City of Carmel

CARMEL COMMON COUNCIL
MEETING AGENDA
MONDAY, JUNE 16, 2025 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

1. CALL TO ORDER

2. AGENDA APPROVAL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

8. CONSENT AGENDA

a. Approval of Minutes

1. June 2, 2025 Regular Meeting

b. Claims

1. Payroll – $4,132,303.53
2. General Claims – $2,847,789.66 and Purchase Card - $22,151.58
3. Retirement – $126,308.06
4. Wire Transfers – $2,222,331.95

9. ACTION ON MAYORAL VETOES

10. COMMITTEE REPORTS

a. Finance, Utilities and Rules Committee
b. Land Use and Special Studies Committee
c. All reports designated by the Chair to qualify for placement under this category.

11. OTHER REPORTS – (at the first meeting of the month specified below):

a. Carmel Redevelopment Commission (Monthly)
b. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)
c. Audit Committee (Bi-annual – May, October)
d. Redevelopment Authority (Bi-annual – April, October)
e. Economic Development Commission (Bi-annual – February, August)
f. Library Board (Annual – February)
g. Ethics Board (Annual – February)
h. Parks Department (Quarterly – February, May, August, November)
i. Climate Action Advisory Committee (Quarterly – March, June, September, December)
j. Finance Department Budget Update (Quarterly – April, July, October, January (for the 4th quarter of the previous year))
k. All reports designated by the Chair to qualify for placement under this category.

12. OLD BUSINESS

a. **Ninth Reading of Ordinance D-2762-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-37, 8-47, and 8-48 of the Carmel City Code; Sponsor: Councilor Aasen. **Remains in the Land Use and Special Studies Committee.**

Synopsis:
Ordinance establishing 15-minute parking space(s) at the beginning of each block along Main Street from Knoll Ct to 1st Ave SE, regulating parking on Range Line from Main Street to 1st Street, and removing inconsistencies and duplications of code.

b. **Fifth Reading of Ordinance D-2769-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 4, Section 6-63 of the Carmel City Code; Sponsor(s): Councilor(s) Taylor and Ayers. **Returns from the Land Use and Special Studies Committee.**

Synopsis:
Ordinance amending the fine for failing to display a valid permit for motor vehicle parking on a city sidewalk, multi-use path, or bicycle lane.

c. **Fourth Reading of Ordinance D-2772-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. **Sent to the Finance, Utilities and Rules Committee (Meeting date June 16, 2025).**

Synopsis:
An ordinance adopting requirements for nonprofit organizations receiving public support from the City.

13. PUBLIC HEARINGS

a. **First Reading of Ordinance Z-697-25;** An Ordinance of the Common Council of the City of Carmel, Indiana Establishing the US 421-WCD Planned Unit Development District; Sponsor: Councilor Minnaar.

Synopsis:
Ordinance establishes the US 421-WCD Planned Unit Development District Ordinance (the "US 421-WCD PUD"). The Ordinance would rezone the real estate from I-1 Industrial to a Planned Unit Development district allowing the development of mixed-use development including multi-family and commercial uses as depicted in the Concept Plan (attached as Exhibit B).

14. NEW BUSINESS

a. Resolution CC-06-16-25-01; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Gramercy Economic Development Area (Gramercy East – Phases 1-3); Sponsor: Councilor Aasen.

Synopsis:
This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase I Allocation Area, the Gramercy East – Phase 2 Allocation Area and the Gramercy East – Phase 3 Allocation Area, all within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

b. Resolution CC-06-16-25-02; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Gramercy Economic Development Area (Gramercy East – Phase 4); Sponsor: Councilor Aasen.

Synopsis:
This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase 4 Allocation Area within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

c. Resolution CC-06-16-25-03; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Gramercy Economic Development Area (Gramercy East – Phases 5-7); Sponsor: Councilor Aasen.

Synopsis:
This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase 5 Allocation Area, the Gramercy East – Phase 6 Allocation Area and the Gramercy East – Phase 7 Allocation Area, all within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

a. Property Abatements/Compliance with Statement of Benefits – Returns from the Finance, Utilities and Rules Committee

1. Alliance for Cooperative Energy Services Power Marketing, LLC (ACES)
2. Midcontinent Independent System Operator, Inc. (MISO)
3. Schlage Lock Company, LLC
4. ZP Investments, LLC and Zotec Partners, LLC

b. City Council Appointments

1. Christkindlmrkt Board (Term expires 6/30/27; two-year term); One Appointment.

17. ANNOUNCEMENTS

18. ADJOURNMENT

City of Carmel

CARMEL COMMON COUNCIL
MEETING MINUTES
MONDAY, JUNE 2, 2025 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

MEETING CALLED TO ORDER

Council President Adam Aasen; Council Members: Shannon Minnaar, Ryan Locke, Teresa Ayers, Matthew Snyder, Rich Taylor, Jeff Worrell, Anita Joshi, Anthony Green and Deputy Clerk Jessica Komp were present.

Council President Aasen called the meeting to order at 6:00 p.m.

AGENDA APPROVAL

The agenda was approved 9-0.

INVOCATION

Pastor Shaune Shelby with Ebenezer Baptist Church delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

Police Chief Drake Sterling introduced three new Carmel Police Officers to be sworn in. Juan Trejo comes to Carmel PD with 8 years of experience, serving Jasper, Indiana; Houston, TX, and serving in the U.S. Army. Alexander Lopez comes to Carmel from IMPD with 6 years of law enforcement experience, and he is also a certified EMT. Brandon Pounds comes to Carmel from Zionsville PD, he has over six years of law enforcement experience with Zionsville and Warren Township, and was a Division I, All-American athlete. The new Carmel Police Officers were sworn in by Mayor Sue Finkam.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Fran Gileno updated Council on the DORA sign that had been placed on her front sidewalk, which she had asked to be removed at the May 19th Council meeting. The sign was removed, but now three more have been placed in the area, including in front of a home on Shoshone Drive. These signs are slippery when wet. Ms. Gileno does not understand why these Designated Outdoor Refreshment Area signs are being placed east of Rangeline and into residential areas, as there are no businesses that serve alcohol from Ace Hardware down to Kroger. She and other residents in this area would like these signs removed.

Gabe Paul, HOA President for The Westons subdivision, spoke to Council on behalf of his neighborhood. He is in support of Ordinance D-2770-25, which will place a cap on the number of rentals in a subdivision, as The Westons has seen a proliferation of homes purchased by investors. Many of these homes have become rentals, and they are not being maintained.

Dave Drzewiecki, also a homeowner in The Westons, next spoke in favor of Ordinance D-2770-25. Mr. Drzewiecki and his wife have lived in their neighborhood for 22 years. Last year the home across from theirs

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was purchased by investors and has been leased to very loud tenants that do not maintain the home. Multiple loud vehicles come and go at all hours, often blocking the sidewalks, and waking neighbors. These tenants have also let off commercial grade fireworks at midnight, and have not cleared their sidewalks after snowfalls. The Drzewiecki's would like Ordinance D-2770-25 to be passed, so that there will be a rental cap and registration, to ensure our single-family residential neighborhoods maintain their value, and are prevented from being overrun by rentals.

Dee Fox spoke next, representing Carmel Citizens for Responsible Zoning. Ms. Fox is also in favor of Ordinance D-2770-25, although it still has some details to be worked out. She believes it will protect and preserve single-family neighborhoods from becoming majority rental neighborhoods. She also feels it's important to protect and preserve affordable homeownership opportunities for seniors and first-time homebuyers. Ms. Fox believes this proactive measure will protect homeownership as the real estate cycles change, since what might not be a problem now, could be in the future.

Jill Meisenheimer spoke next. Ms. Meisenheimer writes the Carmel Citizens for Responsible Zoning newsletter. She stated that she also supports Ordinance D-2770-25. She would like to know how people will be notified that they need to register, who has access to the registration information, and how the fines for not registering will be handled. Ms. Meisenheimer is concerned about areas without HOA's like Home Place. She encouraged the Council to take time to hear from people who have information that could benefit this ordinance.

Jack Feldman spoke next. He addressed Ordinance D-2769-25, Chapter 6, Article 4, which was discussed at the last Land Use and Special Studies Committee meeting. Mr. Feldman noticed that the one-way cycle tracks on Monon Blvd. are completely exempted from this, meaning that cyclist do not have to obey the laws, and any violations would be unenforceable. He also shared that he was hit by a car while riding his bike on a multi-use path. He was told by a police officer at that time that he shouldn't have been riding there, because it's a sidewalk. Mr. Feldman would like to see something done to indicate where bikes can be ridden, such as signage, or a unified colored stripe across multi-use paths, and better design in the long-run such as the continuation of asphalt across driveway crossings. He also shared that just west of Gray Road on 116th Street, the bike lane's solid yellow line was not repainted after a repaving project was finished several months ago.

Ed Shaughnessy of Cool Creek Estates spoke to Council next. Mr. Shaughnessy shared that he supports Ordinance D-2770-25. He believes that a rental cap is needed. He thanked the Council for looking into this.

Jordan Kohl spoke in opposition to Ordinance D-2770-25. Mr. Kohl moved to Carmel with his family two years ago. They have been renting while looking for the right home to purchase. Mr. Kohl believes that renters also bring civic engagement and community investment. He believes that the rent increase his landlord passed on to his family when property taxes increased on the townhome they rent, qualifies as him making an investment in the community. There are not very many three bedroom rental opportunities, and very few near his daughter's school. Apartments are even more expensive. He believes this ordinance will do a favor for developers and further increase the demand for apartments to be built. He stated that the wording of the ordinance states its main goal is to assist with the elimination of blight, which he does not see much of in Carmel. If there is blight, he believes we should work to correct those instances, instead of imposing an arbitrary cap city-wide. He believes the cost associated with tracking this registry and its enforcement is a waste of taxpayer money, as these issues should be handled by HOA's.

Ron Carter, former City Councilor, spoke to Council in opposition to the proposed Autumn Greenway. Mr. Carter believes there is a more cost-effective way to get bicyclists and pedestrians from the Monon Trail to Old Meridian, without having to spend the better part of $8 million. By utilizing quiet residential streets, we can continue what has been accomplished with our street bike routes. By adding another east-west connector in the Midtown area, instead of forcing through a full direct path, we can accomplish our goal with only

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adding about 400 feet of asphalt. Mr. Carter stated that as an ex-board member and Executive Director of the Indiana Greenways Foundation, this is the only trails and greenways project in the entire state that he has ever opposed. He urged the Council to consider this alternative, as he believes it is a far better solution.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Shresta Vankayala, a 6th grade student at Creekside Middle School, gave the Mayor's report to Council. On May 20th, the Mayor hosted a group of business leaders for the very first Mayor's CEO Roundtable. Chief Thacker and Chief Sterling delivered a presentation on emergency preparedness and response tactics. Mayor Finkam hopes to host more of these events in the future. On May 21st, we officially broke ground on Ardalan Plaza. This addition to our downtown will bring new retail and cultural opportunities to our community. On May 22nd, Team Bounceback held its first meeting. This group is exploring ways to bring back former students who moved away and encourage current students to stay and build their futures here. Many residents attended this year's Memorial Day ceremony, which honored the brave men and women who served our country. Last Friday, the Mayor had the opportunity to open the 2025 Metro Indy Skating Competition here in Carmel. This brought 330 skaters from 58 clubs and 13 states to our city. This major athletic attraction grows every year and continues to establish Carmel as a premier destination for figure skating excellence.

Mayor Finkam then spoke to Council about one agenda item, Ordinance D-2770-25, the "Rental Cap" ordinance. She thanked the Council's attorney and City Legal for the revisions made to improve it, particularly from an operational standpoint. Mayor Finkam stated that it will be her administration's job to operationalize this ordinance. and she appreciates the Council's clear demonstration that there is not expectation that we have this figured out today, with the inclusion of six months to get this underway. The permit portion of this ordinance will present different challenges than the registration portion. When the scope of implementation is better understood, the administration will be back in front of Council with an appropriation request, as this ordinance was not on their radar when this year's budget was planned. Mayor Finkam stated that they would be able to better share information at that time, including their recommendation of the statutorily allowed $5.00 registration fee.

Councilor Minnaar thanked the Street Department for all of their hard work during the cleanup of the Tornado that happened in April, including the replacement of a Mohawk Crossing neighborhood monument sign, which was accomplished within 24 hours.

CONSENT AGENDA

Councilor Minnaar moved to approve the consent agenda. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. The consent agenda was approved 9-0.

a. Approval of Minutes

1. May 19, 2025 Regular Meeting

a. Claims

2. Payroll – $4,228,673.21
3. General Claims – $3,229,483.13

ACTION ON MAYORAL VETOES

There were none.

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COMMITTEE REPORTS

Councilor Taylor reported that the Finance, Utilities and Rules Committee had met on Wednesday, May 28th, and sent the rental cap ordinance back to Council with a positive recommendation. They also discussed the Clay Terrace U.S. 31 Ramp Economic Development Area Ordinance, and the additional language that was needed by the County. This also passed unanimously. The North End Phase II TIF bond ordinance had previously been passed, so that is back on our agenda for a vote tonight.

Councilor Snyder reported that the Land Use and Special Studies Committee met on Wednesday May 21st. Discussion continued on Ordinance D-2769-25, regarding the need for a valid permit to park a vehicle on a multi-use path, sidewalk or bicycle lane. We will continue working on that as well as the UDO when we meet this Wednesday, June 4th, at 5:30 p.m., at the Carmel Library.

OTHER REPORTS – (at the first meeting of the month specified below):

Henry Mestetsky, Director of Redevelopment, gave the monthly report to Council. The Wren and the Windsor continue their buildout. Monon Square North is underway. 1st on Main continues buildout of its condo units. Magnolia continues the buildout of its next set of condos. Civic Square Condos are underway, which will wrap the Civic Square garage on the north and the west. Hamilton Crossing continues its construction. Last week there was a Plan Commission Officer meeting, where a new 80-room hotel for Republic was approved. This hotel will wrap a portion of the west and the south side of the parking garage, and a beautiful façade treatment will wrap the rest. That will come before the Redevelopment Commission's Architecture Review Committee this month. 111 S. Rangeline is now fully open. Icon on Main continues its construction, the apartments are now taking shape. Lots of progress is being made at the AT&T Site, both on the Buckingham multi-family project and the headquarters project. The elevator shafts are now up at the Ardalan Plaza site. The Economic Development Commission met earlier today and voted to approve the North End Phase II project, which is the final step before Council can vote to approve this project.

Councilor Taylor asked if the hotel wrapping the Hamilton Crossing garage is replacing the apartments that had originally been planned. Mr. Mestetsky replied that it is. Councilor Aasen asked if we could see visuals of what the hotel will look like. Councilor Minnaar asked Director Mestetsky to clarify the funding of Ardalan Plaza, and whether it would add to the city's debt. He responded that the Redevelopment Commission purchased two of the properties that went into his project, at about $1.2 Million total. The CRC put that land into this project, except that the developer is building out a whole sidewalk around the site and dedicating that back to the city, as well as building a public alley for everyone to use, and dedicating that back to the city. So really, the CRC put in about $700,000.00, when we consider how much value we're getting back in land. This project is also going to generate about $100,000.00 per year in TIF, over 25 years. With a net present value that's about $2.5 Million that the city is getting back in its entirety. This was four separate parcels, and no one did anything with these parcels for over 20 years. This type of project is possible because the city and the Redevelopment Commission aggregated these parcels together over time.

Councilor Locke asked about the use of TIF dollars at Hamilton Crossing, and how this hotel benefits the citizens of Carmel if it's only used by Republic Airways. Director Mestetsky answered that this is a huge training center for all of the Republic Airways pilots. To have landed these headquarters in Carmel is a huge win for the city. Pilots from all over the country will come here for training, they will stay overnight in the onsite hotel, and they will spend their dining and shopping dollars in Carmel. There will also be a public plaza, akin to Midtown plaza, open to the public. 75% of the parking garage will be open to the public. Director Mestetsky believes that from what the Council initially approved, we are getting as close as possible to that. Future phases of this development will include office, retail, and multi-family. Councilor Locke then stated that as this project progresses, he would like to see the public plazas be designed in a way as to be fully functional for the city, and not just an insular amenity for Republic. His concern is that insular use does

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not justify the benefit of receiving TIF funding. Councilor Joshi asked what the original number of apartments had been, and Director Mestetsky responded that there had not been a number proposed, it was conceptual in design. The intent had always been that Republic would build the parking garage needed for their headquarters, and then that garage would be wrapped in apartments. Early on, Republic said that they couldn't build the apartments right now, but they wanted to move forward with starting on the headquarters and garage. Council was asked if they would approve the bond knowing that it might not be apartments, it might just be a nice façade, or something else, wrapping the garage. Council approved. That is how we moved from apartments to a hotel wrapping this garage.

Eric Mehl, Chair of the Climate Action Advisory Committee, next gave the quarterly report to Council. Mr. Mehl is also the Administration and Planning Director for Carmel Clay Parks, and he is the Parks' representative to the internal staff Sustainability Committee. He is trying to bridge the gap between the Climate and Sustainability Committees. Mr. Mehl stated that they are reassessing the six main goals of the 43 standards within the Climate Action Plan, based on our priorities and our budget. The Climate Committee is getting feedback from the Sustainability Committee on how to better achieve those goals, and on what timeline. What might any roadblocks be, and which goals might be more achievable, sooner? They are also analyzing which items have the biggest return on investment. Councilor Taylor asked about drought-resistant landscaping. Mr. Mehl replied that this is one of the six main goals of the committee.

OLD BUSINESS

Council President Aasen announced the eighth reading of **Ordinance D-2762-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-37, 8-47, and 8-48 of the Carmel City Code; Sponsor: Councilor Aasen. This item remains in the Land Use and Special Studies Committee.

Council President Aasen announced the sixth reading of **Ordinance D-2767-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 4, Section 2-96 of the Carmel City Code; Sponsor(s): Councilor(s) Taylor and Snyder. This returns from the Finance, Utilities and Rules Committee. Councilor Taylor shared that this item returns with a positive recommendation. He shared that there was a robust discussion on lift assist fees, and how those fee amounts compare with neighboring towns. Councilor Minnaar moved to approve this ordinance. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2767-25** approved, 9-0.

Council President Aasen announced the fourth reading of **Ordinance D-2769-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 4, Section 6-63 of the Carmel City Code; Sponsor(s): Taylor and Ayers. This remains in the Land Use and Special Studies Committee.

Council President Aasen announced the fourth reading of **Ordinance D-2770-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 6 Under Chapter 4 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen, Taylor, Snyder and Ayers. This item returns from the Finance, Utilities and Rules Committee with a positive recommendation. Councilor Taylor shared that this item was discussed at great length. His position on this ordinance is to maintain a balance between single-family rentals and single-family homes in platted neighborhoods. Councilor Joshi asked about lines 91-92 in the ordinance, and whether the terms "siblings, nieces, and nephews" could be added to the definition of immediate family members. Council Attorney Ted Nolting responded that it could, and that "sibling" should have been included all along. Councilor Snyder then moved to amend the ordinance to include the terms proposed by Councilor Joshi. Councilor Joshi seconded. There was no further discussion on this amendment. Council President Aasen called for the vote. **Motion to Amend Ordinance D-2770-25** approved, 9-0. Councilor Worrell stated that after speaking with the Mayor, he is now comfortable voting in favor of this ordinance, as he now understands what the administration's role will be in this. Councilor Green asked about

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the 10% city-wide cap being removed, and how this would affect neighborhoods without HOA's. Mr. Nolting replied that subdivisions are being defined as platted neighborhoods, which may or may not have HOA's or covenants. Councilor Taylor moved to approve Ordinance D-2770-25, as amended. Councilor Minnaar seconded the motion. Councilor Green then commented that this issue has been of concern for quite a while, this is not just in response to recent actions by Fishers. Councilor Joshi commented that those neighborhoods that already have more than 10% rentals will not be affected by this immediately, but it will help in the long term. And although this may incentivize rentals in neighborhoods currently under the 10% cap, the saving grace of this ordinance is the registry, which will help give our code enforcement department the tools it needs. Councilor Worrell stated that we need to set a higher standard for landlords. This is not about tenants, it's about landlords actually taking care of their properties. We should enact standards such as not allowing a large number of vehicles at a rental. Councilor Taylor stated that this ordinance protects neighborhoods that don't have an HOA, or have so many rentals, that they cannot update or change their CCR's. This will protect the largest investment that most people will make, which is the purchase of a home. Councilor Snyder stated that as an owner of rental properties, himself, he fully supports this ordinance. Councilor Ayers stated that it is difficult to find a home to purchase in Carmel, and this will help protect that opportunity. Councilor Locke stated that ordinances do not forever fix an issue or end the discussion. We still have the ability to listen to the community and adapt and change our ordinances to meet the community's needs. Councilor Minnaar stated that this ordinance is not about penalizing property owners or excluding landlords. But cash offers from investors are often pricing homebuyers out of the Carmel market. She commended Mr. Kohl for speaking up tonight and told him that he is exactly the future homebuyer that she believes this ordinance will help. She believes this is a real issue to be addressed, which is why so many HOA's are trying to address it. As Dee Fox stated, CCR's are very difficult and expensive to change. This is why we should take this proactive measure right now. Council President Aasen thanked Councilor Taylor for all of his hard work on this ordinance. He stated that this is not a perfect piece of legislation, but he will be supporting it. He has the utmost faith in our city staff to implement these measures correctly. There was no further discussion. Council President Aasen called for the vote. **Motion to Approve Ordinance D-2770-25 As Amended** approved, 9-0.

Council President Aasen announced the third reading of **Ordinance D-2771-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Issuance of Economic Development Tax Increment Revenue Bonds to Support the North End Phase II Project, and Authorizing and Approving Other Actions in Respect Thereto; Sponsor: Councilor Aasen. This item returns from the Finance, Utilities and Rules Committee. Council President Aasen explained that this was approved by the Finance Committee but had to be held until this meeting to wait for the Economic Development Committee to have their vote. They voted in approval, so now this returns from the Finance Committee. Councilor Worrell made a motion to approve the ordinance. Councilor Taylor seconded. There was no further discussion. Council President Aasen called for the vote. **Ordinance D-2771-25** approved, 9-0.

Council President Aasen announced the third reading of **Ordinance D-2772-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. This item remains in the Finance, Utilities and Rules Committee.

Council President Aasen announced the second reading of **Ordinance D-2773-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Approving and Adopting a Revised Interlocal Agreement; Sponsor: Councilor Aasen. This item returns from the Finance, Utilities and Rules Committee. Councilor Taylor explained that this ordinance corrects a minor omission in the original Interlocal Agreement, to allow excess TIF generated to pay for debt service. This was just a technical correction to an ordinance that we had passed previously. Councilor Snyder moved to approve the ordinance. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2773-25** approved, 9-0.

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PUBLIC HEARINGS

There were none.

NEW BUSINESS

There was none.

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

Council President Aasen announced Property Abatements/Compliance with Statement of Benefits. This includes abatements for four entities:

1. Alliance for Cooperative Energy Services Power Marketing, LLC
2. Midcontinent Independent System Operator, Inc.
3. Schlage Lock Company, LLC
4. ZP Investments, LLC and Zotec Partners, LLC.

This item was sent to the Finance, Utilities and Rules Committee for consideration.

ANNOUNCEMENTS

There were none.

ADJOURNMENT

Council President Aasen adjourned the meeting at 7:28 p.m.

Respectfully Submitted,

_____
Jacob Quinn, Clerk

Approved,

_____
Adam Aasen, Council President

ATTEST:

_____
Jacob Quinn, Clerk

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Total Gross Wages for REGULAR PAYROLL date 5/30/2025 $2,800,410.73

Total Payroll Liabilities for REGULAR PAYROLL date 5/30/2025 $1,331,892.80

I hereby certify that payroll amount listed above is true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Deputy CFO/Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of **$4,132,303.53** is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2025

Acknowledged by the Common Council of the City of Carmel, Indiana.

_____
Council President

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
RAY MARKETING BY PROFORMA	605339	05/28/25	STAFF CLOTHING	1091-4356004		41.50	
							41.50
ACTIVE NETWORK LLC	605340	05/28/25	REFUNDS AWARDS & INDEMITY	1092-4358400		202.00	
							202.00
AMAZON CAPITAL SERVICES	605341	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		128.00	
AMAZON CAPITAL SERVICES	605341	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		286.32	
AMAZON CAPITAL SERVICES	605341	05/28/25	GENERAL PROGRAM SUPPLIES	1082-4239039		227.92	
AMAZON CAPITAL SERVICES	605341	05/28/25	OFFICE SUPPLIES	1081-4230200		133.84	
AMAZON CAPITAL SERVICES	605341	05/28/25	GENERAL PROGRAM SUPPLIES	1094-4239039		109.99	
AMAZON CAPITAL SERVICES	605341	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		49.98	
AMAZON CAPITAL SERVICES	605341	05/28/25	GENERAL PROGRAM SUPPLIES	1092-4239039		.30	
							936.35
AMERICAN RED CROSS-HLTH &	605342	05/28/25	OTHER FEES & LICENSES	1096-4358300		235.00	
AMERICAN RED CROSS-HLTH &	605342	05/28/25	EXTERNAL INSTRUCT FEES	1081-4357004		480.00	
							715.00
ALPHA CARD	605343	05/28/25	GENERAL PROGRAM SUPPLIES	1092-4239039		1,186.32	
							1,186.32
BLUEPAY PROCESSING, LLC	605344	05/28/25	OTHER PROFESSIONAL FEES	1081-4341999		15,728.66	
BLUEPAY PROCESSING, LLC	605344	05/28/25	OTHER PROFESSIONAL FEES	1081-4341999		211.50	
							15,940.16
BRIGHT WHITE PAPER CO	605345	05/28/25	OFFICE SUPPLIES	1091-4230200		598.00	
							598.00
BUDDENBAUM & MOORE, LLC	605346	05/28/25	OTHER MAINT SUPPLIES	1094-4238900		10,707.60	
BUDDENBAUM & MOORE, LLC	605346	05/28/25	OTHER MAINT SUPPLIES	1094-4238900		7,980.48	
BUDDENBAUM & MOORE, LLC	605346	05/28/25	INLOW SPLASH PAD START UP	1125-4238900	61342	726.51	
							19,414.59
CAPITAL ONE COMMERCIAL	605347	05/28/25	SMALL TOOLS & MINOR EQUIP	1094-4238000		143.72	
CAPITAL ONE COMMERCIAL	605347	05/28/25	BUILDING MATERIAL	1125-4235000		3.66	
CAPITAL ONE COMMERCIAL	605347	05/28/25	OTHER MAINT SUPPLIES	1125-4238900		19.98	
CAPITAL ONE COMMERCIAL	605347	05/28/25	POSTS & HARDWARE	1125-4239032		90.93	
CAPITAL ONE COMMERCIAL	605347	05/28/25	SMALL TOOLS & MINOR EQUIP	1125-4238000		29.99	
CAPITAL ONE COMMERCIAL	605347	05/28/25	GARAGE & MOTOR SUPPIES	1125-4232100		81.98	
CAPITAL ONE COMMERCIAL	605347	05/28/25	BUILDING MATERIAL	1125-4235000		162.67	
CAPITAL ONE COMMERCIAL	605347	05/28/25	OTHER MAINT SUPPLIES	1093-4238900		125.88	
CAPITAL ONE COMMERCIAL	605347	05/28/25	SMALL TOOLS & MINOR EQUIP	1094-4238000		98.48	
CAPITAL ONE COMMERCIAL	605347	05/28/25	GENERAL PROGRAM SUPPLIES	1125-4239039		44.94	
CAPITAL ONE COMMERCIAL	605347	05/28/25	OFFICE SUPPLIES	1125-4230200		47.16	
CAPITAL ONE COMMERCIAL	605347	05/28/25	BUILDING MATERIAL	1125-4235000		43.38	
CAPITAL ONE COMMERCIAL	605347	05/28/25	BUILDING MATERIAL	1125-4235000		-43.38	
CAPITAL ONE COMMERCIAL	605347	05/28/25	OTHER MAINT SUPPLIES	1093-4238900		48.22	
CAPITAL ONE COMMERCIAL	605347	05/28/25	GENERAL PROGRAM SUPPLIES	1092-4239039		278.11	
CAPITAL ONE COMMERCIAL	605347	05/28/25	BUILDING MATERIAL	1125-4235000		16.26	
CAPITAL ONE COMMERCIAL	605347	05/28/25	SMALL TOOLS & MINOR EQUIP	1125-4238000		154.14	
CAPITAL ONE COMMERCIAL	605347	05/28/25	OTHER MAINT SUPPLIES	1125-4238900		15.78	
CAPITAL ONE COMMERCIAL	605347	05/28/25	MISCELLANEOUS SUPPLIES	1125-4239000		25.96	
							1,387.86
CARMEL TROPHIES PLUS LLC	605348	05/28/25	GENERAL PROGRAM SUPPLIES	1096-4239039		219.00	
							219.00
CARMEL UTILITIES	605349	05/28/25	WATER & SEWER	1125-4348500		343.88	
CARMEL UTILITIES	605349	05/28/25	WATER & SEWER	110-4348500		115.18	
CARMEL UTILITIES	605349	05/28/25	WATER & SEWER	1125-4348500		933.18	
CARMEL UTILITIES	605349	05/28/25	WATER & SEWER	1125-4348500		92.10	
CARMEL UTILITIES	605349	05/28/25	WATER & SEWER	1125-4348500		6.58	
							1,490.92
CINTAS CORPORATION #18	605350	05/28/25	CLEANING SUPPLIES	1125-4238900	61414	335.50	
CINTAS CORPORATION #18	605350	05/28/25	OTHER MAINT SUPPLIES	1093-4238900		504.38	
CINTAS CORPORATION #18	605350	05/28/25	OTHER MAINT SUPPLIES	1125-4238900		241.71	
							1,081.59

