

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

**April 1, 2026**

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, April 1, 2026, 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 5141.5.

**ATTENDANCE**

The following Commission members were present:

John J. Dillon III, President  
Megan Garver, Vice-President  
Brent Lyle  
Daniel Moriarty  
Brian P. Murphy, Secretary  
Brigid Robinson  
Bruce Schumacher, Acting Secretary  
Gregg West

The following Commission member was absent:

Brandon Herget

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Latisha Ramsey	Compliance Manager - DMD
Kathleen Blackham	Senior Planner - DMD
Robert Uhlenhake	Senior Planner - DMD
Michael Weigel	Principal Planner I - DMD
Bryce Patz	Current Planning Administrator - DMD
Jeffrey York	Manager - DMD
Nancy Whitaker	Board Specialist - DMD
Chris Steinmetz	Senior Counseling Attorney - ACC / OCC

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**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.

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**MINUTES**

Commissioner Garver made a Motion to adopt the Minutes from the March 18, 2026 meeting; Commissioner Schumacher seconded the Motion; the Commission adopted the Minutes by voice vote (7:0:1) as follows:

Ayes: Dillon, Garver, Lyle, Murphy, Robinson, Schumacher, West  
Noes: None  
Recusals: Commissioner Moriarty recused himself from the vote as he had been absent on March 18, 2026.

**The Minutes from the March 18, 2026 meeting were adopted.**

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**SPECIAL REQUESTS**

Kathleen Blackham (Staff) requested a continuance for **Petition No. 2025-MOD-026** to the April 15, 2026 meeting, to allow executed commitments to be filed.

**2025-MOD-026 | 4201 Moller Road**

Pike Township, Council District #5  
SU-1

Iglesias Cristiana Pentecostal Maranatha, by Jason Burk  
Modification of Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval).

Hearing no other comments, Commissioner West made a Motion to continue the Petition; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

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

**The Commission continued Petition No. 2025-MOD-026 to the April 15, 2026 meeting.**

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Kathleen Blackham (Staff) requested a continuance for **Petition No. 2025-ZON-110 (Amended)** to the April 15, 2026 meeting, to allow executed commitments to be filed.

**2025-ZON-110 (Amended) | 10302 East 38th Street**

Lawrence Township, Council District #15  
Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-6 (FF) classification to provide for a multi-family residential development.

Hearing no other comments, Commissioner Murphy made a Motion to continue the Petition; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

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

Recusals: None

**The Commission continued Petition No. 2025-ZON-110 (Amended) to the April 15, 2026 meeting.**

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The Petitioner's attorney, Tyler Ochs (Bose McKinney & Evans LLP, Indianapolis, IN), requested a continuance for cause for **Petition No. 2025-ZON-084** to May 6, 2026, and noted that opposing Counsel agreed with the request.

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

**2025-ZON-084 | 4001 South Keystone Avenue**

Perry Township, Council District #19

Aman LLC, by Tyler Ochs

Rezoning of 1.075 acres from the C-4 district to the C-S district to provide for all C-3 uses and an automobile fueling station.

Hearing no other comments, Commissioner Schumacher made a Motion to continue the Petition; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

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

Noes: None

Recusals: None`

**The Commission continued Petition No. 2025-ZON-084 to the May 6, 2026 meeting.**

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The Petitioner's representative, Jay Sandifur, requested a continuance to May 6, 2026 for **Petition No. 2025-MOD-024**, to allow time to obtain new counsel, continue working through landscaping plan clarifications with the City, and continue ongoing discussions with the community. Mr. Sandifur requested a continuance for **Petition No. 2025-ZON-132 (Amended)** to May 20, 2026, at the same time he requested the continuance for 2025-MOD-024.

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

**2025-MOD-024 | 5601 and 5621 Madison Avenue and 1525 East Dudley Avenue**

Perry Township, Council District #23

C-5 (TOD)

Jade Investments of Indy Inc.

Modification of Commitments Numbers #2 and #5 related to 2015-ZON-007, subject to the site plan, file-dated November 18, 2025, for landscaping and office location (previous commitments provided for Administrator's Approval for redevelopment or replacement of the residential structure, no other commercial use and removal of the mobile office within 24 months after final approval of the rezoning).

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

**2025-ZON-132 (Amended) | 5736 Madison Avenue**

Jade Investments GMA, LLC

Rezoning of 1.21 acres from the D-1 (TOD) district to the C-1 (TOD) district to provide for a day care center and office / commercial uses.

Remonstrator, Dale Raber (5626 Laurel Street, Indianapolis, IN 46227), opposed a further continuance, noting that **Petition No. 2025-MOD-024** had originated in 2025 and President Dillon had warned at the prior meeting that the cases would be heard on April 1. He also noted that commitments agreed to over a decade ago for the prior rezoning had not been honored.

Kathleen Blackham (Staff) said Staff was ready to proceed but would leave the decision for the continuance to the Commission. President Dillon asked about the opposition from the community. Mr. Sandifur replied that a letter in opposition had been received from the community. He added that he was still working with Staff on a landscape plan and reaching out to obtain counsel.

After acknowledging all of Mr. Raber's points, President Dillon made a Motion to continue both Petitions; Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote (6:2:0) as follows:

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

President Dillon warned Mr. Sandifur that he must be ready to proceed on May 6, 2026 or the Petitions would be [dismissed] by the Commission.

**The Commission continued Petition Nos. 2025-MOD-024 and 2025-ZON-132 to the May 6, 2026 meeting.**

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Attorney Evelyn Keaton (2802 Hillside Avenue, Indianapolis, IN 46218), a Martindale Brightwood resident, made a motion to dismiss **Petition Nos. 2025-ZON-124 and 2025-VAR-012**, Metrobloks (2505 North Sherman Drive), along with submitted documentation. She argued under Indiana common law (citing *Bowen v. Metropolitan Board of Zoning Appeals*, 1974) that an applicant for a variance must have sufficient standing (i.e., a legal interest in the property that puts them at risk from the governmental action). She contended that Metrobloks's stated position of being "in exclusivity" with the property owner was a contractual term, not a legal or property right, and thus did not constitute adequate standing. She also cited statements by the Metrobloks CEO that she said had been made on LinkedIn, indicating that the company's business model was structured to avoid financial risk, specifically that sites are contracted at or near industrial value and that the company plans to close on sites only when power and permits are confirmed. She presented arguments that this model was inconsistent with the requirement of being "at risk, while referring to documents provided to the Commission.

