

**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2025-A-003**

**REAL PROPERTY TAX ABATEMENT**

Dallara USA Holdings, Inc.  
1201 Main Street

**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,** during a hearing at 1:00p.m. on Wednesday, February 5, 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 six (6) 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. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. 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 not less than six (6) years.
5. This Economic Revitalization Area 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 in the ERA, to those respective tax savings attributable to the development of a building of up to approximately 32,000 square feet in total area.
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. Wednesday, February 19, 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 of six (6) 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 day  
of January 2025.

*Sheila Kinney* 1/23/2025  
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Sheila Kinney,  
Assistant Corporation Counsel

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

**FACTUAL INFORMATION**

Applicant: Dallara USA Holdings, Inc.  
Subject Real Estate: 1201 Main Street  
Wayne Township Parcel Numbers: 9025164, 9025165, and 9058715

**PROJECT DESCRIPTION**

Dallara USA Holdings, Inc. has announced plans to invest over \$15 million exclusively in its Speedway Indiana location to expand its current Headquarters. This significant investment is expected to impact the Motorsports, Automotive, and Aerospace & Defense (AS&D) industries within the state. The company will focus on developing specialized engineering services and manufacturing parts for NASCAR, INDYCAR, INDY NXT, and IMSA series, as well as serving major OEMs in the AS&D sectors. The project aims to bring advanced composite carbon fiber manufacturing technologies, increase machining and post-processing capacity, and improve workforce efficiency. A key goal of the initiative is to attract more manufacturing and high-level engineering services from out-of-state and international markets to the Indiana facility. The current and proposed facilities are located within a redevelopment area TIF district established by the Town of Speedway.

The investment includes \$5 million on real property for the expansion of Dallara's existing facility in Speedway and \$11.7 million in personal property, state-of-the-art equipment. This growth will also support a partnership with Purdue Motorsports, which will move into Dallara's building on Main Street.

**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:
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**  
**Dallara USA Holdings, Inc.**

**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	66%
4 <sup>th</sup>	50%
5 <sup>th</sup>	34%
6 <sup>th</sup>	17%

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

Area Surrounding Subject Real Estate: The site is located in Wayne Township in the town of Speedway, 1/3 of a mile SW of the Indianapolis Motor Speedway and 5 miles from downtown Indianapolis.

Current Zoning:..... SZ1 and SZ2

New Jobs Created: ..... 55

Jobs Retained: ..... 64

Estimated Cost of proposed project: \$5,000,000.00

**STAFF ANALYSIS**

Dallara USA Holdings, Inc. has announced plans to invest over \$15 million exclusively in its Speedway Indiana location to expand its current Headquarters. This significant investment is expected to impact the Motorsports, Automotive, and Aerospace & Defense (AS&D) industries within the state. The company will focus on developing specialized engineering services and manufacturing parts for NASCAR, INDYCAR, INDY NXT, and IMSA series, as well as serving major OEMs in the AS&D sectors. The project aims to bring advanced composite carbon fiber manufacturing technologies, increase machining and post-processing capacity, and improve workforce efficiency. A key goal of the initiative is to attract more manufacturing and high-level engineering services from out-of-state and international markets to the Indiana facility. The current and proposed facilities are located within a redevelopment area TIF district established by the Town of Speedway.

The investment includes \$5 million on real property for the expansion of Dallara’s existing facility in Speedway and \$11.7 million in personal property, state-of-the-art equipment. This growth will also support a partnership with Purdue Motorsports, which will move into Dallara’s building on Main Street. In addition to these advancements, Dallara USA has established a new company, Dallara AK E-Sports, in 2024. This venture will strengthen connections with academic institutions and the global software and electronics industries, further broadening the company’s reach and capabilities.

The project will retain sixty-four (64) current jobs with an average wage of \$34.44/hr. and create fifty-five (55) new positions with an average wage of \$41.55/hr. by December 31, 2028. These figures exclude benefits, and only positions earning more than \$18 per hour are included. Dallara’s investment underscores its commitment to advancing technology and fostering economic growth in Indiana. Dallara is committed to investing 5% of its tax savings toward workforce support programs.

The petitioner is requesting the 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 six (6) years real property tax abatement.

## TOTALITY OF BENEFITS

**PETITIONER:**                    **Dallara USA Holdings, Inc.**

**INVESTMENT:**                    Staff estimates that the proposed investment of \$5,000,000.00 should result in an increase to the tax base of approximately \$3,750,000.00 of assessed value. Staff estimates that over the initial six (6) year real property tax abatement period the petitioner will realize savings of approximately \$132,000.00 (an 23% savings). During the abatement period, the petitioner is expected to pay an estimated \$442,656.00 in real property taxes relative to the new investment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$95,776.00 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land, based on tax value assessed in 2024.