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
CIRCLE BUSINESS EQUIPMENT	605351	05/28/25	EQUIPMENT REPAIRS & MAINT	1093-4350000		269.00	269.00
CURRENT PUBLISHING	605352	05/28/25	PUBLICATION OF LEGAL ADS	1125-4345500		78.31	78.31
PAPAW'S ICE CREAM	605353	05/28/25	CLASSIFIED ADVERTISING	1081-4346000		209.37	
PAPAW'S ICE CREAM	605353	05/28/25	CLASSIFIED ADVERTISING	1091-4346000		209.38	418.75
DIGILOCK BY SECURITY PEOP	605354	05/28/25	FURNITURE & FIXTURES	1091-4463000		19,484.34	19,484.34
ELAN FINANCIAL SERVICES	605355	05/28/25	OTHER FEES & LICENSES	1125-4358300		99.00	99.00
ELLIS MECHANICAL & ELECTR	605356	05/28/25	EQUIPMENT REPAIRS & MAINT	1094-4350000		1,780.38	1,780.38
FUN EXPRESS	605357	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		12.66	
FUN EXPRESS	605357	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		72.45	85.11
GOLD MEDAL PRODUCTS	605358	05/28/25	FOOD & BEVERAGES	1095-4239040		372.65	372.65
GRAINGER	605359	05/28/25	BUILDING REPAIRS & MAINT	110-4350100		579.26	579.26
GRAYBAR ELECTRIC CO, INC	605360	05/28/25	REPAIR PARTS	1093-4237000		746.34	746.34
INTERNATIONAL TALENT ACAD	605361	05/28/25	ADULT CONTRACTORS	1096-4340800		6,160.00	6,160.00
IRVING MATERIALS INC	605362	05/28/25	GROUNDS MAINTENANCE	1125-4350400		95.02	95.02
CAS CONSTRUCTION LLC	605363	05/28/25	SPLASH PAD FACADE REPAIRS	103-4462000	61345	8,000.00	8,000.00
KULLY SUPPLY INC	605364	05/28/25	REPAIR PARTS	1093-4237000		333.55	333.55
LEE SUPPLY CORP - CARMEL	605365	05/28/25	BUILDING REPAIRS & MAINT	1093-4350100		333.40	333.40
MENARDS, INC	605366	05/28/25	AC FOR ADMIN OFF ATTIC	1125-4235000	61393	350.40	350.40
MORE MOE'S INDIANA	605367	05/28/25	GENERAL PROGRAM SUPPLIES	1082-4239039		310.00	310.00
NORTHERN SAFETY CO, INC	605368	05/28/25	SAFETY SUPPLIES	1081-4239012		500.05	
NORTHERN SAFETY CO, INC	605368	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		75.35	
NORTHERN SAFETY CO, INC	605368	05/28/25	SAFETY SUPPLIES	1081-4239012		91.24	
NORTHERN SAFETY CO, INC	605368	05/28/25	SAFETY SUPPLIES	1094-4239012		119.97	
NORTHERN SAFETY CO, INC	605368	05/28/25	SAFETY SUPPLIES	1094-4239012		343.45	
NORTHERN SAFETY CO, INC	605368	05/28/25	SAFETY SUPPLIES	1094-4239012		73.53	
NORTHERN SAFETY CO, INC	605368	05/28/25	SAFETY SUPPLIES	1081-4239012		286.30	1,489.89
OTTO'S PARKING MARKING	605369	05/28/25	EAST & WEST PARKING LOT	103-4462000	60862	4,482.00	4,482.00
PEPSI-COLA GEN BOT IN	605370	05/28/25	FOOD & BEVERAGES	1095-4239040		1,649.36	1,649.36
MELLOW MUSHROOM PIZZA BAK	605371	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		85.44	85.44
RUNDELL ERNSTBERGER ASSOC	605372	05/28/25	MONON BLVD SPRAY PLAZA	103-R4460703	60055	4,059.25	4,059.25
S & S CRAFTS WORLDWIDE IN	605373	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		694.74	
S & S CRAFTS WORLDWIDE IN	605373	05/28/25	GENERAL PROGRAM SUPPLIES	1082-4239039		616.52	1,311.26
SCAT PEST CONTROL INC.	605374	05/28/25	BUILDING REPAIRS & MAINT	110-4350100		100.00	
SCAT PEST CONTROL INC.	605374	05/28/25	BUILDING REPAIRS & MAINT	110-4350100		165.00	
SCAT PEST CONTROL INC.	605374	05/28/25	BUILDING REPAIRS & MAINT	1093-4350100		650.00	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							915.00
STANTEC CONSULTING SERVIC	605375	05/28/25	SEED SUPPLIES NATIVE AREA	1125-R4239039	60577	165.00	
STANTEC CONSULTING SERVIC	605375	05/28/25	SEED SUPPLIES NATIVE AREA	1125-R4239039	60577	292.50	
STANTEC CONSULTING SERVIC	605375	05/28/25	SEED SUPPLIES NATIVE AREA	1125-R4239039	60577	295.00	
							752.50
STAPLES BUSINESS ADVANTAG	605376	05/28/25	GENERAL PROGRAM SUPPLIES	1082-4239039		244.28	
STAPLES BUSINESS ADVANTAG	605376	05/28/25	OFFICE SUPPLIES	1081-4230200		3.33	
STAPLES BUSINESS ADVANTAG	605376	05/28/25	GENERAL PROGRAM SUPPLIES	1081-4239039		116.04	
							363.65
STERICYCLE INC	605377	05/28/25	OTHER CONT SERVICES	1094-4350900		46.08	
							46.08
SUNBELT RENTALS, INC.	605378	05/28/25	EQUIPMENT REPAIRS & MAINT	1094-4350000		2,946.68	
							2,946.68
ANYTIME OUTHOUSE	605379	05/28/25	INLOW PARK CONSTRUCTION	1125-4353099	61397	300.00	
							300.00
CLAUDINE SUTTON	605380	05/28/25	POSTAGE	1125-4342100		10.24	
CLAUDINE SUTTON	605380	05/28/25	SPECIAL PROJECTS	1125-4359000		37.01	
							47.25
SWIM OUTLET.COM	605381	05/28/25	GENERAL PROGRAM SUPPLIES	1096-4239039		374.45	
							374.45
SYSCO FOOD SERVICES	605382	05/28/25	FOOD & BEVERAGES	1095-4239040		4,519.28	
SYSCO FOOD SERVICES	605382	05/28/25	FOOD & BEVERAGES	1095-4239040		-176.40	
							4,342.88
TOWNE POST NETWORK INC	605384	05/28/25	MARKETING & PROMOTIONS	1091-4341991		700.00	
							700.00
UKG INC	605385	05/28/25	INFO SYS MAINT/CONTRACTS	1125-4341955		921.74	
UKG INC	605385	05/28/25	INFO SYS MAINT/CONTRACTS	1081-4341955		2,224.57	
UKG INC	605385	05/28/25	INFO SYS MAINT/CONTRACTS	1091-4341955		4,165.54	
							7,311.85
ADVANCED TURF SOLUTIONS I	605386	05/29/25	OTHER EXPENSES	601-5023990		254.00	
							254.00
AMAZON CAPITAL SERVICES	605387	05/29/25	LANDSCAPING SUPPLIES	2201-4239034		23.95	
AMAZON CAPITAL SERVICES	605387	05/29/25	STORM SEWER MAINT SUPPLS	2201-4237001		227.52	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		239.80	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		65.95	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		17.98	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		75.24	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		299.99	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		18.29	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		-104.75	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		-53.34	
AMAZON CAPITAL SERVICES	605387	05/29/25	FURNITURE & FIXTURES	2201-4463000		480.56	
AMAZON CAPITAL SERVICES	605387	05/29/25	LANDSCAPING SUPPLIES	2201-4239034		377.91	
AMAZON CAPITAL SERVICES	605387	05/29/25	OFFICE SUPPLIES	2201-4230200		7.18	
AMAZON CAPITAL SERVICES	605387	05/29/25	OFFICE SUPPLIES	2201-4230200		7.95	
AMAZON CAPITAL SERVICES	605387	05/29/25	REPAIR PARTS	2201-4237000		5.89	
AMAZON CAPITAL SERVICES	605387	05/29/25	REPAIR PARTS	2201-4237000		11.89	
AMAZON CAPITAL SERVICES	605387	05/29/25	REPAIR PARTS	2201-4237000		9.89	
AMAZON CAPITAL SERVICES	605387	05/29/25	REPAIR PARTS	2201-4237000		799.99	
AMAZON CAPITAL SERVICES	605387	05/29/25	SAFETY ACCESSORIES	2201-4356003		110.30	
AMAZON CAPITAL SERVICES	605387	05/29/25	SAFETY ACCESSORIES	2201-4356003		98.09	
AMAZON CAPITAL SERVICES	605387	05/29/25	LANDSCAPING SUPPLIES	2201-4239034		9.45	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		-2.99	
AMAZON CAPITAL SERVICES	605387	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		12.68	
							2,739.42
AMERICAN STRUCTURE POINT,	605388	05/29/25	106TH/KEYSTONE DAMAGE	2201-R4350900	111131	4,132.50	
AMERICAN STRUCTURE POINT,	605388	05/29/25	106TH & KEYSTONE DAMAGE	2201-R4350202	113110	2,845.00	
AMERICAN STRUCTURE POINT,	605388	05/29/25	KEYSTONE MSE WALL REPAIRS	2201-R4350900	111183	6,492.00	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
AMERICAN STRUCTURE POINT,	605388	05/29/25	OTHER EXPENSES	652-5023990		7,912.25	
							21,381.75
AMERI-TURF	605389	05/29/25	LANDSCAPING SUPPLIES	2201-4239034		146.00	
							146.00
ANGEL OAK TREE CARE	605390	05/29/25	TREE STUMP REMOVAL	2201-4350400	115494	3,110.00	
							3,110.00
ARGOS CONNECTED SOLUTIONS	605391	05/29/25	GPS TRACKING SERVICES	2201-4350900	115364	2,522.29	
ARGOS CONNECTED SOLUTIONS	605391	05/29/25	GPS TRACKING SERVICES	2201-4350900	115364	2,316.36	
							4,838.65
AUTOMATIC SUPPLY	605392	05/29/25	WATER MAINTENANCE SUPPL	1207-4238100		1,266.73	
							1,266.73
AVI SYSTEMS	605393	05/29/25	8-CHANNEL NETWORK AMP	1115-4463100	116677	4,342.68	
AVI SYSTEMS	605393	05/29/25	AVI SYSTEMS	1115-4463100	116678	615.00	
							4,957.68
FORTE	605394	05/29/25	COMMUNICATION EQUIPMENT	1115-4463100		85.00	
FORTE	605394	05/29/25	COMMUNICATION EQUIPMENT	1115-4463100		35.00	
							120.00
BASTIN LOGAN WATER SERVIC	605395	05/29/25	OTHER EXPENSES	601-5023990		14,545.00	
BASTIN LOGAN WATER SERVIC	605395	05/29/25	OTHER EXPENSES	601-5023990		15,445.00	
BASTIN LOGAN WATER SERVIC	605395	05/29/25	OTHER EXPENSES	601-5023990		23,930.00	
BASTIN LOGAN WATER SERVIC	605395	05/29/25	OTHER EXPENSES	601-5023990		1,440.00	
							55,360.00
BATTERIES PLUS BULBS	605396	05/29/25	OTHER MAINT SUPPLIES	1110-4238900		29.96	
							29.96
BEC ENTERPRISES LLC	605397	05/29/25	REPAIR PARTS	2201-4237000	116770	1,613.50	
							1,613.50
BEST RENTS LLC	605398	05/29/25	GRAPPLE TRUCK RENTAL	2201-4353099	116649	3,505.00	
BEST RENTS LLC	605398	05/29/25	GRAPPLE TRUCK RENTAL	2201-4353099	116649	3,505.00	
							7,010.00
BLUE TRITON BRANDS INC	605399	05/29/25	OTHER MISCELLANEOUS	1110-4239099		82.91	
							82.91
BO-MAR INDUSTRIES, INC.	605400	05/29/25	DICROHIC GLASS REPLACE	2201-4466100	116638	1,050.00	
							1,050.00
BRENNTAG MID SOUTH INC	605401	05/29/25	CHEMICALS-REFLECTING POND	1206-4350900	116783	9,584.07	
BRENNTAG MID SOUTH INC	605401	05/29/25	OTHER EXPENSES	601-5023990		524.69	
BRENNTAG MID SOUTH INC	605401	05/29/25	OTHER EXPENSES	601-5023990		1,077.06	
							11,185.82
BOBCAT OF ANDERSON	605402	05/29/25	REPAIR PARTS	2201-4237000		224.70	
BOBCAT OF ANDERSON	605402	05/29/25	REPAIR PARTS	2201-4237000		145.14	
							369.84
BROADY-CAMPBELL, INC	605403	05/29/25	ROUNDABOUT REPAIRS	2201-4350900	115395	6,335.00	
							6,335.00
BROWNELLS INC	605404	05/29/25	AMMUNITIONS & ACCESSORIES	1110-4239010		425.13	
BROWNELLS INC	605404	05/29/25	AMMUNITIONS & ACCESSORIES	1110-4239010		138.38	
							563.51
C T W ELECTRICAL CO, INC	605405	05/29/25	REPAIR PARTS	2201-4351000	115359	451.36	
							451.36
CALDWELL ENVIRONMENTAL IN	605406	05/29/25	OTHER EXPENSES	651-5023990		1,406.85	
							1,406.85
CARMEL CITY CENTER LLC	605407	05/29/25	GARAGE MAINT	1206-4350900	115388	3,736.90	
							3,736.90
CARMEL WELDING & SUPP INC	605408	05/29/25	REPAIR PARTS	2201-4237000		3.42	
							3.42
CARRIER & GABLE INC	605409	05/29/25	REPAIR PARTS	1115-4237000		150.00	
							150.00
CENTER FOR THE PERFORMING	605410	05/29/25	OTHER CONT SERVICES	1208-4350900		119,019.58	
							119,019.58
CINTAS CORPORATION #18	605411	05/29/25	OTHER EXPENSES	651-5023990		32.95	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
CINTAS CORPORATION #18	605411	05/29/25	LAUNDRY SERVICE	1110-4356501		156.54	
CINTAS CORPORATION #18	605411	05/29/25	LAUNDRY SERVICE	1110-4356501		79.81	
CINTAS CORPORATION #18	605411	05/29/25	OTHER CONT SERVICES	1206-4350900		95.08	
CINTAS CORPORATION #18	605411	05/29/25	OTHER CONT SERVICES	1206-4350900		95.08	
CINTAS CORPORATION #18	605411	05/29/25	OTHER CONT SERVICES	1206-4350900		95.08	
CINTAS CORPORATION #18	605411	05/29/25	OTHER CONT SERVICES	1206-4350900		95.08	
CINTAS CORPORATION #18	605411	05/29/25	OTHER CONT SERVICES	1206-4350900		95.08	
CINTAS CORPORATION #18	605411	05/29/25	RUG CLEANING	1115-4350100	114258	126.44	
							871.14
CINTAS FIRST AID & SAFETY	605412	05/29/25	OTHER EXPENSES	651-5023990		290.23	
							290.23
CINTAS UNIFORMS	605413	05/29/25	BUILDING REPAIRS & MAINT	2201-4350100		99.18	
CINTAS UNIFORMS	605413	05/29/25	OTHER CONT SERVICES	2201-4350900		168.30	
CINTAS UNIFORMS	605413	05/29/25	BUILDING REPAIRS & MAINT	2201-4350100		99.18	
CINTAS UNIFORMS	605413	05/29/25	OTHER CONT SERVICES	2201-4350900		168.30	
CINTAS UNIFORMS	605413	05/29/25	OTHER CONT SERVICES	2201-4350900		111.07	
CINTAS UNIFORMS	605413	05/29/25	BUILDING REPAIRS & MAINT	2201-4350100		21.45	
							667.48
CORE & MAIN	605414	05/29/25	OTHER EXPENSES	651-5023990		92.50	
							92.50
THE CONNECTION	605415	05/29/25	BUILDING REPAIRS & MAINT	2201-4350100		776.60	
THE CONNECTION	605415	05/29/25	BUILDING REPAIRS & MAINT	2201-4350100		683.70	
							1,460.30
DIRTWORKS LLC	605416	05/29/25	BUILDING REPAIRS & MAINT	2201-4350100		3,115.00	
							3,115.00
DON HINDS FORD	605417	05/29/25	OTHER EQUIPMENT	1110-4467099		3,363.78	
							3,363.78
DORSEY EXCAVATING INC	605418	05/29/25	OTHER CONT SERVICES	2201-4350900		7,210.00	
							7,210.00
ELEMENT MATERIALS TECHNOL	605419	05/29/25	OTHER EXPENSES	651-5023990		959.90	
							959.90
FLOSOURCE INC	605420	05/29/25	OTHER EXPENSES	601-5023990		2,779.00	
							2,779.00
FREW PROCESS GROUP	605421	05/29/25	OTHER EXPENSES	601-5023990		4,042.07	
							4,042.07
GRAINGER	605422	05/29/25	REPAIR PARTS	2201-4237000		77.81	
							77.81
GRAINGER	605423	05/29/25	OTHER EXPENSES	651-5023990		7.51	
							7.51
GRAINGER INC	605424	05/29/25	SMALL TOOLS & MINOR EQUIP	1115-4238000		229.81	
							229.81
GRAYBAR ELECTRIC CO, INC	605425	05/29/25	VERTIV LIEBERT/SMALL TOOL	1115-4467099	116686	1,368.76	
							1,368.76
OMNI ELECTRIC LLC	605426	05/29/25	P1 CABINET 111TH & WEST	2201-R4350400	112746	32,932.32	
OMNI ELECTRIC LLC	605426	05/29/25	BRIDGE OVER CARMEL DR	1115-R4463100	113083	10,343.66	
							43,275.98
HACH COMPANY	605427	05/29/25	OTHER EXPENSES	651-5023990		508.74	
							508.74
HOLLYWOODS BUMP & GRIND	605428	05/29/25	AUTO REPAIRS	2201-4351000	115465	2,710.07	
							2,710.07
HOWARD COMPANIES	605429	05/29/25	2025 PAVING CONTRACT	1206-4350200	115477	447,368.82	
							447,368.82
HP INC.	605430	05/29/25	LAPTOP-SHANE	2200-4463201	116766	2,937.60	
							2,937.60
HUSTON ELECTRIC INC	605431	05/29/25	POWER CONNECTIONS	1110-4350100	116524	2,898.00	
							2,898.00
MILLENNIUM LININGS & ACCE	605432	05/29/25	DECKED DRAWER STORAGE SYS	1110-4467099	116708	3,049.98	
							3,049.98

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
IMAVEX	605433	05/29/25	OTHER EXPENSES	601-5023990		70.95	
IMAVEX	605433	05/29/25	OTHER EXPENSES	651-5023990		70.95	
							141.90
INDIANA DESIGN CENTER, LL	605434	05/29/25	GARAGE MAINT	1206-4350900	115396	2,056.35	
INDIANA DESIGN CENTER, LL	605434	05/29/25	IDC GARAGE MAINT	1206-4350100	116780	1,963.84	
							4,020.19
INDIANA RECLAMATION & EXC	605435	05/29/25	OTHER EXPENSES	601-5023990		2,152.90	
INDIANA RECLAMATION & EXC	605435	05/29/25	OTHER EXPENSES	601-5023990		1,721.15	
INDIANA RECLAMATION & EXC	605435	05/29/25	OTHER EXPENSES	601-5023990		1,721.15	
INDIANA RECLAMATION & EXC	605435	05/29/25	OTHER EXPENSES	601-5023990		2,546.48	
							8,141.68
SIGNWORKS INC	605436	05/29/25	SAFETY ACCESSORIES	2201-4356003	116562	2,372.00	
							2,372.00
INDY COUNSELING PROFESSIO	605437	05/29/25	MENTAL HEALTH COUNSELING	1110-4340703		175.00	
							175.00
INSIGHT PUBLIC SECTOR, IN	605438	05/29/25	HPE SMART MEMORY	1115-4463201	116751	6,290.00	
INSIGHT PUBLIC SECTOR, IN	605438	05/29/25	HPE SMART MEMORY	1115-4463201	116751	5,950.00	
INSIGHT PUBLIC SECTOR, IN	605438	05/29/25	OTHER EXPENSES	651-5023990		118.19	
							12,358.19
INTERSTATE BILLING SERVIC	605439	05/29/25	REPAIR PARTS	2201-4237000		136.65	
							136.65
LEACH & RUSSELL	605440	05/29/25	OTHER EXPENSES	601-5023990		715.00	
LEACH & RUSSELL	605440	05/29/25	OTHER EXPENSES	601-5023990		275.00	
LEACH & RUSSELL	605440	05/29/25	OTHER EXPENSES	601-5023990		1,021.24	
							2,011.24
MACALLISTER MACHINERY CO	605441	05/29/25	AUTO REPAIR & MAINTENANCE	1115-4351000		267.75	
							267.75
MACALLISTER MACHINERY CO	605442	05/29/25	OTHER EXPENSES	651-5023990		2,468.75	
							2,468.75
MACQUEEN	605443	05/29/25	TACTICAL TOOL/BATTERY	1110-4467099	116577	17,510.83	
MACQUEEN	605443	05/29/25	OTHER EQUIPMENT	1110-4467099		115.42	
							17,626.25
MARSHALL BEST SECURITY CO	605444	05/29/25	DOOR HARDWARE-CITY HALL	1205-4350100	116754	414.85	
							414.85
MCMASTER CARR SUPPLY CO	605445	05/29/25	OTHER EXPENSES	651-5023990		272.46	
							272.46
MRW CUSTOM DESIGNS	605446	05/29/25	UNIFORMS	1110-4356001		224.00	
							224.00
MENARDS, INC	605447	05/29/25	9954	601-5023990		11.49	
							11.49
MENARDS, INC	605448	05/29/25	7992	2201-4239034		8.85	
MENARDS, INC	605448	05/29/25	8003	2201-4235000		19.92	
MENARDS, INC	605448	05/29/25	8062	2201-4237000		33.96	
MENARDS, INC	605448	05/29/25	8047	2201-4239034		25.13	
MENARDS, INC	605448	05/29/25	8034	2201-4239034		38.10	
MENARDS, INC	605448	05/29/25	8112	2201-4238900		45.82	
MENARDS, INC	605448	05/29/25	8110	2201-4238900		91.27	
MENARDS, INC	605448	05/29/25	8097	2201-4238900		50.68	
MENARDS, INC	605448	05/29/25	8163	2201-4239034		122.33	
MENARDS, INC	605448	05/29/25	8192	2201-4239034		15.98	
MENARDS, INC	605448	05/29/25	8847	2201-4235000		137.79	
MENARDS, INC	605448	05/29/25	8832	2201-4238900		21.98	
MENARDS, INC	605448	05/29/25	8921	2201-4237000		257.79	
MENARDS, INC	605448	05/29/25	8928	2201-4239034		17.44	
MENARDS, INC	605448	05/29/25	8959	2201-4237001		27.96	
MENARDS, INC	605448	05/29/25	9093	2201-4235000		22.64	
MENARDS, INC	605448	05/29/25	9090	2201-4235000		81.60	
							1,019.24

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
MICRO AIR INC	605449	05/29/25	OTHER EXPENSES	601-5023990		20.00	
MICRO AIR INC	605449	05/29/25	OTHER EXPENSES	601-5023990		20.00	
MICRO AIR INC	605449	05/29/25	OTHER EXPENSES	601-5023990		20.00	
MICRO AIR INC	605449	05/29/25	OTHER EXPENSES	601-5023990		500.00	
MICRO AIR INC	605449	05/29/25	OTHER EXPENSES	601-5023990		20.00	
							580.00
MICROBAC LABORATORIES INC	605450	05/29/25	OTHER EXPENSES	651-5023990		88.60	
							88.60
MOFAB INC.	605451	05/29/25	OTHER EXPENSES	651-5023990		409.51	
							409.51
MORTON SALT	605452	05/29/25	OTHER EXPENSES	601-5023990		2,864.22	
MORTON SALT	605452	05/29/25	OTHER EXPENSES	601-5023990		2,856.30	
							5,720.52
MOYARS CONSULTING, LLC	605453	05/29/25	EXTERNAL INSTRUCT FEES	1110-4357004		3,000.00	
							3,000.00
NAPA AUTO PARTS INC	605454	05/29/25	REPAIR PARTS	1110-4237000		85.20	
NAPA AUTO PARTS INC	605454	05/29/25	REPAIR PARTS	1110-4237000		130.50	
NAPA AUTO PARTS INC	605454	05/29/25	REPAIR PARTS	1110-4237000		52.20	
NAPA AUTO PARTS INC	605454	05/29/25	REPAIR PARTS	1110-4237000		196.90	
NAPA AUTO PARTS INC	605454	05/29/25	GARAGE & MOTOR SUPPIES	1110-4232100		112.04	
							576.84
NORTHSIDE TRAILER INC.	605455	05/29/25	REPAIR PARTS	2201-4237000		36.45	
							36.45
OFFICE DEPOT	605456	05/29/25	OTHER MAINT SUPPLIES	1110-4238900		-10.42	
OFFICE DEPOT	605456	05/29/25	OFFICE SUPPLIES	1110-4230200		-340.44	
OFFICE DEPOT	605456	05/29/25	OTHER MAINT SUPPLIES	1110-4238900		1,094.88	
OFFICE DEPOT	605456	05/29/25	OTHER MAINT SUPPLIES	1110-4238900		91.58	
OFFICE DEPOT	605456	05/29/25	OFFICE SUPPLIES	1110-4230200		63.59	
OFFICE DEPOT	605456	05/29/25	OFFICE SUPPLIES	1110-4230200		23.64	
OFFICE DEPOT	605456	05/29/25	OFFICE SUPPLIES	1110-4230200		113.18	
OFFICE DEPOT	605456	05/29/25	OFFICE SUPPLIES	1110-4230200		8.24	
OFFICE DEPOT	605456	05/29/25	OFFICE SUPPLIES	1110-4230200		81.31	
OFFICE DEPOT	605456	05/29/25	OFFICE SUPPLIES	1110-4230200		50.48	
OFFICE DEPOT	605456	05/29/25	OFFICE EQUIPMENT	1110-4464000		66.79	
							1,242.83
OFFICE DEPOT INC	605457	05/29/25	OTHER EXPENSES	651-5023990		41.93	
							41.93
OFFICE H2O LLC	605458	05/29/25	OTHER MISCELLANEOUS	2200-4239099		55.00	
							55.00
ON SITE SUPPLY	605459	05/29/25	OTHER EXPENSES	601-5023990		530.00	
							530.00
OTT EQUIPMENT SERVICE INC	605460	05/29/25	BUILDING REPAIRS & MAINT	1110-4350100		293.75	
							293.75
PALMER POWER & TRUCK EQUI	605461	05/29/25	AUTO REPAIR & MAINTENANCE	2201-4351000		23.90	
PALMER POWER & TRUCK EQUI	605461	05/29/25	AUTO REPAIR & MAINTENANCE	2201-4351000		24.34	
							48.24
PLYMATE	605462	05/29/25	OTHER EXPENSES	601-5023990		290.23	
							290.23
POMP'S TIRE	605463	05/29/25	TIRES & TUBES	2201-4232000		276.98	
							276.98
R E I REAL ESTATE SERVICE	605464	05/29/25	OTHER CONT SERVICES	1208-4350900		7,820.71	
							7,820.71
RED BUD SUPPLY	605465	05/29/25	SAFETY SUPPLIES	2201-4239012		555.41	
RED BUD SUPPLY	605465	05/29/25	SUPPLIES	2201-4238900	116609	3,367.50	
							3,922.91
REDLEE/SCS INC	605466	05/29/25	SOPHIA SQ RESTROOMS JANT	1206-4350100	114279	1,500.00	
							1,500.00
RIETH-RILEY CONSTRUCTION	605467	05/29/25	106TH & KEYSTONE BRIDGE	1206-4350200	116556	226,379.13	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							226,379.13
SCOTT POOLS, INC	605468	05/29/25	SUPPLIES	2201-4239034	116660	1,099.00	
							1,099.00
SIGNAL CONSTRUCTION INC	605469	05/29/25	CONTRACTOR SERVICES	2201-4350900	114340	24,605.00	
SIGNAL CONSTRUCTION INC	605469	05/29/25	CONTRACTOR SERVICES	2201-4350900	114340	22,540.00	
SIGNAL CONSTRUCTION INC	605469	05/29/25	CONTRACTOR SERVICES	2201-4350900	114340	2,800.00	
							49,945.00
ECHO ELECTRIC	605470	05/29/25	OTHER EXPENSES	651-5023990		364.27	
ECHO ELECTRIC	605470	05/29/25	OTHER EXPENSES	651-5023990		85.09	
ECHO ELECTRIC	605470	05/29/25	OTHER EXPENSES	651-5023990		38.14	
							487.50
STOOPS FREIGHTLINER	605471	05/29/25	REPAIR PARTS	2201-4237000		840.53	
STOOPS FREIGHTLINER	605471	05/29/25	REPAIR PARTS	2201-4237000		215.07	
							1,055.60
STREETSCAN USA INC	605472	05/29/25	ANNUAL LICENSE	2201-4350900	116784	68,542.00	
							68,542.00
SUNBELT RENTALS	605473	05/29/25	OTHER RENTAL & LEASES	2201-4353099		58.50	
SUNBELT RENTALS	605473	05/29/25	OTHER RENTAL & LEASES	2201-4353099		333.19	
SUNBELT RENTALS	605473	05/29/25	OTHER RENTAL & LEASES	2201-4353099		279.60	
SUNBELT RENTALS	605473	05/29/25	OTHER RENTAL & LEASES	2201-4353099		558.90	
							1,230.19
SUNBELT RENTALS, INC.	605474	05/29/25	OTHER EXPENSES	601-5023990		32.50	
							32.50
TEST GAUGE & BACKFLOW SUP	605475	05/29/25	OTHER EXPENSES	651-5023990		75.00	
							75.00
TRUGREEN	605476	05/29/25	GROUNDS MAINTENANCE	2201-4350400		65.00	
TRUGREEN	605476	05/29/25	FERTILIZATION	1206-4350400	114332	250.00	
TRUGREEN	605476	05/29/25	FERTILIZATION	2201-4350400	114337	46,742.50	
							47,057.50
USA BLUE BOOK	605477	05/29/25	OTHER EXPENSES	651-5023990		566.63	
							566.63
VERMEER OF INDIANA INC	605478	05/29/25	REPAIR PARTS	2201-4237000		202.61	
							202.61
W A JONES TRUCK BODIES &	605479	05/29/25	REPAIR PARTS	2201-4237000		1,275.61	
W A JONES TRUCK BODIES &	605479	05/29/25	REPAIR PARTS	2201-4237000	116645	2,236.51	
							3,512.12
WATER SOLUTIONS UNLIMITED	605480	05/29/25	OTHER EXPENSES	601-5023990		1,634.75	
							1,634.75
WHITE'S ACE HARDWARE	605481	05/29/25	POSTS & HARDWARE	2201-4239032		62.22	
WHITE'S ACE HARDWARE	605481	05/29/25	REPAIR PARTS	2201-4237000		199.58	
WHITE'S ACE HARDWARE	605481	05/29/25	OTHER MAINT SUPPLIES	2201-4238900		508.94	
WHITE'S ACE HARDWARE	605481	05/29/25	LANDSCAPING SUPPLIES	2201-4239034		469.94	
							1,240.68
WHITE'S ACE HARDWARE	605482	05/29/25	31039507	1115-4237000		36.98	
WHITE'S ACE HARDWARE	605482	05/29/25	31044765	1115-4237000		3.77	
							40.75
CENTERPOINT ENERGY	605483	05/30/25	NATURAL GAS	1801-4349000		50.18	
							50.18
CENTERPOINT ENERGY	605484	05/30/25	NATURAL GAS	2201-4349000		51.68	
							51.68
CENTERPOINT ENERGY	605485	05/30/25	NATURAL GAS	2201-4349000		234.07	
							234.07
CENTERPOINT ENERGY	605486	05/30/25	NATURAL GAS	2201-4349000		224.59	
							224.59
CENTERPOINT ENERGY	605487	05/30/25	NATURAL GAS	1206-4349000		21.52	
							21.52
CENTERPOINT ENERGY	605488	05/30/25	NATURAL GAS	2201-4349000		196.30	
							196.30