President Dillon noted that the property owners had signed the consent form for the Petitions which was in the Record, which substantially weakened the standing argument. The

signed consent was displayed electronically for the Commission by Staff. Ms. Keaton acknowledged the consent form but maintained that it did not place Metrobloks at risk.

Hearing no other comments, Commissioner Lyle made a Motion to dismiss the Petitions. No second Motion was offered. The Motion failed due to lack of a second.

**Petition Nos. 2025-ZON-124 and 2025-VAR-012 remained public hearing agenda.**

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**POLICY RESOLUTIONS**

**REAL ESTATE:**

**2026-R-010** Declares the need for emergency roof repairs at Union Station and authorizes necessary contracts in an amount not-to-exceed \$345,865.

**2026-R-011** Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to Transferee, as approved by the Vacant to Vibrant Review Committee, for the purpose of providing development that will best serve the interest of the City.

**ECONOMIC DEVELOPMENT / INCENTATIVES:**

**2026-A-007 (For Public Hearing)** Authorizes amendment to the 2024 Real Property Tax Abatement approved by Resolution #2024-A-027 at 412 West McCarty Street, including 717 and 721 Chadwick Street, Council District #18, Center Township.

**PLANNING:**

**2026-P-003** Authorizes an appointment to the Board of Zoning Appeals, Division I, of the Metropolitan Development Commission.

President Dillon noted that **Resolution Nos. 2026-R-010, 2026-R-011, and 2026-P-003** did not stand for public hearing.

Hearing no comments or questions, Commissioner Moriarty made a Motion to approve **Resolution Nos. 2026-R-010** (8:0:0), **2026-R-011** (7:0:1), and **2026-P-003** (8:0:0); Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Garver, Lyle, Moriarty, Murphy, Robinson, Schumacher, West (with the exception of 2026-R-011 for which Murphy recused himself)

Noes: None

Recusals: Murphy recused himself from voting on 2026-R-011 only.

**The Commission approved Resolution Nos. 2026-R-010, 2026-R-011 and 2026-P-003.**

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**2026-A-007 (For Public Hearing)** Authorizes amendment to the 2024 Real Property Tax Abatement approved by Resolution #2024-A-027 at 412 West McCarty Street, including 717 and 721 Chadwick Street, Council District #18, Center Township.

Latisha Ramsey (Compliance Manager, DMD) explained the resolution, which requested an amendment to a 2024 real property tax abatement for a 270-unit, residential development with 15% affordable housing units at 70% AMI. The developer, TWG, requested an extension of the investment period due to financing delays. The amendment extended the ERA and commitment terms to December 31, 2029; the dollar investment amount and job commitments remain unchanged.

Hearing no comments or questions from the Commission or the public, Commissioner Schumacher made a Motion to approve **Resolution No. 2026-A-007**; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote as follows (8:0:0):

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

**The Commission approved Resolution No. 2026-A-007.**

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## **PETITIONS OF NO APPEAL**

### **Petitions Recommended for Approval by the Hearing Examiner:**

**2026-APP-001 | 8707 Shelby Street**

Perry Township, Council District #23  
HD-2 (FF)

Community Health Network, Inc., by C. Addison Bradford  
Hospital District Two Approval to provide for a behavioral health services treatment facility.

**2026-ZON-008 | 9031 East 16th Street**

Warren Township, Council District #14  
Common Ground at Faith, by Andrew Horton

Rezoning of 9.34 acres from the SU-1 district to the SU-7 district to allow for food pantry and other non-profit uses.

**2026-ZON-009 | 4500 Blackstone Drive**

Perry Township, Council District #24  
Anthony Trickle

Rezoning of 0.507-acre from the D-A district to the D-3 district to provide for residential uses.

**2026-ZON-010 | 11700 East 30th Street**

Warren Township, Council District #15

Donna and James Clifford, by Indiana Association of Seventh-Day Adventists, Inc.

Rezoning of 9.91 acres from the D-A district to the SU-1 district to provide for religious uses.

**2026-ZON-011 | 10702 East 25th Street, 10710 East 30th Street, 3510 North German Church Road, and 10314 Maumee Drive**

Warren Township, Council District #15

Department of Parks and Recreation of the City of Indianapolis, by Benjamin Jackson  
Rezoning of 88.46 acres from the D-A, D-4, and D-6 districts to the PK-1 district to provide for recreational park uses.

**2026-CZN-804 | 3616 North Shadeland Avenue**

Warren Township, Council District #9

Mees / Meyer Development Company, by David Gilman

Rezoning of 1.55 acres from the C-4 district to the C-5 district to provide for regional commercial uses.

Before voting on **Petition No. 2026-ZON-010**, President Dillon asked Robert Uhlenhake (Staff) about the commitments for this Petition. Mr. Uhlenhake confirmed the commitments, which included a tree preservation plan, had been signed.

Hearing no other questions or comments, Commissioner West made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2026-APP-001, 2026-ZON-008, 2026-ZON-009, 2026-ZON-010, 2026-ZON-011, and 2026-CZN-804]** that the Hearing Examiner recommended for approval; Commissioner Garver seconded the Motion; the Motion was carried by a roll-call vote as follows (8:0:0):

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

Noes: None

Recusals: None

**The Commission approved Petition Nos. Petition Nos. 2026-APP-001, 2026-ZON-008, 2026-ZON-009, 2026-ZON-010, 2026-ZON-011 and 2026-CZN-804.**

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**PETITION FOR PUBLIC HEARING**

**COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:**

**2025-ZON-124 / 2025-VAR-012 | 2505 North Sherman Drive**

Center Township, Council District #8

Metrobloks, LLC, by Tyler Ochs

Rezoning of 13.68 acres from the I-2 district to the C-S district, to provide for a data center, business, professional or government offices, and all uses in the I-2 zoning classification. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot-tall building height (maximum 38-foot building height permitted), no maximum front yard setback (maximum 65-foot front setback permitted), to provide for 60 parking spaces (minimum one parking space for each 1,500 square feet of floor area required).

