

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

November 19, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, November 19, 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
Daniel Moriarty
Brian P. Murphy, Secretary
Brigid Robinson
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission member was absent:

Brent Lyle

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 - DMD
Jennifer Carter	Budget Manager - OFM
Piers Kirby	Administrator, Real Estate, Brownfield Development - DMD
Kathy Frazier-Battle	Principal Program Manager, Economic Incentives - DMD
Sheri Oor	Principal Program Manager, Economic Incentives and Compliance - DMD
Latisha Ramsey	Compliance - DMD
Kathleen Blackham	Senior Planner - DMD
Marleny Iraheta	Senior Planner - DMD
Desire Irakoze	Principal 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 Schumacher made a Motion to adopt the Minutes from the November 5, 2025 meeting; Commissioner Robinson seconded the Motion; the Commission adopted the Minutes by voice vote (8:0:0) as follows:

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

The Minutes from the November 5, 2025 meeting were adopted.

SPECIAL REQUESTS

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-ZON-077 | 6501 Mann Road

Decatur Township, Council District #21

Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

President Dillon explained the Rules governing the hearing.

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The Petitioner's attorney, Joseph Calderon (11 South Meridian Street, Indianapolis, IN) announced that, after numerous meetings with neighbors, including MCANA (Marion County Alliance of Neighborhood Associations) and City-County Councilor Bain, the Petitioner had decided to withdraw the Petition.

President Dillon acknowledged the withdrawal of Petition No. 2025-ZON-077.

Kathleen Blackham (Staff) requested a continuance for **Petition No. 2025-ZON-111** to the December 3, 2025 meeting to allow executed commitments to be filed.

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

2025-ZON-111 | 11207 East Washington Street

Warren Township, Council District #20

Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 1.433 acres from the D-5 (TOD) district to the SU-9 (TOD) district to provide for supportive uses for a proposed IndyGo transit center.

Hearing no comments or questions from the Commission, Commissioner Garver made a Motion to continue Petition No. 2025-ZON-111 to December 3, 2025; Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows;

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

The Commission continued Petition No. 2025-ZON-111 to the December 3, 2025 meeting.

BID OPENINGS

RFP-13DMD-2025-2 (42nd & College)

President Dillon opened the bid received for the above-referenced RFP at 42nd Street & College Avenue. He announced that one bid had been received from Chatham Park Development. The bid was given to Staff (Piers Kirby, Administrator, Real Estate, DMD). President Dillon explained that Staff would report back to MDC after a review of the bid and negotiations had occurred.

ANNUAL TIF PRESENTATION

Lucas Anderson (Chief Financial Officer / COO, DMD) and Jennifer Carter (Budget Manager, OFM) presented the City's tax increment financing (TIF) for the TIF allocation areas and subsequent activities, pertaining to fiscal year 2024, as per IC 36-7-25-8. The presentation slides and a summary handout were part of the agenda packet provided to the Commission prior to the meeting. The information could also be found at the DLGF's Indiana Gateway TIF viewer page.

President Dillon asked Mr. Anderson to explain the "but for test" used in the TIF decisions. Mr. Anderson said that without government involvement, the private market would not be able to lead the proposed redevelopment efforts. The test examined statutory requirements, including levels of blight, impediments to environmental remediation, and other factors that prevent economic development without government assistance. Megan Vukusich, Director, DMD, added that a team of trained staff reviewed the financial documents for all applications, along with the pro forma statements for the proposed developments, to ensure the developments met the "but for test."

POLICY RESOLUTIONS

REAL ESTATE

2025-R-051 Authorizes the Department of Metropolitan Development to utilize citywide contract #17763 with Nu-Tec Roofing for roof repair services at the Former Indiana Women's Prison.

ECONOMIC DEVELOPMENT / INCENTIVES

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

2025-E-031 Authorizes funding of \$1,500,000 pursuant to I.C. 36-7-13 for affordable housing in the Lafayette Square Community Revitalization Enhancement District (CRED) to the International Marketplace Coalition for the purpose of the Hodges Commons development by Woda Cooper Companies, located at 3815 Moller Road in Pike Township.

2025-E-036 Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with the J S HELD LLC to provide funding for technical and project management services in a contractual not-to-exceed amount of \$90,000 through December 31, 2027.

COMMUNITY INVESTMENTS

2025-C-007 Authorizes the Department of Metropolitan Development to contract for environmental services on an as-needed basis with a group of qualified contractors identified pursuant to a Request for Qualifications.