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CENTERPOINT ENERGY	605489	05/30/25	OTHER EXPENSES	601-5023990	174.68	174.68
CENTERPOINT ENERGY	605490	05/30/25	NATURAL GAS	1206-4349000	220.76	220.76
BARNES & THORNBURG	605492	05/30/25	LEGAL FEES	902-4340000	3,216.40	3,216.40
BROWN SPRINKLER CORP	605493	05/30/25	OTHER PROFESSIONAL FEES	902-4341999	732.00	732.00
BUREAU OF MOTOR VEHICLES	605494	05/30/25	OTHER FEES & LICENSES	2201-4358300	45.00	45.00
CARMEL CLAY SCHOOLS	605495	05/30/25	OTHER CONT SERVICES	1120-4350900	714.30	714.30
CARMEL LOFTS LLC	605496	05/30/25	OTHER PROFESSIONAL FEES	902-4341999	102,407.10	102,407.10
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	1110-4348500	863.26	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	1206-4348500	178.50	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	1206-4348500	60.23	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	2201-4348500	836.83	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	2201-4348500	381.67	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	2201-4348500	970.56	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	1120-4348500	223.54	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	1120-4348500	402.46	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	1207-4348500	790.93	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	2201-4348500	1,617.95	
CARMEL UTILITIES	605497	05/30/25	WATER & SEWER	2201-4348500	301.92	
						6,627.85
CHARTER COMMUNICATIONS HO	605498	05/30/25	INTERNET LINE CHARGES	1115-4344200	129.99	129.99
CHARTER COMMUNICATIONS HO	605499	05/30/25	WEB PAGE FEES	1110-4355400	178.99	178.99
CONSTELLATION NEWENERGY G	605500	05/30/25	NATURAL GAS	1208-4349000	5,422.44	5,422.44
CROSSROAD ENGINEERS, PC	605501	05/30/25	OTHER PROFESSIONAL FEES	902-4341999	3,600.00	3,600.00
DAVE MCCOY	605502	05/30/25	OTHER MISCELLANEOUS	1115-4239099	16.99	16.99
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1207-4348000	273.94	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1207-4348000	2,742.75	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1207-4348000	229.73	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1120-4348000	1,368.55	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1120-4348000	135.59	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1110-4348000	3.37	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1110-4348000	12,121.72	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	163.90	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	327.20	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	141.58	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	21.30	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	17.81	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	32.42	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	17.78	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	397.60	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	197.22	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	3.25	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1206-4348000	3,792.44	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	14,335.16	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1206-4348000	246.46	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	1206-4348000	1,904.10	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	345.43	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	53.60	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	124.46	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	45.76	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	117.54	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	124.34	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	33.42	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	75.85	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	135.29	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	380.16	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	60.18	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	50.84	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	35.87	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	32.14	
DUKE ENERGY	605506	05/30/25	OTHER EXPENSES	651-5023990	102.88	
DUKE ENERGY	605506	05/30/25	OTHER EXPENSES	651-5023990	96.20	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	63.76	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	100.35	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	21.94	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	18.72	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	47.37	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	22.80	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	40.72	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	23.45	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	44.51	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	33.82	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	29.63	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	45.47	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	96.15	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	40.72	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	16.28	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	139.22	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	13.91	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	76.12	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	106.30	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	246.90	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	327.05	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	18.32	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	25.30	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	32.02	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	52.72	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	79.41	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	18.38	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	63.68	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	161.09	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	154.59	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	35.71	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	10.31	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	245.63	
DUKE ENERGY	605506	05/30/25	ELECTRICITY	2201-4348000	3,549.44	
						46,289.62
CRYSTAL EDMONDSON	605507	05/30/25	TUITION REIMBURSEMENT	2201-4128000	1,724.40	
						1,724.40
FEDEX OFFICE	605508	05/30/25	STATIONARY & PRNTD MATERL	2200-4230100	101.90	
						101.90
GORDON FLESCH CO., INC.	605509	05/30/25	OTHER EXPENSES	601-5023990	265.35	
GORDON FLESCH CO., INC.	605509	05/30/25	OTHER EXPENSES	651-5023990	99.95	
						365.30
GORDON FLESCH CO., INC.	605510	05/30/25	OTHER EXPENSES	601-5023990	24.84	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
GORDON FLESCH CO., INC.	605510	05/30/25	OTHER EXPENSES	651-5023990	24.85	49.69
H W C ENGINEERING	605511	05/30/25	OTHER PROFESSIONAL FEES	902-4341999	8,190.00	8,190.00
DAVID HABOUSH	605512	05/30/25	OTHER FEES & LICENSES	1120-4358300	45.00	45.00
BOB HIGGINS	605513	05/30/25	OTHER PROFESSIONAL FEES	1207-4341999	1,718.50	1,718.50
I C C BUSINESS PRODUCTS	605514	05/30/25	EQUIPMENT MAINT CONTRACTS	1120-4351501	117.37	117.37
INDIANA DEPT OF ENVIRONME	605515	05/30/25	OTHER EXPENSES	601-5023990	30.00	30.00
JEREMY KASHMAN	605516	05/30/25	EXTERNAL TRAINING TRAVEL	2200-4343002	711.00	711.00
KATHLEEN LATTIMER	605517	05/30/25	OTHER EXPENSES	601-5023990	5,236.11	5,236.11
KROGER CO	605518	05/30/25	OTHER EXPENSES	852-5023990	6.28	6.28
KROGER CO	605519	05/30/25	OTHER EXPENSES	851-5023990	23.46	23.46
MICHAEL LEE	605520	05/30/25	EXTERNAL TRAINING TRAVEL	1801-4343002	2,829.25	2,829.25
AMY LUNN	605521	05/30/25	OTHER MISCELLANEOUS	1115-4239099	96.22	96.22
NATIONAL ASSOC OF SCHOOL	605522	05/30/25	OTHER EXPENSES	852-5023990	1,600.00	1,600.00
OLD NATIONAL BANK	605523	05/30/25	SPECIAL INVESTIGATION FEE	1110-4358200	64.30	64.30
SCOTT OSBORNE	605524	05/30/25	AUTO REPAIR & MAINTENANCE	1120-4351000	1,500.00	1,500.00
OTIS ELEVATOR CO	605525	05/30/25	BUILDING REPAIRS & MAINT	1207-4350100	125.00	125.00
BRAD PEASE	605526	05/30/25	SUBSCRIPTIONS	2200-4355200	101.00	101.00
THE UPS STORE #2537	605527	05/30/25	POSTAGE	2201-4342100	13.39	13.39
R E I REAL ESTATE SERVICE	605528	05/30/25	OTHER PROFESSIONAL FEES	902-4341999	1,078.60	
R E I REAL ESTATE SERVICE	605528	05/30/25	OTHER PROFESSIONAL FEES	902-4341999	1,239.70	2,318.30
RATIO ARCHITECTS, INC	605529	05/30/25	ARCHITECTURAL FEES	902-4340200	2,675.00	2,675.00
REPUBLIC WASTE SERVICES O	605530	05/30/25	TRASH COLLECTION	1110-4350101	468.10	468.10
REPUBLIC WASTE SERVICES O	605531	05/30/25	TRASH COLLECTION	1120-4350101	1,178.25	1,178.25
REPUBLIC WASTE SERVICES O	605532	05/30/25	TRASH COLLECTION	1205-4350101	395.26	395.26
AZZA SALEH	605533	05/30/25	OTHER EXPENSES	601-5023990	1,168.68	1,168.68
GEOFFREY SCHUMACHER	605534	05/30/25	OTHER PROFESSIONAL FEES	902-4341999	2,500.00	2,500.00
SHRED-IT USA LLC	605535	05/30/25	OTHER CONT SERVICES	1192-4350900	958.62	958.62
SIMPLIFILE	605536	05/30/25	RECORDING FEES	1702-4340600	395.50	395.50
SIMPLIFILE	605537	05/30/25	RECORDING FEES	1702-4340600	141.25	141.25
SCOTT STROUP	605538	05/30/25	OTHER EXPENSES	851-5023990	3.58	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
SCOTT STROUP	605538	05/30/25	REPAIR PARTS	1120-4237000		51.10	54.68
THE SEWARD JOHNSON ATELIE	605539	05/30/25	OTHER PROFESSIONAL FEES	902-4341999		89,180.00	
THE SEWARD JOHNSON ATELIE	605539	05/30/25	OTHER PROFESSIONAL FEES	902-4341999		6,700.00	95,880.00
TINDER CO LLC	605540	05/30/25	OTHER PROFESSIONAL FEES	902-4341999		216.40	216.40
TOSHIBA FINANCIAL SERVICE	605541	05/30/25	COPIER	1801-4353004		74.81	74.81
VAN AUSDALL & FERRAR FINA	605542	05/30/25	COPIER	1701-4353004		174.30	174.30
VERIZON	605543	05/30/25	CELLULAR PHONE FEES	2201-4344100		3,521.91	
VERIZON	605543	05/30/25	IPADS & CASES	2201-4463100	116644	3,349.92	6,871.83
VERIZON	605544	05/30/25	COMMUNICATION EQUIPMENT	102-4463100		749.99	
VERIZON	605544	05/30/25	CELLULAR PHONE FEES	1120-4344100		286.32	1,036.31
VERIZON	605545	05/30/25	CELLULAR PHONE FEES	1110-4344100		544.99	544.99
WESSLER ENGINEERING, INC	605546	05/30/25	OTHER EXPENSES	612-5023990		1,899.60	
WESSLER ENGINEERING, INC	605546	05/30/25	OTHER EXPENSES	612-5023990		281.25	
WESSLER ENGINEERING, INC	605546	05/30/25	OTHER EXPENSES	612-5023990		5,916.10	
WESSLER ENGINEERING, INC	605546	05/30/25	OTHER EXPENSES	612-5023990		812.50	
WESSLER ENGINEERING, INC	605546	05/30/25	OTHER EXPENSES	609-5023990		6,090.75	15,000.20
WEX BANK	605547	05/30/25	GASOLINE	1110-4231400		495.70	495.70
180 COUNSELING LLC	605548	05/30/25	MENTAL HEALTH COUNSELING	1110-4340703		140.00	140.00
A F C INTERNATIONAL INC	605549	05/30/25	HME QPT & SUPPLIES	102-4467004	116647	9,091.50	
A F C INTERNATIONAL INC	605549	05/30/25	HME QPT & SUPPLIES	1120-4237000	116647	1,404.25	10,495.75
AMERICAN HEART ASSOC INC	605550	05/30/25	INTERNAL TRAINING FEES	1120-4357001		176.80	176.80
BEARD EQUIPMENT COMPANY I	605551	05/30/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		354.37	
BEARD EQUIPMENT COMPANY I	605551	05/30/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		574.27	928.64
BERGER HARGIS LANDSCAPE M	605552	05/30/25	GROUNDS MAINTENANCE	1120-4350400		58.80	
BERGER HARGIS LANDSCAPE M	605552	05/30/25	GROUNDS MAINTENANCE	1120-4350400		118.65	177.45
BOUND TREE MEDICAL LLC	605553	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		1,877.12	1,877.12
PRO TEAM WELLNESS	605554	05/30/25	MENTAL HEALTH COUNSELING	1110-4340703		575.00	
PRO TEAM WELLNESS	605554	05/30/25	MENTAL HEALTH COUNSELING	1110-4340703		150.00	725.00
CALLAWAY GOLF COMPANY	605555	05/30/25	GOLF HARDGOODS	1207-4356007		254.28	
CALLAWAY GOLF COMPANY	605555	05/30/25	GOLF HARDGOODS	1207-4356007		119.76	
CALLAWAY GOLF COMPANY	605555	05/30/25	GOLF HARDGOODS	1207-4356007		3,399.06	
CALLAWAY GOLF COMPANY	605555	05/30/25	GOLF HARDGOODS	1207-4356007		119.76	
CALLAWAY GOLF COMPANY	605555	05/30/25	GOLF HARDGOODS	1207-4356007		278.40	4,171.26
CITY WIDE MAINTENANCE	605556	05/30/25	CLEANING SERVICES	1207-4350600		991.33	991.33
CINTAS CORPORATION #18	605557	05/30/25	UNIFORMS	1207-4356001		49.73	
CINTAS CORPORATION #18	605557	05/30/25	LAUNDRY SERVICE	1110-4356501		93.16	
CINTAS CORPORATION #18	605557	05/30/25	LAUNDRY SERVICE	1110-4356501		156.54	299.43
OFFICE KEEPERS	605558	05/30/25	OFFICE CLEANING	1801-4350600	114346	359.00	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							359.00
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		211.56	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		100.74	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		100.74	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		56.06	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		-18.00	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		-18.00	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		-18.00	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		-18.00	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		-18.00	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		-18.00	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		-18.00	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1120-4237000		-362.70	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1120-4237000		-437.58	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1120-4237000		432.89	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1120-4237000		507.77	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1120-4237000		15.71	
DON HINDS FORD	605559	05/30/25	AUTO REPAIR & MAINTENANCE	1120-4351000		1,438.99	
DON HINDS FORD	605559	05/30/25	AUTO REPAIR & MAINTENANCE	1120-4351000		2,451.56	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		229.55	
DON HINDS FORD	605559	05/30/25	REPAIR PARTS	1110-4237000		211.56	
							4,830.85
DONLEY SAFETY	605560	05/30/25	SAFETY ACCESSORIES	1120-4356003		62.50	
							62.50
DON'S AUTO TRIM	605561	05/30/25	AUTO REPAIR & MAINTENANCE	1120-4351000		815.00	
							815.00
EMERGENCY VEHICLES PLUS	605562	05/30/25	AUTO REPAIR & MAINTENANCE	1120-4351000		3,092.28	
							3,092.28
FLOCK SAFETY	605563	05/30/25	SUBSCRIPTION SOFTWARE	1115-4355600		500.00	
FLOCK SAFETY	605563	05/30/25	ADDITIONAL HARDWARE	1115-4355600	116676	44,000.00	
							44,500.00
GRAINGER INC	605564	05/30/25	SMALL TOOLS & MINOR EQUIP	1115-4238000		551.58	
							551.58
GRUNAU COMPANY INC OF IND	605565	05/30/25	BUILDING REPAIRS & MAINT	1115-4350100		245.00	
							245.00
MARK HULETT	605566	05/30/25	INTERNAL INSTRUCT FEES	1120-4357003		625.00	
							625.00
INSIGHT PUBLIC SECTOR, IN	605567	05/30/25	MICROSOFT AZURE OVERAGES	1115-4355600	115422	58.38	
							58.38
JACOB-DIETZ, INC	605568	05/30/25	BUILDING REPAIRS & MAINT	1120-4350100		110.00	
							110.00
CALIBER FIBER	605569	05/30/25	HIGH SCHOOL FIBER	1115-4350100	116792	8,457.32	
							8,457.32
JONES & BARTLETT LEARNING	605570	05/30/25	EXAM FEES	1120-4357004	116787	225.75	
							225.75
KENNEY OUTDOOR SOLUTIONS	605571	05/30/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		426.20	
KENNEY OUTDOOR SOLUTIONS	605571	05/30/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		935.96	
KENNEY OUTDOOR SOLUTIONS	605571	05/30/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		176.81	
							1,538.97
KEYSTONE COOPERATIVE INC	605572	05/30/25	DIESEL FUEL	1207-4231300		731.43	
KEYSTONE COOPERATIVE INC	605572	05/30/25	GASOLINE	1207-4231400		668.53	
							1,399.96
KOORSEN FIRE & SECURITY I	605573	05/30/25	FIRE ALARM INSPECTIONS	1110-4351501	116589	1,913.00	
KOORSEN FIRE & SECURITY I	605573	05/30/25	OTHER CONT SERVICES	1120-4350900		108.08	
							2,021.08
LAW ENF TRAINING BOARD	605574	05/30/25	EXTERNAL INSTRUCT FEES	1110-4357004		1,040.00	
							1,040.00
LONG & ASSOCIATES PC	605575	05/30/25	ACCOUNTING FEES	1701-4340300		450.00	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							450.00
MACO PRESS INC	605576	05/30/25	PROMOTIONAL PRINTING	1120-4345002		197.42	197.42
MACQUEEN	605577	05/30/25	REPAIR PARTS	1120-4237000		1,328.88	
MACQUEEN	605577	05/30/25	REPAIR PARTS	1120-4237000		249.20	
MACQUEEN	605577	05/30/25	REPAIR PARTS	1120-4237000		1,131.67	2,709.75
MARVEL LIGHTING LLC	605578	05/30/25	STA 42 OUTSIDE LIGHTS	1120-4237000	116745	395.10	395.10
MCKESSON MEDICAL-SURGICAL	605579	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		69.39	
MCKESSON MEDICAL-SURGICAL	605579	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		359.39	
MCKESSON MEDICAL-SURGICAL	605579	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		165.79	
MCKESSON MEDICAL-SURGICAL	605579	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		140.82	
MCKESSON MEDICAL-SURGICAL	605579	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		154.11	
MCKESSON MEDICAL-SURGICAL	605579	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		154.63	1,044.13
MEDLINE INDUSTRIES, INC	605580	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		1,928.60	1,928.60
MENARDS, INC	605581	05/30/25	8179	1120-4237000		3.00	
MENARDS, INC	605581	05/30/25	9966	1120-4237000		19.43	
MENARDS, INC	605581	05/30/25	10195	1120-4237000		32.15	
MENARDS, INC	605581	05/30/25	10214	1120-4237000		4.59	
MENARDS, INC	605581	05/30/25	10207	1120-4237000		26.99	
MENARDS, INC	605581	05/30/25	10355	1120-4237000		29.12	
MENARDS, INC	605581	05/30/25	10432	1120-4237000		31.70	146.98
MENARDS, INC	605582	05/30/25	10229	1207-4237000		49.98	49.98
MICRO PRECISION TEST EQUI	605583	05/30/25	SOUND LEVEL CALIBRATION	1110-4351501	115358	2,006.55	2,006.55
MID-AMERICA ELEVATOR INC	605584	05/30/25	EQUIPMENT MAINT CONTRACTS	1110-4351501		2,465.35	
MID-AMERICA ELEVATOR INC	605584	05/30/25	BUILDING REPAIRS & MAINT	1205-4350100		5,245.80	7,711.15
MILLER'S TOWING & TRANSPO	605585	05/30/25	OTHER PROFESSIONAL FEES	1110-4341999		225.00	225.00
MOTOROLA SOLUTIONS INC	605586	05/30/25	APX NEXT /STUBBY ANTENNAS	1115-4238000	116781	591.25	591.25
NAPA AUTO PARTS INC	605587	05/30/25	GARAGE & MOTOR SUPPIES	1110-4232100		15.63	
NAPA AUTO PARTS INC	605587	05/30/25	REPAIR PARTS	1110-4237000		158.32	
NAPA AUTO PARTS INC	605587	05/30/25	REPAIR PARTS	1110-4237000		8.86	
NAPA AUTO PARTS INC	605587	05/30/25	REPAIR PARTS	1110-4237000		26.58	
NAPA AUTO PARTS INC	605587	05/30/25	REPAIR PARTS	1110-4237000		2.76	
NAPA AUTO PARTS INC	605587	05/30/25	REPAIR PARTS	1110-4237000		221.94	434.09
STAR UNIFORM	605588	05/30/25	FLAMELESS GRENADES	1110-4239010	115455	2,281.94	2,281.94
NORTHSIDE TRAILER INC.	605589	05/30/25	REPAIR PARTS	1120-4237000		29.20	29.20
OVERHEAD DOOR CO OF INDIA	605590	05/30/25	BUILDING REPAIRS & MAINT	1120-4350100		238.40	238.40
TIFFANY PHOTOGRAPHY STUDI	605591	05/30/25	OTHER CONT SERVICES	1120-4350900		205.00	205.00
PAMELA WEISSMAN	605592	05/30/25	MENTAL HEALTH COUNSELING	1110-4340703		120.00	120.00
PENN CARE INC.	605593	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		250.00	
PENN CARE INC.	605593	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		1,343.10	
PENN CARE INC.	605593	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		197.50	
PENN CARE INC.	605593	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		1,234.50	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							3,025.10
RED STITCH CREATIVE LLC	605594	05/30/25	OTHER EXPENSES	851-5023990		7,548.75	
RED STITCH CREATIVE LLC	605594	05/30/25	UNIFORMS	1120-4356001		140.00	
							7,688.75
SCAT PEST CONTROL INC.	605595	05/30/25	OTHER CONT SERVICES	1120-4350900		180.00	
SCAT PEST CONTROL INC.	605595	05/30/25	OTHER CONT SERVICES	1120-4350900		190.00	
							370.00
SEXSON MECHANICAL CORP	605596	05/30/25	SURVEY VRF SYSTEM STA 41	1120-4350100	115451	1,873.00	
							1,873.00
ROBERT L SMITH PHD	605597	05/30/25	MENTAL HEALTH COUNSELING	1120-4340703		160.00	
							160.00
SOUND COMMUNICATIONS, INC	605598	05/30/25	AUTO RECORDER	1110-4351502	116710	3,011.77	
							3,011.77
STOOPS FREIGHTLINER	605599	05/30/25	REPAIR PARTS	1120-4237000		99.66	
							99.66
TELEFLEX LLC	605600	05/30/25	SPECIAL DEPT SUPPLIES	102-4239011		3,500.00	
							3,500.00
TOUCH 'N GO COLLISION CEN	605601	05/30/25	INSURANCE DEDUCTIBLE	1110-4351000	116584	2,500.00	
							2,500.00
TRUCK SERVICE INC	605602	05/30/25	AUTO REPAIR & MAINTENANCE	1120-4351000		1,996.97	
							1,996.97
VASEY COMMERICAL HEATING	605603	05/30/25	REPAIR	1207-4346500	114327	3,735.50	
VASEY COMMERICAL HEATING	605603	05/30/25	REPAIR	1207-4350100	114327	9,578.28	
							13,313.78
THINKGARD LLC	605604	05/30/25	COMPLIANCE AS A SERVICE	1115-4355600	114257	1,000.00	
							1,000.00
WEBB EFFECTS LLC	605605	05/30/25	OTHER CONT SERVICES	1120-4350900		266.00	
							266.00
BENGE'S ACE HARDWARE	605606	05/30/25	REPAIR PARTS	1120-4237000		5.66	
							5.66
WHITE'S ACE HARDWARE	605607	05/30/25	31048162	1115-4239099		.33	
							.33
RAY MARKETING BY PROFORMA	605608	06/04/25	MARKETING & PROMOTIONS	1091-4341991		650.00	
RAY MARKETING BY PROFORMA	605608	06/04/25	MARKETING & PROMOTIONS	1081-4341991		650.00	
							1,300.00
ACE-PAK PRODUCTS INC	605609	06/04/25	CLEANING SUPPLIES	1125-4238900	61410	954.80	
							954.80
CARMEL UTILITIES	605610	06/04/25	WATER & SEWER	1125-4348500		686.75	
CARMEL UTILITIES	605610	06/04/25	WATER & SEWER	110-4348500		350.29	
							1,037.04
CONSTELLATION NEWENERGY G	605611	06/04/25	NATURAL GAS	1125-4349000		230.82	
CONSTELLATION NEWENERGY G	605611	06/04/25	NATURAL GAS	1091-4349000		3,511.72	
							3,742.54
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		176.98	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1091-4348000		10,248.27	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1091-4348000		28,202.58	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		64.21	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		55.45	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		25.52	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		121.77	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		97.27	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	110-4348000		76.16	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		152.24	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		360.67	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		61.52	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	110-4348000		482.67	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		133.78	
DUKE ENERGY	605612	06/04/25	ELECTRICITY	1125-4348000		19.80	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							40,278.89
HALL SIGNS, INC.	605613	06/04/25	SIGNAGE	1125-4239031	61097	397.45	397.45
INDIANA STATE MUSEUM	605614	06/04/25	FIELD TRIPS	1082-4343007		390.00	390.00
INDY ANNAS CATERING	605615	06/04/25	GENERAL PROGRAM SUPPLIES	1082-4239039		185.35	185.35
AES INDIANA	605616	06/04/25	ELECTRICITY	110-4348000		681.58	681.58
LANDSCAPE STRUCTURES INC	605617	06/04/25	MISCELLANEOUS SUPPLIES	1125-4239000		92.80	92.80
THE LIFEGUARD STORE INC	605618	06/04/25	SAFETY SUPPLIES	1094-4239012		470.00	470.00
LOWE'S COMPANIES INC	605619	06/04/25	OTHER MAINT SUPPLIES	1093-4238900		60.89	
LOWE'S COMPANIES INC	605619	06/04/25	EQUIPMENT REPAIRS & MAINT	1093-4350000		18.96	
LOWE'S COMPANIES INC	605619	06/04/25	OTHER MAINT SUPPLIES	1093-4238900		85.40	165.25
ERIC MEHL	605620	06/04/25	CELLULAR PHONE FEES	1125-4344100		50.00	50.00
REPUBLIC WASTE SERVICES O	605621	06/04/25	TRASH COLLECTION	1125-4350101		262.00	
REPUBLIC WASTE SERVICES O	605621	06/04/25	TRASH COLLECTION	1125-4350101		479.00	
REPUBLIC WASTE SERVICES O	605621	06/04/25	TRASH COLLECTION	110-4350101		158.43	
REPUBLIC WASTE SERVICES O	605621	06/04/25	TRASH COLLECTION	110-4350101		158.43	
REPUBLIC WASTE SERVICES O	605621	06/04/25	TRASH COLLECTION	1093-4350101		1,221.00	2,278.86
MELLOW MUSHROOM PIZZA BAK	605622	06/04/25	GENERAL PROGRAM SUPPLIES	1081-4239039		56.96	56.96
S & S CRAFTS WORLDWIDE IN	605623	06/04/25	GENERAL PROGRAM SUPPLIES	1081-4239039		274.81	
S & S CRAFTS WORLDWIDE IN	605623	06/04/25	GENERAL PROGRAM SUPPLIES	1082-4239039		183.30	
S & S CRAFTS WORLDWIDE IN	605623	06/04/25	GENERAL PROGRAM SUPPLIES	1082-4239039		157.97	616.08
VICTORIA SCHUSTER	605624	06/04/25	TRAVEL FEES & EXPENSES	1081-4343000		289.66	289.66
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OFFICE SUPPLIES	1081-4230200		41.53	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OFFICE SUPPLIES	1081-4230200		49.99	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OFFICE SUPPLIES	1081-4230200		84.25	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OFFICE SUPPLIES	1081-4230200		218.56	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	GENERAL PROGRAM SUPPLIES	1082-4239039		164.31	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	GENERAL PROGRAM SUPPLIES	1082-4239039		397.93	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	GENERAL PROGRAM SUPPLIES	1082-4239039		53.68	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OFFICE SUPPLIES	1125-4230200		201.44	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OFFICE SUPPLIES	1091-4230200		94.83	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OFFICE SUPPLIES	1092-4230200		137.94	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OFFICE SUPPLIES	1091-4230200		199.76	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	OTHER MISCELLANEOUS	1094-4239099		27.38	
STAPLES BUSINESS ADVANTAG	605625	06/04/25	GENERAL PROGRAM SUPPLIES	1096-4239039		52.06	1,723.66
SUBITUP, INC.	605626	06/04/25	SUBSCRIPTIONS	1091-4355200		14,520.00	14,520.00
SYSCO FOOD SERVICES	605627	06/04/25	FOOD & BEVERAGES	1095-4239040		2,085.48	
SYSCO FOOD SERVICES	605627	06/04/25	FOOD & BEVERAGES	1095-4239040		1,154.22	3,239.70
THE TIMES	605628	06/04/25	PUBLICATION OF LEGAL ADS	1125-4345500		66.07	66.07
IMAX INDIANAPOLIS LLC	605629	06/04/25	FIELD TRIPS	1082-4343007		623.00	623.00
WILLIAMS CREEK MGMT CORP	605630	06/04/25	MEADOWLARK INVASIVE MGMT	1125-4350400	60810	1,010.00	1,010.00

