



BOARD/COMMISSION: City Council

DATE: 11/18/2024

DIRECTIONS: Fishers Municipal Center Theater

The public may [stream the meeting online](#).

Members of the public may [submit comments online](#) before 12pm on the day of the meeting.

REGULAR CITY COUNCIL MEETING, 7 p.m.

1. Meeting Called to Order with the Pledge of Allegiance

2. Announcements

3. Proclamations

4. Presentations

a. Employee Service Award

- i. Brian Reeves (25 years)**
- ii. Stephen Feckete (25 years)**
- iii. Scott Booster (25 years)**
- iv. Scott Carr (25 years)**
- v. Andrew Ebbert (25 years)**

5. Council Committee Reports

- a. Finance Committee Report - *NONE***

6. Department Reports

- a. Health Department Report**

Health Department Report - 11-18-2024

7. Consent Agenda

- a.** Request to approve the previous meeting minutes from the **October 7, 2024, City Council Meeting**

Minutes - 10-07-2024

- b. R111824** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Council Action Form - R111824

City Funds Transfers - Exhibit A - R111824

City Funds Transfers - Resolution - R111824

Regular Agenda - Budget/Financial

- 8. R111824B** - Request to Approve an Additional Appropriation (Series 2024 GO Bonds) - **Public Hearing**

General Obligation Bonds Series 2024 Additional Appropriation - Council Action Form - R111824B

General Obligation Bonds Series 2024 Additional Appropriation - Resolution - R111824B

- 9. R111824A** - Request to Approve Union & Crossing Allocation Area

Fishers Crossing Union and Crossing Additional Allocation Area - Council Action Form - R111824A

Fishers Crossing Union and Crossing Additional Allocation Area - Exhibit A - R111824A

Fishers Crossing Union and Crossing Additional Allocation Area - Resolution - R111824A

Regular Agenda - Economic Development

- 10. R111824C** - Request to Approve an Amendment to a Project Agreement (Andretti).

Andretti PA - 2nd Amendment - CAF - R111824C

Andretti PA - 2nd Amendment - Exhibit A - R111824C

Andretti PA - 2nd Amendment - Resolution - R111824C

11. R111824 D - Request to Establish Economic Revitalization Area (DMC Insurance).

Approving Economic Development Agreement (DMC Insurance) - CAF - R111824D

Approving Economic Development Agreement (DMC Insurance)- Exhibit A - R111824D

Approving Economic Development Agreement (DMC Insurance) - Resolution - R111824D

12. R111824 E - Request to Approve SB-1 (DMC Insurance).

SB-1 and Abatement Approval (DMC Insurance) - CAF - R111824E

SB-1 and Abatement Approval (DMC Insurance) - Exhibit A - R111824E

SB-1 and Abatement Approval (DMC Insurance) - Resolution - R111824E

Regular Agenda - Government/Miscellaneous

13. 090924C - Southeast Fishers Annexation - **Public Hearing**

Southeast Fishers Annexation - Ordinance - Exhibits A and B - Ordinance - 090924C

14. 111824E - A Request to Approve an Amendment to Chapter 180 of the City of Fishers Municipal Code (Fishers Health Department) - **1st, 2nd, and 3rd Reading**

Amendment of Clinical Personal Health Services Fees - CAF - 111824E

Amendment of Clinical Personal Health Services Fees - Ordinance - 111824E

15. 111824F - A Request to Approve an Amendment to the 2024 and 2025 Salary Ordinance - **1st, 2nd, and 3rd Reading**

2024 Salary Ordinance Amendment Proposal - CAF - 111824F

2024 Salary Ordinance Amendment Proposal - Exhibit A - 111824F

2024 Salary Ordinance Amendment Proposal - Exhibit B - 111824F

2024 Salary Ordinance Amendment Proposal - Ordinance - 111824F

Regular Agenda - Planning & Zoning

16. 090924G – Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City USA Cyntheanne Road PUD. (RZ-24-1) - **Final Reading**

Kid City USA Rezone - Council Action Form - 090924G - Final Reading

Kid City USA Rezone - Petitioners Packet - 090924G - Final Reading

Kid City USA Rezone - Staff Report - 090924G - Final Reading

Kid City USA Rezone - Ordinance - 090924G - Final Reading

17. 111824 - Consideration of a rezone of 44.42 acres from R2 to PUDR, known as the Balmoral Village PUD. (RZ-24-3) - **1st Reading**

Balmoral Village PUD Rezone - Council Action Form - 111824 - 1st Reading

Balmoral Village PUD Rezone - Concept Plan - 111824 - 1st Reading

Balmoral Village PUD Rezone - Draft Ordinance - 111824 - 1st Reading

Voluntary Annexations

Kid City USA Cyntheanne Road Annexation:

18. 111824A - Request to approve a voluntary annexation of 3.61 acres, known as the Kid City USA Cyntheanne Road property. Subject site is generally located east of N. Cyntheanne Road and north of Southeastern Parkway, with a common address of 12344 Cyntheanne Road. (ANX-24-7) - **1st Reading & Public Hearing**

Kid City USA Cyntheanne Road Annexation - Council Action Form - 111824A - 1st Reading

Kid City USA Cyntheanne Road Annexation - Draft Ordinance - 111824A - 1st Reading

Autumn Estates Annexation:

19. 111824B - Request to approve a voluntary annexation of 17.75 acres, known as the Autumn Estates property. Subject site is generally located northeast of Southeastern Parkway and southeast of Cyntheanne Road. (ANX-24-8) - **1st Reading & Public Hearing**

Autumn Estates Annexation - Council Action Form - 111824B - 1st Reading

Autumn Estates Annexation - Draft Ordinance - 111824B - 1st Reading

20. Regular Items - Any other Unfinished / New Business

21. Regular Items - Community Comment

22. Regular Items - Meeting Adjournment



Fishers Health Department Update – 11/18/2024

“Health First Indiana” Governors Public Health Commission Legislation

- HFI Funding for 2024, \$1,935,997.50, approved by IDOH and approved with City budget.
- Requirements to report on Core Services with KPIs and metrics. Information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.

Community Health Assessment:

- Draft of data analysis complete. Will be disseminating survey and forming groups as next step.

Culture of Health

- Launched “Wellness Wander” for mental health tips to rotate through various Parks- have received very positive feedback! November Wellness Wander is at Brooks School Park and focused on mindfulness with engagement opportunities.
- Presented on “Culture of Health Ambassador” position at American Public Health Association annual meeting in October.

Core Health Services

- Immunizations & Testing: 401 patients seen for immunizations and testing services in October. Demand for tuberculosis testing decreased (21). Zero COVID-19 and blood lead tests administered. Flu and COVID-19 vaccine demand increasing as we enter respiratory illness season.
- 78 active reportable conditions managed at a steady pace and monitored for outbreak potential. Notification about respiratory illness monitoring and guidance sent through HSE District communication channels after multiple suspected and confirmed pertussis cases. Pertussis activity increasing across U.S. – CDC Surveillance update available at this [link](#).
- Finished credentialing to accept insured patients for all services. Billing for clinical services to start next month December 2, 2024. Held 8 flu vaccine clinics at City of Fishers departments to vaccinate 90 employees. Three additional flu clinics held at community locations throughout the city.

Health Education

- 19 health education sessions offered in October to 2,073 individuals.
- Health Educator currently sees all students in grades K-1 and 3-8 at least once in the year. Additionally, all high school health classes and other classes on demand. Hiring for a 2nd health educator to expand services in the community.

Mental Health

- Hosting *International Survivors of Suicide Loss Day* in collaboration with American Foundation for Suicide Prevention at Fishers Municipal Theater Saturday, November 23 from 1-3 pm. Registration required and available at this [link](#).
- [Stigma Free Fishers](#) platform & [Community Resource List](#) continue to see increase in usage and awareness. Since launch 15,892 unique users and 18,524 total sessions. This year 8,752 unique users with 10,023 sessions, of which 8,699 users are new from last year. Most users from Fishers and surrounding area, female, and younger than 25 years of age. 47% of users under age 18, 70% under age 24. Most common topic centers, resources, and assessments used so far in 2024 on depression, anxiety, and alcohol use.



Environmental Health & Inspections

- Check out the [Food Grade and Inspection Dashboard](#) for most recent grades and inspection reports. To date, graded 352/371 permanent establishments (316 A, 31 B, 5 C).

Community Outreach

- Handed out “Golden Tickets for Health” during BooBash and created ‘TickTalk’ Lyme disease awareness during fall Fishers AgriPark scarecrow competition.
- Follow us on Facebook, X and Instagram to help us get the word out on the great work we are doing!

Public Health Social Work

- Social worker and community health advocates connecting individuals to services and care for substance use disorder, disability resources, mental health counseling, caregiver support, home health care, assisted living, and more. September 2024 had 77 unique individuals with 98 encounters, of which 55 referrals to community resources.
- All FPD emergency detentions are automatically referred into program to assist with mental health crises. FPD and FFD handled referrals during social worker leave; 147 individuals year to date.
- Fall prevention program: Continuing recruitment for in-home risk assessments, minor modifications and referrals to reduce risk. Completed two Matter of Balance courses in collaboration with Purdue University Extension Office. Community Health Advocates receiving training to offer fall prevention courses to residents.
- Social needs assessment to identify barriers to physical, mental, and social well-being offered daily in clinic. Program offers on-site social work support to any clinic patient with referrals to organizations for support with employment, connection to medical care providers, assistance with food/housing/financial insecurity, social isolation, and literacy. To date, 500 individuals have completed a needs assessment.

Grants and Funding:

- Distributed \$150,000 in grant funding to the Hamilton Southeastern Education Foundation to support an expansion of Project Hope. This program supports students needing mental health therapy through Community Health Network’s school-based Licensed Clinical Social Workers. Distributed additional \$2,800 for school-based truancy prevention program.
- School-based student-led club grant portal now open and receiving grant proposals. Three great proposals have been approved to date. All school-based clubs eligible to apply for awards up to \$500 per calendar year for health or service-focused projects. More information and application portal here: <https://health.fishersin.gov/resources/school-health-club-grant-program-2/>
- Preparing to submit 2025 grant application for FDA Standardization program. If received, will be 3rd year. Supports training, certification and improved standards for food protection program.
- Received funding through VFC grant from IDOH, supports immunization related activities and staffing.
- Received Public Health Emergency Preparedness grant from IDOH to promote and support emergency preparedness and support response activities. Partially supports staff salary and benefits.
- All health department contracts are posted here: <https://app.smartsheet.com/b/publish?EQBCT=0e1d1aa1427b4be39bd2c23e34d6086f> for 30 days before signature per Indiana Code.

Open Positions

- Filled public health nurse role. New nurse started 10/28/24.
- Continuing to review applicants for new Health Educator role.
- All available positions are posted for a minimum of 30 days here: <https://www.governmentjobs.com/careers/fishersin> and here: <https://app.smartsheet.com/b/publish?EQBCT=0e1d1aa1427b4be39bd2c23e34d6086f> per Indiana Code.

Fishers City Council Meeting
Minutes
October 7, 2024

THE PUBLIC MAY STREAM THE MEETING BY GOING TO: <http://tinyurl.com/CityOfFishers>

BOARD/COMMISSION: City Council Meeting

DATE: 10/7/2024

DIRECTIONS: City Hall, 1 Municipal Drive, Fishers, IN 46038

REGULAR CITY COUNCIL MEETING, 7:00 p.m., City Hall, Auditorium

1. Meeting Called to Order with the Pledge of Allegiance

- President Cecilia Coble called the meeting to order at 7:00 p.m. Present were Brad DeReamer, John Weingardt, Todd Zimmerman, John DeLucia, and Bill Stuart. Pete Peterson, Tiffanie Ditlevson, and Selina Stoller were absent. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Lisa Bradford, Ethan Lee, Monica Heltz, Megan Baumgartner, Jordin Alexander, Hateem Mekky, Lindsey Bennett, Tabitha Miller, Assistant Chief Mike Taylor, Mary Jansen, Michael Vance, Marcie Vance, Samantha Kern, Andrea and John Jones, Ross Reinhardt, Tom Teitgen, Kate Cook, Jocelyn Vare, Sarah Renfro, Matthew Graham, Stephanie Hunt, Fred Scheel, Karen Courtney, Randy Buhr, Jeanine and David Tuceh, Carlene Heny, Dan Howe, Nancy Janen, Josh Huser, Kara Hearey, Bret Anderson, Damen Brooks Jr., Gregory McKay, and Larry Lannan.

2. Announcements: None

3. Proclamations: None

4. Presentations:

a. Employee Service Award – Anthony Novak (25 years)

- o Tabitha Miller presented Anthony Novak with his 25 year plaque.

5. Council Committee Reports

- a. Finance Committee Report

6. Department Reports

- a. Health Department Report

7. Consent Agenda:

- a. Request to approve the previous meeting minutes from the **September 9, 2024, City Council Meeting.**
- b. Presentation of Redevelopment Commission Report
- c. **R100724** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds
- John Weingardt made a motion to approve the Consent Agenda. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

REGULAR AGENDA

Business/ Financial

8. **090924** - Request to Approve 2025 Municipal Budget - **2nd Reading**

- Elliott Hultgren gave his presentation to the council members.
- John Weingardt made a motion to approve ordinance **090924**. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

9. **090924B** - Request to Approve 2025 Salary Ordinance - **2nd Reading**

- Ethan Lee gave his presentation to the council members. There was one change since the 1st Reading. Community Risk Reduction Specialist (Fire Department) has had the salary increased.
- Todd Zimmerman made a motion to approve ordinance **090924B**. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

10. **090924A** - Request to Approve 2024 General Obligations Bond - **2nd Reading**

- Lisa Bradford gave her presentation to the council members.
- Todd Zimmerman made a motion to approve ordinance **090924A**. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

11. **R100724C** - Request to Approve an Additional Appropriation (Economic Development Fund) - **Public Hearing**

- Lisa Bradford gave her presentation to the council members.
- President Cecilia Coble opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- Todd Zimmerman made a motion to approve resolution **R100724C**. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

12. **R100724B** - Request to Approve and Additional Appropriation (Park Impact Fee Fund) - **Public Hearing**

- Lisa Bradford gave her presentation to the council members.
- President Cecilia Coble opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- Todd Zimmerman made a motion to approve resolution **R100724B**. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

13. **R100724A** - Request to Approve an Additional Appropriation (Road Impact Fee Fund) - **Public Hearing**

- Lisa Bradford gave her presentation to the council members.
- President Cecilia Coble opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- Todd Zimmerman made a motion to approve resolution **R100724A**. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

14. 100724 – An ordinance of the common council of the City of Fishers, Indiana, Amending the Authorization for the issuance of the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2024D and Authorizing and Approving other Actions in Respect thereto (CityWalk) - **1st Reading**

- Lisa Bradford gave her presentation to the council members.
- John Weingardt made a motion to suspend the rules and approve ordinance **100724** on the **1st Reading**. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
- John Weingardt made a motion to approve ordinance **100724**. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Economic Development

15. R100724E - Resolution Approving Restated Project Agreement (CityView)

- Megan Baumgartner gave her presentation to the city council members.
- Todd Zimmerman made a motion to approve resolution **R100724E**. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Government/Miscellaneous

16. 090924D - Request to Approve an Ordinance Amending Chapter 51, Amending Rates and Charges for the Use of and Services Rendered by the City of Fishers, Indiana Sanitary Sewage Works and Amending Chapter 50, Garbage, Trash and Refuse, and Establishing the Service, Rates, and Charges for Trash, Solid Waste, and Recycling Collection and Disposal - **Public Hearing, 2nd Reading:**

- Lindsey Bennett gave her presentation to the city council members.
- President Cecilia Coble opened the meeting for a **Public Hearing**. Josh Huser came forward. He spoke on the sewer fee increase.
- No others came forward. The public hearing was closed.
- John Weingardt made a motion to approve ordinance **090924D**. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

17. 081924C - A Request to Approve an Amendment to Chapter 98 of the City of Fishers Municipal Code (Noise) - **3rd Reading, Public Comment**

- Lindsey Bennett gave her presentation to the city council members.
- Assistant Chief Mike Taylor also spoke.
- President Cecilia Coble opened the meeting for a **Public Hearing**. Fred Scheel and Andrea and John Jones came forward to speak against the new noise ordinance.
- The city council members had a lot of discussion on this item. Bill Stuart made a motion to amend the ordinance to read the decimals from 80 to 75. There was not a 2nd on this motion. The motion did not pass.
- Brad DeReamer made a motion to approve ordinance **081924C**. John Weingardt seconded the motion. Brad DeReamer, John Weingardt, John DeLucia, and Todd Zimmerman voted yay. Cecilia Coble and Bill Stuart voted nay. Pete Peterson, Tiffanie Ditlevson, and Selina Stoller was absent. The vote was 4 Yay, 2 Nay, and 3 Absent. **The motion did not pass.**

Planning & Zoning

- **NONE**

REGULAR ITEMS

18. Any other Unfinished / New Business

- **None**

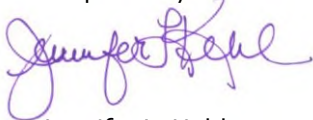
19. Community Comment

- Stephanie Hunt President of Fishers Pride came forward to speak on the Fishers Pride event that was held in September. There were 1999 individuals in attendance.
- Gregory McKay came forward to speak on four different locations he feels Round-a-bouts are needed.
- Josh Huser came forward and asked for a copy of the Rules of Procedure.
- Mary Jensen, Samantha Kern and Sarah Renfro came forward and spoke on the Fishers Pride event.
- Bret Anderson came forward to thank the mayor and staff for the sidewalks on Lantern Road.
- Brad DeReamer thanked Fishers Police Department for the pink patches for Breast Cancer Awareness. Brad also on the political signs and asked the signs in the portions of the city that are in the county not be picked up.

20. Meeting Adjournment

- John Weingardt made a motion to adjourn the meeting. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
- The meeting was adjourned at 8:22p.m.

Respectfully Submitted,



Jennifer L. Kehl
Fishers City Clerk

Fishers Finance Committee Minutes October 2, 2024

FINANCE COMMITTEE MEETING, 5:00 P.M., 3RD FLOOR, NICKEL PLATE CONFERENCE ROOM

1. Meeting Called to Order

- Chairperson John Weingardt called the meeting to order at 5:03 P.M.
- Present were Cecilia Coble, Selina Stoller, John DeLucia, and Bill Stuart. Others present were City Clerk Jennifer Kehl, Lisa Bradford, Larry Lannan and Josh Huser.

2. Announcements

- None

3. Consent Agenda

- a. Request to review the previous meeting memoranda:
 - I. Minutes for **September 4, 2024**
 - Selina Stoller made a motion to approve the minutes from the September 4, 2024, Finance Committee meeting. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay and the motion passed.
- b. **R100724** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds: Council Action Form | Resolution | Exhibit A
 - Selina Stoller made a motion to send resolution **R100742** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance, and all members voted yay and the motion passed.

RESOLUTIONS:

4. **R100724A** - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Road Impact Fee Funds to the City of Fishers Municipal Budget: Council Action Form | Resolution | Exhibit A | Exhibit B
 - Lisa Bradford made her presentation to the Finance Committee members. Lisa Bradford stated the funds were about \$200,000.
 - Bill Stuart made a motion to send resolution **R100742A** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance, and all members voted yay and the motion passed.
5. **R100724B** - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Park Impact Fee Funds to the City of Fishers Municipal Budget: Council Action Form | Resolution | Exhibit A | Exhibit B
 - Lisa Bradford made her presentation to the Finance Committee members. Lisa Bradford stated the funds were about \$250,000.
 - John DeLucia made a motion to send resolution **R100742B** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance, and all members voted yay and the motion passed.
6. **R100724C** - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Economic Development Funds to the City of Fishers Municipal: Council Action Form | Resolution | Exhibit A | Exhibit B
 - Lisa Bradford made her presentation to the Finance Committee members.

- Cecilia Coble made a motion to send resolution **R100742C** to the full council for approval. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay and the motion passed.

ORDINANCES:

1. **090924** - A Request to Approve the City of Fishers 2025 Budget – **2nd Reading:** Council Action Form | Exhibit A
 - Lisa Bradford made her presentation to the Finance Committee members.
 - Bill Stuart made a motion to send ordinance **090924** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance, and all members voted yay and the motion passed.
2. **090924A** - Ordinance of the Common Council of the City of Fishers, Indiana Authorizing Issuance of Bonds for the Purpose of Providing Funds to be Applied to Pay for Construction of Certain Road Improvements and Incidental Expenses in Connection Therewith and to Pay for Certain Trail Improvements and the Acquisition of Certain Equipment and Incidental Expenses in Connection Therewith and on Account of the Issuance of the Bonds-**2nd Reading:** Council Action Form | Ordinance
 - Lisa Bradford made her presentation to the Finance Committee members. This is a one-year bond.
 - Selina Stoller a motion to send ordinance **090924A** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance, and all members voted yay and the motion passed.

Regular Items

3. Any other Unfinished / New Business
 - Lisa Bradford stated she is meeting with Deputy Mayor Elliott Hultgren to work on a schedule to review the city's fees. They will bring the schedule to the next meeting.
 - John Weingardt asked Lisa Bradford to contact the auditors and set a meeting date for them to review the audit with the committee.
4. Meeting Adjournment
 - Selina Stoller made a motion to adjourn the meeting. John Delucia seconded the motion. There was no remonstrance and all members voted yay.
 - The motion passed. The meeting was adjourned at 5:30 p.m.

Respectfully Submitted,



Jennifer L. Kehl
Fishers City Clerk

**BUDGET & FINANCE COMMITTEE REPORT
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

* This is a Report of the Budget & Finance Committee. Minutes of the committee meeting can be found online at <https://fishersin.gov/agenda-center/>

John Weingardt, Chairperson
Cecilia Coble, Committee Member
Selina Stoller, Committee Member
John P. DeLucia, Committee Member
Bill Stuart, Committee Member

Meeting Date: 10/2/2024

RESOLUTIONS

1. **R100724** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

2. **R100724A** - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Road Impact Fee Funds to the City of Fishers Municipal Budget.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

3. **R100724B** - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Park Impact Fee Funds to the City of Fishers Municipal Budget

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation



Fishers Health Department Update – 10/7/2024

Senate Enrolled Act 4 – “Health First Indiana” Governors Public Health Commission Legislation

- HFI Funding for 2024, \$1,935,997.50, approved by IDOH and submitted for council approval with City budget.
- Requirements to report on Core Services with KPIS and metrics. Information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.

Community Health Assessment:

- First full draft nearly complete. Continuing readiness for accreditation process.

Culture of Health

- Geist Half marathon complete with 2510 participants (33% increase over 2023) and 600 volunteers with 16 different partnerships, and many new elements including the “Mental Health Mile,” all coordinated by FHD Culture of Health Ambassador.
- Launched “Wellness Wander” for mental health tips to rotate through various Parks- have received very positive feedback!
- Presenting on unique “Culture of Health Ambassador” position at American Public Health Association annual meeting in October.

Core Health Services

- Immunizations & Testing: 312 patients seen for immunizations and testing services in September. Demand for tuberculosis testing decreased (26). Zero COVID-19 and blood lead tests administered.
- 68 active reportable conditions managed at a steady pace and monitored for outbreak potential. Pertussis outbreak at area daycare officially closed.
- Finished credentialing to accept insured patients for all services. Billing for clinical services pushed back to December 2, 2024, due to contract restriction with VaxCare.

Health Education

- 17 health education sessions offered in September to 1,832 individuals.
- Health Educator currently sees all students in grades K-1 and 3-8 at least once in the year. Additionally, all high school health classes and other classes on demand. Hiring for a 2nd health educator to expand services in the community.

Mental Health

- [Stigma Free Fishers](#) platform & [Community Resource List](#) continue to see increase in usage and awareness. Since launch 14,286 unique users and 16,742 total sessions. This year 7,146 unique users with 8,241 sessions, of which 7,093 users are new from last year. Most users from Fishers and surrounding area, female, and younger than 25 years of age. 46% of users under age 18, 70% under age 24. Most common topic centers, resources, and assessments used so far in 2024 on depression, anxiety, and alcohol use.

Environmental Health & Inspections

- Check out the [Food Grade and Inspection Dashboard](#) for most recent grades and inspection reports. To date, graded 351/368 permanent establishments (314 A, 33 B, 4 C). Graded 4/60 food trucks (4 A). Graded 0/24 temporary establishments.



Community Outreach and Social Media

- Closed out Fishers Farmers Market participation with Club Day (over 23 local clubs) and co-hosted free flu vaccines in collaboration with IU Health (31 vaccinated).



- Participated in panel discussion at Butler University (9/21) and co-hosted FHD graduate Vince Dixon's short film screening *Sometimes I Imagine Your Funeral* on substance abuse, overdose and grief at HEPL on 9/30 with over 90 participants.

Public Health Social Work

- Social worker and community health advocates connecting individuals to services and care for substance use disorder, disability resources, mental health counseling, caregiver support, home health care, assisted living, and more. September 2024 had 64 unique individuals with 86 encounters, of which 51 referrals to community resources.
- All FPD emergency detentions are automatically referred into program to assist with mental health crises. FPD and FFD handling referrals during social worker maternity leave through October; 126 individuals year to date.
- Fall prevention program: Over thirty new clients for in-home risk assessments, minor modifications, and referrals to reduce risk this year. Two Matter of Balance courses in collaboration with Purdue University for residents ongoing. Working with nurses to provide on-site respiratory vaccines to participants. Working with one extended care facility to implement fall prevention programming.
- Social needs assessment to identify barriers to physical, mental, and social well-being offered daily in clinic. Program offers on-site social work support to any clinic patient with referrals to organizations for support with employment, connection to medical care providers, assistance with food/housing/financial insecurity, social isolation, and literacy. To date, 459 individuals have completed a needs assessment.

Grants and Funding:

- Increase in funding for immunization related activities received through VFC grant from IDOH, supports nurses and outreach activities.
- Received Public Health Emergency Preparedness grant from IDOH to promote and support emergency preparedness and support response activities. Partially supports staff salary and benefits
- Implemented Indiana Health Information Exchange contract to provide access to integrated medical records in support of core health services activities. Implementation and year one fees covered by IDOH. System implemented ahead of schedule on 9/27/24.
- School-based student-led club grant portal now open and receiving grant proposals. All school-based clubs eligible to apply for awards up to \$500 per calendar year for health or service-focused projects. More information and application portal here: <https://health.fishersin.gov/resources/school-health-club-grant-program-2/>
- Health department distributed contracts to community agencies focused on access to care and prevention efforts. Contracts with: Shepherd's Center of Hamilton County, Trinity Free Clinic, and Breathe Easy Hamilton County.
- All health department contracts are posted here: <https://app.smartsheet.com/b/publish?EQBCT=0e1d1aa1427b4be39bd2c23e34d6086f> for 30 days before signature per Indiana Code.

Open Positions

- Filled public health nurse role. New nurse to start 10/28/24.
- 40 applicants for Health Educator role. Inviting 5-6 candidates to interviews in October.
- All available positions are posted for a minimum of 30 days here: <https://www.governmentjobs.com/careers/fishersin> and here: <https://app.smartsheet.com/b/publish?EQBCT=0e1d1aa1427b4be39bd2c23e34d6086f> per Indiana Code.

Calendar Year
2023

Annual Report – Tax Increment Financing



FISHERS REDEVELOPMENT COMMISSION

The Fishers Redevelopment Commission was created to serve the city for the purpose of reviewing redevelopment proposals for underdeveloped and blighted areas.

Contents

Fishers Redevelopment Commission (“FRDC”) Background.....	3
New Committed Jobs:	15
Gross Assessed Value Growth (“GAV”)	16
2023 Active TIF Districts.....	17
Assessed Value Information by TIF District	18
TIF Fund Balance Sheet as of December 31, 2023.....	19
TIF Fund Combined Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended December 31, 2023.....	20
TIF Fund Statement of Revenues, Expenditures and Fund Balances	21
Debt – Expected to be Serviced using TIF Revenues.....	22

Fishers Redevelopment Commission (“FRDC”) Background

What is the FRDC?

The FRDC is a body of five citizens that reviews and acts on redevelopment activities as defined by Indiana Code 36-7-14. These activities can include acquiring real property; laying out and constructing public improvements such as infrastructure and parks; rehabilitating, maintaining or demolishing real property; disposing of property; and making payments required or authorized for bonds and redevelopment activities in Fishers (the “City”).

In addition, the FRDC authorizes the issuance of bonds for redevelopment districts (The “District”), in the name of the City, in anticipation of revenues of the District and to use the proceeds of such bonds to acquire and redevelop property in the Economic Development Area (“EDA”). A redevelopment commission is charged with finding ways to address areas needing redevelopment in the manner that best serves the social and economic interests of the unit and its inhabitants. They also consider the authorization of Tax Increment Financing (“TIF”) districts.

Who are the members?

- Five citizens are appointed to be members of the FRDC. Two members are appointed by the City Council and the remaining three members are appointed by the Mayor. There is an additional non-voting member that is appointed by the Hamilton Southeastern School Board. Each member’s term is one year in length and expires on January 1 of each year. The following are the 2023 Members of the FRDC:
 - Damon Grothe (President)
 - Anderson Schoenrock (Vice President)
 - Brad Johnson (Secretary)
 - Tony Bonacuse
 - Dan Canan
 - Ben Orr (School Board Representative)
- The daily operations of the FRDC are handled by City employees primarily from the Controller’s Department and Economic Development Department at no cost to the FRDC. The following employees are primarily responsible for FRDC functions:
 - Megan Baumgartner (Economic and Community Development Director)
 - Jordan Willy (Assistant Director of Economic Development)
 - Lisa Bradford (City Controller)
 - Lawrence Summers (Senior Controller Staff, Economic Development)

When was it created?

The FRDC was created in March of 1989 out of a growing need for redevelopment.

Why is it important?

The FRDC is vital to the City's development for its ability to create TIF districts to spur development activity in certain areas and to pledge TIF revenues toward the repayment of debt incurred for redevelopment purposes. The FRDC authorizes the issuance of debt in the redevelopment district. Statutory debt for the redevelopment district is based on the assessed value of the district which is the same as the City's assessed value. In addition, the FRDC acts as an oversight committee for the City to investigate, study, and select areas that need redevelopment or economic development.

Where does the FRDC have jurisdiction?

The FRDC's jurisdiction is congruent with the City of Fishers' city limits.

What has the FRDC done in recent history?

The following are significant actions passed by the FRDC since 2007.

2007 Highlights

- Approve Economic Development Plan for the Shops at Geist Pointe and declare the area an Economic Development Area (EDA) and an allocation area.
- Approve economic development plan for Olio Road/I-69 and designate the related EDA to encourage growth near the Exit 10 interchange area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2007 B (BD Northeast Medical Center Development, LLC Project) (the 2007 Bonds) used for infrastructure and utility costs of the St. Vincent emergency facility on 26 acres at Exit 10. The project consists of a 120,000 square foot building comprised of three (3) stories with helipad. The anchor programs consist of a free-standing emergency departments, diagnostic imaging services, and an ambulatory surgery center.
- Approval of and EDA and Allocation Area designated as the St. Vincent Economic Development Area.

2008 Highlights

- Approval of Economic Development Plan for the Shops at Geist Pointe and declaration of the area an Economic Development Area (EDA) and an allocation area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2008A (Shops at Geist Pointe, LLC Project) (the 2008 Bonds) to be loaned to Shops at Geist Point LLC and applied to certain demolition costs and costs of the construction of certain road, drainage, sanitary, sewer and other infrastructure improvements.
- Designation Crosspoint TIF District and approval of related project. Concourse at Crosspoint is a Class A office park located along the west side of I-69 close to 106th Street.
- Pledge of TIF Revenues to economic development bonds for the Concourse at Crosspoint

- Approval of Economic Development Agreement with Clarian Health Partners. The project was for a medical and health related facility. As part of the project, the City (Town at the time) provided necessary public infrastructure in the area.
- Designation of Clarian Allocation Area.
- Approval of Clarian bonds for Infrastructure improvements in the area

2009 Highlights

- Designation of Clarian Allocation Area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2009 (Clarian Saxony Medical Center Project) to finance certain infrastructure improvements.
- Approval of economic development agreement with Interchange Diversified, LLC for a mixed-use development located near the intersection of State Road 238 and 136th Street.
- Approval to issue bonds for infrastructure and other costs related to development near SR 238 and 136th Street and near the southwest intersection of I-69 and SR 238 (Saxony Bonds).
- Designation of Saxony Allocation Area. The property tax increment from this approximately 100-acre area will support the debt service for the Saxony Bonds.
- Designation of Village, Commons and Town Allocation Areas in the Olio Road/I-69 EDA.
- Approve Research and Technology Park EDA and Allocation Area.

2010 Highlights

- Approval of amendment to the lease agreement to allow for the refunding of RDA Lease Rental Revenue Bonds of 2001 with the Fishers RDA Lease Rental Refunding Bonds of 2010.
- Approval of Fishers Automotive Project and related bonds authorized.
- Approval of River Place Project.
- Approval of Lease Financing for 96th and Allisonville Road Project backed by special benefits taxes.
- Approval of the State Road 37 Economic Development plan and designation of the State Road 37 EDA and Allocation Area.
- Authorization of State Road 37 bonds issued by the Town of Fishers.
- Approval of Fishers Automotive Economic Development Agreement and Allocation Area.

2011 Highlights

- Pledge of TIF revenues to the repayment of the Town of Fishers Redevelopment District Bonds, Series 2011 (State Road 37 Project).
- Approval of bonds related to improvements in the Geist Annexation Area
- Pledge of TIF revenues to the repayment of the Economic Development Revenue Bonds, Series 2011 (Fishers Automotive Project).

2012 Highlights

- Approval of expansion of SR 37 EDA.
- Approval of expansion of Fishers/I-69 EDA.

2013 Highlights

- Acquisition of property from US post Office and transfer of property to the Town of Fishers for downtown redevelopment.
- Acquisition of property in the Downtown area to spur redevelopment.
- Approval of Blast media EDA.
- Approval of Lease Agreement with Forum Credit Union for Blast Media space.
- Approval of Blue Bridge Digital EDA and subsequently approval of associated sublease.

2014 Highlights

In 2014, the FRDC approved several projects in the Downtown TIF district. The major projects are described in more detail below.

The Depot at Nickel Plate

- 241 Luxury Apartments
- 15,719 square feet ground floor retail
- Approximately 430 structured parking garage spaces
- Approximately 50-75 additional jobs
- \$40M total project investment
- Completed in April 2015

Central Green Improvements

- Improved public green space plaza
- 20+ additional trees

The Edge

- 60,187 square feet mixed-use (3-story)
- 22,000 square feet leased by Community Health Network
- Restaurants, retail, medical office, office space
- 330 space parking garage
- \$18M total project investment
- Approximately 100-150 additional jobs
- Completed in 2016

The Switch

- 33,150 square feet mixed-use building (3-story)
- Restaurants, retail, office
- 100+ Class A luxury apartments (Studio, 1BR, 2BR)

- 400+ space parking garage (Shared by tenants/public)
- Approximately 100-120 additional jobs
- Enhanced train platform and pedestrian plaza
- \$28.5M total project investment
- Completed in 2016

Meyer Najem Building

- 40,000 square feet office building (2-story)
- 71 new jobs from Meyer Najem Headquarters (15 additional jobs by 2019)
- 115 space parking lot
- \$7M total project investment

116th St. Pocket Park

- Temporary urban pocket park
- Promotes activity through ping pong table, stage, benches, and bike racks
- Serves as a venue for community art

2015 Highlights

The FRDC took actions to help secure the following companies in Fishers in 2015.

Blue Bridge Digital, LLC

The FRDC approved a sublease agreement for a 9,095 square foot office space in the Meyer Najem building in downtown Fishers for Blue Bridge Digital, an app development and service company, primarily focused on non-profit groups, colleges and small businesses. The company expects a \$50,000 total investment in Fishers. Blue Bridge expects to add approximately 32 jobs for an estimated total expected job of 60 and is one of Launch Fishers success stories. In addition to these, the FRDC also approved subleases for **12 Stars Media** (a video production company) and **Quad Med, LLC** (Medical Clinic) for spaces in the Meyer Najem building on the second floor which is master leased by the FRDC.

Launch Fishers

In 2015 the FRDC approved a lease with **Launch Fishers** for a 51,571 space that was previously used by Deca Financial Services. The property will allow Launch Fishers accommodate the growth in members since its inception in 2012. Launch Fishers has grown to approximately 550 members. Launch Fishers was developed with entrepreneur John Wechsler to serve the unique needs of entrepreneurs working to start and build high-potential enterprises across a broad range of categories including technology, health information, life sciences, biotech, agri-tech and more. More than just a space, however, Launch Fishers offers its members the opportunity to connect and collaborate with like-minded individuals.

Ginovus

The FRDC also approved a 10-year lease with **Ginovus**, a site selection consulting company, for a 6,444 square foot space owned by the City located in The Switch office building.

IKEA

IKEA announced plans to open a 296,000 square foot store in Fishers in 2017 at a total investment of \$40,000,000. It is expected to bring 250 jobs to Fishers.

CloudOne

The FRDC approved an economic development agreement with CloudOne to place them as a tenant in The Switch building. Along with CloudOne and Ginovus, another major tenant in the Switch building is Purdue University College of Pharmacy's Center for Medication Safety Advancement and Purdue Manufacturing Extension Partnership.

