



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION:** Plan Commission Meeting

**DATE:** 8/2/2023, at 6:00 PM

**DIRECTIONS:** Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

Members of the public can [submit comments to the board via form submittal](#) before 12pm on the day of the meeting.

Members of the public may [stream the live meeting](#) online.

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
  - a. 6-7-23
5. **Public Hearings**
  - a. **Flat Fork PUD Rezone REQUEST TO CONTINUE TO SEPTEMBER**  
Case: RZ-23-3Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road  
Request: Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 220 single-family homes on the north

side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia.  
Petitioner: NVR, Inc. (d/b/a Ryan Homes)  
Planner: Megan Vukusich, vukusichm@fishers.in.us

b. **Gray Eagle Golf Course**

Case: TA-23-3

Address: 12500 Brooks School Rd

Request: Consideration of a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9.

Petitioner: Stephanie J. Truchan with Krieg DeVault as agent for Gray Eagle Golf, LLC

Planner: Megan Vukusich, vukusichm@fishers.in.us

c. **The Link at Fishers District**

Case: TA-23-4

Address: 11100 USA Parkway

Request: Consideration of a text amendment to the Exit 5 / Sunbeam PUD to amend sign standards for The Link at Fishers District building, fka the Navient building, to allow for supplementary monument, wall, and directional signs.

Petitioner: J.R. Knight of Eye4Group on behalf of MJ Wilkow, [jr@eye4group.com](mailto:jr@eye4group.com)

Planner: Ross Hilleary, hillearyr@fishers.in.us

6. **New Business**

- a. RDC Resolution - Professional Sports & Convention Development Area

7. **Staff Communication**

8. **Summary of Council Action**

9. **Adjournment**

**CITY OF FISHERS  
ADVISORY PLAN COMMISSION MINUTES  
June 7, 2023  
LAUNCH FISHERS THEATER**

**The meeting of the Advisory Plan Commission convened at 6:00 p.m.**

**Mr. Peterson confirmed quorum and called the meeting to order.**

A roll call was taken and those members present were: Rick Fain, Bill Stuart via Teams, Selina Stoller, Katie Jackson, Kim Logan, Pete Peterson, Bruce Molter, Todd Zimmerman

Steve Richards and Howard Stevenson were not present.

Others present: Rodney Retzner, Megan Vukusich, Kay Prange, Ross Hilleary, Tracy Gaynor, Gerry Linarducci, Jason Schnuer, Joe Redar, Ann O'Hara, Misti Bern, Josh Berry, Chris and Elizabeth Cooke, Mark Leach, Murray Clark, Tim Mattingly, Andy Mattingly, Donna Bond, Laura Villanyi, Richard Hoffman, Brayden Hoffman, Stephanie Wallace, Scott Wallace, Jacquelyn Thompson, Kyle Thompson, Kyle Theobald, Adam Suchko, Brad DeReamer, Eugene Johnson, S. Ardalan, M. Ardalan, John Capella, Sue Anthony, Don Stuart, Steve and Donna Hunley, Jack Follmar, Tim Cullen

**Pete Peterson asked for a Motion to approve the Minutes from the 5-3-23 meeting. Ms. Jackson made a Motion to approve, and Mr. Molter seconded. The Motion was approved 8-0.**

**PUBLIC HEARINGS**

**a. Drive Planning Rezone**

**Case:** RZ-23-2

**Address:** 13562 E 116TH ST FISHERS, IN 46037

**Request:** Consideration of a rezone of .98 acres from R2 to C1 with conditions to allow for a commercial office.

**Petitioner:** Drive Planning LLC

**Planner:** Megan Vukusich, [vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us)

Megan Vukusich presented the Staff Report. The Rezone request is from R2 to C1. Parking has been reduced to 24, square footage reduced to 6500, with a single occupant. Specific trees have been identified to preserve. A traffic right in, right out is proposed and Staff is asking for a more residential look with a pitched roof. Staff is not making a recommendation.

Ann O'Hara, speaking on behalf of the Petitioners, is agreeable to the final reading in City Council. This is a high quality professional building. Jason Schnur and Joe Reeder noted neighborhood meetings and are willing to be flexible. Todd Zimmerman asked where the Petitioner was in May for City Council. Mr. Schnur had a calendar error.

**Mr. Peterson opened the Public Hearing.**

Josh Barry (13580 E 116<sup>th</sup> St.)- Dr. Barry is a Partner at Moore-Barry Dental office. He asked that precedents be set and looking for fairness. The business fits the neighborhood but the building does not.

Andy Mattingly (13487 E. 116<sup>th</sup> St.) – Commercial is fine but the next 2 buildings need a residential look.

Elizabeth Cooke (13625 E. 114<sup>th</sup> St.)- buildings with lease-able space already exist. She disagrees that Drive Planning is flexible. Too many accidents in the area. Don't flip more properties.

Laura Villanyi (13575 E. 114<sup>th</sup> St.)- the property now looks bad and the proposed parking in front looks commercial.

Kyle Thompson (13429 E. 116<sup>th</sup> St.)- this is not fair and doesn't fit the area. Traffic will be unbearable.

Tim Mattingly (13573 E. 116<sup>th</sup> St.)- the building is too large and Drive is not keeping the property up. How to address transitional properties? This building needs to go to an established commercial area.

Jackie Thompson (13429 E. 116<sup>th</sup>) - the Drive building would be 44% larger than the Dental office. The property is an eyesore. Moore Dentistry is the gold standard.

Chris Cooke (13625 E. 114<sup>th</sup> St.)- showed pictures of Moore Berry building vs. the lot. Should be 3500 sq. ft. using the Magnolia standard. Should be more neighborhood, more residential.

Donna Bond (11555 E. 114<sup>th</sup> St.)- The property is overgrown with a chain link fence.

**Mr. Peterson closed the Public Hearing.**

In Commission discussion:

Todd Zimmerman – no

Selina Stoller- no

Kim Logan- Plan Commission previously voted against the Magnolia property. It needs to look more residential and Fishers needs to keep promises.

Pete Peterson – likes the architecture, but not for this location. Would fit in other areas of the City. He was involved years ago with Kim Logan on the development of the buffer and pond for the Kroger development. Other 116<sup>th</sup> Street buildings are residential in nature- he will be a no

**Mr. Peterson asked for a Motion. Ms. Logan made a Motion to send an unfavorable recommendation to Council, seconded by Ms. Stoller. The Motion was approved, 8-0.**

#### **b. Flat Fork PUD Rezone**

**Case:** RZ-23-3

**Address:** Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road

**Request:** Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 220 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia.

**Petitioner:** NVR, Inc. (d/b/a Ryan Homes)

**Planner:** Megan Vukusich, [vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us)

Megan Vukusich presented the Staff Report. Staff recommends the residential piece. Home elevations were mostly approved in PUD Committee. Staff, public comments, and a Petition are all opposed to the commercial piece at 96<sup>th</sup> and Georgia Rd. There is no concept plan for the commercial piece. Staff does not support the commercial piece.

Murray Clark of Faegre Drinker presented the Petitioner Packet. Mike Lewis of Ryan Homes and Mark Leach of Faegre Drinker were also present. Soori Ardalán was present to speak about the Commercial piece.

**Mr. Peterson opened the Public Hearing.**

Soori Ardalán (9737 Decatur Dr.)- noted that the Commercial uses for the 4 acres which would be developed at a later date. There is no concept plan and the owner foresees future commercial to include a hair salon and a restaurant as a convenience to the nearby residents.

Brad DeReamer (City Councilor)- Passed out documentation and photos from Britton Falls as proof of why reduced setbacks don't work. Problems include mold, drainage, difficulty adding on decks and porches.

Scott Wallace (9858 Copper Saddle)- the #'s don't make sense. This is adjacent to Belmont Place and the home prices need to be kept up.

Don Stuart (10099 Cyntheanne Rd.)- con

John Capella (9746 Copper Saddle)- it's hard to be supporting of the commercial development without a plan. Belmont Place is very apprehensive.

Donna Hunley (15055 Cantor Place Crossing )- commercial is not needed



Zach (last name unknown) (10023 Horse Branch Ct)- opposed to commercial space also. Infrastructure does not support the number of roofs going up.

Richard Hoffman (9844 Copper Saddle)- Green space is needed, not commercial space. Small homes will reduce property values, bring Turnberry ranches in

Eugene Johnson- (1520 Cantor Crossing)- Concerned about traffic in the 96<sup>th</sup> to 104<sup>th</sup> St Olio corridor

Tim Cullen (9817 Gallup Ln.)- the streets are too long. Use the commercial space to expand lot sizes. Concerned about 96<sup>th</sup> St. traffic.

Kyle Theobald (10041 Horse Branch Ct.)- there is no architectural concept plan for commercial (unheard of)

**Mr. Peterson closed the Public Hearing.**

**In Commission discussion:**

Todd Zimmerman- is against commercial in that location without a plan. He is not supporting of commercial unless Georgia Road is addressed as a safety/timing issue. Not against Ryan or the residential piece.

Selina Stoller – she is against commercial- not the right place.

Katie Jackson- there is a disturbingly low amount of ranch homes. Ranches are usually 1400-2200 sq. ft.

Pete Peterson- Georgia Road was just resurfaced. Suggests that we go back and look at setbacks because that property will be homes. Pull the commercial and consider setbacks without the commercial piece. Ryan is agreeable.

**Mr. Peterson asked for a Motion. Ms. Stoller made a Motion to continue, eliminating the commercial piece, and working with Engineering. Seconded by Mr. Zimmerman. The Motion was approved, 7-0. Ms. Logan had to leave the meeting prior to the vote.**

**c. Text Amendment- Nickel Plate District Code**

**Case:** TA-22-36

**Address:** Multiple parcels along Technology Drive, Technology Lane, N Lantern Road, E 121<sup>st</sup> Street and W Circle Drive

**Request:** Consideration of a text amendment to various sections of the Nickel Plate District Code (NPDC), including the Zone Map to add the Technology Center (TC) Zoning District, Figure 1.3. Development Standards, Figure 1.4. Building Types, and streetscape options

**Petitioner:** City of Fishers

**Planner:** Ross Hilleary ([hillearyr@fishers.in.us](mailto:hillearyr@fishers.in.us))

Ross Hilleary presented the Staff Report. A Town Hall was held on 5/16.

**Mr. Peterson opened the Public Hearing.**

Adam Suchko (8950 Technology Dr.)- as a business owner of the Technology Center, what is the difference between tech or not tech in the Technology Park.

Jack Fulmer (lives in Sunblest)- questions noxious smells from manufacturing.

**Mr. Peterson closed the Public Hearing.**

**Mr. Peterson asked for a Motion. Ms. Stoller made a Motion to send a favorable recommendation to Council, seconded by Mr. Zimmerman. The Motion was approved, 7-0.**

**The Meeting was adjourned at 7:50 p.m.**

Respectfully Submitted by:

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Kay Prange, Recording Secretary



# Advisory Plan Commission Staff Report

Meeting Date: August 2, 2023

**DEPARTMENT CONTACT:**

Megan Vukusich, Department of Planning & Zoning, [vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us)

**CASE NUMBER:**

TA-23-3

**PETITIONER:**

Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC

**PROPERTY ADDRESS/LOCATION:**

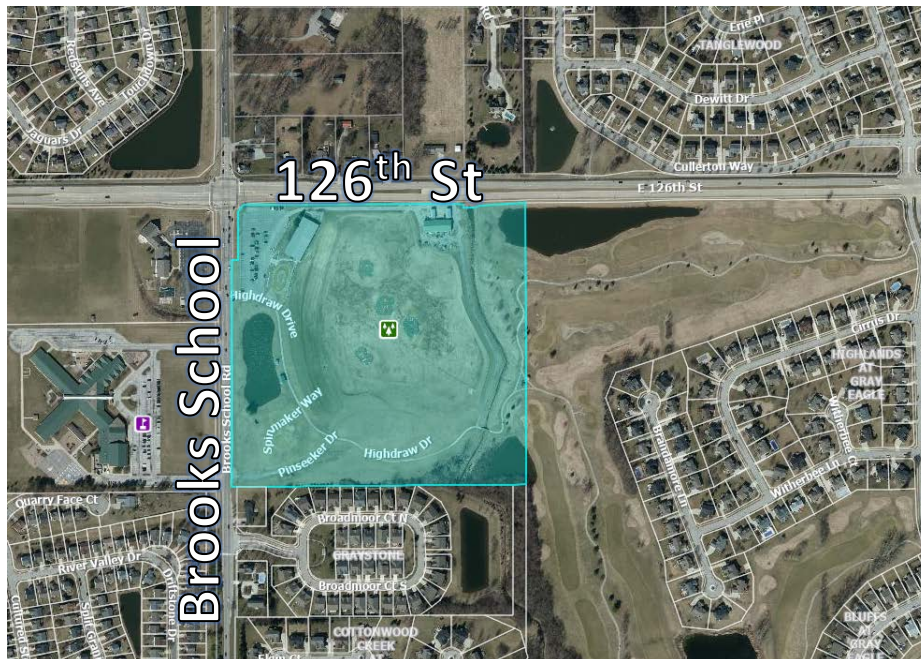
12500 Brooks School Rd

**REQUEST:**

Consideration of a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9.

| EXISTING ZONING:           | PROPOSED ZONING:           | FISHERS 2040: |
|----------------------------|----------------------------|---------------|
| Sandstone / Gray Eagle PUD | Sandstone / Gray Eagle PUD | Open Space    |
| LOT SIZE: 38 acres         |                            |               |

**LOCATION MAP**



**STAFF RECOMMENDATION**

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation

## PETITION OVERVIEW:

Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC requests a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9. The current allowed uses on Parcel 9 is limited to a Golf Club.

**New Building & Restaurant** – An Illustrative Architectural Exhibit for the new building is incorporated into this text amendment. These elevations were approved by the PUD Committee at their September 7, 2022 meeting. The new building will feature 1<sup>st</sup> and 2<sup>nd</sup> story hitting days and restaurant and bar.

**Barrier Netting System** - The barrier netting system would be allowed as an accessory structure to support the new golf club. The maximum height permitted would be 160 feet and includes large nets and support poles.

**Lighting** - An Illustrative Lighting Exhibit has been included in the text amendment and shows a maximum light level of 0.2 foot-candles at the property line of the adjacent residential properties (UDO allows for 0.5 foot-candles).

See Petitioner's Packet for additional details.

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## SURROUNDING LAND USE & ZONING:

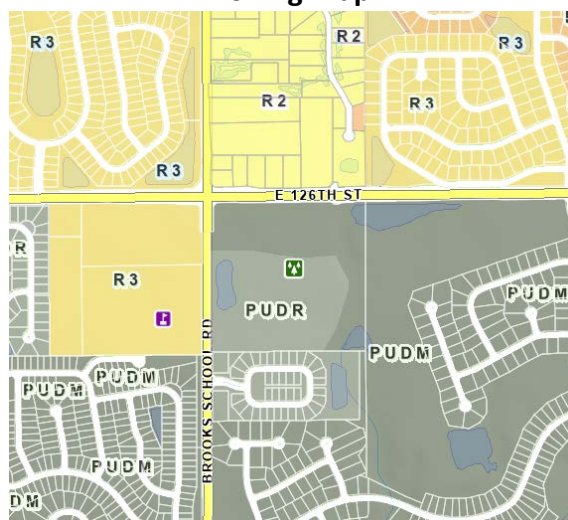
North: R2 Residential – Single Family

East: PUD-M (Sandstone Gray Eagle PUD) – Single Family

South: PUD-R (Graystone PUD) – Single Family

West: R3 Residential – Brooks School Elementary

**Zoning Map**



## SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

July 13th – Neighborhood meeting at Saxony Hall with Gray Eagle HOA and residents. Notice was posted on the HOA website. Residents who live directly adjacent to the golf course in Gray Eagle were mailed an additional letter. 22 people attended the meeting.

Week of July 24th – Neighborhood meeting planned with Graystone. Petitioner will provide an update during the Plan Commission meeting.

Petitioner has been in contact with several individuals directly and made site visits to discuss landscaping commitments through a private MOU.

At the time of writing this staff report we have received one (1) written public comment:

**Julie Putman** (12623 Broadmoor Ct S) – Feels the height of the nets is not appropriate for a residential area.

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## STAFF RECOMMENDATION:

The Fishers 2040 Plan identifies this area as Open Space. This designation is intended for lands that serve a recreational, public open space or ecological function. Lands in this designation are primarily publicly owned but can be in private ownership. Lands intended for the open space designation include parks, public plazas, natural areas, scenic lands, golf courses, cemeteries and large water bodies.

Staff is supportive of the proposed text amendment to allow for a barrier netting system and restaurant use on Parcel 9 of the Sandstone / Gray Eagle PUD.

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 recommends Plan Commission send a favorable recommendation to City Council. This item is anticipated to go to the City Council on August 21, 2023 for final reading.

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## STAFF RECOMMENDATION

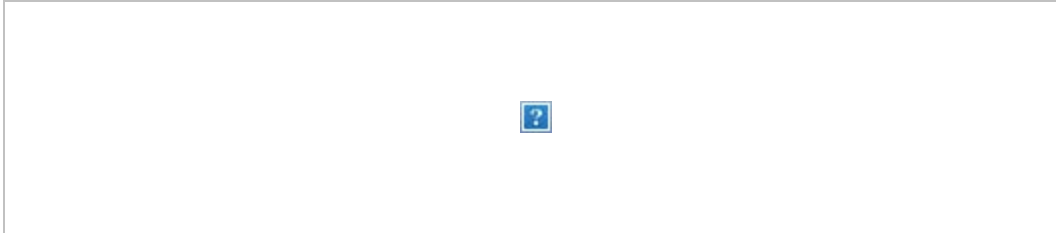
☒ Favorable Recommendation    ☐ Unfavorable Recommendation    ☐ No Recommendation

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**From:** [Hilleary, Ross](#)  
**To:** [Vukusich, Megan](#)  
**Subject:** FW: Gray Eagle golf course  
**Date:** Tuesday, July 11, 2023 3:51:57 PM  
**Attachments:** [image730715.png](#)

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See below.



-----Original Message-----

**From:** Julie Putman <japutman@comcast.net>  
**Sent:** Tuesday, July 11, 2023 3:33 PM  
**To:** Butler, Jonah <butlerj@fishers.in.us>  
**Subject:** Gray Eagle golf course

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

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Hi,

I have a comment/ complaint regarding the plan for the driving range. I have not been in favor of the two level structure from the start and feel the city has put personal gain ahead of respect for the neighborhood.

I feel the height of the nets at 150 feet is not appropriate for the residential area. I would suggest that the planners and the mayor go stand in New Hope's parking lot and take a good long look at the impact the nets will have.

Hasn't enough money been made with the clubhouse and tightly packed apartments and duplexes.?.

Thank you  
Julie Putman

Sent from my iPhone

Ordinance No. \_\_\_\_\_

AN ORDINANCE AMENDING THE TEXT OF THE SANDSTONE / GRAY EAGLE PD  
ORDINANCE NO. 100996B OF FISHERS, INDIANA

SECTION 1. DECLARATION

This is an ordinance approving a text amendment to the Sandstone / Gray Eagle PD Ordinance. The legal description of the subject portion of Parcel 9 is attached hereto and incorporated herein as Exhibit A (the "Real Estate").

SECTION 2. PURPOSE AND INTENT

This ordinance acknowledges that the Sandstone / Gray Eagle PD exists at the time of approval of this ordinance. This ordinance is intended to amend and expand the language of the existing Sandstone / Gray Eagle PD regarding development standards specifically pertaining to Parcel 9. This ordinance shall effect no change to the existing Sandstone / Gray Eagle PD unless those changes are explicitly outlined within this ordinance.

SECTION 3. ZONING

The zoning classification of the Real Estate shall remain PUD-R as previously approved by the City.

SECTION 4. USE REGULATIONS AND DEVELOPMENT STANDARDS

Exhibit C Development Guidelines is hereby amended to include the following as a new Section D.  
GOLF CLUB USE REGULATIONS AND DEVELOPMENT STANDARDS:

- A. **General Regulations:** Section 3.2.3 R2 Residential District Standards shall not apply.
- B. **Use Regulations:** The regulations of *Chapter 5. Use Regulations* shall apply, except as modified herein.
  - 1. **Article 5.1 Allowed Property Uses and Maintenance Standards:** Shall apply except as modified below:
    - i. **Section 5.1.5 Permitted Use Table:** shall apply, except as modified below:
      - 1. Outdoor Recreation Uses shall be a permitted use on the Real Estate.
      - Bar/Restaurant Uses shall be a permitted use on the Real Estate. Specifically, the Real Estate may be developed as a golf practice facility, golf course, golf driving range (including Barrier Netting System, as defined herein), clubhouse, and restaurant.
    - 2. **Article 5.2 Residential Uses:** Shall not apply.
    - 3. **Article 5.3 Public & Institutional Uses:** Shall not apply.
    - 4. **Article 5.4 Commercial Uses:** Shall apply.
    - 5. **Article 5.5 Industrial Uses:** Shall not apply.
    - 6. **Article 5.6 Open Uses:** Shall not apply.
    - 7. **Article 5.7 Accessory Uses:** Shall apply.
    - 8. **Article 5.8 Temporary Uses:** Shall apply.
- C. **Development Standards:** The regulations of *Chapter 6. Development Standards* shall apply, except as modified herein.
  - 1. **Article 6.1 General Provisions:** Shall apply.
  - 2. **Article 6.2 Accessory Structure Standards:** Shall apply except as modified below:
    - i. A Barrier Netting System up to one hundred sixty (160) feet in height from the

base of the pole as installed on the ground, as shown on the Illustrative Netting Exhibit attached hereto and incorporated herein as Exhibit B shall be permitted. For purposes hereof, the term "Barrier Netting System" shall mean a system of specially-designed large nets that are attached together and to support poles, which system is primarily intended to contain golf balls that are hit from a golf driving range from straying beyond the designated golf driving range field. By way of example, the system may include nets, supporting poles, other necessary related appurtenances and lighting. Barrier Netting Systems are a permitted accessory use to the golf course and driving range located on the Real Estate.

- ii. **Sec. 6.2.5 Outdoor Dining Structures:** Shall apply except as modified below:
  1. Outdoor dining areas shall be adjacent to their tenant space.
  2. Outdoor dining shall be accessed through the primary tenant space.
  3. The dining area may be enclosed by a fence or wall enclosure that is complementary to the architecture of the primary structure and, if provided, shall be no less than 30 inches and no more than four (4) feet tall.
  4. To maintain a six-foot (6') wide sidewalk, where a sidewalk is provided adjacent to the dining area, in accordance with Article 6.12. Pedestrian Accessibility Standards, a wider sidewalk shall be installed to meet that development standard.
3. **Article 6.3 Architectural Design Standards:** Shall apply except as modified below.
  - i. The Illustrative Architectural Exhibit, attached hereto as Exhibit D, is hereby incorporated to illustrate conceptually the elements and anticipated character of the combined clubhouse and restaurant located on the Real Estate. The final architectural plans may vary from the Illustrative Architectural Exhibit; however, the location and quality of the combined clubhouse and restaurant shall be substantially similar in quality and character to that shown in the Illustrative Architectural Exhibit.
4. **Article 6.4 Entrance and Driveway Standards:** Shall apply.
5. **Article 6.5. Exterior Lighting Standards:** Shall apply except as modified below:
  - i. The Illustrative Lighting Exhibit, attached hereto as Exhibit D, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the lighting on the Real Estate. The final lighting plan may vary from the Illustrative Lighting Exhibit; however, the location and direction of lighting and the quality and quantity of fixtures shall be substantially similar in quality and character to that shown in the Illustrative Lighting Exhibit.
6. **Article 6.6 Height Standards:** Shall apply except as modified below:
  - i. The maximum height for any barrier netting poles shall be one hundred sixty (160) feet from the base of the pole as installed on the ground.
7. **Article 6.7 Landscaping Standards:** Shall apply.
8. **Article 6.8 Lot Standards:** Shall apply.
9. **Article 6.9 Non-Residential Open Space:** Shall not apply.
10. **Article 6.10 Outdoor Display & Storage Standards:** Shall apply.
11. **Article 6.11 Parking & Loading Standards:** Shall apply.
12. **Article 6.12. Pedestrian Accessibility Standards:** Shall apply.
13. **Article 6.13 Permitted Non-Residential Structure Standards:** Shall apply.
14. **Article 6.14 Property Identification Standards:** Shall apply.
15. **Article 6.15 Public Art Standards:** Shall not apply.
16. **Article 6.16 Setback Standards:** Shall not apply.
17. **Article 6.17 Signage Standards:** Shall apply.

