METROPOLITAN DEVELOPMENT COMMISSION
INDIANAPOLIS-MARION COUNTY, INDIANA

August 5, 2026

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, August 5, 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
Brian P. Murphy, Secretary
Brigid Robinson
Gregg West

The following Commission members were absent:

Bruce Schumacher, Acting Secretary

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
Kathy Frazier Battle	Principal Program Manager, Economic Incentives – DMD
Tonya Ellison	Program Manager – Economic Incentives – DMD
Sheri Oor	Principal Program Manager, Incentives Compliance – DMD
Latisha Ramsey	Compliance Manager, Economic Incentives – DMD
Kathleen Blackham	Senior Planner – DMD
Robert Uhlenhake	Senior Planner – DMD
Josh Levesque	Senior Planner – DMD
Jeffrey York	Manager, Current Planning – DMD
Bryce Patz	Administrator, Current Planning – 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 Murphy made a Motion to table the Minutes from the July 15, 2026 meeting to the August 19, 2026 meeting; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Minutes from the July 15, 2026 meeting were tabled to the August 19, 2026 meeting.

SPECIAL REQUESTS

Kathy Frazier Battle (Staff) requested a continuance for **Resolution Nos. 2026-A-016 and 2026-A-017** to the August 19, 2026 meeting, as commitments were being finalized.

2026-A-016 (For Public Hearing)
Final Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

Hearing no other comments, Commissioner Robinson made a Motion to continue **Resolution No. 2026-A-016** to the August 19, 2026 meeting; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission continued Resolution No. 2026-A-016 to the August 19, 2026 meeting.

2026-A-017 (For Public Hearing)
Final Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (Recommend approval of fifteen (15) years enhanced personal property tax abatement.)

Hearing no other comments, Commissioner Moriarty made a Motion to continue **Resolution No. 2026-A-017** to the August 19, 2026 meeting; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission continued Resolution No. 2026-A-017 to the August 19, 2026 meeting.

Kathleen Blackham (Staff) requested a continuance for **Petition No. 2026-APP-012** to the September 2, 2026 meeting, pending receipt of executed commitments.

2026-APP-012 | 7431 West 34th Street
Wayne Township, Council District #11
PK-2
Luis Gonzalez Nunez, by Brianna Cushman
Park District Two Approval to provide for an addition to an existing single-family detached dwelling and a detached garage.

Hearing no other comments, Commissioner Murphy made a Motion to continue **Petition No. 2026-APP-012** to the September 2, 2026 meeting; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission continued Petition No. 2026-APP-012 to the September 2, 2026 meeting.

POLICY RESOLUTIONS

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

REAL ESTATE:

2026-R-022 Authorizes the Department of Metropolitan Development to enter into on-call engineering contracts as needed.

2026-R-023 Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of property to transferee as approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

ECONOMIC DEVELOPMENT / INCENTIVES:

2026-A-028 (For Public Hearing) Final 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-029 (For Public Hearing) Final 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-034 (For Public Hearing) Final Economic Revitalization Area Resolution for Zima International, Inc., located at 429 Fintail Drive, Council District #20, Warren Township. (Recommend approval of seven (7) years personal property tax abatement.)

2026-A-035 (For Public Hearing) Resolution authorizing a hearing regarding termination and settlement of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2021-A-024, 2021, Airwave Packaging, Inc., located at 5302 West 78th Street, Council District #6, Pike Township.

2026-A-036 (For Public Hearing) Resolution authorizing a hearing regarding termination of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2019-A-006, Exeter Lynhurst Land, LLC, located at 5325 Seerley Road, Council District #21, Decatur Township.

BOND BANK:

2026-BB-001 Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

President Dillon noted that **Resolution Nos. 2026-R-022, 2026-R-023, and 2026-BB-001** did not stand for public hearing. Hearing no comments or questions, Commissioner Moriarty made a Motion to approve **Resolution Nos. 2026-R-022** (7:0:0), **2026-R-023** (7:0:0), and **2026-BB-001** (7:0:0); Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission approved Resolution Nos. 2026-R-022, 2026-R-023, and 2026-BB-001.

President Dillon announced **2026-A-028**, which stood for public hearing.

ECONOMIC DEVELOPMENT / INCENTIVES:

2026-A-028 (For Public Hearing) Final 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.)

