METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-045

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 new 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 and determine the length of the abatement period 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 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 areas 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 an ownership 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 preliminary 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 the Commission adopted **Preliminary Resolution No. 2026-A-043**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed

1:00 p.m. on Wednesday, **September 16, 2026,** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the specified New Equipment; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and 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, at such final hearing, evidence and testimony, and Assertions 1 through 6 stated on the attachment to this Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby designates, finds and establishes the Subject Real Estate as an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, at 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 the Specified New Equipment is filed with the Township Assessor.

2. The **Economic Revitalization Area designation terminates December 31, 2043. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period September 16, 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.

3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d) and I.C. 6-1.1-12.1-18 and

4. 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.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "Statement of Benefits" and that 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 cost of the Specified New Equipment is reasonable for equipment of that type.

   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 installation of the Specified New Equipment.

   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 installation of the Specified New Equipment.

   D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.

   E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1-5.1(b), 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 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 attached Memorandum of Agreement and/or "Statement of Benefits" or 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 a total of seventeen years. The dates of the seventeen (17) surveys shall be on or about the following dates: **2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044 and 2045.**

8. The Subject Real Estate and Project area are approved for an abatement period of fifteen (15) years.

9. The fifteen (15) years personal property tax abatement shall utilize the following deduction schedule.

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPETY 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%

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

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 _10th_ day

of September , 2026.

Sheila Kinney
____
Sheila Kinney
Assistant Corporation Counsel

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 $2.1 billion real property investment for digital infrastructure, along with an additional $2.2 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 over 10% of its tax savings to support major infrastructure improvements aligned with the city's broader workforce development initiatives.

The applicant is requesting tax abatement to assist in off-setting the high costs of equipment investment associated with this proposed project and to attract competitive tenants to reach full capacity. 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. Staff believes that a project such as this would not be economically feasible without the tax abatement incentive. IEDI recommends approval of the abatement due to the scale of the proposed investment, the highly competitive nature of the data center industry, and the project's potential to attract high-value technology tenants to Indianapolis and realize the project's full taxable value. As a colocation data center provider, Sabey leases space and critical infrastructure to multiple customers rather than operating as a single-user facility. The enhanced abatement helps improve the competitiveness of the project and allows the company to pass a portion of those savings through to prospective tenants, supporting the attraction and retention of businesses that invest in advanced technology, digital infrastructure, and innovation-driven operations. The recommendation recognized the significant personal property investment required to equip and modernize data center facilities, while also supporting long-term growth of Indianapolis' digital economy. The enhanced abatement includes a mandatory performance review and re-evaluation in year 10 to ensure the project continues to deliver the anticipated economic benefits and remains aligned with the City's development objectives. Based on the project's substantial capital investment and potential to attract high-quality employers, IEDI finds that the enhanced personal property abatement is warranted and serves public purpose to realize robust mid and long-term benefits.

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 personal property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-045 for consideration of approval of fifteen (15) years personal property tax abatement.

STATEMENT OF BENEFITS

PETITIONER: **Sabey Data Center Properties LLC**

(Sabey)

INVESTMENT: Staff estimates that the proposed phased investment of **$401,823,360.00** should result in an increase to the tax base of approximately **$108,078,840.00** 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 **$36,073,193.08** (an 90% savings). During the abatement period, the petitioner is expected to pay an estimated **$4,008,132.56** 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, assuming there is no refresh and company persona property stays on the books. This is a conservative scenario and estimate to project responsible estimations.

(Sabey Tenant)

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 **$157,104,077.00** (an 90% savings), if the tenant does not retire their personal property and keeps it on the books. During the abatement period, the petitioner is expected to pay an estimated **$17,456,009.00** 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, assuming the tenant personal property is not retired or refreshed. This is a conservative scenario and estimate to project responsible estimations.

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 SUMMARY

Applicant: **Sabey Data Center Properties LLC**

Subject Real Estate: 6400 Kentucky Avenue

Decatur 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 $2.2 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.

New Jobs Created: 75 at $50.00/hr.

Job Retained: N/A

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

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-045 for consideration of approval of fifteen (15) years personal property tax abatement.

PROJECT - SITE MAP