

**METROPOLITAN DEVELOPMENT COMMISSION OF**  
**MARION COUNTY, INDIANA**  
**FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**  
**RESOLUTION NO. 2025-A-039**  
**REAL PROPERTY TAX ABATEMENT**

**McLaren Indy, LLC**  
7615 Zionsville Road

**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, annual abatement schedule and deduction limit 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** empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; 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,** the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

**WHEREAS,** during a preliminary hearing at 1:00 p.m. on Wednesday, **September 17, 2025**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, considered the Waiver, and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2025-A-034**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of ten (10) years ("Preliminary Resolution"); and

**WHEREAS**, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

**WHEREAS**, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now amends, confirms, adopts, and approves such Preliminary Resolution and thereby finds and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
  - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
  - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
  - C. 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.
2. The Economic Revitalization Area (ERA) designation terminates three (3) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the ERA period, of **December 31, 2028**, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of not less than ten (10) years.
3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under 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 an approximate 90,000 sq ft facility.
4. 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 ten years of the real property tax abatement.
5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
  - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.
  - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

- C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
  - E. The "Totality of Benefits" is sufficient to justify the deduction.
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, Workforce Support Commitments and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for at least twelve (12) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: **2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039 and 2040.**
8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years.**
9. The real property tax abatement shall utilize the following abatement schedule:

[ Remainder left intentionally blank, tax schedule and signatures to follow]

**McLaren Indy, LLC**  
**REAL PROPERTY TAX ABATEMENT SCHEDULE**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	90%
2 <sup>nd</sup>	90%
3 <sup>rd</sup>	90%
4 <sup>th</sup>	90%
5 <sup>th</sup>	90%
6 <sup>th</sup>	90%
7 <sup>th</sup>	90%
8 <sup>th</sup>	90%
9 <sup>th</sup>	90%
10 <sup>th</sup>	90%


10. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this 23rd day  
of September 2025.

  
\_\_\_\_\_  
Sheila Kinney,  
Asst. Corporation Council



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

Area Surrounding Subject Real Estate: The site is located in Pike Township just north of 76th Street, on the northwest side of Indianapolis. It lies south of 79th Street, east of I-465, and west of Michigan Road.

Current Zoning:..... I-2

Qualified New Jobs Created: ..... 10

Qualified Jobs Retained: ..... 102

Estimated Cost of proposed project: \$6,100,000.00

**STAFF ANALYSIS**

McLaren Indy, LLC, operating as Arrow McLaren, is the American racing division of McLaren Racing that competes in the NTT INDYCAR SERIES. Arrow McLaren, a leading motorsports company, entered the NTT INDYCAR SERIES in 2020 through a partnership with Schmidt Peterson Motorsports and fully acquired its IndyCar team in January 2025. Based in Indianapolis, the team manages all aspects of professional open-wheel racing, including car engineering, driver development, and race strategy. McLaren combines global motorsport expertise with local talent and innovation to challenge for wins and championships in one of North America's most prestigious racing series.

After recognizing the need for expanded space, McLaren explored relocation options but chose to stay rooted in Indianapolis. McLaren will invest \$6.1 million in real property and \$2.45 million in eligible personal property to move and expand its headquarters to 7615 Zionsville Road acquired in 2025 and is known as the previous home to the Andretti Autosport. The plan includes renovating the existing 73,000-square-foot facility and adding an 11,000-square-foot second-floor mezzanine, expanding the total footprint to approximately 85,000 square feet. This investment is designed to enhance the company's operational capabilities, reinforce its competitive edge in IndyCar, and contribute meaningfully to the region's economic development.

This strategic expansion will preserve 102 existing jobs with an average wage of \$49/hr., while adding 10 new high-wage positions at \$45/hr. The move reinforces the company's commitment to innovation and economic vitality in Marion County. McLaren Indy, LLC will also contribute 5% of its tax savings to support Women in Motorsports North America (WIMNA), in workforce development efforts. These efforts shall directly support activities that advance career opportunities for women across all roles in the motorsports industry.

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 ten (10) years real property tax abatement.

## **TOTALITY OF BENEFITS**

**PETITIONER:** McLaren Indy LLC

**INVESTMENT:**

Staff estimates that the proposed investment of \$6,100,000.00 should result in an increase to the tax base of approximately \$3,125,300.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of approximately \$689,36.41 (a 43.9% savings). During the abatement period, the petitioner is expected to pay an estimated \$in real property taxes relative to the new investment. This is in addition to the current taxes being paid on this portion of the property in the amount of approximately \$87,967.82 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$157,056.70 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the value of the existing improvements and land.

**QUALIFIED  
EMPLOYMENT:**

The petitioner estimates that this project will create ten (10) new positions at an average wage of \$45.00/hr., and retain 102 jobs at \$49.00/hr. Staff finds these figures to be reasonable for a project of this nature.

**OTHER BENEFITS:**

Staff believes this project is significant for Pike 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.

## **PROJECT SUMMARY**

**Applicant:** McLaren Indy LLC

**Subject Real Estate:** 7615 Zionsville Rd

**Pike Township Parcel Numbers:** 6024931 and 6015403

### **Project Description:**

McLaren Indy, LLC, operating as Arrow McLaren, is the American racing division of McLaren Racing that competes in the NTT INDYCAR SERIES. After recognizing the need for expanded space, McLaren Indy explored relocation options but chose to stay rooted in Indianapolis. McLaren will be investing \$6.1MM in real property and \$2.45MM in eligible personal property to expand its operations and headquarters to 7615 Zionsville Road acquired in 2025 and formally known as the home to the Andretti Autosport.

The plan includes renovating the existing 73,000-square-foot facility and adding an 11,000-square-foot second-floor mezzanine, expanding the total footprint to approximately 85,000 square feet. This investment is designed to enhance the company's operational capabilities, reinforce its competitive edge in IndyCar, and contribute meaningfully to the region's economic development.

This strategic expansion will preserve 102 existing jobs with an average wage of \$49/hr., while adding 10 new high-wage positions at \$45/hr. reinforcing the company's commitment to innovation and economic vitality in Marion County. McLaren Indy, LLC will contribute 5% of its tax savings to support Women in Motorsports North America (WIMNA), in workforce development efforts. These efforts shall directly support activities that advance career opportunities for women across all roles in the motorsports industry.

**New Jobs Created:** 10 at \$45.00/hr.

**Jobs Retained:** 102 at \$49.00/hr.

**Estimated Cost of Project:** \$6,100,000.00

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

Site Plan

McLaren Indy, LLC  
7615 Zionsville Road



 Project Site



Produced by: DMD - Battle09/2025



0 400 800 1,600 Feet