 2025-C-005 only. Dillon recused himself for Resolution Nos. 2025-R-045 and 2025-E-027.

The Commission approved Resolution Nos. **2025-R-022, 2025-R-044, 2025-R-045, 2025-R-046, 2025-R-047, 2025-R-048, 2025-R-050, 2025-E-027, 2025-E-032, 2025-E-033, 2025-E-034, 2025-E-035, 2025-C-003, 2025-C-004, 2025-C-005, 2025-C-006, 2025-P-012, 2025-P-013, and 2025-HP-001.**

2025-A-042 (For Public Hearing)

Authorizes the Final Economic Revitalization Area for Herff Jones LLC, located at 4501 West 62nd Street, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

Kathy Frazier Battle (Program Manager, Economic Incentives, DMD) provided a summary of the Resolution, noting that the well-known company, Herff Jones LLC, planned to streamline its operations by consolidating its Illinois manufacturing facility with its existing location at 4501 West 62nd Street. The project would involve a \$3.92 million investment in personal property to convert and repurpose an existing warehouse at the site. Herff Jones was seeking a five-year personal property tax abatement, while retaining 245 existing jobs (at \$21.95/hour) and creating 30 new jobs for the community. The 5% tax savings would be directed toward workforce development and training for veterans, in partnership with INVets (though that agreement was still being negotiated at the time of the hearing). Staff recommended approval of the five-year personal property tax abatement.

Hearing no comments or questions from the public or the Commission, Commissioner Schumacher made a Motion to approve 2025-A-042; Commissioner West 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

The Commission approved Resolution No. 2025-A-042.

2025-A-043 (For Public Hearing)

Authorizes the termination of the Real and Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2016-A-008 and 2016-A-009, 2016, Schlage Lock, located at 2720 Tobey Drive, 6802 Hillside Court, and 8506 East 30th Street, Council District #9, Warren Township.

Latisha Ramsey (Compliance, DMD) presented the Resolution, which terminated the Real and Personal Property Tax Abatement associated with the Economic Revitalization Area Resolutions 2016-A-008 and 2015-A-009, 2018, Schlage Lock. The termination was occurring since the 30th Street location moved out of Marion County to Hancock County. Under the terms of the agreement, the City was entitled to repayment of the tax savings. Ms. Ramsey noted that a Schlage Lock representative was in the audience to answer questions.

Hearing no comments or questions from the public or the Commission, Commissioner Moriarty made a Motion to approve 2025-A-043; Commissioner West 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

The Commission approved Resolution No. 2025-A-043.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-APP-012 (Amended) | 1550 East County Line Road and 8615 Shelby Street

Perry Township, Council District #23

HD-1 (FF) (FW) and HD-2 (FF) (FW)

Community Health Network, Inc., by Timothy H. Button

Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street and new lighting.

2025-ZON-099 | 1548 South Belmont Street

Wayne Township, Council District #17

Mirna Garcia, by Josh Smith

Rezoning of 0.124-acre from the C-1 district to the D-5 district to legally establish a single-family dwelling.

2025-ZON-101 | 3901 English Avenue

Center Township, Council District #18

Samuel Salazar

Rezoning of 0.241-acre from the D-5 to the C-3 district to provide for commercial retail uses.

2025-ZON-103 | 215 South Davidson Street, 701, 711, 715, and 806 Bates Street

Center Township, Council District #18

LaGrotte Square, LLC, by Dan Phair

Rezoning of 0.54-acre from the C-3 (RC) and I-4 (RC) districts to the D-8 (RC) district to provide for residential development.

2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.

2025-CZN-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Rezoning of 7.01 acres from the C-S (W-5) district to the C-S (W-5) district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Hearing no other questions or comments, Commissioner Murphy made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-APP-012 (Amended), 2025-ZON-099, 2025-ZON-101, 2025-ZON-103, 2025-CAP-836, and 2025-CZN-836]**, that the Hearing Examiner recommended for approval; Commissioner Robinson 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 Petition Nos. 2025-APP-012 (Amended), 2025-ZON-099, 2025-ZON-101, 2025-ZON-103, 2025-CAP-836, and 2025-CZN-836.

PETITIONS FOR PUBLIC HEARING

COMPANION PETITIONS TRANSFERRED BY THE HEARING EXAMINER FOR INITIAL HEARING:

2025-APP-009 / 2025-VAR-006 (Amended) | 8140 Township Line Road

Pike Township, Council District #1

HD-2

Retirement Living, Inc., By Mike Jones, PE

Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an assisted living facility and a proposed community center with a maximum of 140 parking spaces provided (maximum 115 parking spaces permitted).

President Dillon explained the Rules governing the hearing. He noted that no remonstrators were present.

Nathan Winslow (American Structurepoint, 8140 Township Line Road, Indianapolis, IN) gave a brief overview of the project, which would expand an existing community center, construct an assisted living structure, and five three-story condominium buildings, with new parking areas. Mr. Winslow explained that the variance was needed since the number of parking spaces exceeded the maximum allowed by approximately 25 spaces. He noted that the bulk of the parking would be in garages (similar to residential garages) or in lower-level parking garages, with only 40-45 surface-level parking spaces. Mr. Winslow emphasized that the developer wanted to adhere to the spirit of the ordinance while providing ample parking for both tenants and visitors. Lastly, he explained that the Hospital District-Two zoning request was required due to site plan adjustments. Upon questioning by President Dillon, Mr. Winslow reported that construction was anticipated to begin in the second quarter of 2026, subject to weather conditions. He also confirmed that entry to the site would be from Township Line Road (when driving north) and that the underground parking would be located under the largest of the new buildings.

Marleny Iraheta (Staff) stated that Staff supported the approval of both the approval and the variance petition, noting that the parking expansion would support residents and the on-site employees.

President Dillon praised the project: "What a great facility. What a great asset for senior living in the City of Indianapolis. I'm glad you're moving forward and expanding..."

Hearing no further comments or questions from the Commission or the public, President Dillon asked that the Commission mark their ballots:

The ballots for Petition No. 2025-APP-009 were marked as follows:

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

The Commission approved Petition No. 2025-APP-006 (Amended), and the Findings of Fact were adopted.

The ballots for Petition No. 2025-VAR-006 (Amended) were marked as follows:

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

The Commission approved Petition No. 2025-VAR-006 (Amended), and the Findings of Fact were adopted.

ADDITIONAL BUSINESS

President Dillon requested that Staff keep the Commission updated about the Regional Center Design Guidelines and emphasized the Commission's desire to work step-by-step with the Executive Director on this issue. He also expressed appreciation of the Executive Director's and Staff's work on the Department's many projects.

Seeing no additional business, Commissioner Schumacher made a Motion to adjourn. Hearing no objections, President Dillon adjourned the meeting at 1:30 P.M.

Attest: Brenda My
MDC Secretary

Dillon President
Metropolitan Development Commission

Date: NOVEMBER 19, 2025