18. **Article 6.18 Wall & Fence Standards:** Shall apply.
19. **Article 6.19 Water & Sewer Standards:** Shall apply.
20. **Article 6.20 Vision Clearance Standards:** Shall apply.

#### SECTION 5. PROCEDURES AND APPROVALS

The Sandstone / Gray Eagle PD, as hereby amended by this Amendment to the Sandstone / Gray Eagle PD, shall remain in full force and effect.

#### SECTION 6. APPROVAL

This Amendment to the Sandstone / Gray Eagle PD shall be in full force and effect from and after its passage by the City Council.



Adopted by the City Council of the City of Fishers, Indiana on this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

| <b>YAY</b> |                                  | <b>NAY</b> | <b>ABSTAIN</b> |
|------------|----------------------------------|------------|----------------|
|            | John Weingardt,<br>President     |            |                |
|            | Cecilia Coble,<br>Vice President |            |                |
|            | Brad DeReamer,<br>Member         |            |                |
|            | David Giffel,<br>Member          |            |                |
|            | Crystal Neumann,<br>Member       |            |                |
|            | Pete Peterson,<br>Member         |            |                |
|            | Selina Stoller,<br>Member        |            |                |
|            | Jocelyn Vare,<br>Member          |            |                |
|            | Todd Zimmerman,<br>Member        |            |                |

I hereby certify that the foregoing Ordinance/Resolution was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_ day of \_\_\_\_\_, 2023, 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: Stephanie J. Truchan, Krieg DeVault LLP, One Indiana Square, Suite 2800, Indianapolis, Indiana 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. *Stephanie J. Truchan*

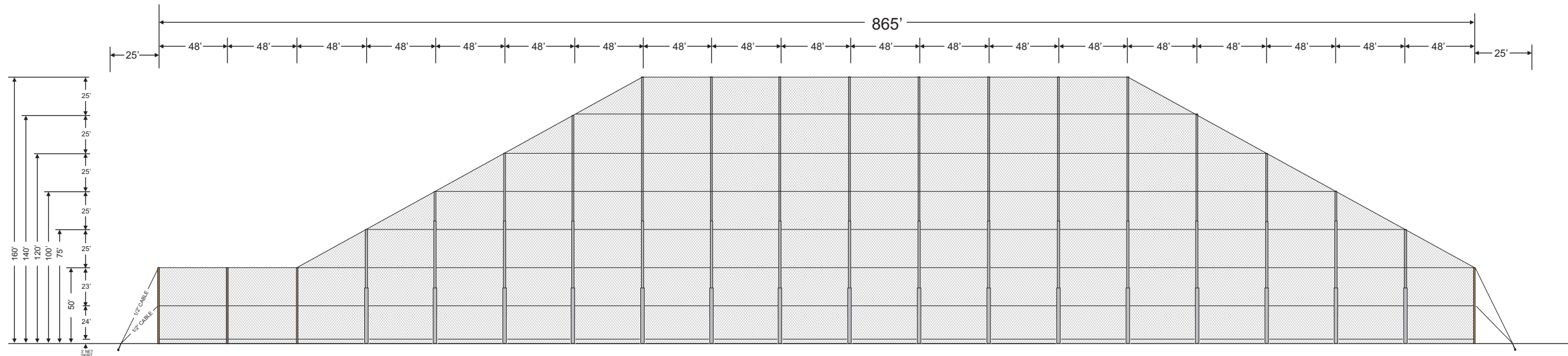
**Exhibit A**  
**Legal Description**

Part of the East Half of the Northeast Quarter of Section 34, Township 18 North, Range 5 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana and described as follows:

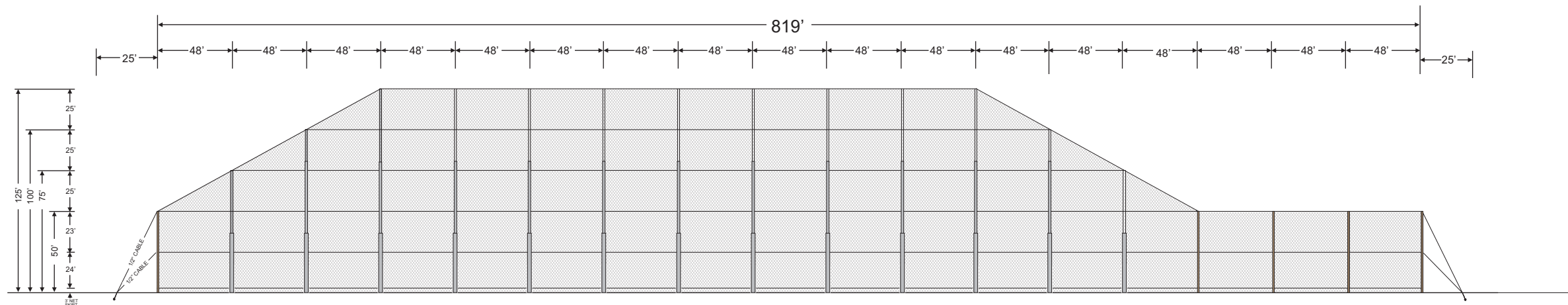
Beginning at the Northeast corner of the East Half of said Northeast Quarter; thence South 00 degrees 02 minutes 53 seconds East (bearings are based on a survey by Evergreen Planners, dated July 6, 1995 and recorded in the Office of the Hamilton County Recorder as Inst. No. 9165579) along the East line of said East Half a distance of 1311.00 feet to the extension of the southerly line of a tract of land conveyed to Mays Property management by Warranty Deed, recorded as Inst. No. 9506264 in the Office of the Hamilton County Recorder; thence South 89 degrees 25 minutes 19 seconds West along said southerly line of Mays and the extension of said line 1325.64 feet to the West line of the East Half of said Northeast Quarter; thence North 00 degrees 02 minutes 07 seconds West along said West line 1311.00 feet to the Northwest corner of said East Half; thence North 89 degrees 25 minutes 19 seconds East along the North line of said East Half a distance of 1325.35 feet to the Point of Beginning and containing 39.891 acres more or less.

Tax Parcel No. 19-11-34-00-00-005.000

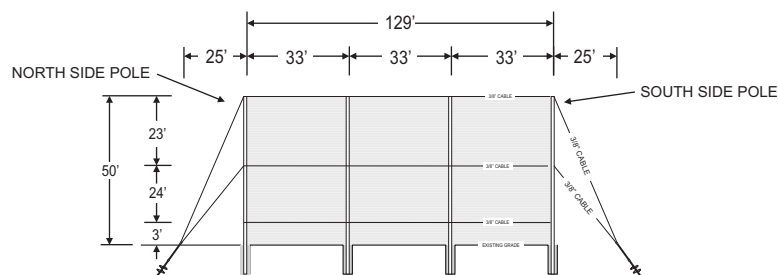
**Exhibit B**  
**Illustrative Netting Exhibit**



**ELEVATION SOUTH SIDE**



**ELEVATION NORTH SIDE**



**ELEVATION EAST SIDE**

PROJECT NAME:

**GRAY EAGLE**  
Fishers, Indiana

DATE: 3-27-2023

REVISIONS: NONE

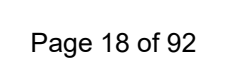
**CONCEPT DESIGN: GOLF RANGE NETTING**  
**NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY**  
**FORM WITHOUT WRITTEN PERMISSION FROM GOLF RANGE NETTING**



40351 U.S. Highway 19 North Suite 303  
Tarpon Springs, Florida 34689  
**727.938.4448 fax 727.938.4135**

**Exhibit C**  
**Illustrative Architectural Exhibit**









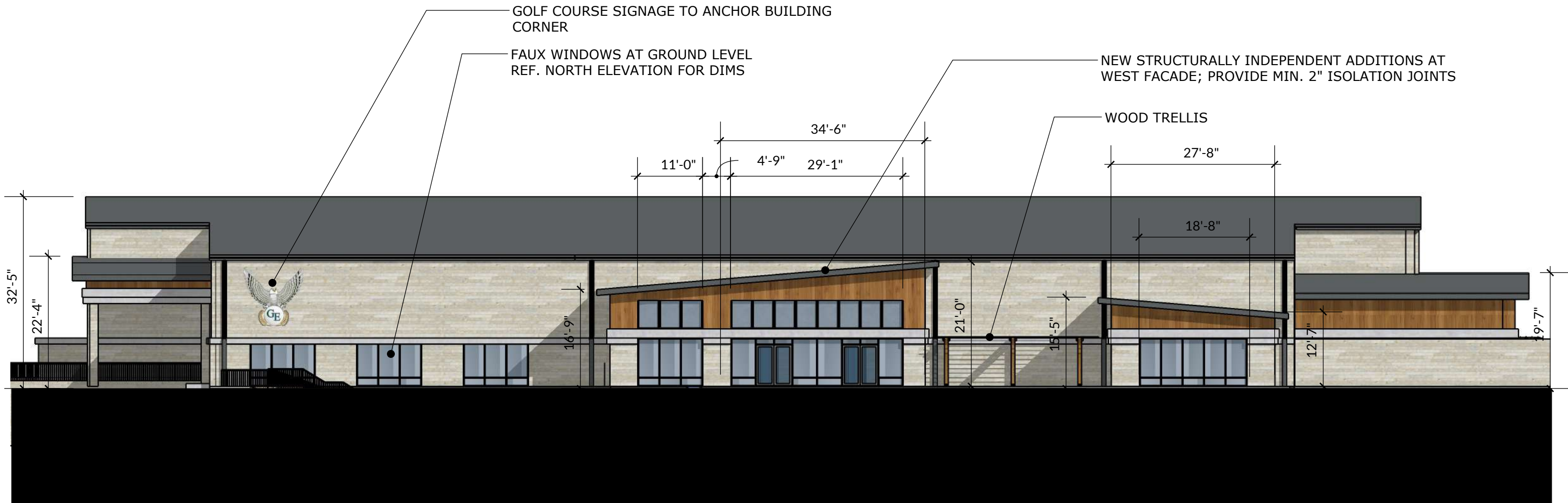








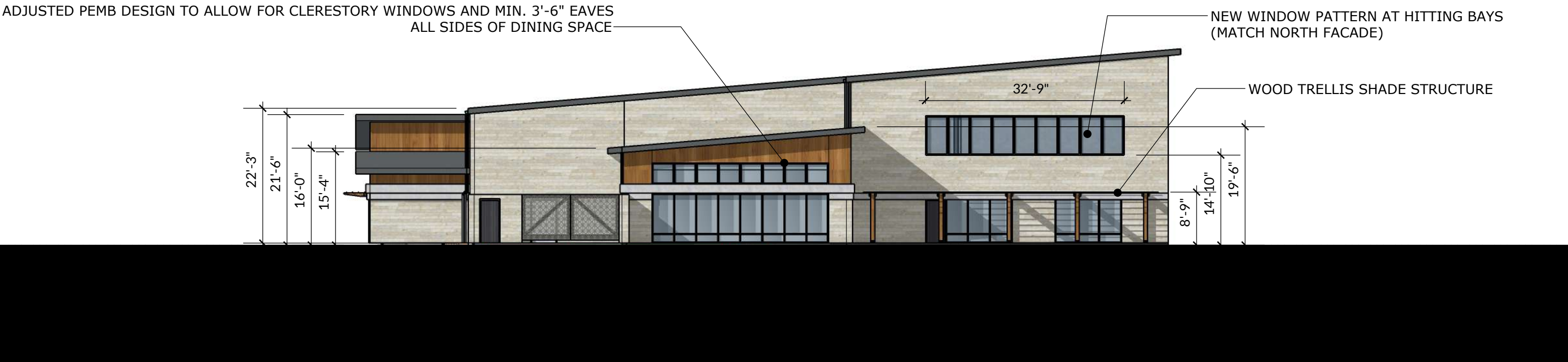




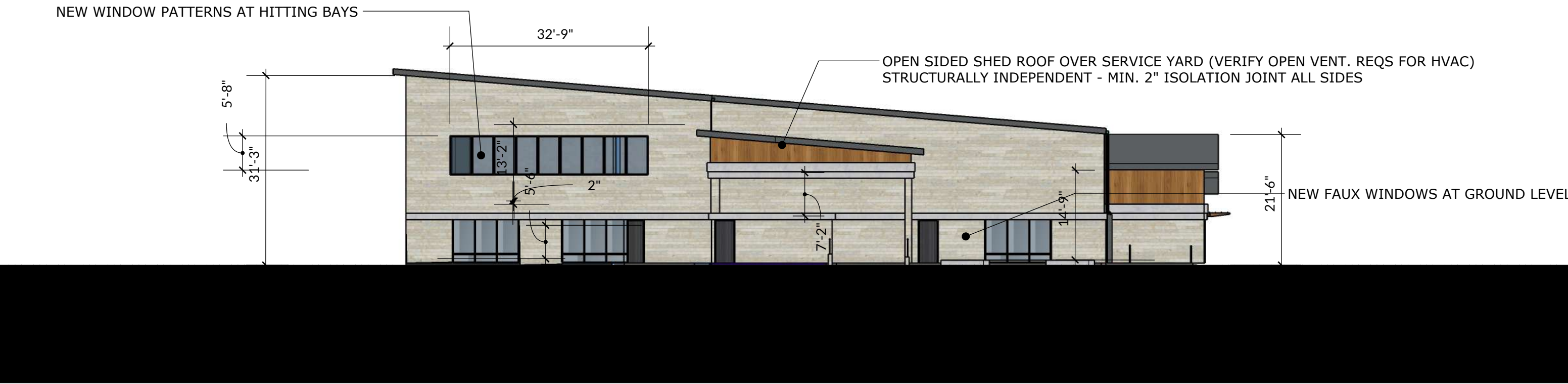
**WEST ELEVATION** | SCALE 1/16" = 1'-0"

- FACADE MATERIALS**
- MAIN CLADDING: THIN VENEER CAST-STONE (LIMESTONE LOOK; LARGE PANELS)
  - UPPER TRIM CLADDING: THERMALLY MODIFIED WOOD SHIPLAP VERTICAL ORIENTATION
  - TRIM: THIN VENEER CAST-STONE (PRECAST CONCRETE LOOK; CONT. DESIGN)

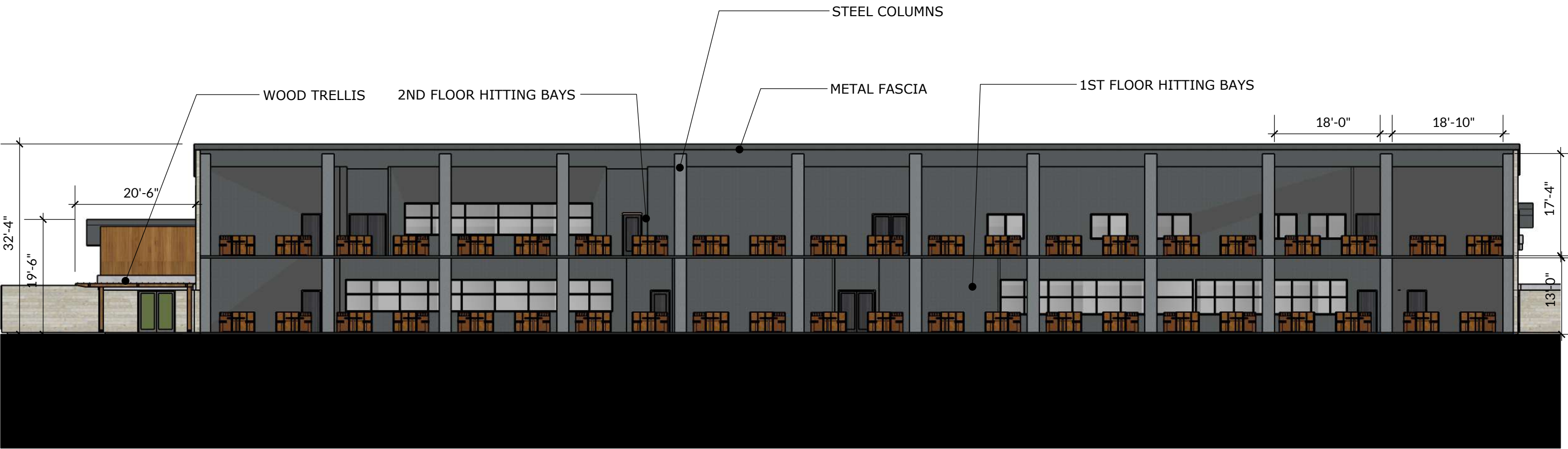




**SOUTH ELEVATION** | SCALE 1/16" = 1'-0"

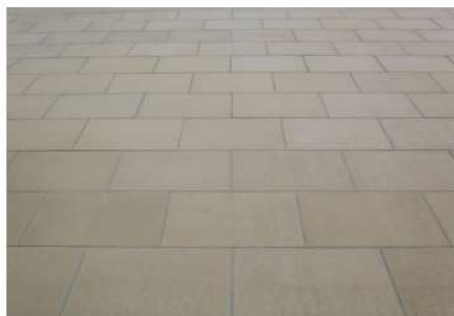


**NORTH ELEVATION** | SCALE 1/16" = 1'-0"



EAST ELEVATION | SCALE 1/16" = 1'-0"





THIN VENEER CAST STONE  
LIMESTONE LOOK



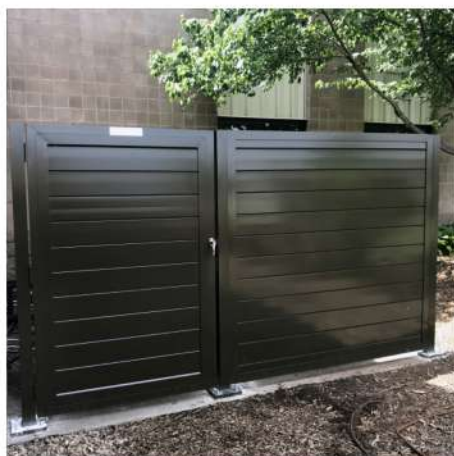
THERMALLY MODIFIED  
SHIPLAP WOOD  
VERTICAL ORIENTATION



METAL FASCIA



THIN VENEER CAST STONE  
TRIM



METAL GATE FOR THE  
MECHANICAL YARD



WOODEN TRELLIS



STANDARD ALUMINUM STOREFRONT  
DOORS AND WINDOWS

#### FACADE MATERIALS

- MAIN CLADDING: THIN VENEER CAST-STONE (LIMESTONE LOOK; LARGE PANELS)
- UPPER TRIM CLADDING: THERMALLY MODIFIED WOOD SHIPLAP VERTICAL ORIENTATION
- TRIM: THIN VENEER CAST-STONE (PRECAST CONCRETE LOOK; CONT. DESIGN)



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**Design Development**

**Gray Eagle Golf Course**

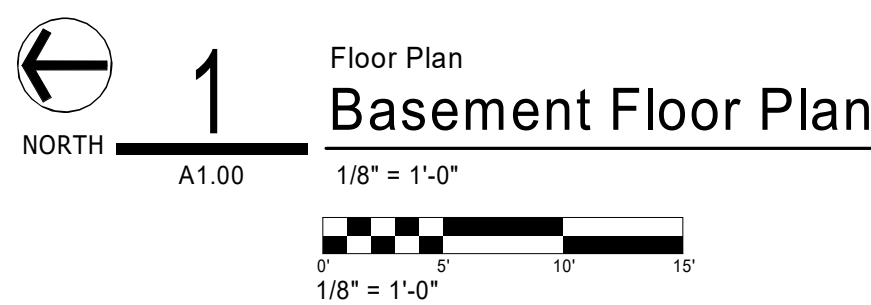
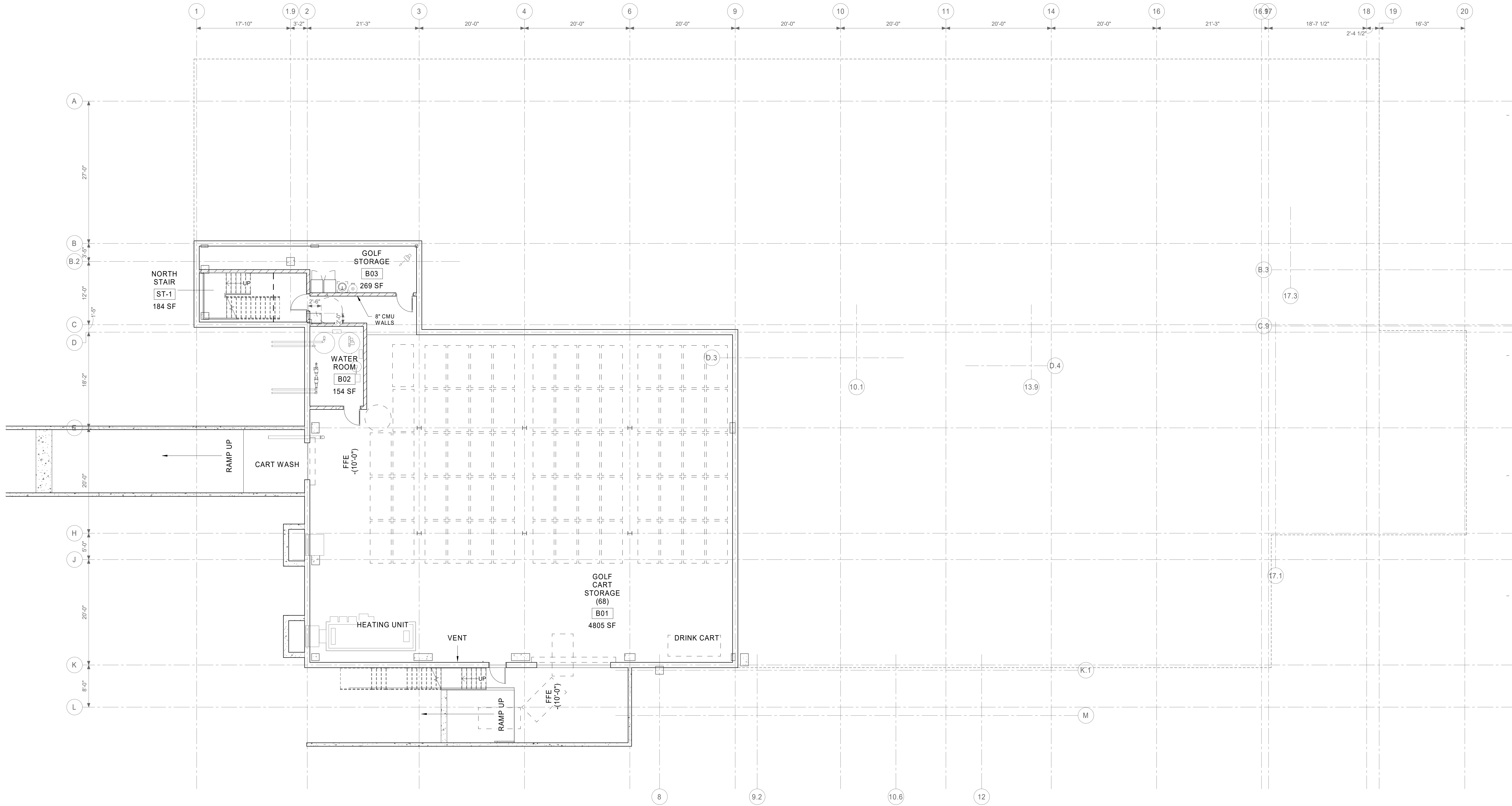
**Fishers, IN 46037**