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
WISSCO IRRIGATION INC	605631	06/04/25	GROUNDS MAINTENANCE	1125-4350400		68.69	
WISSCO IRRIGATION INC	605631	06/04/25	WEST PARK	1125-4350400	60939	480.00	
							548.69
AMERICAN RED CROSS-HLTH &	605632	06/04/25	SAFETY SUPPLIES	1081-4239012		136.55	
AMERICAN RED CROSS-HLTH &	605632	06/04/25	EXTERNAL INSTRUCT FEES	1082-4357004		840.00	
AMERICAN RED CROSS-HLTH &	605632	06/04/25	OTHER FEES & LICENSES	1096-4358300		400.00	
AMERICAN RED CROSS-HLTH &	605632	06/04/25	OTHER FEES & LICENSES	1096-4358300		282.00	
AMERICAN RED CROSS-HLTH &	605632	06/04/25	OTHER FEES & LICENSES	1096-4358300		658.00	
							2,316.55
DIRECT FITNESS SOLUTIONS	605633	06/04/25	EQUIPMENT REPAIRS & MAINT	1096-4350000		778.00	
							778.00
FUN EXPRESS	605634	06/04/25	GENERAL PROGRAM SUPPLIES	1082-4239039		222.71	
FUN EXPRESS	605634	06/04/25	GENERAL PROGRAM SUPPLIES	1081-4239039		247.98	
FUN EXPRESS	605634	06/04/25	GENERAL PROGRAM SUPPLIES	1082-4239039		523.70	
							994.39
GRAINGER	605635	06/04/25	EQUIPMENT REPAIRS & MAINT	1094-4350000		473.87	
							473.87
ADP INC	605636	06/04/25	SOFTWARE SUPPORT FEES	1201-4341903		125.00	
							125.00
ADP INC	605637	06/04/25	SOFTWARE SUPPORT FEES	1201-4341903		466.25	
							466.25
ADP INC	605638	06/04/25	SOFTWARE SUPPORT FEES	1201-4341903		14,764.36	
							14,764.36
BRADEN BUSINESS SYS,INC	605639	06/04/25	OTHER CONT SERVICES	1207-4350900		95.00	
							95.00
CHARTER COMMUNICATIONS HO	605640	06/04/25	CABLE SERVICE	1207-4349500		387.71	
							387.71
CHARTER COMMUNICATIONS HO	605641	06/04/25	CABLE SERVICE	1208-4349500		88.95	
							88.95
CITIZENS ENERGY GROUP	605642	06/04/25	OTHER EXPENSES	601-5023990		10,108.24	
							10,108.24
CITIZENS WESTFIELD	605643	06/04/25	OTHER EXPENSES	601-5023990		25.53	
CITIZENS WESTFIELD	605643	06/04/25	OTHER EXPENSES	601-5023990		3.50	
CITIZENS WESTFIELD	605643	06/04/25	OTHER EXPENSES	601-5023990		4.01	
							33.04
CLAY TOWNSHIP	605644	06/04/25	ELECTRICITY	1115-4348000		189.48	
CLAY TOWNSHIP	605644	06/04/25	WATER & SEWER	1115-4348500		12.23	
CLAY TOWNSHIP	605644	06/04/25	WATER & SEWER	1115-4348500		13.38	
CLAY TOWNSHIP	605644	06/04/25	NATURAL GAS	1115-4349000		28.49	
CLAY TOWNSHIP	605644	06/04/25	NATURAL GAS	1115-4349000		53.03	
CLAY TOWNSHIP	605644	06/04/25	BUILDING REPAIRS & MAINT	1115-4350100		102.41	
CLAY TOWNSHIP	605644	06/04/25	CLEANING SERVICES	1115-4350600		559.98	
CLAY TOWNSHIP	605644	06/04/25	OTHER CONT SERVICES	1115-4350900		2,184.84	
CLAY TOWNSHIP	605644	06/04/25	BUILDING REPAIRS & MAINT	1115-4350100		11.13	
CLAY TOWNSHIP	605644	06/04/25	BUILDING REPAIRS & MAINT	1115-4350100		2,024.70	
CLAY TOWNSHIP	605644	06/04/25	OTHER MISCELLANEOUS	1115-4239099		62.76	
CLAY TOWNSHIP	605644	06/04/25	BUILDING REPAIRS & MAINT	1115-4350100		25.50	
CLAY TOWNSHIP	605644	06/04/25	RENT PAYMENTS	1115-4352500		5,500.00	
							10,767.93
COMCAST BUSINESS	605645	06/04/25	INTERNET LINE CHARGES	1115-4344200		482.37	
							482.37
CULLIGAN WATER OF INDIANA	605646	06/04/25	OTHER MAINT SUPPLIES	1205-4238900		41.95	
							41.95
CULLIGAN OF INDIANAPOLIS	605647	06/04/25	OFFICE SUPPLIES	1702-4230200		31.96	
							31.96
CULLIGAN OF INDIANAPOLIS	605648	06/04/25	OTHER CONT SERVICES	1701-4350900		63.44	
							63.44
CULLIGAN OF INDIANAPOLIS	605649	06/04/25	OTHER CONT SERVICES	1701-4350900		42.45	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							42.45
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	601-5023990		58,371.38	
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	651-5023990		156.71	
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	651-5023990		49.47	
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	651-5023990		65.52	
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	651-5023990		58.98	
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	651-5023990		33.01	
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	651-5023990		3,013.75	
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	651-5023990		29.05	
DUKE ENERGY	605650	06/04/25	OTHER EXPENSES	651-5023990		38.58	
DUKE ENERGY	605650	06/04/25	ELECTRICITY	1120-4348000		3,161.23	
							64,977.68
EXPEDIENT/CONTINENTAL BRO	605651	06/04/25	MONTHLY SERVICES	1115-4355600	114287	978.25	
							978.25
FEDEX OFFICE	605652	06/04/25	OTHER EXPENSES	601-5023990		23.17	
							23.17
GORDON FLESCH CO INC	605653	06/04/25	COPIER	1192-4353004		135.69	
							135.69
GIBSON TELDATA INC	605654	06/04/25	DECT HEADSET	1115-4238000	116796	284.35	
							284.35
GOLF COURSE SUPER. ASSOC	605655	06/04/25	ORGANIZATION & MEMBER DUE	1207-4355300		605.00	
							605.00
GORDON FLESCH CO., INC.	605656	06/04/25	OTHER EXPENSES	601-5023990		17.81	
							17.81
HYLANT GROUP	605657	06/04/25	GENERAL INSURANCE	1701-4347500		6,995.00	
HYLANT GROUP	605657	06/04/25	OTHER EXPENSES	302-5023990		5,236.00	
							12,231.00
INDIANA STATE POLICE	605658	06/04/25	OTHER EXPENSES	210-5023990		292.00	
							292.00
RACHEL KEESLING	605659	06/04/25	EXTERNAL TRAINING TRAVEL	1192-4343002		435.08	
							435.08
JORDAN KLEINSMITH	605660	06/04/25	OTHER EXPENSES	651-5023990		30.00	
							30.00
KONICA MINOLTA BUSINESS S	605661	06/04/25	EQUIPMENT MAINT CONTRACTS	1201-4351501		117.25	
							117.25
EVERSTREAM GLC HOLDING CO	605662	06/04/25	INTERNET LINE CHARGES	1115-4344200		2,747.41	
							2,747.41
LONNIE PATTON	605663	06/04/25	OTHER EXPENSES	651-5023990		149.00	
LONNIE PATTON	605663	06/04/25	OTHER EXPENSES	651-5023990		79.00	
							228.00
PETTY CASH	605664	06/04/25	OTHER EXPENSES	651-5023990		326.61	
							326.61
PITNEY BOWES	605665	06/04/25	POSTAGE	506-4342100		137.43	
							137.43
PITNEY BOWES	605666	06/04/25	COPIER	1701-4353004		404.28	
							404.28
REPUBLIC WASTE SERVICES O	605667	06/04/25	OTHER EXPENSES	601-5023990		222.90	
							222.90
REPUBLIC WASTE SERVICES O	605668	06/04/25	OTHER EXPENSES	651-5023990		3,224.94	
							3,224.94
ROBERT INGERSOLL	605669	06/04/25	OTHER EXPENSES	651-5023990		100.00	
							100.00
DALMATIAN FIRE	605670	06/04/25	OTHER CONT SERVICES	1208-4350900		890.00	
DALMATIAN FIRE	605670	06/04/25	OTHER CONT SERVICES	1208-4350900		245.00	
							1,135.00
THIENEMAN CONSTRUCTION IN	605671	06/04/25	OTHER EXPENSES	612-5023990		194,625.00	
							194,625.00
THIENEMAN CONSTRUCTION IN	605672	06/04/25	OTHER EXPENSES	612-5023990		19,462.50	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							19,462.50
TRAVELERS	605673	06/04/25	GENERAL INSURANCE	1701-4347500		3,448.50	3,448.50
VERIZON	605674	06/04/25	OTHER EXPENSES	601-5023990		1,636.36	1,636.36
VERIZON	605675	06/04/25	CELLULAR PHONE FEES	1401-4344100		450.54	450.54
VERIZON	605676	06/04/25	CELLULAR PHONE FEES	1701-4344100		117.21	117.21
VERIZON	605677	06/04/25	CELLULAR PHONE FEES	1205-4344100		258.33	258.33
VERIZON	605678	06/04/25	CELLULAR PHONE FEES	1702-4344100		156.28	156.28
VERIZON	605679	06/04/25	OTHER EXPENSES	601-5023990		1,636.36	1,636.36
VERIZON	605680	06/04/25	CELLULAR PHONE FEES	1192-4344100		1,539.59	1,539.59
PERSONIFY HEALTH	605681	06/04/25	WELLNESS PROGRAM	1201-4341980		6,765.00	6,765.00
WEX BANK	605682	06/04/25	GASOLINE	1120-4231400		17.76	17.76
WEX BANK	605683	06/04/25	GASOLINE	1120-4231400		117.87	117.87
WHITE RIVER ALLIANCE	605684	06/04/25	OTHER CONT SERVICES	250-4350900		10,000.00	10,000.00
ACTION EQUIPMENT INC	605685	06/04/25	OTHER CONT SERVICES	2201-4350900		221.00	221.00
ACTION PEST CONTROL, INC	605686	06/04/25	OTHER EXPENSES	601-5023990		73.00	73.00
STONE MUNICIPAL GROUP	605687	06/04/25	OPEN CHECKBOOK REPORTING	1701-4340400	114254	1,500.00	1,500.00
AL WARREN OIL CO INC	605688	06/04/25	DIESEL FUEL	2201-4231300		615.91	
AL WARREN OIL CO INC	605688	06/04/25	GARAGE & MOTOR SUPPIES	2201-4232100		88.00	
AL WARREN OIL CO INC	605688	06/04/25	OIL	2201-4231500		430.00	
AL WARREN OIL CO INC	605688	06/04/25	DIESEL FUEL	2201-4231300		1,280.94	
AL WARREN OIL CO INC	605688	06/04/25	GASOLINE	2201-4231400		863.86	
AL WARREN OIL CO INC	605688	06/04/25	DIESEL FUEL	2201-4231300		900.19	
AL WARREN OIL CO INC	605688	06/04/25	GASOLINE	2201-4231400		1,642.50	
AL WARREN OIL CO INC	605688	06/04/25	DIESEL FUEL	2201-4231300		1,077.76	
AL WARREN OIL CO INC	605688	06/04/25	DIESEL FUEL	2201-4231300		270.19	
AL WARREN OIL CO INC	605688	06/04/25	DIESEL FUEL	2201-4231300		917.33	
AL WARREN OIL CO INC	605688	06/04/25	DIESEL FUEL	2201-4231300		818.59	
AL WARREN OIL CO INC	605688	06/04/25	GASOLINE	2201-4231400		674.46	9,579.73
AMAZON CAPITAL SERVICES	605689	06/04/25	REPAIR PARTS	2201-4237000		170.51	
AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER EXPENSES	601-5023990		838.23	
AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER EXPENSES	651-5023990		838.23	
AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER EXPENSES	601-5023990		679.57	
AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER EXPENSES	651-5023990		150.52	
AMAZON CAPITAL SERVICES	605689	06/04/25	OFFICE SUPPLIES	1207-4230200		650.69	
AMAZON CAPITAL SERVICES	605689	06/04/25	OFFICE SUPPLIES	1115-4230200		11.99	
AMAZON CAPITAL SERVICES	605689	06/04/25	SMALL TOOLS & MINOR EQUIP	1115-4238000		191.96	
AMAZON CAPITAL SERVICES	605689	06/04/25	SMALL TOOLS & MINOR EQUIP	1115-4238000		175.00	
AMAZON CAPITAL SERVICES	605689	06/04/25	SMALL TOOLS & MINOR EQUIP	1115-4238000		48.00	
AMAZON CAPITAL SERVICES	605689	06/04/25	SMALL TOOLS & MINOR EQUIP	1115-4238000		157.50	
AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER MISCELLANEOUS	1115-4239099		51.96	
AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER MISCELLANEOUS	1115-4239099		22.18	
AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER MISCELLANEOUS	1115-4239099		10.49	

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AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER MISCELLANEOUS	1115-4239099		27.94	
AMAZON CAPITAL SERVICES	605689	06/04/25	OTHER MISCELLANEOUS	1115-4239099		41.70	
AMAZON CAPITAL SERVICES	605689	06/04/25	SMALL TOOLS & MINOR EQUIP	1115-4238000		189.51	
							4,255.98
AMERI-TURF	605690	06/04/25	LANDSCAPING SUPPLIES	2201-4239034		68.00	
AMERI-TURF	605690	06/04/25	LANDSCAPING SUPPLIES	2201-4239034		146.00	
							214.00
BILL ESTES TOYOTA	605691	06/04/25	AUTO REPAIR & MAINTENANCE	1192-4351000		66.02	
							66.02
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		10.08	
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		33.24	
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		42.22	
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		24.29	
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		60.00	
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		9.58	
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		241.04	
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		20.79	
AUTOZONE INC	605692	06/04/25	OTHER EXPENSES	601-5023990		31.92	
							473.16
AVI SYSTEMS	605693	06/04/25	AV PROJECTS	1115-R4350900	112764	14,679.83	
							14,679.83
AVOLVE SOFTWARE	605694	06/04/25	LASERFICHE INTEGRATION	1192-R4351502	112643	1,912.50	
							1,912.50
B & B INSTRUMENTS INC	605695	06/04/25	OTHER EXPENSES	601-5023990		569.72	
							569.72
BAM OUTDOOR INC	605696	06/04/25	OTHER EXPENSES	651-5023990		624.95	
BAM OUTDOOR INC	605696	06/04/25	OTHER EXPENSES	651-5023990		3,574.38	
BAM OUTDOOR INC	605696	06/04/25	OTHER EXPENSES	651-5023990		413.24	
							4,612.57
BATTERIES PLUS BULBS	605697	06/04/25	REPAIR PARTS	2201-4237000		247.62	
BATTERIES PLUS BULBS	605697	06/04/25	REPAIR PARTS	2201-4237000		22.95	
BATTERIES PLUS BULBS	605697	06/04/25	REPAIR PARTS	2201-4237000		47.95	
BATTERIES PLUS BULBS	605697	06/04/25	REPAIR PARTS	2201-4237000		151.08	
							469.60
BEARD EQUIPMENT COMPANY I	605698	06/04/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		642.98	
							642.98
BEAVER GRAVEL	605699	06/04/25	OTHER EXPENSES	601-5023990		325.00	
							325.00
BEC ENTERPRISES LLC	605700	06/04/25	OTHER EXPENSES	651-5023990		823.64	
BEC ENTERPRISES LLC	605700	06/04/25	REPAIR PARTS	2201-4237000		182.94	
BEC ENTERPRISES LLC	605700	06/04/25	REPAIR PARTS	2201-4237000		3.90	
							1,010.48
BLACKMORE & BUCKNER ROOFI	605701	06/04/25	CITY HALL ROOF REPAIRS	1205-4350100	116759	8,145.00	
							8,145.00
BREHOB CORPORATION	605702	06/04/25	LANDSCAPING SUPPLIES	2201-4239034		393.13	
BREHOB CORPORATION	605702	06/04/25	LANDSCAPING SUPPLIES	2201-4239034		238.88	
BREHOB CORPORATION	605702	06/04/25	LANDSCAPING SUPPLIES	2201-4239034		503.13	
BREHOB CORPORATION	605702	06/04/25	LANDSCAPING SUPPLIES	2201-4239034		2,198.44	
							3,333.58
BRENNTAG MID SOUTH INC	605703	06/04/25	OTHER CONT SERVICES	1206-4350900		3,392.01	
							3,392.01
BRICKWORKS SUPPLY LLC	605704	06/04/25	BUILDING MATERIAL	2201-4235000		727.00	
							727.00
CALDWELL ENVIRONMENTAL IN	605705	06/04/25	BUILDING REPAIRS & MAINT	2201-4350100		4,238.58	
CALDWELL ENVIRONMENTAL IN	605705	06/04/25	OTHER EXPENSES	601-5023990		2,716.56	
							6,955.14
CARMEL LOFTS LLC	605706	06/04/25	OTHER CONT SERVICES	1206-4350900		15,045.54	
							15,045.54

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
CARMEL WELDING & SUPP INC	605707	06/04/25	REPAIR PARTS	1207-4237000		6.89	6.89
CARRIER & GABLE INC	605708	06/04/25	TRAFFIC SIGNS	2201-4239030	116689	21.00	
CARRIER & GABLE INC	605708	06/04/25	TRAFFIC SIGNS	2201-4239030	116689	376.00	
CARRIER & GABLE INC	605708	06/04/25	TRAFFIC SIGNS	2201-4239030	116689	4,055.00	4,452.00
CHEMSEARCH	605709	06/04/25	OTHER EXPENSES	601-5023990		219.30	219.30
CINTAS CORPORATION #18	605710	06/04/25	OTHER EXPENSES	651-5023990		32.95	
CINTAS CORPORATION #18	605710	06/04/25	UNIFORMS	1207-4356001		65.25	
CINTAS CORPORATION #18	605710	06/04/25	LAUNDRY SERVICE	2201-4356501		573.16	
CINTAS CORPORATION #18	605710	06/04/25	LAUNDRY SERVICE	2201-4356501		350.21	
CINTAS CORPORATION #18	605710	06/04/25	LAUNDRY SERVICE	2201-4356501		599.59	
CINTAS CORPORATION #18	605710	06/04/25	LAUNDRY SERVICE	2201-4356501		357.16	1,978.32
CINTAS FIRST AID & SAFETY	605711	06/04/25	SAFETY SUPPLIES	1207-4239012		324.63	324.63
CINTAS UNIFORMS	605712	06/04/25	OTHER EXPENSES	651-5023990		359.79	
CINTAS UNIFORMS	605712	06/04/25	OTHER EXPENSES	651-5023990		326.26	686.05
CLASSIC PROTECTIVE COATIN	605713	06/04/25	OTHER EXPENSES	601-5023990		24,850.00	24,850.00
CLEVELAND GOLF/SRIXON	605714	06/04/25	GOLF HARDGOODS	1207-4356007		160.00	160.00
CONNER PRAIRIE FOUNDATION	605715	06/04/25	HISTORIC PRESERVATON COMM	1192-4359029		5,000.00	5,000.00
CROSSROAD ENGINEERS, PC	605716	06/04/25	PAVER PROJECT	2201-R4350400	112685	871.00	871.00
CULLIGAN WATER OF INDIANA	605717	06/04/25	OTHER EXPENSES	601-5023990		21.22	
CULLIGAN WATER OF INDIANA	605717	06/04/25	OTHER EXPENSES	651-5023990		21.22	42.44
DAN HAINES CONSTRUCTION C	605718	06/04/25	CITY CENTER DRAIN PANS	1206-4350100	116607	3,830.00	3,830.00
DOCUFREE CORPORATION	605719	06/04/25	CONTRACTED SERVICES	1201-R4350900	111135	360.00	360.00
ESC PARTNERS	605720	06/04/25	OTHER EXPENSES	651-5023990		6,250.44	
ESC PARTNERS	605720	06/04/25	OTHER EXPENSES	601-5023990		6,250.44	12,500.88
ENVIRONMENTAL RESOURCE AS	605721	06/04/25	OTHER EXPENSES	651-5023990		716.07	716.07
FLEETPRIDE	605722	06/04/25	REPAIR PARTS	2201-4237000		92.20	92.20
G.W. BERKHEIMER CO, INC	605723	06/04/25	OTHER EXPENSES	651-5023990		10.16	10.16
GRAINGER	605724	06/04/25	OTHER EXPENSES	651-5023990		82.76	
GRAINGER	605724	06/04/25	OTHER EXPENSES	651-5023990		16.29	99.05
HAPPY VALLEY SAND & GRAVE	605725	06/04/25	OTHER EXPENSES	601-5023990		866.23	
HAPPY VALLEY SAND & GRAVE	605725	06/04/25	OTHER EXPENSES	601-5023990		856.76	1,722.99
HOME DEPOT CREDIT SERVICE	605726	06/04/25	3021696	601-5023990		57.36	
HOME DEPOT CREDIT SERVICE	605726	06/04/25	8640042	601-5023990		191.55	248.91
HOOSIER EQUIPMENT LLC	605727	06/04/25	OTHER EXPENSES	651-5023990		255.91	255.91
I U P P S	605728	06/04/25	OTHER CONT SERVICES	2201-4350900		822.70	
I U P P S	605728	06/04/25	OTHER CONT SERVICES	2201-4350900		884.45	1,707.15

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INDIANA GOLF CAR	605729	06/04/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		451.02	451.02
INDIANA OXYGEN CO	605730	06/04/25	OTHER RENTAL & LEASES	2201-4353099		2.77	
INDIANA OXYGEN CO	605730	06/04/25	OTHER RENTAL & LEASES	2201-4353099		140.40	
INDIANA OXYGEN CO	605730	06/04/25	OTHER RENTAL & LEASES	2201-4353099		160.80	
INDIANA OXYGEN CO	605730	06/04/25	OTHER RENTAL & LEASES	2201-4353099		4.31	
INDIANA OXYGEN CO	605730	06/04/25	OTHER RENTAL & LEASES	2201-4353099		145.08	
INDIANA OXYGEN CO	605730	06/04/25	OTHER EXPENSES	651-5023990		48.36	
INDIANA OXYGEN CO	605730	06/04/25	OTHER EXPENSES	651-5023990		24.18	525.90
BEST ONE OF INDY	605731	06/04/25	AUTO REPAIR & MAINTENANCE	1192-4351000		59.99	59.99
CALIBER FIBER	605732	06/04/25	RICHLAND AVE TO RANGELINE	1115-4350100	116794	2,498.98	2,498.98
KIRBY RISK CORPORATION	605733	06/04/25	OTHER EXPENSES	651-5023990		98.79	98.79
LEHIGH OUTFITTERS	605734	06/04/25	OTHER EXPENSES	651-5023990		179.99	179.99
LIONHEART CRITICAL POWER	605735	06/04/25	BUILDING REPAIRS & MAINT	2201-4350100		301.00	301.00
MACALLISTER MACHINERY CO	605736	06/04/25	OTHER RENTAL & LEASES	2201-4353099		1,705.10	
MACALLISTER MACHINERY CO	605736	06/04/25	OTHER CONT SERVICES	1208-4350900		539.00	2,244.10
MARTIN MARIETTA AGGREGATE	605737	06/04/25	GRAVEL	2201-4236000		191.91	191.91
MENARDS - FISHERS	605738	06/04/25	99706	651-5023990		42.49	
MENARDS - FISHERS	605738	06/04/25	OTHER EXPENSES	651-5023990		27.40	
MENARDS - FISHERS	605738	06/04/25	OTHER EXPENSES	601-5023990		27.40	
MENARDS - FISHERS	605738	06/04/25	99801	651-5023990		3.39	
MENARDS - FISHERS	605738	06/04/25	99801	601-5023990		3.39	104.07
MENARDS, INC	605739	06/04/25	10409	2201-4235000		684.07	
MENARDS, INC	605739	06/04/25	10483	2201-4235000		78.81	762.88
MENARDS, INC	605740	06/04/25	10281	601-5023990		57.32	57.32
MENARDS, INC	605741	06/04/25	10370	2201-4237001		206.85	
MENARDS, INC	605741	06/04/25	8455	2201-4232100		119.85	
MENARDS, INC	605741	06/04/25	8480	2201-4236100		62.50	
MENARDS, INC	605741	06/04/25	8533	2201-4237001		58.38	
MENARDS, INC	605741	06/04/25	8582	2201-4235000		124.71	
MENARDS, INC	605741	06/04/25	8573	2201-4235000		275.28	
MENARDS, INC	605741	06/04/25	8608	2201-4236400		296.54	
MENARDS, INC	605741	06/04/25	8578	2201-4238900		72.66	
MENARDS, INC	605741	06/04/25	8604	2201-4238900		-9.99	
MENARDS, INC	605741	06/04/25	9748	2201-4239034		23.43	
MENARDS, INC	605741	06/04/25	9767	2201-4237001		44.28	
MENARDS, INC	605741	06/04/25	9816	2201-4239034		64.77	
MENARDS, INC	605741	06/04/25	9845	2201-4239034		74.06	
MENARDS, INC	605741	06/04/25	9814	2201-4238900		9.99	
MENARDS, INC	605741	06/04/25	9886	2201-4238900		5.92	
MENARDS, INC	605741	06/04/25	9891	2201-4239034		170.40	
MENARDS, INC	605741	06/04/25	9982	2201-4238900		17.42	
MENARDS, INC	605741	06/04/25	9979	2201-4238900		12.39	
MENARDS, INC	605741	06/04/25	9955	2201-4238900		-33.78	
MENARDS, INC	605741	06/04/25	9948	2201-4235000		643.65	
MENARDS, INC	605741	06/04/25	9956	2201-4238900		9.49	
MENARDS, INC	605741	06/04/25	10036	2201-4238900		2.58	

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MENARDS, INC	605741	06/04/25	10060	2201-4238900		15.84	
MENARDS, INC	605741	06/04/25	10223	2201-4237000		6.99	
MENARDS, INC	605741	06/04/25	10276	2201-4238900		24.07	
MENARDS, INC	605741	06/04/25	10269	2201-4238900		87.96	
MENARDS, INC	605741	06/04/25	10306	2201-4237001		173.36	
MENARDS, INC	605741	06/04/25	10311	2201-4239034		29.05	
MENARDS, INC	605741	06/04/25	10302	2201-4235000		23.89	
							2,612.54
MENARDS, INC	605742	06/04/25	10496	601-5023990		166.24	
MENARDS, INC	605742	06/04/25	10497	601-5023990		71.92	
MENARDS, INC	605742	06/04/25	10498	601-5023990		134.00	
MENARDS, INC	605742	06/04/25	10833	601-5023990		243.36	
							615.52
MICRO AIR INC	605743	06/04/25	OTHER EXPENSES	601-5023990		120.00	
MICRO AIR INC	605743	06/04/25	OTHER EXPENSES	601-5023990		300.00	
							420.00
MILESTONE CONTRACTORS, L	605744	06/04/25	BITUMINOUS MATERIALS	2201-4236300		972.21	
MILESTONE CONTRACTORS, L	605744	06/04/25	BITUMINOUS MATERIALS	2201-4236300		279.45	
							1,251.66
MINE SAFETY APPLIANCES	605745	06/04/25	OTHER EXPENSES	652-5023990		2,323.54	
							2,323.54
MOFAB INC.	605746	06/04/25	OTHER EXPENSES	651-5023990		664.80	
							664.80
MORTON SALT	605747	06/04/25	OTHER EXPENSES	601-5023990		2,908.42	
MORTON SALT	605747	06/04/25	OTHER EXPENSES	601-5023990		2,835.90	
MORTON SALT	605747	06/04/25	OTHER EXPENSES	601-5023990		2,622.90	
MORTON SALT	605747	06/04/25	OTHER EXPENSES	601-5023990		2,800.78	
MORTON SALT	605747	06/04/25	OTHER EXPENSES	601-5023990		2,747.53	
MORTON SALT	605747	06/04/25	OTHER EXPENSES	601-5023990		2,763.39	
MORTON SALT	605747	06/04/25	OTHER EXPENSES	601-5023990		2,859.69	
MORTON SALT	605747	06/04/25	OTHER EXPENSES	601-5023990		2,776.99	
							22,315.60
YARD & COMPANY	605748	06/04/25	HOME PLACE PLAN PROJECT	1192-4340400	114304	3,000.00	
							3,000.00
NELSON ALARM COMPANY	605749	06/04/25	OTHER CONT SERVICES	1115-4350900		3,080.00	
							3,080.00
NINETEENELEVEN CONSULTING	605750	06/04/25	COLLECTION OF DATA	1192-R4350900	112994	6,300.00	
							6,300.00
NORTHSIDE TRAILER INC.	605751	06/04/25	REPAIR PARTS	2201-4237000		73.06	
							73.06
OFFICE DEPOT	605752	06/04/25	OFFICE SUPPLIES	1201-4230200		80.38	
OFFICE DEPOT	605752	06/04/25	OFFICE SUPPLIES	1192-4230200		52.95	
							133.33
O'REILLY AUTO PARTS	605753	06/04/25	REPAIR PARTS	2201-4237000		316.90	
							316.90
O'REILLY AUTO PARTS	605754	06/04/25	REPAIR PARTS	1120-4237000		146.26	
							146.26
PEARSON FORD,INC	605755	06/04/25	OTHER EXPENSES	601-5023990		14.22	
							14.22
DANIEL J PFLEGING	605756	06/04/25	PUBLIC DEFENDER FEES	1301-4341952		2,083.33	
							2,083.33
PLYMATE	605757	06/04/25	OTHER EXPENSES	601-5023990		413.18	
PLYMATE	605757	06/04/25	OTHER EXPENSES	651-5023990		139.23	
							552.41
POMPS TIRE-LAFAYETTE	605758	06/04/25	TIRES & TUBES	2201-4232000		120.00	
							120.00
R & R PRODUCTS INC	605760	06/04/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		717.45	
							717.45

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PHILIP J RANLY	605761	06/04/25	HISTORIC PRESERVATON COMM	1192-4359029		6,850.00	6,850.00
REYNOLDS FARM EQUIPMENT	605762	06/04/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		148.62	148.62
RITZ SAFETY	605763	06/04/25	SAFETY ACCESSORIES	2201-4356003	116661	390.53	
RITZ SAFETY	605763	06/04/25	SAFETY ACCESSORIES	2201-4356003	116661	1,455.87	
RITZ SAFETY	605763	06/04/25	SAFETY SUPPLIES	2201-4239012		117.05	1,963.45
SCOTT POOLS, INC	605764	06/04/25	FOUNTAIN SUPPLIES	2201-4239034	116786	1,815.64	1,815.64
SHELBY GRAVEL INC	605765	06/04/25	CEMENT	2201-4236200		745.00	745.00
SITEONE LANDSCAPE SUPPLY,	605766	06/04/25	GROUNDS MAINT	1207-4350400	114292	802.19	802.19
SMOCK FANSLER CORP	605767	06/04/25	4TH & MAIN FOUNTAIN WALL	2201-4350900	114282	16,576.00	16,576.00
SOURCE 1 ENVIRONMENTAL	605768	06/04/25	OTHER EXPENSES	651-5023990		9,256.57	9,256.57
SUNBELT RENTALS, INC.	605769	06/04/25	OTHER EXPENSES	651-5023990		84.90	84.90
TANK INDUSTRY CONSULT INC	605770	06/04/25	OTHER EXPENSES	601-5023990		225.13	225.13
TIFFANY LAWN & GARDEN	605771	06/04/25	MULCH	501-4239099	115489	1,920.00	
TIFFANY LAWN & GARDEN	605771	06/04/25	MULCH	501-4239099	115489	2,235.00	
TIFFANY LAWN & GARDEN	605771	06/04/25	LANDSCAPING SUPPLIES	2201-4239034		415.00	
TIFFANY LAWN & GARDEN	605771	06/04/25	LANDSCAPING SUPPLIES	2201-4239034		415.00	4,985.00
TRUCK SERVICE INC	605772	06/04/25	REPAIR PARTS -SPINDLE	2201-4237000	116813	1,181.25	1,181.25
MATTHEW & ERIN UBER	605773	06/04/25	HISTORIC PRESERVATON COMM	1192-4359029		10,000.00	10,000.00
USA BLUE BOOK	605774	06/04/25	OTHER EXPENSES	651-5023990		970.54	970.54
UTILITY SUPPLY CO INC.	605775	06/04/25	OTHER EXPENSES	604-5023990		10,711.48	10,711.48
VASEY COMMERICAL HEATING	605776	06/04/25	BUILDING REPAIRS & MAINT	1207-4350100		2,127.00	2,127.00
WATER SOLUTIONS UNLIMITED	605777	06/04/25	OTHER EXPENSES	601-5023990		5,386.75	5,386.75
WILDMAN BUSINESS GROUP	605778	06/04/25	OTHER EXPENSES	601-5023990		66.96	
WILDMAN BUSINESS GROUP	605778	06/04/25	OTHER EXPENSES	601-5023990		43.24	110.20
AL WARREN OIL CO INC	605779	06/10/25	GASOLINE	2201-4231400		893.20	893.20
ALPHAGRAPHICS	605780	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		801.00	801.00
AMAZON CAPITAL SERVICES	605783	06/10/25	OTHER EQUIPMENT	102-4467099		4,911.30	
AMAZON CAPITAL SERVICES	605783	06/10/25	FURNITURE & FIXTURES	102-4463000		246.92	
AMAZON CAPITAL SERVICES	605783	06/10/25	OTHER MAINT SUPPLIES	1120-4238900		44.86	
AMAZON CAPITAL SERVICES	605783	06/10/25	REPAIR PARTS	1120-4237000		937.01	
AMAZON CAPITAL SERVICES	605783	06/10/25	GARAGE & MOTOR SUPPIES	1120-4232100		272.00	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1120-4230200		134.65	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	911-4230200		750.86	
AMAZON CAPITAL SERVICES	605783	06/10/25	BUILDING REPAIRS & MAINT	2201-4350100		596.93	
AMAZON CAPITAL SERVICES	605783	06/10/25	FURNITURE & FIXTURES	2201-4463000		1,137.87	
AMAZON CAPITAL SERVICES	605783	06/10/25	FURNITURE & FIXTURES	2201-4463000		869.99	
AMAZON CAPITAL SERVICES	605783	06/10/25	SAFETY ACCESSORIES	2201-4356003		70.54	
AMAZON CAPITAL SERVICES	605783	06/10/25	LANDSCAPING SUPPLIES	2201-4239034		384.98	