Tonya Ellison (Program Manager, Economic Incentives, DMD) presented Resolution Nos. 2026-A-028 and 2026-A-029 together as companion resolutions, noting that both pertained to a Prysmian Cables & Systems USA, LLC. The resolutions involved an expansion of the company's existing location. The requests are for sevenyear real and personal property abatements with a total investment of $100 million. The project would retain 82 jobs and create 55 new positions at an above-average wage. Ms. Ellison stated that Staff recommended approval of both resolutions.

Hearing no comments or questions from the Commission or from the public, Commissioner Lyle made a Motion to approve **2026-A-028**; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

Recusals: None

The Commission approved 2026-A-028.

President Dillon announced **2026-A-029**, which stood for public hearing and was a companion to Resolution No. 2026-A-028.

<u>ECONOMIC DEVELOPMENT / INCENTIVES</u>:

2026-A-029 (For Public Hearing) Final 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.)

Tonya Ellison (Staff) confirmed earlier that Staff recommended approval of Resolution No. 2026-A-029.

Hearing no comments or questions from the Commission or from the public, Commissioner West made a Motion to approve **2026-A-029**; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission approved 2026-A-029.

President Dillon announced **2026-A-034**, which stood for public hearing.

<u>ECONOMIC DEVELOPMENT / INCENTIVES</u>:

2026-A-034 (For Public Hearing) Final Economic Revitalization Area Resolution for Zima International, Inc., located at 429 Fintail Drive, Council District #20, Warren Township. (Recommend approval of seven (7) years personal property tax abatement.)

Tonya Ellison (Program Manager, Economic Incentives, DMD) presented the resolution on Zima International, Inc. Ms. Ellison explained that the resolution requested a seven-year personal property tax abatement with a total investment of $42.8 million. The project would create 350 new jobs, all at an above-average wage. The project is located within the Irvington-Brookville TIF allocation area and received SB-1 approval from the City-County Council on July 6, 2026. Staff recommended approval of the Resolution.

Hearing no comments or questions from the Commission or from the public, Commissioner Murphy made a Motion to approve **2026-A-034**; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission approved 2026-A-034.

President Dillon announced **2026-A-035**, which stood for public hearing.

<u>ECONOMIC DEVELOPMENT / INCENTIVES:</u>

2026-A-035 (For Public Hearing) Resolution authorizing a hearing regarding termination and settlement of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2021-A-024, Airwave Packaging, Inc., located at 5302 West 78th Street, Council District #6, Pike Township.

Latisha Ramsey (Compliance Manager, Economic Incentives, DMD) presented the resolution. Ms. Ramsey explained that the resolution authorized a public hearing to terminate the tax abatement and approve a settlement agreement for Airwave Packaging, Inc. Under the settlement, the company would maintain its corporate presence in Marion County for at least three years, retaining 18 new jobs at an average wage of $35 per hour. Failure to meet those terms would result in damages of $4,407.94 owed to the City. Staff recommended approval.

President Dillon noted the matter had been reviewed in Pre-Meetings on multiple occasions.

Hearing no comments or questions from the Commission or from the public, Commissioner West made a Motion to approve **2026-A-035**; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission approved 2026-A-035.

President Dillon announced **2026-A-036**, which stood for public hearing.

<u>ECONOMIC DEVELOPMENT / INCENTIVES:</u>

2026-A-036 (For Public Hearing) Resolution authorizing a hearing regarding termination of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2019-A-006, Exeter Lynhurst Land, LLC, located at 5325 Seerley Road, Council District #21, Decatur Township.

Latisha Ramsey (Compliance Manager, Economic Incentives, DMD) presented the Resolution, noting that it authorized a public hearing to terminate the real property tax abatement for Exeter Lynhurst Land, LLC. Ms. Ramsey reported that the company had fallen below its committed numbers for new jobs filled and that, under the terms of the agreement, the City was entitled to a repayment of tax savings in the amount of $ 69,219.72 in damages. Both the City and the company agreed to the termination and the damages. President Dillon noted the action had been discussed in the Pre-Meeting and Compliance meeting.

Hearing no comments or questions from the Commission or from the public, Commissioner Herget made a Motion to approve **2026-A-036**; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission approved 2026-A-036.