Four Day Ray

Four Day Ray as a mixed-use development with 2nd floor dedicated to tech office space and 1st floor to a brewery/restaurant. Total investment is estimated to be \$6,200,000.

2016 Highlights

The FDRC was involved in approving following projects in 2016.

Citimark Partners

As part of a \$32.7 million development plan, Indianapolis-based Citimark committed to purchase a 23-acre site that includes the former Charles Schwab & Co. regional client center on the corner of Visionary Way and Technology Lane and the building that houses Launch Fishers in the city's Certified Technology Park. Citimark plans to spend \$4.5 million to renovate the Schwab building. It also intends to add 80,000 square feet of additional office buildings on the property, which will be transformed into a corporate campus with walking trails and shared amenities such as food services and open green space.

Central Indiana Orthopedics

Muncie-based Central Indiana Orthopedics plans to spend \$13 million to start a 37-acre technology-focused medical campus in Fishers that would include a clinic and surgery center for the health care provider along with additional space for medical offices. The development, to be called MedTech Park, would encompass 37 acres to the east of St. Vincent's Hospital along 136th Street and Interstate 69 and would be worth about \$52 million when fully completed. Central Indiana Orthopedics plans to buy the entire property and construct a 50,000-square-foot facility that will have space for a clinic, surgery center, and imaging and physical therapy services.

RQAW Engineering

RQAW Corp. plans to invest \$4 million to relocate its headquarters and 60 employees to the new building. They plan to build a 30,000 square foot office building. The engineering and architecture firm would occupy 15,000 square feet of space on the second and third floors.

Fishers District at The Yard

Developer Thompson Thrift Retail Group plans to develop a project called The Yard, which could cost \$40 million to \$60 million to develop. It would be adjacent to the new Ikea store and near the Top golf venue.

The 17-acre property would be redeveloped into a culinary and entertainment center with 10 to 12 lots for restaurants and possibly a combination theater-dining establishment. The development would also include an acre of green space and up to two buildings totaling 3,000 square feet that would be used for shared culinary space to incubate new businesses, like Launch Fishers.

Braden Business Systems

Braden Business Systems is building a 35,000-square-foot, four-story building and plans to bring more than 70 jobs to Fishers' emerging downtown, called the Nickel Plate District. The business is building on land the city owned north of the Switch apartment complex. The company will operate on the top two floors of the building and also plans to lease a 10,000-square-foot warehouse nearby. Fishers estimates the company's investment at \$5.6 million to \$7 million. The City will Master Lease 15,000 square feet.

1 North (Now Spark Apartments)

A \$47 million mixed-use project on the northwest corner of North Street and Lantern Road is currently under construction. The Fishers City Council provided \$16.5 million in economic incentives. The project, which is a collaboration between three companies, is slated to include a three-story, 30,000-square-foot office building, 500-space parking garage and a four-story mixed-use building with 240 apartments and 5,000 square feet of commercial space.

2017 Highlights

The FDRC was involved in approving following projects in 2017.

IoT Lab:

The first Internet of Things (IoT) laboratory in the state of Indiana and is located on Technology Drive in NE Commerce Park. This is a public private partnership that is intended to facilitate the next wave of entrepreneurs from Launch Fishers. The building is 24,562-square-feet and is designed to house a combination of maker areas, development labs, and testing spaces for companies to experiment in designing new IoT technologies.

Police Station and Garage:

Due to the exponential growth the City of Fishers has enjoyed there is a need for a larger police station to house the staff and courts. The new police station will wrap a parking garage the will serve both the city's and public's purposes. The station is located just east of the existing station on Municipal Drive.

CEDIA

CEDIA (Custom Electronic Design and Installation Association) is constructing a new 40,000 square foot \$13.7 million headquarters in Delaware Park along Kincaid Drive and visible from I-69. 30,000 square feet are intended to be used by CEDIA and the balance of space will be rented to other businesses. CEDIA represents 3,700 member companies worldwide and serves more than 30,000 industry professionals that manufacture, design, and integrate goods and services for the connected home.

Geist Park

The city is investing in a 70-acre waterfront park at Geist Reservoir. The park will be developed at the last-remaining undeveloped parcel of the 1,900-acre reservoir, located approximately at 111th Street on the east side of Olivo Road. The cost of land acquisition is \$15.7 million and now that the land price is settled the city will proceed with the planning process to determine how the park will be developed.

Knowledge Services

Knowledge Services is planning to construct an 80,000-square foot \$17 million headquarters on a 17-acre parcel on USA Parkway and I-69 with the addition of 400 new jobs by 2021. Knowledge Services is the largest government MSP (managed service provider) in the nation with eight state accounts and counting.

2018 Highlights

BW

A \$10 million development is currently under construction on the northeast corner of the Fishers' Municipal Complex. The 4-story building will add to the vibrancy of the municipal ellipse, providing 45,000 square feet of office space options to innovative companies, looking to locate in Fishers. The City of Fishers is contributing a 10-year tax abatement to the project.

Flexware Headquarters

Flexware Innovation continues to invest in Fishers, with their intent to develop a 35,000 square foot office building, to serve as the company's headquarters. The \$3.5 million project will sit to the northwest of the Nickel Plate District Amphitheater and include a 100-space surface parking lot, available to the public, after working hours. The City of Fishers is contributing incentives to the project through a tax abatement, utility relocation, and impact fee waivers.

TechWay:

The Hageman Group intends to develop a 3 story, 31,000 square foot office building, at the entrance of the City's Certified Tech Park (CTP). In the heart of Fishers' Nickel Plate District, the building will be surrounded by walkable amenities, including the future Nickle Plate Trail. Situated as the gateway to the CTP, the building will provide an opportunity for growing, innovation companies to participate in the entrepreneurial economy of Fishers. The total project investment is \$8.5 million. The City of Fishers will provide \$2.06 million in bond proceeds and a waiver of impact fees to assist with costs, only in the event the building is pre-leased and under construction in a 30-month time frame.

Browning Investment and First Internet Bank:

In December 2018, Browning Investments announced plans for a \$157 million development in the Fishers' Nickel Plate District, on the north and south sides of 116th Street. Anchoring the project is the 6 story, 175,000 square foot First Internet Bank Headquarters, situated on the south side of the development. The south side will also consist of a 750-space parking garage and a 110-room boutique

hotel. First internet Bank intends to occupy the upper 5 floors of the building with the first-floor retail and an event center.

Hub & Spoke

A \$14 million makerspace and design center are planned for 106th street along the future Nickel Plate Trail. The 86,000 square foot project will consist of a training facility, a maker's space, a community connect coworking spaces, and an event space. The project intends to increase awareness around the skilled trades and broadening the career options for students.

2019 Highlights

Nickel Plate Hotel

In December 2019, Browning Investments, Dora Hotel Company, and the City of Fishers announced the plans to bring a 5-story, 116-room high-end, boutique hotel to the city's downtown Nickel Plate District. The \$21 million Hotel Nickel Plate is a part of the larger master development by Browning announced in December 2018, which includes First Internet Bank's new 180,000 square foot headquarters. The Tapestry Collection by Hilton hotel will feature a full-service restaurant on the first floor and Nickel Plate Trail access. The project aims for a completion date in 2022.

Mattingly Development

Fishers-based Mattingly Construction announced plans for a \$7 million development at Sunlight Drive, off the 106th Street interchange. The first phase will feature three buildings 8,227ft², 10,433 ft², and 14,600 ft² respectively, on three of the twelve-acre joint parcel. The development is intended to provide leasing alternatives to small businesses in Fishers.

Pullman Pointe

Indianapolis-based Scannell Properties announced plans for a \$29 million 180-unit multifamily at Lantern Road and Fishers Point Boulevard. The project will consist of two multifamily buildings, a clubhouse, limited retail, and a leasing center. A completion date for this project will fall in 2021.

Strongbox

Strongbox, an Indianapolis- based commercial developer, announced plans to rehabilitate the former Marsh Supermarkets property located at 96th Street and Lantern Road. Strongbox, plans to invest \$7 million to demolish 20,000 ft² of the existing building to accommodate a new tenant to the community, add landscaping and parking lot improvements, and build a 10,000 ft² out lot retail building.

Crew Carwash Headquarters

In April of 2019, Crew Carwash announced plans to build a \$10 million & 40,000 square foot headquarters and carwash on 116th street, off I-69, near Top Golf.

The Station

Thompson Thrift announced The Stations, as the final phase of their mixed- used development project, which currently consists of the newly developed culinary- focused Fishers District project. The Stations

will sit on 8.6 acres of land, adjacent to Fishers District and include a hotel, townhomes, a restaurant, 8800 sf2 of retail and 60,000 sf2 of commercial office.

Maple Sturup

In 2019, Maple Sturup, LLC announced plans for a \$2.7 million, 3- story, 16,280 sf2 office building on Maple Street in Fishers Nickel Plate District. This announcement come after the completion of its sister-building, Master Station, which sits adjacent.

2020 Highlights

Genezen Labs

Genezen Labs, a viral vector production contractor for gene and cell therapy, plans to open an R&D lab and clean manufacturing facility with office space in the Crosspoint Business Park. Genezen has committed to growing by 36 employees by 2024 and investing \$7.8 million in capital improvements as part of their incentive package.

INCOG BioPharma

INCOG BioPharma announced plans to establish its first manufacturing facility and global headquarters in Fishers, in the Exit 5 Business Park. INCOG intends to invest \$60 million in the new location, creating up to 150 new jobs by the end of 2024. The startup is breaking ground in 2021, with plans to be fully operational in the first half of 2022.

Knowledge Services

Knowledge Services announced its purchase the old Marsh Headquarters building in the Crosspoint Business Park. The Indianapolis-based government and commercial workforce management software company will occupy a portion of the 165,000 sf building, while leasing the remaining unused space to other tenants.

Memory Ventures

Fishers-based Memory Ventures announced plan to purchase and relocate into the former Marsh building at 96th Street & Lantern Road. The company plans to invest \$1 million in renovating the space, occupying part of the site and leasing the remaining available space. Memory Ventures' move to the building is a part of the larger redevelopment push, along 96th street.

Round Room

Round Room announced its acquisition of the two-story, 190,000-square-foot property at 10300 Kincaid Dr. Round Room (old Roche building), which had sat vacant for several years. The nation's largest Verizon authorized retailer plans on renovating the building, while occupying 120,000 square feet and leasing the remainder to tenants. The move allows Round Room to consolidate more than 200 of its employees.

U.Group

Washington, D.C. area-based U.Group announced plans to establish a Fishers location in January 2020. The digital transformation partner selected Fishers for its Midwest office, planning to create up to 130

high-wage jobs in the surrounding community, spanning the full range of its capabilities—including technology, data, consulting, and creative services. The company is operating out of Launch Fishers, until it can identify a permanent location in Fishers.

ZergNet

The New York- based digital media tech company announced its plans to establish a Midwest presence, with its move into space in the Meyer Najem Building in Fishers. The company’s relocation is a part of the City’s master-lease program, which provides companies with flexible short-term lease options.

2021 Highlights

Fishers Life Science and Innovation Park

The city purchased 75 acres at the intersection of 126th and Cumberland Road to create a new Life Science and Innovation Park to recruit new companies to Fishers. The RDC completed the purchase in August.

Stevanato Group

Stevanato Group committed to build a new, 375,000 SF pharmaceutical manufacturing facility in the Fishers Life Science and Innovation Park. The facility will produce sterilized vaccine vials and cartridges. The total investment will exceed \$200 million and the company plans to hire 200 new employees with average salaries of \$75,000.

List Bio

List Bio committed to building a new 110,000 SF pharmaceutical manufacturing facility in Fishers. List will manufacture microbiome treatments in a CDMO facility and hire 200 new employees. They will build this facility in the Life Science and Innovation Park.

Quantigen

Quantigen, a diagnostic pharmaceutical company, announced plans to expand its footprint in Fishers by moving into 10300 Kincaid Blvd. The company plans to invest nearly \$7M and hire an additional 26 employees.

2022 Highlights

Stevanato Group

Stevanato Group announced an expansion of its Fishers facility in 2022. The expansion increases the building to over 500,000 SF and a total investment of \$515 million. Stevanato is an Italian pharmaceutical glass manufacturer of vaccine vials and cartridges. This facility will be their first US manufacturing location.

The Next Phase of Fishers District

The Next Phase of Fishers District was announced in September 2022. This \$550M investment includes the Fishers Event Center, the Union at Fishers District, and the development area surrounding the Fishers

Event Center. The Fishers Event Center is 8,000 seat arena that will HSE School District graduations, community events, and will be the new home of the Indy Fuel.

The Union at Fishers District is an extension of the Yard at Fishers District, with an additional hotel, multi-family project, and first-in-class restaurants, retail, and entertainment options. The Union will connect The Yard with the Slate, down to the Fishers Event Center and surrounding area.

Andretti Autosport Global Headquarters

Andretti Autosport announced its plans to construct its new global headquarters in Fishers at the Indianapolis Metropolitan Airport. Andretti began construction on the 580,000 SF facility at the end of 2022 and they plan to hire 500 additional employees over the next several years and relocate over 100 to the new Fishers location.

Andretti plans to purchase all of the remaining developable area at the Indy Metro Airport with the goal of developing a true campus along the Nickel Plate Trail.

REV Condominium Project

In 2022, the City was able to announce its first condominium project in the Nickel Plate District. Birkla Investments and Mike Alboher plan to redevelop the site at 8603 E. 116th Street into a 5-story for-sale luxury condo project. The first two floors will have a mix of retail and office and will overlook the Nickel Plate Trail.

2023 Highlights

CityWalk

Located just south of Al-Huda on Lantern Road, the CityWalk project is a \$75,000,000 mixed-use development on the Nickel Plate Trail. There will be 80 multi-family units, over 100 for-sale condos, and 40 townhomes as part of this development.

District South

Rebar Development assembled 8 parcels on the south side of South Street within the Nickel Plate District to create the District South Development. This mixed-use development is a lower-density development to account for the residential neighborhood to the south. The Annex Group has committed to relocating its headquarters to Fishers as part of the \$32,400,000 project. One particular highlight of the project are the 7 small-business studios that will allow for flexible leasing rates to support entrepreneurs and small businesses.

CityView

At the SW corner of 116th and Lantern Road, Higher Ground Development assembled approximately 2 acres to create an \$89,400,000 mixed unit development with internal parking garage. There will be approximately 150 age-restricted multi-family units and 16,000 SF of retail and commercial space within the development.

Life Science

The City of Fishers continued to set itself apart in the life science industry with new companies and developments committing to Fishers. Pure Pharmacy is expanding in the Patch Development building at Indy Metro Airport. They plan on hiring 50 new employees and investing over \$4.5M.

Two additional companies committed to the Fishers Life Science and Innovation Park, taking the remaining 8 acres within the park. The \$15,000,000 project will have additional space for one more tenant in the building, along with RCS Medical and Certus.

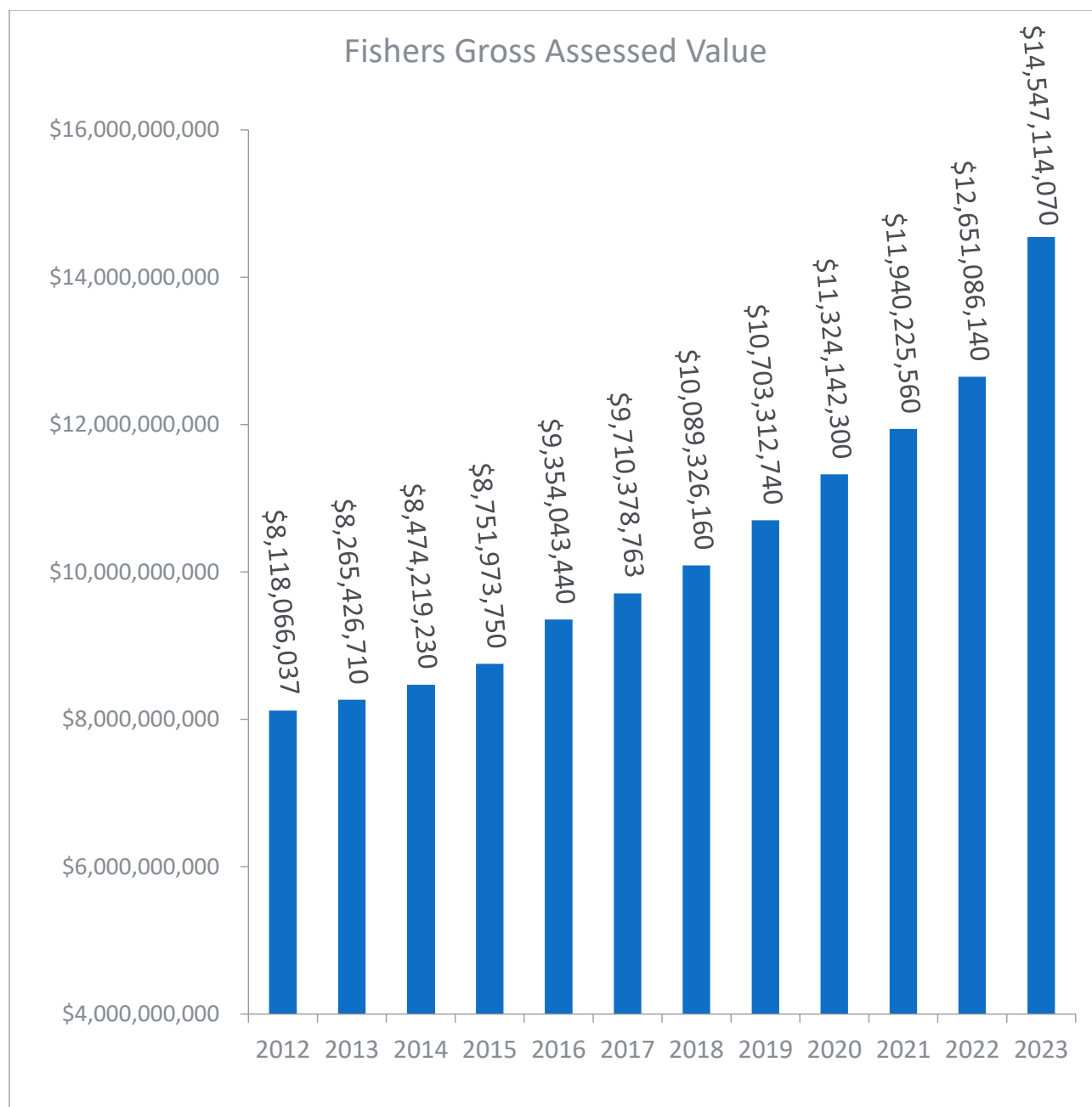
New Committed Jobs:

This table illustrates the job growth in Fishers from 2017 – 2023 and represents how new development is impacting the jobs sector in a positive way for Fishers’ residents. For 2023, the average salary of the new jobs was \$81,086 with a total amount investment of \$299,200,000.

	2017	2018	2019	2020	2021	2022	2023
New Jobs Committed	2033	473	1109	1101	955	1,286	625

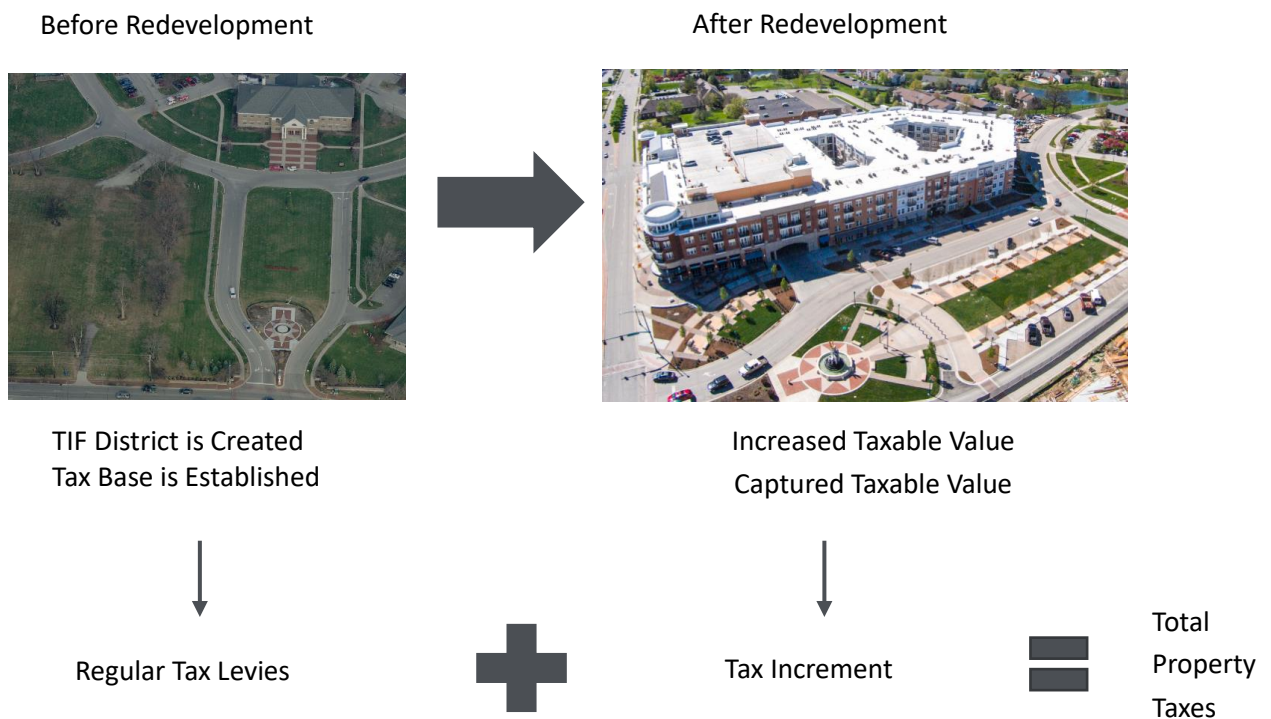
Gross Assessed Value Growth (“GAV”)

Fishers has seen a steady rise in Gross Assessed Value over the past few years (refer to graph below). This growth can be explained from Fishers’ growing population as well as the expansion and redevelopment of many locations throughout the City. A portion of the AV growth has occurred in the downtown area, which is being rehabilitated into a dynamic urban center where people can eat, live, shop, and work (refer to Downtown TIF District for more detail). According to a report in 2019, the impact to overlapping districts has been far outweighed by the impact of new growth and projects to the City and areas as a whole.



2023 Active TIF Districts

The FRDC has created a total of 30 TIF districts and covers approximately 2,298 acres as of December 31, 2023 (Refer to the table on Page 18). The TIF revenues captured and available for use in redeveloping the associated TIF districts are based on the increase in assessed value of the area after it is established as a TIF district. TIF captures only the incremental increases in taxes for the area designated as a TIF district. Those incremental increase in taxes are considered TIF revenue. This captured revenue is then used for improvements within that TIF District or in areas that would benefit the TIF District. Below is a basic illustration of how TIF revenues are captured.



Assessed Value Information by TIF District

2022 Pay 2023 Assessed Values

TIF District	Gross AV	Net AV	Base AV	Incremental AV
116th St Fishers	83,095,400	83,006,370	25,704,404	57,301,966
Allisonville Corridor	141,028,300	136,330,291	83,238,662	53,091,629
Britton Park	67,402,900	67,402,900	2,413,338	64,989,562
Clarian	62,601,000	16,148,704	0	16,148,704
Commons	135,000	135,000	135,000	0
Crosspoint	22,025,000	22,025,000	1,770,374	20,254,626
Downtown	586,985,200	532,865,746	180,176,438	352,689,308
Fishers Automotive EDA	8,881,600	8,881,600	3,508,255	5,373,345
Fishers Tech Park	65,871,900	63,505,300	13,919,445	49,585,855
River Place	3,134,400	3,134,400	1,916,631	1,217,769
Saxony	86,380,800	72,938,125	10,332,197	62,605,928
Shops at Geist Pointe	11,647,500	11,647,500	1,352,730	10,294,770
Sun King	24,500	24,500	24,500	0
St. Vincent EDA	58,300,900	2,189,335	0	2,189,335
State Road 37	117,484,900	115,561,401	70,635,698	44,925,703
Town	17,570,800	17,570,800	1,315,934	16,254,866
Village Center	580,000	580,000	521,685	58,315
Downtown Personal Property	746,250	746,250	326,940	419,310
Sun King Personal Property	268,030	268,030	0	268,030
Central Indiana Orthopedics	12,530,400	12,530,400	142,531	12,387,869
Metropolitan Airport	0	0	0	0
The Yard	80,693,900	80,693,900	1,235,285	79,458,615
The Stations	22,136,400	19,632,185	8,006,985	11,625,200
Pullman Pointe	23,234,900	23,234,900	1,396,305	21,838,595
126 th & Cumberland (Stevanato)	0	0	0	0
Highline	0	0	0	0
96 th Residential	1,531,600	1,531,600	1,531,600	0
96 th Commercial	1,770,000	1,770,000	1,770,000	0
Rev	1,021,300	1,021,300	1,021,300	0
Maple Del	0	0	0	0

TOTAL

TIF Fund Balance Sheet as of December 31, 2023

Assets

Cash and Cash Equivalents	\$ 4,809,699
Receivables (Net of Uncollectable)	-
Prepays	-
Total Assets	<u>\$</u>

Liabilities and Fund Balances

Accounts payable	\$ -
Accrued payroll and withholdings payable	-
Total Liabilities	<u>-</u>

Fund Balance:

Non spendable	
Restricted	\$
Committed	
Assigned	
Total fund balances	<u></u>
Total liabilities and fund balance	<u>\$ 4,809,699</u>

TIF Fund Combined Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended December 31, 2023

Revenues		
	Taxes - TIF revenues	16,831,181
	Charges for services (Rent Revenue)	334,401
A	Other Revenues	274,634
	 Total Revenues	 17,440,214
Expenditures		
	Debt service and capital lease payments	6,299,832
	Rent	1,319,117
	Pass-Throughs for economic development bonds	6,987,803
	Capital outlay	9,173,666
	Contractual Services	141,423
	 Total Expenditures	 23,921,842
	 Excess of revenues over expenditures	 -6,481,628
	 Net change in fund balance	 -6,481,628
	 Fund Balance – beginning	 11,291,327
	 Fund Balance – ending	 4,809,699

A → other revenue includes 2.1% revenue share from Fishers Test Kitchen, along with minimum taxpayer payments per project agreements and refunds.

TIF Fund Statement of Revenues, Expenditures and Fund Balances

Detail by TIF District for the year ended December 31, 2023. Numbers rounded to nearest dollar.

TIF District	2022 Fund Balance	Revenue Received	Expenses Paid	2023 Fund Balance
116th St Fishers	1,544,651	1,079,036	1,675,547	948,140
Allisonville Corridor	938,468	1,009,610	1,567,741	380,337
Britton Park	1,424,553	1,314,180	1,499,805	1,238,928
Clarian	0	301,126	301,126	0
Commons	0	0	0	0
Crosspoint	0	383,351	383,351	0
Downtown	6,160,279	6,938,689	11,351,434	A 1,747,534
Fishers Automotive EDA	0	101,519	101,519	0
Fishers Tech Park	806,312	923,205	1,433,570	295,947
River Place	0	31,264	31,264	0
Saxony	0	1,167,419	1,167,419	0
Shops at Geist Pointe	0	191,968	191,968	0
Sun King	0	0	0	0
St. Vincent EDA	58,987	102,585	91,385	70,187
State Road 37	0	860,039	860,039	0
Town	0	292,118	292,118	0
Village Center	0	1,087	1,087	0
Downtown Personal Property	36,142	7,934	8,532	35,544
Sun King Personal Property	8,413	5,064	7,864	5,613
Central Indiana Orthopedics	0	227,082	227,082	0
Metropolitan Airport	0	0	0	0
The Yard	29,726	1,559,007	1,501,261	87,472
The Stations	0	411,720	411,720	0
Pullman Pointe	0	532,212	532,212	0
126 th & Cumberland	283,796	0	283,796	0
Highline	0	0	0	0
96 th Residential	0	0	0	0
96 th Commercial	0	0	0	0
Rev	0	0	0	0
TOTAL	11,291,327	17,440,215	23,921,840	4,809,702

Note A: Revenue and expenses include rent and other revenues. Rent received on subleases are netted against the rent paid on master lease.

Debt – Expected to be Serviced using TIF Revenues

As of December 31, 2023

<u>Name</u>		<u>Issue Date</u>	<u>Outstanding Par amount as of 12/31/2023</u>	<u>Total Outstanding Principal and Interest as of 1/1/2023</u>	<u>Principal and Interest due in 2023</u>
Redevelopment Commission Obligations					
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)		11/10/2016	14,580,000	19,198,641	1,421,672
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	C	11/15/2018	20,115,000	31,030,825	1,678,611
Taxable Economic Development Revenue Bonds, Series 2013 (Flaherty/Fishers Station)	A	9/12/2013	0	17,579,422	17,579,422
Taxable Econ. Dev. Rev Bonds, Series 2019B		10/24/2019	15,090,000	22,776,101	561,608
Taxable Econ. Dev. Rev Bonds, Series 2019A		12/4/2019	17,315,000	28,356,070	880,655
Taxable Econ. Dev. Rev. Ref. Bonds, Series 2020 (Fishers Station Project)	A	11/20/2020	12,290,000	15,677,039	1,006,695
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2022A	C	1/28/2022	0	25,722,056	25,722,056
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2023		1/31/2023	27,270,000	28,774,016	754,091
Redevelopment District Obligations					
Redevelopment District Refunding Bonds, Series 2017A1	D	9/13/2017	8,930,000	12,154,125	1,016,450
Redevelopment District Refunding Bonds, Series 2017C	D	9/13/2017	2,620,000	3,380,813	283,650
Redevelopment District Refunding Bonds, Series 2017B	D	10/5/2017	3,985,000	5,422,875	453,775
County Option Income Tax Revenue Bonds, Series 2016	B	12/4/2016	5,260,000	6,877,400	508,400
Taxable Redevelopment District Refunding Bonds, Series 2020		7/1/2020	4,000,000	5,037,640	436,219
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2021C	C	1/28/2021	0	23,494,770	23,494,770
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2023	C	7/27/2023	27,685,000	32,686,757	0
Economic Development Bonds (Developer Bonds)					
Taxable Econ. Dev. Rev. Bonds, Series 2006A (Britton Park)		12/4/2006	5,605,000	8,216,639	1,091,580
Taxable Econ. Dev. Revenue Bond, Series 2008 (Crosspoint)		11/14/2008	1,560,064	2,442,830	703,505
Taxable Econ. Dev. Rev. Bond, Series 2008A (Geist Landing)		6/19/2008	1,445,000	2,373,562	179,467
Taxable Econ. Dev. Rev. Bond, Series 2009 (Clarian Saxony)		12/23/2009	0	392,815	392,815
Econ. Dev. Revenue Bonds, Series 2011 (Fishers Automotive)		3/31/2011	1,350,000	1,987,547	171,506
Economic Development Revenue Bonds, Series 2017A (CIO)		8/3/2017	4,565,000	7,344,230	273,870
Economic Development Revenue Bonds, Series 2017B (CIO)		8/3/2017	1,900,000	2,960,063	32,933
Taxable Econ. Dev. Rev. Bonds, Series 2018A (Yard)	D	7/5/2018	8,510,000	12,968,694	633,805
Taxable Econ. Dev. Rev. Bonds, Series 2018B (Yard Garage)	D	8/21/2018	6,880,000	10,623,055	518,031
Taxable Econ. Dev. Rev. Bonds, Series 2019C (The Stations)	D	12/18/2019	4,475,000	6,930,751	323,810
Economic Development Revenue Bonds, Series 2021A (Pullman Pointe)		2/23/2021	6,610,000	10,532,500	449,800
Taxable Economic Development Revenue Bonds, Series 2022 (Highline)	E	9/28/2022	7,410,000	13,508,990	323,687
Taxable Economic Development Revenue Bonds, Series 2023A (River Place Flats LLC Project)		3/1/2023	21,196,000	37,140,583	375,346

NOTES:

A – The Series 2013 debt service was advanced refunded with Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project). The 2013 debt was retired in 2023.

B – The County Option Income Tax Revenue BANs, Series 2015 was permanently financed with the County Option Income Tax Revenue Bonds, Series 2016. The debt service is expected to be paid from the TIF districts in the Fishers/I-69 Economic Development Area.

C – Debt is pledged with local income tax but expected to be paid from TIF districts in Fishers/I-69 Economic Development Area

D – 2018A is pledged to be paid out of the Yard Allocation area. In the event of a shortfall, the developer is responsible for 85% of debt service and the City for 15%. 2018B and 2019C are fully developer backed.

E – 2022 is pledged to be paid out of the Highline Allocation area. In the event of a shortfall, the developer is responsible for 85% of debt service and the City for 15%.



April 1, 2024

Members of the Fishers Redevelopment Authority

Re: RDA Annual Report

Per Indiana Code 36-7-14.5-9, redevelopment authorities are required to submit a fiscal report for the prior year by April 1st. The RDA does not have any RDA specific claims or activities other than what is previously reported in the attached Redevelopment Commission report.

Gateway TIF Management - Redevelopment Report

2024 submission for subject year 2023

Fishers Civil City, Hamilton County

Fishers Redevelopment Commission

Fishers Redevelopment Authority

This unit has reported 31 TIF Districts

Personnel

Active Commissioners as of 12/31/2023

<i>Name</i>	<i>Title</i>	<i>Active at Year Start</i>	<i>Active Start Date</i>	<i>Active at Year End</i>	<i>Active End Date</i>
Tony Bonacuse	Member	Yes		Yes	
Dan Canan	Member	Yes		Yes	
Damon Grothe	President	Yes		Yes	
Brad Johnson	Secretary	Yes		Yes	
Ben Orr	School Board Member	Yes		Yes	
Anderson Schoenrock	Vice President	Yes		Yes	

Commissioners Removed in Prior Year

<i>Name</i>	<i>Title</i>	<i>Active at Year Start</i>	<i>Active Start Date</i>	<i>Active at Year End</i>	<i>Active End Date</i>
Brad Boyer	School Board Member	No	01/01/2022	No	12/31/2022

Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
Megan Baumgartner	\$0.00	Salary
Lisa Bradford	\$0.00	Salary
Lawrence Summers	\$0.00	Salary
Jordan Willy	\$0.00	Salary

Finances

TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T29301 - 116th St. Fishers	\$1,079,036.00	\$1,675,547.00
T29302 - Allisonville Corridor	\$1,009,610.00	\$1,567,741.00
T29303 - Britton Park	\$1,314,180.00	\$1,499,805.00
T29304 - Clarian	\$301,126.00	\$301,126.00
T29305 - Commons	\$0.00	\$0.00
T29306 - Crosspoint	\$383,351.00	\$383,351.00
T29307 - Downtown	\$6,938,689.00	\$11,351,434.00
T29308 - Fishers Automotive EDA	\$101,519.00	\$101,519.00

Gateway TIF Management - Redevelopment Report

T29309 - FishersTech Park	\$923,205.00	\$1,433,570.00
T29310 - River Place	\$31,264.00	\$31,264.00
T29311 - Saxony	\$1,167,419.00	\$1,167,419.00
T29312 - Shops at Geist Pointe	\$191,968.00	\$191,968.00
T29313 - Sun King	\$0.00	\$0.00
T29314 - St. Vincent EDA	\$102,585.00	\$91,385.00
T29315 - State Road 37	\$860,039.00	\$860,039.00
T29316 - Town	\$292,118.00	\$292,118.00
T29317 - Village Center	\$1,087.00	\$1,087.00
T29318 - Downtown PP	\$7,934.00	\$8,532.00
T29319 - Sun King PP	\$5,064.00	\$7,864.00
T29320 - Central Indiana Orthopedics	\$227,082.00	\$227,082.00
T29321 - Metropolitan Airport	\$0.00	\$0.00
T29322 - The Yard	\$1,559,007.00	\$1,501,261.00
T29323 - The Stations	\$411,720.00	\$411,720.00
T29324 - Pullman Pointe	\$532,212.00	\$532,212.00
T29325 - 126th and Cumberland	\$0.00	\$283,796.00
T29326 - 96th Commercial	\$0.00	\$0.00
T29327 - 96th Residential	\$0.00	\$0.00
T29328 - Andretti (inactive)	\$0.00	\$0.00
T29329 - REV	\$0.00	\$0.00
T29330 - Highline	\$0.00	\$0.00
T29331 - District South	\$0.00	\$0.00
Total:		\$17,440,215.00
		\$23,921,840.00

Redevelopment Expenditures

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Services and Charges	Rentals	D307	Rents	\$1,319,117.00
Debt Service	Payments on Bonds and Other Debt Principal	D403	Debt and Capital Leases	\$6,299,832.00
Debt Service	Payments on Bonds and Other Interest	D404	TIF Passthrough	\$6,987,803.00
Capital Outlays	Land	D501	Capital Projects	\$9,173,666.00
Services and Charges	Professional Services	D301	Professional Services	\$141,423.00

Grants/Loans

None

Final Notes

Gateway TIF Management - Redevelopment Report

Debt out of I69 EDA all attributed to Downtown AA but paid out of that fund. All BANs were paid with capitalized interest and not from TIF funds.. 2013 Stations was advance refunded with debt retired in 2023.

