

METROPOLITAN  
DEVELOPMENT COMMISSION  
PETITIONER'S EXHIBIT

CAUSE NO. 1 NO. NEW  
DATE 9/16/2026 SECRETARY

2026-A-044

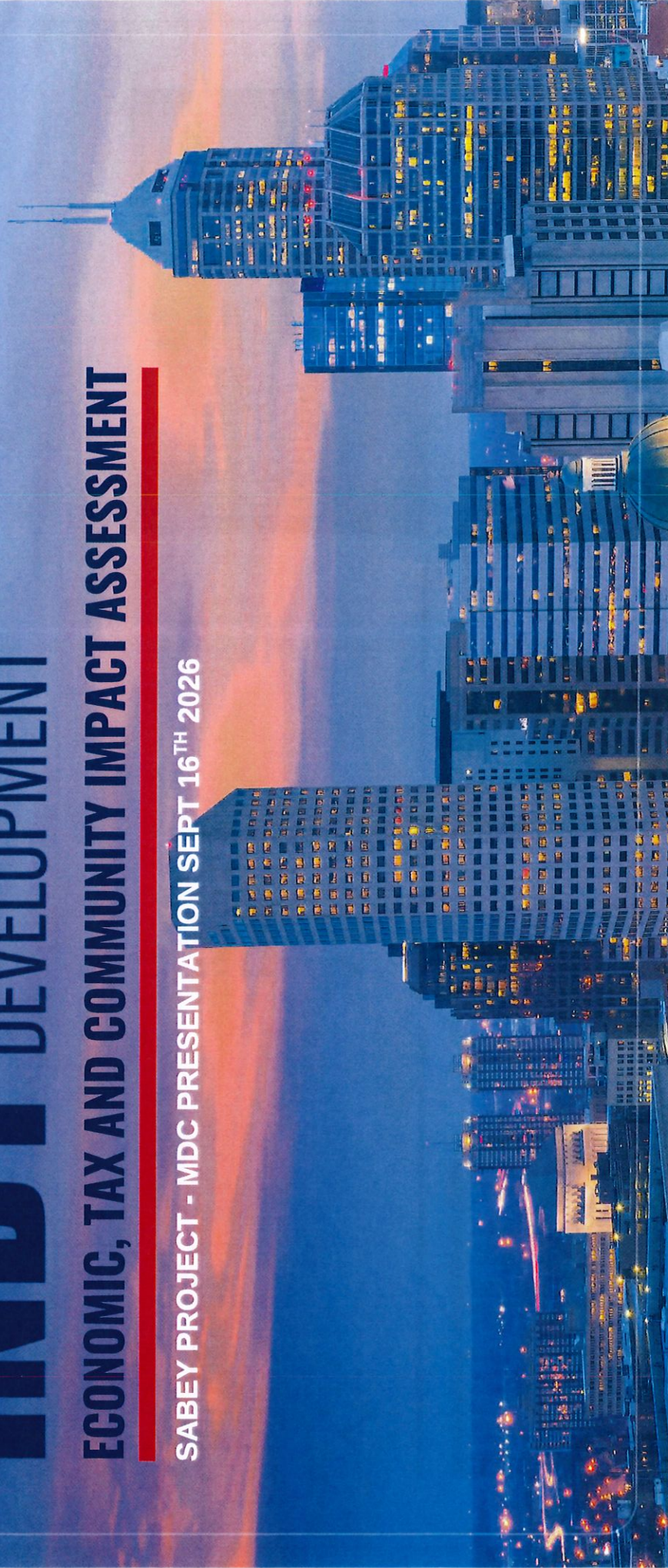
2026-A-045

ANDREA-  
RICHTER-  
GARRY

# INDY ECONOMIC DEVELOPMENT

## ECONOMIC, TAX AND COMMUNITY IMPACT ASSESSMENT

SABEY PROJECT - MDC PRESENTATION SEPT 16<sup>TH</sup> 2026



WHAT'S INSIDE

## WHERE WE'RE AT



**DUE  
DILIGENCE**



**LAND  
USE**



**ECONOMIC  
INCENTIVES &  
BENEFITS**

CURRENT STAGE

## TAX & ECONOMIC BENEFITS



## WHAT WE NEGOTIATE

# DEAL TERMS

## CITY COMMITMENTS

## 10 YEARS

- REAL PROPERTY TAX ABATEMENT**
- 60% flat deduction
  - Standard abatement duration

## 15 YEARS

- PERSONAL PROPERTY TAX ABATEMENT**
- 90% flat deduction
  - Enhanced abatement requires additional compliance at Year 10.

