METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-043

PERSONAL 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 the installation of Equipment (hereinafter the "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, determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property and to limit the dollar amount of the deduction that will be allowed with respect to a Project, 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 the installation of new equipment; 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 attachment is hereby incorporated by reference, has a leasehold interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); 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 tended to establish Assertions 1, 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 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 a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications, and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.

3. The **Economic Revitalization Area designation terminates December 31, 2043. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period September 2, 2026, to December 31, 2043**. However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than fifteen (15) years. 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 installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than $2,151,823,360.

4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).

5. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize an (alternative abatement schedule. The alternative schedule shall allow for **90% deduction** (abatement) of the increased property taxes for each of the fifteen (15) years of the real property enhanced tax abatement. In accordance with Indiana Code IC 6 1.1 12.1 18. beginning in year ten (10), this enhanced abatement is conditioned upon the Company holding a Notice Hearing with compliance update.

6. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.

7. 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.

8. 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 and fix the length of the abatement period at fifteen (15) years.

9. 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
Asst Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Sabey Data Center Properties LLC

Subject Real Estate: 6400 Kentucky Avenue

Center Township Parcel Number: #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 real property investment for digital infrastructure, along with an additional $1.7 billion in personal property investment, in Decatur Township. 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 two-building campus of 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 feature modern cooling technologies, extensive buffering and landscaping, a 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. Personal Property will be refreshed over a 15-year period through year 2043. As part of its commitments, Sabey has agreed to contribute 10% of its tax savings over the 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 application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.

2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and

Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.

3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:

   ☐ Existing facility

   ☐ Expanded facility

   ☒ New facility

   ☐ Vacated or converted facility

4. The facility meets the appropriate requirements:

   A. of an existing, expanded, or vacated or converted facility, and

      ☐ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or

      ☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and

      ☐ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and

      ☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

   B. of a new facility, and

      ☒ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or

      ☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and

      ☐ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and

      ☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention, or expansion of targeted businesses.

6. The Subject Real Estate on which the facility is or will be located

☒ outside an Allocation Area as defined in I.C. 36-7-15.1-26; or

☐ inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT
Sabey Data Center Properties, LLC

YEAR OF DEDUCTION	PERCENTAGE
1st	90%
2nd	90%
3rd	90%
4th	90%
5th	90%
6th	90%
7th	90%
8th	90%
9th	90%
10th	90%
11th	90%
12th	90%
13th	90%
14th	90%
15th	90%

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address: 6400 Kentucky Avenue

New Jobs Created: 75 at $50.00/hr.

Jobs Retained: N/A

Estimated Cost of Equipment: Sabey - $401,823,360.00   Sabey Tenant - $1,750,000,000.00

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-020 for consideration of approval of fifteen (15) years personal property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Sabey Data Center Properties LLC

INVESTMENT:

(Sabey)
Staff estimates that the proposed phased investment of **$401,823,360.00** should result in an increase to the tax base of approximately **$108,078,840** of assessed value in the first year of operation. Staff estimates that over the fifteen (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately **$36,073,193.08** (an 90% savings). During the abatement period, the petitioner is expected to pay an estimated **$101,833,858.93** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **$1,732,622.00** in personal property taxes annually related to the new equipment.

(Sabey Tenant "Refresh")
Staff estimates that the proposed phased investment of **$1,750,000,000.00** should result in an increase to the tax base of approximately **$400,000,000.00** of assessed value in the first year of operation. Staff estimates that over the fifteen (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately **$157,104,076.50** (an 90% savings). During the abatement period, the petitioner is expected to pay an estimated **$17,456,008.50** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **$7,545,825.00** in personal property taxes annually related to the new equipment.

EMPLOYMENT: The petitioner estimates that this project will create seventy-five (75) new positions at an average or minimum wage of $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 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 the tax abatement.

PROJECT SITE