Fund Balances

 Expand All  Collapse All

<i>Fund Name</i>	<i>TIF Name</i>	<i>Notes</i>	<i>Balance</i>
<i>Fund 450/ 116th St Fishers</i>	Total		\$948,140.00
<i>Fund 450/ Allisonville Corridor</i>	Total		\$380,337.00
<i>Fund 450/ Britton Park</i>	Total		\$1,238,928.00
<i>Fund 450/ Clarian</i>	Total		\$0.00
<i>Fund 450/ Commons</i>	Total		\$0.00
<i>Fund 450/ Crosspoint</i>	Total		\$0.00
<i>Fund 450/ Downtown</i>	Total		\$1,747,534.00
<i>Fund 450/ Downtown PP</i>	Total		\$35,544.00
<i>Fund 450/ Fishers Automotive</i>	Total		\$0.00
<i>Fund 450/ Fishers Tech Park</i>	Total		\$295,947.00
<i>Fund 450/ Pullman Pointe</i>	Total		\$0.00
<i>Fund 450/ River Place</i>	Total		\$0.00
<i>Fund 450/ Saxony</i>	Total		\$0.00
<i>Fund 450/ Shops at Geist Pointe</i>	Total		\$0.00
<i>Fund 450/ St. Vincent EDA</i>	Total		\$70,187.00
<i>Fund 450/ State Road 37</i>	Total		\$0.00
<i>Fund 450/ Town</i>	Total		\$0.00
<i>Fund 450/ Village Center</i>	Total		\$0.00
<i>Fund 450/126th & Cumberland</i>	Total		\$0.00
<i>Fund 450/96th Commercial</i>	Total		\$0.00
<i>Fund 450/96th Residential</i>	Total		\$0.00
<i>Fund 450/Andretti</i>	Total		\$0.00
<i>Fund 450/Central Indiana Ortho</i>	Total		\$0.00
<i>Fund 450/Highline</i>	Total		\$0.00
<i>Fund 450/Metro Airport</i>	Total		\$0.00
<i>Fund 450/Rev</i>	Total		\$0.00

Gateway TIF Management - Redevelopment Report

<i>Fund 450/Sun King</i>	Total		\$0.00
<i>Fund 450/Sun King PP</i>	Total		\$5,613.00
<i>Fund 450/The Stations</i>	Total		\$0.00
<i>Fund 450/The Yard</i>	Total		\$87,472.00
Total			\$4,809,702.00

Gateway TIF Management - Redevelopment Report

T29301 - 116th St. Fishers

(1 of 31)

Original Establishment Area:

116th Fishers

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/11/2001

Expiration Date:

06/11/2037

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue BAMS, Series 2015A (Meyer Najem Proj)		
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2016 (North of North Project)		
County Option Income Tax Revenue Bonds, Series 2016	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2019A		
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		

Parcels:

Gateway TIF Management - Redevelopment Report

<i>Real Property:</i>	31
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	31

<i>Total Gross AV:</i>	\$83,095,400.00
<i>Total Net AV:</i>	\$83,006,370.00
<i>Total Base AV:</i>	\$25,704,404.00
<i>Total Inc. AV:</i>	\$57,301,966.00

Gateway TIF Management - Redevelopment Report

T29302 - Allisonville Corridor

(2 of 31)

Original Establishment Area:

Allisonville Corridor

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/11/2001

Expiration Date:

06/11/2041

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers Taxable Economic Development Revenue Bonds Series 2013		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2016 (North of North Project)		
County Option Income Tax Revenue Bonds, Series 2016	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2019A		
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	\$0.00	\$0.00

Parcels:

Gateway TIF Management - Redevelopment Report

<i>Real Property:</i>	114
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	114

<i>Total Gross AV:</i>	\$141,028,300.00
<i>Total Net AV:</i>	\$136,330,291.00
<i>Total Base AV:</i>	\$83,238,662.00
<i>Total Inc. AV:</i>	\$53,091,629.00

Gateway TIF Management - Redevelopment Report

T29316 - Town

(3 of 31)

Original Establishment Area:

Town

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

04/22/2009

Expiration Date:

04/22/2034

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers, Indiana Redevelopment District Bonds, Series 2009A		
Redevelopment District Refunding Bonds, Series 2017B	\$3,179,300.00	\$452,025.00

Parcels:

Real Property: 15

Personal Property: 0

Other: 0

Total: 15

Total Gross AV: \$17,570,800.00

Total Net AV: \$17,570,800.00

Total Base AV: \$1,315,934.00

Total Inc. AV: \$16,254,866.00

Gateway TIF Management - Redevelopment Report

T29317 - Village Center

(4 of 31)

Original Establishment Area:

Village Center

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

04/22/2009

Expiration Date:

04/22/2034

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers, Indiana Redevelopment District Bonds, Series 2009B		
Redevelopment District Refunding Bonds, Series 2017C	\$0.00	\$0.00
Taxable Redevelopment District Bonds, Series 2017A2		

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$580,000.00

Total Net AV: \$580,000.00

Total Base AV: \$521,685.00

Total Inc. AV: \$58,315.00

Gateway TIF Management - Redevelopment Report

T29318 - Downtown PP

(5 of 31)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/18/2012

Expiration Date:

06/18/2038

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property: 0

Personal Property: 1

Other: 0

Total: 1

Total Gross AV: \$746,250.00

Total Net AV: \$746,250.00

Total Base AV: \$326,940.00

Total Inc. AV: \$419,310.00

Gateway TIF Management - Redevelopment Report

T29313 - Sun King

(6 of 31)

Original Establishment Area:

Sun King

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

12/01/2014

Expiration Date:

12/01/2039

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property: 5

Personal Property: 0

Other: 0

Total: 5

Total Gross AV: \$24,500.00

Total Net AV: \$24,500.00

Total Base AV: \$24,500.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T29309 - FishersTech Park

(7 of 31)

Original Establishment Area:

Fishers Tech Park

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

02/27/2012

Expiration Date:

02/27/2034

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue BANs, Series 2015B (LR Project)		
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		
Taxable Economic Development Revenue Bonds, Series 2024 (Nickel Plate North Properties Inc. Project)	\$0.00	\$0.00

Parcels:

<i>Real Property:</i>	14
<i>Personal Property:</i>	0
<i>Other:</i>	0

Gateway TIF Management - Redevelopment Report

Total: 14

Total Gross AV: \$65,871,900.00

Total Net AV: \$63,505,300.00

Total Base AV: \$13,919,445.00

Total Inc. AV: \$49,585,855.00

Gateway TIF Management - Redevelopment Report

T29310 - River Place

(8 of 31)

Original Establishment Area:

River Place

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/18/2012

Expiration Date:

06/18/2037

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2023A (River Place Flats LLC Residential Project)	\$37,140,583.00	\$825,761.00

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$3,134,400.00

Total Net AV: \$3,134,400.00

Total Base AV: \$1,916,631.00

Total Inc. AV: \$1,217,769.00

Gateway TIF Management - Redevelopment Report

T29311 - Saxony

(9 of 31)

Original Establishment Area:

Saxony

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

03/27/2007

Expiration Date:

03/27/2033

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers, Indiana Redevelopment District Bonds, Series 2009B		
Town of Fishers, Indiana Redevelopment District Bonds, (Saxony)		
Redevelopment District Refunding Bonds, Series 2017C	\$3,380,813.00	\$284,550.00
Redevelopment District Refunding Bonds, Series 2017A1	\$12,154,125.00	\$1,016,325.00
Taxable Redevelopment District Bonds, Series 2017A2		

Parcels:

<i>Real Property:</i>	65
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	65

<i>Total Gross AV:</i>	\$86,380,800.00
<i>Total Net AV:</i>	\$72,938,125.00
<i>Total Base AV:</i>	\$10,332,197.00
<i>Total Inc. AV:</i>	\$62,605,928.00

Gateway TIF Management - Redevelopment Report

T29312 - Shops at Geist Pointe

(10 of 31)

Original Establishment Area:

Shops at Geist Pointe

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

12/10/2007

Expiration Date:

12/10/2037

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2008A (Geist Landing)	\$2,373,562.00	\$181,909.00

Parcels:

Real Property: 5

Personal Property: 0

Other: 0

Total: 5

Total Gross AV: \$11,647,500.00

Total Net AV: \$11,647,500.00

Total Base AV: \$1,352,730.00

Total Inc. AV: \$10,294,770.00

Gateway TIF Management - Redevelopment Report

T29314 - St. Vincent EDA

(11 of 31)

Original Establishment Area:

St Vincent

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

03/27/2007

Expiration Date:

03/27/2037

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Adjustable Rate Demand Taxable Economic Development Revenue Bonds, Series 2007 (BD Northeast Med)		

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$58,300,900.00

Total Net AV: \$2,189,335.00

Total Base AV: \$0.00

Total Inc. AV: \$2,189,335.00

Gateway TIF Management - Redevelopment Report

T29315 - State Road 37

(12 of 31)

Original Establishment Area:

State Road 37

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

07/07/2015

Expiration Date:

07/07/2037

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Fishers Redevelopment District Bonds, Series 2011 (SR 37 project)		
Taxable Redevelopment District Refunding Bonds, Series 2020	\$5,037,639.50	\$436,961.50

Parcels:

Real Property: 79

Personal Property: 0

Other: 0

Total: 79

Total Gross AV: \$117,484,900.00

Total Net AV: \$115,561,401.00

Total Base AV: \$70,635,698.00

Total Inc. AV: \$44,925,703.00

Gateway TIF Management - Redevelopment Report

T29303 - Britton Park

(13 of 31)

Original Establishment Area:

Britton Park

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/28/2006

Expiration Date:

06/28/2036

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2006A (Britton Park)	\$7,627,606.00	\$1,077,862.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2019A		
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		

Parcels:

Real Property: 29

Personal Property: 0

Other: 0

Total: 29

Total Gross AV: \$67,402,900.00

Gateway TIF Management - Redevelopment Report

Total Net AV: \$67,402,900.00

Total Base AV: \$2,413,338.00

Total Inc. AV: \$64,989,562.00

T29304 - Clarian

(14 of 31)

Original Establishment Area:

Clarian

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

08/06/2007

Expiration Date:

08/06/2033

Description:

None

Expansion Areas:

None

Debts:

Debt Name	Amount Owed	Amount Paid
Taxable Economic Development Revenue Bonds, Series 2009 (Clarian Saxony Medical)	\$392,815.00	\$392,815.00

Parcels:

Real Property: 5

Personal Property: 0

Other: 0

Total: 5

Total Gross AV: \$62,601,000.00

Total Net AV: \$16,148,704.00

Total Base AV: \$0.00

Total Inc. AV: \$16,148,704.00

Gateway TIF Management - Redevelopment Report

T29305 - Commons

(15 of 31)

Original Establishment Area:

Commons

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

04/22/2009

Expiration Date:

04/22/2034

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers, Indiana Redevelopment District Bonds, Series 2009B		
Redevelopment District Refunding Bonds, Series 2017C	\$3,380,813.00	\$284,550.00

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$135,000.00

Total Net AV: \$135,000.00

Total Base AV: \$135,000.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T29306 - Crosspoint

(16 of 31)

Original Establishment Area:

Crosspoint

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

04/29/2008

Expiration Date:

04/29/2038

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2008 (Crosspoint)	\$2,442,830.48	\$702,692.28

Parcels:

Real Property: 3

Personal Property: 0

Other: 0

Total: 3

Total Gross AV: \$22,025,000.00

Total Net AV: \$22,025,000.00

Total Base AV: \$1,770,374.00

Total Inc. AV: \$20,254,626.00

Gateway TIF Management - Redevelopment Report

T29307 - Downtown

(17 of 31)

Original Establishment Area:

Downtown

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/11/2001

Expiration Date:

06/11/2041

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Town of Fishers Taxable Economic Development Revenue Bonds Series 2013		
Taxable Economic Development Revenue BANs, Series 2015B (LR Project)		
Taxable Economic Development Revenue BANs, Series 2015C (Fishers Urban Development Project)		
Taxable Economic Development Revenue BAMs, Series 2015A (Meyer Najem Proj)		
City of Fishers Redev District COIT BANs, Series 2015		
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	\$19,273,000.00	\$1,429,500.00
County Option Income Tax Revenue Bonds, Series 2016	\$6,877,400.00	\$506,800.00
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	\$31,977,000.00	\$2,525,203.00
Taxable Economic Development Revenue Bonds, Series 2019B (SPF15, Inc. Project)	\$22,657,000.00	\$661,000.00
Taxable Economic Development Revenue Bonds, Series 2019A (SPF15, Inc. Project)	\$28,356,080.00	\$942,273.00
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2019A		
Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project)	\$15,763,000.00	\$1,015,000.00

Gateway TIF Management - Redevelopment Report

Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A		
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2023 (Land Acquisition Project)	\$0.00	\$0.00
Taxable Economic Development Revenue Bonds, Series 2024 (Nickel Plate North Properties Inc. Project)	\$0.00	\$0.00

Parcels:

<i>Real Property:</i>	265
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	265

<i>Total Gross AV:</i>	\$586,985,200.00
<i>Total Net AV:</i>	\$532,865,746.00
<i>Total Base AV:</i>	\$180,176,438.00
<i>Total Inc. AV:</i>	\$352,689,308.00

Gateway TIF Management - Redevelopment Report

T29308 - Fishers Automotive EDA

(18 of 31)

Original Establishment Area:

Fishers Automotive EDA

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

03/24/2010

Expiration Date:

03/24/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Midwestern Disaster Area Economic Development Revenue Bonds, Series 2011 (Fishers Automotive)	\$1,987,547.00	\$173,919.00

Parcels:

Real Property: 5

Personal Property: 0

Other: 0

Total: 5

Total Gross AV: \$8,881,600.00

Total Net AV: \$8,881,600.00

Total Base AV: \$3,508,255.00

Total Inc. AV: \$5,373,345.00

Gateway TIF Management - Redevelopment Report

T29320 - Central Indiana Orthopedics

(19 of 31)

Original Establishment Area:

Central Indiana Orthopedica

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

09/13/2016

Expiration Date:

09/13/2041

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Revenue Bonds, Series 2017A (CIO Project)	\$7,344,230.00	\$308,290.00
Economic Development Revenue Bonds, Series 2017B (CIO Project)	\$2,960,063.00	\$112,333.00

Parcels:

Real Property: 11

Personal Property: 0

Other: 0

Total: 11

Total Gross AV: \$12,530,400.00

Total Net AV: \$12,530,400.00

Total Base AV: \$142,531.00

Total Inc. AV: \$12,387,869.00

Gateway TIF Management - Redevelopment Report

T29319 - Sun King PP

(20 of 31)

Original Establishment Area:

Sun King PP

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

12/01/2014

Expiration Date:

12/01/2039

Description:

Personal Property of Sun King

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property: 0

Personal Property: 1

Other: 0

Total: 1

Total Gross AV: \$268,030.00

Total Net AV: \$268,030.00

Total Base AV: \$0.00

Total Inc. AV: \$268,030.00

Gateway TIF Management - Redevelopment Report

T29321 - Metropolitan Airport

(21 of 31)

Original Establishment Area:

Airport

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

12/15/2016

Expiration Date:

12/15/2041

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property: 11

Personal Property: 0

Other: 0

Total: 11

Total Gross AV: \$0.00

Total Net AV: \$0.00

Total Base AV: \$0.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T29322 - The Yard

(22 of 31)

Original Establishment Area:

The Yard

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/08/2017

Expiration Date:

08/05/2043

Description:

TIF District for The Yard District

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2018A (The Yard Retail Project)	\$13,085,000.00	\$639,000.00
Taxable Economic Development Revenue Bonds, Series 2018B (The Yard Garage Project)	\$10,997,000.00	\$785,624.00

Parcels:

Real Property: 8

Personal Property: 0

Other: 0

Total: 8

Total Gross AV: \$80,693,900.00

Total Net AV: \$80,693,900.00

Total Base AV: \$1,235,285.00

Total Inc. AV: \$79,458,615.00

Gateway TIF Management - Redevelopment Report

T29323 - The Stations

(23 of 31)

Original Establishment Area:

The Stations

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

11/04/2019

Expiration Date:

02/01/2044

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2019C (The Stations Project)	\$7,052,500.00	\$328,000.00

Parcels:

Real Property: 43

Personal Property: 0

Other: 0

Total: 43

Total Gross AV: \$22,136,400.00

Total Net AV: \$19,632,185.00

Total Base AV: \$8,006,985.00

Total Inc. AV: \$11,625,200.00

Gateway TIF Management - Redevelopment Report

T29324 - Pullman Pointe

(24 of 31)

Original Establishment Area:

Pullman Pointe

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

11/04/2019

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Revenue Bonds, Series 2021A (Pullman Pointe Project)	\$10,580,500.00	\$453,200.00

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$23,234,900.00

Total Net AV: \$23,234,900.00

Total Base AV: \$1,396,305.00

Total Inc. AV: \$21,838,595.00

Gateway TIF Management - Redevelopment Report

T29325 - 126th and Cumberland

(25 of 31)

Original Establishment Area:

126th and Cumberland

Indiana Code under which the TIF district is established:

IC 36-7-14.5

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

09/20/2021

Expiration Date:

12/31/2048

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2023 (Land Acquisition Project)	\$0.00	\$0.00

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$0.00

Total Net AV: \$0.00

Total Base AV: \$0.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T29326 - 96th Commercial

(26 of 31)

Original Establishment Area:

96th Commercial

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

10/10/2022

Expiration Date:

Unknown

Description:

96th St CRG Commercial

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2023A (River Place Flats LLC Residential Project)	\$37,140,583.00	\$825,761.00

Parcels:

Real Property: 5

Personal Property: 0

Other: 0

Total: 5

Total Gross AV: \$1,770,000.00

Total Net AV: \$1,770,000.00

Total Base AV: \$1,770,000.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T29327 - 96th Residential

(27 of 31)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

10/10/2022

Expiration Date:

Unknown

Description:

96th St and CRG Residential

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2023A (River Place Flats LLC Residential Project)	\$0.00	\$0.00

Parcels:

Real Property: 3

Personal Property: 0

Other: 0

Total: 3

Total Gross AV: \$1,531,600.00

Total Net AV: \$1,531,600.00

Total Base AV: \$1,531,600.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T29328 - Andretti (inactive)

(28 of 31)

Original Establishment Area:

Andretti

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

10/24/2022

Expiration Date:

Unknown

Description:

Andretti Airport Expansion

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

Gateway TIF Management - Redevelopment Report

T29329 - REV

(29 of 31)

Original Establishment Area:

REV

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

11/15/2022

Expiration Date:

Unknown

Description:

REV Project

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$1,021,300.00

Total Net AV: \$1,021,300.00

Total Base AV: \$1,021,300.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T29330 - Highline

(30 of 31)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

Establishment Date:

04/11/2022

Expiration Date:

02/01/2047

Description:

Highline Project

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2022 (The Highline Project)	\$12,731,000.00	\$323,688.00

Parcels:

Real Property: 4

Personal Property: 0

Other: 0

Total: 4

Total Gross AV: \$0.00

Total Net AV: \$0.00

Total Base AV: \$18,900.00

Total Inc. AV: \$0.00

T29331 - District South

(31 of 31)

Original Establishment Area:

District South

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

10/09/2023

Expiration Date:

12/31/2048

Description:

None

Expansion Areas:

None

Debts:

Debt Name	Amount Owed	Amount Paid

Parcels:

Real Property:	8
Personal Property:	0
Other:	0
Total:	8
Total Gross AV:	\$0.00
Total Net AV:	\$0.00
Total Base AV:	\$0.00
Total Inc. AV:	\$0.00

Form Name:	Public Meeting Comment Form
Submission Time:	September 9, 2024 3:44 pm
Browser:	Chrome 128.0.0.0 / OS X
IP Address:	152.117.79.19
Unique ID:	1263667471
Location:	39.9594, -86.0199

Name	Jon Wiest
Address	7646 Meadow Ridge Dr. Fishers, IN 46038
Email	jwiest23@gmail.com
Subdivision or business name	Berkley Grove
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Sep 09, 2024
Project Name/Resolution Number	Sexualization of Children
Comment	An event was held near my home at a local church called Holy Family Episcopal Church that involved the sexualization of children through a revealing and perverted drag show with men in very revealing attire. This was said to be a "Fishers Pride" event. Was this a "Fishers Pride" event, and would the council go on record that they had no involvement in this event? Furthermore, who has jurisdiction over this particular church, and what can be done to prevent this sort of sexualization in the future? Thank you.

Form Name:	Public Meeting Comment Form
Submission Time:	September 23, 2024 6:01 pm
Browser:	Mobile Safari / iOS
IP Address:	107.122.93.18
Unique ID:	1268540022
Location:	39.9486, -75.2339

Name	Jason Sommer
Address	12887 Rotterdam Rd Fishers, IN 46037
Email	jrsommer.js@gmail.com
Subdivision or business name	Avalon of Fishers
Please select the meeting to which you would like to submit a public comment	Board of Zoning Appeals - Fishers City Council Plan Commission Meeting Planned Unit Development Committee Meeting Redevelopment Authority Redevelopment Commission
Meeting Date	Sep 25, 2024
Project Name/Resolution Number	Case 119553
Comment	I would like to vote against the proposal for 13982 Avalon Blvd to become a permitted AirBNB. It is already impossible to change current HOA Policy's because we never get enough votes from actual home owners.

Form Name:	Public Meeting Comment Form
Submission Time:	October 7, 2024 10:10 am
Browser:	Chrome 128.0.0.0 / OS X
IP Address:	68.38.114.93
Unique ID:	1273180621
Location:	41.0491, -85.1514

Name	Jenny Shopp
Address	8541 Lincoln Ct. Fishers, IN 46038
Email	jenny@shopphomes.com
Subdivision or business name	Heritage Meadows
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Oct 07, 2024
Project Name/Resolution Number	081924C Noise Ordinance
Comment	I think King Jugg is an asset to the community and neighborhood. Being a neighborhood resident for more than 10 years it has brought community and property value to our neighborhood. I feel they are respectful to the community even on evenings of live music. From a noise standpoint, I can hear music and activity more from the Nickel Plate amp theater then I can from King Jugg. The Amp Theater is surrounded by apartments and homes as well. I am in support of King Jugg.

DATE:

October 7, 2024

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	Marion Vance	13895 Meaden Gas Ave
2	Michael Vance	11959 Silverado Dr
3	Marcie Vance	" "
4	Samantha Kern	12988 Sindhur Place
5	ANDREA & JOHN JONES	8508 Pioneer Trl
6	Koss Reinhardt	Resident
7	Tom TEITGEN	12940 Fawns Ridge
8	Kate Cook	7747 Kenetta
9	Jocelyn Vane	12315 Windsor E Dr
10	Sarah Renfro	11155 Cool Winds Way
11	Matthew Graham	12939 Whitewater N Fishers 46038
12	Ethan Lee	Staff
13	Stephanie Hunt	9732 Stable Stone Terrace Fishers PRIDE
14	Fred Scheel	8488 Pioneer trail Fishers 46038
15	Karen Courtney	16264 Kenora Lane N
16	RANDY L. BUHR	10942 JENNISBROOKE LANE, FISHERS, IN 46037-9352
17	Janine & Dave Tuck	13743 Wyandotte Place Fishers
18	Carlene Heny 8685	Willow St. Fishers 46038
19	Dan Howe	Katrina Way Fishers
20	Mary Jensen	Heathstone Dr Fishers
21	Sosh Huser	12863 Shakespeare Way Fishers
22	Kara Huang	250 Breakwater Dr. Fishers
23	BRET ANDERSON	8899 Willow Dr Fishers IN
24	Damon Brooks Jr	8900 Jaywick Dr Apt 206 Fishers 46037
25		
26		
27		
28		
29		
30		



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☒ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #:		Resolution #: R111824	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☒ Assistant/Deputy Department Head		☒ Controller's Office
	☒ Department Head		☒ Finance Committee
	☐ Deputy Mayor		☐ Technical Advisory Committee
	☐ Mayor		☒ Other: Corresponding Department Heads
	☐ Legal Counsel – <i>Name of Reviewer:</i>		
BACKGROUND (Includes description, background, and justification)	A transfer of funds from one appropriation to another means removing monies from one category such as “supplies” and moving it to another such as “contractual services”. Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office. All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds. Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A	
	Expenditure \$:	N/A	
	Source of Funds:	See Exhibit A	
	Additional Appropriation #:	N/A	
	Narrative:	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve this resolution and authorize the City Controller to make the transfers	
	2.	Deny this resolution and request	
	3.	Approve selected transfer requests	
	4.	Provide alternate direction	
PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.		
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A		

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2024	11	2	11/19/2024	PWWQ	R111824	BUA WQCapExps	1	1		
1	60609014	42200		Sewer - PW Water Quality	Operating Supplies		3,643,295.51	-21,025.00	3,622,270.51	
	6060.901.94.000.42200.				Equipment Capital Purch		11/19/2024			
2	60609014	44500		Sewer - PW Water Quality	Machinery and Equipment		1,198,982.44	21,025.00	1,220,007.44	
	6060.901.94.000.44500.				Equipment Capital Purch		11/19/2024			
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2024	11	3	11/19/2024	PWLRS	R111824	BUA PWCapExp	1	1		
1	20209011	43100		LR&S PW Streets	Professional Services		447,636.50	-21,025.00	426,611.50	
	2020.901.91.000.43100.				Capital Expenses		11/19/2024			
2	20209011	44400		LR&S PW Streets	Improve't Other than Buildings		39,218.50	21,025.00	60,243.50	
	2020.901.91.000.44400.				Capital Expenses		11/19/2024			
3	10109012	43100		General Fund - PW Buildings	Professional Services		3,093,421.86	-22,756.00	3,070,665.86	
	1010.901.92.000.43100.				Capital Expenses		11/19/2024			
4	10109012	44400		General Fund - PW Buildings	Improve't Other than Buildings		416,190.07	22,756.00	438,946.07	
	1010.901.92.000.44400.				Capital Expenses		11/19/2024			
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2024	11	4	11/19/2024	MVH	R111824	BUA MVHSignals	1	1		
1	20104010	44200		MVH - Engineering	Infrastructure		50,605.95	-5,250.00	45,355.95	
	2010.401.00.000.44200.				Signal replacements		11/19/2024			
2	20104010	42200		MVH - Engineering	Operating Supplies		27,531.85	5,250.00	32,781.85	
	2010.401.00.000.42200.				Signal replacements		11/19/2024			
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2024	11	5	11/19/2024	PD	R111824	BUA PD GolfCar	1	1		
1	23308011	43100		Continuing Ed - PD Admin	Professional Services		35,600.00	-6,900.00	28,700.00	
	2330.801.81.000.43100.				Gof Cart Purchase		11/19/2024			

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET
ACCOUNT									
YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND									
2024	11	5	11/19/2024	PD	R111824	BUA PD GolfCar	1	1	
2	23308011	44500		Continuing Ed - PD Admin	Machinery and Equipment		11,855.00	6,900.00	18,755.00
	2330.801.81.000.44500.				Gof Cart Purchase		11/19/2024		
3	10108011	42200		General Fund - Police Admin	Operating Supplies		48,461.00	-6,550.00	41,911.00
	1010.801.81.000.42200.				Gof Cart Purchase		11/19/2024		
4	10108011	44500		General Fund - Police Admin	Machinery and Equipment		.00	6,550.00	6,550.00
	1010.801.81.000.44500.				Gof Cart Purchase		11/19/2024		
** JOURNAL TOTAL								0.00	
YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND									
2024	11	8	11/19/2024	Mayors	R111824	BUA MyrToSupp	1	1	
1	10101011	43100		General Fund - Mayor	Professional Services		2,993,448.77	-6,000.00	2,987,448.77
	1010.101.11.000.43100.				To cover credit card purchases		11/19/2024		
2	10101011	42200		General Fund - Mayor	Operating Supplies		29,890.06	6,000.00	35,890.06
	1010.101.11.000.42200.				To cover credit card purchases		11/19/2024		
** JOURNAL TOTAL								0.00	
YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND									
2024	11	264	11/19/2024	FD	R111824	BUA FD Cap Pur	1	1	
1	10105013	42200		General Fund - Logistics	Operating Supplies		287,098.00	-8,532.00	278,566.00
	1010.501.53.000.42200.				Moving for Capital Purchase		11/19/2024		
2	10105010	44500		General Fund - Fire	Machinery and Equipment		48,000.00	8,532.00	56,532.00
	1010.501.00.000.44500.				Moving for Capital Purchase		11/19/2024		
** JOURNAL TOTAL								0.00	
YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND									
2024	11	290	11/19/2024	FDAdLg	R111824	BUA FD hose	1	1	
1	10105013	43100		General Fund - Logistics	Professional Services		61,050.00	-21,689.65	39,360.35
	1010.501.53.000.43100.				Purchase fire hose		11/19/2024		
2	10105013	42200		General Fund - Logistics	Operating Supplies		287,098.00	21,689.65	308,787.65
	1010.501.53.000.42200.				Purchase fire hose		11/19/2024		

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET
ACCOUNT									
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2024 11	290	11/19/2024	FDAdLg	R111824	BUA FD hose	1 1			
3	10105013	43200		General Fund - Logistics	Comms And Transportation		11,522.47	-5,122.00	6,400.47
	1010.501.53.000.43200.				Purchase fire hose		11/19/2024		
4	10105013	42200		General Fund - Logistics	Operating Supplies		287,098.00	5,122.00	292,220.00
	1010.501.53.000.42200.				Purchase fire hose		11/19/2024		
5	10105011	43202		General Fund - Fire Admin	Postage		1,000.00	-1,000.00	.00
	1010.501.51.000.43202.				Purchase fire hose		11/19/2024		
6	10105013	42200		General Fund - Logistics	Operating Supplies		287,098.00	1,000.00	288,098.00
	1010.501.53.000.42200.				Purchase fire hose		11/19/2024		
7	10105011	43100		General Fund - Fire Admin	Professional Services		261,707.39	-1,880.00	259,827.39
	1010.501.51.000.43100.				Purchase fire hose		11/19/2024		
8	10105013	42200		General Fund - Logistics	Operating Supplies		287,098.00	1,880.00	288,978.00
	1010.501.53.000.42200.				Purchase fire hose		11/19/2024		
** JOURNAL TOTAL								0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2024 11	296	11/08/2024	FD EMS	R111824	BUA FDEquip	1 1			
1	10105012	43100		General Fund - EMS	Professional Services		292,637.20	-10,500.00	282,137.20
	1010.501.52.000.43100.				Purchase FD equipment		11/08/2024		
2	10105012	42200		General Fund - EMS	Operating Supplies		323,873.63	10,500.00	334,373.63
	1010.501.52.000.42200.				Purchase FD equipment		11/08/2024		
** JOURNAL TOTAL								0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2024 11	401	11/19/2024	HD	R111824	BUA HDVacPrvIn	1 1			
1	21201012	43100		Health Dept Fund - BSG	Professional Services		52,000.00	-12,000.00	40,000.00
	2120.101.12.000.43100.				HD YE private pay ins vax purc		11/19/2024		
2	21205058	42200		Fire Dept - City Health Dept	Operating Supplies		99,884.10	12,000.00	111,884.10
	2120.501.58.000.42200.				HD YE private pay ins vax purc		11/19/2024		
3	21205058	43200		Fire Dept - City Health Dept	Comms And Transportation		13,500.00	-4,000.00	9,500.00
	2120.501.58.000.43200.				HD YE private pay ins vax purc		11/19/2024		

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET
ACCOUNT					LINE DESCRIPTION				
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2024 11	401	11/19/2024	HD	R111824	BUA HDVacPrvIn	1 1			
4	21205058	42200		Fire Dept - City Health Dept	Operating Supplies		99,884.10	4,000.00	103,884.10
	2120.501.58.000.42200.				HD YE private pay ins vax purc	11/19/2024			
** JOURNAL TOTAL								0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2024 11	485	11/19/2024	CSX	R111824	BUA CSXE0YPrSv	1 1			
1	10101017	42200		General Fund - Customer Service	Operating Supplies		108,057.08	-10,000.00	98,057.08
	1010.101.17.000.42200.				End of year professional svcs	11/19/2024			
2	10101017	43100		General Fund - Customer Service	Professional Services		51,542.98	10,000.00	61,542.98
	1010.101.17.000.43100.				End of year professional svcs	11/19/2024			
** JOURNAL TOTAL								0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2024 11	521	11/19/2024	PKSPT	R111824	BUA PKS EOYwow	1 1			
1	10107010	41114		General Fund - Parks & Rec	PT Salaries		801,066.00	-100,000.00	701,066.00
	1010.701.00.000.41114.				End of year event wow	11/19/2024			
2	10107010	42200		General Fund - Parks & Rec	Operating Supplies		484,718.29	100,000.00	584,718.29
	1010.701.00.000.42200.				End of year event wow	11/19/2024			
** JOURNAL TOTAL								0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2024 11	537	11/19/2024	FLEET	R111824	BUA FltEqp	1 1			
1	20106010	42200		MVH - Fleet	Operating Supplies		539,415.00	-48,500.00	490,915.00
	2010.601.00.000.42200.				Purchase of Equipment	11/19/2024			
2	20106010	44500		MVH - Fleet	Machinery and Equipment		2,170.00	48,500.00	50,670.00
	2010.601.00.000.44500.				Purchase of Equipment	11/19/2024			
** JOURNAL TOTAL								0.00	

CLERK: valois1

Report generated: 11/18/2024 11:19
User: valoisl
Program ID: bqamdent

BUDGET AMENDMENT JOURNAL ENTRY PROOF

YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
11/19/2024	MyrToSupp	Mayors	R111824				T To cover credit card purchases				
							JOURNAL 2024/11/8	TOTAL		.00	.00
2024 11	264										
BUA 10105013-42200							Operating Supplies	5			8,532.00
11/19/2024	FD Cap Pur	FD	R111824				T Moving for Capital Purchase				
BUA 10105010-44500							Machinery and Equipment	5		8,532.00	
11/19/2024	FD Cap Pur	FD	R111824				T Moving for Capital Purchase				
							JOURNAL 2024/11/264	TOTAL		.00	.00
2024 11	290										
BUA 10105013-43100							Professional Services	5			21,689.65
11/19/2024	FD hose	FDAdLg	R111824				T Purchase fire hose				
BUA 10105013-42200							Operating Supplies	5		21,689.65	
11/19/2024	FD hose	FDAdLg	R111824				T Purchase fire hose				
BUA 10105013-43200							Comms And Transportation	5			5,122.00
11/19/2024	FD hose	FDAdLg	R111824				T Purchase fire hose				
BUA 10105013-42200							Operating Supplies	5		5,122.00	
11/19/2024	FD hose	FDAdLg	R111824				T Purchase fire hose				
BUA 10105011-43202							Postage	5			1,000.00
11/19/2024	FD hose	FDAdLg	R111824				T Purchase fire hose				
BUA 10105013-42200							Operating Supplies	5		1,000.00	
11/19/2024	FD hose	FDAdLg	R111824				T Purchase fire hose				
BUA 10105011-43100							Professional Services	5			1,880.00
11/19/2024	FD hose	FDAdLg	R111824				T Purchase fire hose				
BUA 10105013-42200							Operating Supplies	5		1,880.00	
11/19/2024	FD hose	FDAdLg	R111824				T Purchase fire hose				
							JOURNAL 2024/11/290	TOTAL		.00	.00
2024 11	296										
BUA 10105012-43100							Professional Services	5			10,500.00
11/08/2024	FDEquip	FD EMS	R111824				T Purchase FD equipment				
BUA 10105012-42200							Operating Supplies	5		10,500.00	
11/08/2024	FDEquip	FD EMS	R111824				T Purchase FD equipment				
							JOURNAL 2024/11/296	TOTAL		.00	.00
2024 11	401										
BUA 21201012-43100							Professional Services	5			12,000.00
11/19/2024	HDVacPrvIn	HD	R111824				T HD YE private pay ins vax purc				
BUA 21205058-42200							Operating Supplies	5		12,000.00	
11/19/2024	HDVacPrvIn	HD	R111824				T HD YE private pay ins vax purc				

BUDGET AMENDMENT JOURNAL ENTRY PROOF

YEAR	PER	JNL	SRC	ACCOUNT	EFF	DATE	JNL	DESC	REF 1	REF 2	REF 3	ACCOUNT	DESC	LINE	DESC	T	OB	DEBIT	CREDIT
2024	11	485	BUA	21205058-43200															
				11/19/2024			HDVacPrvIn	HD		R111824		T	Comms And Transportation			5			4,000.00
													HD YE private pay ins vax purc						
			BUA	21205058-42200								T	Operating Supplies			5		4,000.00	
				11/19/2024			HDVacPrvIn	HD		R111824		T	HD YE private pay ins vax purc						
													JOURNAL 2024/11/401		TOTAL			.00	.00
2024	11	485	BUA	10101017-42200															
				11/19/2024			CSXEOYPrSv	CSX		R111824		T	Operating Supplies			5			10,000.00
													End of year professional svcs						
			BUA	10101017-43100								T	Professional Services			5		10,000.00	
				11/19/2024			CSXEOYPrSv	CSX		R111824		T	End of year professional svcs						
													JOURNAL 2024/11/485		TOTAL			.00	.00
2024	11	521	BUA	10107010-41114															
				11/19/2024			PKS EOYwow	PKSPT		R111824		T	PT Salaries			5			100,000.00
													End of year event wow						
			BUA	10107010-42200								T	Operating Supplies			5		100,000.00	
				11/19/2024			PKS EOYwow	PKSPT		R111824		T	End of year event wow						
													JOURNAL 2024/11/521		TOTAL			.00	.00
2024	11	537	BUA	20106010-42200															
				11/19/2024			FltEqp	FLEET		R111824		T	Operating Supplies			5			48,500.00
													Purchase of Equipment						
			BUA	20106010-44500								T	Machinery and Equipment			5		48,500.00	
				11/19/2024			FltEqp	FLEET		R111824		T	Purchase of Equipment						
													JOURNAL 2024/11/537		TOTAL			.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
FUND TOTAL						.00	.00

** END OF REPORT - Generated by Lorena valois **

RESOLUTION NO. R111824

**A RESOLUTION AUTHORIZING THE CITY CONTROLLER
TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS
INTO CERTAIN BUDGET CATEGORIES**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”) has budgeted certain amounts of funds that are used for general municipal operational purposes of the City;

WHEREAS, the certain funds as described in Exhibit A, which is attached hereto and incorporated herein (“Transfers”) are in need of various transfers in order to continue their intended purposes and operations; and

WHEREAS, the Common Council for the City of Fishers, Hamilton County, Indiana (“City Council”) now desires to authorize the City Controller to transfer said funds into said accounts, all is further described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The Council hereby authorizes the City Controller to make all transfers as described in Exhibit A (“Transfers”) and execute them in a timely and orderly fashion.