PETITIONS OF NO APPEAL

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

Petitions Recommended for Approval by the MDC Hearing Examiner:

2026-APP-010 | 136 West 14th Street, 120 West 15th Street, 144 West 16th Street, 1701 & 1801 Senate Boulevard, 2055 North Senate Avenue, 2055 North Capitol Avenue
Center Township, Council District #12
HD-1 (TOD) (W5) & HD-2 (TOD) (W5) (RC)
Indiana University Health, Inc., by Faegre Drinker Biddle & Reath LLP
Hospital District One and Hospital District Two Approval to provide for a sign program for the IU Health Hospital Campus.

2026-MOD-005 | 7445 Kentucky Avenue
Decatur Township, Council District #21
C-S
Mann Properties, LLC, by Dustin Stevenson (GPD Group, Inc.)
Modification of the C-S Statement related to 2022-ZON-112, item A. Commercial Area, 2. Site Development to allow for 130 parking spaces (development standards of C-3 district shall be required with a maximum of 78 parking spaces permitted).

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.

2026-ZON-047 | 448 North Kealing Avenue
Center Township, Council District #13
Willie Whiteside Jr., by Roger Upchurch
Rezoning of 0.1-acre from the C-1 district to the D-5 district to provide for a single-family dwelling.

2026-ZON-053 | 230 West Morris Street
Center Township, Council District #18
Bana Properties, LLC, by Goitom Beyen
Rezoning of 0.33-acre from the C-1 district to the D-7 district to provide for residential development.

2026-ZON-054 | 2506 Prospect Street
Center Township, Council District #18
Susan Mitchell, by Antonio Amaryllis
Rezoning of 0.10-acre from the I-3 district to the D-5 district to provide for residential uses.

2026-ZON-058 | 2950 and 2954 McPherson Street
Center Township, Council District #8
Arcadia 1 Development, LLC, by Jynell Berkshire
Rezoning of 0.25-acre from the D-5 district to the D-8 district for residential development.

2026-CZN-816 | 4511 Allisonville Road
Washington Township, Council District #8
Broad Ripple Construction, LLC, by Joseph D. Calderon
Rezoning of 0.21-acre from MU-1 (FF) (W-1) to C-S (FF) (W-1) to provide for a contractor's office, offices, light manufacturing, artisan manufacturing, research and development, consumer services and repair of consumer goods, vocational, technical, or industrial school, medical or dental offices, hair and body salon, financial and insurance offices, and a day care.

Hearing no other questions or comments, Commissioner Moriarty made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2026-APP-010** (7:0:0), **2026-MOD-005** (7:0:0), **2025-ZON-110 (Amended)** (7:0:0), **2026-ZON-047** (7:0:0), **2026-ZON-053** (7:0:0), **2026-ZON-054** (7:0:0), **2026-ZON-058** (7:0:0), and **2026-CZN-816** (7:0:0)] that the Hearing Examiner recommended for approval; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission approved Petition Nos. 2026-APP-010, 2026-MOD-005, 2025-ZON-110 (Amended), 2026-ZON-047, 2026-ZON-053, 2026-ZON-054, 2026-ZON-058, and 2026-CZN-816.

PETITIONS FOR PUBLIC HEARING

COMPANION VARIANCE PETITION APPROVED BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2026-CVR-821 (2nd Amended) | 3404, 3432, 3434, 3438 and 3444 North Illinois Street
Center Township, Council District #8
Redline Holdings XII, LLC, by Justin Kingen
Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Mixed-Use development (not permitted); with a zero-foot rear yard setback (minimum 10 feet required); with a perimeter yard from zero to 10 feet in width (minimum of 20 feet required); with a Living Space Ratio (LSR) of 0.080 (0.66 required); and with 47 on-street and off-street parking spaces provided (minimum 82 parking spaces required).

President Dillon summarized the Rules of Procedure that would apply to the hearing.