Project No.: 20A038  
Drawn By: Author  
Checked By: Checker  
Scale: See Drawing  
Issue Date: 08/16/2022

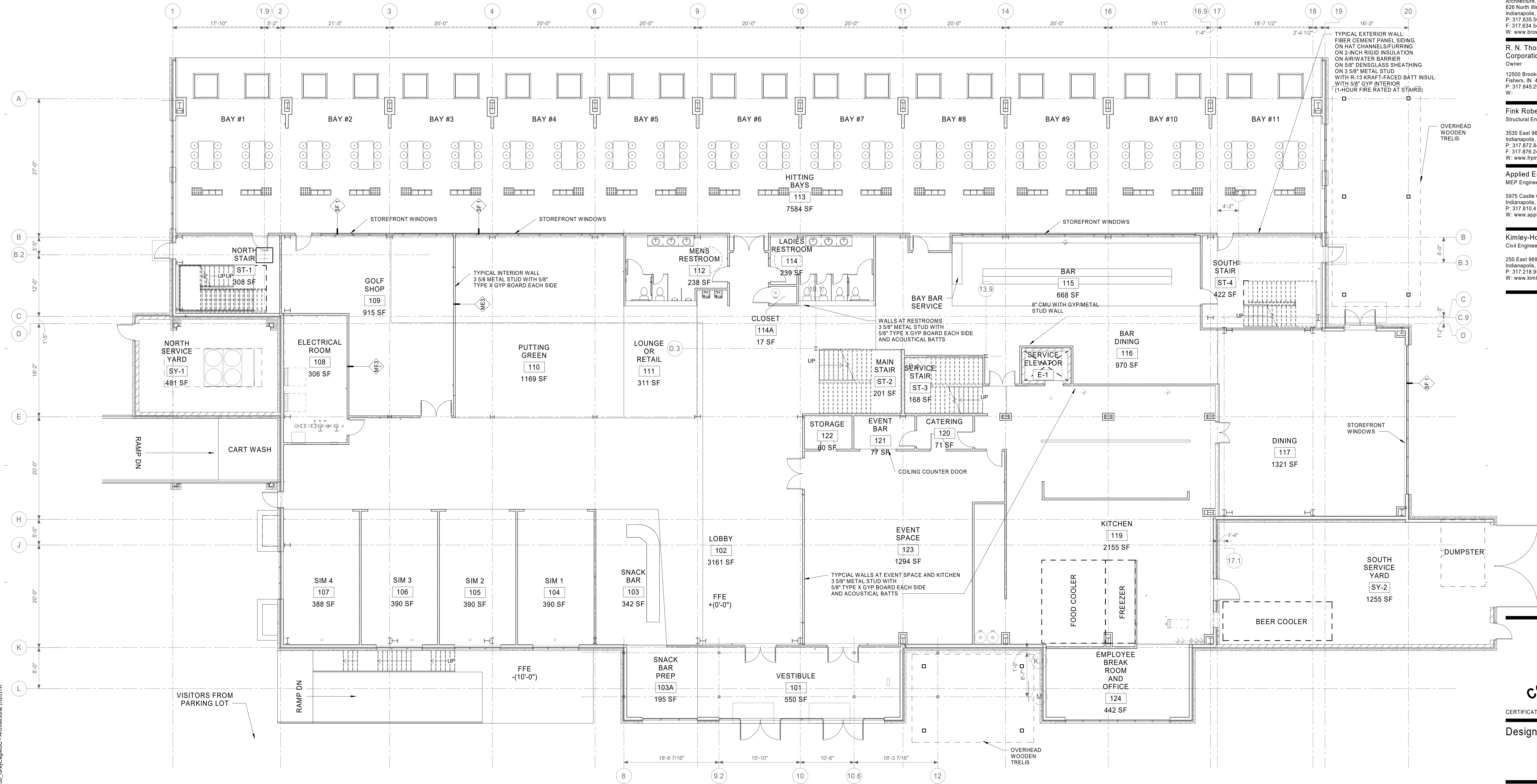
| REVISION SCHEDULE |                      |            |
|-------------------|----------------------|------------|
| Rev. #            | Revision Description | Issue Date |

**Basement Floor Plan**

**A1.00**







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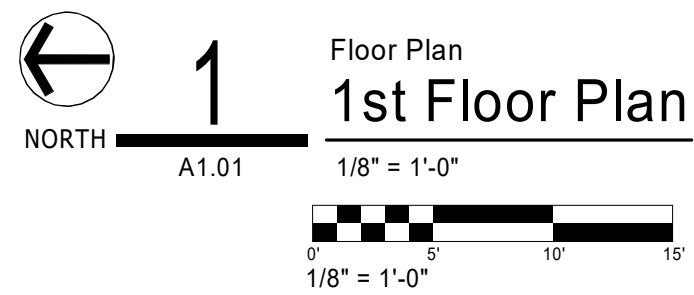
**Design Development**

**Gray Eagle Golf Course**

**Fishers, IN 46037**

Project No.: 20A038  
Drawn By: L. Chapman  
Checked By: Checker  
Scale: See Drawing  
Issue Date: 08/16/2022

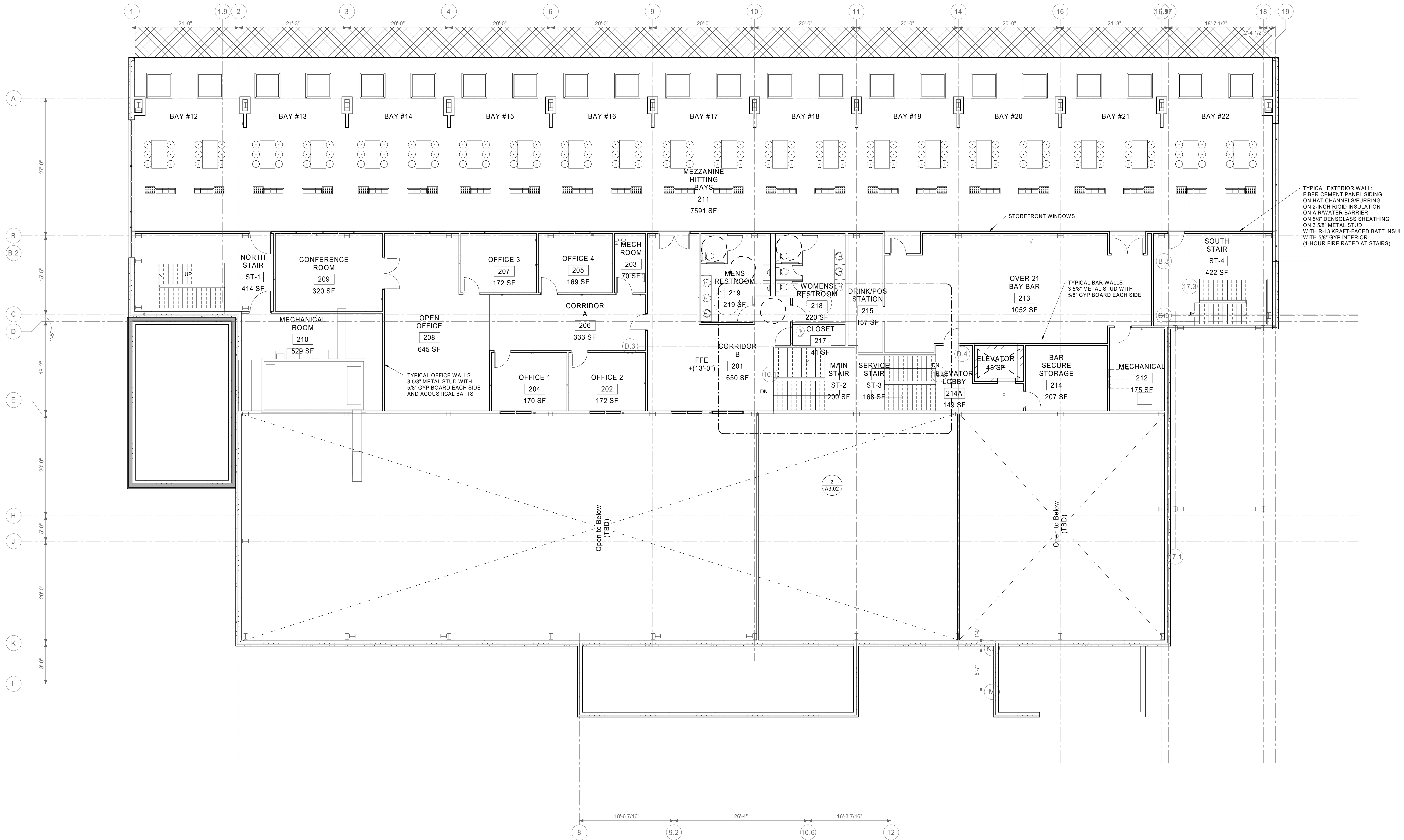
| REVISION SCHEDULE |                      |            |
|-------------------|----------------------|------------|
| Rev. #            | Revision Description | Issue Date |
|                   |                      |            |



**1st Floor Plan**

**A1.01**





**1** Floor Plan  
**2nd Floor Plan**  
NORTH  
A1.02  
1/8\" = 1'-0\"  
1/8\" = 1'-0\"

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CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

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Drawn By: Author  
Checked By: Checker  
Scale: See Drawing  
Issue Date: 08/16/2022

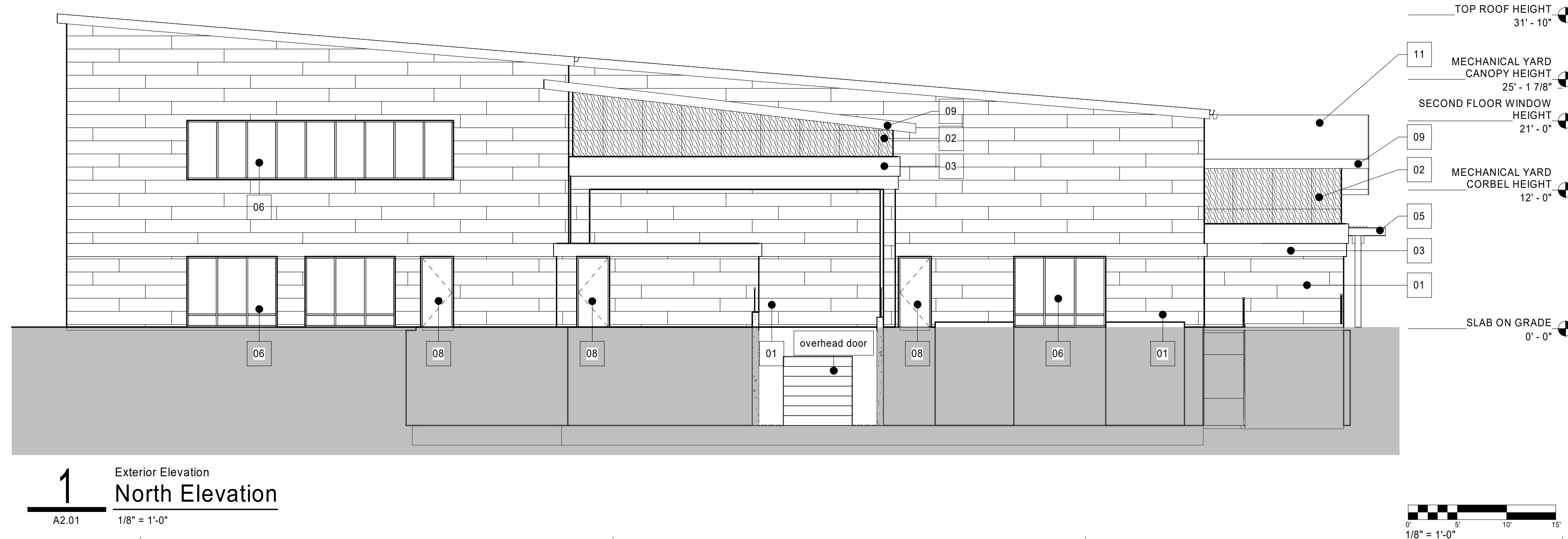
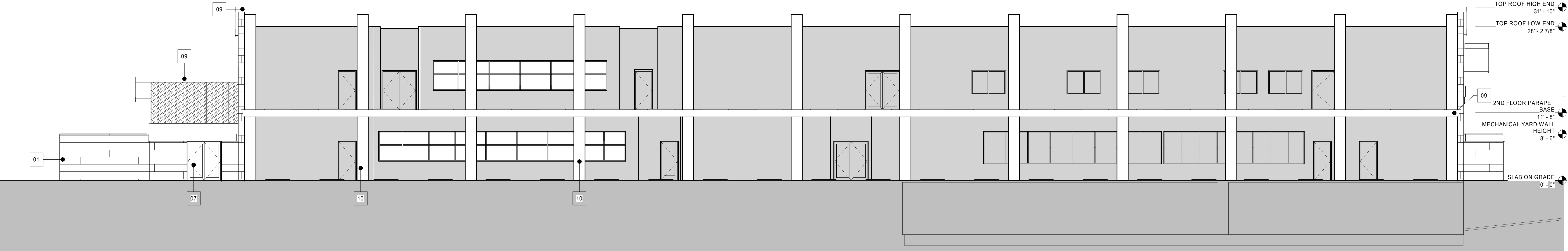
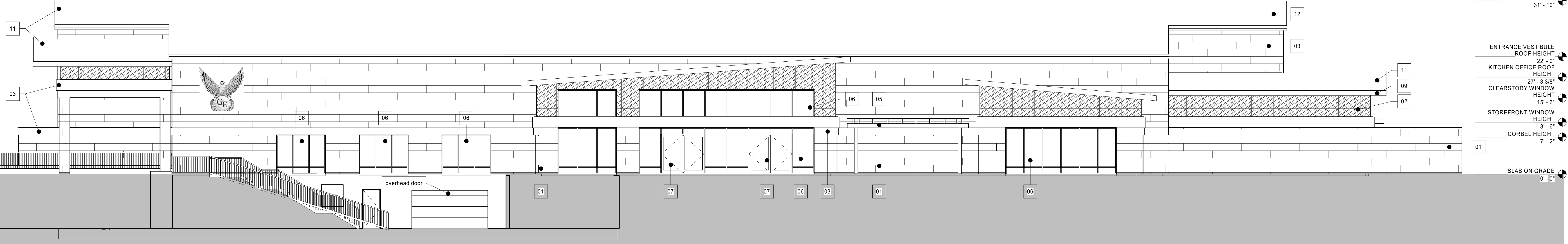
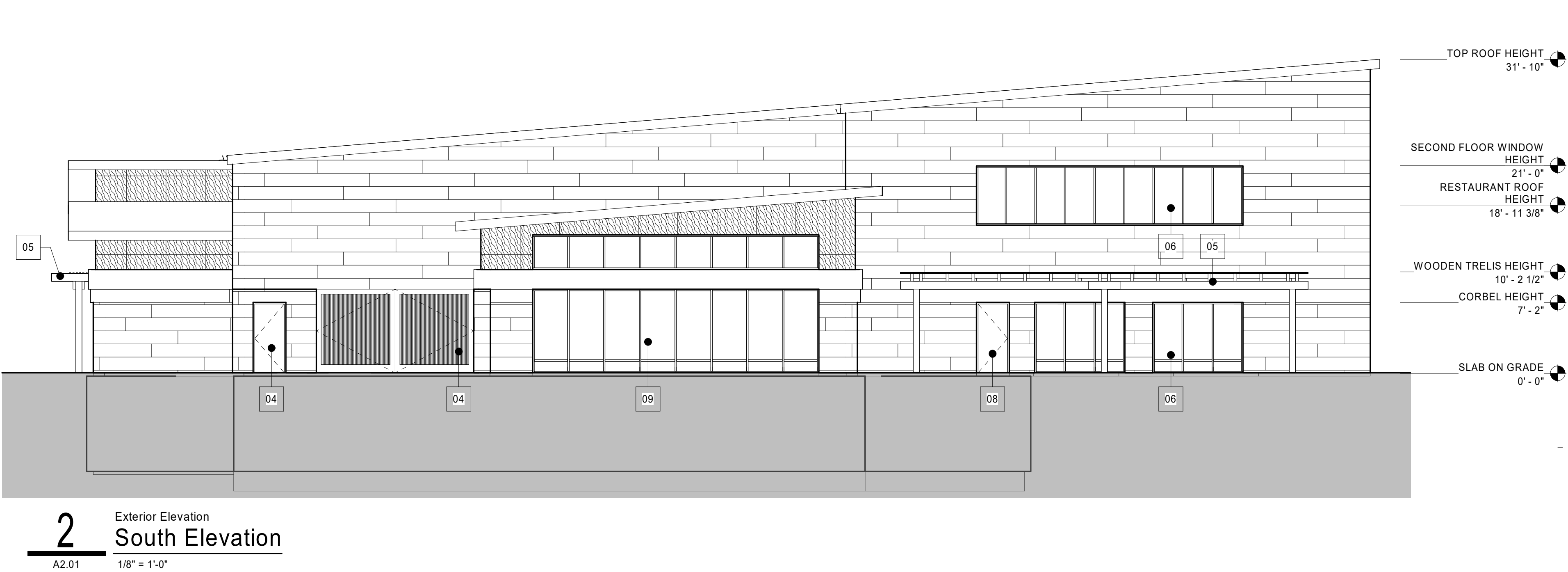
| REVISION SCHEDULE |                      |            |
|-------------------|----------------------|------------|
| Rev. #            | Revision Description | Issue Date |
|                   |                      |            |

2nd Floor Plan

**A1.02**



| ELEVATION MATERIAL LEGEND |                                   |           |            |
|---------------------------|-----------------------------------|-----------|------------|
| ITEM                      | MATERIAL                          | AREA (SF) | PERCENTAGE |
| 01                        | THIN VENEER CAST STONE            | 10,742    | 41         |
| 02                        | THERMALLY MODIFIED SHIPLAP WOOD   | 1421      | 5          |
| 03                        | THIN VENEER CAST STONE CORBELLING | 1127      | 4.2        |
| 04                        | METAL GATE FOR MECHANICAL YARD    | 160       | 1          |
| 05                        | WOODEN TRELIS                     | 3669      | 14         |
| 06                        | ALUMINUM STOREFRONT WINDOWS       | 6851      | 26         |
| 07                        | ALUMINUM STOREFRONT DOORS         | 111       | .4         |
| 08                        | METAL DOORS                       | 96        | .4         |
| 09                        | METAL FASCIA                      | 1311      | 5          |
| 10                        | STEEL COLUMNS                     | 750       | 3          |
| TOTAL                     |                                   | 26,238    | 100%       |
| 11                        | Roof                              | 28,077    |            |



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Design Development

Gray Eagle Golf Course

Fishers, IN 46037

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Issue Date: 08/16/2022

| REVISION SCHEDULE |                      |            |
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| Rev. #            | Revision Description | Issue Date |

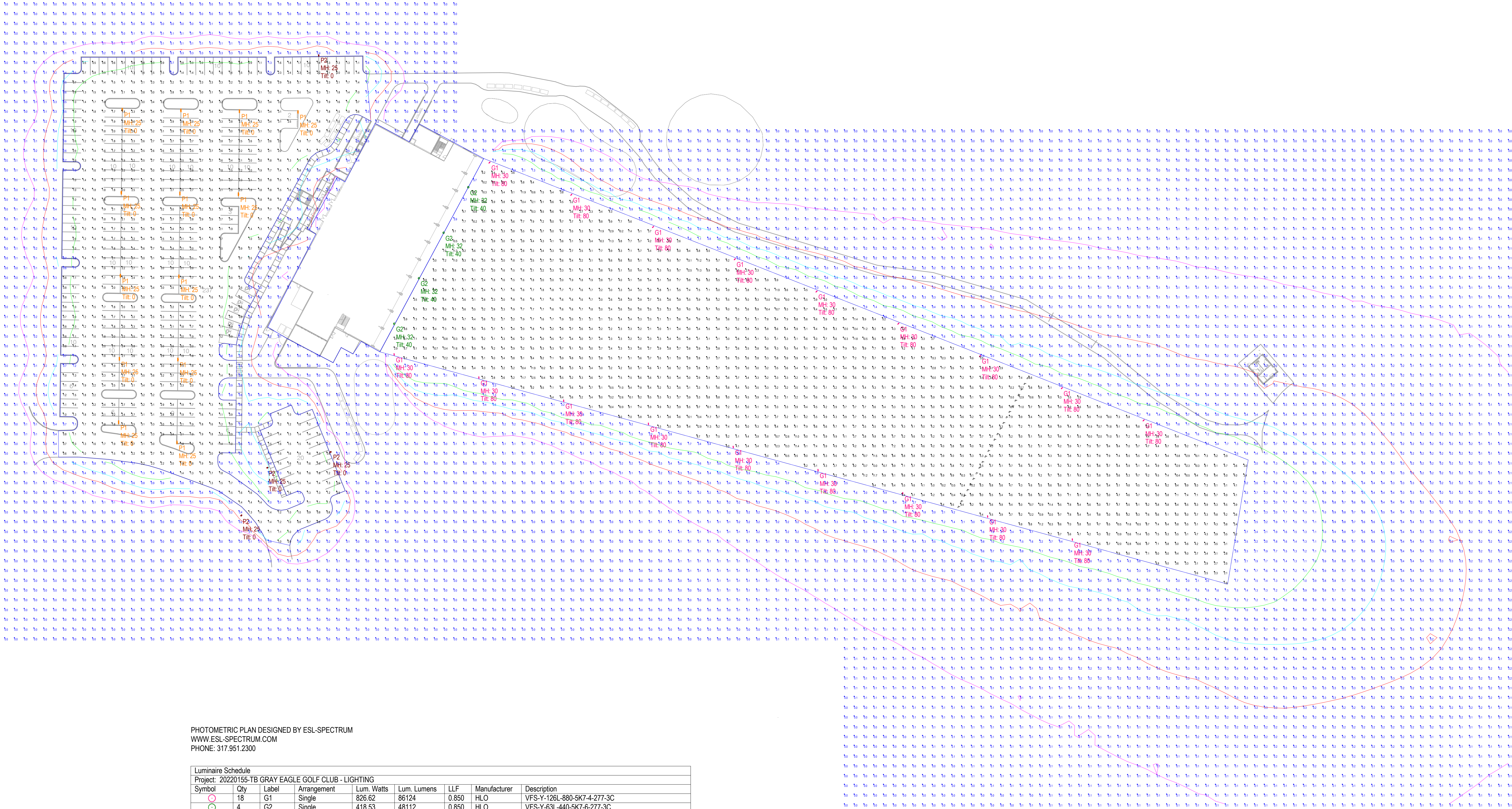
Elevations

A2.01



**Exhibit D**  
**Illustrative Lighting Exhibit**





PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM  
WWW.ESL-SPECTRUM.COM  
PHONE: 317.951.2300

| Luminaire Schedule                                  |     |       |             |            |             |       |                                 |
|-----------------------------------------------------|-----|-------|-------------|------------|-------------|-------|---------------------------------|
| Project: 2020155-TB GRAY EAGLE GOLF CLUB - LIGHTING |     |       |             |            |             |       |                                 |
| Symbol                                              | Qty | Label | Arrangement | Lum. Watts | Lum. Lumens | LLF   | Manufacturer Description        |
|                                                     | 18  | G1    | Single      | 826.62     | 86124       | 0.850 | HLO VFS-Y-126L-880-5K7-4-277-3C |
|                                                     | 4   | G2    | Single      | 418.53     | 48112       | 0.850 | HLO VFS-Y-63L-440-5K7-6-277-3C  |
|                                                     | 13  | P1    | Back-Back   | 68.4       | 8988        | 0.850 | HLO ASL1-160L-70-3K7-3-U        |
|                                                     | 4   | P2    | Single      | 68.4       | 6162        | 0.850 | HLO ASL1-160L-70-3K7-3-BC       |

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES  
POINTS SHOWN ARE AT GRADE  
FIXTURE MOUNTING HEIGHTS ARE SPECIFIED NEXT TO FIXTURE AS "MH"

| Calculation Summary                                 |             |       |       |      |      |         |         |
|-----------------------------------------------------|-------------|-------|-------|------|------|---------|---------|
| Project: 2020155-TB GRAY EAGLE GOLF CLUB - LIGHTING |             |       |       |      |      |         |         |
| Label                                               | CalcType    | Units | Avg   | Max  | Min  | Avg/Min | Max/Min |
| 600 FT CALC @ Vertical Surface                      | Fc          |       | 32.37 | 54.2 | 20.4 | 1.59    | 2.66    |
| FAIRWAY @ GRADE                                     | Illuminance | Fc    | 5.51  | 13.9 | 1.5  | 3.67    | 9.27    |
| PARKING LOT @ GRADE                                 | Illuminance | Fc    | 1.97  | 3.6  | 0.5  | 3.94    | 7.20    |
| PERIMETER @ GRADE                                   | Illuminance | Fc    | 0.26  | 5.7  | 0.0  | N.A.    | N.A.    |

ESL-Spectrum's services are for estimation purposes only, and are not warranties.  
Final design and illumination levels must be determined and specified by an electrical engineer.  
Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as:  
line voltage variations, lamp performance, product manufacturing tolerances, and jobsite conditions.