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AMAZON CAPITAL SERVICES	605783	06/10/25	OTHER MAINT SUPPLIES	2201-4238900		825.97	
AMAZON CAPITAL SERVICES	605783	06/10/25	REPAIR PARTS	2201-4237000		394.93	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	2201-4230200		268.97	
AMAZON CAPITAL SERVICES	605783	06/10/25	OTHER MAINT SUPPLIES	2201-4238900		658.71	
AMAZON CAPITAL SERVICES	605783	06/10/25	UNIFORMS	2201-4356001		116.99	
AMAZON CAPITAL SERVICES	605783	06/10/25	SAFETY ACCESSORIES	2201-4356003		134.95	
AMAZON CAPITAL SERVICES	605783	06/10/25	SMALL TOOLS & MINOR EQUIP	2201-4238000		570.11	
AMAZON CAPITAL SERVICES	605783	06/10/25	LANDSCAPING SUPPLIES	2201-4239034		2,579.23	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	2201-4230200		460.30	
AMAZON CAPITAL SERVICES	605783	06/10/25	SAFETY SUPPLIES	2201-4239012		502.58	
AMAZON CAPITAL SERVICES	605783	06/10/25	OTHER EXPENSES	854-5023990		330.22	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1203-4230200		23.30	
AMAZON CAPITAL SERVICES	605783	06/10/25	CELLULAR PHONE FEES	1203-4344100		16.99	
AMAZON CAPITAL SERVICES	605783	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		-71.90	
AMAZON CAPITAL SERVICES	605783	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		210.96	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1203-4230200		18.79	
AMAZON CAPITAL SERVICES	605783	06/10/25	COMMUNICATION EQUIPMENT	1203-4463100		-673.19	
AMAZON CAPITAL SERVICES	605783	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		203.57	
AMAZON CAPITAL SERVICES	605783	06/10/25	COMMUNICATION EQUIPMENT	1203-4463100		578.00	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1203-4230200		23.94	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1160-4230200		69.99	
AMAZON CAPITAL SERVICES	605783	06/10/25	REFERENCE MANUALS	1160-4239002		49.41	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1160-4230200		91.61	
AMAZON CAPITAL SERVICES	605783	06/10/25	FOOD & BEVERAGES	1160-4239040		19.96	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1160-4230200		399.72	
AMAZON CAPITAL SERVICES	605783	06/10/25	SPECIAL PROJECTS	1203-4359000		95.36	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1702-4230200		165.74	
AMAZON CAPITAL SERVICES	605783	06/10/25	HARDWARE	1702-4463201		239.99	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1702-4230200		17.99	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1702-4230200		68.16	
AMAZON CAPITAL SERVICES	605783	06/10/25	OFFICE SUPPLIES	1702-4230200		113.98	
							18,863.24
ART STRATEGIES LLC	605784	06/10/25	ART IN PUBLIC PLACES PLAN	1160-R4355101	113175	4,250.00	
							4,250.00
ASCENSION ST VINCENT PUBL	605785	06/10/25	FIREFIGHTER PHYSICALS	1120-R4340701	110798	546.51	
ASCENSION ST VINCENT PUBL	605785	06/10/25	FIREFIGHTER PHYSICALS	1120-R4340701	110798	150.46	
							696.97
BAR COMMUNICATIONS LLC	605786	06/10/25	MEDIA RELATIONS SERVICES	1203-4341999	114349	5,000.00	
							5,000.00
BATTERIES PLUS BULBS	605787	06/10/25	REPAIR PARTS	1120-4237000		239.95	
							239.95
BETH MAIER PHOTOGRAPHY	605788	06/10/25	PHOTOGRAPHY SERVICES	1203-4359003	115415	135.00	
BETH MAIER PHOTOGRAPHY	605788	06/10/25	PHOTOGRAPHY SERVICES	1203-4359003	115415	135.00	
BETH MAIER PHOTOGRAPHY	605788	06/10/25	PHOTOGRAPHY SERVICES	1203-4359003	115415	450.00	
							720.00
BLUE & CO LLC	605789	06/10/25	CONSULTING FEES	1120-4340400		5,700.00	
							5,700.00
NORTHERN TOOL & EQUIPMENT	605790	06/10/25	3076259138	2201-4238900		719.15	
							719.15
BOUND TREE MEDICAL LLC	605791	06/10/25	EMS EQUIP	102-4467006		3,755.87	
							3,755.87
CARMEL CLAY HISTORICAL SO	605792	06/10/25	ARCHIVING SERVICES	1203-4359000	116827	2,330.00	
							2,330.00
CARMEL PORCHFEST INC	605793	06/10/25	SPONSORSHIP	1203-4359003	116828	19,000.00	
							19,000.00
CHLOE JONES	605794	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		100.00	
							100.00
CHOICE SCREENING INC	605795	06/10/25	OTHER CONT SERVICES	1120-4350900		875.50	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							875.50
CINTAS UNIFORMS	605796	06/10/25	OTHER CONT SERVICES	2201-4350900		192.09	
CINTAS UNIFORMS	605796	06/10/25	OTHER CONT SERVICES	2201-4350900		90.94	
							283.03
COVINO SMITH & SIMON INC	605797	06/10/25	OTHER PROFESSIONAL FEES	1180-4341999		833.00	
							833.00
CROWN TROPHY	605798	06/10/25	SPECIAL PROJECTS	1203-4359000		140.00	
							140.00
CURRENT PUBLISHING	605799	06/10/25	MAY DISPLAY ADS	1203-4359003	116844	4,202.49	
							4,202.49
DUNCO MARKETING EVENTS &	605800	06/10/25	SPONSORSHIP PROCUREMENT	854-5023990	116775	5,000.00	
							5,000.00
E S R I INC	605801	06/10/25	ARCGIS DRONE 2 MAP	1115-4351502	116820	1,750.00	
							1,750.00
FULLER ENGINEERING CO LLC	605802	06/10/25	GENERATOR WARRANTY 3YR	1115-4350100	115351	4,450.00	
							4,450.00
GEAR WASH	605803	06/10/25	CLEANING SERVICES	1120-4350600		401.21	
							401.21
GORDON FOOD SERVICE, INC	605804	06/10/25	DORA CUPS	1203-4359003	116834	1,513.20	
GORDON FOOD SERVICE, INC	605804	06/10/25	DORA CUPS	1203-R4359000	113195	11,503.80	
							13,017.00
GRAINGER	605805	06/10/25	BUILDING REPAIRS & MAINT	1205-4350100		1,103.34	
							1,103.34
OMNI ELECTRIC LLC	605806	06/10/25	STREET LIGHT REPAIRS	2201-4350080		1,974.33	
OMNI ELECTRIC LLC	605806	06/10/25	STREETLIGHT REPAIRS	2201-R4350080	113089	13,896.76	
							15,871.09
GUARDIAN ALLIANCE TECHNOL	605807	06/10/25	OTHER CONT SERVICES	1120-4350900		1,000.00	
							1,000.00
H W C ENGINEERING	605808	06/10/25	ORCHARD PARK DRAINAGE	250-R4350900	105869	24,131.24	
							24,131.24
H.O. BOSTROM CO, INC	605809	06/10/25	REPAIR PARTS	1120-4237000		365.04	
							365.04
HARRINGTON INDUSTRIAL PLA	605810	06/10/25	LANDSCAPING SUPPLIES	1206-4239034		23.48	
HARRINGTON INDUSTRIAL PLA	605810	06/10/25	LANDSCAPING SUPPLIES	1206-4239034		130.82	
							154.30
HENRY SCHEIN INC	605811	06/10/25	SPECIAL DEPT SUPPLIES	102-4239011		2,901.83	
							2,901.83
HORACE BROUGHTON	605812	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		940.00	
							940.00
INDY TRANSLATIONS LLC	605813	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		250.00	
							250.00
WILLIAM CHARLES CONSTRUCT	605814	06/10/25	23-04 PROJ	202-R4350900	114247	10,823.40	
							10,823.40
HOOK AND LADDER LANDSCAPI	605815	06/10/25	OTHER CONT SERVICES	1180-4350900		3,400.00	
							3,400.00
KEYSTONE COOPERATIVE INC	605816	06/10/25	GASOLINE	1120-4231400		1,023.87	
							1,023.87
MCKESSON MEDICAL-SURGICAL	605817	06/10/25	SPECIAL DEPT SUPPLIES	102-4239011		709.80	
MCKESSON MEDICAL-SURGICAL	605817	06/10/25	SPECIAL DEPT SUPPLIES	102-4239011		41.82	
							751.62
MEDLINE INDUSTRIES, INC	605818	06/10/25	SPECIAL DEPT SUPPLIES	102-4239011		2,947.95	
							2,947.95
MENARDS - FISHERS	605819	06/10/25	43	1120-4238000		32.98	
							32.98
MENARDS, INC	605820	06/10/25	9298	2201-4238900		44.56	
MENARDS, INC	605820	06/10/25	9337	2201-4235000		68.80	
MENARDS, INC	605820	06/10/25	9334	2201-4238900		65.28	
MENARDS, INC	605820	06/10/25	9358	2201-4239034		16.43	

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
MENARDS, INC	605820	06/10/25	9410	2201-4238900		12.66	
MENARDS, INC	605820	06/10/25	9397	2201-4237000		79.43	
MENARDS, INC	605820	06/10/25	9469	2201-4238900		35.98	
MENARDS, INC	605820	06/10/25	9494	2201-4238900		66.78	
MENARDS, INC	605820	06/10/25	9478	2201-4232100		557.86	
MENARDS, INC	605820	06/10/25	9544	2201-4239034		46.06	
MENARDS, INC	605820	06/10/25	9617	2201-4238900		5.78	
MENARDS, INC	605820	06/10/25	10793	2201-4238900		16.88	
MENARDS, INC	605820	06/10/25	10786	2201-4236400		83.76	
MENARDS, INC	605820	06/10/25	10767	2201-4232100		580.30	
MENARDS, INC	605820	06/10/25	10846	2201-4237001		47.37	
MENARDS, INC	605820	06/10/25	10847	2201-4239034		34.82	
MENARDS, INC	605820	06/10/25	10868	2201-4235000		16.28	
MENARDS, INC	605820	06/10/25	10929	2201-4235000		242.32	
							2,021.35
MENARDS, INC	605821	06/10/25	10774	1120-4237000		13.88	
MENARDS, INC	605821	06/10/25	10927	1120-4238900		183.74	
							197.62
OMG NATIONAL	605822	06/10/25	LIAISON SUPPLIES	1120-4239020	116799	682.00	
							682.00
OBERER'S FLOWERS	605823	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		94.70	
							94.70
OFFICE DEPOT INC	605824	06/10/25	OFFICE SUPPLIES	1180-4230200		99.98	
							99.98
BORROR PUBLIC AFFAIRS LLC	605825	06/10/25	OTHER PROFESSIONAL FEES	1180-4341999		7,000.00	
							7,000.00
PENN CARE INC.	605826	06/10/25	SPECIAL DEPT SUPPLIES	102-4239011		194.10	
PENN CARE INC.	605826	06/10/25	REPAIR PARTS	1120-4237000		105.00	
PENN CARE INC.	605826	06/10/25	SPECIAL DEPT SUPPLIES	102-4239011		963.25	
							1,262.35
PERCS LLC	605827	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		200.00	
PERCS LLC	605827	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		72.49	
							272.49
PIP	605828	06/10/25	OTHER EXPENSES	854-5023990		109.64	
PIP	605828	06/10/25	STATIONARY & PRNTD MATERL	1160-4230100		68.75	
PIP	605828	06/10/25	EVENT PRINTING & SIGNAGE	1203-4359003	116846	134.00	
PIP	605828	06/10/25	EVENT PRINTING & SIGNAGE	1203-4359003	116846	257.04	
PIP	605828	06/10/25	EVENT PRINTING & SIGNAGE	1203-4359003	116846	394.25	
PIP	605828	06/10/25	EVENT PRINTING & SIGNAGE	1203-4359003	116846	135.08	
PIP	605828	06/10/25	EVENT PRINTING & SIGNAGE	1203-4359003	116846	969.18	
PIP	605828	06/10/25	EVENT PRINTING & SIGNAGE	1203-4359003	116846	545.20	
PIP	605828	06/10/25	EVENT PRINTING & SIGNAGE	1203-4359003	116846	134.00	
							2,747.14
PROTEUS DISCOVERY GROUP L	605829	06/10/25	CONSULTING & SERVICES	1160-4340400	116835	1,349.50	
PROTEUS DISCOVERY GROUP L	605829	06/10/25	CONSULTING & SERVICES	1160-4340400	116835	2,217.00	
PROTEUS DISCOVERY GROUP L	605829	06/10/25	CONSULTING & PROF SERVICE	1160-4340400	116540	180.00	
PROTEUS DISCOVERY GROUP L	605829	06/10/25	CONSULTING & PROF SERVICE	1160-4340400	116540	1,020.00	
							4,766.50
PYROTECNICO FIREWORKS INC	605830	06/10/25	FIREWORKS DISPLAY	1203-4359003	116529	39,750.00	
							39,750.00
REEDY FINANCIAL GROUP PC	605831	06/10/25	OTHER PROFESSIONAL FEES	1401-4341999		5,446.50	
							5,446.50
RUSSELL THE BRAND	605832	06/10/25	DECOR -AMERICANNA ON MAIN	854-5023990	116853	1,614.45	
							1,614.45
SCAT PEST CONTROL INC.	605833	06/10/25	OTHER CONT SERVICES	1120-4350900		230.00	
SCAT PEST CONTROL INC.	605833	06/10/25	OTHER CONT SERVICES	1120-4350900		230.00	
SCAT PEST CONTROL INC.	605833	06/10/25	OTHER CONT SERVICES	1120-4350900		205.00	
							665.00

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
SERVICE SANITATION INC	605834	06/10/25	EVENT PORTABLE RESTROOMS	1203-4359003	116847	1,000.00	
SERVICE SANITATION INC	605834	06/10/25	EVENT PORTABLE RESTROOMS	1203-4359003	116847	1,300.00	
							2,300.00
SEXSON MECHANICAL CORP	605835	06/10/25	BUILDING REPAIRS & MAINT	1120-4350100		896.30	
SEXSON MECHANICAL CORP	605835	06/10/25	BUILDING REPAIRS & MAINT	1120-4350100		585.00	
SEXSON MECHANICAL CORP	605835	06/10/25	GARAGE MAINT-CSD & RANGEL	2201-4350100	115378	639.00	
SEXSON MECHANICAL CORP	605835	06/10/25	GARAGE MAINT-CSD & RANGEL	2201-4350100	115378	1,389.00	
SEXSON MECHANICAL CORP	605835	06/10/25	BUILDING REPAIRS & MAINT	2201-4350100		1,695.22	
							5,204.52
ASCENSION ST VINCENT HOSP	605836	06/10/25	SPECIAL DEPT SUPPLIES	102-4239011		35.50	
							35.50
WILLIAM K NASSER MD HEALT	605837	06/10/25	CADAVER LAB	1120-4357003	116630	5,867.50	
							5,867.50
SUNBELT RENTALS	605838	06/10/25	EVENT RENTALS	1203-4359003	116848	59.25	
SUNBELT RENTALS	605838	06/10/25	EVENT RENTALS	1203-4359003	116848	1,777.65	
							1,836.90
ANYTIME OUTHOUSE	605839	06/10/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		125.00	
							125.00
SWANK MOTION PICTURES INC	605840	06/10/25	OTHER EXPENSES	854-5023990		530.00	
SWANK MOTION PICTURES INC	605840	06/10/25	LICENSING-MOVIES MIDTOWN	854-5023990	116849	530.00	
SWANK MOTION PICTURES INC	605840	06/10/25	LICENSING-MOVIES MIDTOWN	854-5023990	116849	530.00	
							1,590.00
VOIANCE LANGUAGE SERVICES	605841	06/10/25	OTHER CONT SERVICES	1120-4350900		17.14	
							17.14
WESTLUND CONCEPTS	605842	06/10/25	OTHER CONT SERVICES	1120-4350900		11.25	
WESTLUND CONCEPTS	605842	06/10/25	OTHER CONT SERVICES	1120-4350900		109.44	
							120.69
ELLIS MECHANICAL & ELECTR	605356	05/28/25	MECH ROOM ISOLATION VALVE	103-4462000	61217	7,800.00	
							7,800.00
THE BACK FORTY GROUP INC	605383	05/28/25	WOODCHIPPER EQUIP	103-4462000	61405	7,549.36	
							7,549.36
PURSUITALERT LLC	605759	06/04/25	SIREN ALERT SOFTWARE	910-4463202	116632	23,520.00	
PURSUITALERT LLC	605759	06/04/25	SIREN ALERT SOFTWARE	910-4467099	116632	4,460.00	
							27,980.00
A T & T MOBILITY	605491	05/30/25	TELEPHONE LINE CHARGES	911-4344000		73.01	
							73.01

TOTAL HAND WRITTEN CHECKS .00

TOTAL COMPUTER-WRITTEN CHECKS 2,847,789.66

TOTAL WRITTEN CHECKS 2,847,789.66

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND INVOICES OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.

DEPUTY CFO/CONTROLLER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 28 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 2,847,789.66 DATED THIS _____ DAY OF _____, _____
PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF ____ AYES AND ____ NAYS.

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT

_____
COUNCIL PRESIDENT

_____

_____

_____

ATTEST:

_____
CITY CLERK

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

VENDOR	PAYMENT DATE	DEPT.	ACCOUNT	MERCHANT NAME	POSTING DATE	TRANSACTION AMOUNT
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	05/12/2025	15.18
FIFTH THIRD	6/6/2025	1160	4355200	NYTIMES	05/12/2025	25.00
FIFTH THIRD	6/6/2025	1110	4343002	HOLIDAY INNS	05/12/2025	244.20
FIFTH THIRD	6/6/2025	1801	4355200	NYTIMES	05/12/2025	20.00
FIFTH THIRD	6/6/2025	1110	4343002	HOLIDAY INNS	05/12/2025	122.10
FIFTH THIRD	6/6/2025	1115	4355600	MICROSOFT-G091162019	05/09/2025	25.92
FIFTH THIRD	6/6/2025	852	5023990	NATIONAL ASSOCIATION O	05/09/2025	400.00
FIFTH THIRD	6/6/2025	852	5023990	NATIONAL ASSOCIATION O	05/09/2025	400.00
FIFTH THIRD	6/6/2025	2200	4467099	HANNA RUBBER CO.	05/08/2025	70.91
FIFTH THIRD	6/6/2025	852	5023990	DOMINO'S 2532	05/08/2025	69.94
FIFTH THIRD	6/6/2025	1192	4357002	INT'L CODE COUNCIL INC	05/08/2025	240.00
FIFTH THIRD	6/6/2025	1110	4357004	WICKLANDER-ZULAWSKI	05/08/2025	470.00
FIFTH THIRD	6/6/2025	2200	4467099	HANNA RUBBER CO.	05/08/2025	420.00
FIFTH THIRD	6/6/2025	1110	4355300	IALEIA, INC.	05/07/2025	50.00
FIFTH THIRD	6/6/2025	852	5023990	JAKE LAIRD MEMORIAL FU	05/06/2025	500.00
FIFTH THIRD	6/6/2025	1203	4359003	PY CARMEL DRIVE SELF	05/06/2025	265.00
FIFTH THIRD	6/6/2025	1115	4355200	BUSINESS.APPLE.COM	05/06/2025	22.02
FIFTH THIRD	6/6/2025	902	4239099	WHITES ACE HARDWARE -	05/06/2025	2.69
FIFTH THIRD	6/6/2025	902	4239099	KROGER #959	05/06/2025	5.99
FIFTH THIRD	6/6/2025	1110	4342100	UPS BILLING CENTER	05/06/2025	1.00
FIFTH THIRD	6/6/2025	1110	4353099	PY SIGNATURE SELF ST	05/05/2025	314.00
FIFTH THIRD	6/6/2025	1115	4342100	UPS BILLING CENTER	05/05/2025	23.12
FIFTH THIRD	6/6/2025	1115	4239099	PERSONALIZATION MALL	05/05/2025	97.35
FIFTH THIRD	6/6/2025	1701	4355300	NATIONAL INSTITUTE OF	05/05/2025	125.00
FIFTH THIRD	6/6/2025	2200	4351000	SAFELITE E-COMMERCE	05/05/2025	471.83
FIFTH THIRD	6/6/2025	1203	4350900	CULLIGAN ULTRA PURE	05/05/2025	4.99
FIFTH THIRD	6/6/2025	1110	4343002	CAPITAL BELTWAY EXPRES	05/05/2025	17.90
FIFTH THIRD	6/6/2025	1160	4355200	TWP SUB69844953	05/05/2025	120.00
FIFTH THIRD	6/6/2025	2200	4343002	CVENT 2025 INDIANA MS	05/02/2025	520.00
FIFTH THIRD	6/6/2025	1160	4343003	PMUSA 107010 INDIANAPO	05/02/2025	5.35
FIFTH THIRD	6/6/2025	1203	4359003	KROGER #959	05/02/2025	17.99
FIFTH THIRD	6/6/2025	1203	4359003	PY CARMEL DRIVE SELF	05/02/2025	777.00
FIFTH THIRD	6/6/2025	1205	4238900	MENARDS FISHERS IN	05/02/2025	12.65
FIFTH THIRD	6/6/2025	1110	4342100	UPS BILLING CENTER	05/01/2025	49.81
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	05/01/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	05/01/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	05/01/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	05/01/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	05/01/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	05/01/2025	10.44
FIFTH THIRD	6/6/2025	1160	4342100	USPS.COM CLICKNSHIP	05/01/2025	66.25
FIFTH THIRD	6/6/2025	1203	4359003	PRO SUB FEE	05/01/2025	100.00
FIFTH THIRD	6/6/2025	1203	4359000	SQ INDIANA ARTISAN GI	04/30/2025	130.00
FIFTH THIRD	6/6/2025	1110	4357600	PETSUITES FISHERS	04/30/2025	25.00
FIFTH THIRD	6/6/2025	2201	4343002	GAYLORD PALMS	04/28/2025	1,130.10
FIFTH THIRD	6/6/2025	1110	4358300	IN BMV CENTRAL OFFICE	04/28/2025	45.00
FIFTH THIRD	6/6/2025	851	5023990	CITY BARBEQUE CARMEL C	04/28/2025	149.99
FIFTH THIRD	6/6/2025	1160	4355200	THE NEW YORK TIMES	04/28/2025	225.00
FIFTH THIRD	6/6/2025	1160	4343003	UBER TRIP	04/28/2025	42.01
FIFTH THIRD	6/6/2025	1801	4355200	GANNETT MEDIA CO	04/28/2025	19.99

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

FIFTH THIRD	6/6/2025	1110	4344100	RECONYX	04/28/2025	10.00
FIFTH THIRD	6/6/2025	1110	4358300	IN BMV CENTRAL OFFICE	04/28/2025	180.00
FIFTH THIRD	6/6/2025	851	5023990	CITY BARBEQUE CARMEL C	04/28/2025	(163.49)
FIFTH THIRD	6/6/2025	2201	4343002	GAYLORD PALMS	04/28/2025	1,130.10
FIFTH THIRD	6/6/2025	1120	4343002	SOUTHWEST AIRLINES	04/28/2025	213.18
FIFTH THIRD	6/6/2025	1110	4343002	DISNEY RESORTS	04/28/2025	874.14
FIFTH THIRD	6/6/2025	852	5023990	FAZOLIS - 1626	04/28/2025	475.98
FIFTH THIRD	6/6/2025	1203	4359003	A CUT ABOVE CATERING	04/25/2025	3,044.87
FIFTH THIRD	6/6/2025	1801	4230200	ACE HARDWARE CORPORATI	04/25/2025	8.12
FIFTH THIRD	6/6/2025	1801	4230200	ACE HARDWARE CORPORATI	04/25/2025	6.41
FIFTH THIRD	6/6/2025	1120	4343002	AMERICAN AIRLINES	04/25/2025	355.19
FIFTH THIRD	6/6/2025	1120	4350900	WWW.CHALLENGECOINSLTD.	04/25/2025	386.50
FIFTH THIRD	6/6/2025	1120	4357004	TYLER USER CONFERENCE	04/25/2025	1,449.00
FIFTH THIRD	6/6/2025	1203	4359003	KROGER #959	04/25/2025	8.58
FIFTH THIRD	6/6/2025	2201	4239011	TST SAHMS ALE HOUSE VI	04/24/2025	132.50
FIFTH THIRD	6/6/2025	1110	4357600	WWW.SIRIUSK9NY.COM	04/24/2025	247.00
FIFTH THIRD	6/6/2025	2201	4239011	OBERER'S FLOWERS, INC.	04/24/2025	112.77
FIFTH THIRD	6/6/2025	1160	4355200	SURVEYMONK T 46733698	04/23/2025	99.00
FIFTH THIRD	6/6/2025	2201	4343002	PURDUE CONF CVENT	04/23/2025	125.00
FIFTH THIRD	6/6/2025	1110	4358200	ARLO TECHNOLOGIES INC	04/22/2025	29.99
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV178796092	04/22/2025	12.00
FIFTH THIRD	6/6/2025	1115	4342100	UPS BILLING CENTER	04/22/2025	53.84
FIFTH THIRD	6/6/2025	852	5023990	MARKET DISTRICT #6550	04/21/2025	185.97
FIFTH THIRD	6/6/2025	1160	4357004	MANAGER TOOLS, LLC	04/21/2025	28.99
FIFTH THIRD	6/6/2025	1115	4355200	GOOGLE YOUTUBEPREMIUM	04/21/2025	13.99
FIFTH THIRD	6/6/2025	1120	4357004	IN U CONTD EDUCATION	04/21/2025	40.00
FIFTH THIRD	6/6/2025	1120	4357004	IN U CONTD EDUCATION	04/21/2025	40.00
FIFTH THIRD	6/6/2025	851	5023990	CHICK-FIL-A #01939	04/21/2025	174.00
FIFTH THIRD	6/6/2025	852	5023990	WALGREENS #15334	04/21/2025	4.25
FIFTH THIRD	6/6/2025	1201	4343002	ENTERPRISE RENT-A-CAR	04/21/2025	467.91
FIFTH THIRD	6/6/2025	1110	4239099	HOBBY-LOBBY #0182	04/18/2025	93.66
FIFTH THIRD	6/6/2025	1205	4351000	JIFFY LUBE #0660	04/18/2025	122.97
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/18/2025	5.00
FIFTH THIRD	6/6/2025	1160	4355200	REV.COM	04/17/2025	29.99
FIFTH THIRD	6/6/2025	852	5023990	MARKET DISTRICT #6550	04/17/2025	69.99
FIFTH THIRD	6/6/2025	2201	4343002	PURDUE CONF CVENT	04/17/2025	125.00
FIFTH THIRD	6/6/2025	1110	4357004	SQ INDIANA ASSOCIATIO	04/17/2025	200.00
FIFTH THIRD	6/6/2025	1110	4353099	PY STORAGEMART 0373	04/17/2025	668.00
FIFTH THIRD	6/6/2025	851	5023990	CITY BARBEQUE CARMEL O	04/17/2025	163.49
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177981264	04/16/2025	30.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177981701	04/16/2025	22.00
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/16/2025	11.84
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/16/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/16/2025	10.11
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/16/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/16/2025	10.11
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/16/2025	11.84
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177981808	04/16/2025	12.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177981741	04/16/2025	12.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177981213	04/16/2025	12.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177981185	04/16/2025	12.00
FIFTH THIRD	6/6/2025	1192	4357002	INTERNATIONAL SIGN EXP	04/16/2025	(75.00)

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

FIFTH THIRD	6/6/2025	851	5023990	QDOBA 2230 CATERING	04/16/2025	236.25
FIFTH THIRD	6/6/2025	1201	4355200	ALL-ACCESS TRAININ	04/16/2025	349.00
FIFTH THIRD	6/6/2025	851	5023990	MCALISTER'S 1095	04/16/2025	172.85
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177833867	04/15/2025	20.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177839801	04/15/2025	12.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177839779	04/15/2025	12.00
FIFTH THIRD	6/6/2025	1801	4230200	IKEA 474041536	04/15/2025	32.08
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177839825	04/15/2025	30.00
FIFTH THIRD	6/6/2025	1160	4355200	D J WSJ	04/15/2025	38.99
FIFTH THIRD	6/6/2025	1801	4355200	IBJ ONLINE	04/15/2025	16.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177839289	04/15/2025	12.00
FIFTH THIRD	6/6/2025	1110	4357004	SQ INDIANA ASSOCIATIO	04/15/2025	200.00
FIFTH THIRD	6/6/2025	1120	4344000	SPECTRUM	04/15/2025	220.19
FIFTH THIRD	6/6/2025	1115	4344200	SPECTRUM	04/15/2025	252.63
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177839746	04/15/2025	12.00
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/15/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	CLOUDFLARE	04/15/2025	10.44
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177839857	04/15/2025	20.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177839322	04/15/2025	22.00
FIFTH THIRD	6/6/2025	1115	4355600	SQSP INV177839019	04/15/2025	12.00
FIFTH THIRD	6/6/2025	1110	4343002	DOUBLETREE	04/14/2025	253.00
FIFTH THIRD	6/6/2025	1160	4355200	NYTIMES	04/14/2025	25.00
FIFTH THIRD	6/6/2025	1120	4237000	SGT FIRE BAGS, LLC	04/14/2025	78.35
FIFTH THIRD	6/6/2025	1801	4355200	NYTIMES	04/14/2025	20.00
FIFTH THIRD	6/6/2025	1110	4239099	SP LOCKPICKS.COM	04/11/2025	152.77
FIFTH THIRD	6/6/2025	1110	4357004	STREET CRIMES	04/11/2025	495.00
FIFTH THIRD	6/6/2025	1110	4357004	SQ INDIANA ASSOCIATIO	04/11/2025	200.00
						$ 22,151.58

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND INVOICES OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.



DEPUTY CFO/CONTROLLER

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 2 PAGES, AND EXECPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF $ 22,151.58 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

_____ _____

COUNCIL PRESIDENT

_____ _____

_____ _____

_____ _____

_____

_____

ATTEST:

_____

CITY CLERK

Total Gross PENSION PAYROLL for checks dated 06/01/2025 $126,308.06

I hereby certify that payroll amount listed above is true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Deputy CFO/Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of **$126,308.06** is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2025

Acknowledged by the Common Council of the City of Carmel, Indiana.

