

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

June 3, 2026

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, June 3, 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 5-14-1.5.

ATTENDANCE

The following Commission members were present:

John J. Dillon III, President
Brandon Herget
Brent Lyle
Daniel Moriarty
Brigid Robinson
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission members were absent:

Megan Garver, Vice-President (has resigned)
Brian P. Murphy, Secretary

The following City of Indianapolis employees were present:

Megan Vukusich	Director – DMD
Jennifer Fufts	Deputy Director, Strategy and Collaboration – DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design – DMD
Jenny Carter	Budget Manager – Office of Finance and Management
Lucas Anderson	Chief Financial Officer / Chief Operating Officer – DMD
Tonya Ellison	Program Manager – Economic Incentives – DMD
Kathleen Blackham	Senior Planner – DMD
Robert Uhlenhake	Senior Planner – DMD
Josh Levesque	Senior Planner – DMD
Adrienne Baker	Principal Planner I – DMD
Jeffrey York	Manager, Current Planning – DMD
Bryce Patz	Current Planning Administrator – DMD
Nancy Whitaker	Board Specialist – DMD
Chris Steinmetz	Senior 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 May 20, 2026 meeting; Commissioner West seconded the Motion; the Commission adopted the Minutes by a roll-call vote (7:0:0) as follows:

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

The Minutes from the May 20, 2026 meeting were adopted.

SPECIAL REQUESTS

Bryce Patz (Current Planning Administrator, DMD) requested a continuance for **Ordinance Amendment No. 2026-AO-001** to the July 1, 2026 meeting, to allow for amendments to the proposed zoning amendment to be made and posted before the next hearing.

PROPOSAL TO AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCE OF INDIANAPOLIS-MARION COUNTY, INDIANA:

2026-AO-001 A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts), pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

Hearing no other comments, Commissioner Robinson made a Motion to continue **Ordinance Amendment No. 2026-AO-001** to the July 1, 2026 meeting; Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission continued Ordinance Amendment No. 2026-AO-001 to the July 1, 2026 meeting.

Kathleen Blackham (Staff) announced that **Petition No. 2025-ZON-126**, which had previously been approved by the Commission, was the subject of an email withdrawal received on May 20, 2026, and requested acknowledgment of the withdrawal. Staff noted the Petitioner intended to refile the request as a variance of use.

President Dillon acknowledged the withdrawal of Petition No. 2025-ZON-126.

POLICY RESOLUTIONS

Nancy Whitaker (Board Specialist, DMD) read the following Policy Resolutions into the record:

REAL ESTATE:

2026-R-014 Authorizes a professional services contract with Browning Day related to the Historic City Market/Market House.

2026-R-016 Authorizes transfer of certain contract rights and responsibilities to Hagerman, Inc. as the Build-Operate-Transfer ("BOT") developer for the City Market project.

ECONOMIC DEVELOPMENT / INCENTIVES:

2026-A-022 Preliminary Economic Revitalization Area Resolution for Prysmian Cables & Systems USA, LLC located at 7950 Rockville Road, Council District #16, Wayne Township. (Recommend approval of seven (7) years real property tax abatement.)

2026-A-023 Preliminary Economic Revitalization Area Resolution for Prysmian Cables & Systems USA, LLC located at 7950 Rockville Road, Council District #16, Wayne Township. (Recommend approval of seven (7) years personal property tax abatement.)

2026-A-024 Preliminary Economic Revitalization Area Resolution for Aerodyn Engineering, LLC and Aerodyn Real Estate, LLC located at 1919 South Girls School Road, Council District #17, Wayne Township. (Recommend approval of four (4) years real property tax abatement.)

2026-A-025 Preliminary Economic Revitalization Area Resolution for Aerodyn Engineering, LLC and Aerodyn Real Estate, LLC located at 1919 South Girls School Road, Council District #17, Wayne Township. (Recommend approval of four (4) years personal property tax abatement.)

2026-E-003 Determines the amount of incremental assessed value in each TIF allocation area necessary to make principal and interest payments on bonds described in the Redevelopment Act.