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.



Owner's Name  
Owner

Street Number and Name  
City, State and Zip  
Phone: (012) 345-6789  
Website: www.website.com

Structural Engineer's Name  
Structural Engineer

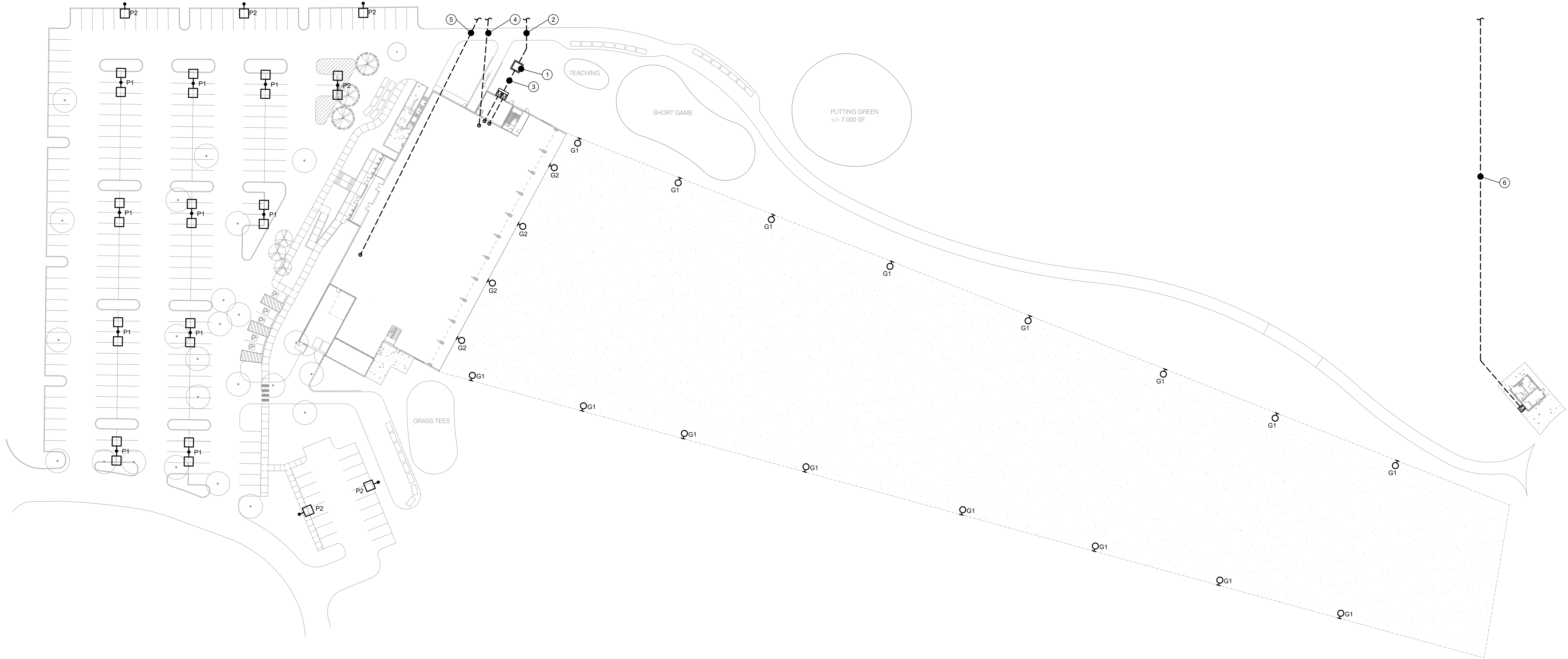
Street Number and Name  
City, State and Zip  
Phone: (012) 345-6789  
Website: www.website.com

MEP Engineer's Name  
MEP Engineer

Street Number and Name  
City, State and Zip  
Phone: (012) 345-6789  
Website: www.website.com

Civil Engineer's Name  
Civil Engineer

Street Number and Name  
City, State and Zip  
Phone: (012) 345-6789  
Website: www.website.com



**ELECTRICAL SITE PLAN**  
SCALE: 1" = 40'-0"  
0 20' 40' 80'

**GENERAL NOTES:**

1. SEE DRAWING E001 FOR SYMBOLS AND GENERAL NOTES.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY COMPANY PRIOR TO BEGINNING WORK.

**PLAN NOTES:**

1. PROVIDE BASE FOR UTILITY TRANSFORMER. COORDINATE BASE REQUIREMENTS WITH UTILITY STANDARDS.
2. PROVIDE 4" C TO UTILITY POLE FOR ELECTRICAL SERVICE. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. PRIMARY CONDUIT PROVIDED BY CONTRACTOR; PRIMARY CABLE AND TERMINATIONS PROVIDED BY UTILITY.
3. PROVIDE CABLE AND CONDUIT TO WIREWAY AT SERVICE METER BOXES. SEE SINGLE LINE DIAGRAM ON E701 FOR CONDUIT AND CABLE REQUIREMENTS.
4. PROVIDE (1) 4" C FROM UTILITY POLE TO MAIN ELECTRICAL ROOM FOR GOLF SHOP TELECOMMUNICATIONS.
5. PROVIDE (1) 4" C FROM UTILITY POLE TO SECOND FLOOR MECHANICAL / IT ROOM FOR TENANT TELECOMMUNICATIONS.
6. PROVIDE 4" C SECONDARY FROM UTILITY POLE-MOUNTED TRANSFORMER FOR ELECTRICAL SERVICE TO METER. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. SECONDARY CONDUIT AND CABLE PROVIDED BY CONTRACTOR; TERMINATIONS PROVIDED BY UTILITY.

NOT FOR  
CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038  
Drawn By: Author  
Checked By: Checker  
Scale: See Drawing  
Issue Date: 07/01/2022

| REVISION SCHEDULE |                      |            |
|-------------------|----------------------|------------|
| Rev. #            | Revision Description | Issue Date |

ELECTRICAL SITE PLAN

E2.01



Owner's Name  
Owner

Street Number and Name  
City, State and Zip  
Phone: (012) 345-6789  
Website: www.website.com

Structural Engineer's Name  
Structural Engineer

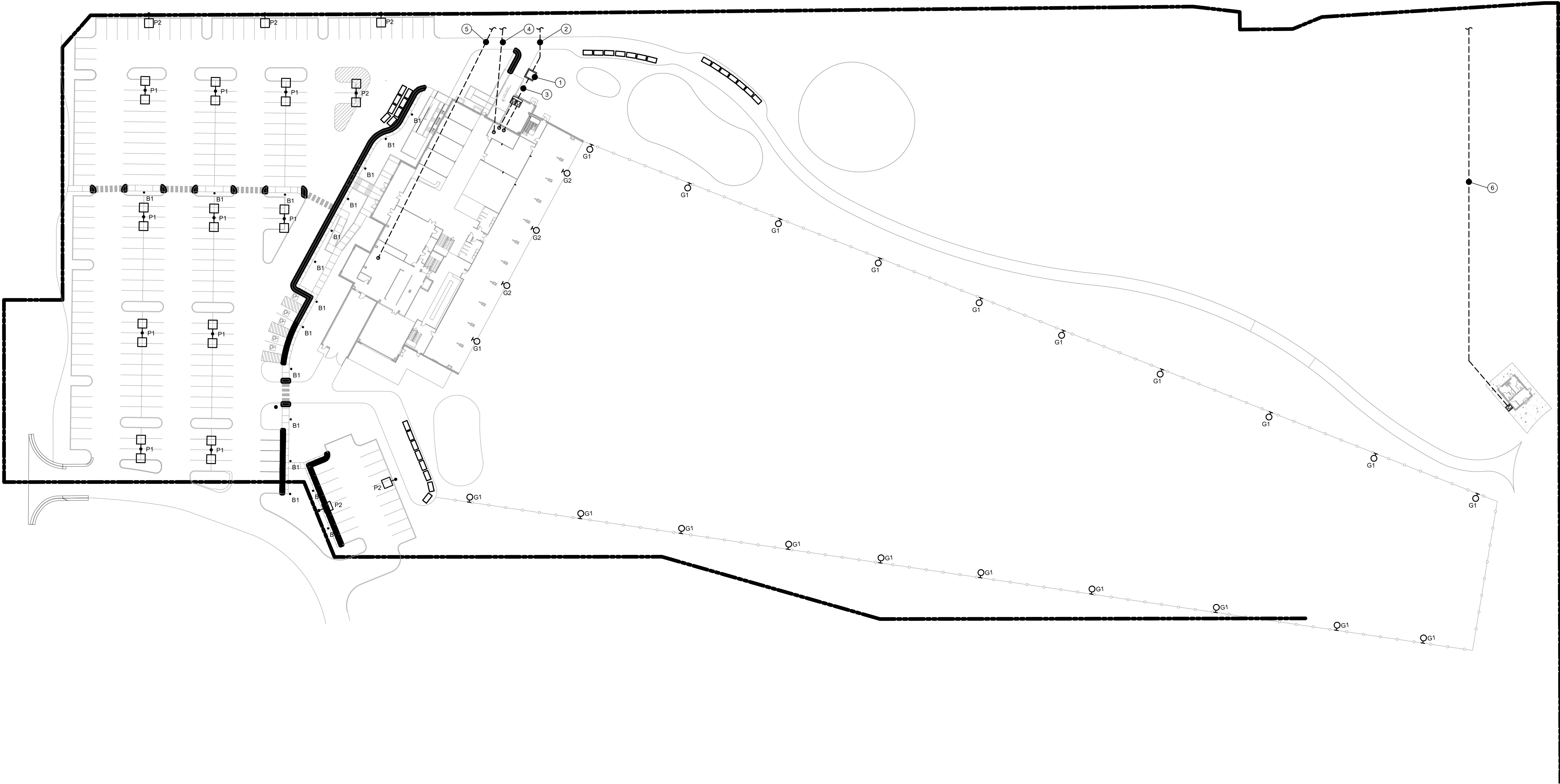
Street Number and Name  
City, State and Zip  
Phone: (012) 345-6789  
Website: www.website.com

MEP Engineer's Name  
MEP Engineer

Street Number and Name  
City, State and Zip  
Phone: (012) 345-6789  
Website: www.website.com

Civil Engineer's Name  
Civil Engineer

Street Number and Name  
City, State and Zip  
Phone: (012) 345-6789  
Website: www.website.com



**ELECTRICAL SITE PLAN**  
SCALE: 1" = 40'-0"  
0 20' 40' 80'

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CONSTRUCTION**

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

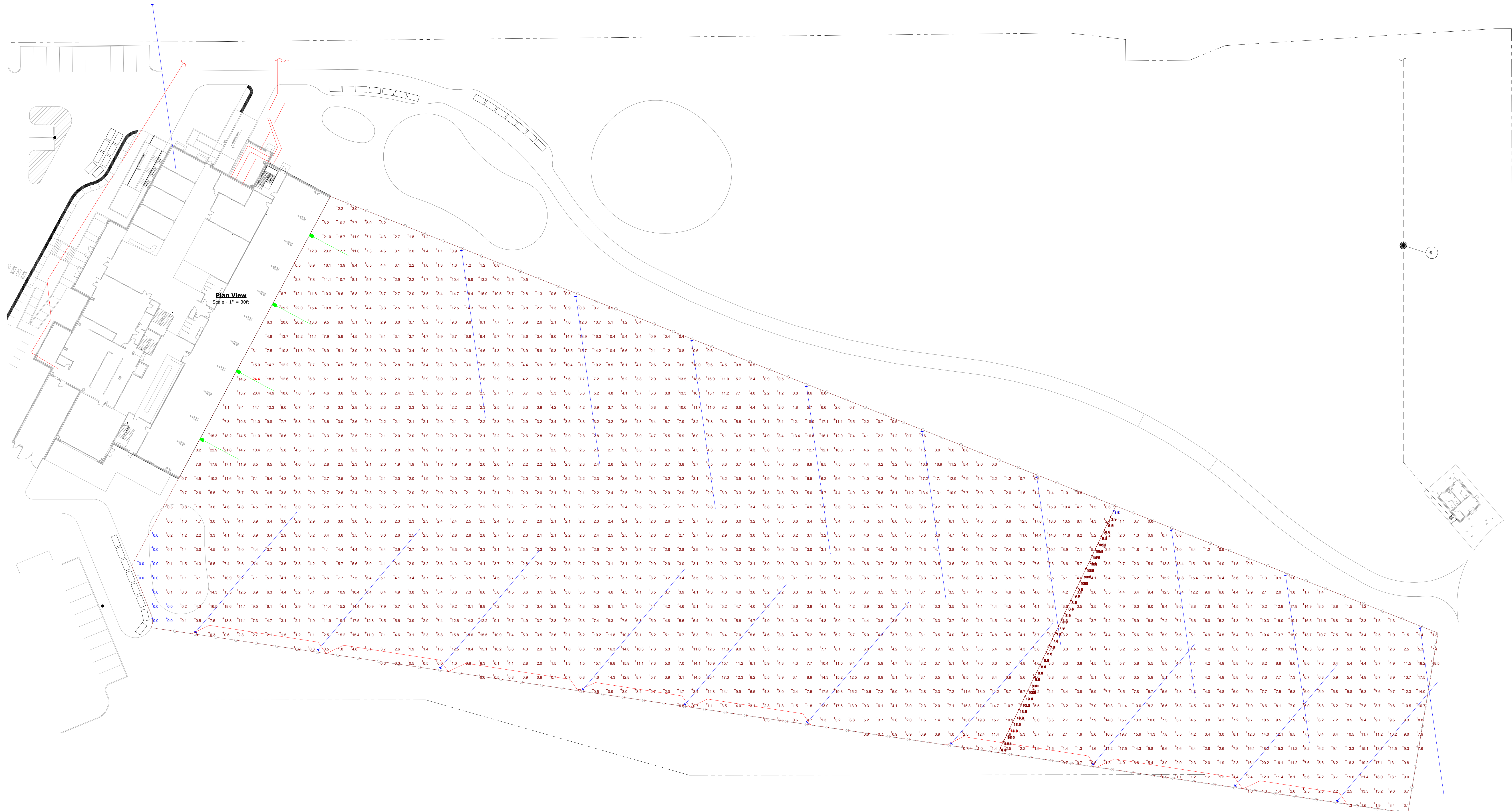
Project No.: 20A038  
Drawn By: Author  
Checked By: Checker  
Scale: See Drawing  
Issue Date: 07/01/2022

| REVISION SCHEDULE |                      |            |
|-------------------|----------------------|------------|
| Rev. #            | Revision Description | Issue Date |
|                   |                      |            |

ELECTRICAL SITE PLAN

**E2.01**





| Schedule |       |       |     |                  |                             |                             |              |             |     |
|----------|-------|-------|-----|------------------|-----------------------------|-----------------------------|--------------|-------------|-----|
| Symbol   | Label | Image | QTY | Manufacturer     | Catalog                     | Description                 | Number Lamps | Lamp Output | LLF |
|          | A     |       | 20  | HUBBELL LIGHTING | VFS-Y-126L-880-3K7-6-277-3C | SPORTS LIGHT 3K 126LEDS 6X6 | 1            | 86356       | 1   |
|          |       |       |     |                  |                             |                             |              |             |     |
|          | B     |       | 4   | HUBBELL LIGHTING | VFS-Y-63L-440-3K7-6-277-3C  | SPORTS LIGHT 3K 63LEDS 6X6  | 1            | 43178       | 1   |
|          |       |       |     |                  |                             |                             |              |             |     |

| Statistics  |        |        |         |        |         |         |
|-------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| RANGE       | +      | 5.5 FC | 24.4 FC | 0.0 FC | N/A     | N/A     |
| 500 FT VERT | +      | 9.3 FC | 18.2 FC | 1.6 FC | 11.4:1  | 5.8:1   |



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Gray Eagle Golf Course

Fishers, IN 46037

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Checked By: Checker  
Scale: See Drawing  
Issue Date: 07/01/2022

| REVISION SCHEDULE |                      |            |
|-------------------|----------------------|------------|
| Rev. #            | Revision Description | Issue Date |

Electrical Schedules

E6.01

HUBBELL  
Outdoor Lighting

## INTERCEPT® VFS ARENA/SPORTS FLOODLIGHT

### FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40°C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver



### RELATED PRODUCTS

SL5 HID    Matrix MAF

### CONTROL TECHNOLOGY

SiteSync™  
NX DISTRIBUTED  
INTELLIGENCE

### SPECIFICATIONS

#### CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

#### INSTALLATION

- Heavy duty steel yoke mount secured with ½" bolt
- Fixture comes with horizontal and vertical protectors
- If a fixture is intended to be aimed above 90 degrees the glare control shields must be removed as they will fill with debris

#### ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- 40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0-10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120-480V configurations 50/60Hz
- Driver RoHS compliant

#### CERTIFICATIONS

- IP66, listed to UL1598 for use in wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)
- 5 year warranty
- See [ILL Standard Warranty](#) for additional information

| KEY DATA             |               |
|----------------------|---------------|
| Lumen Range          | 35,000-96,000 |
| Wattage Range        | 440-880       |
| Efficacy Range (LPW) | 87-115        |
| Weights lbs. (kg)    | 100 (45)      |

Page 84 Rev. 11/2021  
INTERCEPT VFS-SPEC

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101 Merriam Blvd - Greenville, SC 29607 | Tel: 864.678.0201 | Website: www.hubbelloutdoor.com

HUBBELL  
Lighting

## 1 SITE LIGHTING SPECIFICATION - FIXTURES G1 G2 Scale: NTS

HUBBELL  
Outdoor Lighting

## AIRO Micro Strike AREA/SITE/ROAD LIGHTER

### FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The AiRO includes a universal mounting block for easy pole installation or mast arm option for 2-3/8" OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4W or 5CW
- Tool-less entry option for easy installation and maintenance
- 15G rated for high vibration applications including bridges and overpasses



### CONTROL TECHNOLOGY

SiteSync™  
NX DISTRIBUTED  
INTELLIGENCE

### SPECIFICATIONS

#### CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGC thermostat polyester powder paint finish applied at nominal 2.5 mil thickness

#### OPTICS

- Entire optical aperture illuminates to create a large luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver ES Type 2, 3, 4W and 5CW distributions
- Lens distributions are field rotatable (in 90° increments) or interchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 90, or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

#### INSTALLATION

- Tool-less entry to wiring/driver compartment optional
- Universal mounting block works with #2 drill pattern
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities
- Mast arm filler accessory or option available for 2-3/8" OD brackets with vertical lift of 4", 0" or 3"

#### ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery

#### CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6'
- SiteSync™ wireless control system is available via 7-pin. See ordering information and details at: [www.hubbellighting.com/siteSync](#)
- NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor



### RELATED PRODUCTS

BAR1 Ratio    BAR2 Ratio    Cinnamon LED

#### CONTROLS (CONTINUED)

- veSync™ available with in future wireless control module, features dimming and occupancy sensor via 7-pin
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- CERTIFICATIONS
  - Listed to UL1598 and CSA C22.2 22500-24 for wet locations and 40°C ambient temperatures
  - DLC (DesignLights Consortium Qualified) with Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at [www.designlights.org](#)
  - 15G rated for ANSI C136.31 high vibration applications
  - IP65 optical assembly
  - Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
  - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

#### WARRANTY

- 5 Year warranty
- See [ILL Standard Warranty](#) for additional information

| KEY DATA             |                    |
|----------------------|--------------------|
| Lumen Range          | 3,200-36,000       |
| Wattage Range        | 25-255             |
| Efficacy Range (LPW) | 118-148            |
| Weight lbs. (kg)     | 14.5-175 (6.6-8.0) |

Page 112 Rev. 06/2021  
AIRO-SPEC

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HUBBELL  
Lighting

## 2 SITE LIGHTING SPECIFICATION - FIXTURES P1 P2 Scale: NTS

KW  
RTSP

## Round Tapered Steel Poles

### Pole Shaft

The pole shaft is a one section design, each section being fabricated from standard 11 gauge (0.1196") steel. The pole shaft material is a weldable grade hot rolled commercial quality carbon steel with a guaranteed minimum yield strength of 55,000 psi after fabrication. Each section is one-piece construction with a full length longitudinal weld and is cylindrical in cross-section having a uniform taper of 0.14 inches of diameter change per foot of length.

### Base Plate

The anchor base is fabricated from commercial quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

**Bolt Circle:** 10.5 (in.) **Dimension:** 11.0 (in.) **Thickness:** 0.88 (in.) **Conduit Opening:** 6 (in.)

### Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

### Handhole

An oval reinforced gasketed handhole, having a nominal 4" x 6.5" inside opening, located at 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

### Finish

**Standard** - The exterior surface is cleaned with an alkaline rinse to remove surface contaminants and shot blasted to specifications as published by the Steel Structures Painting Council Standards SSPC-SP10 (near white). The exterior surface is chemically pretreated with an iron phosphate conversion coating then rinsed with ambient fresh water containing special surfactants and sealers forming a dry tight micro-crystalline coating. A polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils is standard on all color finishes. The internal surface including the powder coated area at the base-end is coated with **WUOLUX**, a thermoplastic hydrocarbon resin system specially formulated for application over untreated steel surfaces, to a thickness of 3 mils. The internal coating shall contain special corrosion inhibitors and is capable of passing 1000 hours of salt spray exposure (ASTM B117).

| Series: <b>RTSP</b> - Round Tapered Steel Poles                        |                                     |       |                           |                                         |                         |                    |                    |                     |                       |  |
|------------------------------------------------------------------------|-------------------------------------|-------|---------------------------|-----------------------------------------|-------------------------|--------------------|--------------------|---------------------|-----------------------|--|
| Nominal Height: <b>30'</b> Base Diameter: <b>7.5"</b> Gauge: <b>11</b> |                                     |       |                           |                                         |                         |                    |                    |                     |                       |  |
| Finish: <b>BRZ</b> - Standard - Bronze                                 |                                     |       |                           |                                         |                         |                    |                    |                     |                       |  |
| Height<br>(ft.)                                                        | Pole Shaft<br>(in.) x (in.) x (ft.) | Gauge | Handhole<br>Size<br>(in.) | Anchor Bolt<br>(in.) x (in.) x<br>(in.) | Bolt<br>Circle<br>(in.) | 80<br>MPH<br>(ft.) | 90<br>MPH<br>(ft.) | 100<br>MPH<br>(ft.) | Ship<br>Wt.<br>(lbs.) |  |
| 30                                                                     | 7.5 x 3.3 x 30                      | 11    | 4 x 6.5                   | 1.00 x 36 x 4                           | 10.5                    | 22.1               | 17.5               | 13.9                | 265                   |  |
| RTSP30-7.5-11-BRZ                                                      |                                     |       |                           |                                         |                         |                    |                    |                     |                       |  |

KW

### Terms and Conditions of Sale

#### TERMS

Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due.

