

**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2026-A-025**

**PERSONAL PROPERTY TAX ABATEMENT**

**Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC**

1919 South Girls School Road

**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, June 3, 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 **three (3)** 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, 2029. 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 July 1, 2026, to December 31, 2029.** 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 **four (4) 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 **\$6,500,000.00**.
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. 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.
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 **July 1, 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 **four (4) years**.
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      day  
of 5/27/2026      **2026.**

*Sheila Kinney*

---

Asst Corporation Counsel

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

**FACTUAL INFORMATION**

Applicant: Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC

Subject Real Estate: 1919 South Girls School Road

Wayne Township Parcel Number: 9030832

**PROJECT DESCRIPTION**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 (26% are Marion County residents) and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

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**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	75%
3 <sup>rd</sup>	50%
4 <sup>th</sup>	25%

**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address:..... 1919 South Girls School Road

New Jobs Created:..... 25 at an average wage of \$42.40/hr.

Jobs Retained:..... 65 at an average wage of \$47.33/hr.

Estimated Cost of Equipment: \$6,500,000.00 (Real Property investment \$6,900,000.00)

**STAFF ANALYSIS**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 (26% are Marion County residents) and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

Founded in 2002 in Indianapolis, Aerodyn Engineering LLC is a precision machining and technology firm serving the aerospace, power generation, automotive, and defense industries. Along with its headquarters on Girls School Road, the company operates a test facility in Whitestown, Indiana, and maintains a global presence across three continents and five countries. Aerodyn continues to grow and innovate, strengthening its position as a global leader through ongoing product development and technological advancement.

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 **four (4)** years personal property tax abatement.

## TOTALITY OF BENEFITS

### PETITIONER:

**Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC**

### INVESTMENT:

Staff estimates that the proposed investment of **\$6,500,000.00** should result in an increase to the tax base of approximately **\$3,900,000.00** of assessed value in the first year of operation. Staff estimates that over the **four (4)** year personal property tax abatement period the petitioner will realize savings of approximately **\$242,521.50** (a 67.5% savings). During the abatement period, the petitioner is expected to pay an estimated **\$116,766.00** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **\$43,550.00** in personal property taxes annually related to the new equipment.

### EMPLOYMENT:

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 (26% are Marion County residents) and create twenty-five (25) new positions with an average hourly wage of \$42.40.

### OTHER BENEFITS:

Staff believes this project is significant for **Wayne 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:

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

Aerodyne Engineering LLC  
Project site: 1919 S Girls School Road  
Parcel: #9030832



- Legend**
- 0000 017616
  - 0001 017616
  - 0002 017616
  - 0003 017616
  - 0004 017616
  - 0005 017616
  - 0006 017616
  - 0007 017616
  - 0008 017616
  - 0009 017616
  - 0010 017616
  - 0011 017616
  - 0012 017616
  - 0013 017616
  - 0014 017616
  - 0015 017616
  - 0016 017616
  - 0017 017616
  - 0018 017616
  - 0019 017616
  - 0020 017616
  - 0021 017616
  - 0022 017616
  - 0023 017616
  - 0024 017616
  - 0025 017616
  - 0026 017616
  - 0027 017616
  - 0028 017616
  - 0029 017616
  - 0030 017616
  - 0031 017616
  - 0032 017616
  - 0033 017616
  - 0034 017616
  - 0035 017616
  - 0036 017616
  - 0037 017616
  - 0038 017616
  - 0039 017616
  - 0040 017616
  - 0041 017616
  - 0042 017616
  - 0043 017616
  - 0044 017616
  - 0045 017616
  - 0046 017616
  - 0047 017616
  - 0048 017616
  - 0049 017616
  - 0050 017616
  - 0051 017616
  - 0052 017616
  - 0053 017616
  - 0054 017616
  - 0055 017616
  - 0056 017616
  - 0057 017616
  - 0058 017616
  - 0059 017616
  - 0060 017616
  - 0061 017616
  - 0062 017616
  - 0063 017616
  - 0064 017616
  - 0065 017616
  - 0066 017616
  - 0067 017616
  - 0068 017616
  - 0069 017616
  - 0070 017616
  - 0071 017616
  - 0072 017616
  - 0073 017616
  - 0074 017616
  - 0075 017616
  - 0076 017616
  - 0077 017616
  - 0078 017616
  - 0079 017616
  - 0080 017616
  - 0081 017616
  - 0082 017616
  - 0083 017616
  - 0084 017616
  - 0085 017616
  - 0086 017616
  - 0087 017616
  - 0088 017616
  - 0089 017616
  - 0090 017616
  - 0091 017616
  - 0092 017616
  - 0093 017616
  - 0094 017616
  - 0095 017616
  - 0096 017616
  - 0097 017616
  - 0098 017616
  - 0099 017616
  - 0100 017616

 Project Site

Produced by: DMD - Battle 05-2026



0 215 430 860 Feet