President Dillon noted that **Resolution Nos. 2026-A-022, 2026-A-023, 2026-A-024, and 2026-A-025, and 2026-E-003** did not stand for public hearing. Hearing no comments or questions, Commissioner Moriarty made a Motion to approve those Resolutions [**Resolution Nos. 2026-A-022 (7:0:0), 2026-A-023 (7:0:0), 2026-A-024 (7:0:0), and 2026-A-025 (7:0:0), and 2026-E-003 (7:0:0)**]; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote as follows:

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

The Commission approved Resolution Nos. 2026-A-022, 2026-A-023, 2026-A-024, and 2026-A-025, and 2026-E-003.

President Dillon allowed time for the Commission to review copies the associated professional services contracts related to **Resolution Nos. 2026-R-014 and 2026-R-016** to allow the Commission to review the associated professional services contracts. After members of the Commission confirmed they were satisfied with the contracts, President Dillon noted that **Resolution Nos. 2026-R-014 and 2026-R-016** did not stand for public hearing and made a Motion to approve both; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission approved Resolution Nos. 2026-R-014 and 2026-R-016.

PETITIONS OF NO APPEAL

Nancy Whitaker (Board Specialist, DMD) read the following Petitions into the record.

Petitions Recommended for Approval by the Hearing Examiners:

2026-APP-007 | 7307 West 38th Street

Pike Township, Council District #5
PK-2

Barry Foster, by Justin Taylor

Park District Two Approval to provide for a 35,574 square-foot front entry pylon sign.

2026-ZON-006 | 701 Shelby Street

Center Township, Council District #18

Patrick Burtch, by Brian Burtch

Rezoning of 0.143-acre from the C-5 district to the D-5 district to provide for residential uses.

2026-ZON-007 | 2107 Columbia Avenue

Center Township, Council District #13

City of Indianapolis, Department of Metropolitan Development, by Antonio Monserrat

Rezoning of 0.119-acre from the I-3 district to the D-8 district to provide for residential development.

2026-ZON-032 | 6640 Hickory Road (aka 9345 Indian Creek Road South)

Franklin Township, Council District #25

Charles J. & Judith Ann Williams, by David Retherford

Rezoning of 5.56 acres from the D-P district to the D-A district to provide for a single-family detached dwelling.

2025-CZN-812 | 1349 East 54th Street

Washington Township, Council District #7

Indianapolis Public Schools, by Russell McClure

Rezoning of 2.9 acres from the SU-2 district to the SU-16 district to provide for indoor and outdoor recreational and entertainment uses.

2026-ZON-036 | 1010 Dr. Martin Luther King, Jr. Street

Center Township, Council District #12

Super Jams 2, LLC, by Joseph D. Calderon

Rezoning of 0.47-acre from the CBD-S district to the C-3 district to provide for commercial uses.

At this time, Jenny Carter (Budget Manager, Office of Finance and Management) appeared to explain **Resolution No. 2026-E-003**, noting that State Statute required the MDC to declare the amount of excess assessed value for the next fiscal year for all TIF allocation areas by June 15. The Resolution fulfilled that requirement and stated that there was no excess assessed value to pass to the base, while providing the City Controller as Treasurer of the MDC the authority to

modify that determination. Final amounts of excess assessed value would be determined in July to coincide with development of the City's 2027 budget, as the County Assessor was not required to certify assessed value until June 30. President Dillon confirmed for the record that the process was structured to assist in budget development and that the Commission would receive an annual TIF review presentation later in the year.

Hearing no other questions or comments, Commissioner Moriarty made a Motion to approve the above-listed **Petitions of No Appeal** [Petition Nos. **2026-APP-007** (7:0:0), **2026-ZON-006** (7:0:0), **2026-ZON-007** (7:0:0), **2026-ZON-032** (7:0:0), **2025-CZN-812** (7:0:0), **2026-ZON-036** (6:0:1)] that the Hearing Examiners recommended for approval. also included for approval. after Ms. Carter's presentation, **Resolution 2026-E-003** (7:0:0); Commissioner West seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Herget, Lyle, Moriarty, Robinson, Schumacher, West
Noes: None
Recusals: Commissioner Lyle recused himself from the vote on **Petition No. 2026-ZON-036**.