President Dillon outlined the rules for testifying during the hearing.

The Petitioner's attorney, Tyler Ochs (Bose McKinney & Evans, 111 Monument Circle, Indianapolis, IN), explained the subject property had been substantially vacant for 43 years (last notable use was a drive-in theater in the 1980s). Mr. Ochs noted that data center use was not enumerated in the Marion County zoning ordinance; Staff had directed the Petitioner in July 2025 to pursue rezoning to C-S as the appropriate pathway. The property was zoned I-2 and surrounded by C-7 to the north and west, C-7 and I-4 (FedEx) to the south, and I-2 / I-3 to the northeast. The Comprehensive Plan designated the area as light

industrial with an industrial reserve overlay (the overlay was a designation that specifically earmarked large parcels with competitive characteristics for industrial use). Mr. Ochs explained the variances requested: (1) Height to 70 feet: the building roof would be at 50 feet (consistent with industrial standard); a parapet from 50–55 feet would provide safety and noise screening; and a louvered screen from 55–67 feet would screen rooftop equipment from Sherman Drive view and attenuate noise; (2) No maximum front yard setback: the building would be pushed back from Sherman Drive to align with the building to the north, allowing a green landscaping buffer toward the residential area to the northwest; (3) Parking was reduced to 60 spaces: Staff applied warehousing parking standards as the closest analogue, but the Petitioner and Staff agreed warehouse parking requirements were far in excess of what a data center actually would require. He explained the six commitments proposed: (1) noise and noise attenuation; (2) screening from Sherman Drive; (3) generator testing hours; (4) development in accordance with the October 1 community letter; (5) noise compliance testing methodology required before ILP issuance; (6) all landscaping and final plans subject to administrator approval before ILP. Mr. Ochs then explained the overall project. Metrobloks was a small company, with approximately 25% of its team present at the hearing. This was a small-scale, multi-tenanted, urban data center, not a hyperscale facility. The projected uses would include schools, hospitals, banks, and businesses for everyday technology needs. The site was approximately 15 acres, roughly 1/30th the size of hyperscale projects. Water use would be a one-time fill of approximately 60,000 gallons (closed loop system), with an evaporative loss of about 5,000 gallons per year thereafter; no groundwater would be used. The facility would not resemble warehouse structures but would look like an office building per the renderings. The projected capital investment was approximately \$500 million. Mr. Ochs also cited benefits: Revitalization of a long-dormant parcel; increased tax base (estimated at approximately \$10–11 million annually before abatement versus approximately \$3,800 currently); fiber connectivity upgrades (100% paid by Metrobloks); electrical infrastructure upgrades through AES (100% paid by Metrobloks); no impact on schools, police, or fire services; construction partnerships with Midwest Central Carpenters and Central Indiana Building and Trade Council; and a community pledge of \$2.5 million (later revised to \$20 million during testimony) for affordable housing and infrastructure in Martindale Brightwood upon operation. Addressing environmental issues, he noted that: A Phase 1 ESA conducted in September 2025 identified no recognized environmental conditions on the Metrobloks' parcel. The site was subject to 2012 environmental covenants prohibiting residential use and groundwater use; city remediation was completed in 2012. Metrobloks had retained local consultant August Mac for a soil management plan. Tier 4 generators (hospital-grade, low emissions) would run 20–30 hours per year for testing only, enclosed in sound attenuation structures. A photometric study was submitted showing downward-facing light with no spillover to neighboring properties.

Commissioner Murphy inquired about the approximate amount of property tax the site currently generates. Mr. Ochs could not immediately provide the current revenue but confirmed a post-development expectation of approximately \$10 million per year. Commissioner Murphy also asked for details on the \$2.5 million community pledge. Mr. Ochs acknowledged that no concrete plan had been established as to the recipient organizations, stating the Petitioner was working with Councilor Gibson and exploring housing and DPW infrastructure organizations.

Commissioner Lyle asked for an explanation for the need for multiple variances even after rezoning, given the project's fit within the zoning and Comprehensive Plan framework. Mr. Ochs explained that because "data center" was not an enumerated use in the ordinance, C-S zoning was the required pathway per the former [Current Planning] Administrator Eddie Honea, and that C-S standards (more stringent than industrial) were applied. Mr. Ochs noted

the parking and setback variances were largely administrative in nature; the height variance was the one outside the norm and resulted solely to accommodate noise and equipment screening above the 50-foot roof level. Commissioner Lyle commented that the project was only partially aligned with the Comprehensive Plan's employment goals and that the multiple variances on top of the rezoning suggested the project did not cleanly fit.

President Dillon asked for confirmation on each of the following points: (1) all utility costs would be paid by Metrobloks; (2) all electrical utility upgrades would be fully funded by Metrobloks; (3) no utility subsidies from the neighborhood would be required; and (4) all fiber additions would be paid by Metrobloks. Mr. Ochs confirmed all four points.

President Dillon asked those who were in the audience who supported the Petitions to stand to be identified. Approximately, one fourth to one third of the audience stood in response.