_____
Council President

_____ _____

_____ _____

_____ _____

_____ _____

Monthly Report of Electronic Transfers

For the Month/Year of: **May 31, 2025**

Date	Recipient		Amount	Fund	Account	Description
05/01/2025	Ford Motor Credit	$	851.56	101	4352600	Mayor's Vehicle Lease
05/02/2025	861 N Rangeline	$	15,000.00	201/2201	4353099	Rent
05/02/2025	Anthem Insurance Companies	$	330,011.96	301	5023990	Health Insurance
05/05/2025	Anthem Insurance Companies	$	244,900.06	301	5023990	Health Insurance
05/06/2025	Sedwick Claims Mgmt Services Inc.	$	1,931.00	302	5023990	Workman's Comp
05/06/2025	Sedwick Claims Mgmt Services Inc.	$	15,735.94	302	5023990	Workman's Comp
05/08/2025	Hamilton County Treasurer	$	6,206.00	101	5023990	Court Costs
05/09/2025	Bank of New York Mellon	$	116,500.00	651	5023990	Utility Bond Payment
05/09/2025	UNUM	$	6,162.58	301	5023990	Life Insurance
05/09/2025	UNUM	$	10,360.84	301	5023990	Life Insurance
05/09/2025	UNUM	$	14,597.74	301	5023990	Life Insurance
05/12/2025	Anthem Insurance Companies	$	161,675.39	301	5023990	Health Insurance
05/16/2025	Marathon Health LLC	$	98,898.83	301	5023990	Health Insurance
05/16/2025	Sedwick Claims Mgmt Services Inc.	$	15,735.94	302	5023990	Workman's Comp
05/16/2025	Symetra Life Insurance	$	242,832.63	301	5023990	Health Insurance
05/19/2025	Anthem Insurance Companies	$	353,936.40	301	5023990	Health Insurance
05/21/2025	Allied Receivables Funding Inc	$	452,662.78	601	5023990	Utiltiy Payment
05/21/2025	VSP Insurance	$	11,663.49	301	5023990	Health Insurance
05/22/2025	StudioKCA LLC	$	86,000.00	902	4460884	Artwork
05/22/2025	UNUM	$	6,137.93	301	5023990	Life Insurance
05/22/2025	UNUM	$	10,318.25	301	5023990	Life Insurance
05/27/2025	Anthem Insurance Companies	$	19,361.07	301	5023990	Health Insurance
05/29/2025	Ford Motor Credit	$	851.56	101	4352600	Mayor's Vehicle Lease
		$	2,222,331.95			

I hereby certify that each of the above listed wire transfers are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Deputy CFO / Controller

We have examined the wires listed above on the foregoing accounts payable register, consisting of one page(s), and except for wires not allowed as shown in this register, such wires in the total amount of $ 2,222,331.95 are in compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, _____.
Acknowledged by the Common Council of the City of Carmel, Indiana.

Council President

ORDINANCE NO. D-2762-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, AMENDING CHAPTER 8, ARTICLE 5, SECTIONS 8-37, 8-47, AND 8-48 OF THE CARMEL CITY CODE.

Synopsis: Ordinance establishing 15-minute parking space(s) at the beginning of each block along Main Street from Knoll Ct to 1st Ave SE, regulating parking on Range Line from Main Street to 1st Street, and removing inconsistencies and duplications of code.

WHEREAS, the City, pursuant to Indiana Code § 9-21-1-3, within the reasonable exercise of its police power, may by ordinance regulate vehicular parking;

WHEREAS, the City has previously regulated vehicular parking within its corporate limits, such regulation being codified, in part, under Carmel City Code §§ 8-37, 8-47, and 8-48; and

WHEREAS, the Common Council of the City now finds that it is in the interests of public safety and welfare to amend the regulation of parking of motor vehicles on City streets.

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

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The following subsections of Carmel City Code Section 8-37(a) are hereby amended and added, and shall read as follows:

"§ 8-37 Fifteen-Minute Loading Zones.

(a) Fifteen-minute loading/unloading zones are established at the following locations:

. . .

(2) The first parking space on the south side of Main Street east of Veterans Way.

(3) Reserved for future use.

. . .

(5) Reserved for future use.

. . .

(13) The first two spaces on the north side of Main Street west of 1st Avenue NW.

. . .

(16) Reserved for future use."

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This Ordinance was prepared by Benjamin J. Legge, City Attorney on January 15, 2025, at 11:30 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

Section 3. The following subsection of Carmel City Code Section 8-47 is hereby added and shall read as follows:

"§ 8-47 No Parking Areas.

(a) No person shall park a vehicle at any time in the following locations:

. . .

(77) On either side of Range Line Road from Main Street to the East-West alley between Main Street and 1st Street NW."

Section 4. The following subsections of Carmel City Code Section 8-48 are hereby amended and shall read as follows:

"§ 8-48 Limited Parking Areas.

(c) Three-hour parking zones between the hours of 6:00 a.m. and 5:00 p.m., Monday through Saturday only, are established on the following City streets:

(1) The second space on the south side of Main Street west of 1st Ave SE.

. . .

(4) The first nine parking spaces on the north side of Main Street east of 3rd Ave NW.
(5) The first six parking spaces on the south side of Main Street west of the Monon Trail.
(6) The first seven parking spaces on the north side of Main Street east of the Monon Trail.
(7) The first six parking spaces on the south side of Main Street west of Veterans Way.
(8) The first four parking spaces on the south side of Main Street west of Range Line Road.

. . .

(44) Reserved for future use.
(45) Reserved for future use.
(46) Reserved for future use.
(47) Reserved for future use.
(48) The first 6 spaces on the north side of Main Street east of 1st Avenue NW.
(49) Reserved for future use.
(50) Reserved for future use.

. . .

(f) No vehicle shall be parked:

. . .

(3) On either side of Range Line Road from the East-West alley between Main Street and 1st Street NW to Smoky Row for more than two hours between 6:00 a.m. EST and 5:00 p.m. EST, Monday through Saturday only, excepting for any vehicle which properly displays a valid Merchant Sticker issued pursuant to subsection (f)(3);

. . .

(o) A two-hour parking zone between the hours of 6:00 a.m. and 5:00 p.m., Monday through Saturday only, is established on the north side of Main Street from a point 221 feet east of the intersection of Main Street and Range Line Road to a point 1060 feet east of the intersection of Main Street and Range Line Road."

This Ordinance was prepared by Benjamin J. Legge, City Attorney on January 15, 2025, at 11:30 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

Section 5. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

Section 6. If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 7. The remaining portions of Carmel City Code Sections 8-37, 8-47, and 8-48 are not affected by this Ordinance upon its passage.

Section 8. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor and such publication as required by law.

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This Ordinance was prepared by Benjamin J. Legge, City Attorney on January 15, 2025, at 11:30 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

PASSED by the Common Council of the City of Carmel, Indiana, this _____day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

_____	_____
Adam Aasen, President	Matthew Snyder, Vice-President
_____	_____
Rich Taylor	Anthony Green
_____	_____
Jeff Worrell	Teresa Ayers
_____	_____
Shannon Minnaar	Ryan Locke
_____	
Anita Joshi	

ATTEST:

_____
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 2025, at _____ __.M.

_____
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2025, at _____ __.M.

_____
Sue Finkam, Mayor

ATTEST:

_____
Jacob Quinn, Clerk

This Ordinance was prepared by Benjamin J. Legge, City Attorney on January 15, 2025, at 11:30 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

ORDINANCE NO. D-2769-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, AMENDING CHAPTER 6, ARTICLE 4, SECTION 6-63 OF THE CARMEL CITY CODE

Synopsis: Ordinance amending the fine for failing to display a valid permit for motor vehicle parking on a city sidewalk, multi-use path, or bicycle lane.

WHEREAS, the City of Carmel (the "City") within the reasonable exercise of its police power, may by ordinance regulate the operation of motorized vehicles on City sidewalks, multi-use paths, and bicycle lanes; and

WHEREAS, the City has previously regulated the operation of motorized vehicles on City sidewalks, multi-use paths, and bicycle lanes within its corporate limits, such regulations being codified, in part, in City Code Section 6-63; and

WHEREAS, the Common Council of the City of Carmel, Indiana, now finds that it is in the interest of public safety and welfare to amend the regulations related to the operation of motorized vehicles on City sidewalks, multi-use paths, and bicycle.

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

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The following subsection of Carmel City Code Section 6-63 is hereby amended and shall read as follows:

"§ 6-63 Regulation of Vehicular Use on Sidewalks, Multi-Use Paths, Bicycle Lanes, and Roadways.

. . .

(k) *Penalties*. Any person who fails to display a valid permit under this section shall be subject to a fine of $200 for the first offense, a fine of $250 for the second offense, and a fine of $2,500, plus costs, for all subsequent offenses within the same calendar year. All other violations under ~~violating~~ this section shall be subject to a fine of $10~~,~~ for the first ~~such~~ offense, a fine of $25~~,~~ for the second offense, and a fine of $100, plus costs, for all subsequent offenses within the same calendar year. ~~If a vehicle displays an invalid permit, the fine amount will be increased by an additional $150.~~ This does not limit the authority of the court to impose additional penalties as permitted by law for moving violations, including suspension of driving privileges and mandating the violator attend and complete a defensive driving class. First and second offense violations of this section may be filed with the ~~City Court's~~ Ordinance Violations Bureau."

Section 3. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

This Ordinance was prepared by Benjamin J. Legge, City Attorney on April 9, 2025, at 11:00 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

Section 4. If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 5. The remaining portions of Carmel City Code Sections 8-47 and 8-48 are not affected by this Ordinance upon its passage.

Section 6. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor and such publication as required by law.

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This Ordinance was prepared by Benjamin J. Legge, City Attorney on April 9, 2025, at 11:00 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

PASSED by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

_____
Adam Aasen, President

_____
Matthew Snyder, Vice-President

_____
Rich Taylor

_____
Anthony Green

_____
Jeff Worrell

_____
Teresa Ayers

_____
Shannon Minnaar

_____
Ryan Locke

_____
Anita Joshi

ATTEST:

_____
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 2025, at _____ __.M.

_____
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2025, at _____ __.M.

_____
Sue Finkam, Mayor

ATTEST:

_____
Jacob Quinn, Clerk

This Ordinance was prepared by Benjamin J. Legge, City Attorney on April 9, 2025, at 11:00 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

Sponsors: Councilors Aasen, Ayers, Minnaar, Snyder, and Worrell

ORDINANCE NO. D-2772-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA ADOPTING A NEW ARTICLE 8 UNDER CHAPTER 2 OF THE CARMEL CITY CODE

Synopsis:

An Ordinance adopting requirements for nonprofit organizations receiving public support from the City

WHEREAS, the City of Carmel has a vested interest in ensuring that affiliated nonprofit corporations and community development corporations ("Affiliated Entities") operate in transparency and the best interest of the City of Carmel; and

WHEREAS, the City Council desires to amend the Carmel City Code to add requirements that Affiliated Entities and other nonprofits must follow in order to remain eligible for public funds or City assistance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. A new Article 8 is established under Chapter 2 of the Carmel City Code, to read as follows:

CHAPTER 2 CITY ADMINISTRATION

ARTICLE 8: AFFILIATED ENTITIES

§2-403 DEFINITIONS.

For the purpose of this Article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AFFILIATED ENTITY means any one of the following:

(1) A non-profit organization established as a "supporting organization" to the City or its agencies under Internal Revenue Code 509(a)(3).

(2) A non-profit organization where a majority of the members of the governing body are appointed by City officials, agents or employees acting their official capacity.

(3) A non-profit organization utilized by the City to directly or indirectly support or accept donations from sources other than direct tax or fee revenue to support events or programs of the City.

(4) A non-profit community development corporation that exists to support the City or its agencies.

(5) Any other non-profit corporation that receives at least $25,000 a year in public support from the City that has not specifically appropriated by the City Council through the annual budget or other specific ordinance, or that has been awarded through a grant process defined and authorized by an ordinance adopted by the City Council.

An Affiliated Entity shall not include any organization or entity created by state or federal statute.

IN-KIND SUPPORT means non-monetary support from the City of Carmel, including but not limited to, the use of City resources or employees.

PUBLIC SUPPORT means public funds or in-kind support from the City or its agencies.

PUBLIC FUNDS has the meaning set forth in Ind. Code 5-13-4-20.

§ 2-404 REQUIREMENTS

(a) Beginning July 1, 2025, to be eligible to continue to receive public support, an Affiliated Entity must comply with the following:

(1) At least one member of the Affiliated Entity's governing body must be appointed by the City Council; and
(2) The remaining members of the Affiliated Entity's governing body must be approved by a vote of the City Council.

(b) Beginning July 1, 2025, any member of the governing body of any non-profit organization that is appointed by City officials, agents or employees must be approved by a vote of the City Council unless otherwise required by law.

(c) All Affiliated Entities receiving public support shall be subject to an annual budget review process by the City Council in the same manner as other City agencies.

(d) Any nonprofit organization receiving public support through a grant must follow a process established by the City Council.

Section 3. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only.

Section 4. If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance

Section 5. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor and such publication as required by law.

[Signature Page Follows]

PASSED by the Common Council of the City of Carmel, this _____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

_____
Adam Aasen, President

_____
Matthew Snyder, Vice-President

_____
Teresa Ayers

_____
Anita Joshi

_____
Ryan Locke

_____
Shannon Minnaar

_____
Anthony Green

_____
Rich Taylor

_____
Jeff Worrell

ATTEST:

_____
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 2025, at _____ __.M.

_____
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2025, at _____ __.M.

_____
Sue Finkam, Mayor

ATTEST:

_____
Jacob Quinn, Clerk

Prepared by: Ted Nolting
Kroger Gardis & Regas LLP
111 Monument Circle, Suite 900
Indianapolis, IN 46204

Sponsor: Minnaar

CARMEL, INDIANA

US 421-WCD

PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE Z-697-25

May 27, 2025

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Sponsor: Minnaar

ORDINANCE Z-697-24

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA ESTABLISHING THE US 421-WCD PLANNED UNIT DEVELOPMENT DISTRICT

Synopsis:

Ordinance Establishes the US 421-WCD Planned Unit Development District Ordinance (the "US 421-WCD PUD"). The Ordinance would rezone the real estate from I-1 Industrial to a Planned Unit Development district allowing the development of a mixed-use development including multi-family and commercial uses as depicted on the Concept Plan (attached as Exhibit B).

WHEREAS, Articles 4.02 and 9.05 of the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the "UDO"), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq. (the "PUD Statute"); and

WHEREAS, Edward Rose Properties, Inc., ("Edward Rose"), submitted an application to the Carmel Plan Commission (the "Plan Commission") to adopt a PUD District Ordinance for certain real estate in the City of Carmel, Hamilton County, Indiana, as legally described in **Exhibit A** attached hereto (the "Real Estate"); and

WHEREAS, Edward Rose's application is consistent with the provisions of the UDO and PUD Statute; and

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and UDO, the Plan Commission conducted a public hearing on March 18, 2025 concerning Edward Rose's application for a PUD District Ordinance, which application was docketed as PZ-2024-00___ PUD, and

WHEREAS, the Plan Commission, at its hearing on May 20, 2025, has given a Favorable Recommendation to this US 421-WCD PUD (the "US 421-WCD Ordinance"), which establishes the US 421-WCD Planned Unit Development District (the "US 421-WCD District").

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana (the "Council"), that: (i) pursuant to IC §36-7-4-1500 *et seq.*, the Council adopts this US 421-WCD Ordinance, as an amendment to the Zone Map; (ii) all prior ordinances or parts thereof inconsistent with any provision of this US 421-WCD Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate; (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced

and superseded by this US 421-WCD Ordinance; and, (iv) this US 421-WCD Ordinance shall be in full force and effect from and after its passage and signing.

Section 1. **Applicability of Ordinance**.

Section 1.1 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the US 421-WCD District.

Section 1.2 Development in the US 421-WCD District shall be governed entirely by (i) the provisions of this US 421-WCD Ordinance and its exhibits, and (ii) those provisions of the UDO specifically referenced in this US 421-WCD Ordinance. Where this US 421-WCD Ordinance is silent, the applicable standards of the UDO shall apply.

Section 2. **Definitions and Rules of Construction**.

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to the US 421-WCD Ordinance:

A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.

B. Words used in the present tense include the past and future tenses, and the future the present.

C. The word "shall" indicates a mandatory requirement. The word "may" indicates a permissive requirement.

Section 2.2 Definitions. The definitions (i) of the capitalized terms set forth below in this Section 2.2, as they appear throughout this US 421-WCD Ordinance, shall have the meanings set forth below in this Section 2.2 and (ii) of all other capitalized terms included in this US 421-WCD Ordinance and not defined below in this Section 2.2, shall be the same as set forth in the UDO.

"ADLS": The architecture, design, exterior lighting, landscaping and signage associated with a Building.

"ADLS Approval": Approval by the Plan Commission of architecture, design, lighting and landscaping and signage pursuant to the procedures for ADLS review of the UDO and the Development Requirements.

Area A: The area identified as "Area A" on page 2 of 2 of **Exhibit B** (Concept Plan).

Area B: The area identified as "Area B" on page 2 of 2 of **Exhibit B** (Concept Plan).

Architectural Character Imagery: These comprise the images attached hereto as **Exhibit C** (Architectural Character Imagery – 3-story buildings), and **Exhibit D** (Architectural Character Imagery – 4-story buildings).

Architectural Standards – Area A: The Architectural Standards incorporated herein under **Exhibit F** (Architectural Standards – Area A).

Concept Plan: The general plan for the development of the Real Estate, including but not limited to Buildings, Lots, streets and green space areas attached hereto as **Exhibit B** (Concept Plan).

Controlling Developer: Shall mean Edward Rose Properties, Inc. or the owner of the Real Estate at the time of adoption of the US 421-WCD Ordinance, until such time as Edward Rose or the owner transfers or assigns, in writing, its rights as Controlling Developer.

Development Requirements: Written development standards and any written requirements specified in this US 421-WCD Ordinance, which must be satisfied in connection with the approval of a Development Plan and Building Permits.

Plan Commission: The City's Plan Commission.

Real Estate: The Real Estate legally described in **Exhibit A** (Legal Description).

Underlying Zoning Districts: The zoning district(s) of the UDO specified in this US 421-WCD Ordinance which include applicable Development Requirements applicable to the development of the Real Estate as specified in this US 421-WCD Ordinance.

Unified Development Ordinance (or "UDO"): The Unified Development Ordinance, Ordinance Z-625-17, of the City of Carmel, Hamilton County, Indiana, as amended.

Zone Map: The City's official Zone Map corresponding to the UDO.

Section 3. **Underlying Zoning District and Permitted Uses**.

Section 3.1 Underlying Zoning Districts: The Conceptual Plan divides the District into two (2) Areas: Area A and Area B. The Underlying Zoning District for each Area shall be as set forth below:

A. Area A: I1 (Industrial) District.

B. Area B: B3 (Business) District Subject to the US 421- Michigan Road Overlay District.

Section 3.2 Permitted Uses: The Conceptual Plan divides the District into two (2) Areas: Area A (Residential), Area B (Commercial). The Permitted Uses within each Area

shall be as set forth below:

A. Area A: All Uses permitted in the Underlying Zoning District and Multi-family Residential Dwellings.

B. All Permitted Uses in the B3 Business District of the UDO except the following Uses which shall be prohibited: All Uses in the Agricultural Uses category of the UDO Use Table, all Uses in the Industrial Uses category of the UDO, Automobile Service Station including fueling/gas station, Automobile/boat Sales, Automobile/truck Repair, Carwash, Commercial Kennel, Commercial Parking Lot, Equipment Sales/repair, Funeral Home, Lumber/building Materials Sales, Motor bus or railroad passenger station, Radio/Television studio, Radio/Television transmission tower, Recreational Vehicle/Mobile Home Sales, Self-service Laundry, Shooting Gallery, and Veterinary Hospital with Commercial Kennel.

Section 3.3 Special Uses: Special Uses shall be permitted as set forth in the Use Table and shall be subject to review and subsequent approval pursuant to the requirements of the UDO.

Section 3.4 Non-Conforming Uses: Non-Conforming Uses and exemptions shall be subject to the requirements of the UDO.

Section 4. Development Standards.

Section 4.1 Bulk Requirements: The following standards shall apply.

A. Minimum Lot Area: 0 acres

B. Minimum Lot Width: Not applicable

C. Minimum Lot Frontage: Not Applicable

D. Public Utilities: required community water and sanitary sewer system hookup

E. Minimum Front Yard: 5 feet as measured form a public street

F. Minimum Side Yard Setback: 5 feet

G. Minimum Rear Yard Setback: 5 feet

H. Maximum Lot Coverage: 90% (applies to the Real Estate)

I. Minimum Living Area per Dwelling: Not Applicable

J. Minimum Ground Floor Area: Not applicable

K. Maximum Building Height: Sixty (60) feet

Section 4.2 Accessory Building and Uses: Accessory Buildings and Uses shall be permitted subject to the terms and restrictions of the UDO applicable to the Underlying Zoning District as amended by this Section 4.

Section 4.3 Architecture, Amenities and Exterior Spaces:

A. Architectural Character Imagery: The Applicable architectural Character Imagery indicating conceptually the intended architecture and appearance of Multi-family Dwellings are contained within the images attached hereto as **Exhibit C** (Architectural Character Imagery – 3-story buildings), and **Exhibit D** (Architectural Character Imagery – 4-story buildings).

B. Building Architecture:

1. Area A:

a. The architectural design of all buildings in Area A of this US 421-WCD PUD shall be generally consistent with the illustrations included in **Exhibit C** (Architectural Character Imagery – 3-story buildings), and **Exhibit D** (Architectural Character Imagery – 4-story buildings), subject to ADLS Approval.

b. Applicable architectural requirements and standards for all buildings in Area A are contained in **Exhibit F** (Architectural Standards – Area A) of this US 421-WCD Ordinance.

c. Buildings 1, 2, 3: 3 Stories, Every dwelling shall provide a waterside balcony or patio.

d. Building 4: 3 Stories. Every dwelling shall provide a balcony or patio with a woods/open space view.

e. Buildings A, B, C: 4 stories built to streetscape. All buildings shall include an elevator and attached garages.

2. Area B: Buildings in Area B shall comply with the architectural standards of the US 421 – Michigan Road Overlay District.

C. Amenities: The amenities identified below shall be provided in Area A:

1. Coworking space with private offices/workstations and private meeting rooms,

2. Fitness area,

3. Pool, sundeck, and cabanas,

4. fire pits or fire tables,

5. Grilling areas,

6. Event suite,

7. Roof terrace,

8. Gathering spaces, one of which shall be west of Building 4 as depicted in the bottom image on **Exhibit E**.

9. Pet grooming spa, leash-free pet park, and

10. EV charging.

D. Exterior Spaces:

1. Exterior Spaces shall be generally consistent with the illustrations included in **Exhibit E** (Character Imagery – Amenities and Exterior Spaces), subject to ADLS Approval.

2. The Controlling Developer will explore incorporating the existing RCI Globe feature within the site, during the DP/ADLS process. In the event it is not incorporated, the Controlling Developer will donate the RCI globe to the City. If the City does not want the RCI globe, the Controlling Developer will make the RCI Globe available to other civic organizations. If within one hundred fifty (150) days of submitting a DP/ADLS application for Area A the City or other civic organization has not removed the RCI Globe from the Real Estate with a mutually acceptable agreement, Edward Rose will have the option to dispose of the RCI Globe. Notwithstanding the above, the RCI Globe shall not be removed from the Real Estate until such time as Edward Rose takes possession of the Real Estate.

Section 4.4 Density and Intensity Standards: The maximum number of Residential Dwellings shall be three hundred and sixty (360).

Section 4.5 Fence and Wall: The Fence and Wall Standards of the UDO shall apply to the Real Estate.

Section 4.6 Floodplain: The Floodplain Standards of the UDO shall apply to the Real Estate.

Section 4.7 Grading and Drainage: The Grading and Drainage Standards of the UDO shall apply to the Real Estate.

Section 4.8 Height: The Height standards of the UDO shall apply to Area B.

Section 4.9 Home Occupations, Private Swimming Pools and Residential Kennels: Home Occupations, Private Swimming Pools and Residential Kennels shall be permitted in Area A and shall be subject to the requirements of the UDO.

Section 4.10 Landscaping. Landscaping shall comply with Section 5.19 of the UDO except as modified below:

A. Landscaped Areas.

1. Bufferyards:

a. Bufferyards shall not be required between (i) uses internal to the Real Estate, (ii) between Area A and Area B, and (iii) along 99th Street.

b. All required Bufferyards shall be a minimum of ten (10) feet in width.

c. Type B Bufferyard plantings shall be required along the external perimeter of Area A.

d. A Type A Bufferyard plantings shall be required along the external perimeter of Area B.

e. Bufferyard plantings and perimeter parking lots plantings shall not be cumulative, the greater planting standard shall apply.

f. A Tree Preservation area with a minimum area of two (2.0) acres shall be provided in the northwest corner of the Real Estate as generally depicted on the Concept Plan.

2. Native landscaping/vegetation shall be provided around the ponds in select areas (minimum of 40% of the pond perimeter) instead of turf grass. The native landscaping/vegetation shall be submitted and approved as part of a DP/ADLS application.

Section 4.11 Lot: The Lot standards of the UDO shall apply to the Real Estate.

Section 4.12 Outdoor Display and Storage: The Outdoor Display and Storage standards of the UDO shall apply to the Real Estate.

A. Trash enclosures shall comply with Section 5.03.C.2 of the UDO.

Section 4.13 General Parking Standards: Parking shall comply with Section 5.28 and Section 5.29 (bike Parking) of the UDO, except as modified below:

A. One and one-half (1.5) spaces per Dwelling shall be required.

B. Parking Spaces (i) within driveways, (ii) within garages, and (iii) on-street parking shall count toward the number of required parking spaces.

C. Drive aisles shall be twenty-four (24) feet in width.

D. The standards of Section 5.29.A.2 pertaining to the number of Long Term Bicycle Parking Spaces shall be the required number rather than "Encouraged" as stated in this section of the UDO.

Section 4.14 Recreational Vehicle: The Recreational Vehicle standards of the UDO shall apply to the Real Estate.

Section 4.15 Premises Identification: The Premises Identification standards of the UDO shall apply to the Real Estate.

Section 4.16 Setback: The Setback standards of the UDO shall apply to the Real Estate.

Section 4.17 Signage Requirements. All signage on the Real Estate shall comply with the UDO.

Section 4.18 Temporary Uses and Structures: Temporary Uses and Structures shall be permitted as set forth in the Use Table and shall be subject to the requirements of the UDO.

Section 4.19 Telecommunication Facility: The Telecommunication Facility standards of the UDO shall apply to the Real Estate.

Section 4.20 Use Specific Standards: The Use Specific Standards of the UDO shall apply to the Real Estate.

Section 4.21 Utility Service: The Utility Service standards of the UDO shall apply to the Real Estate.

Section 4.22 Vision Clearance: The Vision Clearance Standards of the UDO shall apply to the Real Estate.

Section 4.23 Weed and Solid Waste: The Weed and Solid Waste standards of the UDO shall apply to the Real Estate.

Section 4.24 Wellhead Protection: The Wellhead Protection Standards of the UDO shall apply to the Real Estate.

Section 4.25 Wireless Support Structure: The Wireless Support Structure standards of the UDO shall apply to Area A.

Section 4.26 General Yard Standards: The General Yard Standards of the UDO shall apply to the Real Estate.

Section 4.27 Lighting: Lighting in Area A and Area B shall comply with Section 3.92 (421-OL Lighting Standards) of the UDO.

Section 5. **US 421 - Michigan Road Overlay District**.

Section 5.1 Section 3.83 (US 421 – Michigan Road Overlay District) shall apply to Area B of the Real Estate except as modified below:

A. The Minimum Tract size shall be as generally illustrated as Area B on the Concept Plan.

B. Greenbelt Width: A landscape greenbelt area shall extend along the right-of-way of U.S. Highway 421 with a minimum width of thirty (30) feet from the property line. The Plan Commission may approve a Development Plan including a reduced Greenbelt width.

Section 6. **Right-of-way and Access Standards**.

Section 6.1 Right-of-way and internal drive Standards.

A. Internal street widths and cross-sections shall be designed to meet the City of Carmel Local Street Standards. The modified local road specifications included in **Exhibit G** (Modified Local Road Section) shall be permitted.

B. A street cross section that includes a boulevard (see **Exhibit G**) shall be required in the location illustrated on the Concept Plan (north south public street) and for the Private Street between Buildings B and C.

C. Internal streets and drives shall be located as illustrated on Page 2 of the Concept Plan.

D. The configuration of vehicular access into the Real Estate shall be provided as illustrated on the Concept Plan and as permitted by this Section 6.1.

E. One (1) vehicular access shall be permitted from Michigan Road as generally illustrated on the Concept Plan.

F. In addition to internal access, one (1) driveway cut shall be permitted in Area B from 99th Steet.

G. The Private Drives as illustrated on **Exhibit B** – Page 2, shall be 24' feet wide (2-way traffic), with sidewalks as shown on the Sidewalk Plan, include landscaping and trees as required (i.e. trees within landscape islands and trees along the perimeter of parking including, but not limited to, trees in front of buildings #1-4), and include parking as shown on the Concept Plan.

Section 6.2 Sidewalk and Path Standards.

A. Sidewalks and Paths shall be provided in the locations as generally illustrated on Page 3 of **Exhibit B** (Sidewalk/Path Plan).

B. The final location of internal trails is subject to existing easements and final engineering. If the internal paths are prevented from being installed as generally shown, then an alternative path location may be provided that still provide access within the subject area of the Real Estate.

C. The Controlling Developer shall seek approval of a signalized crosswalk at either 99th street and Michigan Road or Retail Parkway and Michigan Road to provide access to the east side of Michigan Road from the Real Estate. The scope of this requirement is limited to the construction of the signalized crosswalk at the intersection.

D. Colored areas on the Concept Plan (e.g. crosswalks) represent colored concrete. They are labeled "colored concrete (or similar material)" on the Concept Plan. Colored concrete (or similar material) shall be required in these areas.

E. At locations where sidewalks turn at less than 90-degrees a chamfer shall be provided.

Section 6.3 Road Improvement Requirements. Development of the Real Estate meets all applicable Thoroughfare Plan related improvement requirements as identified in and required under the UDO by construction of the street connections and layout as illustrated on Page 2 of the Concept Plan (Public Streets).

Section 7. Procedural Provisions.

Section 7.1 Development Plan (DP), ADLS, and Plat (Primary and Secondary).

A. The Plan Commission may authorize DP, ADLS and Plat approvals, subject to the procedures prescribed in the UDO.

B. The Real Estate shall be developed in substantial compliance with the Concept Plan hereby incorporated and attached as **Exhibit B** subject to Development Plan approval by the Plan Commission. Substantial compliance shall be regulated in the same manner as the "Substantial or Material Alteration" definitions of the UDO.

C. Area B shall adhere to the design standards included in Exhibit H (Additional Standards – Area B), in addition to the Underlying Zoning standards as amended by this US 421-WCD PUD Ordinance.

Section 7.2 Modification of Development Requirements (Zoning Waiver). The Plan Commission may, after a public hearing, grant an applicant a Zoning Waiver subject to the requirements of the UDO. A wavier of the provisions of this US 421-WCD Ordinance may be granted up to a maximum of thirty-five (35) percent of the specified standard.

Section 7.3 Variance of Development Requirements. The BZA may authorize Variances from the terms of the US 421-WCD Ordinance, subject to the procedures prescribed in the UDO.

