FOR IMMEDIATE RELEASE
September 16, 2026

Metropolitan Development Commission Approves Sabey Data Center Targeted Incentive Package, Secures Commitments to Benefit Decatur Township

INDIANAPOLIS — The Metropolitan Development Commission (MDC) passed a pair of resolutions approving the Economic Revitalization Area and deal terms for Sabey Data Center Properties LLC (Sabey). With this approval, the Memorandum of Agreement (MOA), a formal agreement outlining how Sabey and the City of Indianapolis will work together as the project moves forward, including enshrining financial and good neighbor commitments, will be executed.

Economic, Jobs & Tax Impact
This $4.3 billion project is one of the largest investments in Indianapolis to date. Sabey is projected to become one of Marion County's top ten taxpayers during the abatement period, contributing an estimated $53 million in total with $31 million dedicated to Decatur Township Schools and $3 million dedicated to the Indianapolis Public Library. Following the abatement period, Sabey is expected to become the second largest taxpayer in the county.

The project will utilize a peak of 300 local skilled labor construction and subcontractor jobs during the buildout and Sabey has committed to a $50/hour wage floor for 75 new operational jobs. Additionally, tenant jobs will be added once the facility is operational. The company has also agreed to engage in local educational and workforce partnerships.

Incentive Structure
The incentive package offered to Sabey includes a 50% real property abatement for 10 years and a 90% personal property abatement for 15 years, designed to offset early investment and scale-up costs while supporting full project development and long-term tax growth. To ensure immediate community benefit, Indy Economic Development, Inc. (IEDI) and the City of Indianapolis did not utilize the state-authorized personal property exemption for this project.

Community Benefit
The City of Indianapolis and IEDI implement an Inclusion Plan as part of every business abatement package. This strategy utilizes a set value for the tax savings that are contributed by the company to the local community. This helps local communities grow their economies while making sure everyone shares in the benefits. This was included in the MOA commitments for this development. Commitments include, but are not limited to:

- A guarantee of $29.8 million with a potential of $39.8 million, to be invested in Decatur Township projects, exceeding the required 5%-of savings minimum asked for by the city. Of these funds:
    - $5 million in road and infrastructure upgrades
    - $5 million upfront for design and project costs for a state-of-the art Aquatic Center
    - $1 million for Aquatic Center operations and maintenance
    - $18.8 million minimum for Aquatic Center financing
- Good Neighbor Standards, such as sustainable design with low water usage, decommissioning agreements, enhanced landscaping, transparency with community contacts and utility information; and workforce and educational partnerships
- $50,000 investment in local public art in the surrounding area
- Up to $1.5 million compliance fee, paid to the City to absorb the administrative burden
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Community benefit discussions are shaped by the district councilor as well as community stakeholders once accurate calculations have been determined.

Background

MDC's vote follows a year-long evaluation process led by IEDI that included the assessment of the project's potential tax, economic and community impacts. All numbers and estimations were validated by an external professional accounting firm as well as other Marion County agencies that oversee components of the assessment and taxing process. During this process, IEDI met with councilors and community members as requested. A final community briefing on the economic impact of the project was held September 11, 2026.

The MDC hearing follows the approval of Sabey's zoning petitions in March 2026. The zoning process, overseen by the Department of Metropolitan Development, enshrined commitments related to sound and lighting limits, generator testing hours, provisions that prohibit high-impact or incompatible uses, enhanced visual screening and a closed-loop water system.

This investment establishes a long-term economic asset for Indianapolis, generating lasting tax revenue and community benefits.

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