Remonstrator Cierra Johnson (2727 North Denny Street, Indianapolis, IN), President, One Voice Martindale Brightwood, the umbrella organization for the four neighborhoods comprising Martindale Brightwood, presented on behalf of the Protect Martindale Brightwood Coalition. She noted the coalition represented 52 neighborhood associations and community organizations, that Staff received over 500 letters in opposition, that outreach was conducted to nearly 200 households nearest the site, and that four public meetings, four community fellowship events, a walking tour, and a rally had been held. She testified that no meaningful resident support for the project had been identified. Ms. Johnson argued the Petitioner had not met the burden of proof that the rezoning was consistent with the Comprehensive Plan, compatible with surrounding uses, and would not adversely affect health, safety, and welfare. Key deficiencies cited: the site plan remained conceptual, operational details were subject to change, and approval would rely on assumptions rather than evidence. She characterized the proposed operations (36 industrial generators, large-scale HVAC running 24/7/365, high-voltage electrical infrastructure, and a 154,000 sq. ft. continuously operating facility) as large-scale industrial utility infrastructure, not light industrial. Ms. Johnson cited the Uptime Institute's classification of any data center over 10,000 sq. ft. as large-scale, heavy industrial. On noise: she argued that the submitted study showed 60.9 dBA at the northern residential property line during generator testing, exceeding the 55 dBA residential standard; the study lacked worst-case cumulative modeling, simultaneous generator operation scenarios, nighttime ambient condition analysis, enforceable performance limits, or low-frequency dB(C) analysis. On air quality: 36 diesel generators, approximately 300–800 feet from sensitive receptors, presented risks from nitrogen oxides, fine particulate matter, and diesel particulate matter, yet the record contains no air dispersion modeling, no cumulative emissions analysis, and no evaluation of proximity to sensitive receptors or existing background conditions. On environmental conditions: the Petitioner relied on a draft Phase One ESA, but a 2023 Phase Two limited report documented groundwater lead exceedances at all five boring locations, one at 11 times the regulatory screening level; portions of the site were not sampled, adjacent parcels require further investigation, and the site has a high-water table. The reliance on a contingent soil management plan rather than completed remediation was also criticized. Ms. Johnson requested the denial of the Petition.

Remonstrator Immanuel Ivey (2605 East 25th Street, Indianapolis, IN 46218), a third-generation Martindale Brightwood resident, property owner, and One Voice board member, testified the community did not support the data center in their commercial corridor. He cited the City-certified Quality of Life Plan, stating the project did not align with resident priorities for sustainable development, affordable housing, public safety, environmental justice, and real

economic opportunity. He argued that representations about the construction workforce and community benefits were voluntary and unenforceable and could satisfy rezoning criteria, and that Metrobloks could not dictate employment practices to its tenants or vendors. He asked the City to honor the community's quality of life plan and objectives.

Remonstrator Vernon Compton (2270 North Parker Avenue, Indianapolis, IN 46218), President, Brightwood Concerned Citizens, and One Voice member, opposed the project, specifically raising concerns about the 70-foot building height and its impact on nearby parks (Colorado Park, 29th Street Brightwood Park, Poe's Run). He noted the Parks Department had requested an earthen berm for screening. He also raised concerns about the absence in the Staff Report of three maps referenced in the noise study showing sound penetration to Brightwood Plaza and the Martindale Brightwood Library, and requested denial based on lack of transparency.

Pastor Fitzhugh Lyons Jr., Galilee Missionary Baptist Church (2624 East 25th Street, Indianapolis, IN 46218) testified that the Church had celebrated its 100th year in the ministry on March 26. He characterized Brightwood as sacred land carrying memory and legacy and stated the community had already borne more than its share of industrial impact. He referenced a September 23rd statement by the Metrobloks' president that, if the community did not want the data center, Metrobloks would withdraw the Petition, and Pastor Lyons stated the community was making it clear they do not want it. He criticized the \$2.5 million community pledge as only half of 1% of the \$500 million project (only \$1 for every \$200 spent) and argued it did not offset diesel emissions, infrastructure strain, continuous noise, utility cost increases, and visual and cultural disruption.

Reverend Annettra Jones, Scott United Methodist Church (2153 Dr. Andrew J. Brown Avenue, Indianapolis, IN), was against the Petitions, citing the Martindale Brightwood city-certified Quality of Life Plan. The Plan was built collaboratively with residents, and it named environmental justice, neighborhood stability, and community-serving development as core priorities. She characterized the project as placing industrial-scale use in the middle of homes, a library, and a grocery store, and argued it would send the message that formally adopted planning documents are optional when a large project arrives.

Commissioner West inquired as to whether the Phase Two test had shown lead in the water. Cierra Johnson deferred to Paula Brooks. Paula Brooks (3951 North Meridian Street, #100, Indianapolis, IN 46208) confirmed that all five well borings on the 2505 parcel exceeded lead limits, one at 11 times the standard. She clarified that no one uses well water for drinking, but the plume was present. She contradicted the Petitioner's claim that the site had been remediated in 2012, stating the parcel at 2505 had never been remediated, nor had the adjacent 4002 Mass Avenue parcel (proposed substation site, formerly a mobile oil storage facility).

President Dillon asked State Representative Gregory W. Porter (3614 North Pennsylvania Street, Indianapolis, IN) to explain what the Indiana legislature had done this session regarding data centers. State Representative Porter noted ongoing discussions had not resulted in finalized tax abatement legislation and that study committees would continue examining data center policy. He noted concerns about 50-year tax abatements and stated some discussion focused on directing 1% of sales tax from data centers back to local communities. He expressed concern about the impact of large data center abatements on the state and local tax base. He also noted the Governor had announced approximately \$1 billion over 10 years for immigration-related businesses, and that legislators were still "trying to figure it out."

Commissioner Lyle asked whether there was a version of the project that would work for the neighborhood, given the proposed commitments, or whether the project as proposed was a moot point. Ms. Johnson, speaking for the Coalition, stated the project as proposed was moot, citing what she described as egregious disrespect from the Administrator, Staff, and the Petitioner, as well as the district Councilor throughout the process.