#### PRICES

Published prices are subject to change without notice. Possession of price sheets in no way obligates Company to sell to the Purchaser possessing such price sheet. All orders are subject to final approval and acceptance by the Company. Once accepted and approved, orders will be billed at prices currently in effect at the time of invoicing, or at prices quoted by the Company and accepted by the Purchaser if the order involves an item or items covered by special quotation. THE MINIMUM INVOICE CHARGE SHALL BE \$50.00 NET.

#### DELIVERY

All goods sold are deliverable F.O.B. KW Industries, Inc., Sugar Land, Texas 77478.

#### TAXES

## 3 SITE LIGHTING SPECIFICATION - LIGHTING POLE Scale: NTS



# INTERCEPT® VFS

ARENA/SPORTS FLOODLIGHT

## FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40°C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

### INSTALLATION

- Heavy duty steel yoke mount secured with 3/4" bolt
- Fixture comes with horizontal and vertical protractors
- If a fixture is intended to be aimed above 90 degrees the glare control shields must be removed as they will fill with debris

### ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- -40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0–10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120–480V configurations 50/60Hz
- Driver RoHS compliant

### CERTIFICATIONS

- IP66, listed to UL1598 for use in wet locations
- This product qualifies as a “designated country construction material” per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

### WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information



## RELATED PRODUCTS

- ⌵ [SLS HID](#) ⌵ [Matrix MAF](#)

| KEY DATA             |               |
|----------------------|---------------|
| Lumen Range          | 35,000–96,000 |
| Wattage Range        | 440–880       |
| Efficacy Range (LPW) | 87–115        |
| Weights lbs. (kg)    | 100 (45)      |



|            |           |
|------------|-----------|
| DATE:      | LOCATION: |
| TYPE:      | PROJECT:  |
| CATALOG #: |           |

# INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

## ORDERING GUIDE

**Example:** VFS-Y-63L-440-3K7-2-120-6C-CD-LGC

CATALOG #

| Family                           | Mount                                        | Engine Watts                                                                                        | CCT                                                                                                                                                                                                                                                                                     | Distribution                                                                                                           | Voltage                                                                                                        | Cord                                                                                                                    |
|----------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>VFS</b> Flood Sports Lighting | <b>Y</b> Yoke<br><b>UMY</b> Under Mount Yoke | <b>63L-440</b> 440W, 45,000 lm<br><b>84L-660</b> 660W, 60,000 lm<br><b>126L-880</b> 880W, 90,000 lm | <b>3K7</b> 3000K, 70 CRI<br><b>4K7</b> 4000K, 70 CRI<br><b>5K7</b> 5000K, 70 CRI<br><b>57K7</b> 5700K, 70 CRI<br><b>4K8</b> 4000K, 80 CRI<br><b>5K8</b> 5000K, 80 CRI<br><b>57K8</b> 5700K, 80 CRI<br><b>4K9</b> 4000K, 90 CRI<br><b>5K9</b> 5000K, 90 CRI<br><b>57K9</b> 5700K, 90 CRI | <b>2</b> 2x2<br><b>3</b> 3x3<br><b>4</b> 4x4<br><b>5</b> 5x5<br><b>6</b> 6x6<br><b>AV</b> Aviation Optics <sup>1</sup> | <b>120</b> 120V<br><b>208</b> 208V<br><b>240</b> 240V<br><b>277</b> 277V<br><b>347</b> 347V<br><b>480</b> 480V | <b>3C</b> 3' Prewired SEOWA cord<br><b>6C</b> 6' Prewired SEOWA cord<br><b>12C</b> 12' Prewired SEOWA cord <sup>2</sup> |

| Control Options                                                                     | Options                                                                                                 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>CD</b> Continuous dimming<br><b>NXWE</b> NX Fixture Module<br><b>DMX</b> DMX/RDM | <b>LGC</b> Less Glare Control<br><b>SF</b> Single Fuse<br><b>DF</b> Double Fuse<br><b>GL</b> Glass Lens |

Notes:  
1 Includes glass lens  
2 12' cord is default option

## OPTIONS AND ACCESSORIES

| Accessories (Ordered Separately)                          |                            |
|-----------------------------------------------------------|----------------------------|
| <input type="checkbox"/> <b>VFSVISOR</b>                  | Top Visor                  |
| <input type="checkbox"/> <b>93093927</b>                  | Laser Aiming Assembly      |
| <input type="checkbox"/> <b>93101964</b>                  | Safety Cable               |
| <input type="checkbox"/> <b>ACC-O-HLOL-VFS-MTG-SF-LGS</b> | Intercept Slip-Fit Adapter |

## DELIVERED LUMENS

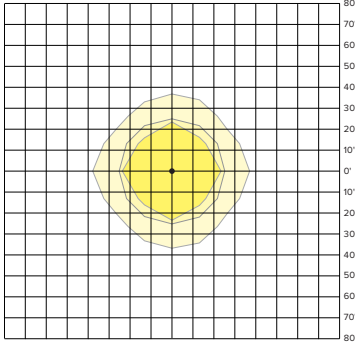
| SERIES | NOMINAL WATTS | NEMA | BEAM ANGLE | FIELD ANGLE | 5K (5000K NOMINAL, 70 CRI) |     |                      | 4K (4000K NOMINAL, 70 CRI) |     |                      | 3K (3000K NOMINAL, 70 CRI) |     |                      |
|--------|---------------|------|------------|-------------|----------------------------|-----|----------------------|----------------------------|-----|----------------------|----------------------------|-----|----------------------|
|        |               |      |            |             | LUMENS                     | LPW | MAX BEAM CANDLEPOWER | LUMENS                     | LPW | MAX BEAM CANDLEPOWER | LUMENS                     | LPW | MAX BEAM CANDLEPOWER |
| VFS    | 440           | 2x2  | 13°x13°    | 29°x29°     | 39462                      | 96  | 488476               | 38737                      | 94  | 488476               | 35710                      | 87  | 452279               |
|        |               | 3x3  | 22°x22°    | 34°x34°     | 41852                      | 101 | 278250               | 41083                      | 99  | 278250               | 38042                      | 92  | 278250               |
|        |               | 4x4  | 45°x45°    | 62°x62°     | 43076                      | 104 | 81987                | 42285                      | 102 | 81987                | 39155                      | 95  | 81987                |
|        |               | 5x5  | 40°x40°    | 71°x71°     | 43202                      | 105 | 77823                | 42408                      | 103 | 77823                | 39269                      | 95  | 77823                |
|        |               | 6x6  | 75°x79°    | 104°x104°   | 48118                      | 115 | 31763                | 47234                      | 113 | 31763                | 43738                      | 105 | 31763                |
|        | 660           | 2x2  | 13°x13°    | 29°x29°     | 52616                      | 94  | 488476               | 51649                      | 93  | 488476               | 47826                      | 86  | 488476               |
|        |               | 3x3  | 22°x22°    | 34°x34°     | 55803                      | 100 | 278250               | 54777                      | 98  | 278250               | 50722                      | 91  | 278250               |
|        |               | 4x4  | 45°x45°    | 62°x62°     | 57435                      | 103 | 81987                | 56380                      | 101 | 81987                | 52206                      | 94  | 81987                |
|        |               | 5x5  | 40°x40°    | 71°x71°     | 57602                      | 103 | 77823                | 56544                      | 102 | 77823                | 52358                      | 94  | 77823                |
|        |               | 6x6  | 75°x79°    | 104°x104°   | 64158                      | 115 | 31763                | 62978                      | 113 | 31763                | 62978                      | 113 | 31763                |
|        | 880           | 2x2  | 13°x13°    | 29°x29°     | 70966                      | 86  | 488476               | 77474                      | 94  | 488476               | 71739                      | 87  | 488476               |
|        |               | 3x3  | 22°x22°    | 34°x34°     | 83704                      | 101 | 278250               | 82166                      | 99  | 278250               | 76084                      | 92  | 278250               |
|        |               | 4x4  | 45°x45°    | 62°x62°     | 86153                      | 104 | 81987                | 84570                      | 102 | 81987                | 78309                      | 95  | 81987                |
|        |               | 5x5  | 40°x40°    | 71°x71°     | 86403                      | 105 | 77823                | 84816                      | 103 | 77823                | 78537                      | 95  | 77823                |
|        |               | 6x6  | 75°x79°    | 104°x104°   | 96237                      | 115 | 31763                | 94468                      | 113 | 31763                | 87475                      | 105 | 31763                |

# INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

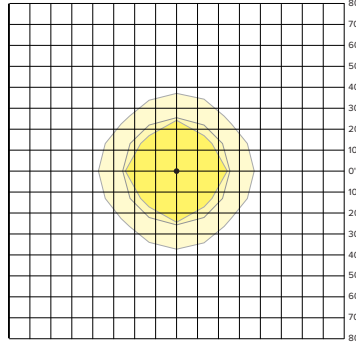
## PHOTOMETRY

VFS-Y126L-880-2



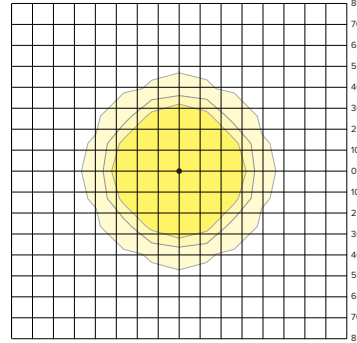
Mounting Distance: 60'

VFS-Y126L-880-3



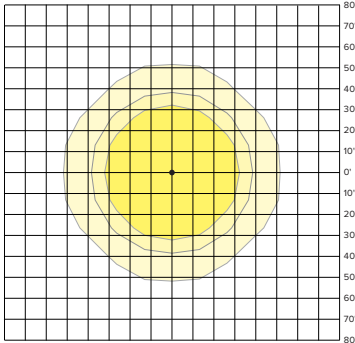
Mounting Distance: 60'

VFS-Y126L-880-4



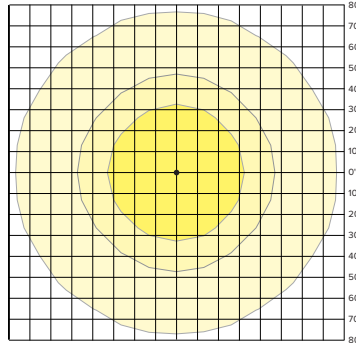
Mounting Distance: 60'

VFS-Y126L-880-5



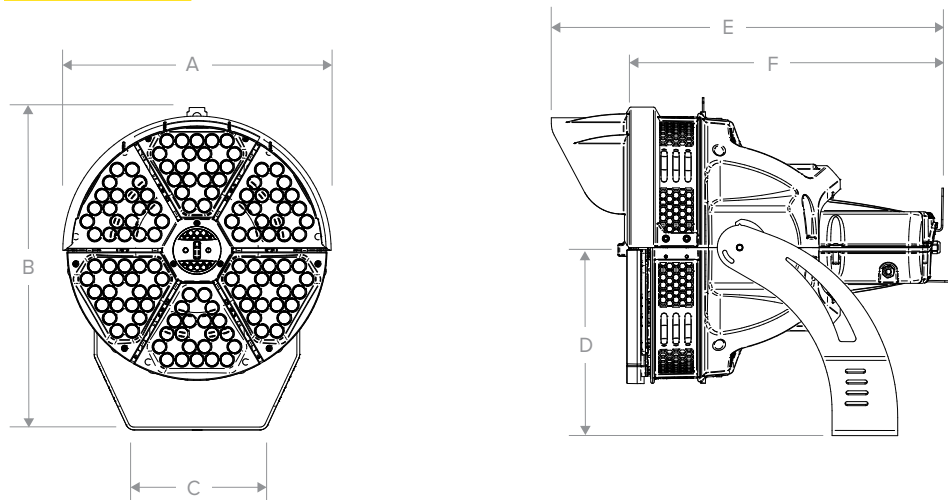
Mounting Distance: 60'

VFS-Y126L-880-6



Mounting Distance: 60'

## DIMENSIONS



| A      | B      | C      | D      | E      | F      | Weight  | EPA              |
|--------|--------|--------|--------|--------|--------|---------|------------------|
| 23.5"  | 28.3"  | 12.0"  | 15.6"  | 32.66" | 26.32" | 100 lbs | 4.2 (with visor) |
| 597 mm | 719 mm | 305 mm | 401 mm | 812 mm | 668 mm | 45 kg   | 3.9              |

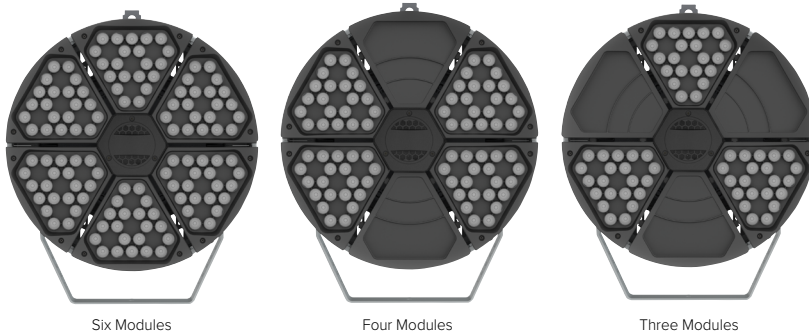


# INTERCEPT® VFS

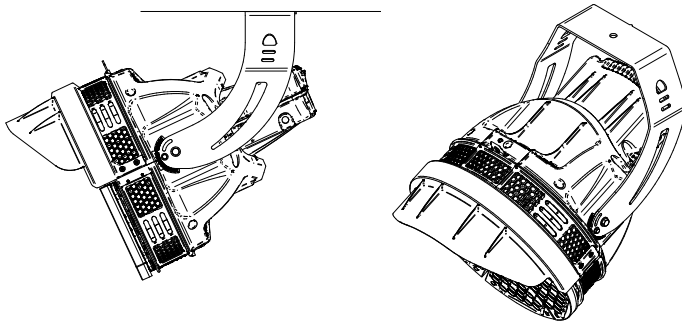
ARENA/SPORT FLOODLIGHT

## ADDITIONAL INFORMATION

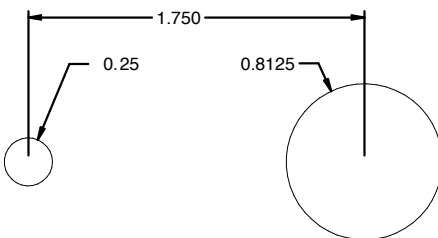
### MODULE TYPES



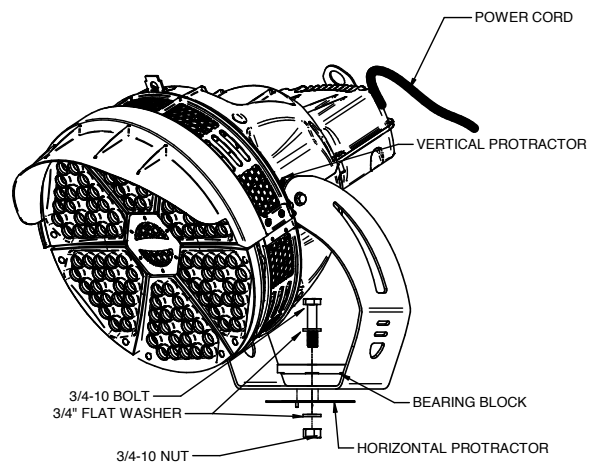
### UNDER MOUNT YOKE



### INSTALLATION DETAILS



Mounting pattern used for crossarm installation. Secondary hole is used to keep the horizontal protractor stationary. See [instruction sheet](#) for additional mounting details.





## Advisory Plan Commission Staff Report

Meeting Date: August 2, 2023

### DEPARTMENT CONTACT:

Ross Hilleary, Department of Planning & Zoning, [hillearyr@fishers.in.us](mailto:hillearyr@fishers.in.us)

### CASE NUMBER:

TA-23-4

### PETITIONER:

J.R. Knight of Eye4Group on behalf of MJ Wilkow

### PROPERTY ADDRESS/LOCATION:

11100 USA Parkway

### REQUEST:

Consideration of a text amendment to the Exit 5 / Sunbeam PUD to amend sign standards for The Link at Fishers District building, fka the Navient building, to allow for supplementary monument, wall, and directional signs.

### EXISTING ZONING:

Exit 5 / Sunbeam PUD

### PROPOSED ZONING:

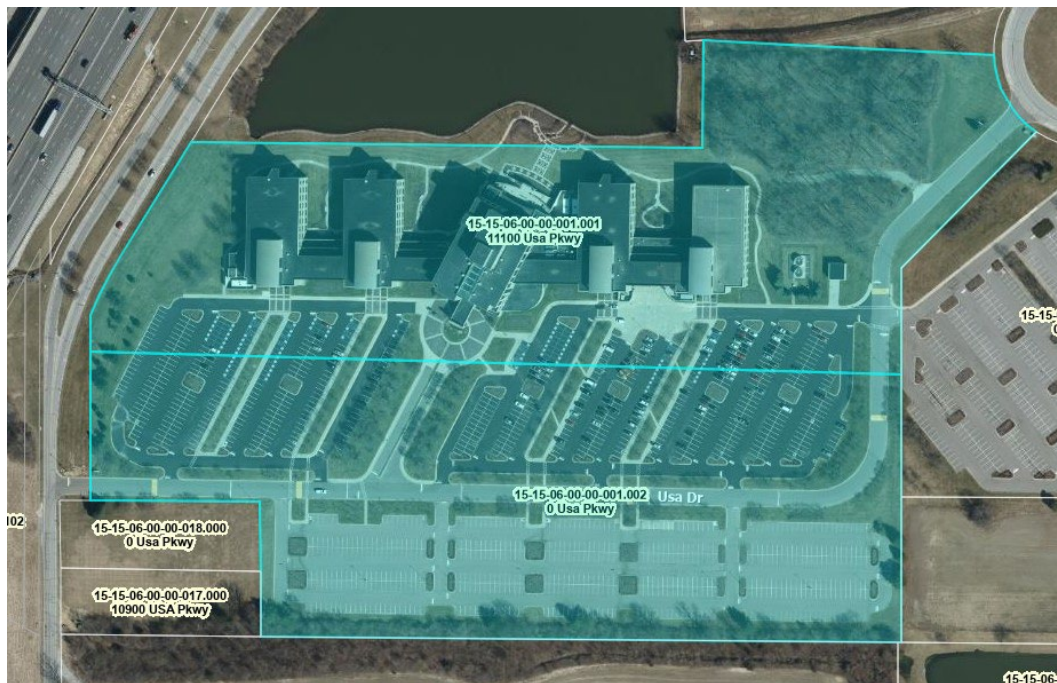
Exit 5 / Sunbeam PUD

### FISHERS 2040:

Employment Node

**LOT SIZE:** 30 acres

### LOCATION MAP



### STAFF RECOMMENDATION

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation



## PETITION OVERVIEW:

MJ Wilkow purchased the building located 11100 USA Parkway, formally known as the Navient Building in 2022. They have been transition the building from a single tenant to a multi-tenant building including Navient, IU Health and Burn Boot Camp.

Because of the nature and scale of the building MJ Wilkow has hired Eye4Group to create a comprehensive sign package that will allow for supplementary monument, wall, and directional signs from the standard provisions from sections:

6.17.6 Free Standing Signs,  
6.17.7 Building Signs, and  
6.17.9 Other Sign Types

See Petitioner's Packet for additional details.

---

## SURROUNDING LAND USE & ZONING:

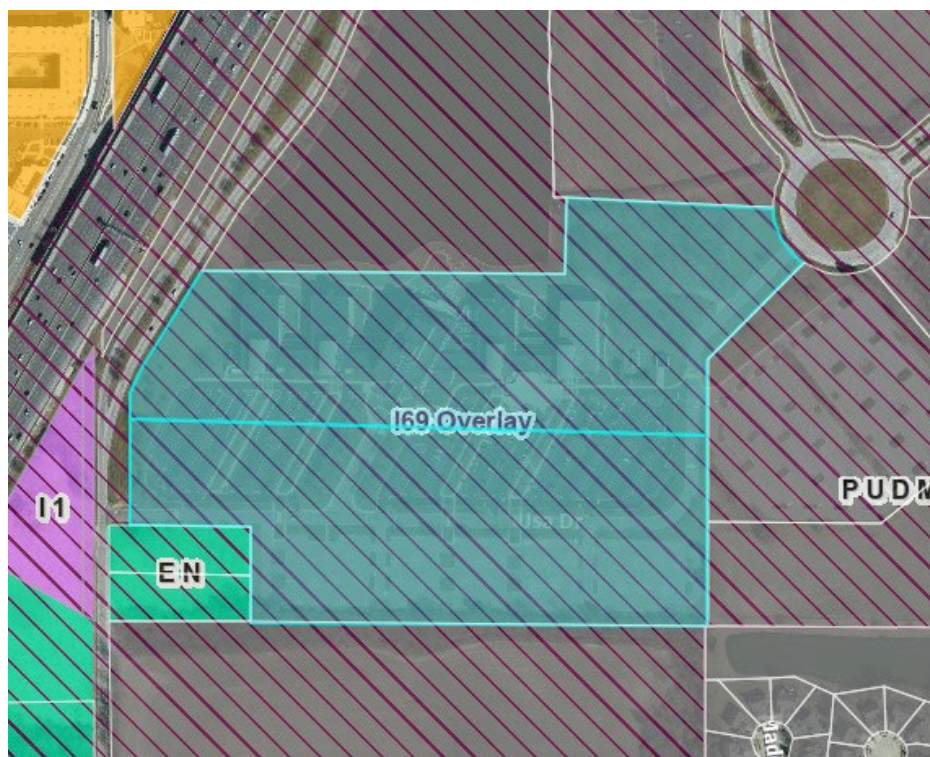
North: PUD-M (Exit 5 / Sunbeam) – Detention, Office

East: PUD-M (The Yard Phase II) – Multi-Use Under Construction

South: PUD-M (Sunbeam) – Vacant

West: Employment Node, I1- Industrial – Vacant

### Zoning Map



---

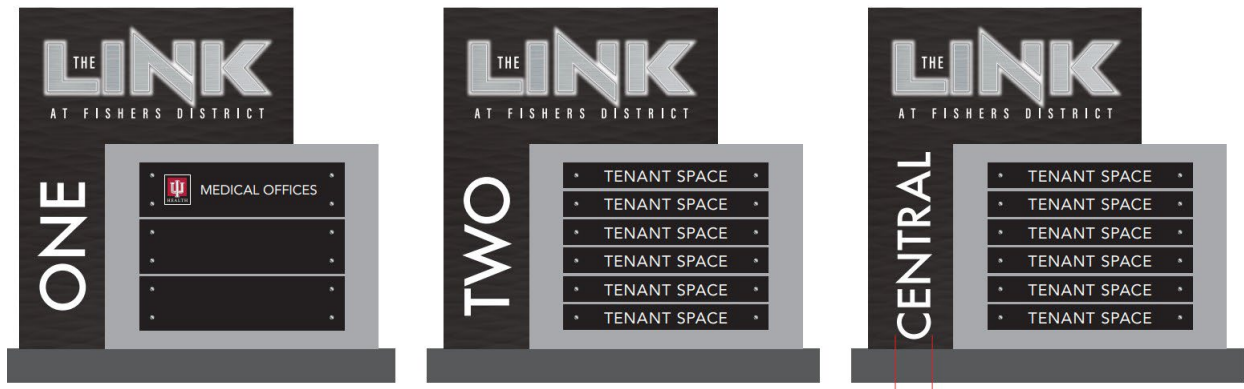
**EXAMPLE SIGNAGE:**

Find below examples of the size and style of signage that is being included but will be reviewed by staff when submitting for sign permits.