Section 2. This Resolution shall be in full force and effect from and upon its passage and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana this 18th day of November, 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor
Scott Fadness on the _____ day of _____ 2024 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive,
Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this
document, unless required by law." Lindsey Bennett



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	A Resolution of the Common Council of the City of Fishers Appropriating Proceeds of Series 2024 General Obligation Bonds			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #:		Resolution #: R111824B	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☐ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☒ Controller's Office
	☐ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☒ Legal Counsel – Name of Reviewer: Rick Hall, Barnes and Thornburg, LLP	
BACKGROUND (Includes description, background, and justification)	This Resolution appropriates the proceeds of the City of Fishers, Indiana General Obligation Bonds, Series 2024 to the completion of the Projects for which the Bonds were issued including road and street improvements, trail improvements, and the purchasing of equipment for the City	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	Up to \$14,300,000
	Source of Funds:	Bond Proceeds
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Public Hearing and Approve Resolution
	2.	Hold Public Hearing and Disapprove Resolution
	3.	
	4.	
PROJECT TIMELINE	The Bonds are anticipated to be issued in December.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the Common Council hold the public hearing and approve the Resolution.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution	

RESOLUTION NO. R111824B

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS APPROPRIATING PROCEEDS OF SERIES 2024 GENERAL OBLIGATION BONDS

WHEREAS, the Common Council of the City of Fishers, Indiana (the “Council”), being the fiscal body of the City of Fishers, Indiana (the “City”), determined in an ordinance, adopted on October 7, 2024 (the “Ordinance”) to issue the City of Fishers, Indiana General Obligation Bonds, Series 2024 (the “Bonds”), in an original aggregate principal amount not to exceed Fourteen Million Three Hundred Thousand Dollars (\$14,300,000), for the purpose of procuring funds to pay for the costs of all or any portion of (i) the construction of improvements to and repair of roads and neighborhood streets, (ii) the construction of certain trail improvements, (iii) the acquisition of certain public safety and other equipment, including vehicles, for the use of the City (collectively, the “Projects”), and (iv) the costs of selling and issuing the Bonds; and

WHEREAS, the Council has found that there are no funds available or provided for in the existing budget and tax levy which may be applied to the costs of the Projects and has heretofore authorized the issuance of the Bonds to procure such funds and that an extraordinary emergency exists for the making of the additional appropriation hereafter set out; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication and posting as required by law, and the hearing on said appropriation has been held, at which all taxpayers had an opportunity to appear and express their views as to such appropriation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF CITY OF FISHERS, INDIANA, as follows:

Section 1. There is hereby appropriated a sum not to exceed Fourteen Million Three Hundred Thousand Dollars (\$14,300,000) out of the proceeds of the Bonds, together with all investment earnings thereon, for the use by the City in paying the costs of the Projects, and the costs of issuing the Bonds, as provided in the Ordinance. Such appropriation shall be in addition to all appropriations provided for in the existing budget and levy, and shall continue in effect until the payment of the costs of the completion of the Projects. Any surplus of such proceeds shall be credited to the proper fund as provided by law.

Section 2. All actions previously taken in connection with such appropriation, including publication of the notice of the public hearing, be, and hereby are, ratified and approved. A certified copy of this resolution, together with such other proceedings and actions as may be necessary, shall be filed by the Controller, along with a report of the appropriation, with the Indiana Department of Local Government Finance.

ALL OF WHICH IS SO RESOLVED by the Common Council of the City of Fishers, Indiana,
this __ day of _____, 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Cecilia C. Coble President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor
Scott Fadness on the _____ day of _____ 2024, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian, Indianapolis, IN 46204

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law." _____
/s/ Richard J. Hall
(Name)



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	A Resolution of the Common Council of the City of Fishers, Indiana Approving Certain Matters in Connection with an Amendment to the Declaratory Resolution for the Consolidated Fishers/I-69 Economic Development Area, the Creation of Certain New Allocation Areas and the Approval of a Plan Amendment for Said Area (Union and Crossing Projects)			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #:		Resolution #: R111824A	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☒ Controller's Office
	☐ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☒ Legal Counsel – Name of Reviewer: Rick Hall, Barnes and Thornburg, LLP	
BACKGROUND (Includes description, background, and justification)	The Redevelopment Commission and the Plan Commission have approved the designation of the site of the Crossing and Union Projects as five separate allocation areas in accordance with the Project Agreement among the City and the developer of the Crossing and Union Projects and have further approved a related amendment to the economic development plan for the Consolidated Fishers/I-69 Economic Development Area to provide for the capture of TIF revenues from the projects. The proposed resolution provides the Common Council's approval of the creation of the new allocation area and the amendment to the economic development plan.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include Deny Approval Option)	1.	Approve Resolution
	2.	Deny Approval of Resolution
	3.	
	4.	
PROJECT TIMELINE	Following approval of the Council, the Redevelopment Commission will consider final approval of the creation of the allocation areas.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the Common Council approve the Resolution at this meeting.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Resolutions of the Redevelopment Commission and Plan Commission - Exhibit A	

RESOLUTION NO. FRC 01R102224

**RESOLUTION OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED
FISHERS/I-69 ECONOMIC DEVELOPMENT AREA AND APPROVING AN AMENDMENT
TO THE DEVELOPMENT PLAN FOR SAID AREA**

WHEREAS, the City of Fishers Redevelopment Commission (the “Commission”), governing body of the City of Fishers Department of Redevelopment (the “Department”), previously adopted and amended resolutions (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the “Consolidated Fishers/I-69 Economic Development Area” (the “Area”), designating certain portions of the Area as “allocation areas” for purposes of Section 39 of the Act (collectively, the “Existing Allocation Areas”), which Existing Allocation Areas include, among others, allocation areas designated as the Downtown Allocation Area and the Fishers Tech Park Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the “Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and

WHEREAS, the Commission now desires to further amend the Declaratory Resolution, pursuant to Sections 15-17.5 of the Act, to (i) remove the area described on Exhibit A attached hereto from the Downtown Allocation Area, (ii) remove the area described on Exhibit B attached hereto from the Fishers Tech Park Allocation Area, (iii) designate the area described on Exhibit C attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Allocation Area (the “Crossing Allocation Area”), (iv) designate the area described on Exhibit D attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Union Allocation Area (the “Union Allocation Area”), (v) designate the area described on Exhibit E attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 3 Allocation Area (the “Crossing Lot 3 Allocation Area”), (vi) designate the area described on Exhibit F attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 5 Allocation Area (the “Crossing Lot 5 Allocation Area”), (vii) designate the area described on Exhibit G attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 6 Allocation Area (the “Crossing Lot 6 Allocation Area”) and (viii) amend the Plan as described in Exhibit H attached hereto (the “Plan Amendment”) (clauses (i) to (viii), collectively, the “Amendments”); and

WHEREAS, the Commission has thoroughly studied that portion of the City of Fishers, Indiana (the “City”) described on Exhibits A to G attached hereto; and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of each of the Crossing Allocation Area, the Union Allocation Area, the Crossing Lot 3 Allocation Area, the Crossing Lot 5 Allocation Area, and the Crossing Lot 6 Allocation Area (collectively the “Allocation Areas”) including the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the Allocation Areas, the parts of the Allocation Areas to be devoted to public ways, levees, sewerage, and other public purposes under the Plan as amended herein, and lists of the owners of any parcels proposed to be acquired, together with an estimate of the cost of acquisition and redevelopment; and

WHEREAS, the Amendments and supporting data were reviewed and considered at this meeting;
and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of “economic development areas” and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17.5, 39, 41, and 43 of the Act to the Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FISHERS, INDIANA REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Amendments promote significant opportunities for the gainful employment of its citizens, attract major new business enterprises to the City, retain and expand significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

2. The Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of conditions that lower the value of the land below that of nearby land, lack of development, age, and other similar conditions, including without limitation the cost of the projects contemplated by the Amendments.

3. The public health and welfare will be benefited by accomplishment of the Amendments, and it will be of public utility and benefit to amend the Declaratory Resolution and the Plan as set forth herein.

4. The accomplishment of the Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Plan Amendment conforms to the plan of development for the City.

6. The Plan Amendment does not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Allocation Areas. If in the future, the

Department proposes to acquire specific parcels of land, the required procedures under the Act will be followed.

7. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan Amendment, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

8. The Commission hereby adopts the specific findings set forth in the Plan Amendment, and the Plan Amendment is hereby in all respects approved. The secretary of this Commission is hereby directed to file a copy of the Plan Amendment with the minutes of this meeting.

9. The area described on Exhibit A hereto is hereby removed from the Downtown Allocation Area effective as of the assessment date of January 1, 2024.

10. The area described on Exhibit B hereto is hereby removed from the Fishers Tech Park Allocation Area effective as of the assessment date of January 1, 2024.

11. The Declaratory Resolution is hereby amended to hereby designate the area described in Exhibit C hereto as a separate “allocation area” pursuant to Section 39 of the Act, to be known as the “Crossing Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Crossing Allocation Area hereby designated as the “Crossing Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

12. The allocation provisions in Section 11 hereof shall apply to all of the Crossing Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Crossing Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit H hereto. The base assessment date for the Crossing Allocation Area is January 1, 2024.

13. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and subject to the Act, the allocation provisions herein shall expire on the date that

is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Crossing Allocation Area.

14. The Declaratory Resolution is hereby amended to hereby designate the area described in Exhibit D hereto as a separate “allocation area” pursuant to Section 39 of the Act, to be known as the “Union Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Union Allocation Area hereby designated as the “Union Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

15. The allocation provisions in Section 14 hereof shall apply to all of the Union Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Union Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit H hereto. The base assessment date for the Union Allocation Area is January 1, 2024.

16. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and subject to the Act, the allocation provisions herein shall expire on the date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Union Allocation Area.

17. The Declaratory Resolution is hereby amended to hereby designate the area described in Exhibit E hereto as a separate “allocation area” pursuant to Section 39 of the Act, to be known as the “Crossing Lot 3 Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to

which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Crossing Lot 3 Allocation Area hereby designated as the "Crossing Lot 3 Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

18. The allocation provisions in Section 17 hereof shall apply to all of the Crossing Lot 3 Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Crossing Lot 3 Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit H hereto. The base assessment date for the Crossing Lot 3 Allocation Area is January 1, 2024.

19. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and subject to the Act, the allocation provisions herein shall expire on the date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Crossing Lot 3 Allocation Area.

20. The Declaratory Resolution is hereby amended to hereby designate the area described in Exhibit F hereto as a separate "allocation area" pursuant to Section 39 of the Act, to be known as the "Crossing Lot 5 Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Crossing Lot 5 Allocation Area hereby designated as the "Crossing Lot 5 Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

21. The allocation provisions in Section 20 hereof shall apply to all of the Crossing Lot 5 Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result

in new property taxes in the Crossing Lot 5 Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit H hereto. The base assessment date for the Crossing Lot 5 Allocation Area is January 1, 2024.

22. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and subject to the Act, the allocation provisions herein shall expire on the date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Crossing Lot 5 Allocation Area.

23. The Declaratory Resolution is hereby amended to hereby designate the area described in Exhibit G hereto as a separate “allocation area” pursuant to Section 39 of the Act, to be known as the “Crossing Lot 6 Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Crossing Lot 6 Allocation Area hereby designated as the “Crossing Lot 6 Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

24. The allocation provisions in Section 23 hereof shall apply to all of the Crossing Lot 6 Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Crossing Lot 6 Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit H hereto. The base assessment date for the Crossing Lot 6 Allocation Area is January 1, 2024.

25. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and subject to the Act, the allocation provisions herein shall expire on the date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Crossing Lot 6 Allocation Area.

26. The Commission hereby finds and determines that the foregoing Amendments to the Declaratory Resolution and the Plan (as described in Sections 1-25 above) are reasonable and appropriate when considered in relation to the original Declaratory Resolution and Plan and the purposes of the Act,

and that the Declaratory Resolution and Plan, with the proposed Amendments, conform to the comprehensive plan for the City.

27. Except as set forth above, the terms of the Declaratory Resolution remain in full force and effect.

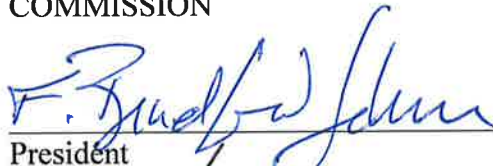
28. This Resolution, together with any supporting data and together with the Plan Amendment, shall be submitted to the Plan Commission and the Common Council as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

29. The officers of the Commission are hereby authorized to publish notice of such meetings and hearings as are necessary to carry out the purposes of this Resolution and the Plan, and to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

30. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 22nd day of October, 2024.

CITY OF FISHERS REDEVELOPMENT
COMMISSION



President



Vice President

Secretary



Member



Member

EXHIBIT A

Area to be Removed from the Downtown Allocation Area

The area identified in light blue in the below map is to be removed from the Downtown Allocation Area

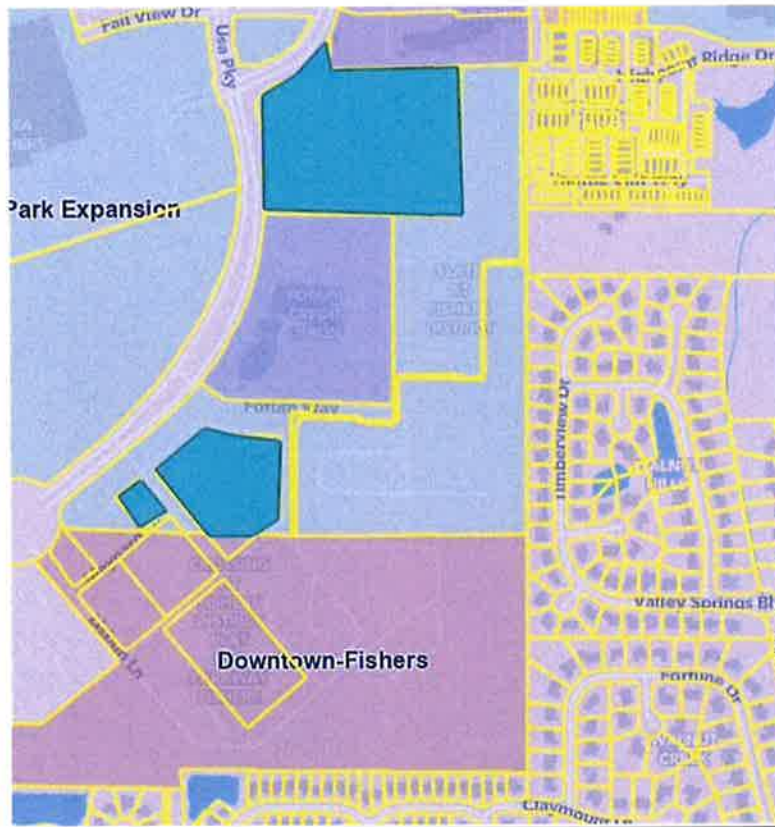


Parcel No. 15-15-06-00-00-014.002
15-15-06-00-00-015.000

EXHIBIT B

Area to be Removed from the Fishers Tech Park Allocation Area

The area identified in light blue in the below map is to be removed from the Fishers Tech Park Allocation Area

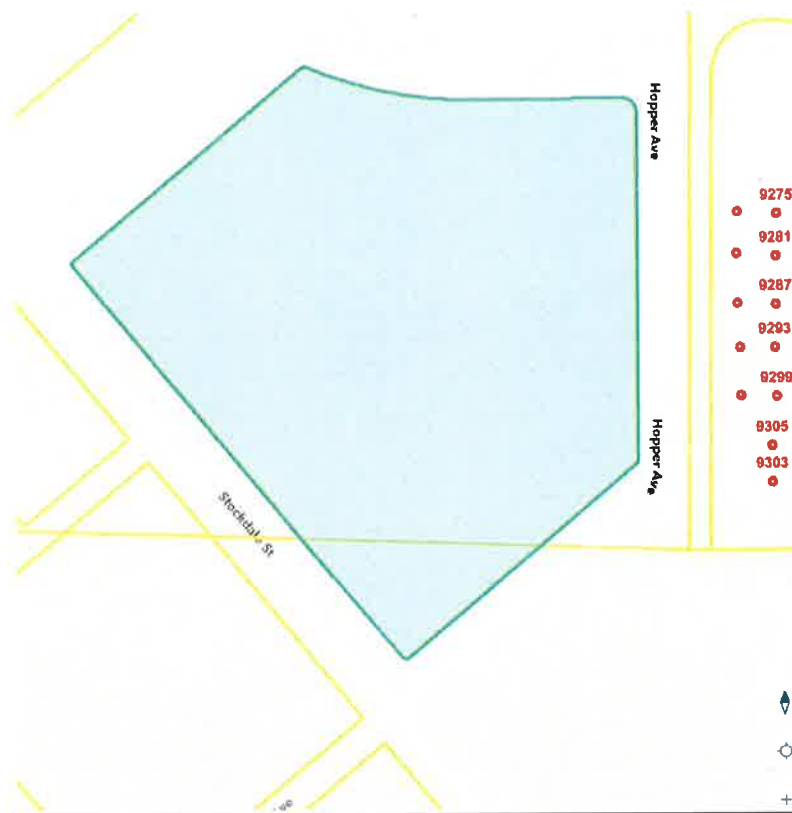


Parcel No. 15-15-06-00-00-002.013
15-15-06-00-00-002.113
15-15-06-00-00-002.012

EXHIBIT C

Area to be Designated as the Crossing Allocation Area

The area identified in light blue in the below map is to be designated as the Crossing Allocation Area.



Parcel No. 15-15-06-00-00-002.013
15-15-06-00-00-014.002

EXHIBIT D

Area to be Designated as the Union Allocation Area

The area identified in light blue in the below map is to be designated as the Union Allocation Area.



Parcel No.

15-15-06-00-00-002.012

EXHIBIT E

Area to be Designated as the Crossing Lot 3 Allocation Area

The area identified in light blue in the below map is to be designated as the Crossing Lot 3 Allocation Area.



Parcel No.

15-15-06-00-00-002.113

EXHIBIT F

Area to be Designated as the Crossing Lot 5 Allocation Area

The area identified in light blue in the below map is to be designated as the Crossing Lot 5 Allocation Area.



Parcel No. 15-15-06-00-00-015.000

EXHIBIT G

Area to be Designated as the Crossing Lot 6 Allocation Area

The area identified in light blue in the below map is to be designated as the Crossing Lot 6 Allocation Area.



Parcel No.

The above highlighted portion of: 15-15-06-00-00-001.103

EXHIBIT H

Plan Amendment

To foster economic development in the City, the City of Fishers, Indiana, the Fishers Economic Development Commission, the City of Fishers Redevelopment Commission, the Fishers Town Hall Building Corporation and, Thompson Thrift Development, Inc. (the “Developer”) entered into an Economic Development Agreement (the “Economic Development Agreement”), with respect to the development of the Crossing Allocation Area, the Union Allocation Area, the Crossing Lot 3 Allocation Area, the Crossing Lot 5 Allocation Area, and the Crossing Lot 6 Allocation Area. Pursuant to the Economic Development Agreement, the Developer has committed to invest approximately \$260,000,000 to (i) pay the costs of the acquisition, construction, renovation and equipping of a new mixed-use development, including 275 multifamily housing units and 20,000 square feet of retail and restaurant facility space (the “Crossing Project”) and (ii) pay the costs of the acquisition, construction, renovation and equipping of a new mixed-use development, including (a) a hotel and 17,500 square feet of retail space, (b) four (4) retail structures featuring 27,800 square feet of space, (c) approximately 60,000 square feet of Class-A office space, (d) a housing facility with approximately 250 units and 12,000 square feet of retail space, and (e) parking garage facilities (the “Union Project” and collectively with the Crossing Project, the “Projects”). The Projects will be constructed on land owned by the Developer and the City. The City and the Commission have agreed to assist the completion of the Projects through the payment of certain costs of the Projects from the proceeds of bonds payable from the tax increment revenues from the Crossing Allocation Area, the Union Allocation Area, the Crossing Lot 3 Allocation Area, the Crossing Lot 5 Allocation Area, the Crossing Lot 6 Allocation Area, and the The Yard Allocation Area and other legally available revenues (the “Bonds”). Based on the findings below, the Amendments to the Plan provide for creation of each of the Crossing Allocation Area, the Union Allocation Area, the Crossing Lot 3 Allocation Area, the Crossing Lot 5 Allocation Area, and the Crossing Lot 6 Allocation Area (collectively, the “Allocation Areas”), the completion of the Projects, and the issuance of the Bonds, all as further described in the Economic Development Agreement.

Statutory Findings.

The Amendments meet the following required findings under the Act:

- (i) *The Amendments promote significant opportunities for the gainful employment of the citizens of the City, attract new business enterprise to the City, retain or expand a business enterprise existing in the City, or meet other purposes of Sections 2.5, 41 and 43 of the Act.*

The Amendments allow for the completion of a mix of residential, commercial and office spaces, which will both add needed commercial space in the downtown area of the City and expand the core of the City’s commercial district by capitalizing on existing development along USA Parkway and the forthcoming completion of the Fishers Event Center facility. The development has space for a diverse range of businesses including shops, restaurants, and offices that will

employ citizens of the City in. The construction of multi-family housing will further attract new families and residents to the City, providing an additional contribution to the local economy.

- (ii) *Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.*

The land in the Allocation Areas has lagged behind the surrounding areas of the City in scale and intensity of development as the downtown area of the City has rapidly developed to more intensive uses. The Allocation Areas are located on the USA Parkway corridor which has historically been home to a sparse collection of office facilities in comparison to the adjacent downtown area of the City. By facilitating the Projects under the Economic Development Agreement, the Amendments enable the use of land in the Allocation Areas that was previously underdeveloped and provide the required incentives which are necessary for development commensurate to the surrounding area. Additional development in the Allocation Areas is expected to catalyze an expanded downtown district for the City.

- (iii) *The public health and welfare will be benefited by accomplishment of the Amendments.*

By providing required support of the Projects, the Amendments create new opportunities for employment through new mixed-use commercial development, and as a result will also benefit the public health and welfare for the citizens of the City.

- (iv) *The Amendments will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.*

As described above, the Projects contemplated by the Amendments will be of public utility and benefit by creating jobs through new mixed-use commercial development, and the new development created by the Projects will increase the property tax base.

- (v) *The Plan, as amended by the Amendments conforms to other development and redevelopment plans for the City.*

The Plan, as amended by the Amendments, conforms with the intended development of the Area as prescribed by the City of Fishers Plan Commission.

- (vi) *The Amendments are reasonable and appropriate when considered in relation to the original Declaratory Resolution and Plan and the purposes of the Act.*

The Amendments and the completion of the Projects are consistent with the existing Plan which contemplates mixed-use commercial development in the area of the Allocation Areas and the use of tax increment allocation areas and bonds to finance infrastructure, real property acquisition, real property improvements, and equipment throughout the Economic Development Area.

- (vii) *The designation of the Allocation Areas will result in new property taxes that would not have been generated but for the adoption of the allocation provisions.*

The designation of the Allocation Areas allows for the capture of tax increment revenues from the Projects, and the use of those revenues to pay debt service on the Bonds, which finance portions of the Projects. The Developer has expressed to the Commission that without such use of the tax increment revenues, the Projects would not be completed and the additional tax revenue resulting from the Projects would not be generated.

**ORDER OF THE CITY OF FISHERS PLAN COMMISSION
DETERMINING THAT A RESOLUTION AND PLAN AMENDMENT
APPROVED AND ADOPTED BY THE CITY OF FISHERS
REDEVELOPMENT COMMISSION CONFORM TO THE
COMPREHENSIVE PLAN AND APPROVING THE RESOLUTION AND
PLAN AMENDMENT**

WHEREAS, the City of Fishers Redevelopment Commission (the "Redevelopment Commission"), governing body of the City of Fishers Department of Redevelopment (the "Department"), previously adopted and amended resolutions (collectively, the "Declaratory Resolution") establishing and expanding an economic development area known as the "Consolidated Fishers/I-69 Economic Development Area" (the "Area"), designating certain portions of the Area as "allocation areas" for purposes of Section 39 of the Act (collectively, the "Existing Allocation Areas"), which Existing Allocation Areas include, among others, an allocation area designated as the Downtown Allocation Area and the Fishers Tech Park Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the "Plan"), pursuant to Indiana Code 36-7-14, as amended (the "Act"); and

f

WHEREAS, on October 22, 2024, the Redevelopment Commission approved and adopted Resolution No. FRC 01R102224 (the "Resolution"), which (i) removed the area described on Exhibit A attached to the Resolution from the Downtown Allocation Area, (ii) removed the area described on Exhibit B attached to the Resolution from the Fishers Tech Park Allocation Area, (iii) designated the area described on Exhibit C attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Allocation Area, (iv) designated the area described on Exhibit D attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Union Allocation Area, (v) designated the area described on Exhibit E attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 3 Allocation Area, (vi) designated the area described on Exhibit F attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 5 Allocation Area, (vii) designated the area described on Exhibit G attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 6 Allocation Area and (viii) amended the Plan as described in Exhibit H attached to the Resolution (clauses (i) to (viii), collectively, the "Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Amendments to this Plan Commission.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF FISHERS PLAN COMMISSION, as follows:

1. That the Resolution and the Amendments conform to the plan of development for the City of Fishers, Indiana (the "City").
2. That this Plan Commission hereby approves the Resolution and the Amendments.

3. That this Order hereby constitutes the written order of the Plan Commission approving the Resolution and the Amendments pursuant to Section 16 of the Act.

4. That the Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Amendments with the minutes of this meeting.

Passed by the City of Fishers Plan Commission this 6th day of November, 2024.

CITY OF FISHERS PLAN COMMISSION

DocuSigned by:

Howard Stevenson

President

7E0FA0B3032D4F4...

ATTEST:


Secretary

RESOLUTION NO. R111824A

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA APPROVING CERTAIN MATTERS IN CONNECTION WITH AN AMENDMENT TO THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED FISHERS/I-69 ECONOMIC DEVELOPMENT AREA, THE CREATION OF CERTAIN NEW ALLOCATION AREAS AND THE APPROVAL OF A PLAN AMENDMENT FOR SAID AREA (UNION AND CROSSING PROJECTS)

WHEREAS, the City of Fishers Redevelopment Commission (the “Redevelopment Commission”), governing body of the City of Fishers Department of Redevelopment (the “Department”), previously adopted and amended resolutions (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the “Consolidated Fishers/I-69 Economic Development Area” (the “Area”), designating certain portions of the Area as “allocation areas” for purposes of Section 39 of the Act (collectively, the “Existing Allocation Areas”), which Existing Allocation Areas include, among others, allocation areas designated as the Downtown Allocation Area and the Fishers Tech Park Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the “Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and

WHEREAS, on October 22, 2024, the Redevelopment Commission approved and adopted Resolution No. FRC 01R102224 (the “Resolution”), which (i) removed the area described on Exhibit A attached to the Resolution from the Downtown Allocation Area, (ii) removed the area described on Exhibit B attached to the Resolution from the Fishers Tech Park Allocation Area, (iii) designated the area described on Exhibit C attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Allocation Area, (iv) designated the area described on Exhibit D attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Union Allocation Area, (v) designated the area described on Exhibit E attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 3 Allocation Area, (vi) designated the area described on Exhibit F attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 5 Allocation Area, (vii) designated the area described on Exhibit G attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 6 Allocation Area and (viii) amended the Plan as described in Exhibit H attached to the Resolution (clauses (i) to (viii), collectively, the “Amendments”); and

WHEREAS, on November 6, 2024, the Fishers Plan Commission approved and adopted a resolution (the “Approving Order”) approving the Resolution and the Amendments and determining that the Resolution and the Amendments conform to the plan of development for the City of Fishers, Indiana (the “City”), and has submitted the Approving Order to the Common Council of the City (the “Council”); and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the Resolution and the Amendments to this Council.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Fishers, Indiana, as follows:

SECTION 1. Pursuant to Section 16(b) of the Act, the Council hereby approves in all respects the Resolution, the Amendments, and the Approving Order.

SECTION 2. This Resolution shall be in full force and effect immediately from and after its passage.

DULY PASSED AND ADOPTED by the Common Council of the City of Fishers on this _____ day of _____, 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2024, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian, Indianapolis, IN 46204.

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." /s/ Richard J. Hall.
DMS 43153071.1



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	Resolution Approving Second Amendment To Project Agreement (Andretti)			
SUBMITTED BY	Name & Title: Megan Baumgartner, Economic Development Director Department: Economic Development			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☒ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☒ 2 nd Reading	Public Hearing	☒ 3 rd Reading ☐ Final Reading
	Ordinance #:		Resolution #: R111824_	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☒ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☐ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		X Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office	
	☒ Department Head	☐ Finance Committee	
	☐ Deputy Mayor	☐ Technical Advisory Committee	
	☐ Mayor	☐ Other:	
	☐ Legal Counsel – Name of Reviewer: Jennifer C. Messer		
BACKGROUND (Includes description, background, and justification)	Andretti Autosport Holding Company, LLC (“Andretti”) is a sister company of Andretti Autosport, a series of companies led by Michael Andretti, the winningest driver in CART history with forty-two (42) victories and the second most IndyCar laps led (immediately behind his father, Mario Andretti); On November 14, 2022, the City of Fishers, Hamilton County, Indiana (“City”), Fishers Economic Development Commission, Fishers Redevelopment Commission (the “Commission”), Fishers Town Hall Building Corporation and Andretti entered into a Project Agreement pursuant to which Andretti agreed to invest approximately \$180 Million Dollar developing and constructing its corporate headquarters and related commercial development to accommodate Andretti’s racing operation and engineering team, together with development and construction of the Andretti Racing Museum, and the City agreed to issue developer-backed bonds together with other incentives (the “Agreement”). Thereafter, the City Bodies and Andretti entered into that certain First Amendment to Project Agreement that extended the Outside Closing Date. Andretti has requested another extension of the Outside Closing Date, and the City now desires to approve the requested extension pursuant to an amendment substantially similar to the Second Amendment To Project Agreement that is the subject of this Resolution. No other terms of the Agreement are changed by this Resolution.		
	BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	Not an additional budget item
		Expenditure \$:	None
		Source of Funds:	None
		Additional Appropriation #:	
Narrative:			
OPTIONS (Includes Deny Approval Option)	1.	Approve the Resolution	
	2.	Reject the Resolution	
	3.		
	4.		
PROJECT TIMELINE			
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve the Second Amendment.		

SUPPLEMENTAL INFORMATION (List all attached documents)	
--	--

SECOND AMENDMENT TO PROJECT AGREEMENT

THIS SECOND AMENDMENT TO PROJECT AGREEMENT is executed this 18th day of November, 2024 (“Second Amendment”), by and among Andretti Autosport Holding Company, LLC, an Indiana limited liability Andretti (“Andretti”), City of Fishers, Indiana (“City”), Fishers Town Hall Building Corporation (“Building Corp.”), City of Fishers Redevelopment Commission (“RDC”), and City of Fishers Economic Development Commission (“EDC”) on the following terms and conditions:

RECITALS

WHEREAS, Andretti and the City Bodies are parties to that certain November 14, 2022 Project Agreement, as amended by that certain First Amendment To Project Agreement dated December __, 2023, that provides for Andretti’s development and construction of its corporate headquarters and related commercial development to accommodate Andretti’s racing operation and engineering team, together with development and construction of the Andretti Racing Museum (as amended, the “Agreement”);

WHEREAS, the Project is projected to culminate in approximately five hundred (500) jobs in the City, five hundred seventy-five thousand square feet (575,000 sq. ft.) of commercial development and private investment of approximately \$180 Million Dollars, inclusive of the Bond Proceeds;

WHEREAS, pursuant to the Agreement, the City will issue certain economic development revenue bonds under Ind. Code § 36-7-12 *et. seq.* in a maximum par amount that Andretti and City Bodies jointly determine will ensure that one hundred percent (100%) of all tax increment revenue generated by the Project is utilized to pay debt service on the Bonds;

WHEREAS, the Bonds shall be payable solely from the Pledged Increment, and City Bodies shall not be obligated to provide any other source of payment or security for the Bonds (“Developer Backed Bonds”);

WHEREAS, Andretti has requested to extend the Outside Closing Date, and the City Bodies desire to approve the extension;

WHEREAS, unless specifically stated herein, this Second Amendment does not otherwise change the obligations of the Andretti, or the incentives provided by the City;

WHEREAS, unless otherwise specifically stated, capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Agreement; and

WHEREAS, unless specifically amended by reference herein, all remaining terms and conditions of the Agreement shall continue in full force and effect and are hereby ratified and affirmed.

NOW THEREFORE, the foregoing recitals are incorporated into this Second Amendment by reference to such recitals and in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Andretti and City Bodies agree as follows:

1. The following defined term as set forth in Section 1 of the Agreement shall be replaced in full as follows:

“**Outside Closing Date** shall mean August 1, 2025, or such other date as the City and Andretti shall mutually agree.”

2. The Agreement, as amended by this Second Amendment, constitutes the entire agreement and understanding of Andretti and City Bodies with respect to the Projects and supersedes all prior agreements, understandings, letters, negotiations and discussions, whether oral or written, relating thereto. This Second Amendment may be executed in separate counterparts, and it shall be fully executed when each party whose signature is required has signed at least one (1) counterpart even though no one (1) counterpart contains the signatures of all of the parties to this Amendment. Electronic signatures shall have the same force and effect as original signatures. In the event of any conflict or inconsistency between the terms of this Second Amendment and the terms of the Agreement, the terms of this Second Amendment shall govern and control.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS HEREOF, the Parties have executed this Second Amendment on the day and year first written above.

CITY OF FISHERS, INDIANA

By: _____
Scott Fadness, Mayor

**CITY OF FISHERS ECONOMIC
DEVELOPMENT COMMISSION**

By: _____

Its: _____

**CITY OF FISHERS
REDEVELOPMENT COMMISSION**

By: _____
Brad Johnson President

ATTEST:

By: _____
Tony Bonacuse, Secretary

**ANDRETTI AUTOSPORT HOLDING
COMPANY, LLC**

By: _____

Its: _____

RESOLUTION NO. R111824C

RESOLUTION APPROVING SECOND AMENDMENT TO PROJECT AGREEMENT (ANDRETTI)

WHEREAS, Andretti Autosport Holding Company, LLC (“Andretti”) is a sister company of Andretti Autosport, a series of companies led by Michael Andretti, the winningest driver in CART history with forty-two (42) victories and the second most IndyCar laps led (immediately behind his father, Mario Andretti);

WHEREAS, on November 14, 2022, the City of Fishers, Hamilton County, Indiana (“City”), Fishers Economic Development Commission, Fishers Redevelopment Commission (the “Commission”), Fishers Town Hall Building Corporation and Andretti entered into a Project Agreement pursuant to which Andretti agreed to invest approximately \$180 Million Dollar developing and constructing its corporate headquarters and related commercial development to accommodate Andretti’s racing operation and engineering team, together with development and construction of the Andretti Racing Museum, and the City agreed to issue developer-backed bonds together with other incentives (the “Agreement”);

WHEREAS, thereafter, the City Bodies and Andretti entered into that certain First Amendment to Project Agreement that extended the Outside Closing Date;

WHEREAS, Andretti has requested another extension of the Outside Closing Date, and the City desires to approve the requested extension pursuant to an amendment substantially similar to the Second Amendment To Project Agreement attached hereto and incorporated herein as **Exhibit A** (the “Second Amendment”);

WHEREAS, capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Agreement.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana, meeting in regular session as follows:

Section 1. The Council hereby approves a Second Amendment substantially similar to the Second Amendment.

Section 2. The Mayor is hereby authorized to execute a Second Amendment substantially similar to the Second Amendment.