City-County Councilor Jesse Brown (2022 North Riley Avenue, Indianapolis, IN 46218), CD #13, testified in strong opposition and asked the Commission to deny all variances and the rezoning. He relayed that opposition had been expressed multiple neighborhood meetings across the near east side and near north side. NESCO (Near East Side Community Organization) and he were in strong opposition to the Petitions. Councilor Brown raised concerns about the shared electrical grid, noting that even residents far from the site would likely face increased costs for additional generation capacity required by data centers, and that AES's integrated resource plans indicated data center construction would require new natural gas plants (with associated health and climate impacts). Councilor Brown challenged the tax revenue projections, stating constituents had calculated actual annual tax receipt would be closer to \$1.16 million for the first 10 years and \$2.23 million annually thereafter, once equipment and energy tax waivers under state law were factored in. He argued that allowing this unpopular project (next to a library, grocery store, community center, and residential homes) would set a dangerous precedent for approving data centers in the County.

City-County Councilor Ron Gibson, CD #8, noted that the property was located at a key intersection in his district and had remained inactive for many years without meaningful contribution to the surrounding neighborhood. He acknowledged resident concerns as fair and legitimate, stating he would not support the Petition if he believed it would place unreasonable burdens on nearby homes, businesses, or community spaces. Councilor Gibson outlined several benefits tied to the development, including approximately 300 construction jobs over a three-year period with apprenticeship opportunities for District 8 residents, a minimum of \$2.5 million committed to affordable housing and infrastructure improvements, and early estimates suggesting an additional \$20 million in community investment, bringing the projected minimum total to at least \$22.5 million directed toward Martindale-Brightwood for infrastructure and affordable housing. He also referenced the potential for significant new tax revenue over the next decade to support essential city services, schools, and housing. Councilor Gibson emphasized that he intended to remain actively engaged to ensure all final commitments were meaningful, measurable, and enforceable, and closed by urging the Commission to approve the Petition, framing the decision as a choice between allowing the property to remain stagnant or moving it toward productive use with stronger standards and clear community benefit expectations.

President Dillon asked those who were in the audience who opposed the Petitions to stand to be identified. Approximately two thirds to three fourths of the audience stood in response.

Kathleen Blackham presented Staff's recommendation of approval for both the rezoning and the variances. Staff's primary rationale was: (1) the proposed use was light industrial and consistent with the Comprehensive Plan's light industrial designation; (2) the property was within an industrial reserve overlay, established in the 2019 Comprehensive Plan to protect and reserve large parcels for competitive industrial uses; (3) the Comprehensive Plan overlay was developed through community-wide township meetings and extensive public engagement over multiple years, and the outcome was an industrial designation for this site. With respect to these variances: Staff supported the height variance because the landscape plan (including evergreen

screening and berms) would be required as an Administrator-approved commitment; Staff supported the setback variance because the building would align with the building to the north, and the space between the building and Sherman Drive would be a green buffer area; Staff supported the reduced parking as appropriate given that data centers do not require parking at warehouse levels. Ms. Blackham announced that there were letters of support as well as opposition submitted for the project, and Mr. Brown has asked to read IDEI's letter of support.

Attorney Doug Brown (111 Monument Circle, Suite 2700, Indianapolis, IN), representing Indy Economic Development, Inc. (IEDI), read a letter (see Appendix 1), dated April 1, 2026, into the record. IEDI had issued preliminary incentive terms to Metrobloks based on high projected assessed value and significant potential tax revenue increase; strong project viability with substantial financial investment; focus on redeveloping a site vacant over 40 years; commitment to cover all infrastructure and power costs; demonstrated willingness to engage with stakeholders; commitment to inclusivity standards; and commitment to local workforce partnerships with local schools. IEDI emphasized that final incentive decisions remain contingent on appropriate land use approvals and would go through standard public approval. The letter noted the parcel currently generates approximately \$3,800 annually in property taxes, with post-development projections of approximately \$11 million annually before abatement.

Commissioner Schumacher asked for Mr. Brown to speak as to how this project would be an economic driver. Mr. Brown referred to the jobs to be created along the construction process which had been earlier discussed as well as the approximate \$11 million in tax revenues, prior to abatements. Commissioner Schumacher then asked about soil contamination concerns and potential construction disruption. Ms. Blackham (Staff) responded that site contamination was regulated by the Indiana Department of Environmental Management (IDEM); Metrobloks would have to file and obtain permits from IDEM before construction could begin, and IDEM would conduct a thorough investigation and address contamination issues through that permitting process.

Commissioner Lyle inquired how Staff assessed the impact of data centers on property values, given the ongoing national debate. Ms. Blackham replied that putting a vacant parcel into productive use would likely raise surrounding property values, and that C-7 commercial uses to the north and industrial uses to the south and east would also benefit from the increased activity. Commissioner Lyle also asked how Staff squared the "most desirable use" standard with the overwhelming remonstrance. Ms. Blackham responded that because of the existing contamination, the property's use was significantly constrained, and residential use was prohibited, groundwater could not be used, and therefore industrial use was the most appropriate given those restrictions. She also addressed the truck parking/driver training issue, noting that truck parking without a special exception would be illegal under the current ordinance, and that when Staff visited the site, there was no active commercial operation. Commissioner Lyle requested clarification as to whether the site was truly "vacant." Ms. Blackham acknowledged there may have been some non-permitted parking activity, but that Staff observed no activity at all during the site visit.

Commissioner Garver asked about the discrepancy between the 70-foot stated height and the Petitioner's repeated references to 50 feet. Ms. Blackham clarified that the building itself was 50 feet; the remaining 20 feet would consist of a parapet (to 55 feet) and louvered screening (to approximately 67 feet) for equipment screening and noise attenuation.

Commissioner Murphy questioned Ms. Blackham (Staff) about the current status of the subject property, noting his understanding that no business was currently operating on the site and clarifying that the more precise term was "unimproved," as the property has had no building or improvement on it for approximately 40 years. Commissioner Murphy then questioned Ms. Blackham regarding the Comprehensive Plan, confirming that the plan, adopted in 2019 following an extensive community engagement process that included meetings across all nine townships, designated this area for industrial use. He further confirmed that the industrial overlay, established with the Comprehensive Plan in 2019, also designated the site as an industrial reserve, and that both designations have been in place for approximately seven years. Commissioner Murphy also addressed the question of why variances were necessary, noting that the Marion County Zoning Ordinance did not specifically identify data centers as a use, and that the petition therefore sought to fit the proposed use into the most applicable category - industrial - while acknowledging that variances were still required because the Ordinance did not fully address data center development.