*Two – 10' Monument Signs located at both entrances.*





*Mini Monument Signs are located at building entrances.*



*Existing Wall Signage for Tenant A, approx. 100 sqft*



*Signage for Primary Tenant B, approx. 500 sqft*

---

**STAFF RECOMMENDATION:**

The Fishers 2040 Plan identifies this area as an Employment Node. This designation is intended for large office buildings providing regional employment with the opportunity to integrate employment-serving mixed-use. With this building now being multi-tenant, additional signage allows for their employees and customers to traverse the buildings with better directions and safety.

Staff is supportive of the proposed text amendment to allow for a comprehensive sign package for The Link at Fishers District for the Sunbeam Exit 5 / Sunbeam PUD.

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 recommends Plan Commission send a favorable recommendation to City Council. This item is anticipated to go to the City Council on August 21, 2023 for final reading.

---

**STAFF RECOMMENDATION**

☒ Favorable Recommendation    ☐ Unfavorable Recommendation    ☐ No Recommendation

---





# MJ Wilkow

The Link Monument Sign and Directional Concepts

## Contact:

Jennifer Leary | [jleary@wilkow.com](mailto:jleary@wilkow.com)

## Jobsite Location:

The Link | 11100 USA Pkwy | Fishers, IN 46037

## Sales Representative:

JR Knight  
317.808.7949  
[jr@eye4group.com](mailto:jr@eye4group.com)

## Project Manager:

Kacie Kirby  
317.808.7953  
[kacie@eye4group.com](mailto:kacie@eye4group.com)

## Designer:

Andrés Flores  
317.808.7952  
[andres@eye4group.com](mailto:andres@eye4group.com)

## Sales Order:

8263

## Date:

06/02/23

## Version

27

A.1



Item: Custom Aluminum Primary Monument Sign  
Qty: 2 - Double Sided  
Custom Painted Aluminum Textured Cabinet with Push Through Acrylic Logo & Tagline  
Inset Brushed Aluminum Vinyl Face on Logo  
Black Tenant Panels Mounted with Standoffs to Custom Painted Aluminum Cabinet  
Aluminum Cabinet Base Skinned With Faux Brick Paneling with Black FCO Address  
Black Aluminum Cap for Monument Base

Sample Finished Photo



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

|                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                              |                                                                                                                                                                                                                                          |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|





A.1



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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**Colors, Finishes and Materials**  
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**Fabrication per UL/NEC 600**  
All electrical signage is fabricated per UL/NEC 600 standards. Customer (who is purchasing) is responsible for the electricians fees including parts/labor for hook up of the sign.

**Site Survey and Verification**  
The proposed signage in this packet will most likely require a new sign/site survey prior to fabrication. Production will begin only after the permit is issued/approved by the municipality.



B

Item: Custom Aluminum Mini Monument Tenant Sign  
Qty: 5 - Single Sided  
Custom Painted Aluminum Textured Cabinet with Push Through Acrylic Logo, Tagline, and Building #  
Inset Brushed Aluminum Vinyl Face on Logo  
Black Tenant Panels Mounted with Standoffs to Custom Painted Aluminum Cabinet  
Custom Painted Aluminum Cabinet Base



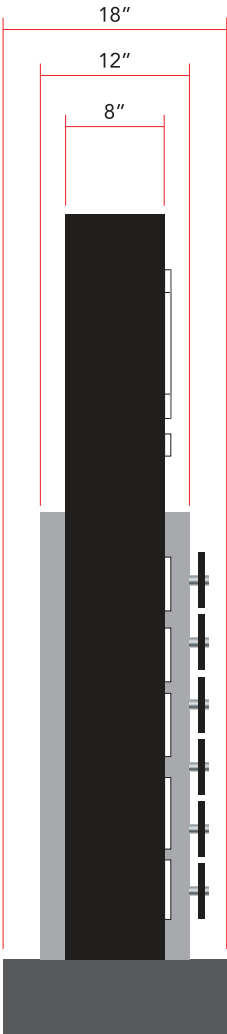
File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

|                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                 |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
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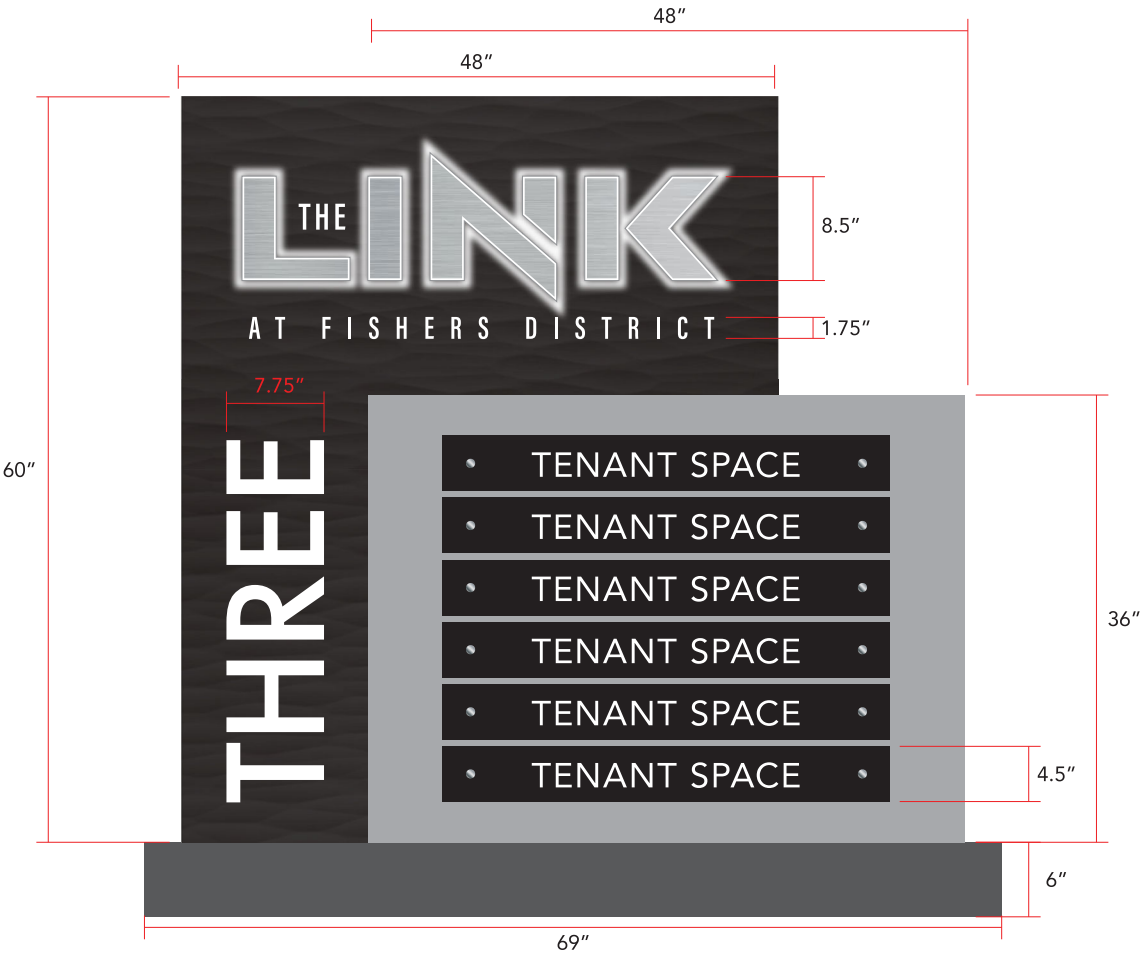




B



Mini Monument Tenant Sign Specs



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

|                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                              |                                                                                                                                                                                                                                          |                    |
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|



Mini Monuments 1-3

B.1



B.2



B.3



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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Mini Monuments 4-5

B.4



B.5



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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D

Item: Custom Aluminum Mini Directional Sign  
Qty: 6 - Double Sided

Custom Painted Aluminum Textured Cabinet with Push Through Acrylic Text & Arrows  
Inset Brushed Aluminum Vinyl Face on Arrows  
Black Tenant Panels Mounted with Standoffs to Custom Painted Aluminum Cabinet  
Custom Painted Aluminum Cabinet Base



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

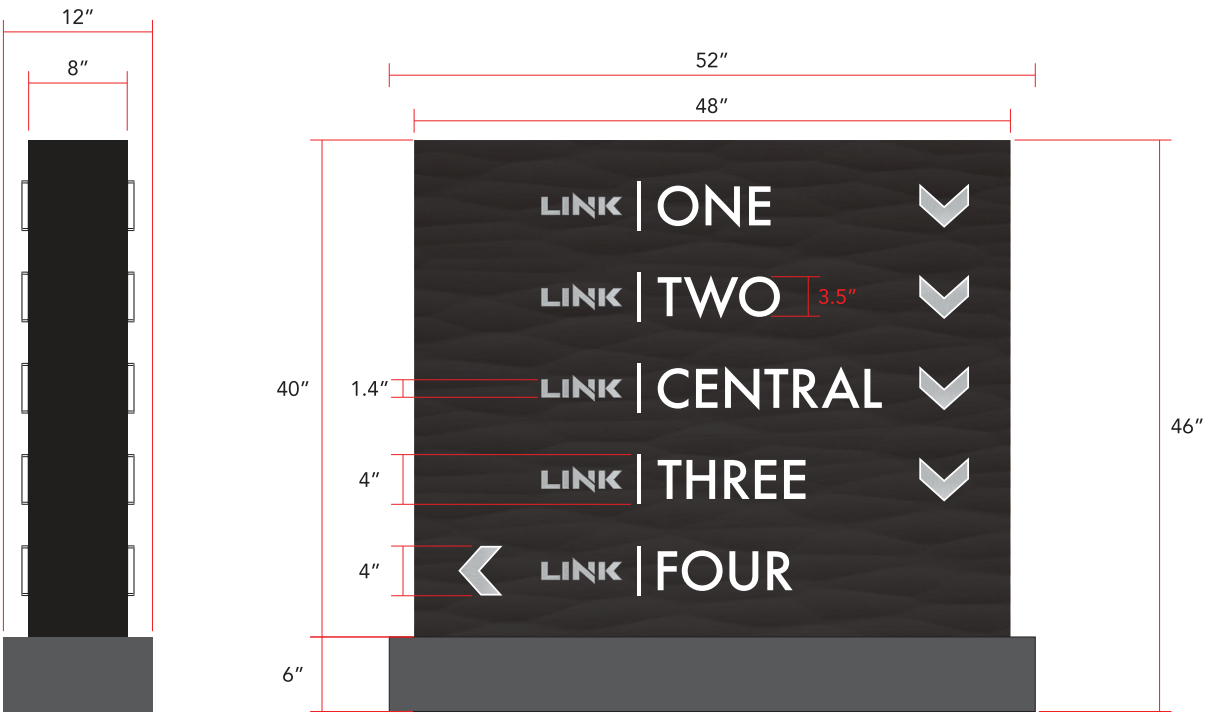
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D

Directional Tenant Sign Specs

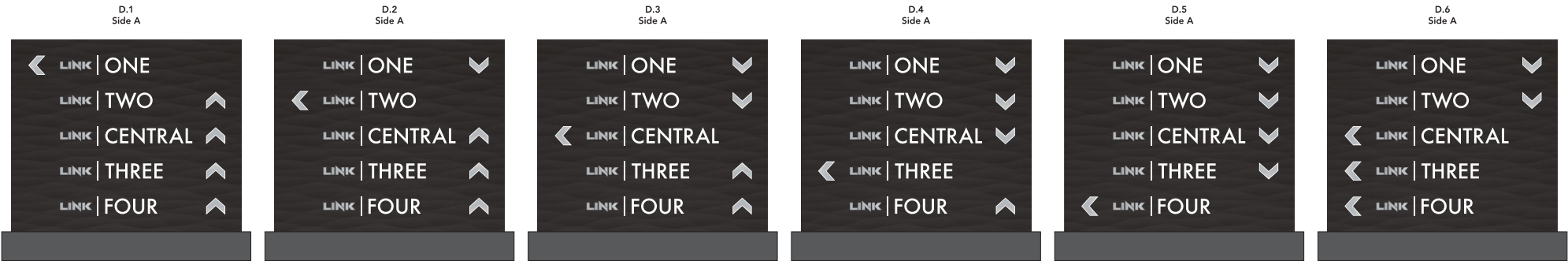


File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

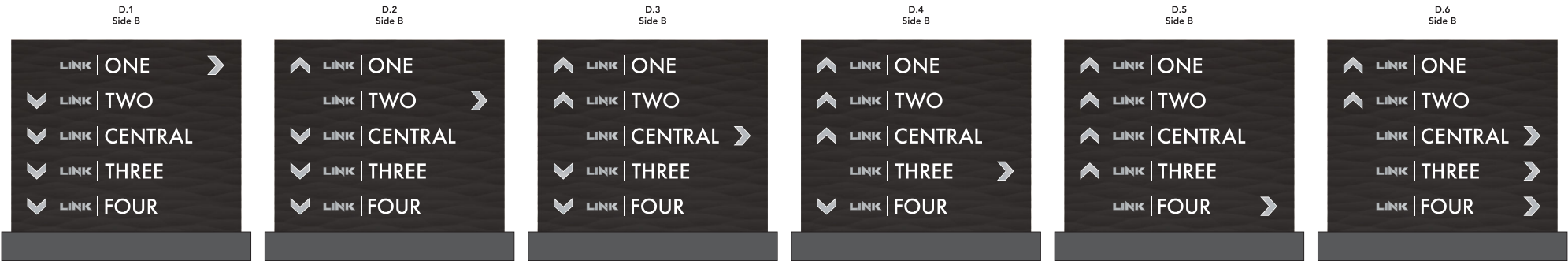
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In order when coming from the west entrance.



Visible side when driving from the northwest entrance.



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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C.1

Main Building Front Signage - Window Graphics, Fabricated ID Letters, & Mini Monument



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

\*Mockup is Approximate

|                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                 |                     |
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C.2

Main Building Rear Signage - Window Graphics



\*Mockup is Approximate

File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

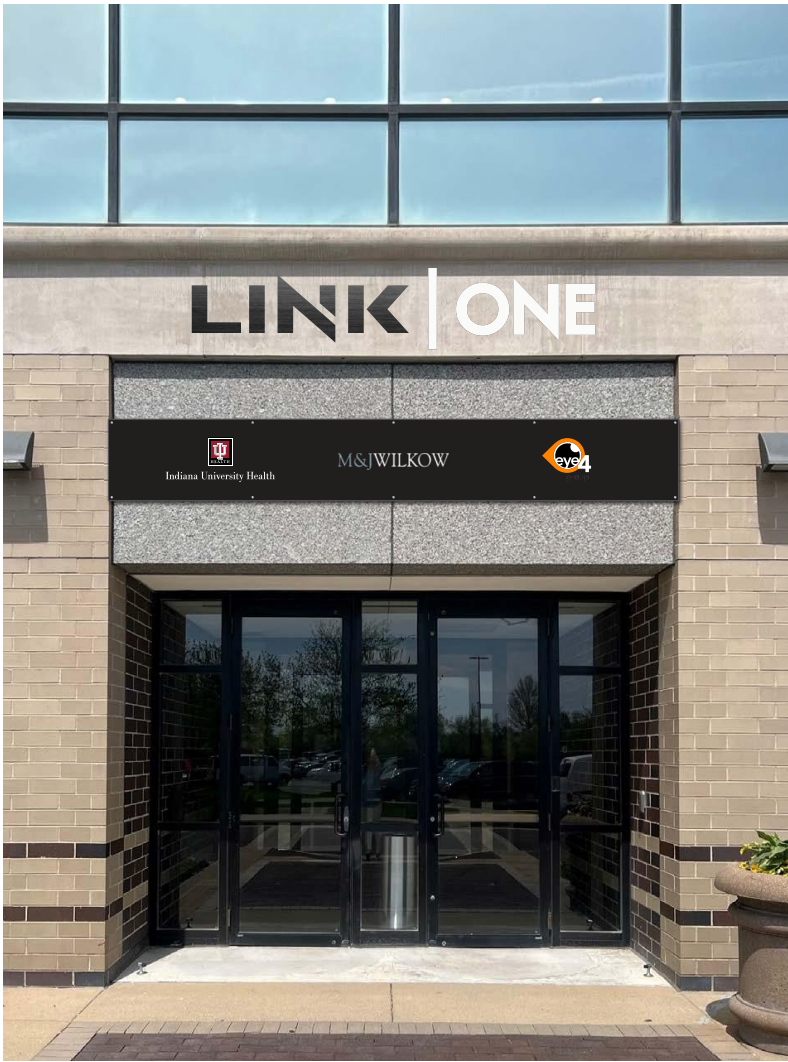
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T

Option A



Option B



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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T

Option A

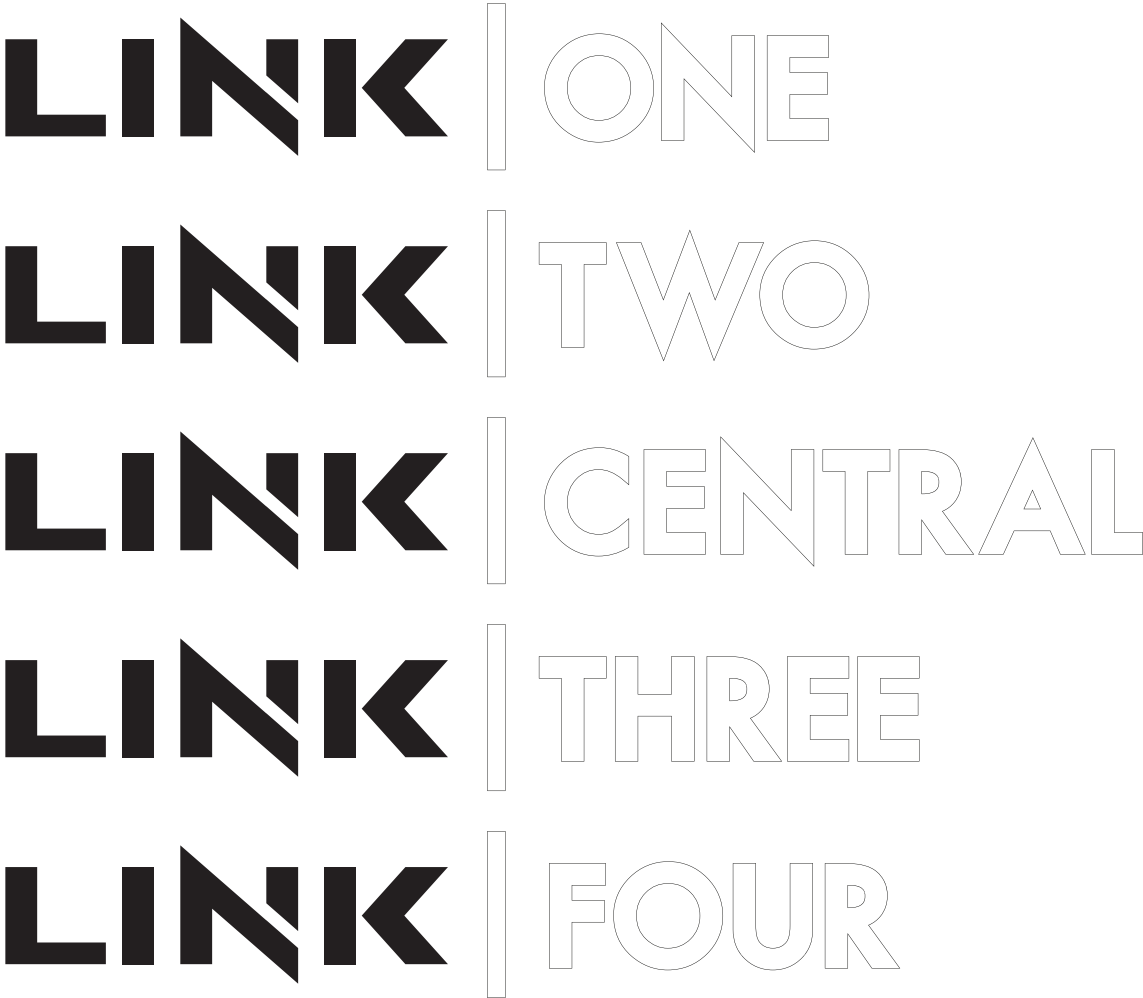
Item: Fabricated ID Letters  
Qty: 5 - 168"x24" MAX  
Custom Fabricated 2" Deep Aluminum Letters  
Stud Mounted to Building with Spacers



Black Anodized Aluminum



Painted White Aluminum



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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T

Option B

Item: Fabricated ID Letters  
Qty: 5 - 168"x24" MAX  
Custom Fabricated 2" Deep Black Aluminum Letters  
Stud Mounted to Building with Spacers



Black Anodized Aluminum

LINK | ONE

LINK | TWO

LINK | CENTRAL

LINK | THREE

LINK | FOUR

File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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T

Item: Tenant Panels  
Qty: 4 - 168"x24"  
Digital Print Vinyl Graphics Applied to 1/4" Aluminum Plate Backer  
Mounted to Building with Standoff Hardware

1/Building EXCEPT Link Central



SHOWN USING SAMPLE TENANTS.  
FINAL TENANTS TBD

File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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T.1

Proposed Tenant Signage  
≈ 500 ft²



File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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Proposed Building Sign Location Map - T.2 already exists.



| MAP KEY        |                                |
|----------------|--------------------------------|
| A.1            | Primary Monuments              |
| B.1            | Mini Tenant Monuments          |
| C.1            | The Link Building Signs        |
| D.1            | Directory Signs                |
| <del>E.1</del> | <del>Pylon Style Sign</del>    |
| <del>L.1</del> | <del>Now Leasing Signage</del> |
| T.1            | Tenant Building Signage        |

File Path: Clients/M & J Wilkow/The Link/SO8263 - The Link Monument Sign and Directional Concepts/Design/The Link Monument Sign & Directional Concepts3.ai

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**ORDINANCE NO. 061923A**  
**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF**  
**THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA**

This is an ordinance to amend the Unified Development Ordinance (“UDO”) for the City of Fishers (the “City”), previously enacted by the City pursuant to its authority under the laws of the State of Indiana IC 36-7-4 et seq., as amended.

WHEREAS, MJ Wilkow (the “Petitioner”) seeks a text amendment to the Standards that apply to the Exit 5 / Sunbeam Ordinance;

WHEREAS, the Petitioner has received permission and approval from Sunbeam Development Corporation;

WHEREAS, the City of Fishers Advisory Plan Commission (“Plan Commission”) has conducted a public hearing on Wednesday, August 2, 2023, for case TA-23-4 as required by law in regard to the text amendment; and

WHEREAS, the Plan Commission at its meeting on the 2<sup>nd</sup> of August, 2023 meeting sent a favorable/unfavorable 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 successor in interest to the Town of Fishers, Pursuant to Ind. Code 36-4-1 Et. Seq., that the Exit 5 / Sunbeam Ordinance (No. 081788, No. 090788B, No. 041890B, No. 122089B, No. 051690A, No. 060593, No. 121093A, No. 020294D, No. 051994, No. 120103C, No. 031912) as amended, is hereby amended as follows:

**Section 1. AMENDMENT.** This Text Amendment adds a sign package as it relates to Section 6.17 Signage Standards of the UDO as it applies to The Link at Fishers District Building (fka as the Navient Building) at the common address of 11100 USA Parkway Fishers, Indiana further described as County Parcel No. 15-15-06-00-00-001.001 and 15-15-06-00-00-001.002, (the “Building”).

**Section 2. PURPOSE STATEMENT.** The purpose of this ordinance is to add specific language in the furtherance of the sign standards to allow for supplementary monument, wall, and directional signs from the standard provisions of Section 6.17.6 Free Standing Signs, 6.17.7 Building Signs, 6.17.9 Other Sign Types.

**Section 3. CHANGES TO THE EXIT 5/ SUNBEAM PUD.** The following sign package now apply to the beforementioned Building within the Exit 5 / Sunbeam PUD, herein attached, (“Attachment A”).

**ORDINANCE NO. 061923A**

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 21<sup>st</sup> day of August, 2023.

