

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-010

REAL PROPERTY TAX ABATEMENT

Sabey Data Center Properties LLC

6400 Kentucky 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, **August 19, 2026**, 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 five (5) 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 only for the period indicated relative to the Project. **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 two (2) 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, or December 31, 2031**, 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 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 from: **September 2, 2026, until December 31, 2031. 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 redevelopment of a two (2) building campus at approximately **1,062,500 square feet**.
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 Wednesday, **September 2, 2026**, 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

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 6th day
of August 2026

Sheila Kinney

Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO
METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION
REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Sabey Data Center Properties LLC

Subject Real Estate: 6400 Kentucky Avenue

Decatur Township Parcel Numbers: 2003001, 2008623, 2008438, 2006614, 2008507, 2002499, 2000348, 2002482, 2006013, 2004144, 2003301, 2000527, 2003354, 2001658, 2005577, 2003001, 2005026, 2006376, 2006374

PROJECT DESCRIPTION

Sabey Data Center Properties LLC is proposing a \$2 billion digital infrastructure investment in Decatur Township, where the company plans to develop a multi-building data center campus on approximately 130 acres near Kentucky Avenue and Camby Road. The project would include a 2-building campus up to 1,062,500 square feet of advanced, energy-efficient data center facilities supported by a dedicated electrical substation capable of delivering up to 250 megawatts of computing capacity. Designed to serve cloud providers, enterprise customers, and mission-critical operations, the campus will incorporate modern cooling technologies, extensive buffering and landscaping, closed loop cooling system to minimize water usage, and infrastructure improvements intended to support long-term reliability and sustainable performance.

Positioned as one of the largest private investments in Indianapolis history, the development is expected to generate hundreds of construction jobs and create about 75 permanent full-time roles with an average wage of \$50.00/hr. Construction is anticipated to begin soon, with full buildout expected by 2031. As part of its commitments, Sabey has agreed to contribute 10% of its tax savings over the 10-year abatement period to support major infrastructure improvements tied to the city's broader workforce development initiatives, helping ensure the project's benefits extend into surrounding neighborhoods and the local talent pipeline.

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.
3. 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. ☐ Current zoning allows project.
- B. ☐ Appropriate petition is on file.
- C. ☒ Final approval for variance, rezoning or approval petition has been granted.
4. A. ☒ 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. ☒ 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. ☐ Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	60%
2 nd	60%
3 rd	60%
4 th	60%
5 th	60%
6 th	60%
7 th	60%
8 th	60%
9 th	60%
10 th	60%

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located along the east side of Kentucky Avenue (SR 67) on the southwest side of Indianapolis just north of Camby Road near Ameriplex Parkway.

Current Zoning:.....I-2

New Jobs Created: 75 at \$50.00/hr.

Jobs Retained:N/A

Estimated Cost of proposed project: \$2,098,176,640.00

STAFF ANALYSIS

Sabey Data Center Properties LLC is proposing a \$2 billion real property investment for digital infrastructure, along with an additional \$1.7 billion in personal property investment, in Decatur Township, representing one of the largest private capital projects in Indianapolis history. The company plans to develop a multi-building data center campus across approximately 130 acres near the intersection of Kentucky Avenue and Camby Road. This strategic location positions the project within a growing technology corridor while maintaining proximity to key transportation and utility assets.

The initial phase of the development includes a two-building compound totaling 1,062,500 square feet of advanced, energy efficient data center facilities. These structures will be designed to Tier-level reliability standards and supported by a dedicated on-site electrical substation capable of delivering up to 250 megawatts of computing capacity. The campus is engineered to serve hyperscale cloud providers, enterprise clients, and mission-critical government and commercial operations.

Sabey's design approach emphasizes sustainability, operational efficiency, and community integration. The campus will incorporate modern cooling technologies and a closed-loop water-reduction system that significantly minimizes long-term water usage. Extensive buffering, green space, and perimeter landscaping are planned to reduce visual and noise impacts on surrounding neighborhoods. Additionally, Sabey intends to construct or fund several infrastructure improvements that enhance long-term grid reliability and support the city's growing tech ecosystem.

Upon completion, Sabey anticipates creating roughly 75 permanent full-time positions with an average hourly wage of \$50.00/hr., reflecting strong wage competitiveness within the metropolitan region's technology and infrastructure sectors. As part of its commitments under the proposed tax abatement, Sabey has agreed to contribute 10% of its tax savings to support major infrastructure improvements aligned with the city's broader workforce development initiatives.

The applicant is requesting a tax abatement to help offset the high costs of investment associated with this proposed Project. Granting the 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 the opinion of the City's development partner, Indianapolis Economic Development, Inc., a project such as this would not be economically feasible without the tax abatement incentive. Indianapolis Economic Development staff believes that tax abatement is an appropriate tool to assist with this Project and to 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: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-010 for consideration of approval of ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Sabey Data Center Properties LLC

INVESTMENT: Staff estimates that the proposed investment of **\$2,098,176,640.00** should result in an increase to the tax base of approximately **\$270,000,000.00** of assessed value. Staff estimates that over the ten (10) years real property tax abatement period the petitioner will realize savings of approximately **\$49,592,943.58 (a 60% savings)**. During the abatement period, the petitioner is expected to pay an estimated **\$33,061,962.38** 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 **\$17,028.46** annually (pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated **\$8,263,764,.97** in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will create a minimum of **seventy-five (75)** positions at an average wage of not less than **\$50.00/hr**. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Decatur 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: DMD Staff at the recommendation of Indianapolis Economic Development Inc., believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of a tax abatement.

Project Site Map

Sabey Data Center - Project Site
6500 Kentucky Avenue
Includes All Associated Project Pacels



Project Site

Produced by: DMD - Battle 0/2026

0 625 1,250 2,500 Feet