He also confirmed that the Petitioner had received an offer letter from IEDI for a tax abatement but had not yet been formally granted one. Commissioner Murphy confirmed with Metrobloks CEO, Ernest Popescu that, absent a tax abatement, the annual real estate property tax would be approximately \$11 million per year, not \$10–11 million over 10 years. Commissioner Murphy elicited testimony from Popescu that the community commitment had grown from \$2.5 million to approximately \$20 million (as part of ongoing negotiations with IEDI and Councilor Gibson), with \$2.5 million paid upfront and the remainder over the life of the abatement (approximately 10 years), which was roughly \$2 million per year. Lastly, Commissioner Murphy confirmed with Mr. Ochs that the operation was required to comply with the Marion County noise ordinance, regardless of the commitment, and that the commitment added another layer of enforceability.

Commissioner Lyle inquired whether a version of the project existed that achieved the goals with a lesser building height. Mr. Ochs replied that this was the scaled-down version; the 0-50-foot portion was the building proper; the 17 feet above that was entirely for equipment screening and noise attenuation and could not be reduced while meeting those functional requirements. He noted the buildings were intentionally pushed back from Sherman Drive and that berms and landscaping would mitigate the height impact.

During the Petitioner's rebuttal period, environmental attorney Brad Sugarman (Bose McKinney & Evans, 111 Monument Circle Indianapolis, IN 46204) characterized the property as a brownfield (unused due to actual or suspected contamination). He outlined the plan to work with Indiana Brownfields to obtain a comfort / site status letter, which would provide liability protection for historic contamination the developer did not cause, in exchange for following reasonable steps (including a formal soil management plan meeting IDEM guidelines covering soil handling and disposal, contaminant containment, contingency plans, worker protection, and water/stormwater management and erosion control). With respect to air quality, Metrobloks would be required to obtain an air permit from IDEM before construction and operation; the level of permit would depend on potential emissions from the emergency generators; if classified as a significant or major source, air dispersion modeling would be required as part of the permitting process, addressing the remonstrators' concerns through the regulatory process. In summary, Mr. Ochs stated that this was an industrial area, with a Comprehensive Plan and industrial reserve overlay designating it for industrial use; that the project represented \$500 million in reinvestment of a 43-year dormant parcel; that water, noise, and environmental

concerns have been addressed through commitments; and that the project positioned Indianapolis for the future digital economy.

Commissioner Lyle asked how Metrobloks had determined how it would interact and collaborate with the Martindale Brightwood community going forward. Mr. Ochs acknowledged the long process and the community's concerns about water, noise, light, and environmental safety, and noted that those concerns are reflected in the six commitments. He stated the C-S zoning pathway provided stronger protections than I-2 and that communication lines would remain open, assuming approval. Commissioner Lyle pressed on the enforcement mechanism for the \$2.5 million community commitment. Ms. Ochs indicated it would be tied to the tax abatement process administered through IEDI. Commissioner Lyle then asked Mr. Sugarman what commitment Metrobloks could make to pursue the highest degree of environmental documentation and remediation, given community concerns about groundwater and soil disturbance during construction. Mr. Sugarman outlined the iterative process: comprehensive soil sampling (not yet done) would be step one; findings would be addressed per IDEM requirements; all IDEM submissions are public record on the Virtual File Cabinet (VFC); and depending on the level of work needed, a community relations plan with an open line of communication monitored by IDEM would typically be implemented. On whether the developer would proactively communicate outbound to the community, Mr. Sugarman deferred to Mr. Ochs, who stated his client was open to lines of communication and anticipated the process would be a net benefit as contamination was identified and addressed. Commissioner Lyle observed that a prior data center developer, at a different site, set a tone of wanting to be a good neighbor. Commissioner Lyle encouraged Metrobloks to adopt that posture as a baseline, including a community portal for ongoing interaction) rather than a ceiling.

Commissioner Murphy sought clarification on the current use of the property, and Mr. Ochs confirmed that while trucks have been observed parked on the site, he was not aware of a commercial driver training operation and there was no built improvement on the property. Commissioner Murphy then addressed real estate property taxes, noting that the property currently generated approximately \$3,800 annually. Metrobloks CEO, Ernest Copescu, confirmed that an offer letter for a tax abatement has been received and is currently being reviewed, and further confirmed that absent an abatement, the developed property would generate approximately \$10 to \$11 million *per year* in real estate tax revenue to the county. Mr. Copescu then voluntarily clarified that the initial community benefit commitment of \$2.5 million has since increased through negotiations with IEDI and Councilor Gibson to approximately \$20 million, contingent upon approval of the tax abatement as currently structured. Commissioner Murphy confirmed that the \$2.5 million would be paid upfront with the remaining balance distributed over the life of the abatement (typically a ten-year period) amounting to approximately \$2 million per year. On the matter of noise, Commissioner Murphy confirmed with Mr. Ochs that the operation was required by the Marion County noise ordinance to prevent excessive noise from crossing the property line, that this requirement is enforceable by ordinance independent of any specific commitment, and that the Petitioner is additionally required to submit a noise testing plan particularly during generator testing periods. Commissioner Lyle then posed a final question regarding building height, asking whether a version of the project could achieve its goals with less visual impact given that the total structure reaches approximately 67 feet -17 feet above the standard 50-foot industrial height. Mr. Ochs responded that the current design already represented the scaled-down minimum, and that the additional 17 feet above the base structure exists solely for equipment screening and noise attenuation. Counsel noted that to mitigate the additional height, the buildings have been intentionally set back from Sherman Drive and would incorporate berms and landscaping, all of

which will be subject to Administrator's review and approval prior to issuance of an Improvement Location Permit (ILP) under the C-S process.