Section 8. Controlling Developer's Consent.

Section 8.1 Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

A. Improvement Location Permits for any site improvements within the Real Estate;

B. Sign permits for any signs within the Real Estate;

C. Improvement Location Permits for any Dwellings within the Real Estate;

D. Primary Plat or Secondary Plat approval for any part of the Real Estate; and

E. Any text amendments, variances, modifications of Development Requirements or other variations to the terms and conditions of this US 421-WCD Ordinance.

Section 9. **Violations and Enforcement**. All violations and enforcement of this US 421-WCD Ordinance shall be subject to the requirements of the UDO.

Section 10. **Exhibits**. All of the Exhibits (A-E) on the following pages are attached to this US 421-WCD Ordinance, are incorporated by reference into this US 421-WCD Ordinance and are part of this US 421-WCD Ordinance.

The remainder of this page is left blank intentionally.

Exhibit "A"

(Legal Description)

Land Description

Block 5 in the Secondary Final Plat for Mayflower Park, Lot 1 of Block 1, Lot 1 of Block 2, Lots 1, 2, & 3 of Block 3, Block 5, Lots 1 & 2 of Block 6 and Lot 1 of Block 7 Mayflower Park Drive & 99th Street, as per plat thereof recorded September 12, 2000 as Instrument Number 200000045587 in the Office of the Recorder of Hamilton County, Indiana.

Also,

Part of the Southwest Quarter of the Northwest Quarter of Section 7, Township 17 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 7, Township 17 North, Range 3 East; thence on the South line of said Quarter Quarter North 89 degrees 39 minutes 59 seconds West (assumed bearing) 84.24 feet to the Point of Beginning of the herein described real estate; thence continuing on said South line North 89 degrees 39 minutes 59 seconds West 618.58 feet; thence North 48 degrees 25 minutes 13 seconds East 459.46 feet; thence South 89 degrees 39 minutes 59 seconds East 274.88 feet; thence South 00 degrees 00 minutes 00 seconds East 306.93 feet to the Point of Beginning.

Exhibit "A"

(Legal Description – Location Map)

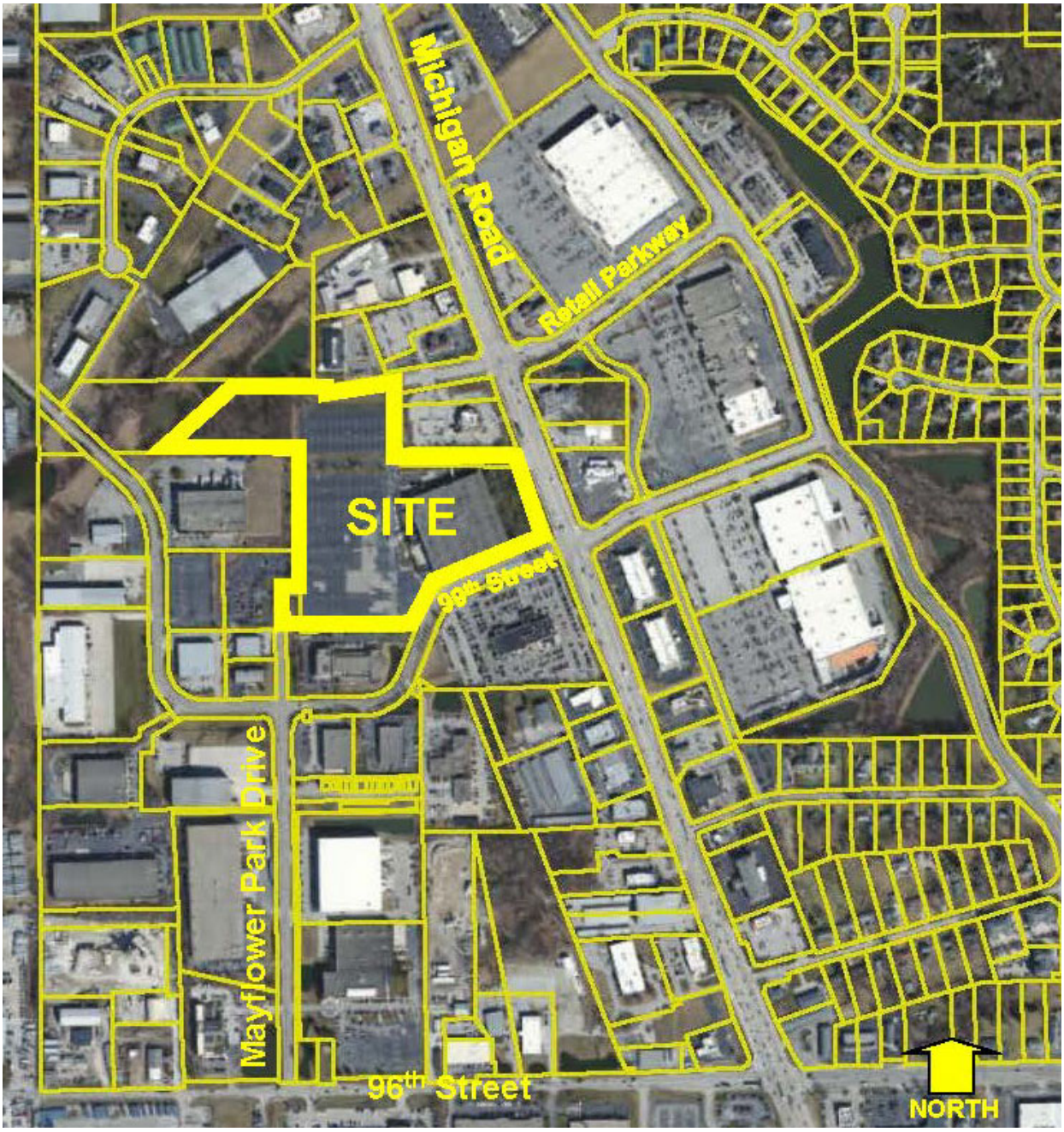


Exhibit "B"

(Concept Plan)



Exhibit "B"

(Concept Plan – Area Map)

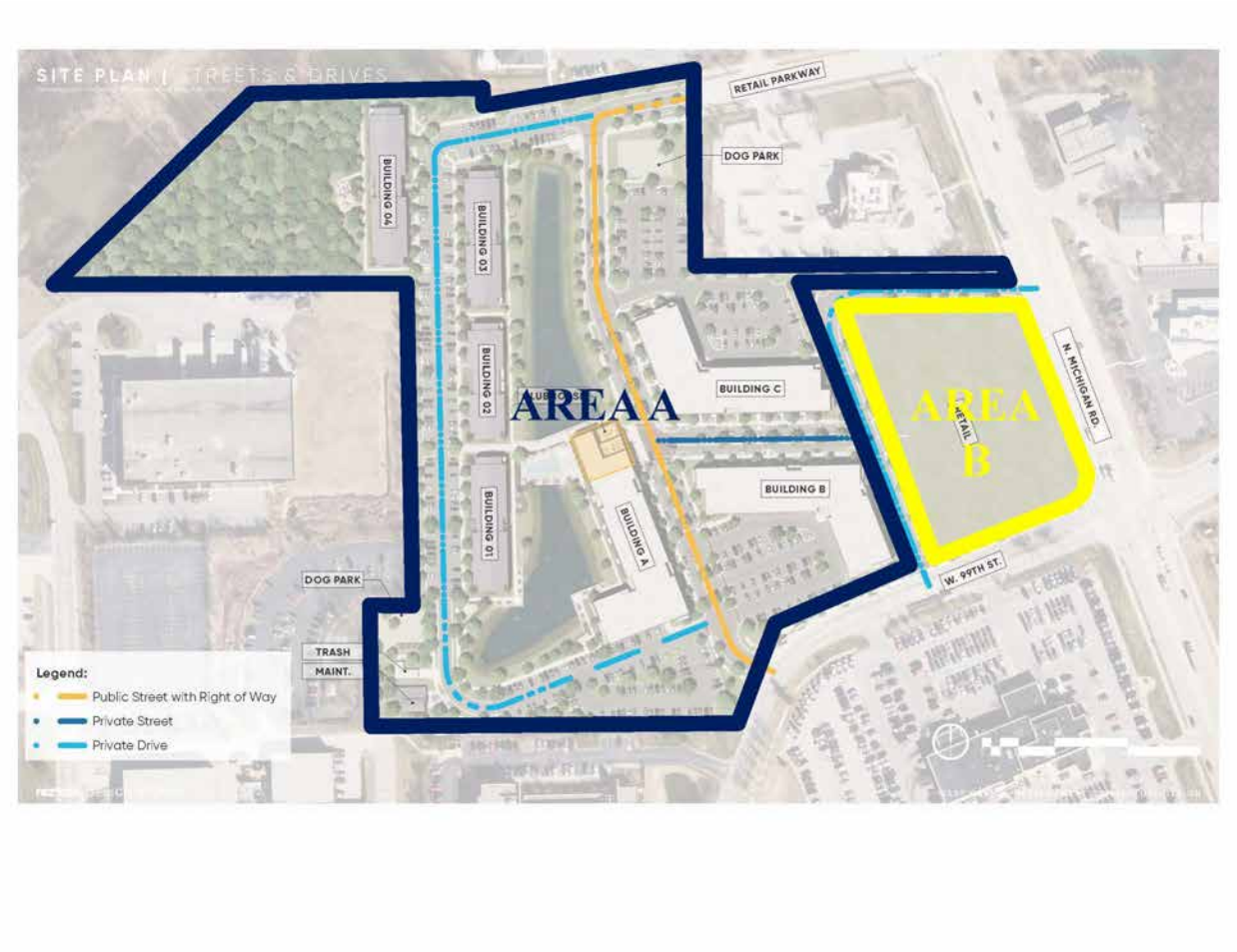


Exhibit "B"

(Concept Plan – Sidewalk/Path Plan)

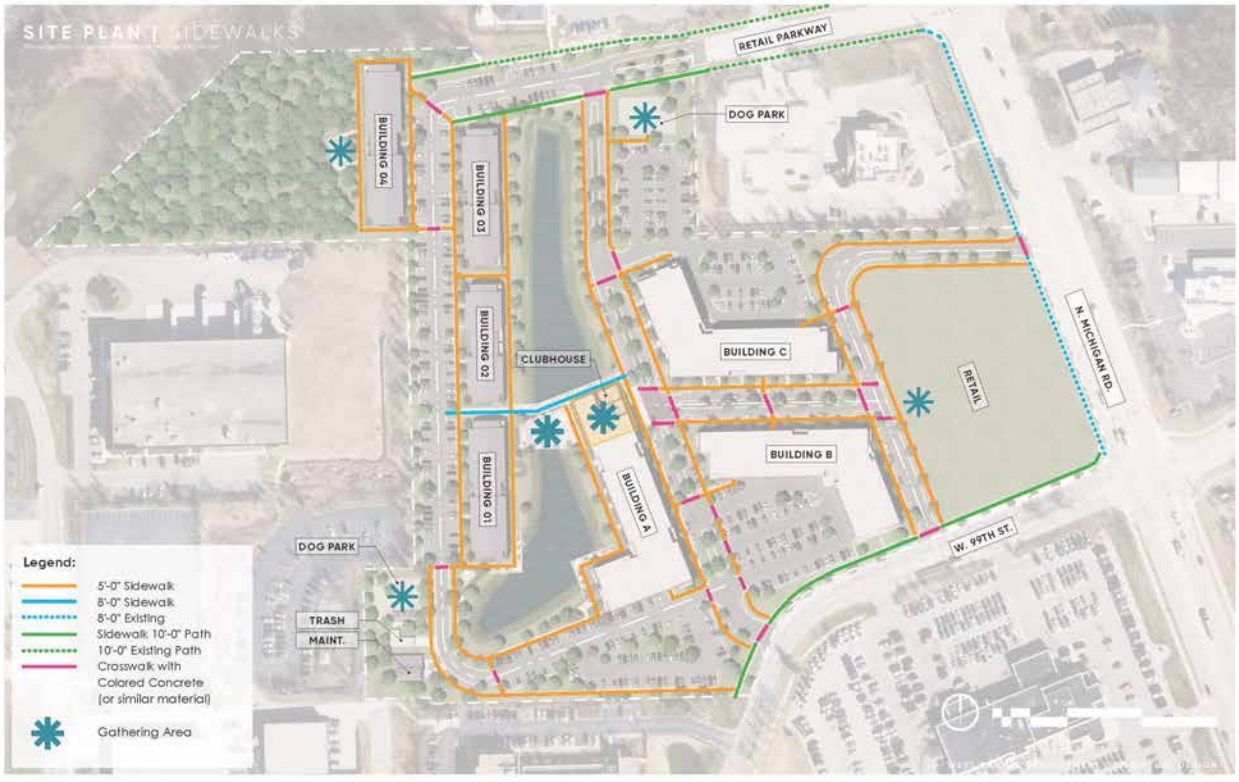


Exhibit "C"

(Architectural Character Imagery – 3-story Buildings)



Exhibit "D"

(Architectural Character Imagery – 4-story Buildings)





Exhibit "D"

(Architectural Character Imagery – 4-story Buildings)



Exhibit "E"

(Amenities and Exterior Spaces Concept Imagery)

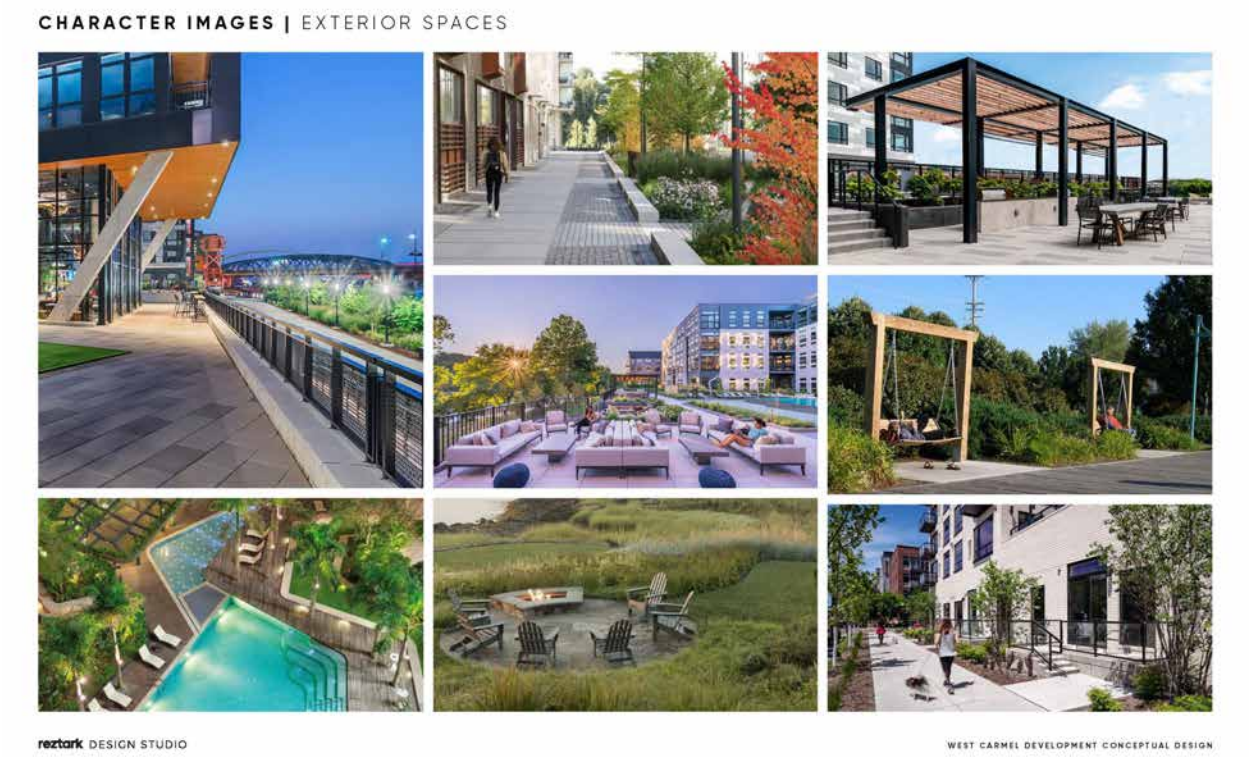




Exhibit "F"

(Area A - Architectural Standards)

Part 1. Guidelines and Objectives:

A. The purpose of these architectural guidelines is to establish design parameters for the development of Area A of the US 421 – WCD District.

B. These guidelines provide an architectural style with a design framework that will be used as the criteria for the redevelopment of the Real Estate. The guidelines set standards for design quality with the intent to achieve a modern aesthetic and an environment that provides an excellent experience.

Part 2. Design Philosophy:

A. The design philosophy is intended to create a modern, unique, and aesthetically pleasing environment that provides an outstanding experience with a combination of attributes including modern architectural design, a water feature that the buildings and amenities face offering waterside views/experiences, a boulevard streetscape that buildings are built to, and pedestrian walks throughout the community tying together the various buildings, amenities, and outdoor spaces together, etc.

B. The US 421 – WCD District is composed of two principal areas, the residential area (Area A) and the commercial area (Area B). Each area will have its own attributes, and each will contribute uniquely to the mixed-use development with complimentary character in Building design, materials, landscaping and scale. Area A is defined by three and four-story residential Buildings. Area B will have retail and other non-residential uses.

Part 3. Architectural Style:

A. General:

1. The building design provides the building massing and materials provided below.

2. Façades will be formed in various proportions and will incorporate material changes along the length and height of the buildings, combining rhythmic and harmonious elements in a holistic composition.

3. Design elements of the elevations shall be organized such that openings line up horizontally and vertically with other openings. Openings in a facade shall be arranged in a balanced, relatively uniform fashion.

B. Building Massing:

1. 4 story buildings will have flat roofs with attached garages and an elevator

2. 3 story buildings will provide a design that creates a patio or balcony condition for every unit on a lake facing or wooded facing facade.

3. The clubhouse will be integrated at the end of Building A to include strategically located, enhanced features that provide a) a focal point at the vista created by the intersection of the two boulevard streetscapes; and b) a focal point facing the lake for the surrounding buildings and adjacent outdoor amenity areas.

4. A rooftop terrace shall be provided as part of the clubhouse. Two (2) stepbacks on the north side of Building A along the water shall be required.

5. 4 story buildings shall have one façade facing a boulevard streetscape.

6. For all buildings that face a street, there must be at least one entrance on the front of the building.

7. No facade will extend for a distance two (2) times its average height without a vertical offset, material change, or color and texture change. In order to count towards this requirement, a vertical offset shall be a minimum of two (2) feet in depth.

8. All of these elements are strategically located to enhance the aesthetic appeal and overall experience of those living and visiting the community.

C. Balconies:

1. Balconies shall be partially inset or fully inset on one side of the balcony or both sides of the balcony for no less than 90% of applicable balconies. This requirement shall not apply to the number of balconies on elevations including garage doors (i.e. back side of Buildings A, B & C).

D. Materials and Exterior Building Finishes:

1. All buildings will be designed and constructed with complimentary building materials and colors. All exterior sides of the buildings will be finished in permitted materials. All facades of all buildings shall be of the same materials and similarly detailed except for (i) the clubhouse at the north end of Building A and (ii) the facades including garages. The selection of materials will be evaluated based on their permanence, ability to withstand weather conditions and visual appearance.

2. Permitted Materials: Any number of materials may be used in Area A. The following is a list of permitted materials for exterior façades.
    a. Brick
    b. Fiber Cement
    c. Glass (clear, color, sand blast, etched, etc.)
    d. Storefront (aluminum, wood, steel)

e. Structural steel
f. Wood and wood-like materials
g. Metal & metal panels and metal-like materials
h. Dimensional asphalt shingle roof
i. Porcelain and/or ceramic tile
j. Any materials not listed above may be approved as a part of an ADLS application provided that the Plan Commission finds that the material is of a quality that is equal or superior to the above listed materials.

3. Windows:

a. All facades shall have openings for windows.

b. All window design shall be compatible with the style, materials, color, details and proportion of the building. The windows shall be consistent with the architectural style of the structure.

4. Accessory buildings (e.g. maintenance building) will provide a complementary design and colors to the primary buildings and may incorporate C.M.U. (concrete masonry units).

E. Rooftop Equipment: All rooftop HVAC equipment shall be screened from street level view.

F. Ground Level Equipment: Ground level HVAC equipment shall be screened from the street using walls, fencing, landscaping, or other methods approved by the Plan Commission

G. Street Lighting: All street lighting shall have a design and color that is complementary with the architectural design of the buildings.

Exhibit "G"

(Modified Local Road Standard)

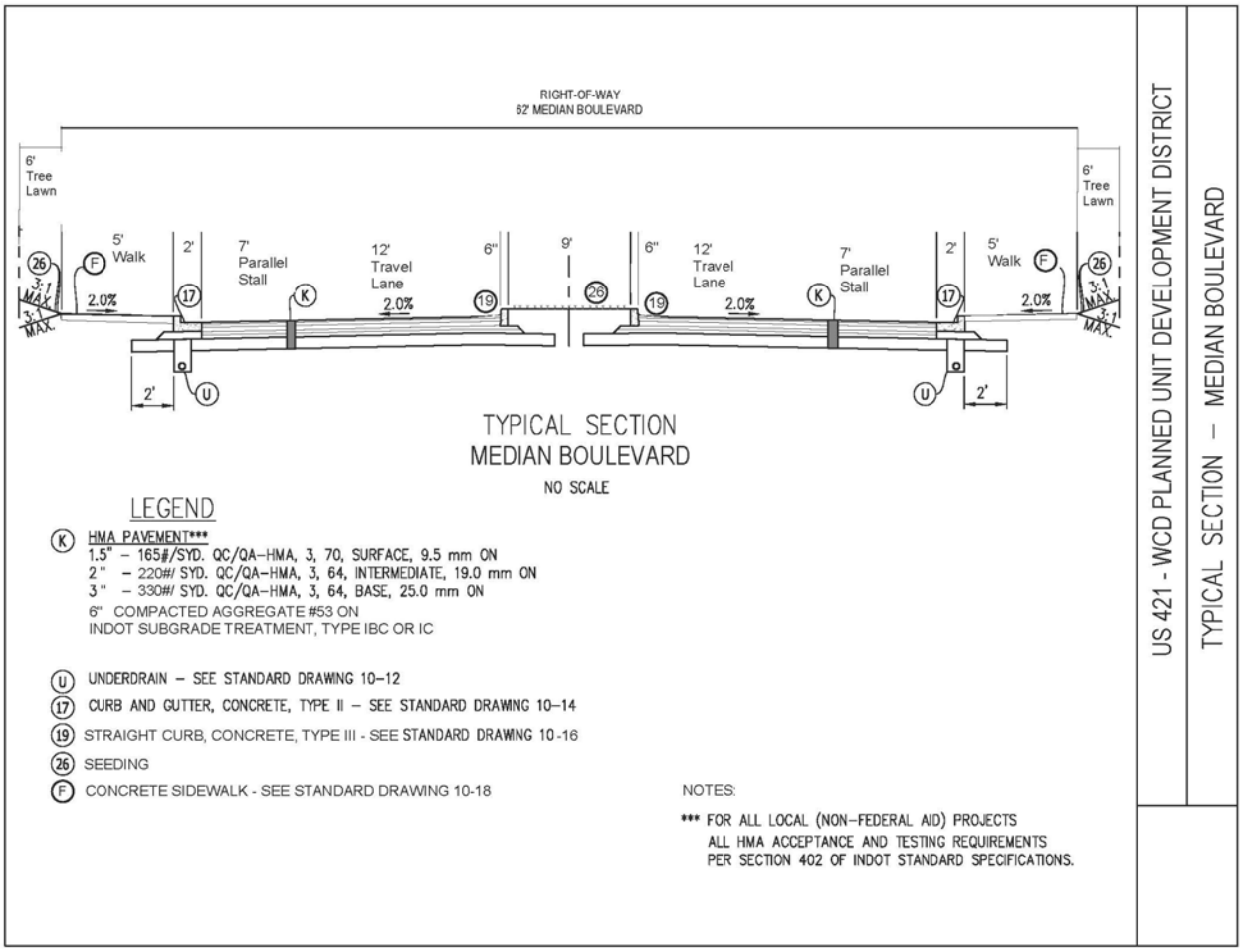


Exhibit "H"

(Additional Standards – Area B)

A. The proposed layout within Area B shall adhere to the following standards in addition to the Underlying Zoning standards as amended by this US 421-WCD PUD Ordinance:

1. The layout for Area B shall integrate with the walkable design of the adjacent apartments within Area A.

2. The layout for Area B shall provide a pedestrian walk and pedestrian connectivity to the adjacent apartments within Area A.

3. The layout for Area B shall have a minimum of one building facade that faces/abuts a street (i.e. Michigan Rd., 99th St., or drive between Area A and Area B) or one building facade that faces/abuts the plaza if the plaza provides a continuation of the boulevard street with no vehicular parking between such facade and the street/drive or plaza.

4. No building which includes only one (1) tenant shall include a drive-thru. Only a multi-tenant building may include a drive-thru. The drive-thru lane shall not be adjacent to the plaza. A drive-thru shall only be permitted if the drive-thru is approved by the Plan Commission as part of a Development Plan application.

5. The layout for Area B shall include a pedestrian plaza area which shall be a minimum of six-thousand five hundred (6,500) square feet in area. The minimum square footage of the pedestrian plaza area includes any green space around the plaza and outdoor seating adjacent to the plaza. If the plaza is not located at the end of the boulevard street, a connecting walk shall be provided from the plaza to the crosswalk that connects to the sidewalk along the boulevard street. The sum of the width of the green landscaped area on one side of the connecting walk plus the width of the green landscaped area on the other side of the connecting walk shall be a minimum of twelve (12) feet. The connecting walk may cross drive aisles within Area B with a crosswalk.

6. The plaza shall include seating, tables, landscaping and other pedestrian amenities. The plaza shall include at least one active use such as table tennis, corn hole, hook and ring game, etc.

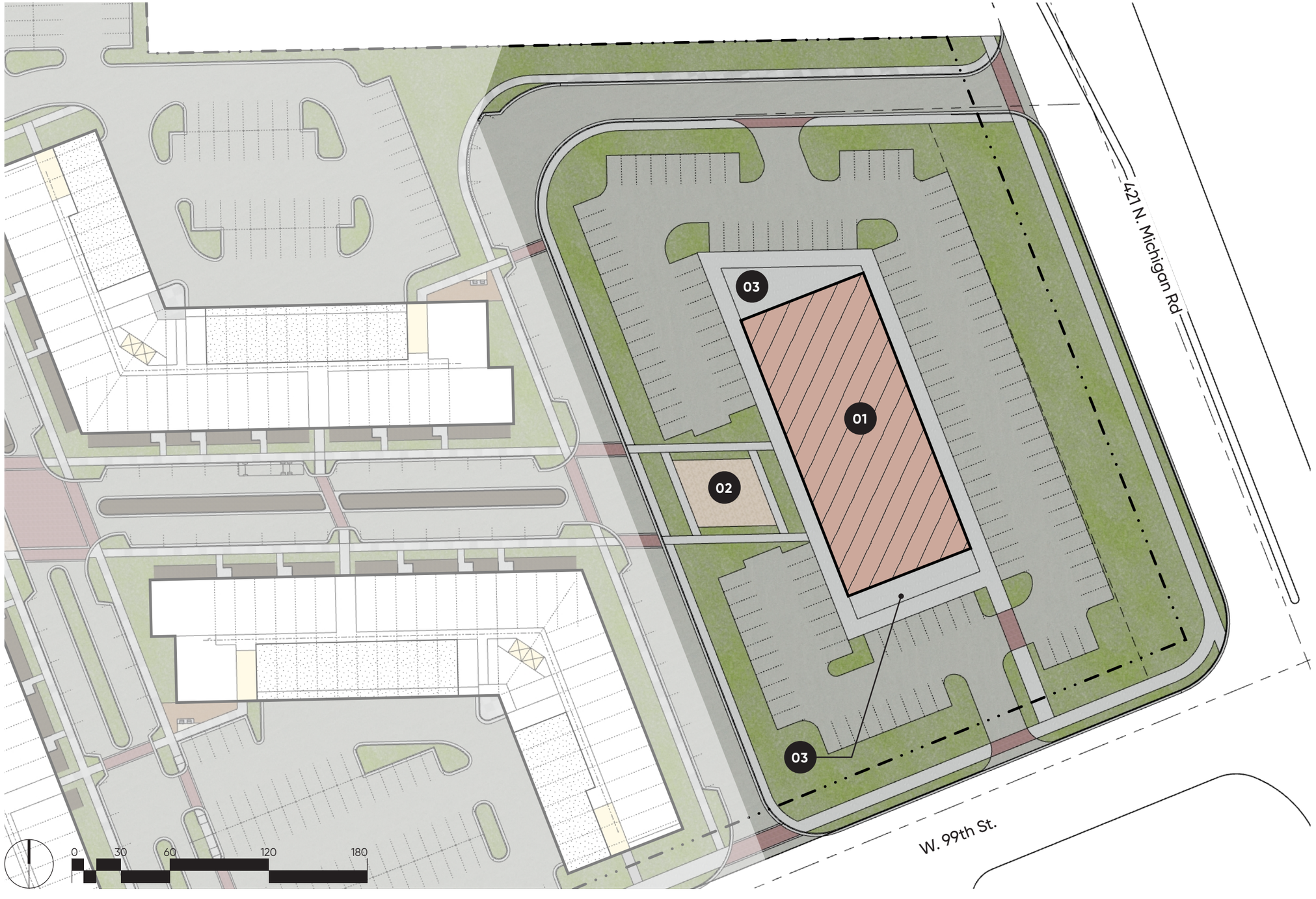
7. At least one side of the plaza shall be enclosed with a building façade, landscaping, or fencing to provide a sense of enclosure.

8. The final layout of Area B shall comply with this US 421-WCD PUD Ordinance including the above standards (1-7).

9. The Controlling Developer shall seed Area B and maintain the grass upon completion of construction activity of Area A and until the area within Area B is developed..

10. The following three (3) pages include examples of a layout of Area B which would comply with the PUD and are not intended to represent required potential site plans. The final layout of Area B shall comply with the US 421-WCD PUD standards including those standards in this **Exhibit H**.

RETAIL LOT LAYOUT EXAMPLE A



01 Retail Building

02 Plaza

03 Outdoor Dining

RETAIL LOT LAYOUT EXAMPLE B



01 Retail Building

02 Plaza

03 Outdoor Dining

RETAIL LOT LAYOUT EXAMPLE C



01 Retail Building

02 Plaza

03 Outdoor Dining

PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

_____	_____
Anthony Green	Adam Aasen, President
_____	_____
Jeff Worrell	Teresa Ayers
_____	_____
Shannon Minnaar	Ryan Locke
_____	_____
Matthew Snyder, Vice-President	Rich Taylor
_____	
Anita Joshi	

ATTEST:

_____
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____, 2025, at _____ __.M.

_____
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this ____ day of _____, 2025, at _____ __.M.

_____
Sue Finkam, Mayor

ATTEST:

_____
Jacob Quinn, Clerk

This Instrument prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Carmel, IN 46032.