Petitioner Testimony

The Petitioner's representative, Justin Kingen (2722 Manker Street, Indianapolis, IN) (sworn testimony), appeared on behalf of Redline Holdings and the local development team of DTM Real Estate regarding the proposed development to be known as Ritz on Illinois. He noted that the list of variances requested had narrowed since the initial filing of the petition, and that several items (involving a front yard setback, primary entry feature, wall plan, transparency reduction, street trees, and floor area ratio) had been withdrawn. What remained was a request involving a perimeter yard, a rear yard setback, livability space ratio, and vehicle parking. He asked for the Commission's acknowledgment of the withdrawal of the request for a variance of the floor area ratio at this hearing, as it had already been granted by 2024-VAR-007. Mr. Kingen explained the project would add 2,500 square feet of ground floor commercial space to a four-story residential building; the project was within a half mile of the Red Line TOD center at Burdsal Parkway and 30th Street; and that the Red Line TOD strategic plan called for dense residential development paired with neighborhood-serving retail near that station. He said the Crown Hill Neighborhood Association's own 34th Street plan called for 2,400 square feet of commercial space at this site, and the project's proposed square footage exceeded that figure.

Regarding parking, Mr. Kingen addressed the caption requirement of 82 spaces, explaining that this was the base standard before Ordinance-permitted reductions for transit proximity and mixed use, and that after those reductions the adjusted requirement was 54 spaces. The project would provide 47 parking spaces (29 off-street and 18 on-street) plus 16 indoor bicycle parking spaces, with a seven-space shortfall for the auto count. He noted the Hearing Examiner had accepted this reasoning due to the proximity of the Red Line and the available bus and bike infrastructure. Mr. Kingen also noted that the Remonstrator's request for the entire 25,000 square foot first floor to be for commercial use was ten times that which was being proposed and would require 71 additional parking spaces and displace 18 affordable housing units.

Mr. Kingen reported that engagement with the Crown Hill Neighborhood Association had been ongoing continuously since November 2021, with 27 documented contacts, including in-person meetings and a memorandum of understanding exchange in 2025. He listed Staff's recommendation for approval, the Hearing Examiner's approval on July 9, and letters of support from Councilor Gibson and INHP as the landowner. He asked the Commission to approve the Petition subject to the site plan, the two Staff Commitments, and to acknowledge the withdrawal of the floor area ratio variance.

Commissioner Murphy asked for the identity of the developer. Mr. Kingen responded that it was DTM Real Estate [Services], a local firm. Commissioner Herget then asked for information on similar developments the developer had completed. Diana Burdick (8250 Haverstick Road, Suite 230, Indianapolis, IN) (sworn testimony) spoke on behalf of DTM Real Estate. She described a recently completed project in East Chicago, IN (a 206-unit, 4% low-income housing tax credit (LIHTC) development in partnership with local housing authorities, with 100% project-based vouchers). The age-restricted project, closed in 2022, completed construction in 2024, and was fully leased. The capital stack included equity from the sale of tax credits, debt, city incentives, a tax abatement, and contributions from the City of East Chicago and the housing authority.

Commissioner Murphy confirmed the equity component came from 4% low-income housing tax credits and asked where the project stood in the application process. Ms. Burdick said the team anticipated submitting in the non-competitive round, but that round closed July 31st, and so they are not anticipating submitting in the non-competitive round reopening in November.

Commissioner Murphy asked if a general contractor or construction manager had been selected. Ms. Murphy said Inherent had been selected as general contractor and Justice Property Group was anticipated to be the property manager; the manager would have a full-time on-site presence. Commissioner Murphy asked if the property manager's on-site office would be part of the 2,500-square feet of commercial space. Ms. Burdick said the office would be separate.

Remonstrators' Testimony

Remonstrator Danita Hoskin (3434 North Kenwood, Indianapolis, IN), President of the Crown Hill Neighborhood Association (sworn testimony), said that the proposed project was not supported by the Crown Hill residents and neighbors nor by the Crown Hill Neighborhood Association's board of directors and board of trustees. Ms. Hoskin explained that the neighborhood was willing to support housing and commercial development along the 34th Street corridor, but said the support was conditional on the entire floor of the proposed building being dedicated to commercial use. She noted the severe shortage of commercial real estate in the corridor and noted parking was already strained and anticipated it to be worse with the two-way street conversion. She stated that the neighborhood supported mixed-use, mixed-income development but questioned where 99 new residential units would shop and access services.

Jonathan Onuorah (3150 North Capitol Avenue, Indianapolis, IN), Chair of the Crown Hill Neighborhood Association's 34th Street Corridor Committee (sworn testimony), relayed that the Crown Hill neighborhood had been stripped of all businesses over the years and the 34th Street Corridor Committee had formed to address the problem. He said the 34th and Illinois intersection was a commercial node in the neighborhood's plan (revised). Mr. Onuorah said when the developer approached the neighborhood in 2024, the Association made it clear that the quadrant was reserved for commercial use, but the developer had proceeded with a zoning change in 2024 without the Association's knowledge or approval.