Section 3. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the City of Fishers Common Council, Hamilton County, Indiana this ____ day of November, 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R111824C

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2024 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	Resolution Approving Economic Development Agreement (DMC Insurance)			
SUBMITTED BY	Name & Title: Megan Baumgartner, Director of Community & Economic Development			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☒ 2 nd Reading	☐ Public Hearing	☒ 3 rd Reading
	Ordinance #:		Resolution #: R111824D	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☐ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	

HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office
APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head		☐ Controller's Office
	☒ Department Head		☐ Finance Committee
	☐ Deputy Mayor		☐ Technical Advisory Committee
	☐ Mayor		☐ Other:
	☒ Legal Counsel – <i>Name of Reviewer: Jennifer C. Messer</i>		
BACKGROUND (Includes description, background, and justification)	DMC Insurance ("DMC") is a Fishers-based, trucking insurance company that strives to create unique insurance solutions that accommodate the distinctive needs of safe and conscientious fleet trucking companies. In 2019, City Council approved an Economic Development Agreement ("Initial Agreement") to incentivize DMC's purchase of 10500 Crosspoint Blvd. ("Site") and relocation of its headquarters and the terms of the Initial Agreement have been bet. DMC has advised the City that it will grow in the City by completing this new investment and headcount growth, if the City and Commission will satisfy the City Obligations as defined in subject EDA, including (a) investing not less than \$1,575,000 in the Site for building improvements; (b) hiring an additional thirty (30) employees at the Site ("New FTEs") by December 31, 2028 to bring total FTEs to 136 and pay the New FTEs an average hourly, salary of \$40.42; and (c) submit all compliance information to the City in a timely manner. The subject EDA obligates the City to authorize a five-year (5-year), real property tax abatement on the incremental, new assessed value by or before December 31, 2028, in the amount of seventy-five percent (75%) for each of the five (5) years of the abatement.		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:		
	Expenditure \$:		
	Source of Funds:		SB-1- no additional funds expended
	Additional Appropriation #:		
	Narrative:		
OPTIONS (Include <i>Deny Approval</i> Option)	1. approve the resolution		
	2. reject the resolution		
	3.		
	4.		
PROJECT TIMELINE			

STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	approve the resolution
SUPPLEMENTAL INFORMATION (List all attached documents)	

ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF FISHERS AND DMC INSURANCE

THIS ECONOMIC DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 8th day of October, 2024 (the "Effective Date"), by and between the City of Fishers, Hamilton County, Indiana, an Indiana municipal corporation ("City"), and DMC Insurance, Inc., an Indiana limited liability company ("DMC") (jointly, the City and DMC may be referred to herein as the "Parties"), as follows:

WHEREAS, DMC is a Fishers-based, trucking insurance company that strives to create unique insurance solutions that accommodate the distinctive needs of safe and conscientious fleet trucking companies;

WHEREAS, in 2018, the City authorized a certain abatement to incentivize DMC to locate in the City (the "Initial Agreement");

WHEREAS, DMC is fully compliant with the Initial Agreement;

WHEREAS, DMC has advised the City that it will grow and expand its operation in the City, if the City satisfies the City Obligations;

WHEREAS, the City has determined that it is in the best interest of the citizens of the City to induce DMC to expand its operation in the City and satisfy the Employment Commitment; and

WHEREAS, capitalized terms used in the foregoing recitals and not defined herein above shall have the meaning ascribed to such terms in **Article III**, hereof.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE I. RECITALS

The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article 1.

ARTICLE II. MUTUAL ASSISTANCE

The Parties agree, subject to further proceedings required by law, to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications, as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent of this Agreement.

ARTICLE III. DEFINITIONS

Abatement shall mean a five-year (5-year) real property tax abatement related to the rehabilitation or renovation of the real property improvements on the Site on or before January 1, 2029 in the amount of seventy-five percent (75%) for each of the five (5) years of such Abatement; provided however, improvements that receive the benefit of any portion of abatement provided as part of the Initial Abatement shall not receive the benefit of the Abatement.

Abatement Term shall mean, unless earlier terminated pursuant to this Agreement, the period during which DMC claim the benefit of the Abatement, provided, however, the Abatement Term shall not continue past and shall terminate by or before December 31, 2029.

Additional Compliance Information shall have the meaning ascribed to it in Section 6.03.

Agreement shall have the meaning ascribed to it in the preamble.

City shall have the meaning ascribed to it in the preamble.

Claims shall mean claims, liabilities, damages, injuries, losses, liens, costs, and/or expenses whether related to bodily injury, real property or personal property (including, without limitation, reasonable attorneys' fees); provided that in no event shall Claims include consequential or punitive damages.

Compliance Information shall mean, individually or collectively, the Statement of Benefits Real Property (Form 51767), the annual Compliance with Statement of Benefits (Form 51766) and any Additional Compliance Information (as defined in Section 6.03) that shall be submitted to the Executive Director.

Cure Period shall mean a period of: (A) ten (10) days after written notice of default in the case of any monetary default; provided, however, each party shall be entitled to only one cure period within three hundred sixty (360) days for monetary default; and (B) fifteen (15) days after a party failing to perform or observe any other term or condition of this Agreement to be performed or observed by it receives written notice specifying the nature of the default; provided that, if such default is of such a nature that it cannot be remedied within fifteen (15) days, despite reasonably diligent efforts, then the fifteen (15) day cure period shall be extended as may be reasonably necessary for the defaulting party to remedy the default, so long as the defaulting party: (Y) commences to cure the default within the fifteen (15) day period; and (Z) diligently pursues such cure to completion; provided that in no event shall a Cure Period extend more than thirty (30) days after the date of the default.

DMC shall have the meaning ascribed to it in the preamble.

Effective Date shall have the meaning ascribed to it in the preamble.

Employment Commitment shall have the meaning ascribed to it in Article IV.

Executive Director shall mean the Director of Economic Development for the City, currently Megan Baumgartner.

Final Notice shall have the meaning ascribed to it in Section 6.05.

FTEs shall mean full time employees.

Initial Agreement shall have the meaning ascribed to it in the recitals.

Laws shall mean all applicable laws, statutes, and/or ordinances, and any applicable governmental or judicial rules, regulations, guidelines, judgments, orders, and/or decrees, including without limitation the City's Unified Development Ordinance.

Notice Period shall have the meaning ascribed to it in Section 6.04.

Preliminary Notice shall have the meaning ascribed to it in Section 6.04.

Reimbursement Amount shall have the meaning ascribed to it in Section 6.06.

Reimbursement Notice shall have the meaning ascribed to it in Section 6.06.

Reimbursement Period shall mean the time period commencing on the Effective Date and ending on the last day of the calendar year in which DMC receives the final benefit from the Abatement; for example, if the last Abatement benefit received by DMC is for 2028 real property taxes payable in 2029, the Reimbursement Period shall end on December 31, 2029.

Related Entity shall mean a third party controlled by or under common control with DMC.

Site shall mean property generally known as 10500 Crosspoint Boulevard, Fishers, Indiana 46256.

ARTICLE IV. DMC'S OBLIGATIONS

In consideration and as a material inducement for the City authorizing the Abatement, DMC and/or its Related Entity shall perform or cause to be performed the following:

- A. Invest not less than \$1,575,000.00 in the Site, which amount will be used for improvements to the Site and the building located thereon.
- B. By December 31, 2028,(i) hire an additional thirty (30) employees at the Site (the "New FTEs"), and (b) employ136 FTEs at the Site.
.
Compensate the New FTEs at the Site at an average, hourly salary of \$40.42 (together with Subsection (B), the Employment Commitment"); and
- C. Timely submit all Compliance Information to the Executive Director.

ARTICLE V. ECONOMIC DEVELOPMENT INCENTIVES

In consideration and as a material inducement for DMC and/or its Related Entity fulfilling the Employment Commitment, the City shall, pursuant to and consistent with Ind. Code § 6-1.1-12.1 *et. seq.*, complete the required procedural steps to grant the Abatement.

ARTICLE VI. COMPLIANCE AND INCENTIVE TERMINATION

Section 6.01. SB-1. DMC shall submit its SB-1 to the City prior to the City approving the Abatement.

Section 6.02. Compliance - CF-1 for Real Property & Deduction Application. By or before April 1st of each year of the Abatement Term, DMC shall file its CF-1 with the Executive Director and the Hamilton County Auditor showing the extent to which there has been compliance with the SB-1 and the Employment Commitment. Additionally, pursuant to and consistent with Ind. Code § 6-1.1-12.1-5.3, DMC shall file Form 322 Application for Deduction from Assessed Valuation with the Office of the Hamilton County Auditor as and when required to receive the benefit of the abatement.

Section 6.03. Additional Compliance Information. Further, during the Abatement Term, the City may request information from DMC concerning its fulfillment of the Employment Commitment, including, without limitation, the number of FTEs employed at the Site by DMC or its Related Entity (individually or collectively, "Additional Compliance Information"), and DMC shall provide Additional Compliance Information within thirty (30) days of such request.

Section 6.04. Abatement Termination. If the City determines that DMC has not or cannot reasonably satisfy the Employment Commitment, the City may terminate the Abatement (or DMC's right to it). Notwithstanding the foregoing or anything in this Agreement to the contrary, in the event the City makes a determination of noncompliance under this Section 6.04, then prior to proceeding with a termination, the City shall provide preliminary notice (the "Preliminary Notice") to DMC of such determination of noncompliance and an opportunity to meet with representatives of the City within twenty (20) days after the date of the Preliminary Notice ("Notice Period") to discuss the City's determination and provide an opportunity for DMC to submit information regarding the reason for any shortfall or delay in the Employment Commitment.

Section 6.05. Abatement Hearing. If (a) the City determines after meeting with DMC following issuance of the Preliminary Notice that the Abatement should be terminated; or (b) DMC does not request a meeting within the Notice Period, the City shall give DMC final notice (the "Final Notice") of such determination and provide DMC an opportunity to appear at a City Council meeting to show cause why the Abatement should not be terminated. DMC shall have twenty (20) days from the date of the Final Notice to confirm that it desires to be added to the City Council's next agenda and to provide evidence concerning why the Abatement should not be terminated. If the City Council adopts a resolution terminating the Abatement, DMC shall be entitled to appeal the determination to a Hamilton County Superior or Circuit Court.

Section 6.06. Reimbursement. DMC further acknowledges and agrees that fulfilling the Employment Commitment is a material inducement and consideration for the City authorizing the Abatement. If DMC fails to continuously satisfy the Employment Commitment throughout

the Abatement Term, the City shall be entitled to reimbursement for any year during which DMC was not continuously compliant (whether determined by the City as a result of a CF-1 or Additional Compliance Information) in an amount calculated as follows: percentage of failure to comply x the total benefit received as a result of the Abatement during the year of non-compliance (“Reimbursement Amount”). For example, and without limitation, if, in 2028, DMC employs twenty new (20) FTEs from the Site and DMC has received a benefit from the Abatement in the amount of Thirty Thousand and no/Dollars (\$30,000.00) for calendar 2028 payable in 2029, the City is entitled to reimbursement in an amount equal to the product of the following: $(100\% - (20/30)) \times \$30,000.00 = \$10,000$.

If the City allows the Abatement to continue despite DMC’s failure to fully and continuously complying with the Employment Commitment, (A) it shall not be considered a waiver of the City’s right to seek the Reimbursement Amount; (B) the City shall retain the right to seek the Reimbursement Amount during the Reimbursement Period; and (C) the City may provide (i) notice of its intent to seek the Reimbursement Amount; and (ii) DMC the opportunity to meet with the City within twenty (20) days of such notice. For the avoidance of doubt, if the City provides the Reimbursement Notice (as defined herein below) during the Reimbursement Period, the City shall be entitled to pursue and DMC shall be liable for the Reimbursement Amount.

Notwithstanding the foregoing or anything contained herein to the contrary, the City shall not seek to recover, and DMC shall not be liable for any Reimbursement Amount if the Reimbursement Notice is issued after expiration of the Reimbursement Period or for a year during which DMC was determined to be continuously compliant with the Employment Commitment. For example, and without limitation, if DMC is determined compliant for Years 1-3 of the Abatement; DMC is not compliant in Year 4, and the City allows the Abatement to continue; and DMC does not comply with the Employment Commitment and the City terminates the abatement in Year 5, DMC shall be liable for the Reimbursement Amount for Years 4 and 5, only.

After providing the Reimbursement Notice and, if requested, meeting with DMC, if the City seeks the Reimbursement Amount pursuant to this Section 6.06, the City may submit an invoice to DMC for any Reimbursement Amount (“Reimbursement Notice”), and within thirty (30) days of submitting the Reimbursement Notice, DMC shall pay the Reimbursement Amount. If not paid in full by the date owed, the Reimbursement Amount shall bear interest from the Due Date to the date of payment at the prime rate of interest, as reported in the Wall Street Journal, plus five percent (5%) per annum. The City shall further be entitled to its reasonable attorneys’ fees and other costs incurred collecting the Reimbursement Amount. DMC’s obligation to repay the City pursuant this Section 6.06 shall survive termination of this Agreement.

ARTICLE VII. ASSIGNMENT

No party hereto shall assign this Agreement without the prior written approval of the other party, which approval shall not be unreasonably withheld, conditioned or delayed; provided that: (A) without the prior written approval of DMC, City may assign this Agreement to another agency or instrumentality of City that legally is able to perform its obligations hereunder; and (B) without the prior written approval of City, DMC may assign, partially or in its entirety, this Agreement to

a Related Entity. Notwithstanding any assignment permitted under this Section, the City or DMC, as the case may be, shall remain liable to perform all of the terms and conditions to be performed by it under this Agreement, and the approval by the other party of any assignment shall not release any City or DMC, as the case may be, from such performance.

ARTICLE VIII. GENERAL PROVISIONS

Section 8.01. Cure. Except as otherwise specifically stated herein, before any failure of either of the Parties to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform such obligation and shall demand performance. No breach of this Agreement may be found to have occurred during any applicable Cure Period. If after said notice, the breaching party fails to cure the breach, the non-breaching party may seek any remedy available at law or equity.

Section 8.02. No Third-Party Beneficiaries. This Agreement shall be deemed to be for the benefit solely of the Parties hereto and shall not be deemed to be for the benefit of any third party.

Section 8.03. Effective Date. Notwithstanding anything herein to the contrary, this Agreement shall not be effective until all Parties hereto have executed this Agreement, and the City has approved or ratified this Agreement as required by law.

Section 8.04. E-Verify. All terms defined in IND. CODE § 22-5-1.7 *et seq.* are adopted and incorporated into this Section. Pursuant to IND. CODE § 22-5-1.7 *et seq.*, DMC covenants to enroll in and verify the work eligibility status of all of its employees using the E-Verify program, if it has not already done so as of the Execution Date. Within ten (10) days after the Execution Date, DMC shall execute an affidavit affirming that: (A) it is enrolled and is participating in the E-Verify program; and (B) it does not knowingly employ any unauthorized aliens. In support of the affidavit, DMC shall provide City with documentation that it has enrolled and is participating in the E-Verify program. This Agreement shall not take effect until said affidavit is signed by DMC and delivered to City's authorized representative.

Section 8.05. No Remedy Exclusive; Limitation. No right or remedy herein conferred upon, or reserved to, a non-defaulting party is intended to be exclusive of any other available right or remedy, unless otherwise expressly stated; instead, each and every such right or remedy shall be cumulative and in addition to every other right or remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission by a non-defaulting party to exercise any right or remedy upon any event of default shall impair any such right or remedy, or be construed to be a waiver thereof, and any such right or remedy may be exercised from time to time, and as often as may be deemed to be expedient. To entitle a non-defaulting party to exercise any of its rights or remedies, it shall not be necessary for the non-defaulting party to give notice to the defaulting party, other than such notice as may be required by this Agreement or by the Laws. In no event shall any party hereunder be liable to the other for punitive or consequential damages as a consequence of an event of default by such party. In the event either party hereto employs an attorney in connection with Claims by one party against the other arising from the operation of this Agreement, the non-prevailing party shall pay the prevailing party all reasonable fees and

expenses, including attorneys' fees, incurred in connection with such Claims. The term "prevailing party" as used in this Agreement shall include, but not be limited to, a party who obtains legal counsel or brings an action against the other by reason of the other's breach or default and obtains substantially the relief sought whether by compromise, mediation, settlement, judgment or otherwise.

Section 8.06. Notice. Any notice required or permitted to be given by any party to this Agreement shall be in writing, and shall be given (and deemed to have been given) when: (A) delivered in person to the other party; (B) three (3) days after being sent by U.S. Certified Mail, Return Receipt Requested; or (C) the following business day after being sent by national overnight delivery service, with confirmation of receipt, addressed as follows: to City at 1 Municipal Drive, Fishers, Indiana 46038, Attn: Scott Fadness, Mayor, with a copies to: Lindsey Bennett, City Attorney, 1 Municipal Drive, Fishers, Indiana 46038 and Jennifer Messer (via email) at jennifermesserlaw@gmail.com; and to John Sebastian at DMC at 10500 Crosspoint Boulevard with a copy to Jason Kallio at Ginovus (via email at Jason@ginovus.com) . Any party may change its address for notice from time to time by delivering notice to the other party as provided above.

Section 8.07. Merger. All prior agreements, understandings, and commitments are hereby superseded, terminated, and merged herein, and shall be of no further force or effect.

Section 8.08. Representations and Warranties

A. City. The City represents and warrants to DMC that: (i) it shall not enter into any contracts or undertakings that would limit, conflict with, or constitute a breach of this Agreement; (ii) City is an Indiana municipality organized and existing under the laws of the State of Indiana; (iii) subject to completion of the applicable proceedings required by Laws, it has the power: (1) to enter into this Agreement; and (2) to perform its obligations hereunder; (iv) it has been duly authorized by proper action: (1) to execute and deliver this Agreement; and (2) to perform its obligations hereunder, (viii) this Agreement is the legal, valid, and binding obligation of it; and (v) it has not engaged or dealt with any real estate broker or agent in connection with this transaction and no person or entity is entitled to claim a fee in connection with this transaction or otherwise by, through, or as a result of, the acts or omissions of City.

B. DMC. DMC represents and warrants to City that: (i) DMC is an Indiana limited liability company, duly existing and validly formed under the laws of the State of Indiana and properly registered to do business in Indiana; (ii) it shall not enter into any contracts or undertakings that would limit, conflict with, or constitute a breach of this Agreement; (iii) it has the authority: (A) to enter into this Agreement; and (B) to perform its obligations hereunder, (iv) it duly has been authorized by proper action: (A) to execute and deliver this Agreement; and (B) to perform its obligations hereunder; (vi) this Agreement is the legal, valid, and binding obligation of DMC; (vii) neither it nor any party affiliated with it has engaged or dealt with any real estate broker or agent in connection with this transaction and no person or entity is entitled to claim a fee in connection with this transaction by, through, or as a result of, the acts or omissions of DMC or any party affiliated with DMC; and (viii) it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual identification, sexual orientation, or national origin. If DMC has employees, DMC agrees to post in conspicuous places,

available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause; and, if DMC has employees, DMC will state, in all solicitations or advertisements for employees placed by or on behalf of DMC, that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual identification, sexual orientation, or national origin.

Section 8.09. Miscellaneous. Subject to Article VII, this Agreement shall inure to the benefit of, and be binding upon, City, DMC, and their respective successors and assigns. This Agreement may be signed in one or more counterparts, each of which shall constitute one and the same instrument. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Indiana. All proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts in Hamilton County, Indiana, or the federal courts with venue that includes Hamilton County, Indiana. City and DMC waive, to the extent permitted under applicable law: (A) the right to a trial by jury; and (B) any right City or DMC may have to: (i) assert the doctrine of “forum non conveniens”; or (ii) object to venue. This Agreement may be modified only by a written agreement signed by City and DMC. The invalidity, illegality, or unenforceability of any one or more of the terms and conditions of this Agreement shall not affect the validity, legality, or enforceability of the remaining terms and conditions hereof. All Exhibits to this Agreement are attached hereto and incorporated herein by reference. Time is of the essence in this Agreement. If any provision of this Agreement or application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law; provided that, in lieu of such invalid or unenforceable provision, there will be added to this Agreement a provision as similar to the invalid or unenforceable provision as is possible to reflect the intent of the parties and still be valid and enforceable. The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Agreement or the scope or content of any of its provisions. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between or among DMC or City or their successors in interest. The parties acknowledge and agree that DMC is not a principal, agent, officer shareholder or employee of the City. Unless otherwise specified, in computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the Site is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, or legal holiday.

IN WITNESS WHEREOF, City and DMC have executed this Economic Development Agreement as of the day and year first written above.

[signatures on following pages]

IN WITNESS WHEREOF, the City and DMC have executed this Economic Development Agreement as of the day and year first written above.

“City”

City of Fishers, Hamilton County, Indiana

By: _____
Scott Fadness, Mayor

“DMC”
DMC Insurance, INC.

By:  _____
G. Patrick Corydon

Its: CFO/COO

RESOLUTION NO. R111824D

**RESOLUTION APPROVING ECONOMIC DEVELOPMENT AGREEMENT
(DMC INSURANCE)**

WHEREAS, DMC is a Fishers-based, trucking insurance company that strives to create unique insurance solutions that accommodate the distinctive needs of safe and conscientious fleet trucking companies;

WHEREAS, in 2018, the City authorized a certain abatement to incentivize DMC to locate in the City (the “Initial Agreement”);

WHEREAS, DMC is fully compliant with the Initial Agreement;

WHEREAS, DMC has advised the City that it will grow and expand its operation in the City, if the City approves a five-year (5-year) real property tax abatement related to the rehabilitation or renovation of real property improvements on the Site on or before January 1, 2029 in the amount of seventy-five percent (75%) for each of the five (5) years of such Abatement, all pursuant to the economic development agreement attached hereto and incorporated herein as **Exhibit A** (the “EDA”);

WHEREAS, the City has determined that it is in the best interest of the citizens of the City to induce DMC to expand its operation in the City and authorize the Abatement; and

WHEREAS, capitalized terms used but not defined herein are used with the meaning included in the EDA.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana, meeting in regular session as follows:

Section 1. The Council hereby approves the EDA.

Section 2. This Mayor is hereby authorized to execute the Agreement.

Section 3. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the City of Fishers Common Council, Hamilton County, Indiana this 18th day of November, 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R111824D

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __18th__ day of _November__ 2024 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

November 18, 2024
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A
[separately included]



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	Resolution Approving SB-1 and Abatement (DMC Insurance)			
SUBMITTED BY	Name & Title: Megan Baumgartner, Community & Economic Development Director			
	Department: Economic Development			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☒ 2 nd Reading	☐ Public Hearing	☒ 3 rd Reading ☐ Final Reading
	Ordinance #:		Resolution #: R111824E	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☒ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☐ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☒ Legal Counsel – Name of Reviewer: Jennifer C. Messer	
BACKGROUND (Includes description, background, and justification)	DMC Insurance ("DMC") is a Fishers-based, trucking insurance company that strives to create unique insurance solutions that accommodate the distinctive needs of safe and conscientious fleet trucking companies.	
	In 2019, City Council approved an Economic Development Agreement ("Initial Agreement") to incentivize DMC's purchase of 10500 Crosspoint Blvd. ("Site") and relocation of its headquarters and the terms of the Initial Agreement have been bet.	
	DMC has advised the City that it will grow in the City by completing this new investment and headcount growth, if the City and Commission will satisfy the City Obligations as defined in subject EDA, including (a) investing not less than \$1,575,000 in the Site for building improvements; (b) hiring an additional thirty (30) employees at the Site ("New FTEs") by December 31, 2028 to bring total FTEs to 136 and pay the New FTEs an average hourly, salary of \$40.42; and (c) submit all compliance information to the City in a timely manner.	
	The subject EDA obligates the City to authorize a five-year (5-year), real property tax abatement on the incremental, new assessed value by or before December 31, 2028, in the amount of seventy-five percent (75%) for each of the five (5) years of the abatement.	
	Consistent with the Phase II EDA, the City now desires to approve Developer's Statement Of Benefits Personal Property that is the subject of this Resolution ("SB-1") and the Abatement.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	None
	Source of Funds:	Abatement-no additional funds or appropriation
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include Deny Approval Option)	1.	Approve the Resolution
	2.	Reject the Resolution
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve the Resolution (SB-1 and Abatement)	

SUPPLEMENTAL INFORMATION (List all attached documents)	
--	--



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 24 PAY 20 25

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer DMC Insurance, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 10500 Crosspoint Boulevard, Indianapolis, IN 46256					
Name of contact person G. Patrick Corydon		Telephone number (317) 436-4907		E-mail address pcorydon@dmcinsurance.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fishers City Council		Resolution number			
Location of property 10500 Crosspoint Boulevard		County Hamilton		DLGF taxing district number 29-006	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) In response to its continued growth, the Company has identified the need to expand its workforce and make certain capital improvements to its 35,000 sqft headquarters facility.				Estimated start date (month, day, year) 01/01/2025	
				Estimated completion date (month, day, year) 12/31/2028	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 106.00	Salaries \$12,119,785.00	Number Retained 106.00	Salaries \$12,119,785.00	Number Additional 30.00	Salaries \$2,522,208.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		1,575,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project		1,575,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) October 4, 2024	
Printed name of authorized representative G. Patrick Corydon				Title CFO and COO	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed 5 calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☒ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) 75% abatement for 5 years
- E. Number of years allowed: ☒ Year 1 ☒ Year 2 ☒ Year 3 ☒ Year 4 ☒ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☒ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) PRESIDENT	Telephone number (317) 595-3111	Date signed (month, day, year) NOVEMBER 18, 2024
Printed name of authorized member of designating body CECILIA COBLE	Name of designating body FISHERS CITY COUNCIL	
Attested by (signature and title of attester) CITY CLERK	Printed name of attester JENNIFER L. KEHL	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

R111824E

ABATEMENT SCHEDULE

Real property tax abatement on any new increment generated on building improvements beginning November 18, 2024.

Year 1 – 75% abatement

Year 2 – 75% abatement

Year 3 – 75% abatement

Year 4 – 75% abatement

Year 5 – 75% abatement

RESOLUTION NO. R111824E

RESOLUTION APPROVING SB-1 AND REAL PROPERTY TAX ABATEMENT

WHEREAS, DMC Insurance, Inc., an Indiana limited liability company (“DMC”), is a Fishers-based, trucking insurance company that strives to create unique insurance solutions that accommodate the distinctive needs of safe and conscientious fleet trucking companies;

WHEREAS, in 2018, the City authorized a certain abatement to incentivize DMC to locate in the City (the “Initial Agreement”);

WHEREAS, DMC is fully compliant with the Initial Agreement;

WHEREAS, as part of the Initial Agreement, the City established the Site as an economic revitalization Agreement pursuant to Ind. Code § 6-1.1-12.1-2.5, and Ind. Code § 6-1.1-12.1 *et. seq.*;

WHEREAS, now, consistent with the Economic Development Agreement by and between the City and DMC approved by the City on October 7, 2024 (the “EDA”), the City desires to approve DMC’s Statement Of Benefits Personal Property (“SB-1”);

WHEREAS, the City additionally desires to approve a five-year (5-year) real property tax abatement related to the rehabilitation or renovation of the real property improvements on the Site on or before January 1, 2029 in the amount of seventy-five percent (75%) for each of the five (5) years (the “Abatement”) of such Abatement; and

WHEREAS, capitalized terms used but not defined herein are used with the meaning ascribed to such terms in the EDA.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana, meeting in regular session as follows:

Section 1. The Council hereby approves Developer’s SB-1.

Section 2. The Council hereby approves the Abatement.

Section 3. This City is hereby authorized to provide all information necessary for Developer to receive the benefit of the Abatement to the Hamilton County Assessor and Auditor.

Section 4. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the City of Fishers Common Council, Hamilton County, Indiana this 18th day of November, 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

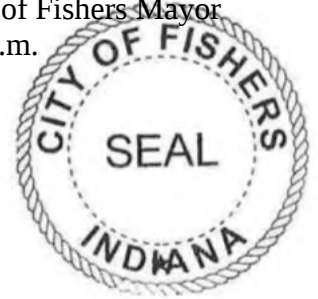
ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor
Scott Fadness on the _____ day of _____ 2024 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive,
Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this
document, unless required by law." Lindsey Bennett

ORDINANCE NO. 090924C

**AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF FISHERS,
PLACING THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF,
AND MAKING THE SAME A PART OF THE CITY OF FISHERS
(SOUTHEAST FISHERS ANNEXATION)**

WHEREAS, the City of Fishers (“City”) has evaluated the City’s municipal boundaries, surrounding territory, provision of local government service, existing developments, agreements for annexation, and opportunities for growth and development of the City and its surrounding community;

WHEREAS, the City has identified an area southeast of the City’s current municipal boundaries for annexation to the City, generally known as the “Southeast Fishers Annexation Area”;

WHEREAS, a map and legal description of the Southeast Fishers Annexation Area is attached hereto as Exhibit A and Exhibit B, respectively (“Annexation Territory”);

WHEREAS, where the legal description attached as Exhibit B describes land that is contiguous to a public highway right-of-way that has not previously been annexed, the Annexation Territory shall include the contiguous public highway right-of-way even if it is not described in Exhibit B, except to the extent prohibited by I.C. § 36-4-3-1.5(c) or other applicable law;

WHEREAS, where the parcel of property within the Annexation Territory is adjacent to a parcel of property within the existing City limits, the Annexation Territory boundary shall conform to and match the boundary of the existing City limits so long as it does not result in adding or removing parcels of property from the Annexation Territory depicted in Exhibit A;

WHEREAS, the Annexation Territory consists of approximately 994.7 acres, and is contiguous to the existing City limits;

WHEREAS, prior to the introduction of this Ordinance, the City provided notice to landowners and conducted an outreach program in July 2024 to inform citizens regarding the annexation, as required by I.C. § 36-4-3-1.7;

WHEREAS, prior to adoption of this Ordinance, the City, by resolution, adopted a written fiscal plan and policy for the provision of services of both a non-capital and capital nature to the Annexation Territory, that meets the requirements of I.C. § 36-4-3;

WHEREAS, the terms and conditions of this annexation, including the written fiscal plan and policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the City;

WHEREAS, the City has further determined the Annexation Territory is needed and can be used by the City for its development in the reasonably near future;

WHEREAS, prior to the final adoption of this Ordinance, the City has conducted a public hearing pursuant to proper notice; and

WHEREAS, it is the determination of the Common Council that the annexation set forth herein is appropriate and the Annexation Territory should be annexed to the City of Fishers pursuant to the terms of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA, THAT:

SECTION 1. The above recitals including Exhibit A and Exhibit B are incorporated herein by this reference as though fully set forth herein below.

SECTION 2. In accordance with I.C. § 36-4-3 *et seq.*, the Annexation Territory described and depicted in Exhibit A and Exhibit B is hereby annexed to the City and thereby included within the City's corporate boundaries pursuant to the terms of this Ordinance.

SECTION 3. The Annexation Territory is assigned to Council District 1.

SECTION 4. The Annexation Territory shall maintain its current zoning classification(s) and designation(s) until such time as the City updates its respective comprehensive plan, zoning ordinance, or zoning map.

SECTION 5. As provided in I.C. § 36-4-3-4.1, any real property in the Annexation Territory assessed as agricultural land (under the real property assessment rules and guidelines of the department of local government finance) is exempt from property tax liability under I.C. § 6-1.1 for "municipal purposes," and is not considered a part of the City for purposes of involuntarily annexing future additional territory, while the property's assessment classification remains agricultural land. As fire protection services are not uniquely a municipal service, the Annexation Territory will continue to pay the applicable fire tax rate (to the extent not otherwise exempt) until reclassified and assessed the full municipal tax rate.

SECTION 6. There is hereby created a special fund titled the "Southeast Annexation Impoundment Fund" ("Impoundment Fund"). For a period of three (3) years following the effective date of this annexation, all municipal property taxes imposed in the Annexation Territory after the annexation takes effect that are not used to meet the basic non-capital and capital services set forth in the fiscal plan shall be impounded in the Impoundment Fund. The impounded property taxes in the Fund shall be used to provide additional services that were not specified in the fiscal plan, and shall be expended not later than five (5) years after the annexation becomes effective.

SECTION 7. There is hereby created an advisory board titled the "Southeast Annexation Advisory Board" ("Advisory Board"). The Advisory Board is governed by I.C. § 36-4-3-8.1, and shall advise the City on the provision of services to the Annexation Territory that are paid for with the municipal property taxes impounded in the Impoundment Fund. The Advisory Board shall be appointed not later than ninety (90) days after the annexation becomes effective, and shall consist of the following seven (7) members:

- (1) The township trustee of the township with the largest number of residents living within the Annexation Territory;
- (2) One (1) member of the County Council representing the district with the largest number of residents living within the Annexation Territory;
- (3) One (1) member who is the City engineer;
- (4) Two (2) citizen members, appointed by the Mayor, who own real property and reside within the Annexation Territory;
- (5) Two (2) citizen members, appointed by the County Commissioners, who own real property and reside within the Annexation Territory.

SECTION 8. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby superseded. The paragraphs, sentences, words, amendments, and Annexation Territory of this Ordinance are separable, and if a court of competent jurisdiction hereof declares any portion of this Ordinance or the Annexation Territory unconstitutional, invalid, or unenforceable for any reason, such declaration shall not affect the remaining portions of the Annexation Territory or this Ordinance.

SECTION 9. The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, and publication as required by law.

[Signature Page Follows]

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen C. Unger

This Ordinance was prepared by Stephen C. Unger, Attorney At Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204.

This instrument approved as to form by: Lindsey M. Bennett, Corporation Counsel, 1 Municipal Drive, Fishers IN 46038.

EXHIBIT A

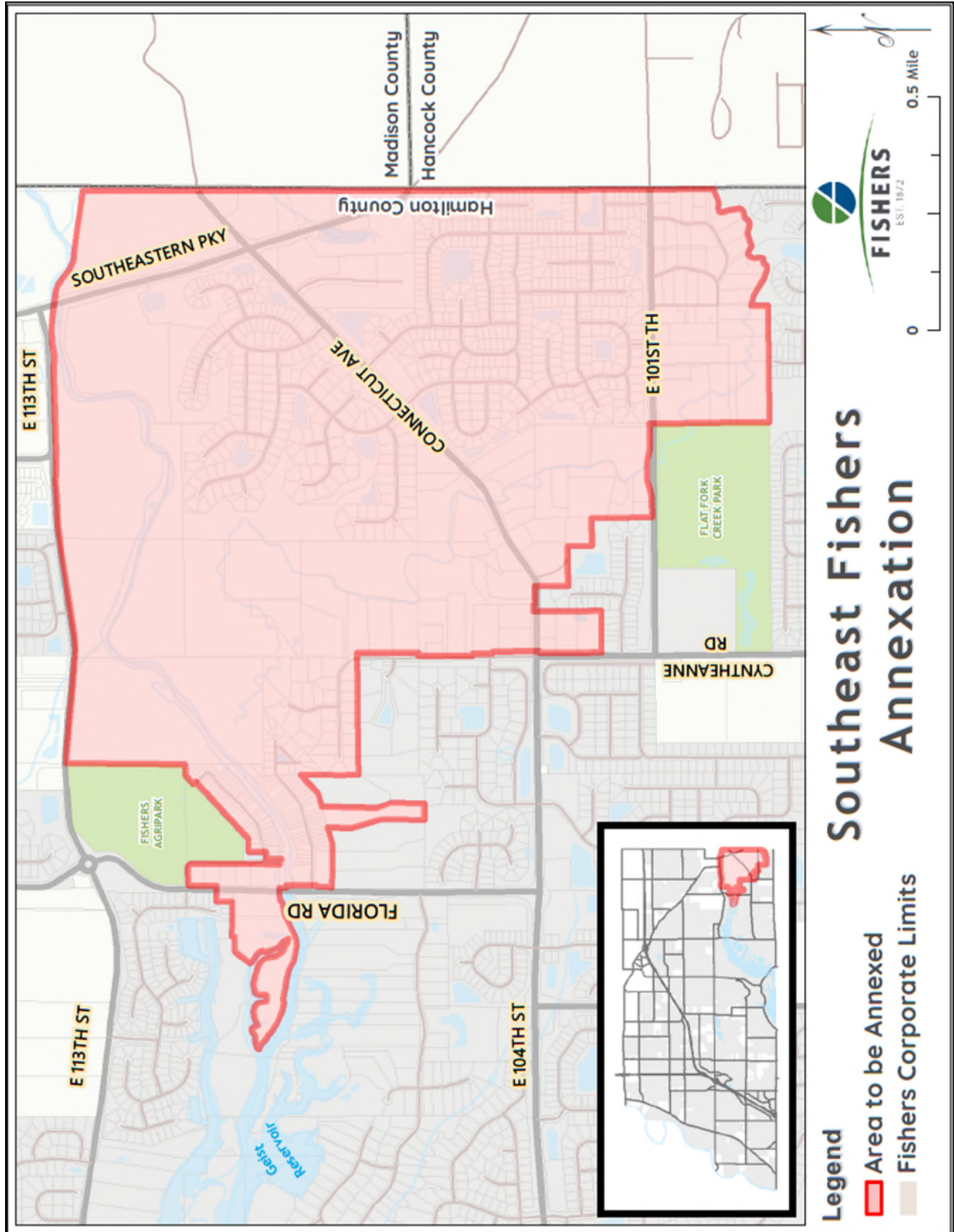


EXHIBIT B

ANNEXATION DESCRIPTION CITY OF FISHERS

The purpose of the following description is to define the perimeter of the proposed annexation per the information provided by the City of Fishers. This description was prepared without field work and is based on the drawing file provided by GIS data, and the published section corner information by the Hamilton County Surveyors Office.