**EMPLOYMENT:**                    The petitioner estimates this project will retain sixty-four (64) jobs at an average wage of \$34.44/hr. and create a minimum of Fifty-five (55) new positions at an average wage of not less than \$41.55/hr. by December 31, 2028. 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 and development in Marion County.

**OTHER BENEFITS:**

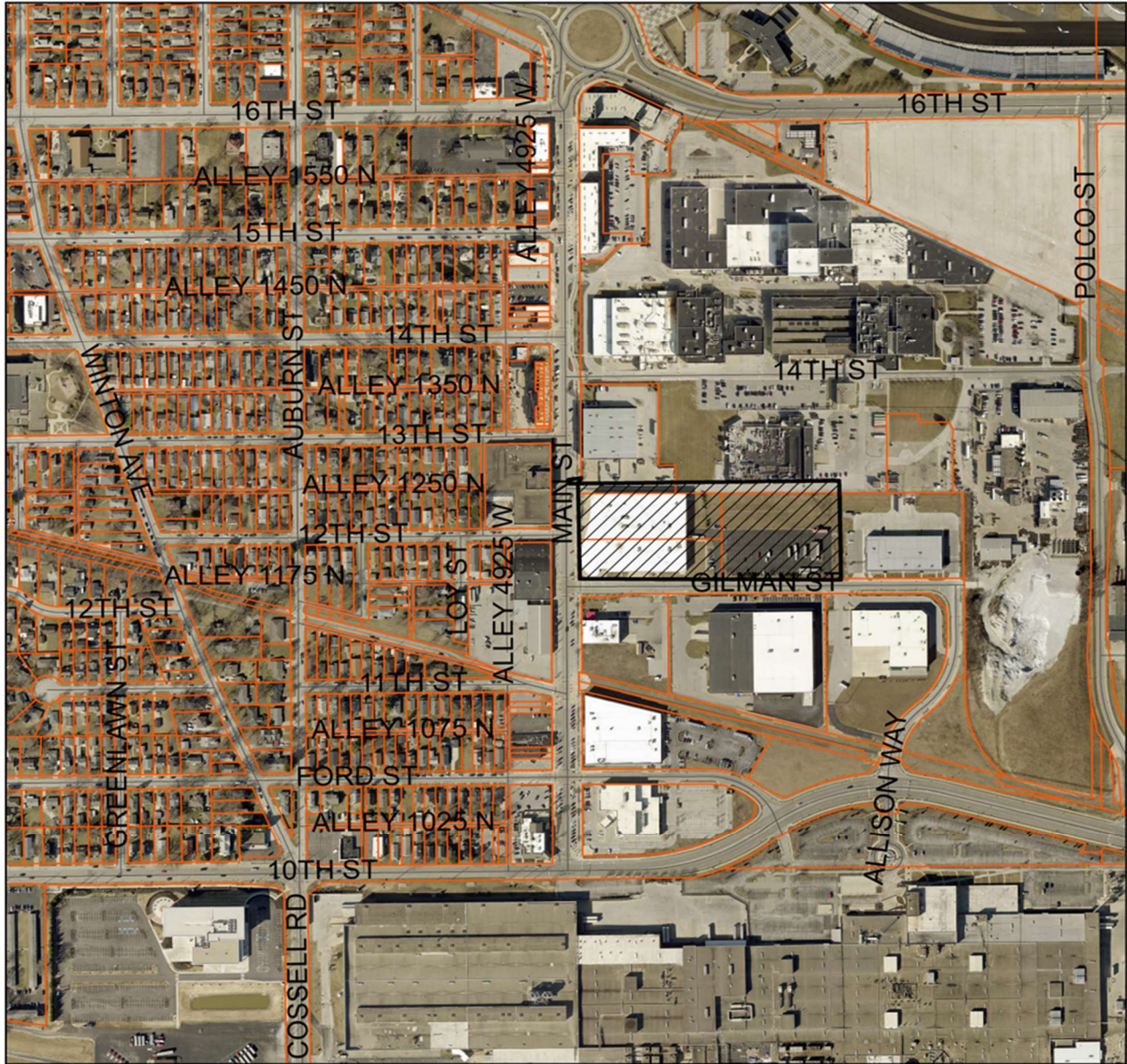
**STAFF COMMENT:**

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



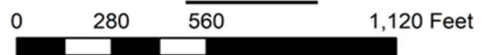
# Site Plan

Dallara USA Holdings, Inc.  
1201 Main Street (Speedway)



## Legend

-  Parcels
-  Project Site



Produced by: DMD - BATTLE 01/2025