The Commission approved Petition Nos. **2026-APP-007**, **2026-ZON-006**, **2026-ZON-007**, **2026-ZON-032**, **2025-CZN-812**, and **2026-ZON-036** and re-approved Resolution No. **2026-E-003**.

Petition Recommended for Denial by the Hearing Examiner:

2026-ZON-034 | 5400 South Meridian Street

Perry Township, Council District #22

Lucila Noveron Toledo

Rezoning of 0.26-acre from the C-3 district to the C-4 district to provide for commercial uses.

Bryce Patz (Current Planning Administrator, DMD) confirmed that the Hearing Examiner had recommended denial of **Petition No. 2026-ZON-034**, noting that the proposed commercial use was inappropriate based on the Comprehensive Plan, and that no appeal had been filed.

Hearing no other questions or comments, Commissioner Herget made a Motion *to deny* **Petition No. 2026-ZON-034** (7:0:0) as recommended by the Hearing Examiner; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote as follows:

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

The Commission denied **Petition No. 2026-ZON-034**.

PETITIONS FOR PUBLIC HEARING

ASSESSMENT OF BENEFITS FOR VACATION PETITION APPROVED BY THE METROPOLITAN DEVELOPMENT COMMISSION:

2026-CVC-803 (Amended) | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street

Center Township, Council District #18

D-8 (RC)

Union Holdings III, LLC, by Michael Rabinowitch

Vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner's Wilmoth Place Section 3, as recorded in Plat Book 12, Page 157 in the Office of the Recorder of Marion County, Indiana, 680 feet to the east, to the west right-of-way line of White River Parkway, West Drive.

Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley south of Saulcy Street.

Vacation of the second north-south alley west of White River Parkway, West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street.

President Dillon explained the Rules of Procedure governing the hearing.

Misha Rabinowitch (One Indiana Square, Suite 1800, Indianapolis, IN) stated that the Commission had approved the variances and the vacation of the three alleyways at its May 20, 2026 meeting and that this hearing concerned solely the Assessment of Benefits, which is the amount the Petitioner was required by statute to pay to acquire title to the vacated land. The Petitioner had submitted an appraisal to DMD Staff valuing the land to be acquired at \$3,058, which the Petitioner would pay to the City upon approval of the Assessment of Benefits. The Petitioner had also paid the appraiser's fee of \$1,750.

Cynthia Dillehay (1444 Saulcy Street, Indianapolis, IN) testified in opposition to the Assessment of Benefits. Ms. Dillehay stated that the appraisal amount of \$3,058 was inadequate for alleys that facilitated a development of this scale and that the City appeared to be providing extraordinary support to a large project in the middle of a small neighborhood. She noted that her home would directly face the proposed development and that the neighborhood would lose its views of the White River. She suggested the alleys should be valued at \$50,000 and questioned what benefit the City received in exchange for the vacated land.

Kathleen Blackham (Staff) recommended approval of the Assessment of Benefits for **Petition No. 2026-CVC-803 (Amended)**, noting that Staff had reviewed the submitted appraisal and found it appropriate.

Mr. Rabinowitch offered no additional remarks beyond noting that the hearing concerned only the Assessment of Benefits.

President Dillon read the following Motion into the record: "The Metropolitan Development Commission sustain, confirm, approve, and adopt the final Assessment Roll in **Petition No. 2026-CVC-803 (Amended)** assessing benefits therewith in the amount of \$3,058 and that the Petitioner pay the appraisal fee of \$1,750."

The ballots for approval of the Assessment of Benefits for **Petition No. 2026-CVC-803 (Amended)** were marked as follows (6:1:0):

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

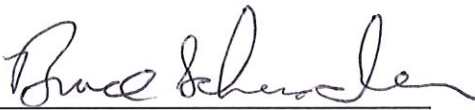
The Commission approved the Assessment of Benefits for Petition No. 2026-CVC-803 (Amended), assessing benefits in the amount of \$3,058, with the Petitioner directed to also pay the appraisal fee of \$1,750.

ADDITIONAL BUSINESS

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



Acting President
Metropolitan Development Commission

Attest: 

Acting MDC Secretary
Date: June 17, 2026