Part of Section's 5, 6, 7 and 8, in Township 17 North, Range 6 East, of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 8, Township 17 North, Range 6 East; thence North 00 degrees 09 minutes 59 seconds West, (State Plane Bearing, Indiana East Zone) along the East line thereof, 1929.7 feet to the center of Flat Fork Creek, and the Southerly Line of Rosanna Village Subdivision and the POINT OF BEGINNING of this description; thence Westerly along the meandering of said creek 1,861 feet to the East Line of the Northwest Quarter of the Southeast Quarter of said section; thence South 00 degrees 24 minutes 54 seconds East, along said East line 194.46 feet to the Center of the Southeast Corner of the Southeast Quarter; thence South 89 degrees 16 minutes 18 seconds West, along the South Line of the Northwest Quarter of the Southeast Quarter 1,316.33 feet to the Southwest corner thereof; thence North 00 degrees 39 minutes 51 West 1,322.37 feet to the Northwest Corner of the Southeast Quarter of said Section 8; thence North 00 degrees 25 minutes 45 seconds West, 40.00 feet to the North Right-of-way Line of East 101st Street; thence Westerly on and along said Northerly Right-of-way 1071.24 feet to the East Line of Oakhurst Subdivision; (the following 3 courses along the perimeter of Oakhurst Subdivision); 1) thence North 00 degrees 37 minutes 15 seconds West along said line 519.75 feet; 2) thence South 89 degrees 33 minutes 52 seconds West, 313.50 feet; 3) thence North 00 degrees 26 minutes 56 seconds West, 270.53 feet; thence South 89 degrees 18 minutes 50 seconds West, 190.03 feet; thence South 89 degrees 21 minutes 03 seconds West, 260.71 feet to the East Line of Oakhurst Subdivision; thence North 00 degrees 36 minutes 24 seconds West along said east line and the prolongation thereof 374.39 feet, to the Northerly Right-of-way of Connecticut Avenue; (the following 3 courses on and along said right-of-way); 1) thence North 89 degrees 59 minutes 33 seconds West, 211.42 feet; 2) thence North 00 degrees 28 minutes 40 seconds West, 18.53 feet; 3) thence North 89 degrees 43 minutes 40 seconds West 73.15 feet to the prolongation of the West Line of Oakhurst Subdivision thereof; thence South 00 degrees 31 minutes 24 seconds East, along said line and prolongation, 762.96 feet to the North line of said Oakhurst Subdivision; thence South 89 degrees 28 minutes 03 seconds West, along said north line 471.90 feet to the East Right-of-way of Cyntheanne Road; thence Northerly on and along said East Right-of-way 2,114.7 feet to the South line of the Southwest Quarter of Section 5, Township 17 North, Range East; thence continue Northerly on and along said Right-of-way 721.2 feet to the prolongation of the North line of Luciana Estates Subdivision; thence Westerly on and along the prolongation and the North line of said subdivision 1,375.7 feet to the Southeast corner of Lot 5, in Geist Lake Forest Subdivision; (the following 5 courses on and along said lot); 1) thence North 00 degrees 17 minutes 15 seconds East, 658.85 feet; 2) thence South 46 degrees 49 minutes 19 seconds West, 294.45; 3) thence South 74 degrees 32 minutes 38 seconds West, 155.72 feet; 4) thence South 00 degrees 51 minutes 29 seconds West, 619.41 feet; 5) thence South 20 degrees 18 minutes 22

seconds East, 164.03 feet to the Southwest corner thereof; thence South 00 degrees 52 minutes 23 seconds West, 381.75 feet to the Southwest corner of Lot 6 in said subdivision; thence South 89 degrees 30 minutes 34 seconds West, 187.3 feet to the Southeast corner of Lot 3 in said subdivision; (the following 3 courses on and along the East line of said lot); 1) thence North 00 degrees 01 minutes 22 East 487.47 feet; 2) thence North 16 degrees 50 minutes 30 seconds West, 345.98 feet; 3) thence North 00 degrees 52 minutes 53 seconds East 274.98 feet to the Northeast corner of said lot 3; thence South 74 degrees 02 minutes 57 seconds West, along the North line of said Geist Lake Forest Subdivision, 198.50 feet; thence continuing along said north line North 89 degrees 09 minutes 01 seconds West, 488.33 feet to the East Right-of-way of Florida Road; thence Northerly on and along said east right-of-way 639.38 feet to a point on the shoreline of Geist Reservoir as now located; thence on and along said shoreline westerly, easterly southeasterly and northeasterly 4,222 feet to the Southeasterly corner of Instrument No. 2015-063883, in the Office of the Recorder, Hamilton County, Indiana; thence along the Southerly line thereof North 37 degrees 16 minutes 48 seconds West, 220.00 feet; thence continuing along said southerly line and the prolongation thereof South 89 degrees 08 minutes 35 seconds East, 170.00 feet; thence North 00 degrees 51 minutes 25 seconds East, 30.00 feet to the prolongation of the South Line of the Southmost line of Intracoastal at Geist Subdivision, Section 2C, in Plat Cabinet 3, Slide 371; thence along said prolongation and southmost line South 89 degrees 08 minutes 35 seconds East, 393.00 feet to the Southeast corner of said subdivision; thence North 00 degrees 51 minutes 25 seconds East, along the East line thereof, 185.51 feet; thence South 89 degrees 08 minutes 35 seconds East, along the South line and the prolongation thereof 172.00 feet to the East of Florida Road per Geistview Estates Subdivision Plat Cabinet 2, Slide 478; (the following 4 courses along the right-of-way in said subdivision); 1) thence North 0 degrees 10 minutes 00 seconds East, 295.85 feet to a curve to the right having a radius of 25.00 feet, concave southeasterly; 2) thence along said curve 38.54 feet, and subtended by a chord bearing of North 44 degrees 20 minutes 00 seconds East, 34.84 feet; 3) thence North 88 degrees 30 minutes 00 seconds East, 169.22 feet to a curve to the right, and having a radius of 50.00 feet, concave southwesterly; 4) thence along said curve 79.99 feet, and subtended by a chord bearing of South 45 degrees 40 minutes 40 seconds East, 71.73 feet; 5) thence South 00 degrees 10 minutes 00 seconds West, 976.50 feet to the shoreline of Fall Creek, and the Southerly Line of Luxhaven Amended 1st Section Subdivision; thence Easterly along said shoreline and southerly line 68.82 feet to the Southeast corner of Lot 61, in said subdivision; thence North 00 degrees 11 minutes 42 seconds East, along the east line, 177.6 feet to the Northeast corner thereof; thence North 90 degrees East along the South Right-of-way of Meith Street 75.00 feet to the southerly prolongation of the East line of Lot 3, in said subdivision; thence North 00 degrees East, 200.00 feet along said prolongation and line to the Northeast corner of said lot 3, and the Southerly Right-of-way of Vaughn Street in said subdivision; thence along said right-of-way North 90 degrees East, 153.00 feet; thence continuing along said right-of-way and the prolongation thereof North 47 degrees 19 minutes 47 seconds East, 878.30 feet to the Northwesterly Right-of-way of Jenny Drive in said subdivision; thence North 42 degrees 44 minutes 08 seconds West, 40.00 feet to the Westmost corner of Lot 28, in said subdivision; thence North 47 degrees 20 minutes 02 seconds East, along the Northwesterly line of said lot, 128.84 feet to the North line of said subdivision; thence North 89 degrees 31 minutes 35 seconds East, 124.63 Feet to the Northeast corner of said subdivision; thence North 00 degrees 37 minutes 48 seconds East, along the East Line of the East Half of the Northeast Quarter of Section 6, Township 17 North, Range 6 East, 1338.18 feet to the North Right-of-way of East 113th Street; thence Easterly on and along said right-of-way, 3514.2 feet to the North Right-of-way of Southeastern Parkway; thence Easterly on

and along said right-of-way and the prolongation thereof, 1,789.7 feet to the center line of Fall Creek; thence Easterly along said center line 525.37 feet to the Northeasterly line of Instrument No. 2021-075014, also in said office; thence along said line 724 feet to the East line of the Northeast Quarter of Section 5, Township 17 North, Range 6 East; thence South 00 degrees 24 minutes 02 seconds East, along said East line 1,065.43 feet to the Northeast corner of the Southeast Quarter of said Section 5; thence South 00 degrees 17 minutes 55 seconds West, along the East line of the Southeast Quarter, 2,662.58 feet to the Northeast corner of Section 8, Township 17 North, Range 6 East; thence South 00 degrees 30 minutes 09 seconds East, along the East line of the Northeast Quarter of said Section 8, Township 17 North, Range 6 East; thence South 00 degrees 09 minutes 59 seconds East, along the East line of the Southeast Quarter 722.82 feet to the point of beginning, containing 994.7 acres, more or less.



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	Request to approve an amendment to Chapter 180 of Fishers Municipal Code (Fishers Helath Department)			
SUBMITTED BY	Name & Title: Monica, Heltz, Director Public Health			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☒ 2 nd Reading	☐ Public Hearing	☒ 3 rd Reading ☒ Final Reading
	Ordinance #: 111824E		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☒ Other: Board of Public Health
	☒ Legal Counsel – Name of Reviewer: Lindsey Bennett	
BACKGROUND (Includes description, background, and justification)	Fishers Health Department is expanding clinical services such as STI testing, pregnancy testing and Nurse Practitioner visits in 2025 as well as taking on insurance billing internally instead of through a 3 rd party biller. These actions necessitate some changes and additions to the fee schedule. This information was presented to the Board of Public Health at their August meeting and approved. Rates proposed are tied to Medicaid/Medicare rates in order to 1) maintain compliance with Vaccines For Children program and to 2) ensure a below market rate for cost conscious residents.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include Deny Approval Option)	1.	
	2.	
	3.	
	4.	
PROJECT TIMELINE	November 18, 2024 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1 st , 2 nd , 3 rd and Final Reading and approve as presented. Board of Public Health approved at the August 29 th meeting.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 111824E

**AN ORDINANCE OF THE CITY OF FISHERS, INDIANA
AMENDING CHAPTER 180, PERSONAL HEALTH SERVICES, OF THE FISHERS CODE
OF ORDINANCES**

WHEREAS, the City of Fishers (“Fishers”) created a public Health Department (“Health Department”) in 2020 to protect and promote the health and wellbeing of the Fishers community and to provide certain personal health services to Fishers residents;

WHEREAS, in providing personal health services, the Health Department incurs expenses including staff salary and benefits for clinic hours, clinic rent, utilities, phone, internet, software, clinic supplies, phone translation, copy machine lease, medical waste disposal, vaccine storage equipment maintenance fees, and private purchase vaccine costs (the “Personal Health Services Costs”);

WHEREAS, City of Fishers Code of Ordinances Chapter 180, Schedule B, Personal Health Services, provides for a schedule of fees charged by the Health Department for certain services provided; and

WHEREAS, the Health Department desires to charge fees to offset a small portion of the costs associated with the Personal Health Services Costs and is requesting an amendment of Chapter 180, Schedule B to include those fees as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Fishers meeting in regular session as follows:

Section 1. Chapter 180 is hereby amended to add language as follows:

In addition to the fees specifically provided throughout this Title XVII, the Health Department may charge fees, including applicable credit card service fees not to exceed 4% of the total fee charged, for the following services, unless otherwise prohibited by law.

(B) Schedule B: Personal Health Services

<i>Personal Health Services</i>	
Vaccine Administration Fee	\$20 per vaccine
Immunizations	\$110% of cost rounded to nearest \$
Clinician Visits	At Medicare rate
Travel Vaccine Consultation	\$60 plus 110% cost of vaccine rounded to nearest \$
Nurse-only Visit	\$20.00

CHW delivered health education	At Medicare rate
Phlebotomy	At Medicare rate

<i>Send-out Lab Services</i>	
QFT	At rate set by contracted lab
Other contracted lab services	At rate set by contracted lab
<i>In-house Point-of-Care-Testing</i>	
Chronic Disease Testing (glucose and cholesterol)	\$0
TB Skin Test	\$20.00
Pregnancy, HIV, Syphilis and HCV Testing	\$0
Blood Lead Testing	\$0
Rapid Flu/COVID/RSV testing	At Medicare Rate
<i>Environmental Testing</i>	
Air Quality Monitoring	At cost
Lead Testing (household items)	\$5 per item

A Hardship Policy may be adopted by the Fishers Health Department for the fees in Schedule B.

Section 2. All other fees and provisions of Fishers’ ordinances or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with Indiana law.

All of which is ORDAINED by the Common Council of Fishers, Indiana, this 18th Day of November, 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLuca, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2024 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey M. Bennett, Corporation Counsel, 1 Municipal Drive, Fishers IN 46038.

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." /s/ Lindsey M. Bennett



Council Action Form

MEETING DATE	11/18/2024			
TITLE	Request to Approve Amendment to 2024 and 2025 Salary Ordinance			
SUBMITTED BY	Name & Title: Ethan Lee, Director of Human Resources Department:			
MEETING TYPE	☒ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☒ 2 nd Reading	☐ Public Hearing	☒ 3 rd Reading ☐ Final Reading
	Ordinance #: 111824F		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☒ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☒ Mayor	☐ Other:
	☒ Legal Counsel – Name of Reviewer: Lindsey Bennett	
BACKGROUND (Includes description, background, and justification)	To adapt to current employment needs and market standards, Salary Ordinance amendment shall add position title Customer Support Manager under the Administration Department. This update does not add cost above what is approved under the 2024 and 2025 payroll budgets.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include Deny Approval Option)	1.	Approve as proposed
	2.	Approve with changes
	3.	Deny request
	4.	
PROJECT TIMELINE	Effective upon City Council Approval	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve as proposed	
SUPPLEMENTAL INFORMATION (List all attached documents)	Proposed Ordinance Exhibits A & B	

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>ADMINISTRATION</u>			
Administrative Assistant	\$2,186.12	1820	NE
Assistant City Attorney	\$4,095.90	N/A	EX
Assistant Director	\$3,956.70	N/A	EX
Corporation Counsel	\$7,265.33	N/A	EX
Chief of Staff	\$4,941.15	N/A	EX
Clerk/Receptionist	\$1,990.05	1820	NE
Customer Support Manager	\$2,768.74	1820	NE
Customer Support Specialist	\$2,186.12	1820	NE
Deputy Clerk	\$2,640.56	1820	NE
Deputy Mayor	\$7,265.33	N/A	EX
Director of Economic and Community Development	\$7,265.33	N/A	EX
Director of Employee and Customer Success	\$3,956.70	N/A	EX
Director of Human Resources	\$4,461.43	N/A	EX
Director of Recreation and Wellness	\$7,265.33	N/A	EX
Economic Development Specialist	\$3,109.07	1820	NE
Human Resources Assistant	\$2,640.56	1820	NE
Human Resources Coordinator	\$3,261.96	1820	NE
Mayor's Executive Assistant	\$2,768.74	1820	NE
Office Manager	\$2,640.56	1820	NE
Paralegal	\$2,768.74	1820	NE
Training Manager	\$3,261.96	1820	NE
<u>BUSINESS SOLUTIONS GROUP</u>			
Application & Process Coordinator	\$3,261.96	1820	NE
Business Analyst	\$3,423.10	1820	NE
Chief Information Officer	\$4,941.15	N/A	EX
Director of Business Solutions Group	\$3,956.70	N/A	EX
Program Manager	\$3,788.42	N/A	EX
Project Manager	\$2,402.21	1820	NE
<u>COMMUNITY CENTER</u>			
Director of Community Center	\$4,461.43	N/A	EX
Membership Manager	\$3,109.07	1820	NE
<u>COMMUNITY AND PUBLIC RELATIONS</u>			
Assistant Director	\$3,956.70	N/A	EX
Community Outreach Manager	\$2,640.56	1820	NE
Community Engagement Coordinator	\$2,518.48	1820	NE
Director of Community and Public Relations	\$4,680.67	N/A	EX
Marketing and Public Relations Manager	\$2,640.56	1820	NE
Volunteer Coordinator	\$2,518.48	1820	NE
Marketing and PR Coordinator	\$2,186.12	1820	NE
<u>PLANNING AND ZONING</u>			
Administrative Assistant	\$2,186.12	1820	NE
Assistant Director	\$3,956.70	N/A	EX
Director of Planning & Zoning	\$4,941.15	N/A	EX
Office Manager	\$2,640.56	1820	NE
Planner	\$2,291.56	1820	NE
Senior Planner	\$3,109.07	1820	NE
Project Analyst	\$2,640.56	1820	NE

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>CONTROLLER'S OFFICE</u>			
Budget Analyst I	\$2,291.56	1820	NE
Budget Analyst II	\$2,640.56	1820	NE
Budget Manager	\$3,109.07	1820	NE
Business Process Coordinator	\$2,640.56	1820	NE
City Controller	\$7,265.33	N/A	EX
Controller Staff I	\$2,186.12	1820	NE
Controller Staff II	\$2,402.21	1820	NE
Controller Staff III	\$2,768.74	1820	NE
Deputy Controller	\$3,956.70	N/A	EX
Revenue Analyst	\$3,109.07	1820	NE
Senior Controller Staff	\$3,788.42	1820	NE
Utility Manager	\$3,261.96	1820	NE
<u>ENGINEERING</u>			
Asset Manager	\$3,261.96	1820	NE
Assistant Engineer	\$3,423.10	1820	NE
Chief Infrastructure Inspector	\$3,261.96	1820	NE
Director of Engineering	\$7,265.33	N/A	EX
Engineering Assistant Director	\$4,461.43	N/A	EX
GIS Analyst	\$2,768.74	1820	NE
Infrastructure Inspector	\$2,640.56	1820	NE
Office Manager	\$2,640.56	1820	NE
Senior Infrastructure Inspector	\$2,905.28	1820	NE
Clothing Allowance	\$370/year max.		
<u>FIRE AND EMERGENCY SERVICES</u>			
Administrative Services Manager	\$3,261.96	1820	NE
Battalion Chief	\$4,697.58	2904	NE
Captain	\$4,406.87	2904	NE
Chief of Fire	\$7,265.33	N/A	EX
Community Risk Reduction Specialist	\$2,518.48	1820	NE
Deputy Chief	\$4,738.37	N/A	EX
Division Chief	\$4,310.45	N/A	EX
External Affairs Officer	\$3,109.07	1820	NE
Fire Inspector	\$2,905.28	1820	NE
Firefighter	\$3,658.79	2904	NE
Firefighter/Medic	\$3,912.95	2904	NE
Lieutenant	\$4,124.31	2904	NE
Project Manager	\$2,402.21	1820	NE
Staff Captain	\$3,743.81	1820	NE
Clothing Allowance	\$1300/year max.		
<u>FLEET</u>			
Director of Fleet and Inventory Control	\$4,252.76	N/A	EX
Fleet Technician I	\$1,990.05	1820	NE
Fleet Technician II	\$2,518.48	1820	NE
Fleet Technician III	\$3,109.07	1820	NE
Office Manager	\$2,640.56	1820	NE
Superintendent	\$3,423.10	1820	NE
Clothing Allowance	\$345/year max.		

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>HEALTH DEPARTMENT</u>			
Community Health Advocate	\$2,186.12	1820	NE
Culture of Health Ambassador	\$2,518.48	1820	NE
Environmental Health Supervisor	\$3,109.07	1820	NE
Epidemiologist	\$3,423.10	N/A	EX
Deputy Director of Finance and Operations	\$3,956.70	N/A	EX
Health Educator	\$2,768.74	1820	NE
Nurse	\$3,109.07	1820	NE
Project Manager	\$2,402.21	1820	NE
Public Health Director	\$7,265.33	N/A	EX
Social Worker	\$3,261.96	1820	NE
<u>INFORMATION TECHNOLOGY</u>			
Application & Process Coordinator	\$3,261.96	1820	NE
Assistant Director	\$3,956.70	N/A	EX
Chief Information Security Officer	\$3,956.70	N/A	EX
Director of Information Technology	\$5,186.21	N/A	EX
GIS Analyst	\$2,768.74	1820	NE
GIS Coordinator	\$3,423.10	1820	NE
Help Desk Technician I	\$2,518.48	1820	NE
Help Desk Technician II	\$2,768.74	1820	NE
Help Desk Technician Coordinator	\$2,905.28	1820	NE
Network Engineer	\$3,788.42	1820	NE
Senior System Administrator	\$3,686.12	1820	NE
System Administrator	\$3,109.07	1820	NE
<u>PARKS & RECREATION</u>			
AgriPark Manager	\$3,788.42	1820	NE
Aquatics Manager	\$2,905.28	1820	NE
Assistant Director	\$3,956.70	N/A	EX
Director of Parks & Recreation	\$4,461.43	N/A	EX
Naturalist	\$2,518.48	1820	NE
Office Manager	\$2,640.56	1820	NE
Operations and Administration Manager	\$3,423.10	1820	NE
Parks & Recreation Coordinator	\$2,518.48	1820	NE
Parks & Recreation Manager	\$2,905.28	1820	NE
Clothing Allowance	\$250/year max.		
<u>PERMITTING & INSPECTIONS</u>			
Building Commissioner & Environmental Health Services Coord	\$4,680.67	N/A	EX
Assistant Building Commissioner	\$3,109.07	1820	NE
Building Inspector I	\$2,518.48	1820	NE
Building Inspector II	\$2,905.28	1820	NE
Code Enforcer	\$2,291.56	1820	NE
Office Manager	\$2,640.56	1820	NE
Permits Manager	\$2,402.21	1820	NE
Residential Plans Examiner	\$2,518.48	1820	NE
Utility Locator	\$2,518.48	1820	NE
Clothing Allowance	\$370/year max.		

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>POLICE</u>			
Accreditation Manager	\$3,423.10	1820	NE
Administrative Assistant	\$2,186.12	1820	NE
Assistant Records Manager	\$2,905.28	1820	NE
Assistant Chief	\$4,738.37	N/A	EX
Captain	\$4,310.45	N/A	EX
Chief of Police	\$7,265.33	N/A	EX
Criminal Forensics Investigator	\$3,109.07	2080	NE
Detective	\$3,109.07	2080	NE
Humane Officer	\$3,166.76	1820	NE
Intelligence Analyst I	\$2,768.74	1820	NE
Intelligence Analyst II	\$3,109.07	1820	NE
Lieutenant	\$3,846.11	2080	NE
Major	\$4,519.12	N/A	EX
Office Manager	\$2,640.56	1820	NE
Police Officer	\$3,166.76	2080	NE
Property Room Manager	\$2,640.56	1820	NE
Records Clerk	\$1,990.05	1820	NE
Records Quality Assurance Technician	\$2,640.56	1820	NE
Records Manager	\$3,423.10	1820	NE
Sergeant/Investigations	\$3,480.79	2080	NE
Sergeant/USD	\$3,480.79	2080	NE
Clothing Allowance	\$1300/year max.		
<u>PUBLIC WORKS</u>			
Asset Management Coordinator	\$2,518.48	1820	NE
Assistant Director	\$3,956.70	N/A	EX
Assistant Superintendent - Maintenance	\$3,261.96	1820	NE
Director of Public Works	\$5,186.21	N/A	EX
Director of Water Quality	\$4,252.76	N/A	EX
Engineer	\$3,788.42	1820	NE
Foreman	\$2,768.74	1820	NE
HVAC Technician	\$2,768.74	1820	NE
Inspector	\$2,291.56	1820	NE
Inspector - Water Quality	\$2,402.21	1820	NE
Inventory Control Assistant Manager	\$2,905.28	1820	NE
Inventory Control Manager	\$3,261.96	1820	NE
Inventory Control Specialist	\$2,402.21	1820	NE
Laboratory Manager	\$3,261.96	1820	NE
Laboratory Technician	\$2,402.21	1820	NE
Laborer	\$1,990.05	1820	NE
Maintenance Technician I	\$1,990.05	1820	NE
Maintenance Technician II	\$2,768.74	1820	NE
Safety Director	\$3,686.12	1820	NE
Senior Laborer	\$2,402.21	1820	NE
Senior Maintenance Technician	\$3,261.96	1820	NE
Stormwater Technician	\$2,518.48	1820	NE
Superintendent	\$3,423.10	1820	NE
Utility Analyst	\$3,261.96	1820	NE
Wastewater Plant Operator	\$2,518.48	1820	NE
Water Quality Engineer	\$3,423.10	1820	NE
Clothing Allowance	\$340/year max.		

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>COURT</u>			
Deputy Clerk of the Court	\$2,640.56	1820	NE
Clothing Allowance	\$50/year max.		
<u>ELECTED</u>			
Council Member	\$934.12	N/A	N/A
City Clerk	\$2,839.15	N/A	N/A
Judge	\$3,313.50	N/A	N/A
Mayor	\$6,264.62	N/A	N/A
<u>Part-Time and Temporary Miscellaneous Positions</u>			
Part-Time Office Support	UP TO \$30.00/HOUR	N/A	NE
Part-Time Field Support	UP TO \$35.00/HOUR	N/A	NE
Part-Time Health Department Support	UP TO \$45.00/HOUR	N/A	NE
Part-Time Bailiff	UP TO \$25.00/HOUR	N/A	NE
Part-Time School Resource Officer	UP TO \$50.00/HOUR	N/A	NE
<u>Incentive/Specialty Pays</u>		<u>Annual Amount</u>	
Certified Network Engineer		\$500	
Bilingual (Police)		\$1,500	
Data Base Administrator		\$500	
Detective		\$1,500	
Dive Team (Police)		\$1,750	
Emergency Response Team (ERT) - PD Only		\$1,750	
Evidence Technician (ET)		\$1,000	
Field Training Officer (FTO)		\$80/shift	
Master ASE		\$1,000	
On-call (Police)		\$1,500	
On-call (Crime Reconstruction)		\$1,000	
Paramedic (Fire)		\$4,500	
Paramedic (Police)		\$2,250	
Systems Administrator		\$500	
<u>Sworn Police & Fire Longevity Pay</u>		\$5000/year max	
\$200/year			

2025 Salary Ordinance

	2025 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>ADMINISTRATION</u>			
Administrative Assistant	\$2,317.28	1820	NE
Assistant City Attorney	\$4,341.66	N/A	EX
Assistant Director	\$4,194.10	N/A	EX
Corporation Counsel	\$7,701.25	N/A	EX
Chief of Staff	\$5,237.62	N/A	EX
Clerk/Receptionist	\$2,109.45	1820	NE
Customer Support Manager	\$2,934.87	1820	NE
Customer Support Specialist	\$2,317.28	1820	NE
Deputy Clerk	\$2,799.00	1820	NE
Deputy Mayor	\$7,701.25	N/A	EX
Director of Economic and Community Development	\$7,701.25	N/A	EX
Director of Employee and Customer Success	\$4,194.10	N/A	EX
Director of Human Resources	\$4,729.11	N/A	EX
Director of Recreation and Wellness	\$7,701.25	N/A	EX
Economic Development Specialist	\$3,295.61	1820	NE
Human Resources Assistant	\$2,799.00	1820	NE
Human Resources Manager	\$3,457.68	1820	NE
Mayor's Executive Assistant	\$2,934.87	1820	NE
Office Manager	\$2,799.00	1820	NE
Paralegal	\$2,934.87	1820	NE
Training Manager	\$3,457.68	1820	NE
<u>BUSINESS SOLUTIONS GROUP</u>			
Application & Process Coordinator	\$3,457.68	1820	NE
Business Analyst	\$3,628.48	1820	NE
Chief Information Officer	\$5,237.62	N/A	EX
Director of Business Solutions Group	\$4,194.10	N/A	EX
Program Manager	\$4,015.72	N/A	EX
Project Manager	\$2,546.35	1820	NE
<u>COMMUNITY AND PUBLIC RELATIONS</u>			
Assistant Director	\$4,194.10	N/A	EX
Community Outreach Manager	\$2,799.00	1820	NE
Community Engagement Coordinator	\$2,669.59	1820	NE
Director of Community and Public Relations	\$4,961.51	N/A	EX
Marketing and Public Relations Manager	\$3,079.60	1820	NE
Volunteer Coordinator	\$2,669.59	1820	NE
Marketing and PR Coordinator	\$2,317.28	1820	NE
<u>INFORMATION TECHNOLOGY</u>			
Application & Process Coordinator	\$3,457.68	1820	NE
Assistant Director	\$4,194.10	N/A	EX
Chief Information Security Officer	\$4,194.10	N/A	EX
Director of Information Technology	\$5,497.38	N/A	EX
GIS Analyst	\$2,934.87	1820	NE
GIS Coordinator	\$3,628.48	1820	NE
Help Desk Technician I	\$2,669.59	1820	NE
Help Desk Technician II	\$2,934.87	1820	NE
Help Desk Technician Coordinator	\$3,079.60	1820	NE
Network Engineer	\$4,015.72	1820	NE
Senior System Administrator	\$3,907.29	1820	NE
System Administrator	\$3,295.61	1820	NE

2025 Salary Ordinance

	2025 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>ENGINEERING</u>			
Asset Manager	\$3,457.68	1820	NE
Assistant Engineer	\$3,628.48	1820	NE
Chief Infrastructure Inspector	\$3,457.68	1820	NE
Director of Engineering	\$7,701.25	N/A	EX
Engineering Assistant Director	\$4,729.11	N/A	EX
GIS Analyst	\$2,934.87	1820	NE
Infrastructure Inspector	\$2,799.00	1820	NE
Office Manager	\$2,799.00	1820	NE
Senior Infrastructure Inspector	\$3,079.60	1820	NE
Clothing Allowance	\$370/year max.		
<u>CONTROLLER'S OFFICE</u>			
Budget Analyst I	\$2,429.05	1820	NE
Budget Analyst II	\$2,799.00	1820	NE
Budget Manager	\$3,295.61	1820	NE
Business Process Coordinator	\$2,799.00	1820	NE
City Controller	\$7,701.25	N/A	EX
Controller Staff I	\$2,317.28	1820	NE
Controller Staff II	\$2,546.35	1820	NE
Deputy Controller	\$4,194.10	N/A	EX
Revenue Analyst	\$3,295.61	1820	NE
Senior Controller Staff	\$4,015.72	1820	NE
Utility Manager	\$3,457.68	1820	NE
<u>FIRE AND EMERGENCY SERVICES</u>			
Administrative Services Manager	\$3,457.68	1820	NE
Battalion Chief	\$4,979.43	2904	NE
Captain	\$4,671.28	2904	NE
Chief of Fire	\$7,701.25	N/A	EX
Community Risk Reduction Specialist	\$3,079.60	1820	NE
Deputy Chief	\$5,022.67	N/A	EX
Division Chief	\$4,569.08	N/A	EX
External Affairs Officer	\$3,628.48	1820	NE
Fire Inspector	\$3,079.60	1820	NE
Firefighter	\$3,878.32	2904	NE
Firefighter/Medic	\$4,147.73	2904	NE
Lieutenant	\$4,371.77	2904	NE
Project Manager	\$2,546.35	1820	NE
Staff Captain	\$3,968.44	1820	NE
Clothing Allowance	\$1300/year max.		
<u>PERMITTING & INSPECTIONS</u>			
Building Commissioner & Environmental Health Services Coord	\$4,961.51	N/A	EX
Assistant Building Commissioner	\$3,295.61	1820	NE
Building Inspector I	\$2,669.59	1820	NE
Building Inspector II	\$3,079.60	1820	NE
Code Enforcer	\$2,429.05	1820	NE
Office Manager	\$2,799.00	1820	NE
Permits Manager	\$2,546.35	1820	NE
Residential Plans Examiner	\$2,669.59	1820	NE
Utility Locator	\$2,669.59	1820	NE
Clothing Allowance	\$370/year max.		

2025 Salary Ordinance

	2025 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>HEALTH DEPARTMENT</u>			
Administrative Assistant	\$2,317.28	1820	NE
Community Health Advocate	\$2,317.28	1820	NE
Culture of Health Ambassador	\$2,669.59	1820	NE
Environmental Health Supervisor	\$3,295.61	1820	NE
Epidemiologist	\$3,628.48	N/A	EX
Deputy Director of Finance and Operations	\$4,194.10	N/A	EX
Health Educator	\$2,934.87	1820	NE
Medical Assistant	\$2,317.28	1820	NE
Nurse	\$3,295.61	1820	NE
Operations and Administration Manager	\$3,628.48	1820	NE
Project Manager	\$2,546.35	1820	NE
Public Health Director	\$7,701.25	N/A	EX
Social Worker	\$3,457.68	1820	NE
<u>COMMUNITY CENTER</u>			
Aquatics Manager	\$3,457.68	1820	NE
Director of Community Center	\$4,729.11	N/A	EX
Community Center Assistant Manager	\$2,934.87	1820	NE
Community Center Manager	\$3,457.68	1820	NE
Facilities Manager	\$3,628.48	1820	NE
Fitness Coach	\$2,317.28	1820	NE
<u>PARKS & RECREATION</u>			
AgriPark Manager	\$4,015.72	1820	NE
Aquatics Manager	\$3,457.68	1820	NE
Assistant Director	\$4,194.10	N/A	EX
Director of Parks & Recreation	\$4,729.11	N/A	EX
Naturalist	\$2,669.59	1820	NE
Office Manager	\$2,799.00	1820	NE
Operations and Administration Manager	\$3,628.48	1820	NE
Parks & Recreation Coordinator	\$2,669.59	1820	NE
Parks & Recreation Manager	\$3,079.60	1820	NE
Clothing Allowance	\$250/year max.		
<u>FLEET</u>			
Director of Fleet and Inventory Control	\$4,507.92	N/A	EX
Fleet Technician I	\$2,109.45	1820	NE
Fleet Technician II	\$2,669.59	1820	NE
Fleet Technician III	\$3,295.61	1820	NE
Office Manager	\$2,799.00	1820	NE
Superintendent	\$3,628.48	1820	NE
Clothing Allowance	\$345/year max.		
<u>PLANNING AND ZONING</u>			
Administrative Assistant	\$2,317.28	1820	NE
Assistant Director	\$4,194.10	N/A	EX
Director of Planning & Zoning	\$5,237.62	N/A	EX
Office Manager	\$2,799.00	1820	NE
Planner	\$2,429.05	1820	NE
Senior Planner	\$3,295.61	1820	NE
Project Analyst	\$2,799.00	1820	NE

2025 Salary Ordinance

	2025 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>POLICE</u>			
Accreditation Manager	\$3,628.48	1820	NE
Administrative Assistant	\$2,317.28	1820	NE
Assistant Records Manager	\$3,079.60	1820	NE
Assistant Chief	\$5,022.67	N/A	EX
Captain	\$4,569.08	N/A	EX
Chief of Police	\$7,701.25	N/A	EX
Criminal Forensics Investigator	\$3,295.61	2080	NE
Community Services Officer	\$2,429.05	1820	NE
Detective	\$3,356.76	2080	NE
Humane Officer	\$3,356.76	1820	NE
Intelligence Analyst I	\$2,934.87	1820	NE
Intelligence Analyst II	\$3,295.61	1820	NE
Lieutenant	\$4,076.87	2080	NE
Major	\$4,790.26	N/A	EX
Office Manager	\$2,799.00	1820	NE
Police Officer	\$3,356.76	2080	NE
Property Room Manager	\$2,799.00	1820	NE
Records Clerk	\$2,109.45	1820	NE
Records Quality Assurance Technician	\$2,799.00	1820	NE
Records Manager	\$3,628.48	1820	NE
Sergeant	\$3,689.64	2080	NE
Clothing Allowance	\$1300/year max.		
<u>PUBLIC WORKS</u>			
Asset Management Coordinator	\$2,669.59	1820	NE
Assistant Director	\$4,194.10	N/A	EX
Assistant Superintendent - Maintenance	\$3,457.68	1820	NE
Director of Public Works	\$5,497.38	N/A	EX
Director of Water Quality	\$4,507.92	N/A	EX
Engineer	\$4,015.72	1820	NE
Foreman	\$2,934.87	1820	NE
HVAC Technician	\$2,934.87	1820	NE
Inspector	\$2,429.05	1820	NE
Inspector - Water Quality	\$2,546.35	1820	NE
Inventory Control Assistant Manager	\$3,079.60	1820	NE
Inventory Control Manager	\$3,457.68	1820	NE
Inventory Control Specialist	\$2,546.35	1820	NE
Laboratory Manager	\$3,457.68	1820	NE
Laboratory Technician	\$2,546.35	1820	NE
Laborer	\$2,109.45	1820	NE
Maintenance Technician I	\$2,109.45	1820	NE
Maintenance Technician II	\$2,934.87	1820	NE
Safety Director	\$3,907.29	1820	NE
Senior Laborer	\$2,546.35	1820	NE
Senior Maintenance Technician	\$3,457.68	1820	NE
Stormwater Technician	\$2,669.59	1820	NE
Superintendent	\$3,628.48	1820	NE
Utility Analyst	\$3,457.68	1820	NE
Wastewater Plant Operator	\$2,669.59	1820	NE
Water Quality Engineer	\$3,628.48	1820	NE
Clothing Allowance	\$340/year max.		

