

**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2025-A-025**

**REAL PROPERTY TAX ABATEMENT**

**Thunderbird CC Land Partners LLC**

6900 English Avenue

**WHEREAS, I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

**WHEREAS, I.C. 6-1.1-12.1** empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

**WHEREAS,** the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

**WHEREAS, I.C. 6-1.1-12.1** requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

**WHEREAS,** a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

**WHEREAS,** during a hearing at 1:00 p.m. on Wednesday, **July 2, 2025**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of up to ten (10) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
  - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
  - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates five (5) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than eight (8) and up to ten(10) years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the development of over 1 million square feet in speculative industrial space to include a warehouse facility of 258,336 square feet with potential future growth up to 2 million square feet. The center currently houses the Monarch Beverage facility.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment

figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.

7. The Commission fixes 1:00 p.m. on **August 20, 2025**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at up to ten (10) years and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION


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John J. Dillon III, President

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Date

Approved as to Legal Form  
and Adequacy this 24th day  
of June 2025

  
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Sheila Kinney,  
Asst. Corporation Counsel

**ATTACHMENT TO**  
**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**  
**REAL PROPERTY TAX ABATEMENT**

**FACTUAL INFORMATION**

Applicant: Thunderbird CC Land Partners LLC

Subject Real Estate: 6900 English Avenue

Warren Township Parcel Numbers: 7047777, 7047778, 7047779, 7034236

**PROJECT DESCRIPTION**

Thunderbird CC Land Partners LLC will spearhead a major industrial spec development located in Warren Township on Indianapolis's east side. The project is being developed by Lauth Group Inc. The site spans approximately 150 acres and is zoned I-3 for heavy industrial use, with direct rail access. It currently includes Monarch Beverage and will undergo a \$110 million expansion that will add over 1 million square feet of speculative industrial space, including a 258,336-square-foot warehouse in Phase 1. This project is located in the Irvington-Brookville Road Allocation Area.

The development is expected to create 200 jobs with a minimum starting wage of \$18.00 per hour. Thunderbird has also committed to dedicating 5% of its tax savings to support the City's broader strategic initiatives, further underscoring its commitment to community and economic development.

**FACTUAL ASSERTIONS**

1. The Subject Real Estate:
  - A. ☐ Is in a planned area which has a tax abatement policy as a part of its plan, or
  - B. ☐ is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
  - C. ☒ is not located in a planned area with a tax abatement policy.
2. ☒ The Subject Real Estate and the surrounding area are undesirable for normal development.



9. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application, and have final approval prior to a final hearing on this resolution.
- A.   x   Current zoning allows project.
- B.        Appropriate petition is on file.
- C.        Final approval for variance, rezoning or approval petition has been granted.
4. A.   x   The application for Economic Revitalization Area designation was filed before a building permit was obtained or construction work was initiated on the property, or
- B.        substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A.   x   The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B.        The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A.        Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
- B.   x   Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

**PROPOSED ABATEMENT SCHEDULE**  
**Thunderbird CC Land Partners LLC**  
**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	50%
2 <sup>nd</sup>	50%
3 <sup>rd</sup>	50%
4 <sup>th</sup>	50%
5 <sup>th</sup>	50%
6 <sup>th</sup>	50%
7 <sup>th</sup>	50%
8 <sup>th</sup>	50%

**PROPOSED ABATEMENT SCHEDULE**  
**Thunderbird CC Land Partners LLC**  
**REAL PROPERTY OPPORTUNITY BUSINESS EXTENDED TAX ABATEMENT**  
*(Must be invoked by third year of deduction)*

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	50%
2 <sup>nd</sup>	50%
3 <sup>rd</sup>	50%
4 <sup>th</sup>	50%
5 <sup>th</sup>	50%
6 <sup>th</sup>	50%
7 <sup>th</sup>	50%
8 <sup>th</sup>	50%
9 <sup>th</sup>	50%
10 <sup>th</sup>	50%

**STAFF ANALYSIS**  
**REAL PROPERTY TAX ABATEMENT**

Area Surrounding Subject Real Estate: The site is located on English Avenue between Kitley Avenue and Fintail Drive abutting the Pennsy Trail.