2025-C-008 Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with the Circle Area Community Development Corporation to act as a fiscal agent for the Homeowner Repair Program in a not-to-exceed amount of \$1,600,000 through December 31, 2027.

2025-C-009 Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with the Circle Area Community Development Corporation to provide bridge housing at the St. George Bridge Housing facility for people who are experiencing homelessness and/or suffering from Substance Abuse Disorder in an amount not to exceed \$807,521 through December 31, 2026.

2025-C-010 Authorizes the Department of Metropolitan Development to amend the agreement with The Damien Center to increase the total contractual not-to-exceed amount to \$1,483,536 to provide services and leasing for people who are experiencing homelessness and/or suffering from Substance Abuse Disorder for the 2026 Master Leasing program year.

President Dillon noted that seven Policy Resolutions did not stand for public hearing.

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-051** (8:0:0), **2025-E-031** (8:0:0), **2025-E-036** (8:0:0), **2025-C-007** (8:0:0), **2025-C-008** (8:0:0), **2025-C-009** (7:0:1), and **2025-C-010** (8:0:0)]; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Garver, Herget, Moriarty, Murphy, Robinson, Schumacher, West, except:
Noes: None
Recusals: Murphy recused himself for Resolution No. 2025-C-009 only.

The Commission approved Resolution Nos. 2025-R-051, 2025-E-031, 2025-E-036, 2025-C-007, 2025-C-008, 2025-C-009, and 2025-C-010.

ECONOMIC DEVELOPMENT / INCENTIVES

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

Latisha Ramsey (Compliance Manager, DMD) stated that the Resolution amended the terms for 2022 Monon Multifamily Partners LLC. The amendment would extend the job schedule dates and extend the ERA (Economic Revitalization Area). Ms. Ramsey said DMD agreed with the amendment and pointed out that representatives of 2022 Monon Multifamily Partners were present to answer questions.

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

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

The Commission approved Resolution No. 2025-A-036.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-ZON-074 | 8221 and 8351 South Mitthoefer Road, 10100, 10550, and 10600 Maze Road

Franklin Township, Council District #25

Christopher D. Reed, Kimberly K. Reed, Paul L. Walton, Cheryl H. Walton, Maze Family Farm, LLC, John Levinsohn, Alan Retherford and Shirley Retherford, by Tony Bagato

Rezoning of 273.127 acres from the D-A (FF) (FW) and I-3 (FF) (FW) districts to the D-4 (FF) (FW) district to provide for a single-family residential development.

2025-ZON-091 | 6154 Michigan Road

Washington Township, Council District #2

Lan Thi Thanh Pham and Tung Ba Huynh

Rezoning of 0.6-acre from the D-2 district to the C-1 district to provide for commercial office uses.

2025-ZON-107 | 7560 East 71st Street

Lawrence Township, Council District #3

Apostolic Christian Church of Indianapolis, Inc., by John Lichtle

Rezoning of 0.682-acre from the D-A district to the SU-1 classification to provide for religious uses.

2025-ZON-109 | 8631 and 8701 Lepart Court, 6350, 6359, 6360, 6408 and 6416 Shamel Drive, 8620, 8621, 8631, 8632, 8643, 8644, 8719, and 8720 Mariesi Drive, 8723 – 8909 Bergeson Drive, 6202 Bergeson Drive, and 6652 Residence Drive

Pike Township, Council District #1

Jeffrey M. Bellamy

Rezoning of 28.8 acres from the D-6II district to the D-4 district to provide to legally establish the existing detached single-family dwellings.

2025-CZN-832 | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue

Washington Township, Council District #7

D-5 (W-1), D-P (W-1), and I-3 (W-1)

Arrow Street Development, LLC, by Joseph D. Calderon

Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.

2025-REG-010 (Amended) | 1501, 1505, and 1507 West New York Street

Center Township, Council District 18

D-8 (RC)

Adam DeHart

Regional Center Approval to provide for construction of two structures, consisting of two attached, single-family dwellings in each structure.

2025-REG-048 | 21 Virginia Avenue, and 122 and 130 East Maryland Street

Center Township, Council District #18

CBD-1 (RC) (TOD)

Virginia Street Capital, LLC, by Brian C. Schubert, AIA, NCARB

Regional Center Approval to provide for demolition of the existing building and construction of a mixed-use development, including a parking garage, commercial uses and residential uses.