Remonstrator Charles Tony Knight (3358 North Illinois Street, Indianapolis, IN) (sworn testimony), a resident since 1987, noted the many types of businesses the neighborhood needed and that Flanner House had previously expressed interest in placing a bodega prior to COVID. He explained the neighborhood was asking that the developer leave the remainder of the ground floor open for parking so future businesses could occupy the space and offered the 3100 block of Andrew J. Brown Avenue as an example. Mr. Knight said the neighborhood would help fund an additional floor so the developer could retain the same 99 apartment units.

Julie Searcy (3168 North Capitol Avenue, Indianapolis, IN) (sworn testimony) testified that the neighborhood was a documented food and pharmacy desert, with residents having to travel miles for basic necessities including groceries. She argued that placing a high-density residential development in an area devoid of walkable grocery stores, health clinics, and retail was poor planning that would compound existing disinvestment and called for greater collaboration between the developer and the neighborhood association.

Stephanie Patterson (416 West 38th Street, Indianapolis, IN) (sworn testimony), President of the Butler-Tarkington Neighborhood Association (BTNA), testified in solidarity with the Crown Hill Neighborhood Association. She raised concerns about the adequacy of the parking proposal, arguing that on-street parking was already strained and could not reliably be counted toward the parking requirement. She also echoed the food and pharmacy desert concerns affecting both Crown Hill and the southern portion of Butler-Tarkington.

Annette Maddox (3730 North Capitol Avenue, Indianapolis, IN), a 15-year Crown Hill resident and Neighborhood Association member (sworn testimony), relayed that the development company had built homes in the Crown Hill neighborhood without contributing to local infrastructure improvements such as alleys, streets, or beautification. She questioned whether the company's approach to the proposed apartment building would follow the same pattern and expressed concern that the development would not benefit the broader community.

Mr. Knight returned and added that the neighborhood fell within the IU Health District and suggested IU Health might potentially be a tenant in the commercial space of the proposed building.

President Dillon acknowledged that the former Ritz Theater was blighted for years and its demolition had been welcomed. He asked the neighborhood to define its primary request. Ms. Hoskin confirmed the request was a greater commitment for commercial space beyond the proposed 2,500 square feet. She explained the desire was to have enough commercial space to serve the entire surrounding neighborhood. President Dillon asked if Ms. Hoskin or Ms. Patterson had engaged with IU Health regarding potential tenancy in the commercial space. Ms. Patterson said the space would have to be accommodating to attract them and the parking infrastructure not a burden. President Dillon noted the vacant site was starting to look like a truck stop. Ms. Hoskin said the neighborhood had been trying to address this. President Dillon offered to contact IMPD about the matter, which Ms. Hoskin welcomed.

Staff's Presentation

Kathleen Blackham (Staff) said Staff recommended approval of all the remaining various requests. Regarding the use variance, she noted that while a large mixed-use apartment building was not permitted in a D-10 district, the site's transit-oriented overlay calls for dense residential development near the transit stop located just east of the site, and the Comprehensive Plan's village mixed-use designation contemplated one- to four-story buildings, both of which support approval. Regarding the development standard variances, Ms. Blackham explained that the infill nature of the site (developed under older standards that no longer reflect current needs) created constraints that made some variances necessary, and Staff supported the remaining variances. She noted that the number of variances had been reduced from the initial filing through the Petitioner's cooperation with Staff. Ms. Blackham confirmed the Petitioner had agreed to two Staff commitments (maintaining the property clean and trash-free and submitting the final site plan and building elevations for Administrator's Approval) and asked the Commission to acknowledge the withdrawal of the floor area ratio variance.

Commissioner West inquired as to whether a building of this type would increase the population density sufficiently to incentivize other commercial developers to build on adjacent vacant parcels, and whether such opportunities existed nearby. Ms. Blackham confirmed that there was vacant land to the south and east of the property available for future development, and that increased residential head count would likely provide the commercial viability needed to attract other developers to the site.