Current Zoning: ..... I-3

New Jobs Created:..... 200

Jobs Retained:..... None.

Estimated Cost of proposed project: \$110,000,000.00

**STAFF ANALYSIS**

Thunderbird Commerce Park is a large-scale speculative industrial development located in Warren Township on Indianapolis's east side, within the Irvington-Brookville Road Allocation Area. Led by Thunderbird CC Land Partners LLC and developed by Lauth Group Inc., the project spans approximately 150 acres of I-3 zoned land with direct rail access. The site, which currently includes Monarch Beverage, is undergoing a \$125 million expansion to add over 1 million square feet of speculative industrial space, including a 258,336-square-foot warehouse in Phase 1.

Lauth Group, a seasoned real estate and construction firm brings a proven track record of delivering commercial and industrial developments across the U.S. Their approach to Thunderbird includes strategic replating, expansion of trucking operations, and adherence to municipal zoning standards. These efforts and long-term vision to attract industrial tenants and grow the region's logistics and warehousing capabilities, aligned with the City's goals for economic development within the TIF area.

In addition to the physical expansion, Thunderbird CC Land Partners Inc. has demonstrated a strong commitment to community and workforce engagement by collaborating with local organizations. The development aims to connect surrounding neighborhoods with job opportunities and career pathways. The project is expected to create 200 jobs with a minimum starting wage of \$18.00 per hour, and 5% of the developer's tax savings will be reinvested in the City's strategic initiatives—supporting broad-based economic opportunity and equitable growth across the community.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

**RECOMMENDATION:** Staff recommends approval of up to ten (10) years real property tax abatement.

[ Remainder left intentionally blank]

## **TOTALITY OF BENEFITS**

### **PETITIONER:**

**Thunderbird CC Land Partners LLC**

### **INVESTMENT:**

Staff estimates that the proposed investment of \$110,000,000.00 should result in an increase to the tax base of approximately \$77,000,000.00 of assessed value. Staff estimates that over the eight (8) year real property tax abatement period the petitioner will realize savings of approximately \$8,820,812.00 (a 50.3%% savings). During the abatement period, the petitioner is expected to pay an estimated \$8,707,192.25 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of 859,768.80 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$2,298,471.63 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

### **OPPORTUNITY**

### **INDUSTRY**

### **INCENTIVE:**

The petitioner has agreed to target Opportunity Industries in their marketing effort to lease or sell the developed property. If petitioner successful in leasing at least 51% of the gross leasable area of any building to such an industry, then the petitioner will be entitled to an alternate deduction schedule, including two (2) more years of deduction on the building(s) thus occupied. Staff estimates that if all buildings qualify for the enhanced real property tax abatement, the petitioner will realize an additional tax savings of approximately \$2,205,203.00, in addition to the tax savings realized during the initial abatement term. The petition would also pay an additional \$2,126,798.00 in real property taxes during the enhanced abatement term.

### **EMPLOYMENT:**

The petitioner estimates that this project will create a minimum of two hundred (200) positions at a minimum wage of not less than \$18.00/hr. Staff finds these figures to be reasonable for a project of this nature.

### **OTHER BENEFITS:**

Staff believes this project is significant for Warren Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment and development in Marion County.

### **STAFF COMMENT:**

Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.



# Thunderbird Commerce Commercial Park 6900 English Ave. Indianapolis IN 46219



Project Site

Produced by: DMD - Battle06/2025

0 1,000 2,000 4,000 Feet





Thunderbird Business Park  
S Kitley Ave & English Ave

# OVERALL CONCEPTUAL SITE LAYOUT

AMERICAN  
**STRUCTUREPOINT**  
INC.

2018.01067