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

| <b>YAY</b> |                                   | <b>NAY</b> | <b>ABSTAIN</b> |
|------------|-----------------------------------|------------|----------------|
|            | Todd Zimmerman,<br>President      |            |                |
|            | John Weingardt,<br>Vice President |            |                |
|            | C. Pete Peterson,<br>Member       |            |                |
|            | Cecilia C. Coble,<br>Member       |            |                |
|            | Brad DeReamer,<br>Member          |            |                |
|            | Selina Stoller,<br>Member         |            |                |
|            | Jocelyn Vare,<br>Member           |            |                |
|            | Crystal Neumann,<br>Member        |            |                |
|            | David Giffel,<br>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**

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, City Attorney



**ORDINANCE NO. 061923A**

**ATTACHMENT A**  
**Sign Package**

## **CITY OF FISHERS REDEVELOPMENT COMMISSION**

### **ECONOMIC DEVELOPMENT PLAN FOR THE FISHERS PROFESSIONAL SPORTS & CONVENTION DEVELOPMENT AREA**

#### **I. Purpose and Introduction**

The City of Fishers Redevelopment Commission (the "Redevelopment Commission") proposes to designate and declare a certain area within the City of Fishers, Indiana (the "City") as the Fishers Professional Sports & Convention Development Area (the "PSC Development Area") as a Tax Area (as defined by Ind. Code §36-7-31.3 *et. seq.*, the "Professional Sports Development Act"). This is the plan for the PSC Development Area (the "Plan"). This Plan may be amended as provided in the Plan and Ind. Code §36-7-14, as amended from time to time (the "Redevelopment Act").

Section 9 of the Professional Sports Development Act provides that a Tax Area may be initially established by resolution in accordance with the Professional Sports Development Act and the procedures set forth for the establishment of an economic development area under the Redevelopment Act. Pursuant to Sections 15 and 16 of the Redevelopment Act, the Plan must be approved by the Redevelopment Commission, the City of Fishers Plan Commission, and the City of Fishers Common Council. Upon such approvals, the Redevelopment Commission will hold a public hearing on the Plan as required under Section 17 of the Redevelopment Act, before confirming (or modifying and confirming) the designation of the PSC Development Area and the approval of the Plan.

##### **A. Project Objectives**

The purpose of the Plan is to promote economic development that is of public use and benefit to the City through the development of a facility that is owned by the City and used by a professional sports franchise to play a majority of its home games in the facility (the "Event Center"). The Plan will focus on utilizing the tools permitted by the Professional Sports Development Act, which include the ability to allocate certain Covered Taxes on designated Facilities within the PSC Development Area (as further defined herein), to construct and equip the Event Center, which will benefit the public health and welfare of the City, be of public utility and benefit, and protect and increase state and local tax bases and tax revenues.

The Plan will allocate resources to accomplish the goals established herein, and the City's Comprehensive Plan.

#### **II. The Fishers Event Center**

The City broke ground on its \$170M, mid-sized, world-class Event Center in April, 2023, in order to open the facility for operations in December, 2024. The Event Center is approximately 200,000 SF located on 53-acres that expands on the recently developed 18-acre "Fishers District", home to a variety of restaurant, retail, and entertainment options. The City recently announced a \$550 million expansion of the Fishers District, which includes new retail, restaurant, entertainment, and residential options within a walkable and vibrant community setting. The

expanded Fishers District will be anchored by the Event Center that will host sporting, theatrical, and entertainment events.

The Event Center will hold a variety of events, to include the ECHL's (formerly known as the East Coast Hockey League) Indy Fuel (a professional sports franchise) as the anchor tenant, playing all regular season home games and playoff games in this facility. The Indy Fuel has entered into a 20-year license agreement with the City to host all home games and home playoff games at the Event Center (which initial term runs through September 1, 2044). When in "hockey mode", the Event Center will have 5,360 general admission seats, 697 club seats (center-ice lounge, stage-view club, and loge club), 410 suite seats (23 total suites), 500 standing room only seats, and 30 seats for media for a total capacity of 6,997. When in "concert mode", the Event Center will have 5,746 general admission seats, 697 club suites, 330 suite seats (21 total suites), 500 standing room only seats, and 10 media seats for a total capacity of 7,283.

The Event Center is projected to host 125 events in its first year of operation, and will ultimately host 135 events per year. In addition to all Indy Fuel Home games (36 regular season home games), the Event Center will hold a variety of top tier musical acts/concerts, a variety of other entertainment options (ex: Disney on Ice, cirque du soleil, comedy shows, etc.), and other athletic events (NCAA and/or a variety of professional sports). Additionally, the Event Center will proudly host community events such as high school graduations and high school athletics.

*A. The Estimated Cost of the Event Center*

The City has committed significant resources toward completion of the Event Center. On or around January 11, 2023, the City entered into a certain public-private agreement with Hunt Construction Group, Inc., to develop and construct the Event Center and certain related master improvements, which, subject to the terms of the agreement, shall be delivered to the City within a guaranteed maximum price of One Hundred Seventy Million and no/100 Dollars (\$170,000,000).<sup>1</sup> Construction of the Event Center commenced in April, 2023, and is scheduled to be completed on or around December, 2024. At the present time, the City has completed bidding on the final outstanding 25% of the project.

The City is actively engaged in structuring permanent financing for the Event Center. In December, 2022, Raymond James Bank acquired the City's \$90 million Lease Rental Revenue Bond Anticipation Note (the "BAN"). The proceeds of the BAN have allowed the City to begin development and construction on the project and the City is working with Raymond James Reinvestment Strategies Group to appropriately invest funds to be used for construction and capitalized interest costs. The BAN will mature on December 31, 2023, and the City is preparing a timetable for permanent financing with a careful eye on evolving market conditions. The Federal Open Market Committee "FOMC" has recently announced it will maintain a target range for benchmark interest rates at 5.00% to 5.25% but that additional rate hikes in the 2023 calendar year are expected. The City hopes to secure financing in a manner that avoids interest rate increases

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<sup>1</sup> The maximum project cost (including various soft costs and other development costs) is approximately \$177.5M.



where possible and which takes advantage of the current lack of supply in the municipal bond market.

### **III. The PSC Development Area**

The PSC Development Area is comprised of fifteen (15) hotels and the Event Center (collectively, the “Facilities”).<sup>2</sup> The hotels are geographically located in areas that will directly benefit the most from the operations of the Event Center. The total gross assessed value for the Facilities is approximately Seventy-Three Million and no/100 Dollars (\$73,000,000).<sup>3</sup>

The PSC Development Area consist of approximately 42.25 acres of non-contiguous land, with the majority of the land having a commercial or planned unit development zoning designation. Specifically, the Event Center has received all zoning approvals from the applicable City bodies, and this Plan does not purport to change the underlying zoning. While the PSC Development Area is defined by the specific Facilities, the area is generally bounded by 96<sup>th</sup> Street to the South, 126<sup>th</sup> Street to the North, Allisonville Road to the West, and Cumberland road to the East, in Fishers, Indiana.<sup>4</sup>

### **IV. The Event Center is Economically Sound and Will Protect and Increase State and Local Tax Revenues.**

The Event Center is economically sound and the allocation of Covered Taxes will further strengthen the City’s position. Annual debt service on the Event Center is estimated to be \$10.4M.<sup>5</sup> The maximum amount of Covered Taxes that may be captured in the PSC Development Area is Two Million Dollars (\$2,000,000) per year, and such tax shall be transferred to the City to be used for constructing or equipping the Event Center.<sup>6</sup> Based upon information provided by the Indiana Department of Revenue, the City anticipates capturing the maximum amount of Covered Taxes for each year of the allocation, which expires on June 30, 2044.<sup>7</sup>

On or around October 10, 2022, the City Council adopted a food and beverage tax, which is estimated to generate \$3M/year. The City will pledge all food and beverage tax revenue to fund debt service of the Event Center. Moreover, the City anticipates pledging \$1.5M from a payment-in-lieu-of-taxes from its sewer utility, \$2.5M from its cumulative capital development fund (this can increase, if necessary), and \$1.5M in Event Center revenue. Additionally, it’s important to note that if needed, the City has secondary sources of revenue that it can pledge to debt service.

The Event Center will have a significant economic impact on Fishers and the State of Indiana. The economic impact of the Event Center will protect and increase State and local tax

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<sup>2</sup> The Facilities are further described and depicted in Appendix A, which is attached hereto and made part of the Plan by reference.

<sup>3</sup> This does not include the Nickel Plate Hotel and the Event Center (both of which are under construction), whose combined construction cost equals \$200M.

<sup>4</sup> See Appendix A.

<sup>5</sup> The City anticipates paying \$4M in 2024, \$8.8M in 2025, and \$10.4M from 2026-2063.

<sup>6</sup> “Covered Taxes” are defined by Ind. Code §§ 36-7-31.3-4 and 36-7-31.3-10.

<sup>7</sup> On June 23, 2023, the Department of Revenue reported that the sales tax for fourteen of the designated Facilities (the Nickel Plate Hotel and Event Center are being constructed) for the time period of June 1, 2022 – May 31, 2023 was approximately \$2,370,000, and the income tax for these designated Facilities was approximately \$110,000.

revenues. Current estimates suggest that the Event Center will generate approximately \$1.5M annually in state tax revenue from its own operations. Moreover, the Event Center will exponentially benefit the City's booming entertainment district, which includes 18 acres of restaurants, retail, commercial development, and hotels. The recently expanded district contains 250 luxury apartments, 60,000 square feet of eateries and retail, 150 hotel rooms, and a 60,000-square-foot office building, in a development known as "the Union". An additional, adjacent development (the "Commons") will also include another 250 multi-family units, 50,000 square foot office building, and room for four (4) additional commercial pads, including "Chicken N Pickle". The pickleball-focused entertainment facility announced plans in 2023 to locate in the expanded Fishers District. Among other offerings, the facility will include several dining areas and bars with indoor and outdoor pickleball courts. Chicken N Pickle projects 700,000 visitors annually and creating 150 jobs. The Commons and Union developments are both anchored by the Event Center. The Commons, Union, and the Event Center are expected to generate a total of \$555M in investment for the City. This investment will create over \$130M of new assessed value to Fishers, which equates to nearly \$500,000 in revenue to Hamilton Southeastern School Corporation (or the equivalent of approximately 5 teacher salaries). With experiential destinations such as IKEA, TopGolf, Chicken N Pickle, and the Event Center, downtown Fishers is turning into a multi-day destination for out of town guests. The synergies with nearby developments and experiential destinations will allow the Event Center to amplify tax revenue generated in and around the PSC Development Area.

### **Statutory Findings**

The Plan for the PSC Development Area meets the following required findings under Section 9 of the Professional Sports Development Act:

The Plan for the PSC Development Area includes a capital improvement that will be undertaken or has been undertaken in the tax area for a facility that is used by a professional sports franchise for practice or competitive sporting events (which also includes a capital improvement that will be undertaken or has been undertaken in the tax area for a facility that is used for any purpose specified by Ind. Code §36-7-31.3-8(a)(2). As described above, the Event Center will be host to the Indy Fuel who has entered into a long-term license agreement with the City to host its regular season home games and home playoff games in the Event Center.

The capital improvement that will be undertaken (or that has been undertaken) in the PSC Development Area will benefit the public health and welfare and will be of public utility and benefit. As described above, the Event Center is the cornerstone to a rapidly growing entertainment district that includes restaurants, retail, mixed-use development, and hotels all within a walkable area. The Event Center itself will be a source of cultural enrichment and entertainment in the community which will increase the overall quality of life in Fishers. In addition, the general welfare of the citizens of the City is inextricably related to the economic opportunities available to them. The project will accommodate additional business activity within the PSC Development Area and surrounding territory, thus attracting new business

enterprises and promoting significant employment opportunities for residents of the City. Finally, the Event Center will be made available for various community events such as graduation and high school athletics.

The capital improvement that will be undertaken (or that has been undertaken) in the PSC Development Area will protect or increase state and local tax bases and tax revenues. As further described herein, the Event Center will have a significant economic impact on Fishers and the State of Indiana. The Commons, Union, and the Event Center are expected to generate a total of \$555M in investment for the City, which will create over \$130M of new assessed value to Fishers. The synergies with nearby developments and experiential destinations will allow the Event Center to amplify tax revenue generated in and around the tax area.

### **Amendment of Plan**

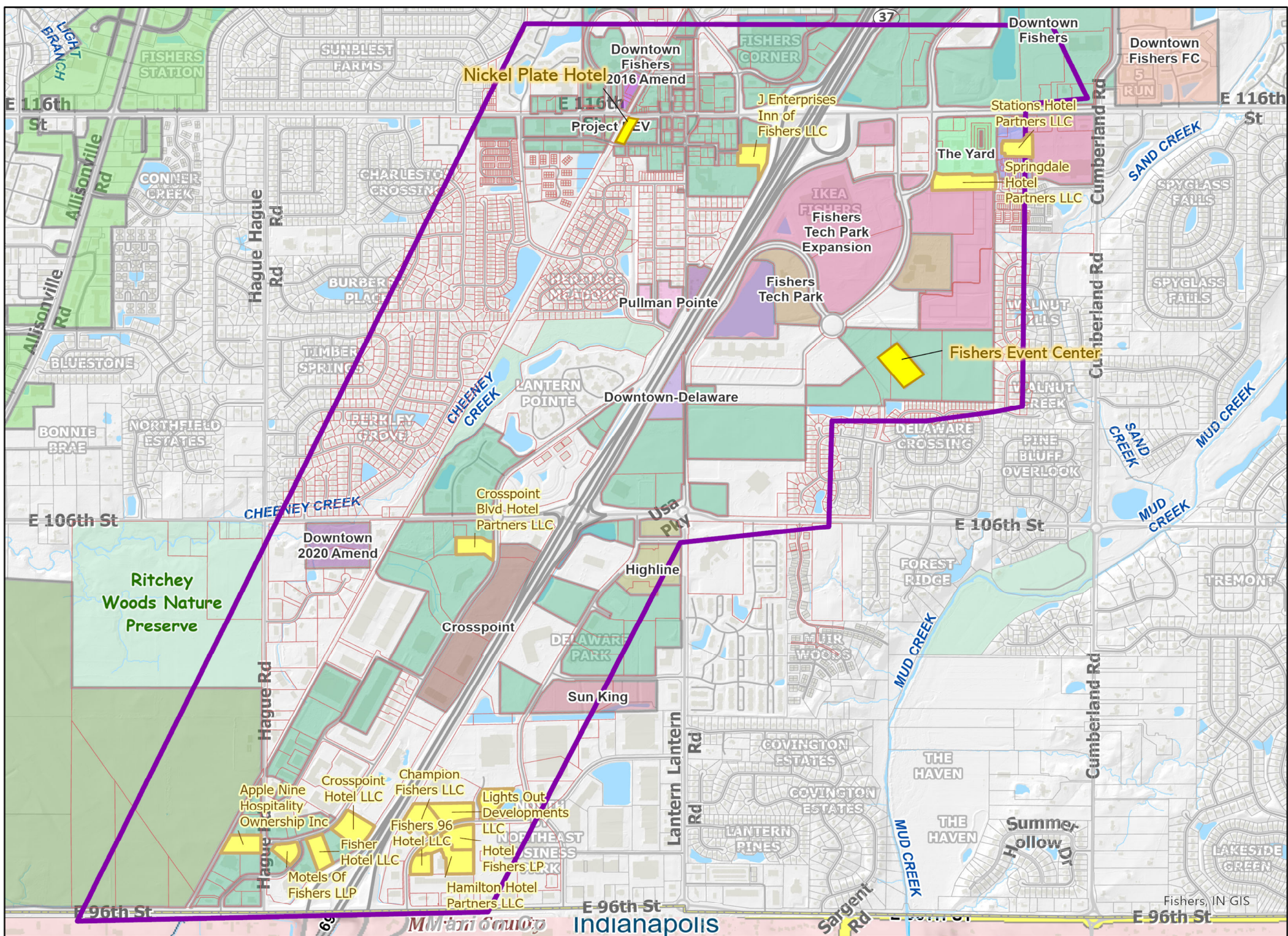
This Plan may be amended by following the procedures described in Section 17.5 of the Redevelopment Act and Section 8 of the Professional Sports Development Act.



## **Appendix A**

*[The Facilities]*







| PSC Development Area - The Facilities                             |                                      |                              |              |       |               |              |          |        |                         |                         |                         |                   |
|-------------------------------------------------------------------|--------------------------------------|------------------------------|--------------|-------|---------------|--------------|----------|--------|-------------------------|-------------------------|-------------------------|-------------------|
| Facility Name                                                     | Deeded Owner                         | Address                      | City         | Acres | Use           | Tax District | Township | Zoning | Land AV                 | Improvement AV          | Total Gross AV          | Construction Cost |
| Best Western                                                      | Lights Out Developments LLC          | 9790 North By Northeast Blvd | Fishers      | 3.07  | Hotels        | Fishers      | Delaware | C3     | \$ 1,381,500.00         | \$ 2,981,500.00         | \$ 4,363,000.00         |                   |
| Comfort Inn & Suites                                              | Champion Fishers LLC                 | 9780 North By Northeast Blvd | Fishers      | 2.97  | Hotels        | Fishers      | Delaware | C3     | \$ 1,298,000.00         | \$ 179,000.00           | \$ 1,477,000.00         |                   |
| Courtyard                                                         | Stations Hotel Partners LLC          | 11550 Whistle Dr             | Fishers      | 2.12  | Hotels        | Fishers      | Delaware | PUD-M  | \$ 1,272,000.00         | \$ 7,856,600.00         | \$ 9,128,600.00         |                   |
| Fairfield Inn & Suites                                            | Crosspoint Blvd Hotel Partners LLC   | 10495 Crosspoint Blvd        | Indianapolis | 2.45  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 1,195,000.00         | \$ 2,508,200.00         | \$ 3,703,200.00         |                   |
| Hampton Inn & Suites                                              | J Enterprises Inn of Fishers LLC     | 11575 Commercial Dr          | Fishers      | 2.54  | Hotels        | Fishers      | Delaware | NPC-HC | \$ 1,270,000.00         | \$ 2,751,300.00         | \$ 4,021,300.00         |                   |
| Hilton Garden Inn                                                 | Hamilton Hotel Partners LLC          | 9785 North By Northeast Blvd | Fishers      | 4.15  | Hotels        | Fishers      | Delaware | C3     | \$ 1,678,500.00         | \$ 4,768,000.00         | \$ 6,446,500.00         |                   |
| Holiday Inn Express                                               | Hotel Fishers LP                     | 9791 North By Northeast Blvd | Fishers      | 2.56  | Hotels        | Fishers      | Delaware | C3     | \$ 1,152,000.00         | \$ 3,131,800.00         | \$ 4,283,800.00         |                   |
| Home 2 Suites                                                     | Fishers 96 Hotel LLC                 | 9701 North By Northeast Blvd | Fishers      | 1.65  | Hotels        | Fishers      | Delaware | C3     | \$ 742,500.00           | \$ 4,681,300.00         | \$ 5,423,800.00         |                   |
| Hyatt Place                                                       | Springdale Hotel Partners LLC        | 11455 Ikea Way               | Fishers      | 3.96  | Hotels        | Fishers      | Delaware | PUD-M  | \$ 2,376,000.00         | \$ 10,974,600.00        | \$ 13,350,600.00        |                   |
| *Nickel Plate Hotel                                               | Nickel Plate Hotel Partners LLC      | 8651 E 116th St              | Fishers      | 0.54  | Hotels        | Fishers      | Delaware | NPC-DC |                         |                         |                         | \$ 30,000,000.00  |
| Quality Suites                                                    | Motels Of Fishers LLP                | 9760 Cross Point Cmn         | Indianapolis | 1.56  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 780,000.00           | \$ 998,400.00           | \$ 1,778,400.00         |                   |
| Residence Inn                                                     | Fisher Hotel LLC                     | 9765 Crosspoint Blvd         | Indianapolis | 2.25  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 1,125,000.00         | \$ 2,615,500.00         | \$ 3,740,500.00         |                   |
| Springhill Suites                                                 | Apple Nine Hospitality Ownership Inc | 9698 Hague Rd                | Indianapolis | 2.62  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 1,310,000.00         | \$ 5,087,600.00         | \$ 6,397,600.00         |                   |
| Staybridge Suites                                                 | Crosspoint Hotel LLC                 | 9780 Crosspoint Blvd         | Indianapolis | 3.43  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 1,715,000.00         | \$ 5,366,500.00         | \$ 7,081,500.00         |                   |
| Studio 6                                                          | 8250 Fishers Inc                     | 8250 North By Northeast Blvd | Fishers      | 2.56  | Hotels        | Fishers      | Delaware | C3     | \$ 1,152,000.00         | \$ 727,200.00           | \$ 1,879,200.00         |                   |
| **Fishers Event Center                                            | The City of Fishers                  | 11000 Stockdale St           | Fishers      | 3.82  | Entertainment | Fishers      | Delaware | PUD-M  |                         |                         |                         | \$ 170,000,000.00 |
| <b>Total</b>                                                      |                                      |                              |              |       |               |              |          |        | <b>\$ 18,447,500.00</b> | <b>\$ 54,627,500.00</b> | <b>\$ 73,075,000.00</b> |                   |
| *Anticipated Completion in 2024; **Anticipated Completion in 2025 |                                      |                              |              |       |               |              |          |        |                         |                         |                         |                   |



RESOLUTION NO.: FRC 05R071323

**A RESOLUTION OF THE CITY OF FISHERS REDEVELOPMENT  
COMMISSION DESIGNATING AND DECLARING A CERTAIN AREA  
AS A PROFESSIONAL SPORTS & CONVENTION DEVELOPMENT AREA,  
APPROVING A PLAN FOR SAID AREA, AND RELATED MATTERS THERETO**

WHEREAS, the City of Fishers Redevelopment Commission (the “Commission”), the governing body of the City of Fishers Department of Redevelopment (the “Department”) and the City of Fishers Redevelopment District, exists and operates under the provisions of Ind. Code §36-7-14, as amended (the “Redevelopment Act”);

WHEREAS, in accordance with Ind. Code §36-7-31.3 *et. seq.*, (the “Professional Sports Development Act”), the City of Fishers, Hamilton County, Indiana (the “City”) may establish a Tax Area by resolution before January 1, 2024, in accordance with the Professional Sports Development Act;

WHEREAS, in accordance with the Professional Sports Development Act, the Tax Area is a special taxing district authorized by the general assembly to enable the designating body to provide special benefits to taxpayers in the Tax Area by promoting economic development that is of public use and benefit;

WHEREAS, the Commission has thoroughly studied and investigated that area of the City of Fishers, Indiana (the “City”), as further described and depicted in Exhibit A, attached hereto and incorporated herein, and hereby finds that such area of the City meet the requirements of the Professional Sports Development Act to qualify as a Tax Area, and hereby designates said area as the “Fishers Professional Sports & Convention Development Area” (the “PSC Development Area”);

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the PSC Development Area entitled “Economic Development Plan for the Fishers Professional Sports and Convention Development Area” (the “Plan”);

WHEREAS, the Commission has caused to be prepared estimates of the costs of the professional sports and convention development projects as set forth in the Plan;

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting;

WHEREAS, the Plan conforms to other development and redevelopment plans for the City;

WHEREAS, Section 9 of the Professional Sports Development Act provides that a Tax Area may be initially established by resolution in accordance with the Professional Sports Development Act and the procedures set forth for the establishment of an economic development area under the Redevelopment Act;

WHEREAS, the Commission deems it advisable to apply the provision of said Section 9 of the Professional Sports Development Act to the Plan and the financing of the Plan; and

WHEREAS, all capitalized terms not otherwise defined herein shall have the meaning ascribed to them under the Professional Sports Development Act or Redevelopment Act, as applicable.