2025 Salary Ordinance

	2025 Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>COURT</u>			
Deputy Clerk of the Court	\$2,799.00	1820	NE
Clothing Allowance	\$50/year max.		
<u>ELECTED</u>			
Council Member	\$990.15	N/A	N/A
City Clerk	\$3,009.50	N/A	N/A
Judge	\$3,512.31	N/A	N/A
Mayor	\$6,640.50	N/A	N/A
<u>Part-Time and Temporary Miscellaneous Positions</u>			
Part-Time Office Support	UP TO \$30.00/HOUR	N/A	NE
Part-Time Field Support	UP TO \$35.00/HOUR	N/A	NE
Part-Time Health Department Support	UP TO \$45.00/HOUR	N/A	NE
Part-Time Bailiff	UP TO \$35.00/HOUR	N/A	NE
Part-Time School Resource Officer	UP TO \$50.00/HOUR	N/A	NE
<u>Incentive/Specialty Pays</u>		<u>Annual Amount</u>	
Certified Network Engineer	\$500		
Bilingual (Police)	\$1,500		
Data Base Administrator	\$500		
Detective	\$1,500		
Dive Team (Police)	\$1,750		
Emergency Response Team (ERT) - PD Only	\$1,750		
Evidence Technician (ET)	\$1,000		
Field Training Officer (FTO)	\$80/shift		
Master ASE	\$1,000		
On-call (Police)	\$1,500		
On-call (Crime Reconstruction)	\$1,000		
Paramedic (Fire)	\$4,500		
Paramedic (Police)	\$2,250		
Systems Administrator	\$500		
<u>Sworn Police & Fire Longevity Pay</u>			
\$200/year	\$5000/year max		

ORDINANCE NO. 111824F
AN ORDINANCE PROVIDING FOR AMENDMENT TO
2024 AND 2025 SALARY ORDINANCE FOR THE
CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, pursuant to Ind. Code §36-4-7-3, subject to the approval of the city legislative body, the city executive shall fix the compensation of each appointive officer, deputy, and other employees of the City;

WHEREAS, the 2024 salary ordinance of the City of Fishers, originally established under ordinance number 052024, and the 2025 salary ordinance, originally established under ordinance 090924B requires amendments to conform to legal precedent and necessity.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Fishers meeting in regular session as follows:

Section 1. The 2024 and 2025 Salary Ordinance for elected and non-elected employees of the City of Fishers is hereby amended in accordance with the maximum base bi-weekly salary or hourly rate as set forth in Exhibit A and Exhibit B attached hereto and incorporated herein.

Section 2. These Ordinances shall be in full force and effect from and upon its adoption in accordance with the law. All ordinances or parts thereof in conflict herewith are hereby repealed.

ALL OF WHICH IS SO ORDAINED this 18th day of November 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

111824F

YAY

NAY

ABSTAIN

	Cecilia C. Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of November 2024, at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

November 18, 2024

DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

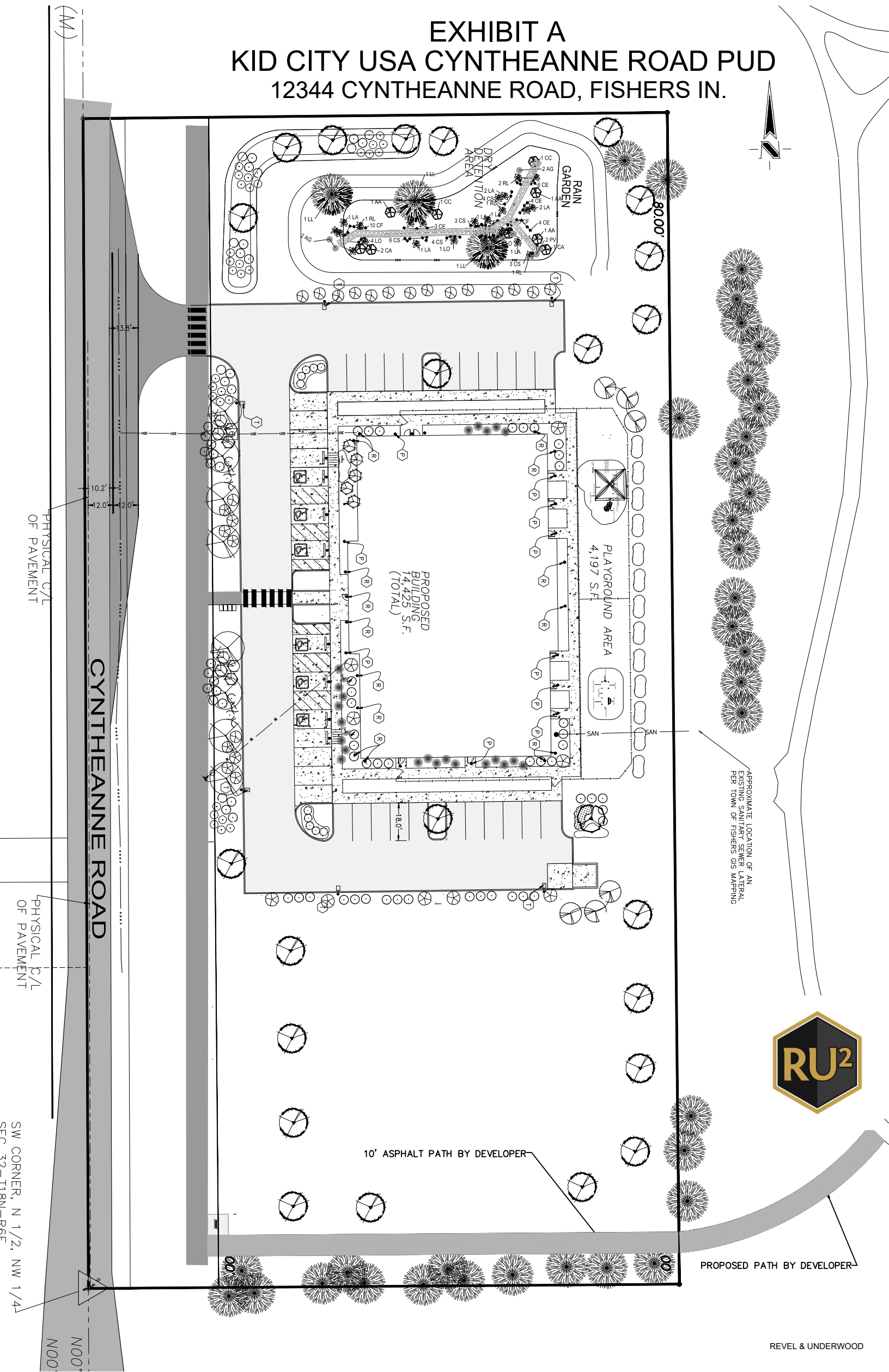


Council Action Form

MEETING DATE	November 18, 2024			
TITLE	Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD. (RZ-24-1)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 090924G		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☐ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD (Ordinance 090924G) See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property. See Ordinance for additional details.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	September 9, 2024 - 1st Reading & Public Hearing - City Council October 21, 2024 - Neighborhood Meeting (Southeastern Elementary) November 6, 2024 - Elevation Approval - PUD Committee November 6, 2024 - Public Hearing - Plan Commission November 18, 2024 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading and approve as presented.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Staff Report 2. Petitioner's Packet 3. Ordinance	

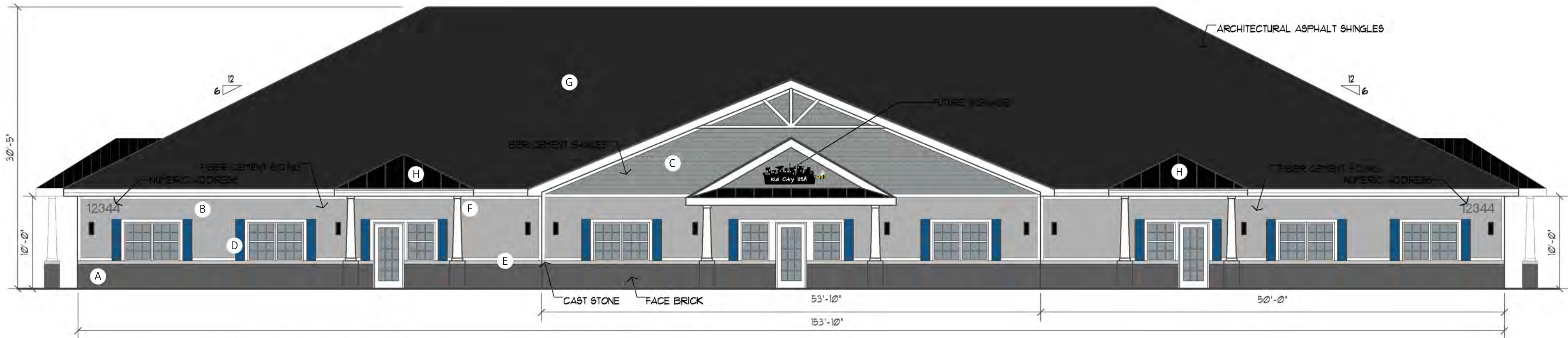
EXHIBIT A
KID CITY USA CYNTHEANNE ROAD PUD
12344 CYNTHEANNE ROAD, FISHERS IN.



REVEL & UNDERWOOD

FINISH SCHEDULE

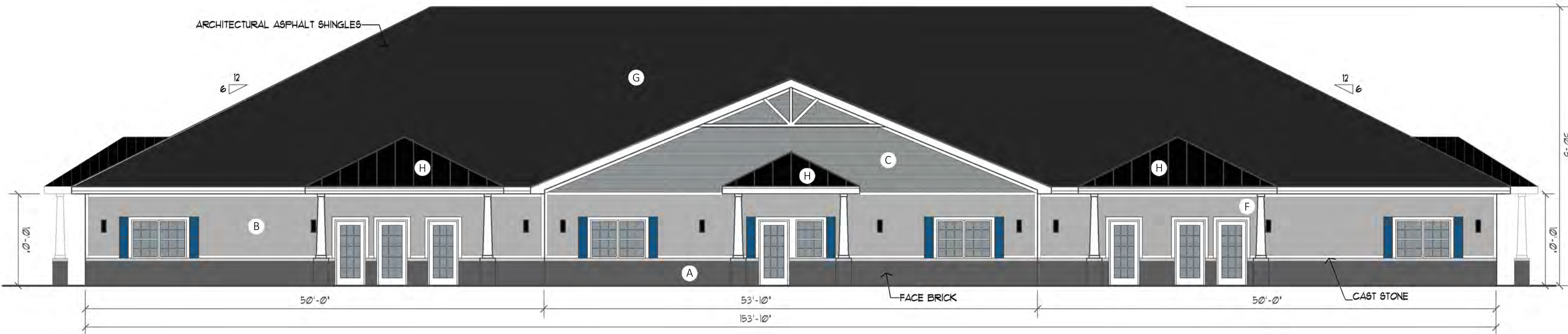
- A. BRICK TYPICAL - VINTAGE BLACK VELOUR
B. FIBER CEMENT LAP SIDING - SW 7072 ONLINE
C. FIBER CEMENT SHAKES - SW 9162 AFRICAN GRAY
D. SHUTTERS - CUSTOM KID CITY BLUE
E. CAST STONE - GRAY NATURAL
F. TRIM, GUTTERS, DOWNSPOUTS - WHITE
G. ARCHITECTURAL ASPHALT SHINGLES - CERTAINTED BLACK
H. METAL ACCENT ROOFS - MATTE BLACK STANDING SEAM



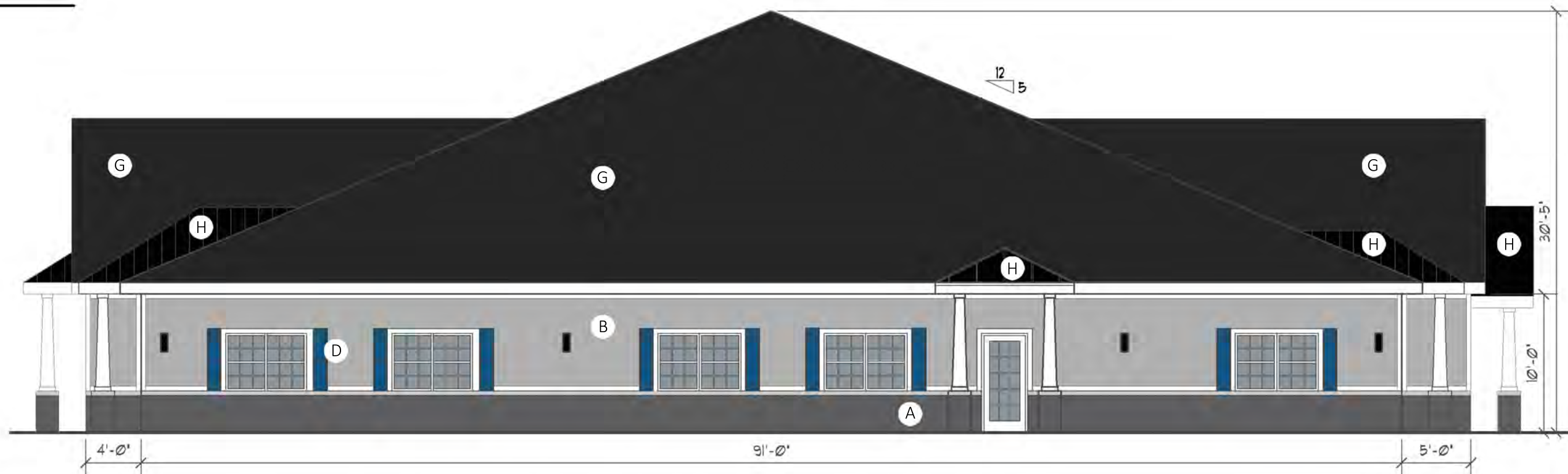
○ WEST ELEVATION
SCALE: 1/8" = 1'-0"



○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION
SCALE: 1/8" = 1'-0"



○ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION
KID CITY DAYCARE
12344 Cynthians Road
FISHERS, INDIANA
REVEL + UNDERWOOD

100% CONSTRUCTION DRAWINGS

09/21/24

REVISIONS:	
1	FISHERS REVISE 11/24
2	FISHERS REVISE 02 11/07/24
3	REVISION DATE
4	REVISION DATE
5	REVISION DATE

PLOT DATE:	2024-08-16
DRAWN BY:	T.JANKER
CHECKED BY:	-
PROJECT NUMBER:	24-0000

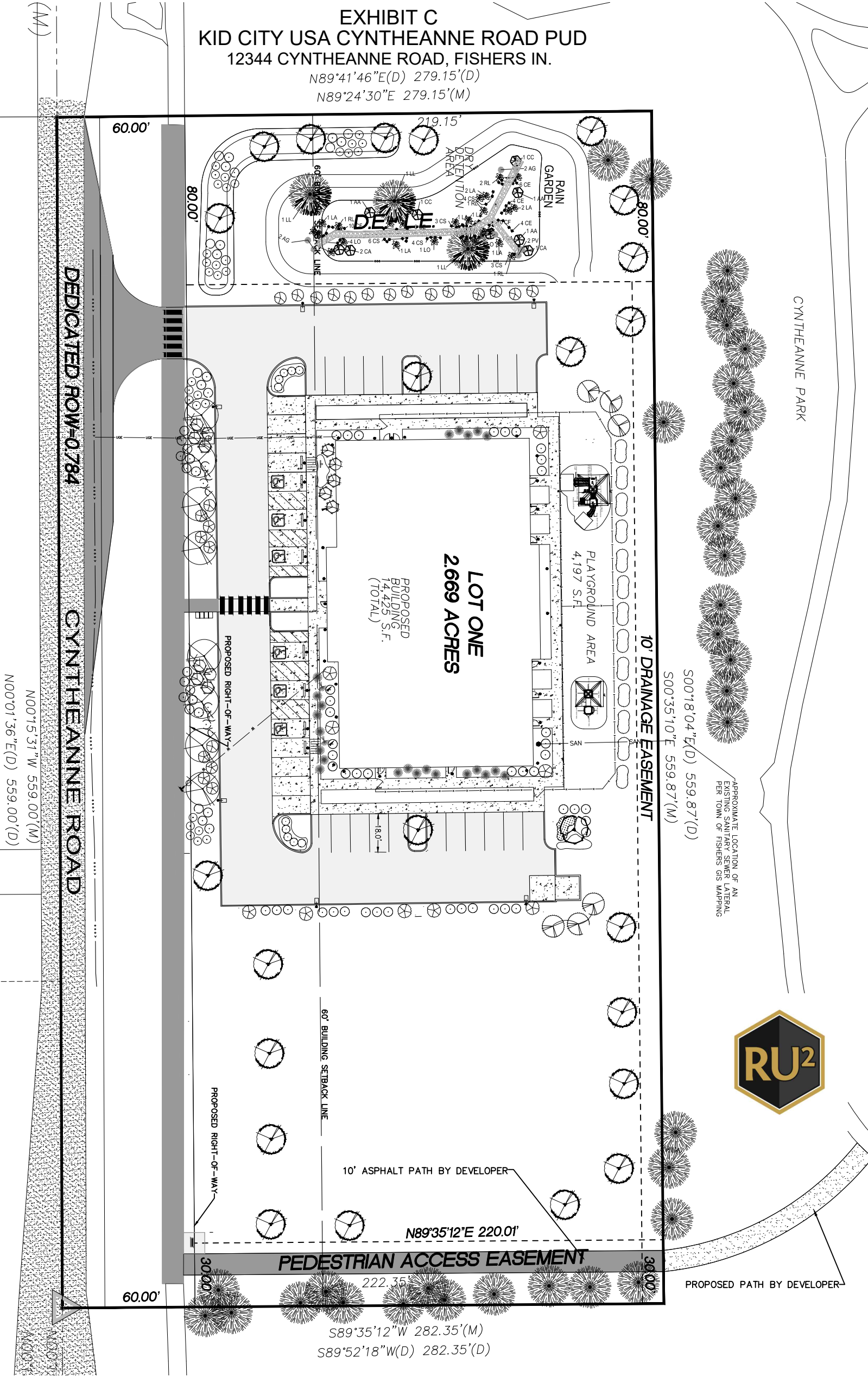
BUILDING ELEVATIONS

A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

EXHIBIT C
KID CITY USA CYNTHEANNE ROAD PUD
12344 CYNTHEANNE ROAD, FISHERS IN.

N89°41'46"E(D) 279.15'(D)
N89°24'30"E 279.15'(M)





NEW CONSTRUCTION
KID CITY DAYCARE
 FISHERS INDIANA

peterson ARCHITECTURE
 298 south 10th street
 suite 500
 noblesville in 46060
 p 317.770.9714
 f 317.770.9718
 petersonarchitecture.com



City Council Staff Report

Meeting Date: November 18, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

RZ-24-1

PETITIONER:

Bill Evans, Ally Land Consultants
(bevans@allylandconsultants.com)

PROPERTY ADDRESS/LOCATION:

12344 Cyntheanne Rd

REQUEST: Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD.

APPLICABLE REGULATIONS:

City of Fishers Unified
Development Ordinance

EXISTING ZONING:

R2, in the process of
rezoning to Kid City
Cyntheanne Rd PUD

FISHERS 2040:

Suburban Residential

Lot Size: 2.669 Acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Favorable Recommendation

☐ Unfavorable Recommendation

☐ No Recommendation

ZONING OVERVIEW:

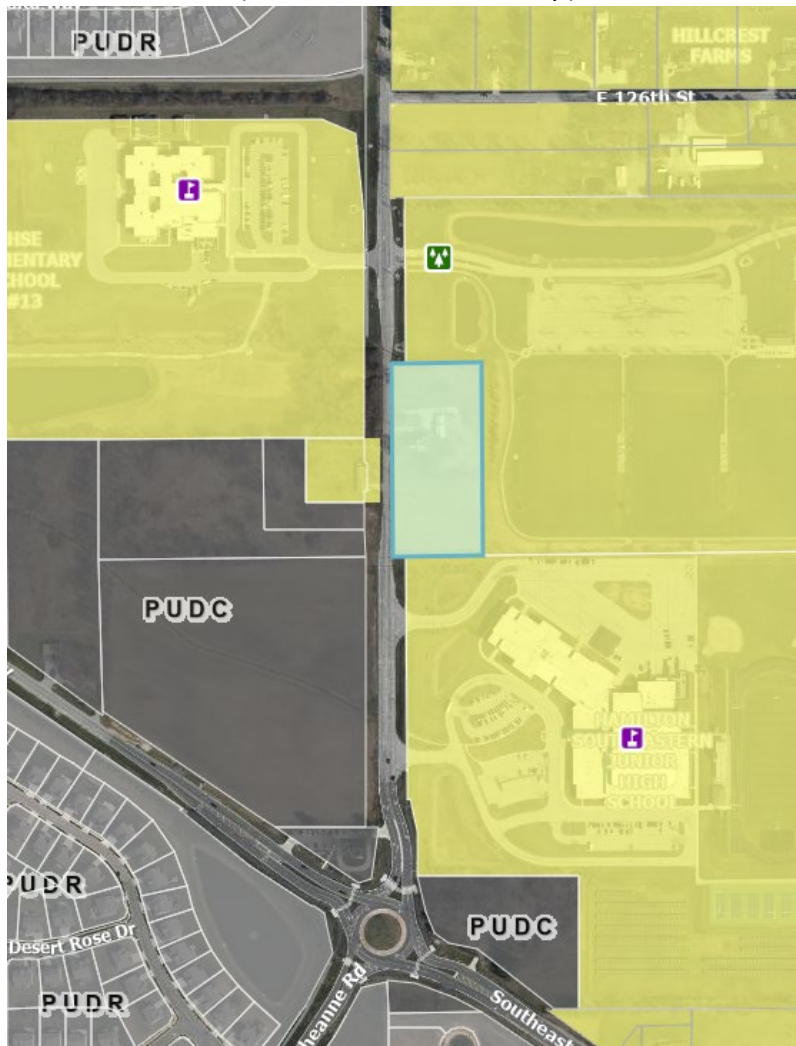
The property is currently zoned R2 – Residential. Ally Land Consultants on behalf of Kid City USA is requesting a rezone of the property from R2 – Residential to PUDC with limited C1 Commercial uses permitted and other deviations from the Unified Development Ordinance.

North: PUDR, R2 - (Single Family Residential, Park)

East: PUDC, R2 - (Park)

South: PUDC, R2 - (School)

West: PUDC, R2 - (School, Place of Worship)



November 18, 2024

PETITION OVERVIEW:

The current zoning of the property is R2 Residential and there is an existing single-family home on the site. The petitioner is requesting a rezone to PUD-C to allow for the proposed use of a childcare center with C1 Commercial standards.

ADDITIONAL ITEMS FOR CONSIDERATION:

Architecture:

The building will be a mixture of masonry, fiber cement siding, cast stone and architectural shingles.

Development Standards:

Any future development will be required to meet all development standards of the proposed Planned Unit Development or the Fishers Unified Development Ordinance if the standard is not addressed.

Traffic:

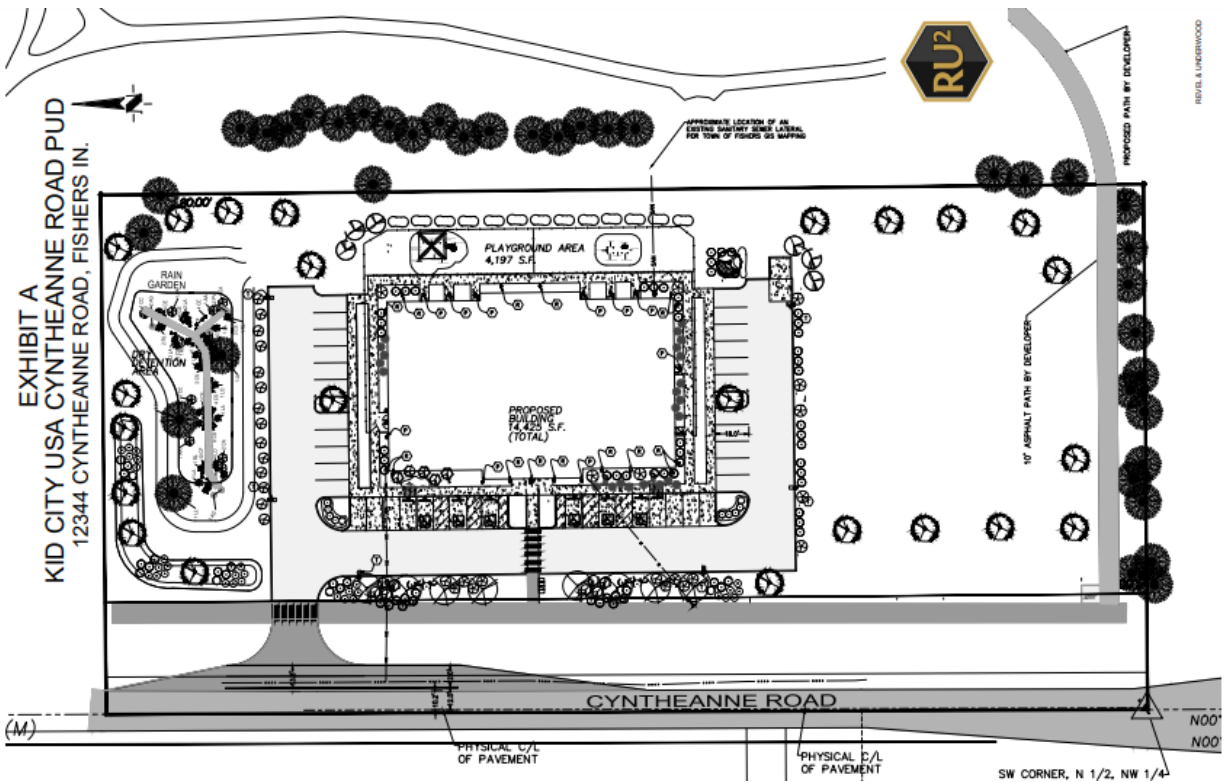
A full access drive would be permitted by the Engineering Department.

Fishers 2040:

The Fishers 2040 plan lists the future land use as suburban residential.



Northwest corner elevation looking southeast



Site Plan showing the building footprint, parking, access drive location, and proposed landscaping.

SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

The petitioner held a neighborhood meeting on October 21 at 6:30 PM at Southeastern Elementary School. One person attended. She represented Britton Falls Subdivision and primarily requested more information on the project.

No new public comments or remonstrations have been provided at the time of writing this staff report.

As a general note, this Zoning request will not dictate any deed covenants or restrictions on the land.

At the November 6, 2024 Plan Commission meeting, they sent a favorable recommendation to City Council with a vote of nine (9) in favor and zero (0) opposed.

STAFF RECOMMENDATION:

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a positive recommendation for City Council. While this request does not match the 2040 Comprehensive Plan of Suburban Residential, it fits within the context because it provides small scale vital neighborhood services including the proposed use of child care center, clinic, office or medical office.

STAFF RECOMMENDATION

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation

2024

KID CITY CYNTHEANNE ROAD PUD



Planning & Zoning Department
City of Fishers
Ordinance: #090924G



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No. 090924G
2. Adopted:

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.6 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development - Commercial District (PUD-C), and that said PUD-C zoning district shall hereafter be known as the "Kid City USA Cyntheanne Road PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the C1 District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6.: Introductory Provisions: Transition Rules* also shall apply to amendments.

D. Allowed Uses

1. All uses permitted are listed under the **C1 Zoning** in *Sec. 5.1.5. Permitted Use Table*.
2. In addition to the applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply.
The following are defined as allowable limited uses per the Permitted Use Table per Chapter 5, 5.1.5:
 - a. Child Care Center (Daycare)
 - b. Clinic
 - c. Office
 - d. Personal Services (Optometrist Only)
 - e. Medical

1.2. Concept Plan

The Concept Plan attached hereto as “Exhibit A” is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per *Sec.10.2.16.(M)(3) PUD District Ordinance Requirements*, the Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; Conservation and/or Preservation areas; recreation facilities; and other details to indicate the character of the proposed development.

1.3. Development Standards

A. Cross Reference

The regulations of *UDO 3.3.1 Development Standards* shall apply, except as modified by this Ordinance

B. Development Standards *Sec UDO 3.3.1* shall apply, except as modified below.

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width at building line – standard	125'
1c. Lot width at building line – corner	n/a
1d. Lot frontage	125'
2. Minimum Building Setbacks	
2a. Front arterial / other street type	60'
2b. Side	10'
2c. Side, Aggregate	20'
2c. Rear, primary structure	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Gross Floor, 1-story (min)	n/a
4b. Gross Floor, 2-story (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of a single lot (max)	75%
5c. Alternative standards (See Exhibit “A” for details)	(See Exhibit “A” for details)
5d. Accessory structures	Article 6.2. Accessory Structure Standards
5e. Total structures per lot	Sec. 6.8.1.G. Structures Per Lot

C. General Regulations: Shall apply.

D. Accessory Structure Standards: Shall apply

Architectural Design Standards: Shall apply, shall apply, except as modified below:

(1) Approved Elevation of Building

(a) The City's PUD Committee, as its November 6, 2024, meeting, reviewed and approved the set of building plans on file with the City's Planning and Zoning Department (the "Approved Elevation"). The Illustrative Architectural Exhibit, attached hereto as Exhibit B, is a sampling and general representation of the approved building elevation. The Approved Elevations are hereby incorporated and approved. All buildings shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in this Ordinance. The Director of Planning and Zoning, including his/her designees, shall review and approve home elevations at the time of filing of the Building Permit for compliance.

E. Entrances & Driveways: Shall apply

F. Exterior Lighting Standards: Shall apply

G. Height Standards: Shall apply

H. Landscaping Standards: Shall apply

I. Lot Standards: Shall apply

J. Outdoor Display & Storage Standards: Shall apply

K. Parking & Loading Standards: Shall apply

L. Pedestrian Accessibility Standards: Shall apply

M. Permitted Nonresidential Structure Standards: Shall apply

N. Property Identification Standards: Shall apply

O. Public Art Standards: Shall apply

P. Setback Standards: Shall apply

Q. Signage Standards: Shall apply

R. Wall & Fence Standards: Shall apply

S. Water & Sewer Standards: Shall apply

T. Vision Clearance Standards: Shall apply

U. Additional Commitments: Elevation contains dormers over doors, pillar post shall be 3' of brick with a tapered post (6" minimum) width. Lighting on building (see elevations Exhibit "B") shall be required as approved by the Planning Staff.

1.3. Planned Unit Development Design Standards

A. Cross Reference: The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified by this ordinance.

B. General Provisions: Shall apply

C. Block, Lot & Access Standards: Shall apply

D. Street & Alley Standards: Shall apply

- E. **Open Space, Common Area & Amenity Standards:**) shall be modified Per *Article 8.4.6*, the open space shown on Exhibit "A" shall be deemed to satisfy the Open Space standards.
- F. **Other Design Standards:** Shall apply

1.4. Procedures

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply except those referenced in this Ordinance.

1.6. Real Estate

Record Legal Description:

RECORD LEGAL DESCRIPTION

Warranty Deed recorded as Instrument Number 2013050995 in the Office of the Recorder of Hamilton County, Indiana)

A part of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, located in Fall Creek Township, Hamilton County, Indiana, being bounded as follows:
Beginning at the Southwest corner of the North Half of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, said point being collinear with and equidistant from the Southwest corner of the Northwest corner of said Northwest Quarter, thence North 00 degrees 01 minutes 36 seconds East (assumed bearing) 559.00 feet along the West line of said Northwest Quarter; thence North 89 degrees 41 minutes 36 seconds East 279.15 feet; thence South 00 degrees 18 minutes 04 seconds East 559.87 feet to the South line of the North Half of said Northwest Quarter; thence South 89 degrees 52 minutes 18 seconds West 282.35 feet to the point of beginning.

Exhibit “A” Conceptual Plan

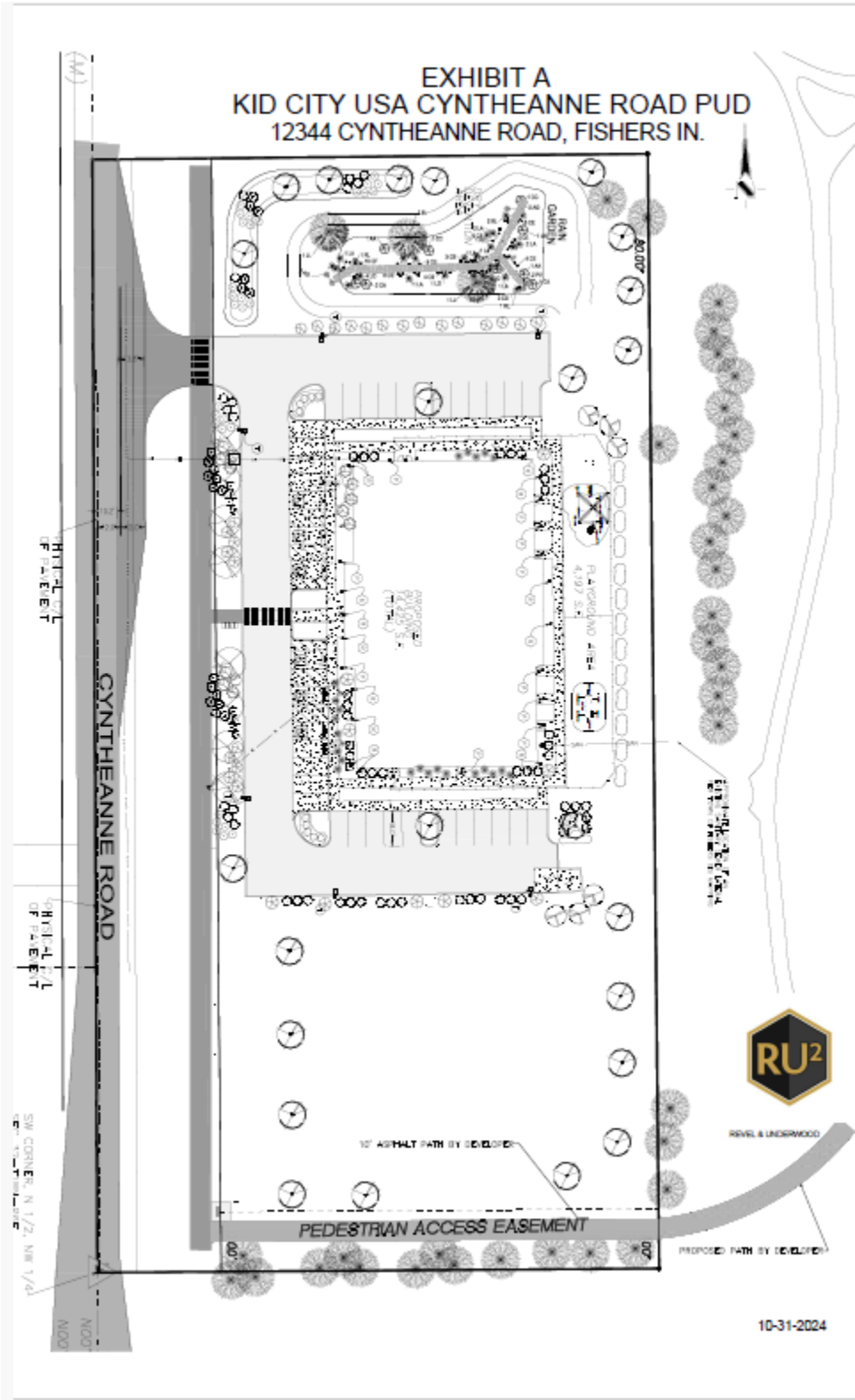


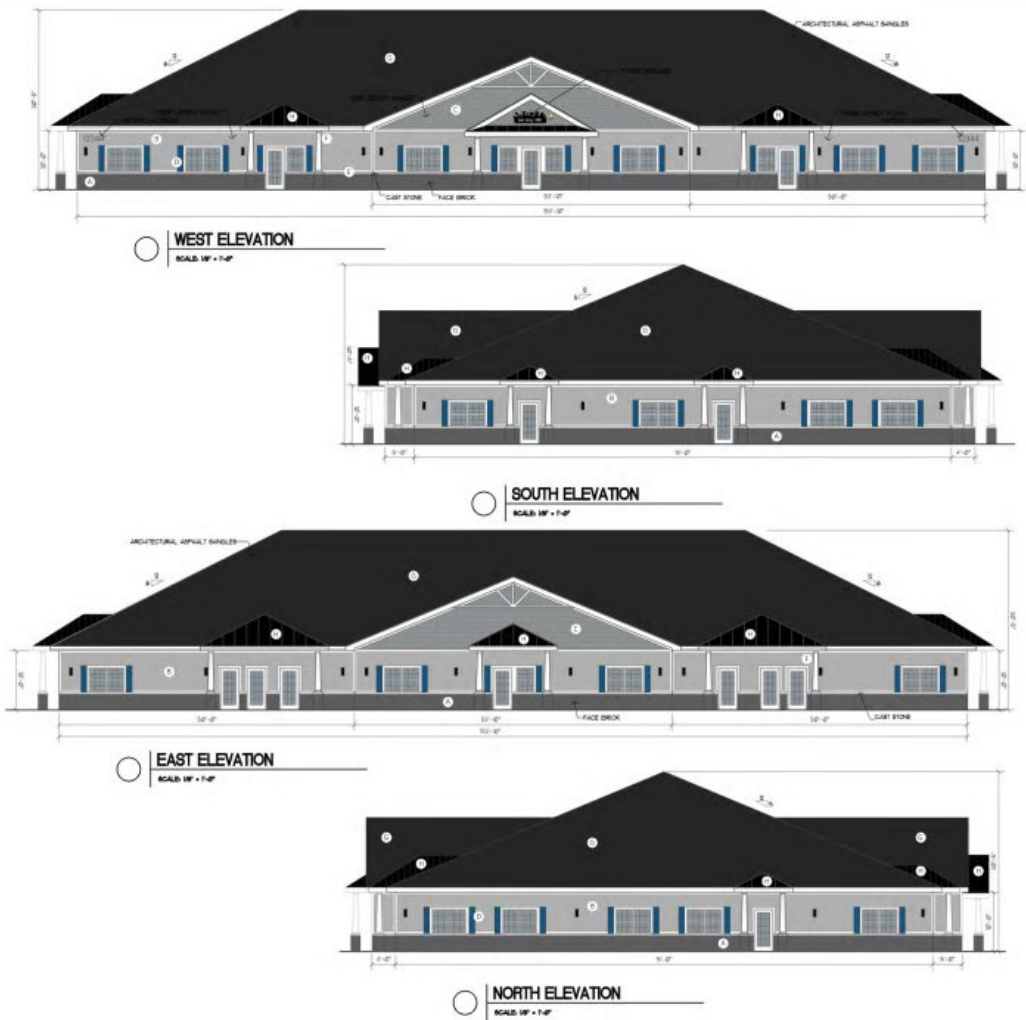
Exhibit "B" Elevations



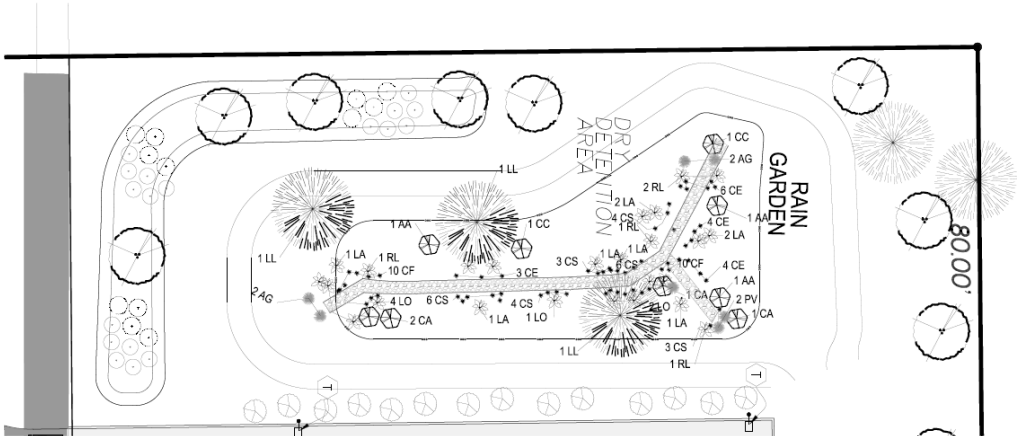
KID CITY CYNTHEANNE ROAD PUD
2024

FINISH SCHEDULE

- A. BRICK TYPICAL - VINTAGE BLACK VELDUR
- B. FIBER CEMENT LAP SIDING - TAN T012 ONLINE
- C. FIBER CEMENT SHAKES - SH S162 AFRICAN GRAY
- D. SHUTTERS - CUSTOM KIDOTY BLUE
- E. GAST STONE - GRAY NATURAL
- F. TRIM, GUTTERS, DOWNGUTS - WHITE
- G. ARCHITECTURAL ASPHALT SHINGLES - CONTINUED BLACK
- H. METAL ACCENT ROOFS - MATTIE BLACK STANDING SEAM



RAIN GARDEN PLAN



PLANT MATERIAL SCHEDULE

Key	Common Name	Size	Qty	Botanical Name	Cont.
BN	BURNING BUSH	10-12' dbh	0	WICKSTROMIA	B & B
AL	AMERICAN LILAC	10' dbh	0	SILVIA ALBA	B & B
LL	LARGE LEAF LILAC	6-7'	8	LIRIODENDRON	B & B
AA	AMERICAN ARBUTUS	24-30'	8	ARBUTUS OREGANA	B & B
CC	CORNER RESS CORNUS	24-30'	2	CORNUS CORNUS	B & B
CA	CALIFORNIA ANEMONE	18-24"	8	ANEMONE CALIFORNICA	CONT.
AO	AMERICAN ORANGE	8' dbh	4	AMERICAN ORANGE	CONT.
PV	AMERICAN PINE	8' dbh	1	AMERICAN PINE	CONT.
DE	AMERICAN DOGWOOD	10' dbh	17	AMERICAN DOGWOOD	CONT.
CF	AMERICAN CORYLUS	10' dbh	20	AMERICAN CORYLUS	CONT.
CS	AMERICAN CORYLUS	10' dbh	18	AMERICAN CORYLUS	CONT.
LA	AMERICAN LARIX	10' dbh	7	AMERICAN LARIX	CONT.
LO	AMERICAN LARIX	10' dbh	3	AMERICAN LARIX	CONT.
RL	AMERICAN RIL	10' dbh	8	AMERICAN RIL	CONT.