## DEVELOPER COMMITMENTS

**OVERALL REAL PROPERTY & PERSONAL  
PROPERTY INVESTMENT**  
**\$4.3 Billion**

## INCLUSION PLAN

**GUARANTEED \$29.8 Million**  
**UP TO \$39.8 Million**  
**COMMITTED INCLUSIVITY** above the 5% minimum

## STATE TOOLS

**NOT REQUESTED YET**  
**SALES TAX EXEMPTION**  
Local giveback of 1 percent

**NOT UTILIZED**  
**EXTENDED PERSONAL  
PROPERTY EXEMPTION**  
Local authority to grant up to 40  
years of personal property tax  
exemption.

## KEY TAKEAWAY

Abatements phase out as project reaches peak value to be fully taxable

Tax calculations are estimated given current projections and technology values. Figures have been confirmed with validation from Department of Metropolitan Development (DMD), Marion County Assessor's Office, Office of Finance and Management (OFM), Office of the City Controller, Marion County Treasurer's Office.

SITE OPPORTUNITY

# FROM LIMITED VALUE TODAY TO A LASTING TAX BASE

TODAY

\$600,300

ASSESSED VALUE  
(REAL ESTATE)

\$17,256

ANNUAL PROPERTY TAX

WITH THE PROPOSED  
\$2.1 BILLION REAL PROPERTY INVESTMENT

\$286.9 MILLION

ASSESSED VALUE (REAL ESTATE)  
(\*estimated at \$270/sq ft)

\$3.3 MILLION /YR

REAL PROPERTY TAXES DURING ABATEMENT

\$8.3 MILLION /YR

REAL PROPERTY TAXES AFTER ABATEMENT

KEY TAKEAWAY

The project creates meaningful new tax revenue while the incentive is active and a substantially larger long-term tax base once it expires

## ECONOMIC, TAX AND COMMUNITY IMPACT

# SERVING RESIDENTS

## Top 9

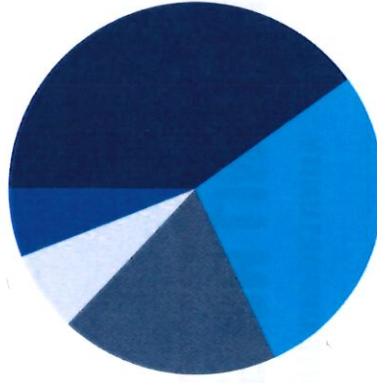
HIGHEST TAXPAYER,  
COUNTY GENERAL FUND

During abatement period

## Top 2

HIGHEST TAXPAYER,  
COUNTY GENERAL FUND

After the abatement ends

**\$31.6 Million**PAID TO PUBLIC SCHOOLS IN  
DECATUR TOWNSHIP  
THROUGH TAXES DURING THE  
ABATEMENT**\$3.1 Million**PAID TO MARION COUNTY LIBRARY  
THROUGH TAXES DURING THE  
ABATEMENT

### MARION COUNTY GENERAL FUND BREAKDOWN

- Public Safety Initiatives 40%
- Community Development, Infrastructure, Governance 28%
- Criminal Justice Services 19%
- Executive, Legislative & Administrative 7%
- Debt Obligations 6%