President Dillon asked whether Staff saw any room to accommodate the neighborhood's request for additional commercial space beyond the committed 2,500 square feet. Ms. Blackham indicated that Staff would support some expansion of commercial use on the first floor, noting that ground-floor commercial space would also benefit from increased pedestrian traffic.

Commissioner Lyle asked about the neighborhood's suggestion of going to five stories and what the D-10 district permitted regarding building height. Ms. Blackham stated that five stories would likely require a height variance, but that Staff would be supportive of it, as the increased density and head count were consistent with the goals for that area. Commissioner Lyle asked what level of additional effort that would be required from the developer, and Ms. Blackham confirmed it would require filing for a variance of development standards for height, which Staff would support.

Petitioner Rebuttal

Supporter Jakob Morales (1315 North Colorado Avenue, Indianapolis, IN) (sworn testimony), appearing on behalf of Central Indiana Cycling and the Transit Riders Union, argued that increasing housing density near the Red Line bus rapid transit investment was sound policy, that the added foot traffic from affordable housing units would help seed viable commercial development on adjacent parcels, and that the current site offered significant potential. He expressed support for going to five stories if possible, viewing it as a potential win-win for both the Petitioner and the neighborhood. Mr. Morales opposed dedicating additional ground floor space to parking, noting that aerial views showed parking already consuming a large portion of land in the area, and that infill development should prioritize uses which attract investment rather than expand surface parking.

Ms. Burdick, DTM Real Estate, added that the total development cost was $28 million and that the project already proposed 2,500 square feet of retail. She cited a comparable nearby development with 1,600 square feet of retail that had come available in 2025 and remained completely vacant, confirmed by a call the previous day. She noted that on a recent call with the Crown Hill Neighborhood Association and Councilor Gibson, the Councilor had suggested treating the project as a catalyst and forming a task force to attract commercial tenants to the space, noting that two adjacent vacant sites could draw other developers to provide the additional commercial resources the neighborhood sought. She cautioned that adding a fifth story would require a shift from wood to steel construction, increasing costs exponentially, and that the current capital stack had already required significant creativity to make the project financially viable. Ms. Burdick noted that commercial space income could not be included in financing applications since it was not guaranteed, further constraining the project's borrowing capacity.

Taron Johnson, DTM Real Estate (sworn testimony), added that the developer had already received approval the prior year to build a purely residential project on the site, and that the team had voluntarily returned specifically to incorporate commercial space in an effort to work with the neighborhood. He stated the development team had based its plan on the neighborhood's own published plan and had exceeded its commercial space recommendations and reiterated the team's commitment to collaboration.

Commissioner Murphy asked Diana Burdick to confirm a series of financial realities underlying the project. He summarized the neighborhood's request as leaving the entire 25,000-square-foot first floor as unfinished shell space (with only the committed 2,500 square feet built out), dedicating the remainder to parking, and potentially adding a fifth floor in exchange. He confirmed with Ms. Burdick that going to five stories would shift construction from wood to steel, dramatically increasing costs while generating no additional rental income since LIHTC rents were capped regardless of construction costs. He further confirmed that the project carried a permanent loan underwritten on minimal commercial income (since prospective commercial income cannot be included in the pro forma), that a market study had been conducted supporting residential demand but that no market study or feasibility study existed to support demand for significant commercial space, and that if such a study existed the developer would be building more commercial space since it generates stronger cash flow than residential. Commissioner Murphy concluded by confirming with Ms. Burdick that building 25,000 square feet of shell commercial space and holding it vacant in hopes of future tenants was simply not financeable, which she confirmed.

Remonstrators' Rebuttal

Hannah Pingel (3167 North Capitol Avenue, Indianapolis, IN) noted that the Indianapolis Health Department was conducting a quality-of-life survey in the neighborhood and surrounding area, and that one top result of that survey was residents requesting more commercial real estate, particularly health-related services such as pharmacies, medical clinics, and food access.

Ms. Hoskin thanked the Commission and reiterated the neighborhood's support for mixed-use, mixed-income housing and expressed willingness to work alongside the developer to raise additional funding for a fifth floor, noting that conversations were already underway with organizations such as IU Health and City-County Council members toward that end.

Ms. Maddox challenged the developer's reference to a survey, stating that when she asked on a recent call how many neighborhood residents had been surveyed, the answer was that the developer had spoken with organizations rather than individual residents, and that actual resident input was only now being gathered.