ALL PLANT MATERIAL IS TO BE SPECIFIED IN THE
PLANT MATERIAL SCHEDULE. THE PLANT MATERIAL
SPECIFICATIONS SHALL BE THE SAME AS THE
PLANT MATERIAL SPECIFICATIONS IN THE
PLANT MATERIAL SCHEDULE. THE PLANT MATERIAL
SPECIFICATIONS SHALL BE THE SAME AS THE
PLANT MATERIAL SPECIFICATIONS IN THE
PLANT MATERIAL SCHEDULE.

[illegible]

1.5. Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 18th day of NOVEMBER, 2024.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

AYE		NAY
	Cecilia Coble, President	
	C. Pete Peterson, Vice President	
	John P. Delucia, Member	
	Brad DeReamer, Member	
	Tiffanie Ditlevson, Member	
	Selina M. Stoller, Member	
	Bill Stuart, Member	
	John W. Weingardt, Member	
	Todd Zimmerman, Member	



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	Consideration of a rezone of 44.42 acres from R2 to PUDR, known as the Balmoral Village PUD. (RZ-24-3)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 111824		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	Nelson & Frankenberger, LLC on behalf of Lennar Homes request consideration of a rezone of 44.42 acres from R2 to PUDR, known as the Balmoral Village PUD. (RZ-24-3). The Balmoral Village PUD will consist of a mixture of two housing types consisting of approximately 66 single-family detached homes and approximately 102 townhomes, both which will be rear loaded. The Eller Run creek will be highlighted as part of open space requirements along with internal pocket parks.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold First Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	November 18, 2024 - Proposed 1st Reading - City Council December 2024 - Proposed Neighborhood Meeting January 8, 2025 - Elevation Approval - PUD Committee January 8, 2025 - Public Hearing - Plan Commission January 21, 2025 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold First Reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Concept Plan 2. Draft Ordinance	



ORDINANCE NO. 111824

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA – 1980, AS AMENDED.

WHEREAS, this is an ordinance to amend the Zoning Ordinance of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. RZ-24-3 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission, at its meeting on the 8th day of January 2025 sent a _____ recommendation to the Common Council by a vote of ___ in favor and ___ opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

Section 1. Rezone. This Rezone amends the zoning district of the real estate outlined in the Planned Unit Development;

Section 2. Purpose Statement. The purpose of this ordinance is to rezone the following real estate as mixed use with the R5 – Residential and M2 – Multi-Family districts.

UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE UDO SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

ORDINANCE NO. _____

SO ORDAINED by the Common Council of The City of Fishers, Hamilton County, Indiana this 21st day of January 2025.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025, at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

ORDINANCE NO. _____

Exhibit A
Planned Unit Development Exhibit

2025

Balmoral Village PUD

Planning & Zoning Department
City of Fishers
Ordinance No.



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No. _____ (this "Ordinance")
2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1 attached hereto and incorporated herein (the "Real Estate"), is hereby designated as a Planned Unit Development - Residential District (PUD-R), and that said PUD-R zoning district shall hereafter be known as the "Balmoral Village PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the R5 Residential District shall apply to the development of the Real Estate north of Thorpe Creek, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. The portion of the Real Estate south of Thorpe Creek (containing approximately ten acres), as shown on the Concept Plan shall remain subject to the R2 Residential zoning district standards of the UDO. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and Sec. 1.3.6. Transition Ordinance also shall apply to amendments.

D. Allowed Uses

All uses permitted in the R5 Residential District shall be permitted where single-family homes are shown on the Concept Plan. Only townhome shall be permitted in the M2 Multi-Family Residential District where townhomes are shown on the Concept Plan.

1.2. Concept Plan

The Concept Plan, attached hereto as Exhibit B.2, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision").

The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Balmoral Village PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.3. Development Standards

A. Introductory Provisions

The regulations of CHAPTER 1. INTRODUCTORY PROVISIONS shall apply.

B. Administration

The regulations of CHAPTER 2. ADMINISTRATION shall apply.

C. Zoning Districts

The regulations of CHAPTER 3. ZONING DISTRICTS shall apply, except as modified by this Ordinance. The total maximum number of lots within the Balmoral Village PUD shall not exceed 170 lots.

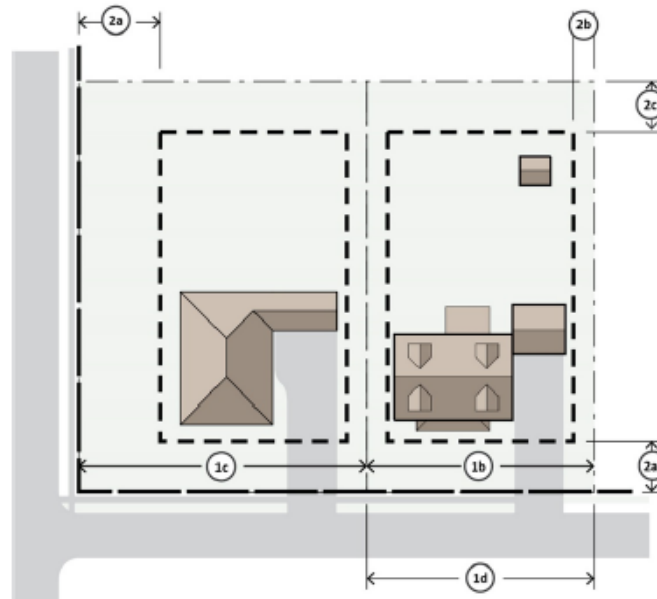
1. Article 3.1. Establishment of Zoning Districts: Shall apply.
2. Article 3.2. Residential Districts: Shall apply, except as modified below:

(a) Sec. 3.2.6. R5 Residential District: Shall not apply. Instead the following shall apply to the Single-Family Detached Homes:

Single-Family Detached Homes Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	5,400 sf
1b. Lot width at building line – standard	47 feet
1c. Lot width at building line – corner	47 feet
1d. Lot frontage	47 feet
2. Minimum Building Setbacks	
2a. Front - local street / other street type	15 feet
2b. Side	6 feet
2c. Rear	20 feet
2d. Minimum Building Separation	*12 feet
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,800 sf
4b. Living unit area, 2-story (min)	2,000 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	20 feet
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5e. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>

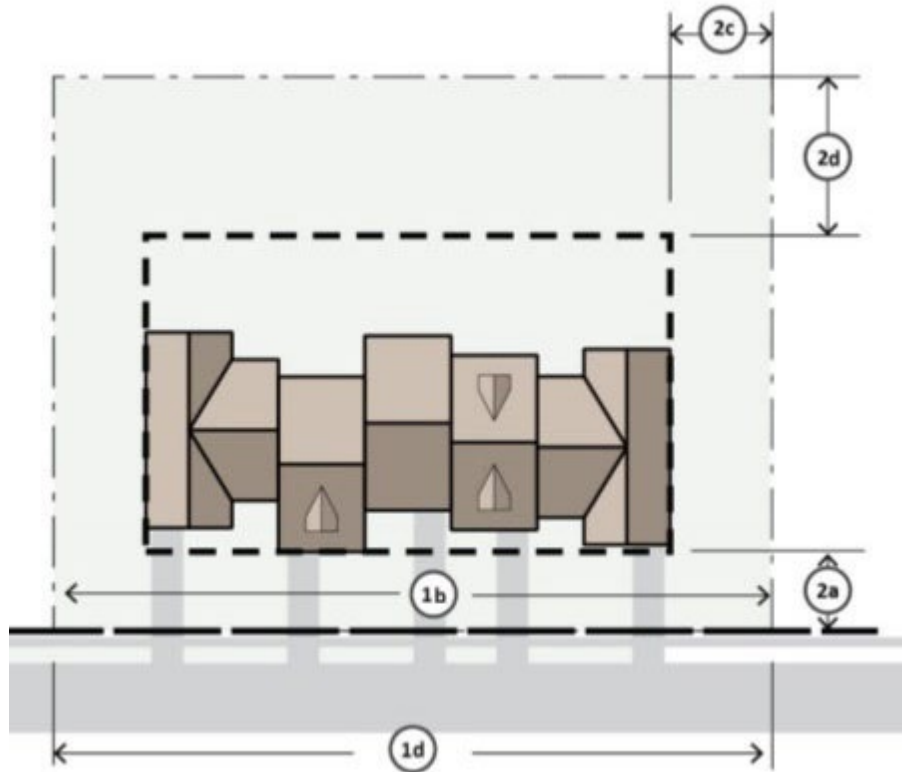
* There shall be a minimum twelve (12) foot building separation as measured at the structure foundation (minor encroachments including overhangs and masonry shall be permitted within the building separation). If the building separation is less than twenty (20) feet, then a subsurface drain shall be required in the side yard between the structures.



(b) Sec. 3.2.6. M2 Multi-Family Residential District: Shall not apply. Instead the following shall apply to the Townhomes:

Townhome Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	N/A
1b. Lot width at building line – standard (per individual lot)	24 feet
1c. Lot width at building line – corner (per individual lot)	24 feet
1d. Lot frontage – on public street with access from (per individual lot)	24 feet
2. Minimum Building Setbacks	
2a. Front – local street/other street type (if applicable)	15 feet
2b. Front – internal	15 feet
2c. Side	0 feet (internal)/ 10 feet (end units)
2d. Rear	20 feet
2e. Minimum Building Separation	**20 feet
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area (min)	1,700 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	85%



D. Overlay Zoning District

The regulations of Chapter 4. **OVERLAY ZONING DISTRICT** shall apply.

E. Use Regulations

The regulations of Chapter 5. **USE REGULATIONS** shall apply.

F. Article 6.1 General Regulations: Shall apply.

G. Article 6.2 Accessory Structure Standards: Shall apply, except as modified below:

- 1) Sec. 6.2.6.D.1 Mechanical & Utility Equipment; Screening, Ground-mounted; Shall apply, except that ground-mounted mechanicals may be placed in the private backyard of each single-family residential dwelling unit or may be placed on the side or reach of each townhome without the use of screening.

H. Article 6.3 Architectural Design Standards: Shall apply, except as modified below:

- 1) The "Illustrative Architectural Exhibit" included in **Exhibit C** is hereby incorporated into this Balmoral Village PUD to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit, however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit. Where there is a conflict between the Illustrative Architectural Exhibit and the Architectural

Design Standards, compliance with the Illustrative Architectural Exhibit shall supersede and the dwelling design shall be permitted.

- 2) Vinyl siding shall be prohibited.
- 3) Section 6.3.4.B.4.e – Shall apply as illustrated in the examples of compliance in **Exhibit D** Garage Door Illustrations.
- 4) Section 6.3.4.B.4.c – Shall apply, however an additional storage area shall not be required.
- 5) Section 6.3.4.C.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit (**Exhibit C**).
- 6) Section 6.3.4.D.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit (**Exhibit C**).
- 7) Section 6.3.4.D.2.e – Shall not apply. Instead, Dwelling materials and percentages shall be as generally illustrated on **Exhibit C**.

I. Article 6.4 Entrances & Driveways: Shall apply.

J. Article 6.5 Exterior Lighting Standards: Shall apply.

K. Article 6.6 Height Standards: Shall apply.

L. Article 6.7 Landscaping Standards: Shall apply, except as modified below:

- 1) The required landscaping in all common areas/open space and pond edging shall be native species selected from the City of Fishers list of approved species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. All required plantings initially on individual lots shall be native species. Non-native species may be installed with prior approval by City Staff.
- 2) Required landscaping that cannot be placed in a required location due to utility or infrastructure separation requirements may be planted elsewhere on the Real Estate.
- 3) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plan material may be of one species.
- 4) **Section 6.7.4 Bufferyards** - Shall not apply.
- 5) **Section 6.7.5 – Lot Plantings:** Lot Plantings may be installed within Common Areas on the Real Estate if easements prevent placement on the subject lot.

- 6) **Section 6.7.6.A - Local Streets – Single-family and Townhome Lots:** 1 canopy tree per frontage, which canopy tree shall be one and the same as the tree required under Section 6.7.5.

- M. Article 6.8 Lot Standards:** Shall apply.
N. Article 6.9 Outdoor Display & Storage Standards: Shall apply.
O. Article 6.10 Parking & Loading Standards: Shall apply.
P. Article 6.11 Pedestrian Accessibility Standards: Shall apply.
Q. Article 6.12 Permitted Nonresidential Structure Standards: Shall apply.
R. Article 6.13 Property Identification Standards: Shall apply.
S. Article 6.14 Public Art Standards: Shall apply.
T. Article 6.15 Setback Standards: Shall apply, except as modified by this Ordinance.
U. Article 6.16 Signage Standards: Shall apply.
V. Article 6.17 Wall & Fence Standards: Shall apply.
W. Article 6.18 Water & Sewer Standards: Shall apply.
X. Article 6.19 Vision Clearance Standards: Shall apply.

1.3. Planned Unit Development Design Standards

- A. Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.

- 1) **Article 8.1 General Provisions:** Shall apply.
- 2) **Article 8.2.1 Block, Lot & Access Standards – Purpose & Intent:** Shall apply.
- 3) **Article 8.2.2. Block, Lot & Access Standards – Anti-Monotony:** Shall apply, except that (C)(1) shall be modified as follows:

C. Anti-monotony Code

1. **Front Façade.** Front Facades on the same building model shall not be duplicated for one (1) lot on each side of the subject lot on the same side of the street. Also, front facades for the same building model may not be duplicated for three (3) lots across the street from the subject lot.

- 4) **Article 8.2.3 Block, Lot & Access Standards – Blocks:** Shall apply.
- 5) **Article 8.2.4 Block, Lot & Access Standards – Lots:** Shall apply.
- 6) **Article 8.2.5 Block, Lot & Access Standards – Subdivision Access:** Shall apply.
- 7) **Article 8.2.6 Block, Lot & Access Standards – Pedestrian Network:** Shall apply.
- 8) **Article 8.3 Street & Alley Standards:** Shall apply.
- 9) **Article 8.4 Open Space, Common Area & Amenity Standards:** Shall not apply; instead, the following shall apply:
 - a. The Concept Plan is hereby incorporated to illustrate conceptually the elements and anticipated design of the Open Space on the Real Estate. The final Open Space design may vary from the

Concept Plan; however, the Open Space amenities will include trails and pond fountains or aeriated ponds.

- b. In addition to the Open Space amenities provided above; at least two (2) of the following additional amenities will be provided:
 - i. Covered Structure
 - ii. Fire pit
 - iii. Dog Park
 - iv. Pond Overlook
 - v. Activated Linear Park

10) Article 8.5 Other Design Standards: Shall apply.

1.4. Floodplain Standards

The regulations of CHAPTER 9. FLOODPLAIN STANDARDS shall apply.

1.5. Procedures & Permits

The regulations of CHAPTER 10. PROCEDURES & PERMITS shall apply.

1.6. Enforcement & Penalties

The regulations of CHAPTER 11. ENFORCEMENT & PENALTIES shall apply.

1.7. Definitions

The regulations of CHAPTER 12. DEFINITIONS shall apply.

1.8. Impact Fees

Regardless of the Real Estate’s annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

1.9. Stormwater Technical Standards Manual

The regulations contained in the City of Fishers Stormwater Technical Standards Manual shall apply, with the exception of Chapter 6(C)(4), which shall read be amended to read:

4. There shall be a minimum of 25 feet distance between the top of the bank of stormwater detention facilities and edge of pavement of parking lots unless guard rails, berms, or other structural measures are provided to minimize the chances of vehicles sliding into the pond. The minimum separation of all stormwater detention facilities shall be separated from roadways shall be according to Table 6-2, regardless of the presence of structural or physical barrier.

Table 6-2

Functional Classification of Roadway	Minimum Detention Pond Setback
Principal Arterial	25 feet from Right-of-Way to top of bank

Minor Arterial Rural Major Collector Rural Minor Collector Urban Collector Local	Or 25 feet from Right-of-Way to maximum 100-year pool, whichever is greater.
Private Roadway	50 feet from centerline of roadway to top of bank Or 50 feet from centerline of roadway to maximum 100- year pool, whichever is greater.

2.0. Real Estate

See “Exhibit B.1” attached hereto.

(Legal Description and Location Map of property.)

2.1. Adoption

PUD Draft 10.28.24

Exhibit B.1 – Legal Description

PARCEL 1:

Lot 1 in Hamilton Hills Third Section, recorded December 9, 1957, in Plat Book 2, page 103, in the Office of the Recorder of Hamilton County, Indiana.

EXCEPTING THEREFROM:

That part of the above described property conveyed to the Town of Fishers by Warranty Deeds recorded December 31, 2003, as Instruments Numbered 200300128275 and 200300128276, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of Lot 1 in Hamilton Hills Third Section, recorded December 9, 1957, in Plat Book 2, page 103, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of said Lot 1; thence North 09 degrees 01 minute 51 seconds East (assumed bearing) 60.80 feet along the Northwest line of said Lot to the Northeast line of said Lot; thence South 63 degrees 03 minutes 26 seconds East, 4.34 feet along the Northeast line of said Lot; thence South 38 degrees 54 minutes 30 seconds West, 66.00 feet to the West line of said Lot; thence North 00 degrees 42 minutes 05 seconds West, 6.87 feet to the point of beginning, containing 0.006 acres, more or less.

PARCEL 2:

Lot 2 in Hamilton Hills Third Section, recorded December 9, 1957, in Plat Book 2, page 103, in the Office of the Recorder of Hamilton County, Indiana.

PARCEL 3:

Lot 3 in Hamilton Hills Third Section, recorded December 9, 1957, in Plat Book 2, page 103, in the Office of the Recorder of Hamilton County, Indiana.

EXCEPTING THEREFROM:

That part of the above described property conveyed to Bradley Trent and Christie M. Trent, by Quitclaim Deed recorded August 27, 2009, as Instrument Number 2009052005, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Part of Lot 3 in Hamilton Hills, Third Section, recorded December 9, 1957, in Plat Book 2, page 103, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Beginning at the iron rod with a Wiehe cap at the Southeast corner of Lot 3 in Hamilton Hills, Third Section, as per plat of said Addition recorded in Plat Book 2, page 103 in the Office of Hamilton County, Indiana; thence on the South line of said Lot 3 South 89 degrees 54 minutes 19 seconds West, 175 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southwest corner of said Lot 3; thence on the West line of said Lot 3 North 00 degrees 14 minutes 46 seconds East, 19 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 83 degrees 21 minutes 22 seconds East, 175.51 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" on the East line of said Lot 3; thence South 00 degrees 14 minutes 46 seconds West, 4.50 feet to the Point of Beginning, containing 0.05 acres, more or less.

PARCEL 4:

Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 17 North Range 4 East, Hamilton County, Indiana, described as follows:

Beginning at a point 554.7 feet North of the South line and 547.5 feet West of the East Line of said Quarter Quarter; thence West parallel to the South line thereof 711.30 feet to the Easterly right of way line of State Road 37; thence Southwesterly along said right of way line 11.07 feet; thence Southeasterly on a forward deflection angle to the left of 102 degrees 05 minutes, a distance of 55.87 feet to the point of curvature of a curve to the right, said curve having a radius of 200 feet and a delta angle of 62 degrees 00 minutes; thence in a southeasterly direction along said curve 216.42 feet to the point of tangency of said curve; thence southeasterly deflecting to the left from a tangent of said curve at its point of tangency 61 degrees 55 minutes, a distance of 160.82 feet to a point, said point being 264.7 feet North of the South line of said Quarter Quarter Section; thence East parallel to said South line 300 feet; thence northeasterly deflecting to the left 66 degrees 43 minutes a distance of 315.50 feet to the point of beginning. Containing 3.50 acres more or less.

EXCEPTING THEREFROM:

That portion of the above described property conveyed to the Town of Fishers, by Trustees' Deeds, recorded December 31, 2003, as Instruments Numbered 200300128279 and 200300128280, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the Northeast Quarter of Section 10, Township 17 North, Range 4 West, Hamilton County, Indiana, and being a part of the land of or formerly owned by Alberta M. Eaton (Instrument Number 8728940, Office of the Recorder), described as follows:

Commencing at the southeast corner of said Quarter Section; thence North 01 degree 10 minutes 57 seconds West (assumed bearing) 552.75 feet along the east line of said Section to the north line of the grantor's land; thence South 88 degrees 23 minutes 42 seconds West, 1,255.41 feet along the north line of the grantor's land to the point of beginning of this description; thence South 38 degrees 54 minutes 30 second west, 13.71 feet to the south line of the grantor's land; thence North 63 degrees 03 minutes 09 seconds West, 4.23 feet along the south line of the grantor's land to the southeastern boundary of Allisonville Road; thence North 39 degrees 01 minute 51 seconds East, 11.07 feet along the southeastern boundary of Allisonville Road to the north line of the grantor's land; thence North 88 degrees 23 minutes 42 seconds East, 5.42 feet to the point of beginning and containing 0.001 acres, more or less.

PARCEL 5:

A portion of the Northeast Quarter of Section 10, Township 17 North, Range 4 East, Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 10, Township 17 North, Range 4 East, in Hamilton County, Indiana; thence North 00 degrees 01 minutes 30 seconds West (bearing assumed) on and along the East line of said Northeast Quarter 553.08 feet to the Northeast corner of a tract of 17 acres off the South side of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 47 minutes 09 seconds West on and along the North line of said tract 468.21 feet to the true place of beginning of portion herein described; thence South 02 degrees 09 minutes 47 seconds West, 185.92 feet; thence South 31 degrees 26 minutes 32 seconds East, 429.56 feet to the South line of said Northeast Quarter; thence South 89 degrees 47 minutes 09 seconds West on and along the South line of said Northeast Quarter 568.32 feet to the Southeast corner of the parcel of land described in Deed Record 271, page 486, in the office of the Recorder of Hamilton County, the Southeast corner of said parcel being on a non-tangent curve whose radius point bears South 75 degrees 08 minutes 26 seconds West, 150.00 feet from said Southeast corner; thence Northwesterly on and along the Northeast line of said parcel on said curve an arc distance of 36.61 feet; thence North 28 degrees 50 minutes 38 seconds West on and along the Northeast line of said parcel 118.93 feet to the point of curvature of a tangent curve whose radius point bears South 61 degrees 09 minutes 22 seconds West 300.00 feet from the point of curvature; thence Northwesterly on and along the Northeast line of said parcel on said curve an arc distance of 172.79 feet; thence North 61 degrees 50 minutes 39 seconds West on and along the Northeast line 115.78 feet to the East Right-of-Way line of Hamilton Hills Lane in Hamilton Hills Third Section, the plat of which is recorded in Plat Book 2, page 103 in the office of the Recorder of Hamilton County; thence North 00 degrees 04 minutes 22 seconds East on and along said East Right-of-Way line 26.29 feet to the South line of the land described in Deed Record 153, page 289 in the Office of the Recorder of Hamilton County; thence South 61 degrees 50 minutes 38 seconds East on and along the South line of said land 158.19 feet; thence North 89 degrees 47 minutes 09 seconds East on and along the South line of said land 300.00 feet; thence North 23 degrees 34 minutes 18 seconds East on and the East line of said land 315.15 feet to the North line of said tract; thence North 89 degrees 47 minutes 09 seconds East on and along the North Line of said tract 80.00 feet to the true place of beginning; containing 4.49 acres, more or less.

PARCEL 6:

A portion of the Northeast Quarter and Southeast Quarter of Section 10, Township 17 North, Range 4 East in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 10, Township 17 North, Range 4 East, in Hamilton County, Indiana; thence North 00 degrees 01 minutes 30 seconds West (bearing assumed) on and along the East line of said Northeast Quarter 553.08 feet to the Northeast corner of a tract of 17 acres off the South side of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 47 minutes 09 seconds West on and along the North Line of said tract 468.21 feet; thence South 02 degrees 09 minutes 47 seconds West, 185.92 feet; thence South 31 degrees 26 minutes 32 seconds East, 429.56 feet to the South line of said Northeast Quarter; thence South 89 degrees 47 minutes 09 seconds West on and along the North line of the Southeast Quarter of said Section 10, 862.99 feet to the East right-of-way line of Hamilton Hills Lane in Hamilton Hills Third Section, the plat of which is recorded in Plat Book 2, page 103, in the office of the Recorder of Hamilton County; thence South 00 degrees 04 minutes 22 seconds West on and along said East Right-of-Way line 250.00 feet; thence North 89 degrees 47 minutes 09 seconds East parallel with the North line of said Southeast quarter 1116.41 feet to the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 56 seconds East on and along the East line of said Southeast Quarter 250.00 feet to the point of commencement containing 11.47 acres, more or less.

EXCEPTING THEREFROM:

That portion of the above described property conveyed to Rick Eaton and Diane Eaton, by Special/Limited Warranty Deed, recorded June 13, 2014, as Instrument Number 20140022553, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Part of the East Half of Section 10, Township 17 North, Range 4 East in Delaware Township, Hamilton County, Indiana, described as follows:

Beginning on the South line of the Northeast Quarter of Section 10, Township 17 North, Range 4 East, 483.93 feet South 89 degrees 47 minutes 09 seconds West (assumed bearing) of the Southeast corner thereof; thence South 00 degrees 04 minutes 22 seconds West, 250.00 feet to the South line of Tract A of the Real Estate described in Deed Book 348, pages 685 and 686 as found in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 47 minutes 09 seconds West, 630.45 feet on the South line of Tract A of the Real Estate described in said Deed Book 348, pages 685 and 686 to the East right-of-way of Hamilton Hills Lane in Hamilton Hills - Third Section, the plat of which is recorded in Plat Book 2, page 103, in said Recorder's Office; thence North 00 degrees 04 minutes 22 seconds East, 250.00 feet on said East right-of-way line to the Southwest corner of the real estate described in said Deed Record 271, page 486 in said Recorder's Office; thence North 89 degrees 47 minutes 09 seconds East, 294.67 feet on the South line of the real estate described in said Deed Record 271, page 486 to the Southeast corner of the real estate described in said Deed Record 271, page 486 being the point of curvature of a non-tangent curve concave Southwesterly having a radius length of 150.00 feet which bears South 75 degrees 08 minutes 26 seconds West from said point of curvature; thence Northwesterly on said curve (this and the following three (3) courses are on the Northeasterly line of the real estate described in said Deed Record 271, page 486 a distance of 36.61 feet to the point of tangency thereof; thence North 28 degrees 50 minutes 38 seconds West, 118.93 feet to the point of curvature of a tangent curve concave Southwesterly having a radius length of 300.00 feet which bears South 61 degrees 09 minutes 22 seconds West from said point of curvature; thence Northwesterly on said curve 172.79 feet to the point of tangency thereof; thence North 61 degrees 50 minutes 39 seconds West, 115.78 feet to said East right-of-way line of Hamilton Hills Lane in Hamilton Hills - Third Section; thence North 00 degrees 04 minutes 22 seconds East on said East right-of-way line 26.29 feet to the South line of real estate described in Deed Record 153, page 289, in the Office of the Recorder of Hamilton County, Indiana; thence South 61 degrees 50 minutes 38 seconds East, 158.19 feet on the South line of the real estate described in said Deed Record 153, page 289; thence North 89 degrees 47 minutes 09 seconds East, 300.00 feet on the South line of the real estate described in said Deed Record 153, page 289; thence South 35 degrees 49 minutes 16 seconds East, 325.57 feet to the Beginning Point, containing 5.61 acres, more or less.

Exhibit B.2 – Concept Plan



Exhibit C – Illustrative Architectural Exhibit

Single-Family Detached Homes







Elevation A



Elevation B



Elevation C



Elevation A



Elevation B



Elevation C

Exhibit C – Illustrative Architectural Exhibit

Townhomes





Exhibit D – Garage Door Illustrations





Council Action Form

MEETING DATE	November 18, 2024			
TITLE	Request to approve a voluntary annexation of 3.61 acres, known as the Kid City USA Cyntheanne Road property. Subject site is generally located east of N. Cyntheanne Road and north of Southeastern Parkway, with a common address of 12344 Cyntheanne Road.			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 111824A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold First Reading & Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	November 18, 2024 - Proposed 1st Reading & Public Hearing - City Council December 16, 2024 - Proposed Final Reading & Fiscal Plan - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1st Reading and Public Hearing for Kid City USA Cyntheanne Road property (ANX-24-7).	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance	

ORDINANCE NO. 111824A
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 3.61 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around November 18, 2024, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around December 16, 2024, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as Kid City USA Cyntheanne Road.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 3.61 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Kid City USA Cyntheanne Road Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 3.** **Council District.** The above-described real estate is hereby assigned to 6 - Fishers Northeast and shall become a part thereof immediately upon the effective date of this ordinance.

Section 4. **Effective Date.** This ordinance shall be in full force and effect January 17, 2025 and as provided by Indiana law.

Section 5. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 16th day of December 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2024 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett



Exhibit A

Legal Description of Real Estate

A part of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, located in Fall Creek Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Southwest corner of the North Half of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, said point being collinear with and equidistant from the Southwest corner of the Northwest corner of said Northwest Quarter, thence North 00 degrees 01 minutes 36 seconds East (assumed bearing) 559.00 feet along the West line of said Northwest Quarter; thence North 89 degrees 41 minutes 36 seconds East 279.15 feet; thence South 00 degrees 18 minutes 04 seconds East 559.87 feet to the South line of the North Half of said Northwest Quarter; thence South 89 degrees 52 minutes 18 seconds West 282.35 feet to the point of beginning.

12344 Cyntheanne Rd, Fishers, IN 46037

Parcel No. 13-12-32-00-00-027.101

Exhibit B
Graphic Depiction of Real Estate



12344 Cyntheanne Rd, Fishers, IN 46037
Parcel No. 13-12-32-00-00-027.101



Council Action Form

MEETING DATE	November 18, 2024			
TITLE	Request to approve a voluntary annexation of 17.75 acres, known as the Autumn Estates property. Subject site is generally located northeast of Southeastern Parkway and southeast of Cyntheanne Road. (ANX-24-8)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 111824B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold First Reading & Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	November 18, 2024 - Proposed 1st Reading & Public Hearing - City Council December 16, 2024 - Proposed Final Reading & Fiscal Plan - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1 st Reading and Public Hearing for Autumn Estates property (ANX-24-8).	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance	

ORDINANCE NO. 111824B
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 17.75 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around November 18, 2024, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around December 16, 2024, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as Autumn Estates.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 17.75 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Autumn Estates Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 3.** **Council District.** The above-described real estate is hereby assigned to 6 - Fishers Northeast and shall become a part thereof immediately upon the effective date of this ordinance.

Section 4. **Effective Date.** This ordinance shall be in full force and effect January 17, 2025 and as provided by Indiana law.

Section 5. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 16th day of December 2024.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2024 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett



Exhibit A
Legal Description of Real Estate

A Part of the West Half of Section 32, Township 18 North, Range 6 East in Hamilton County, Indiana more particularly described as follows:

Commencing at a stone at the Northeast corner of the Southwest Quarter of Section 32, Township 18 North, Range 6 East, run thence South 639 feet to the beginning of this legal description; thence South 00 Degrees 05 Minutes 24 Seconds West 993.29 Feet; Thence South 88 Degrees 37 Minutes 16 Seconds West 293.82 feet; thence North 12 Degrees 01 Minutes 03 Seconds West 117.51 feet; thence North 26 Degrees 38 Minutes 05 Seconds West 379.82 feet; thence North 46 Degrees 28 Minutes 13 Seconds West 245.52 feet; thence North 51 Degrees 46 Minutes 41 Seconds West 324.13 feet; thence North 35 Degrees 50 Minutes 28 Seconds West 68.06 feet; thence North 50 Degrees 48 Minutes 26 Seconds West 83.39 feet; thence North 01 Degrees 34 Minutes 43 Seconds East 287.94 feet; thence South 89 Degrees 59 Minutes 41 Seconds West 111.38 feet; thence North 00 Degrees 21 Minutes 46 Seconds West 257.49 feet; thence North 89 Degrees 31 Minutes 01 Seconds East 475.61 feet; thence South 00 Degrees 44 Minutes 37 Seconds East 489.35 feet; thence North 89 Degrees 15 Minutes 33 Seconds East 650.35 feet to the point of beginning of this description, containing 18.49 Acres, more or less.

Also including: the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

16178 Southeastern Parkway, Fortville IN, 46040
13-12-32-00-00-018.000

16326 Southeastern Parkway, Fortville IN, 46040
13-12-32-00-00-017.000

Exhibit B
Graphic Depiction of Real Estate



16178 Southeastern Parkway, Fortville IN, 46040
13-12-32-00-00-018.000

16326 Southeastern Parkway, Fortville IN, 46040
13-12-32-00-00-017.000