2025-REG-069 | 1200 Indiana Avenue

Center Township, Council District #12

CBD-S (RC) (FF)

Leslie Wolfe and Alex Kurrelmeier, by Kate Warpool

Regional Center Approval to provide for a proposed two-story, approximately 20,000-square-foot biotechnology and biomanufacturing research and development building.

Hearing no other questions or comments, Commissioner Schumacher made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-ZON-074, 2025-ZON-091, 2025-ZON-107, 2025-ZON-109, 2025-CZN-832, 2025-REG-010 (Amended), 2025-REG-048, and 2025-REG-069]** that the Hearing Examiner-recommended for approval; Commissioner Garver seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

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

Noes: None

Recusals: None

The Commission approved Petition Nos. 2025-ZON-074, 2025-ZON-091, 2025-ZON-107, 2025-ZON-109, 2025-CZN-832, 2025-REG-010 (Amended), 2025-REG-048, and 2025-REG-069.

PETITIONS FOR PUBLIC HEARING

APPROVAL PETITION TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2025-APP-003 (Amended) | 620 East 21st Street

Center Township, Council District #13

PK-2

DeQuan Branch, by Jorge Gonzales

Park District-Two Approval to provide for a 2½ -story single-family dwelling with an attached garage.

President Dillon explained the Rules governing the hearing and noted that no Remonstrators were present.

DeQuan Branch (620 East 21st Street, Indianapolis, IN) expressed his appreciation for the Broadway Park community's support throughout the petition process and thanked Kathleen Blackham (Staff) for detailed information and guidance. Mr. Branch said the project involved transforming a vacant lot into a thoughtful development that would serve as his family's home, contribute positively to the neighborhood, and comply with the PK-2 development standards. Jorge Gonzales (4415 East Michigan Street, Indianapolis, IN), the project's architect, thanked Ms. Blackham for helping him understand the PK-2 zoning requirements. Jacob Morales (1315 North Colorado Avenue, Indianapolis, IN) spoke in support of the development.

Kathleen Blackham (Staff) thanked Mr. Branch and Mr. Gonzalez for their patience during the learning process. Though Staff had initially recommended denial of the Petition, the issue had been resolved, and Staff now recommended approval of the Petition, as it was consistent with the PK-2 district.

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

The ballots for **Petition No. 2025-APP-003 (Amended)** were marked as follows (8:0:0):

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

Noes: None

Recusals: None

The Commission approved Petition No. 2025-APP-003 (Amended), and the Findings of Fact were adopted.

COMPANION PETITIONS RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-CPL-825 | 2025-CVR-825 | 7140 and 7142 East Washington Street | DI | staff rec. denial | Warren Township, Council District #14

C-4 (TOD)

Fieldstone Financial, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Wawa Shortridge Primary Plat, subdividing 9.4 acres into three lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station, with 16 pump islands/service areas (eight permitted), with portions of a surface parking area in front of the front building line, with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (surface parking areas required behind the front building line, 25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

President Dillon explained the Rules governing the hearing.

The Petitioner's attorney, Joseph Calderon (11 South Meridian Street, Indianapolis, IN), announced that Staff had provided updated information just prior to the hearing, and he had discussed the updates with Councilor Nielsen. Mr. Calderon said the Petitioner now believed that at least one of the two variances could be eliminated due to Staff's interpretation of the pump island issue. However, both variances might not be removable. Therefore, Mr. Calderon requested a continuance to the December 3, 2025 meeting

to allow time to revise the plan based on Staff's interpretation. President Dillon asked City-County Councilor Andy Nielsen (CD #14) whether he supported the continuance, and Councilor Nielsen replied that he did.

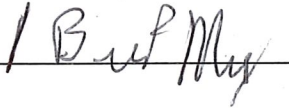
Seeing no other comments or questions from the Commission or the public, Commissioner Murphy made a Motion to continue **Petition Nos. 2025-CZN-825 and 2025-CPL-825** to December 3, 2025; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows;
Ayes: Dillon, Garver, Herget, Moriarty, Murphy, Robinson, Schumacher, West
Noes: None.
Recusals: None.

The Commission continued Petition Nos. 2025-CZN-825 and 2025-CPL-825 to the December 3, 2025 meeting.

ADDITIONAL BUSINESS

Seeing no additional business and hearing no objections, President Dillon adjourned the meeting at 1:41 P.M.

 President
Metropolitan Development Commission

Attest: 
MDC Secretary
Date: _____