Mr. Onuorah acknowledged that a fifth floor would cost more but stated the neighborhood was willing to work with the developer to raise the additional funds. He reiterated that the neighborhood needed sufficient commercial space to incubate multiple businesses.

Mr. Knight expressed support for converting the project to mixed-income housing, stating the neighborhood had communicated that to the Councilor and that it represented a win-win for everyone. He noted that mixed-income financing could also help fund the additional floor and expressed interest in workforce housing units given the project's proximity to the Red Line and IU Health.

Kathleen Blackham (Staff) interjected to address Commissioner Lyle's earlier question about the height variance, clarifying upon reviewing the ordinance that the D-10 district has no height limitation, meaning a fifth floor would not require a variance after all.

President Dillon acknowledged the withdrawal of the floor area ratio variance from the petition request. He then directed the Commissioners to mark their ballots. The ballots for **Petition No. 2026-CVR-821 (2nd Amended)** were marked as follows (6:1:0):

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

The Commission approved Petition No. 2026-CVR-821 (2nd Amended), subject to the commitments.

REZONING PETITION TRANSFERRED BY HEARING EXAMINER FOR INITIAL HEARING:

2026-ZON-057 | 3709 East Washington Street
Center Township, Council District #18
Englewood Community Development Corporation, by Joseph D. Calderon
Rezoning of 2.49 acres from the I-2 (TOD), C-4 (TOD), and D-10 (TOD) districts to the D-10 (TOD) district to provide for residential development.

President Dillon summarized the Rules of Procedure that would apply to the hearing.

While referring to an electronic presentation and paper exhibit booklet, the Petitioner's attorney, Joseph D. Calderon (11 South Meridian Street, Indianapolis, IN), described Englewood Community Development Corporation as a not-for-profit focused on infill development opportunities in the designated area east of downtown, with strong experience in grant writing and partnerships with city, state, and IHCDA stakeholders. He noted that the project was being developed in partnership with Shepherd Community Center, a well-established anchor serving east side residents.

Petitioner Testimony

Mr. Calderon explained that the Petition sought to rezone approximately 2.49 acres at the west end of the Sherman Commons Shopping Center to the D-10 district to provide for a 50-unit affordable multi-family development to be known as Sherman Lofts. He noted the site's Transit-Oriented Development Overlay, the project's alignment with the Blue Line corridor being constructed, and that an existing commercial building on site would be repurposed for on-site services and community space in partnership with Shepherd. He referenced prior Shepherd-affiliated projects including apartments at 50 Shelby Street and St. Lucas Lofts on East New York Street. The project would offer a mix of one-, two-, and three-bedroom units at 30%, 50%, and 60% of area median income, with eight ADA units, amenities including a playground, barbecue shelter, and activity courts, and laundry on the second through fourth floors. Mr. Calderon noted that the building had been pushed back from Ewing Street to provide additional setback, eliminating the need for development standard variances, and that parking had been reduced to a one-to-one ratio. The project had a $15 million budget. Signed commitments matching the Staff Report had been tendered, a waiver had been sought from IHCDA to submit for 9% tax credits in the next round, and the anticipated project timeline was two years. Mr. Calderon pointed out support from City-County Councilor Jones, NESCO, Christian Park, and Shepherd Community Center.

Petitioner rebuttal

Jakob Morales, representing the Central Indiana Cycling Advocacy Committee and the Transit Riders Union, offered full support for the development, citing its high level of affordable housing and conformance with transit-oriented development zoning guidelines, and he expressed hope that similar developments would follow in the future.

President Dillon directed the Commissioners to mark their ballots. The ballots for **Petition No. 2026-ZON-057** were marked as follows (6:0:1):

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

The Commission approved Petition No. 2026-ZON-057, subject to commitments.

ADDITIONAL BUSINESS

President Dillon recognized Commissioner Moriarty, noting that this would be his final Commission meeting due to personal matters, and noted that the Commission had greatly valued working with him and that he would be missed.

Seeing no additional business, President Dillon asked for a Motion to adjourn. Commissioner Murphy made the Motion. The meeting was adjourned at 2:32 P.M.

____
President
Metropolitan Development Commission

Attest: ______________________
MDC Secretary

Date: ______________________