INCLUSIVITY

# INCLUSION PLAN — FOCUS AREAS

**\$29.8 MILLION**

GUARANTEED, YEARS 1-10

**+\$10 MILLION**

CHECKPOINT FOR ADDITIONAL, YEARS 11-15

**\$39.8 MILLION**

TOTAL COMMUNITY BENEFIT

WHAT THE \$29.8 MILLION FUNDS

## ROAD IMPROVEMENT PLAN



**\$5 MILLION** UPFRONT  
ROAD IMPROVEMENT PAYMENT

## AQUATIC CENTER CONSTRUCTION



**\$5 MILLION** UPFRONT  
AQUATIC CENTER PAYMENT

**\$18.8 Million** TOTAL OVER 10 YEARS  
YEARS 1-10 \$1.8 MILLION ANNUAL SUPPORT

## AQUATIC CENTER MAINTENANCE



**\$1.0 MILLION**  
BLOCK PAYMENTS TOTAL  
\$100K ANNUALLY FOR YEARS 1-10

Tax calculations are estimated given current projections and technology values. Figures have been confirmed with validation from Department of Metropolitan Development (DMD), Marion County Assessor's Office, Office of Finance and Management (OFM), Marion County Treasurer's Office.

WHAT INDIANAPOLIS RECEIVES WHILE THE INCENTIVE IS ACTIVE

## TAX AND INCLUSIVE GROWTH BENEFITS

**\$31.5 Million**

REAL PROPERTY TAXES PAID

During the 10-year real property abatement.

**\$21.5 Million**

PERSONAL PROPERTY TAXES PAID

During the 15-year personal property abatement. Preliminary — based on current technology

**\$29.8 Million**

GUARANTEED COMMUNITY COMMITMENT

Inclusion plan payments guaranteed through Year 10.

**\$53 Million** MINIMUM TAXES PAID  
OVER ABATEMENT

**\$82.8 Million-  
\$92.8 Million**

TOTAL GUARANTEED TAX AND COMMUNITY BENEFIT DURING THE INCENTIVE PERIODS  
— PLUS UP TO \$10M MORE IF THE YEAR 10 TECHNOLOGY-VALUE CHECKPOINT IS MET

## JOB CREATION



WORKFORCE & WAGES

# JOB CREATION

**75**

NEW JOBS ON-SITE AT \$50/HR

Wage floor for new operational roles tied to the project.

**25**

SABEY CONSTRUCTION FTE

Estimated full-time equivalent Sabey positions during construction.

**100 → 300**

THIRD-PARTY SUBCONTRACTOR & TENANT CONTRACTOR JOBS

Estimated 100 jobs ramping to a peak of 300 during construction.

ASSESSMENT

The tenants are also expected to generate new jobs at or above the same wage. This investment will be determined as tenants confirmed

## GOOD NEIGHBOR STANDARDS



WHAT WE LOOK AT

# GOOD NEIGHBOR STANDARDS

PUBLIC ART - \$50K

SUSTAINABLE DESIGN

DATA CENTER ADVISORY COMMITTEE

TRANSPARENT PROJECT DETAILS

DECOMMISSIONING  
If during the incentives time period.

TWO LOCAL EDUCATION PARTNERSHIPS

ENHANCED LANDSCAPING

COMPLIANCE FEE

# MEMORANDUM OF AGREEMENT



WHAT IS INCLUDED

## MEASURABLE AND ENFORCEABLE MOA

|                                                                 |                                         |                                                         |
|-----------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------|
| CONFIRMED ABATEMENT<br>TERMS AND AMOUNTS                        | CONFIRMED CAPITAL INVESTMENT<br>AMOUNTS | JOB CREATION AND WAGE COMMITMENT<br>AND HIRING TIMELINE |
| COMPLIANCE TERMS                                                | PROPERTY TAX APPEAL<br>RESTRICTION      | ERA TIMEFRAME                                           |
| DEPRECIATION SCHEDULES                                          | INCLUSION PLAN DETAILS                  | CONFIRMED SITE PLAN                                     |
| KEY DATE OVERVIEW WITH<br>CONFIRMATION OF 10-YEAR<br>CHECKPOINT | BOND SCHEDULE                           | GOOD NEIGHBOR STANDARDS                                 |

**NOTE**

Final MOA is managed and enforced by the Indianapolis Department of Metropolitan Development (DMD)