During the Remonstrator's rebuttal period, State Representative Gregory W. Porter criticized the Petitioner for failing to demonstrate transparency, accountability, and honesty. He noted the Commission was being asked to approve a zoning change with many details still unresolved and argued that this set up a situation where zoning was granted, and details were made up afterward. He cited the contamination history of the site because of prior neglect and lack of City oversight and criticized the disconnect between the quality of life promised to Martindale Brightwood residents and the interests of out-of-state developers.

Ms. Brooks stated that One Voice was established specifically to address the longstanding contamination affecting the neighborhood. She clarified that the community's objection was not to industry per se but to polluting entities and developers who extract wealth while leaving the community with health and financial burdens. She argued that Tier 4 generators were regulated differently and could run longer than represented, that environmental and health impact analysis should be completed before coming to the Commission for a rezoning, and that once rezoning was granted, enforcement by BNS (which lacked the capacity to enforce violations) placed the burden on the community.

Remonstrator Josh Riddick, Black Church Coalition (619 North Hamilton Avenue, Indianapolis, IN 46201), pointed out the fundamental tension before the Commission - fitting an unnamed, unspecified industrial use into a zoning framework that had no definition for data centers. He argued this created a Pandora's box for the rest of the City with no clarity about where data centers could and could not go, and called on the City-County Council to define the use before this Commission approved it.

Attorney Evelyn Keaton (2802 Hillside Avenue, Indianapolis, IN), representing her 87-year-old mother, noted her father had appeared before the Commission decades ago opposing the county incinerator proposed for the same general area, and that the Commission denied it. She asked the Commission to do the same here. She raised additional concerns: a juvenile justice facility was located within approximately a mile; the Commission could face Section 1983 civil rights suits; noise-caused property value reductions constituted inverse condemnation for neighboring property owners. Ms. Keaton cited Indianapolis revised code Section 732-203 public health, safety, comfort, convenience, general welfare, and morals standards.

Commissioner Murphy inquired as to what the neighborhood's plan would be if the project were approved and \$2.5 million were available. Ms. Johnson responded that none of the anchor organizations had been approached to identify community needs or priorities. Ms. Brooks added that the anchor organizations refused to support the project even though they might benefit from the \$2.5 million, because they stood with the community. She characterized the \$2.5 million as insufficient to build even a few homes, and stated the figure could not justify the health and future risks imposed on the neighborhood. She also noted the revised \$20 million figure did not indicate trustworthiness on Metrobloks' part, given the CEO's earlier statement to the community's attorney that he did not have to engage with the community.

President Dillon thanked all attendees for their professional conduct. President Dillon directed the Commission to mark their ballots for **Petition No. 2025-ZON-124** and **Petition No. 2025-VAR-012**.

The ballots for **Petition No. 2025-ZON-124** were marked as follows (6:2:0):

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

**The Commission approved Petition 2026-ZON-124, subject to commitments.**

The ballots for **Petition No. 2025-VAR-012** were marked as follows (6:2:0):

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

**The Commission approved Petition 2025-VAR-012 and adopted the Findings of Fact.**

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COMPANION PETITIONS TRANSFERRED FROM THE HEARING EXAMINER FOR INITIAL HEARING:

**2026-CZN-809 / 2026-CVC-809 | 301 Virginia Avenue, 315 South New Jersey Street, and 400 and 402 East South Street**

Center Township, Council District #18

Indy Parks and Recreation, by Benjamin Jackson

Rezoning of 1.43 acres from the CBD-2 (RC) (TOD) and I-3 (RC) (TOD) districts to the PK-1 (RC) (TOD) district to provide for a public park.

Vacation of an irregularly shaped alley, ranging from ten feet and fifteen feet in width, and being the first north-south alley east of New Jersey Street, from the north right-of-way line of South Street, north 238.5 feet to the south right-of-way line of Virginia Avenue, with a waiver of the assessment of benefits.

The Petitioner's representative, Benjamin Jackson (200 East Washington Street, Indianapolis, IN), requested rezoning of 1.43 acres to PK-1 to allow park use, specifically a basketball court accessible via an ADA-accessible walkway from the Cultural Trail, with lighting. All trees on site would be maintained; the remaining land would be green space and stormwater detention. Also, he requested approval of a petition vacating an irregularly shaped paper alley (10–15 feet wide), dating to an 1888 survey that was never fully implemented. This would help avoid future conflicts with park development. As part of the commitment, Indy Parks would remove two existing curb cuts on Virginia Avenue and restore the sidewalk. The request included a waiver of the assessment of benefits. No remonstrators were present.

Commissioner Murphy asked whether a waiver of assessment of benefits had been applied for. Michael Weigel (Staff) confirmed that a waiver of the assessment of benefits had been requested and that Staff recommended for approval of the waiver, the vacation, given the alley was unimproved.

Michael Weigel (Staff) confirmed this is an uncontested case. The four parcels totaled 1.43 acres at the southwestern portion of Virginia Avenue, adjacent to the New Jersey BRT stop and the Cultural Trail. The property was currently undeveloped, zoned for a mix of industrial and central business uses. PK-1 zoning for a public park with Cultural Trail access aligned with the Comprehensive Plan, TOD, and regional center guidelines. The alley to be vacated was an unapproved alley with no public access from the south or northeast; vacating it would allow unimpeded park development. The Cultural Trail executive director had submitted a letter in

support, characterizing the project as a thoughtful and community-centered investment that would expand the collective impact of both the park and the trail. Mr. Weigel also confirmed the two curb cuts on Virginia Avenue would be removed and the sidewalk restored as a committed condition. Staff recommended approval of both the rezoning and the vacation petitions.

Commissioner Lyle inquired about intended uses and hours of operation. Mr. Jackson confirmed the improvement was for basketball only (not re-lined for pickleball or tennis) with standard dawn-to-dusk hours. Mr. Jackson confirmed the target completion of Phase One was by end of May 2026.

Commissioner Schumacher inquired about a construction timeline. Mr. Jackson indicated that goal was to have the project completed by the end May 2026.