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

1. The Plan for the PSC Development Area promotes economic development that is of public use and benefit.
2. The Plan for the PSC Development Area contains a capital improvement that will be undertaken or has been undertaken in the Tax Area for a facility that is used by a professional sports franchise for practice or competitive sporting events (which also includes a capital improvement that will be undertaken or has been undertaken in the Tax Area for a facility that is used for any purpose specified by Ind. Code §36-7-31.3-8(a)(2)), which is further described on Exhibit B (the “Event Center”).
3. The Event Center that will be undertaken (or that has been undertaken) in the Tax Area will benefit the public health and welfare and will be of public utility and benefit.
4. The Event Center that will be undertaken (or that has been undertaken) in the Tax Area will protect or increase state and local tax bases and tax revenues.
5. The Commission hereby finds that the Declaratory Resolution and the Plan conform to the comprehensive plan for the City.
6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.
7. The Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.
8. The Commission hereby designates certain facilities on certain facility sites identified as within the PSC Development Area, as further described on Exhibit C, attached hereto and incorporated herein, as a facility that is (i) owned by the city, the county, a school corporation, or a board under IC 36-9-13, IC 36-10-8, IC 36-10-10, or IC 36-10-11, and used by a professional sports franchise for practice or competitive sports events; (ii) owned by the city, the county, or a board under IC 36-9-13, IC 36-10-8, IC 36-10-10, or IC 36-10-11, and used as one of the following: (A) a facility used principally for convention or tourism related events serving national or regional markets; (B) an airport; (C) a museum; (D) a zoo; (E) a facility used for public attractions of national significance; (F) a performing arts venue; (G) a county courthouse registered on the National Register of Historic Places; or (iii) a hotel (each a “Facility”, and collectively the “Facilities”).

9. All Facilities within the PSC Development Area are hereby designated as comprising a "Professional Sports & Convention Development Area" under Section 9 of the Professional Sports Development Act.

10. In accordance with Ind. Code §36-7-31.3-4, "covered taxes" means the part of the following taxes attributable to the operation of a Facility designated as part of the Professional Sports Area: (i) the state gross retail tax imposed under IC 6-2.5-2-1 or use tax imposed under IC 6-2.5-3-2; (ii) an adjusted gross income tax imposed under IC 6-3-2-1 on an individual; (iii) the local income tax imposed under IC 6-3.6; and (iv) except in a county having a population of more than three hundred fifty thousand (350,000) and less than four hundred thousand (400,000), a food and beverage tax imposed under IC 6-9 (collectively, the "Covered Taxes"). The allocation of Covered Taxes attributable to a taxable event or Covered Taxes earned in the PSC Development Area shall be allocated to the Professional Sports and Convention Development Area Fund (the "Allocation Fund") established for the City.

In addition to the Covered Taxes, in accordance with Ind. Code §36-7-31.3-10, all of the salary, wages, bonuses, and other compensation that are: (a) paid during a taxable year to a professional athlete for professional athletic services; (b) taxable in Indiana; and (3) earned in the PSC Development Area; shall be allocated to the Allocation Fund if the professional athlete is a member of a team that plays the majority of the professional athletic events that the team plays in Indiana in the PSC Development Area (the "Professional Athlete Tax").

The maximum amount of Covered Taxes that may be captured in the PSC Development Area is Two Million Dollars (\$2,000,000) per year. The tax revenue captured in the PSC Development Area each year shall be transferred to the City to be used for a capital improvement that will construct or equip a facility owned by the City used by a professional sports franchise for practice or competitive sporting events. This allocation provision shall expire on June 30, 2044.

11. The Secretary of the Commission is directed to file a certified copy of the Plan and this Resolution with the minutes of this meeting.

12. The officers of the Commission are hereby directed to make any and all required filings and recordings with the Indiana State Budget Committee, Indiana Department of Local Government Finance, the Hamilton County Auditor and the Hamilton County Recorder in connection with the actions of the Commission contained in this Resolution regarding the PSC Development Area.

13. The provisions of this Resolution shall be subject in all respects to the Redevelopment Act, the Professional Sports Development Act and any amendments thereto.

14. This Resolution, together with supporting data, shall be submitted to the Plan Commission and the Common Council of the City, as provided by Section 16 of the Redevelopment Act, and the Professional Sports Development Act, for the approval of this Resolution and the Plan, and if approved by both bodies, this Resolution and the Plan shall be submitted to public hearing and remonstrance as provided by Section 17 of the Redevelopment Act, after public notice in accordance with Section 17 of the Redevelopment Act and Indiana Code



5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Redevelopment Act.

15. This Resolution shall be in full force and effect from and after its adoption by the Commission.

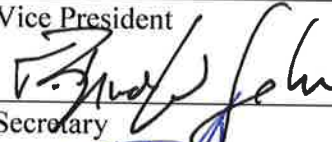
Adopted this 13<sup>th</sup> day of July, 2023.

CITY OF FISHERS REDEVELOPMENT  
COMMISSION



President

Vice President



Secretary



Member



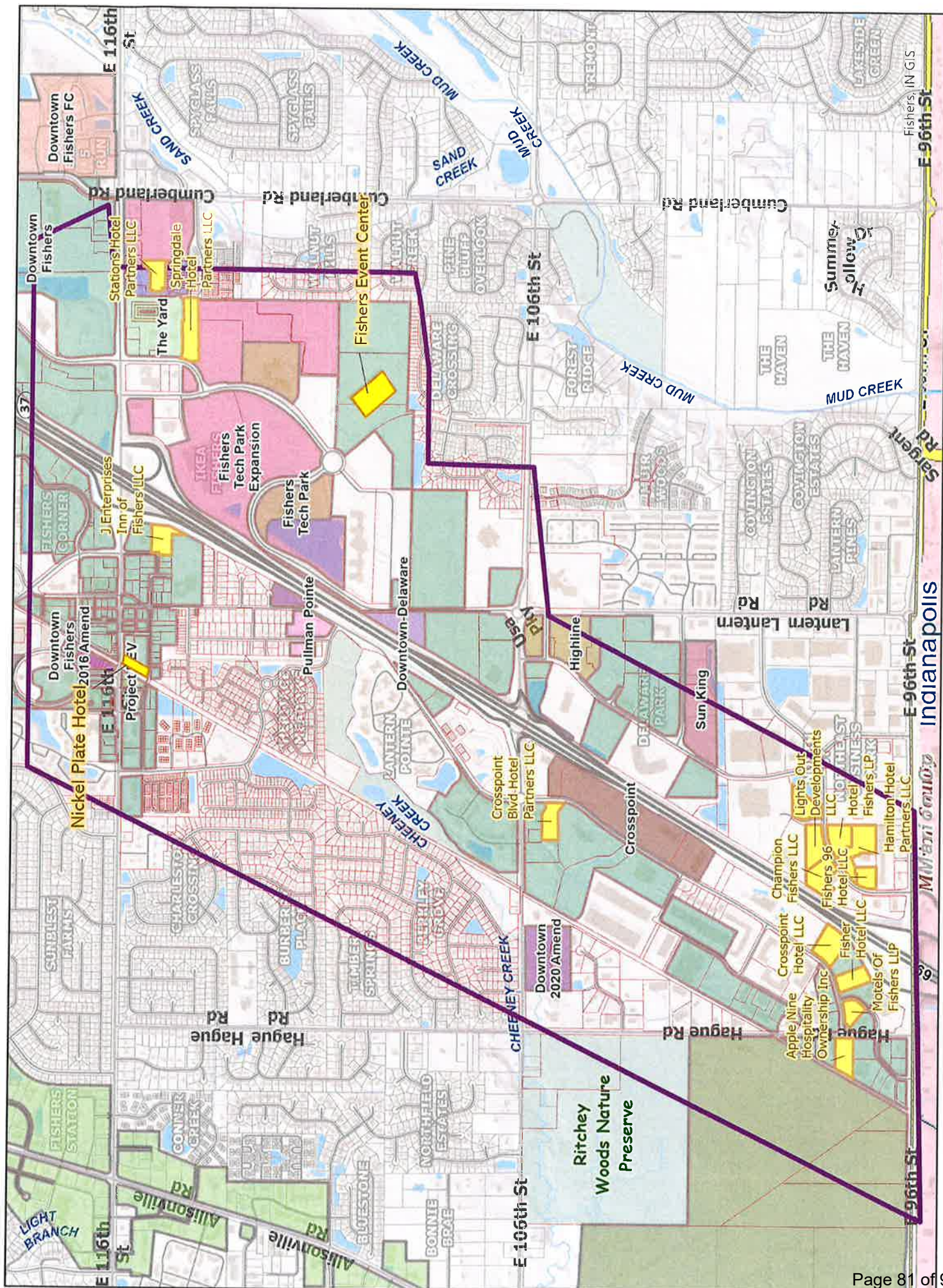
Member

This instrument prepared by: Christopher P. Greisl, Barnes & Thornburg, LLP, 11 South Meridian Street, 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/ Christopher P. Greisl

**Exhibit A**  
*[Tax Area]*







**Exhibit B**  
*[The Event Center]*

# Development Site Plan

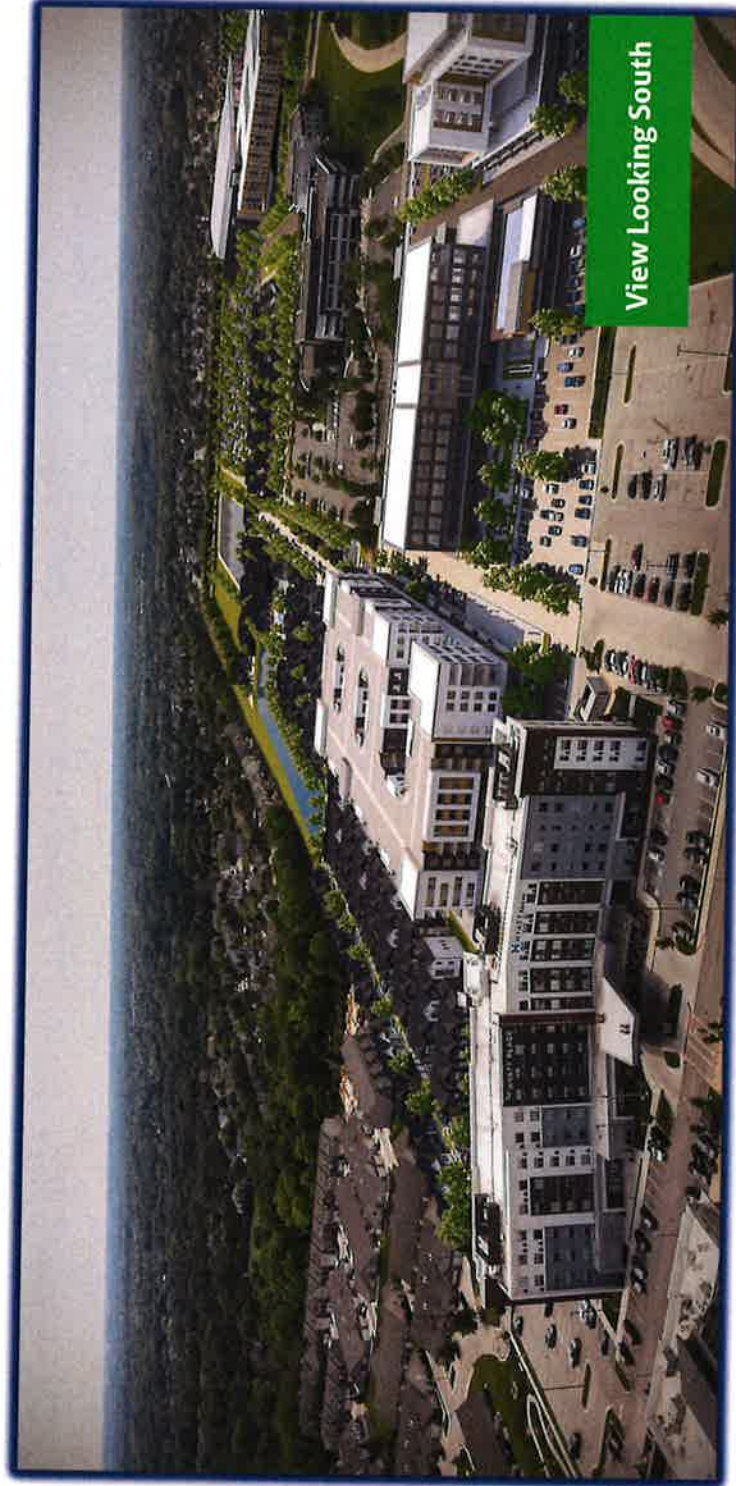


## Development Site Plan (Continued)

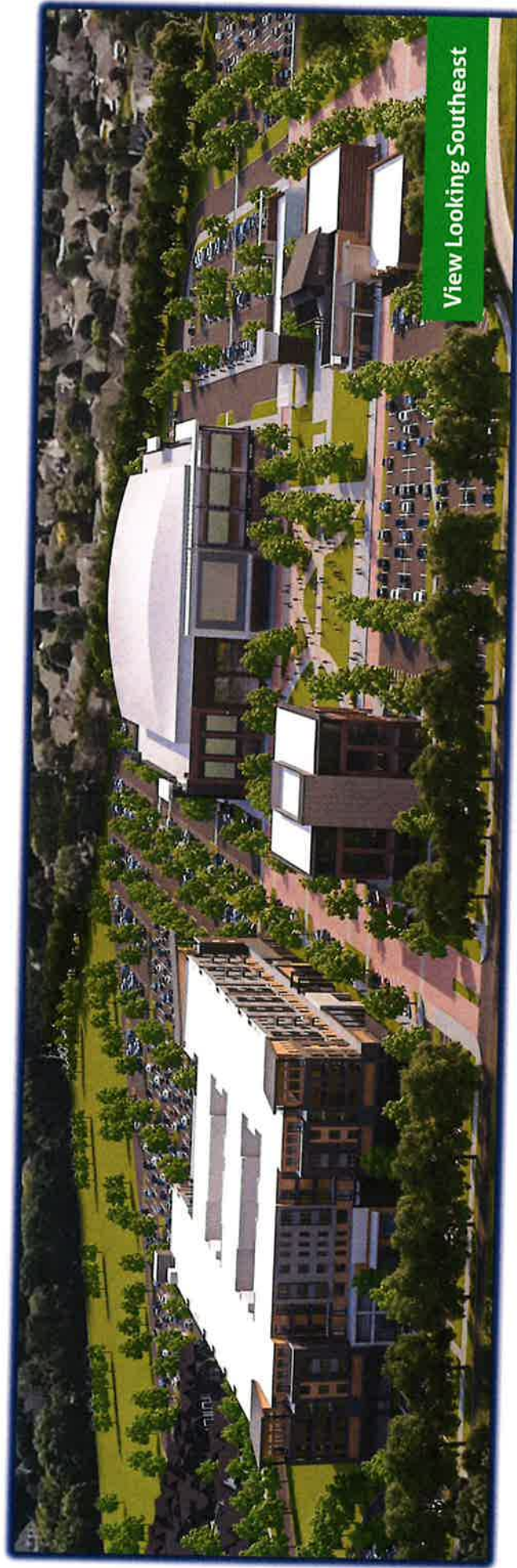




## Development Aerial



## Event Center Aerial





# Event Center Exterior Renderings





# Event Center Interior Renderings



4a. The Next Phase of Fishers District—Interior Renderings

**Exhibit C**  
*[The Facilities]*

In accordance with Ind. Code §36-7-31.3-8, the City of Fishers hereby designates the following facilities as comprising a PSC Development Area:

| PSC Development Area - The Facilities                             |                                      |                              |              |       |               |              |          |        |                  |                  |                  |                   |
|-------------------------------------------------------------------|--------------------------------------|------------------------------|--------------|-------|---------------|--------------|----------|--------|------------------|------------------|------------------|-------------------|
| Facility Name                                                     | Deeded Owner                         | Address                      | City         | Acres | Use           | Tax District | Township | Zoning | Land AV          | Improvement AV   | Total Gross AV   | Construction Cost |
| Best Western                                                      | Lights Out Developments LLC          | 9790 North By Northeast Blvd | Fishers      | 3.07  | Hotels        | Fishers      | Delaware | C3     | \$ 1,381,500.00  | \$ 2,991,500.00  | \$ 4,363,000.00  |                   |
| Comfort Inn & Suites                                              | Champion Fishers LLC                 | 9780 North By Northeast Blvd | Fishers      | 2.97  | Hotels        | Fishers      | Delaware | C3     | \$ 1,298,000.00  | \$ 1,790,000.00  | \$ 3,088,000.00  |                   |
| Courtyard                                                         | Stations Hotel Partners LLC          | 11550 Whistle Dr             | Fishers      | 2.12  | Hotels        | Fishers      | Delaware | PUD-M  | \$ 1,272,000.00  | \$ 7,856,600.00  | \$ 9,128,600.00  |                   |
| Fairfield Inn & Suites                                            | Crosspoint Blvd Hotel Partners LLC   | 10495 Crosspoint Blvd        | Indianapolis | 2.45  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 1,195,000.00  | \$ 2,508,200.00  | \$ 3,703,200.00  |                   |
| Hampton Inn & Suites                                              | J Enterprises Inn of Fishers LLC     | 11575 Commercial Dr          | Fishers      | 2.54  | Hotels        | Fishers      | Delaware | NPC-HC | \$ 1,270,000.00  | \$ 2,751,300.00  | \$ 4,021,300.00  |                   |
| Hilton Garden Inn                                                 | Hamilton Hotel Partners LLC          | 9785 North By Northeast Blvd | Fishers      | 4.15  | Hotels        | Fishers      | Delaware | C3     | \$ 1,678,500.00  | \$ 4,768,000.00  | \$ 6,446,500.00  |                   |
| Holiday Inn Express                                               | Hotel Fishers LP                     | 9791 North By Northeast Blvd | Fishers      | 2.56  | Hotels        | Fishers      | Delaware | C3     | \$ 1,152,000.00  | \$ 3,131,800.00  | \$ 4,283,800.00  |                   |
| Home 2 Suites                                                     | Fishers 96 Hotel LLC                 | 9701 North By Northeast Blvd | Fishers      | 1.65  | Hotels        | Fishers      | Delaware | C3     | \$ 742,500.00    | \$ 4,681,300.00  | \$ 5,423,800.00  |                   |
| Hyatt Place                                                       | Springdale Hotel Partners LLC        | 11455 Ikea Way               | Fishers      | 3.96  | Hotels        | Fishers      | Delaware | PUD-M  | \$ 2,375,000.00  | \$ 10,974,600.00 | \$ 13,350,600.00 |                   |
| *Nickel Plate Hotel                                               | Nickel Plate Hotel Partners LLC      | 8651 E 116th St              | Fishers      | 0.54  | Hotels        | Fishers      | Delaware | NPC-DC |                  |                  |                  | \$ 30,000,000.00  |
| Quality Suites                                                    | Motels Of Fishers LLP                | 9760 Cross Point Cmn         | Indianapolis | 1.56  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 780,000.00    | \$ 998,400.00    | \$ 1,778,400.00  |                   |
| Residence Inn                                                     | Fisher Hotel LLC                     | 9765 Crosspoint Blvd         | Indianapolis | 2.25  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 1,125,000.00  | \$ 2,615,500.00  | \$ 3,740,500.00  |                   |
| Springhill Suites                                                 | Apple Nine Hospitality Ownership Inc | 9698 Hague Rd                | Indianapolis | 2.82  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 1,310,000.00  | \$ 5,087,600.00  | \$ 6,397,600.00  |                   |
| Staybridge Suites                                                 | Crosspoint Hotel LLC                 | 9780 Crosspoint Blvd         | Indianapolis | 3.43  | Hotels        | Fishers      | Delaware | PUD-C  | \$ 1,715,000.00  | \$ 5,966,500.00  | \$ 7,681,500.00  |                   |
| Studio 6                                                          | 8250 Fishers Inc                     | 8250 North By Northeast Blvd | Fishers      | 2.56  | Hotels        | Fishers      | Delaware | C3     | \$ 1,152,000.00  | \$ 727,200.00    | \$ 1,879,200.00  |                   |
| **Fishers Event Center                                            | The City of Fishers                  | 11000 Stockdale St           | Fishers      | 3.82  | Entertainment | Fishers      | Delaware | PUD-M  |                  |                  |                  |                   |
| Total                                                             |                                      |                              |              |       |               |              |          |        | \$ 18,447,500.00 | \$ 54,627,500.00 | \$ 73,075,000.00 | \$ 170,000,000.00 |
| *Anticipated Completion in 2024; **Anticipated Completion in 2025 |                                      |                              |              |       |               |              |          |        |                  |                  |                  |                   |



**RESOLUTION NO. PCR 080223A**

**A RESOLUTION OF THE CITY OF FISHERS PLAN COMMISSION, APPROVING A  
RESOLUTION OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION  
DESIGNATING AND DECLARING A CERTAIN AREA AS A PROFESSIONAL  
SPORTS & CONVENTION DEVELOPMENT AREA**

WHEREAS, the City of Fishers Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Fishers, Indiana (the “City”);

WHEREAS, the City of Fishers Redevelopment Commission (the “Redevelopment Commission”), the governing body of the City of Fishers Department of Redevelopment (the “Department”) and the City of Fishers Redevelopment District, pursuant to Ind. Code §36-7-14, as amended from time to time (the “Redevelopment Act”), on July 13, 2023, approved and adopted its Resolution entitled “A Resolution of the City of Fishers Redevelopment Commission Designating and Declaring a Certain Area as a Professional Sports & Convention Development Area, Approving a Plan for Said Area, and Related Matters Thereto” (the “Declaratory Resolution”);

WHEREAS, the Declaratory Resolution designated an area known as the Fishers Professional Sports & Convention Development Area (the “PSC Development Area”) as a Tax Area (as defined by Ind. Code §36-7-31.3 *et. seq.*, the “Professional Sports Development Act”), designated certain facilities on certain facility sites within the PSC Development Area, allocated certain Covered Taxes attributable to a taxable event or Covered Taxes earned in the PSC Development Area, and approved the Plan (as defined in the Declaratory Resolution) as the plan for such area;

WHEREAS, the City may establish a Tax Area by resolution before January 1, 2024, pursuant to the procedures set forth in Ind. Code §36-7-31.3-9 and in accordance with the Professional Sports Development Act;

WHEREAS, in accordance with the Professional Sports Development Act, the Tax Area is a special taxing district authorized by the general assembly to enable the designating body to provide special benefits to taxpayers in the Tax Area by promoting economic development that is of public use and benefit;

WHEREAS, Section 9 of the Professional Sports Development Act provides that a Tax Area may be initially established by resolution in accordance with the Professional Sports Development Act and the procedures set forth for the establishment of an economic development area under the Redevelopment Act;

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution (which includes the Plan) to the Plan Commission for approval pursuant to the provisions of the Redevelopment Act;

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and has determined that they conform to the plan of development for the City, and now desires to

approve the Declaratory Resolution and the Plan and, pursuant to Section 16 of the Redevelopment Act, the Plan Commission desires to issue its written order approving the Declaratory Resolution and the Plan; and

WHEREAS, all capitalized terms not otherwise defined herein shall have the meaning ascribed to them under the Professional Sports Development Act or Redevelopment Act, as applicable.

NOW, THEREFORE, BE IT RESOLVED by the City of Fishers Plan Commission as follows:

1. Pursuant to Section 16 of the Redevelopment Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform to the plan of the development of the City.

2. The Declaratory Resolution and the Plan are in all respects approved.

3. This Resolution shall constitute the Plan Commission's written order approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Redevelopment 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 the meeting.

5. This Resolution shall be in full force and effect after its adoption by the Plan Commission.

PASSED, ISSUED AND APPROVED at a meeting of the City of Fishers Plan Commission, held on this 2<sup>nd</sup> day of August, 2023.

PLAN COMMISSION  
OF THE CITY OF FISHERS, INDIANA

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Presiding Officer

ATTEST:

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Secretary

This instrument prepared by: Christopher P. Greisl, Barnes & Thornburg, LLP, 11 South Meridian Street, 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/ Christopher P. Greisl