

**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2025-A-034**

**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 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 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, I.C. 6-1.1-12.1-11.3** empowers the Commission, by resolution and following a public hearing, to waive the requirement that an area be designated as an economic revitalization area before initiation of the redevelopment; and

**WHEREAS,** during a 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

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 ten (10) 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, for the period indicated, only relative to the Project and **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 one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the two (2) year period, 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 less than ten (10) years.
4. This Economic Revitalization Area (ERA) designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **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 and rehabilitation activities occurring in the ERA, to those respective tax savings attributable to the redevelopment of an expansion from 73,000 to 85,000 for relocated operations and headquarters.
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 ten years of the real property tax abatement.
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, October 1, 2025, 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


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John J. Dillon III, President

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Date

Approved as to Legal Form  
and Adequacy this 8<sup>th</sup> day  
of September 2025

  
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Sheila Kinney,  
Asst. Corporation Council

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

**FACTUAL INFORMATION**

Applicant: McLaren Indy, LLC

Subject Real Estate: 7615 Zionsville Rd

Perry Township Parcel Number: 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 the city's broad workforce development initiatives.

**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: Waiver Requested.
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**  
**McLaren Indy, LLC**  
**REAL PROPERTY TAX ABATEMENT**

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%

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

Area Surrounding Subject Real Estate:

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 the same rate. 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 the city's broad workforce development initiatives.

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.

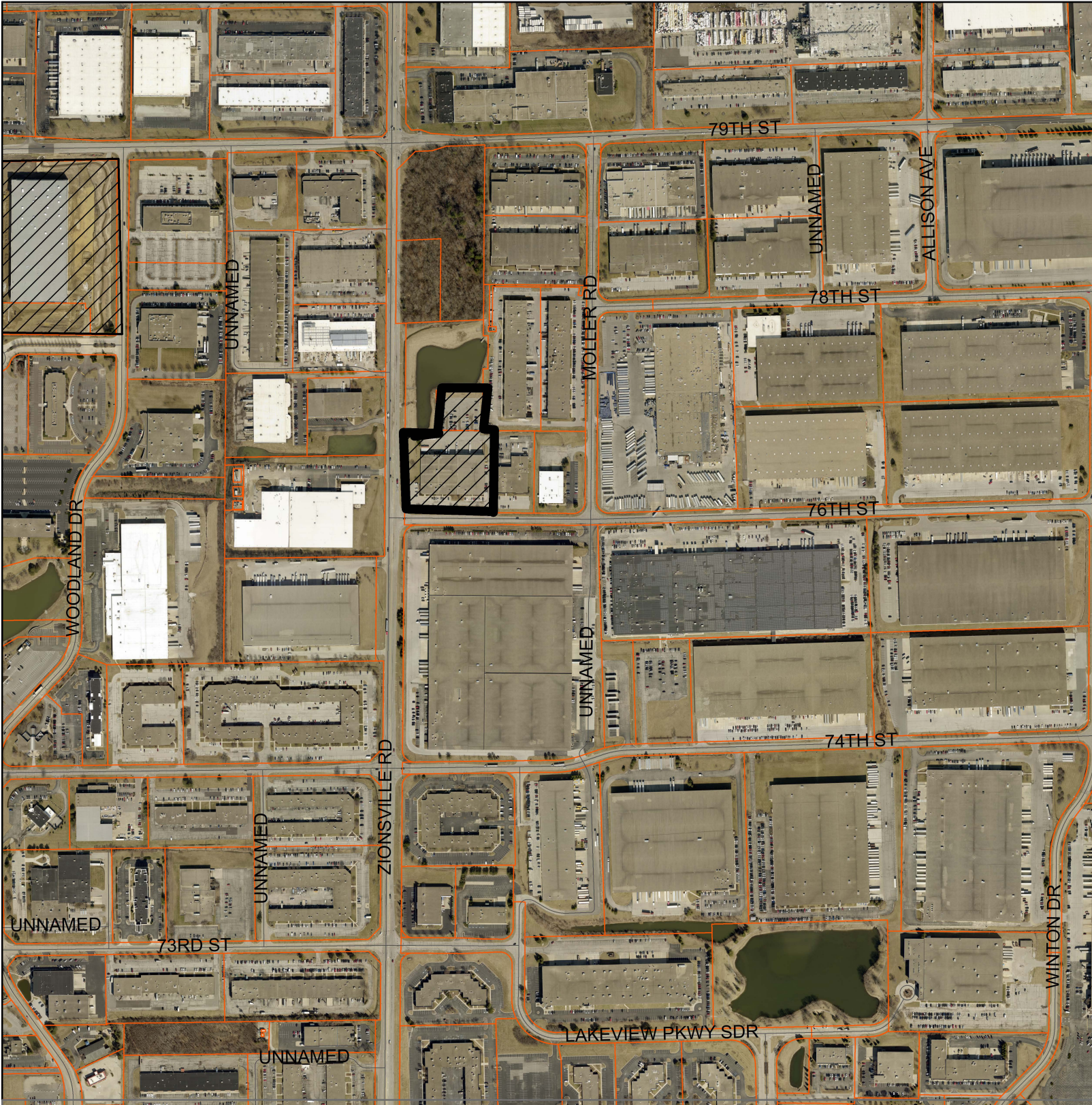
**EMPLOYMENT:** The petitioner estimates that this project will retain 102 positions at \$49.00/hr. and create ten (10) new positions at an average wage of \$45.00/hr. Staff finds these figures to be reasonable for a project of this nature.

**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.



McLaren Indy, LLC  
7615 Zionsville Road



 Project Site



Produced by: DMD - Battle09/2025

0

400

800

1,600 Feet