President Dillon directed the Commission to mark their ballots for **Petition No. 2026-CZN-809** and **Petition No. 2026-CVC-809**.

The ballots for **Petition No. 2026-CZN-809** were marked as follows (7:0:1):  
Ayes: Dillon, Garver, Lyle, Murphy, Robinson, Schumacher, West  
Noes: None  
Recusals: Moriarty

**The Commission approved Petition 2026-CZN-809.**

The ballots for **Petition No. 2026-CVC-809** were marked as follows (7:0:1):  
Ayes: Dillon, Garver, Lyle, Murphy, Robinson, Schumacher, West  
Noes: None  
Recusals: Moriarty

**The Commission approved Petition 2026-CVC-809, with a waiver of the Assessment of Benefits, and adopted the Findings of Fact.**

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REZONING PETITION SCHEDULED FOR INITIAL HEARING:

**2026-ZON-015 | 2215 Southport Commons Drive**

Perry Township, Council District #22

FS of Carmel, LLC, by Joseph D. Calderon

Rezoning of 4.87 acres from the D-P (FF) (W-1) district to the D-P (FF) (W-1) district to provide for automobile, motorcycle, and light vehicle sales or rental.

The attorney for the Petitioner, Joe Calderon (11 South Meridian Street, Indianapolis, IN), representing FS of Carmel LLC, the new owner of Mercedes-Benz of Indianapolis presented plans for a new Southern Indianapolis Mercedes-Benz dealership at Southport Commons in Southern Dunes, located at the south side of the I-69 / Southport Road interchange. The Southern Dunes area was a planned unit development (PUD); the Petition added auto dealership as a permitted use, limited exclusively to Block C of the plat. Block C was originally planned for hotel use. The new-generation dealership design featured high-quality materials and was previously presented to the Southern Dunes HOA and Councilor Annee. The dealership will offer sales and service. Mr. Calderon estimated 35–40 jobs at opening, growing to

approximately 100, with a total construction and property investment of approximately \$20 million.

Richard S.Q. Shadow and Charles Woodard (8858 South Tibbs Avenue, Indianapolis, IN), HOA board members, appeared not as remonstrators but to confirm that what had been presented to them previously matched today's presentation. Mr. Woodard, on behalf of the HOA board, stated that the board was fully satisfied and welcomed the dealership.

Kathleen Blackham (Staff) noted the project did not fully align with the Comprehensive Plan. However, Staff recommended approval because the construction of the nearby I-69 / Southport Road interchange had transformed the surrounding area into fully commercial use. A large retention pond on the site would serve as a buffer to multi-family residential to the west and south.

President Dillon directed the Commission to mark their ballots for **Petition No. 2026-ZON-015**.

The ballots were marked as follows (8:0:0):

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

Noes: None

Recusals: None

**The Commission approved Petition No. 2026-ZON-015, subject to the D-P Statement.**

President Dillon welcomed FS of Carmel to Marion County, noting the county holds high expectations for its businesses.

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**ADDITIONAL BUSINESS**

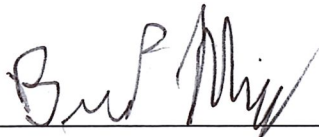
Seeing no additional business. President Dillon adjourned the meeting at 4:03 PM.



President

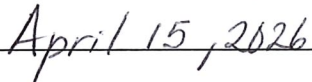
Metropolitan Development Commission

Attest: \_\_\_\_\_



MDC Secretary

Date: \_\_\_\_\_



## Appendix 1



Attn: Commissioners of the Metropolitan Development Commission

April 1, 2026

Dear Esteemed Commissioners:

Indy Economic Development, Inc. (IEDI) is responsible for attracting high-growth, long-term businesses and industries to the City of Indianapolis. Our work focuses on strengthening the city's tax base, supporting the creation of high-paying and future-resilient jobs, and building a best-in-class economic ecosystem—while ensuring that communities directly benefit from the growth occurring around them.

As part of our standard process, we evaluate each project across a range of factors, including its economic impact, infrastructure demands, workforce implications, and alignment with target industries. This due diligence occurs as projects seek to confirm their land-use status. We respect this process and are prepared to provide a comprehensive and well-researched assessment in partnership with the Department of Metropolitan Development (DMD) should a project move forward in pursuit of city incentives.

In the case of the Metrobloks data center project, IEDI has conducted preliminary evaluations of anticipated tax benefits, utility and infrastructure impacts, workforce considerations, projected community benefits, and alignment with city and state incentive criteria.

Based on this initial evaluation of the company meeting these economic development standards, IEDI has issued preliminary terms, with estimates currently being refined. Throughout the due diligence process, the company has demonstrated responsiveness and a willingness to engage constructively. Should this project move forward, these terms will be shared and considered through the standard, public approval process.

IEDI's decision to extend an incentive offer was based on several key factors:

1. A high projected assessed value, resulting in significant potential increases in tax revenue for the site
2. Strong project viability, supported by substantial financial investment and access to near-term power resources
3. A corporate approach focused on investing in sites that a prime for redevelopment or have been vacant/underutilized. This proposed site has been vacant for over 40 years.

Appendix 1 (concluded)



4. A commitment to covering all related infrastructure project costs, including power costs
5. A demonstrated commitment to meet and discuss the project with city and township stakeholders
6. A commitment to meeting and exceeding inclusivity standards for community projects.
7. Metrobloks shared a commitment to use local workforce and form partnerships with local schools.

As always, the granting of incentives remains contingent upon the approval of appropriate land-use designations. IEDI believes the Metrobloks proposed development and investment will be an extremely high economic driver for this area and the city of Indianapolis at-large.

As the development process continues, IEDI looks forward to participating in the Metropolitan Development Commission (MDC) incentive review process, where additional information will be shared and discussed.

We remain committed to working closely with our city partners to ensure that any company receiving city support makes good on its commitments in a way that is measurable, enforceable, and beneficial to the surrounding community.

We look forward to continued engagement with the community, project stakeholders, and city leadership as this process advances.

Respectfully,

Indy Economic Development, Inc.