US 421-WCD PUD

Planned Unit Development (PUD) / Rezone

Z-697-25

PUD REZONE
CITY OF CARMEL, INDIANA

June 16, 2025
Carmel City Council

Applicant: Edward Rose Properties, Inc.

Attorneys: Nelson & Frankenberger, LLC
Jim Shinaver, Attorney
Jon C. Dobosiewicz, Land Use Professional
317-844-0106

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7. Street Perspective
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10. Public Comments

TAB 1

Project Description - US 421 – WCD PUD

This Rezone request received a unanimous seven (7) to zero (0) Positive Recommendation from the Plan Commission. Below is the project description, and modifications to the request as a result of the Plan Commission review process are provided on the following pages.

The Applicant, Edward Rose Properties, Inc., ("Edward Rose") has filed a rezone request pertaining to three (3) parcels of real estate that consist of approximately 22 acres that are located west of and adjacent to Michigan Road, south of and adjacent to Outback Lane and north of and adjacent to 99th Street, and are identified per the records of the Hamilton County, Indiana Auditor's Office as Tax Parcel Identification Numbers: 17-13-07-00-10-007.000; 17-13-07-00-08-002.001; and, 17-13-07-00-10-003.000 (collectively, the "Real Estate"). Behind Tab 2 is a Site Location Map identifying the location of the Real Estate.

By way of background, Edward Rose's offices are located in Carmel and their Carmel communities include Avant I & II and Alexandria (completed) which have been well-received by the Carmel community and the Icon on Main community (currently under development).

The Real Estate is in close proximity to 96th Street and the I-465 Interchange and is surrounded on all sides by various retail, commercial, and office uses. The site is the former (now vacant) headquarters of Resort Condominiums International (RCI) and is currently zoned I-1 Industrial and is within the US 421- Michigan Road Overlay District. Edward Rose's rezone application seeks to rezone the Real Estate from its current zoning classification to the "US 421-WCD Planned Unit Development District" (the "US 421-WCD PUD") in order to permit a mixed-use, high-end development that will consist of a Multi-family residential component and a commercial/retail component.

The US 421-WCD PUD proposes two (2) use districts (See page 2 of Tab 3). The Area A Use District, located internal to the Real Estate and consisting of approximately 20 acres, will have I-1 Industrial as its underlying base zoning classification and will include the Multi-family residential component of the development. The Area B Use District, located directly west of and adjacent to Michigan Road and consisting of approximately 2-acres, will have B-3 Business as its underlying base zoning classification and will be subject to the US 421- Michigan Road Overlay District development standards. The Area B Use District will permit various Retail/Service uses, as well as Cultural/Entertainment uses. Behind Tab 8 are illustrations which provide potential layout examples for Area B.

The Multi-family residential component in Area A is desirable given that it is not adjacent to or nearby any existing residential uses and includes a combination of attractive attributes, including but not limited to: thoughtful architectural design; a mixture of building types (3-story buildings and 4-story buildings with attached garages); walkable streetscapes and well-designed common areas and open spaces; high-end interior and exterior finishes; market leading amenities; the availability (within walking distance) of retail businesses and restaurants; and, an engaging site design including a centralized water feature that will be pedestrian friendly. All of these attributes combined will provide a strong sense of place and an outstanding living experience for residents and the general public. Behind Tab 7 is perspective character imagery of the proposed 4-Story and 3-Story multi-family buildings including surrounding spaces.

Regarding amenities, Edward Rose has paid particular attention to the existing wooded area on the northwest portion of the site that will be preserved and utilized as open space (see page 1 of Tab 5). Regarding open space, the community will have approximately 5 acres of open space, which comprises

over 20% of the Real Estate. The community includes a centrally located clubhouse which will include a pool, sundeck, and cabanas, as well as a large roof top terrace (see page 2 of Tab 5). FlexHub private co-working office spaces are also provided, including private conference rooms, and workstations. Additional amenities include a performance gym and yoga facilities, an event suite, fire pits and fire tables with seating, grilling areas with counters, indoor and outdoor game areas, a pet grooming spa and leash-free pet parks, EV charging stations and other gathering spaces around the community. Behind Tab 6 are character illustrations depicting potential exterior space character imagery.

Modifications to the PUD proposal resulting from discussions with DOCS Staff and the Plan Commission review process are outlined below:

1. Revisions to the Concept Plan:
   A. Revised street and Drive Plan (See Tab 4) along with a boulevard cross section.
   B. Revised Pedestrian Plan (see page 3 behind Tab 3).
   C. Revised amenities including gathering area adjacent to woods (see Tab 5).

2. Retail (Area B) examples: Three examples were provided which represent possible layouts of the retail area based on compliance with the PUD standards including Exhibit H (see updated PUD Draft under Tab 9). Exhibit H includes additional standards for the development of Area B as well as the three example layouts.

3. RCI Globe: Text was provided in Section 4.3 requiring the applicant to consider incorporating the RCI Globe or making it available to the City or another civic group.

4. Updated Ordinance Draft (see behind Tab 9). Items to note include the following:
   A. Restricting uses in the Retail Area.
   B. Adding Amenity specificity.
   C. Increasing the wooded area.
   D. Adding Long Term Bicycle Parking as a requirement.
   E. Refining street, drive and pedestrian facilities as listed above and including provisions for a crosswalk on Michigan Road.
   F. Addition of architectural standards.
   G. Addition of standard to seed and maintain Area B until it is developed.

As the matter was reviewed over several months, we have provided all public comments received by the Plan Commission (prior to the public hearing) behind Tab 10.

As noted, The Plan Commission unanimously voted to send this request to the City Council with a Favorable Recommendation for approval and we look forward to presenting this request to the City Council on June 16, 2025.

Respectfully submitted,

Jon Dobosiewicz

Jim Shinaver

COMREHENSIVE PLAN STATEMENT

The Real Estate is within the US 421-Michigan Road Overlay District, which permits residential uses (such as Multi-family residential) on up to 50% of a project's gross floor area on parcels where residential uses are not permitted pursuant to the base underlying zoning district. As a result, a Multi-family residential component on a portion of the Real Estate is generally compatible and consistent with the US 421-Michigan Road Overlay District. Further, considering there are no other existing residential uses in close proximity to the Real Estate, Edward Rose believes that providing more full-time residents in this area would provide an additional customer base of the local restaurants and businesses along this segment of Michigan Road - including positive night-time impacts during the work week and on the weekends.

The 2022 Comprehensive Plan Development Patterns Map designates the Real Estate as being within a "Gateway" area. The purpose of "Gateway" areas, as set out in the Comprehensive Plan, is to provide large lot mixed-use and commercial areas, including residential uses, along or near access points into Carmel. The "Gateway" area encourages characteristics that include, but are not limited to: parking lot placement that avoids placement between the fronts of buildings and road rights-of-way to shield views of parking areas from adjacent public roadways; buildings that face/address a frontage street; pedestrian-friendly sidewalks or paths designed to facilitate safe pedestrian circulation; future outlot or infill development opportunities; open space areas including greenways, courtyards and buffers; and, buildings up to 5-stories that include patios and lobby areas.

The US 421-WCD PUD (see full ordinance behind Tab 9) meets many of the objectives and purposes of a "Gateway" area by providing a mixed-use development (including a residential component and retail/commercial component) on a larger parcel that is at a "gateway" into Carmel (the Michigan Road corridor in Carmel via 96th Street and the I-465 Interchange). Edward Rose's site design includes the positioning of parking areas so that they are shielded from view from the adjacent public roadways, the buildings face/address internal street frontages, the inclusion of outdoor patios on the residential buildings, including a roof top community terrace, an internal pedestrian system that is designed to facilitate safe pedestrian circulation, the inclusion of a 2-acre outlot to be developed for future retail/commercial uses, providing thoughtful open space and common areas throughout the community (including a well-designed centralized water feature), tree preservation on the northwestern portion of the site, as well as other high-quality amenity offerings to its residents.

CERTIFICATION
OF THE CARMEL PLAN COMMISSION'S RECOMMENDATION
ON THE PETITION TO THE CITY OF CARMEL
TO AMEND THE ZONING MAP
PURSUANT TO INDIANA CODE 36-7-4-605

CARMEL CITY CLERK
MAY 21 2025
TIME: 1:00 pm

ORDINANCE
Z-697-25

US 421-WCD PUD Rezone
I-1/Industrial - PUD Rezone

To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana

Dear Members:

The Carmel Plan Commission offers you the following report on the application **Docket No. PZ-2024-00222 PUD** - rezone approval to allow a new 360-unit apartment community with commercial and retail uses along Michigan Road. The site is located at 9998 N Michigan Road and is zoned I-1/Industrial within the US 421 Corridor Overlay.

The Carmel Plan Commission's recommendation on the petition of the applicant is **"Favorable."**

At its scheduled meeting on May 20, 2025, the Carmel Plan Commission voted Seven (7) in Favor, Zero (0) Opposed, Two (2) Absent, to forward to the Common Council the proposed **Ordinance No. Z-697-25** with a **"Favorable Recommendation".**

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-608(f), the Council has ninety (90) days to act on this petition before it becomes effective as Certified by the Commission. Ninety days from the date of the Certification is Tuesday, August 19, 2025.

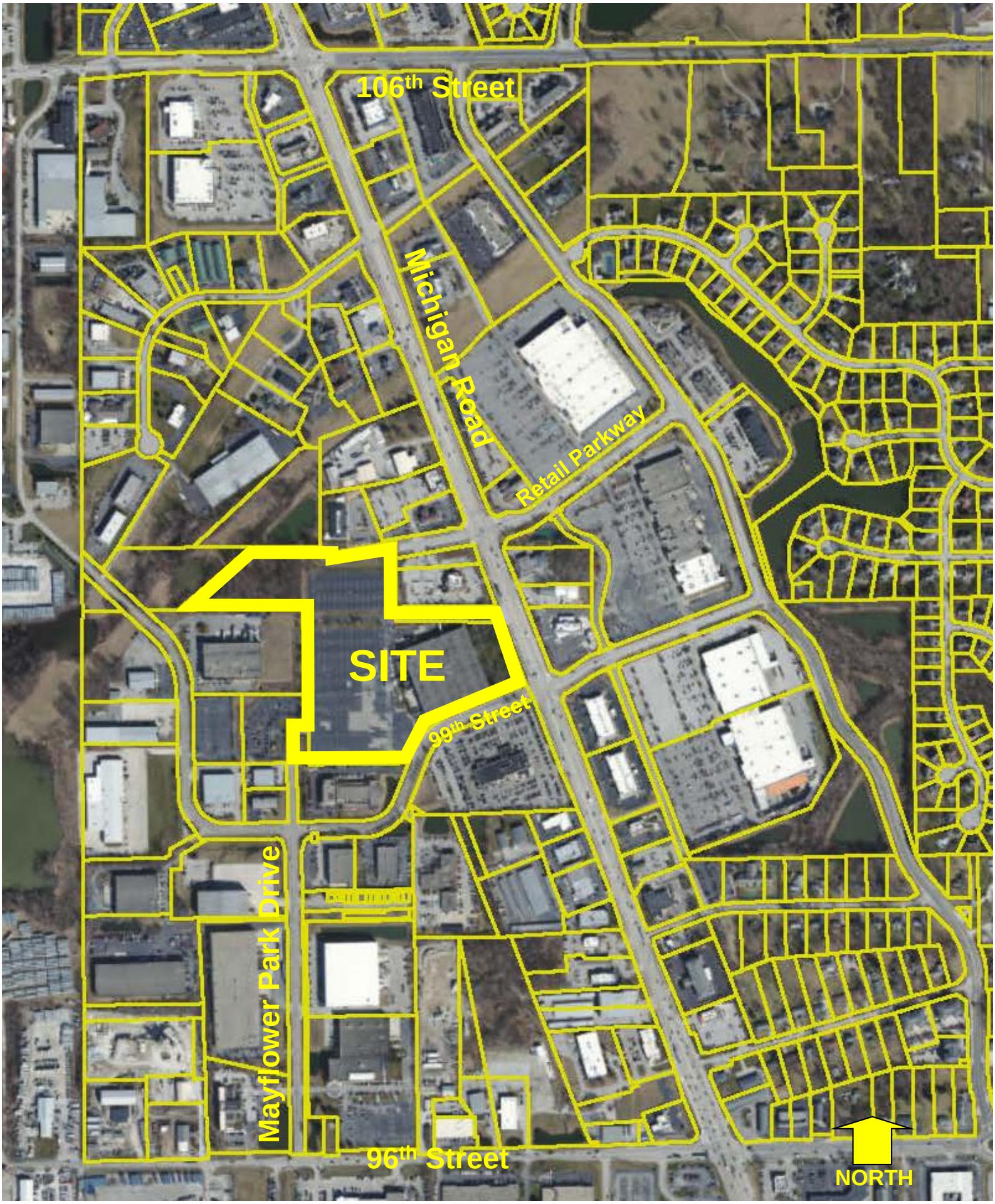
CARMEL PLAN COMMISSION

BY: _____
Christine Zoccola President

ATTEST:

_____
Bric Butler, Secretary
Carmel Plan Commission
Dated: May 21, 2025

TAB 2



Site Location Map / Aerial Photograph

TAB 3

SITE PLAN | OVERALL

*Renderings are conceptual/illustrative and are subject to change.

OPEN GATHERING SPACE

BUILDING 04

BUILDING 03

BUILDING 02

BUILDING 01

RETAIL PARKWAY

DOG PARK

CLUBHOUSE

BUILDING C

BUILDING A

BUILDING B

RETAIL

N. MICHIGAN RD.

W. 99TH ST.

DOG PARK

TRASH

MAINT.

Notes:

Buildings 1,2,3 : 3 Stories
* Every home has a waterside balcony or patio with a view.

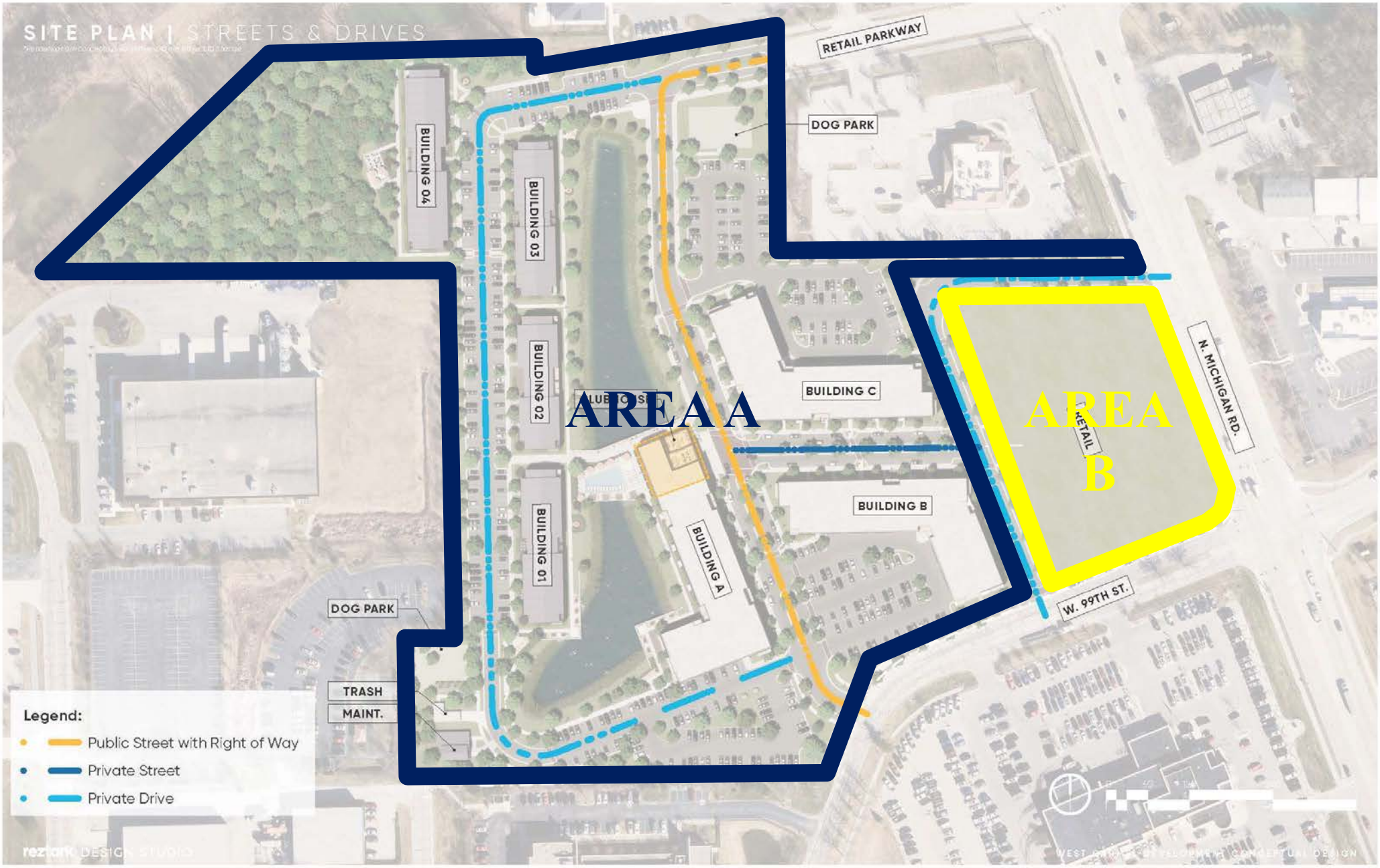
Building 4 : 3 Stories
* Every home has a balcony or patio with a woods/open space view.

Buildings A,B,C : 4 stories built to streetscape
* Each building has an elevator and attached garages.

Uses: High-end multifamily (360 units), Retail along Michigan Rd. (e.g. restaurants with outdoor dining, coffee shop, etc.)

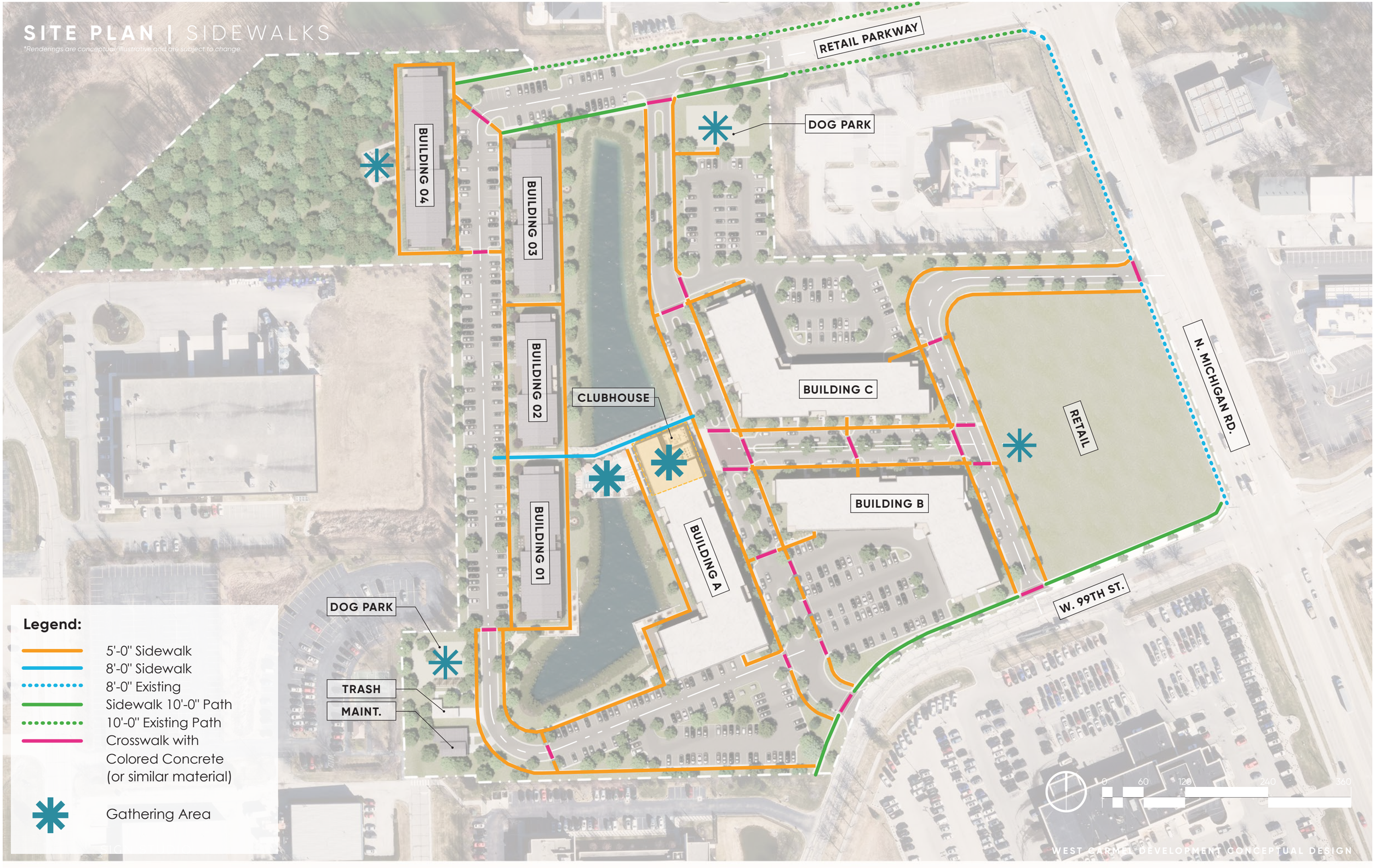
Note: Intersection with colored pavement will be colored concrete (or similar material).

0 60 120 240 360


SITE PLAN | STREETS & DRIVES
RETAIL PARKWAY
DOG PARK
BUILDING 04
BUILDING 03
BUILDING 02
BUILDING 01
AREA A
BUILDING C
BUILDING B
BUILDING A
AREA B
RETAIL
N. MICHIGAN RD.
W. 99TH ST.
DOG PARK
TRASH
MAINT.
Legend:
Public Street with Right of Way
Private Street
Private Drive

SITE PLAN | SIDEWALKS

*Renderings are conceptual/illustrative and are subject to change.



Legend:

- 5'-0" Sidewalk
- 8'-0" Sidewalk
- 8'-0" Existing Sidewalk 10'-0" Path
- 10'-0" Existing Path
- Crosswalk with Colored Concrete (or similar material)
- Gathering Area

TAB 4

SITE PLAN | STREETS & DRIVES

*Renderings are conceptual/illustrative and are subject to change.

RETAIL PARKWAY

DOG PARK

BUILDING 04

BUILDING 03

BUILDING 02

BUILDING 01

CLUBHOUSE

BUILDING A

BUILDING B

BUILDING C

RETAIL

N. MICHIGAN RD.

W. 99TH ST.

DOG PARK

TRASH

MAINT.

Legend:

- Public Street with Right of Way
- Private Street
- Private Drive

0 60 120 240 360

TAB 5

SUB-AREA PLAN | GATHERING AREA

**Renderings are conceptual/illustrative and are subject to change.*



Gathering Area Amenities

Grilling Areas with Counters
Outdoor Lounge Seating
Outdoor Dining Tables
Shade Elements

0 5 10 20 30

SUB-AREA PLAN | WATERSIDE AMENITIES AT CLUBHOUSE

*Renderings are conceptual/illustrative and are subject to change.

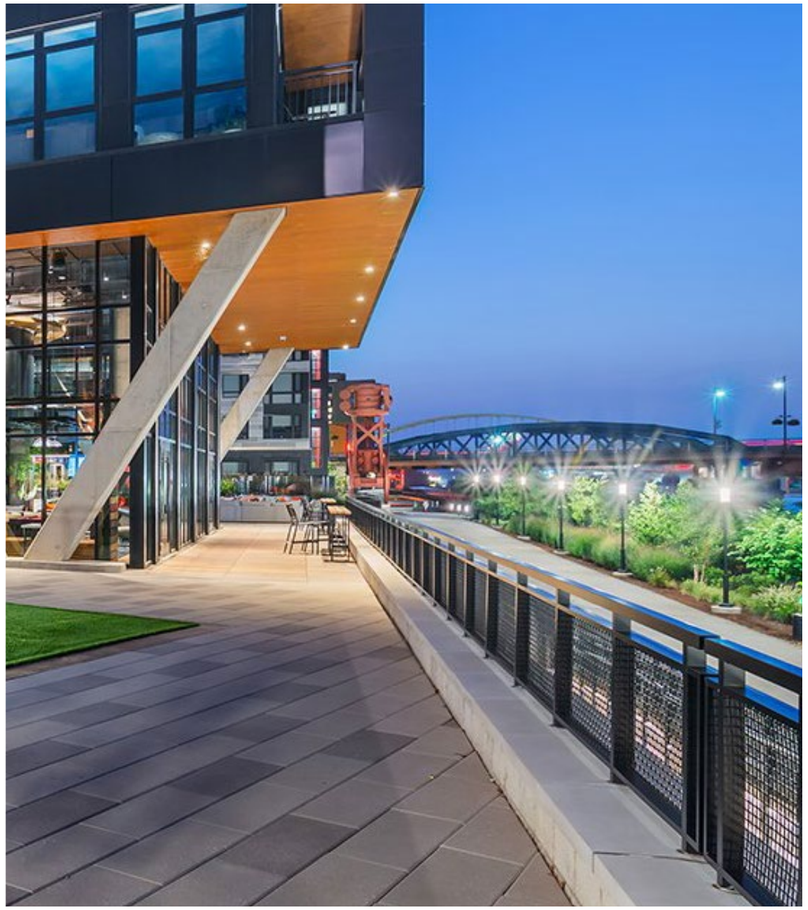


Indoor & Outdoor Waterside Amenities at Clubhouse

FlexHub Co-Working Space
Rooftop Terrace
Fitness & Yoga
Pool with Sundeck & Cabanas
Fire Pits / Fire Tables with Seating
Grilling Areas with Counters
Outdoor Gathering Spaces
Indoor/Outdoor Games
Event Suite
Indoor Gathering Spaces

TAB 6

CHARACTER IMAGES | EXTERIOR SPACES

















TAB 7

PERSPECTIVE | LOOKING DOWN BOULEVARD BETWEEN BUILDINGS B & C TOWARDS BUILDING A

**Renderings are conceptual/illustrative and are subject to change.*



PERSPECTIVE | WATERSIDE CLUBHOUSE & OUTDOOR AMENITY DECK / ROOFTOP TERRACE

**Renderings are conceptual/illustrative and are subject to change.*



PERSPECTIVE | CLUBHOUSE ENTRANCE FRONTING STREET & ROOFTOP TERRACE

**Renderings are conceptual/illustrative and are subject to change.*



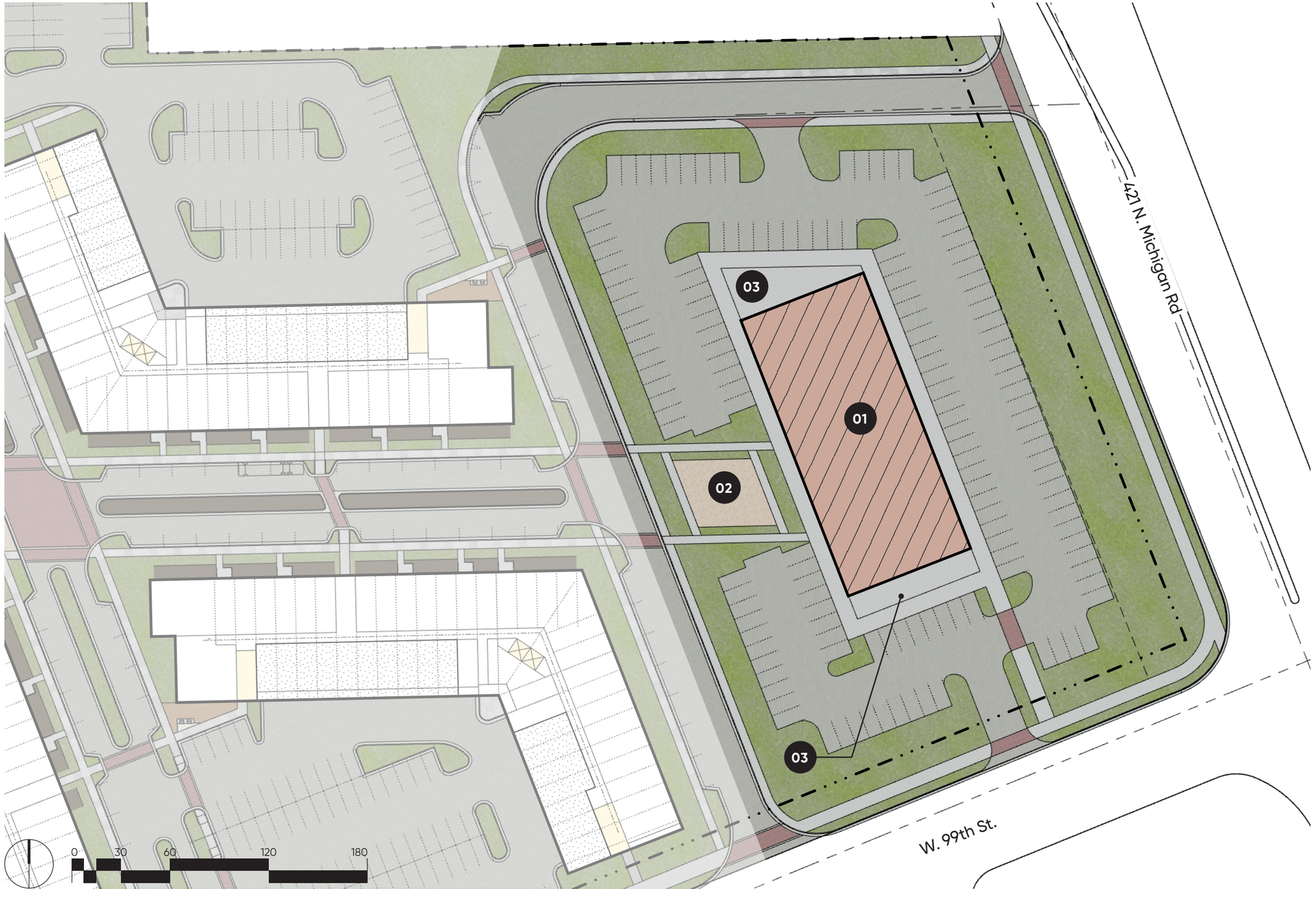
PERSPECTIVE | 3-STORY BUILDING WITH EVERY HOME HAVING WATERSIDE BALCONY / PATIO VIEW

**Renderings are conceptual/illustrative and are subject to change.*



TAB 8

RETAIL LOT LAYOUT EXAMPLE A



01 Retail Building

02 Plaza

03 Outdoor Dining

RETAIL LOT LAYOUT EXAMPLE B



01 Retail Building

02 Plaza

03 Outdoor Dining

RETAIL LOT LAYOUT EXAMPLE C



01 Retail Building

02 Plaza

03 Outdoor Dining

TAB 9

Sponsor: Minnaar

CARMEL, INDIANA

US 421-WCD

PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE Z-697-25

May 27, 2025

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Exhibit F Architectural Standards – Area A

Exhibit G Modified Local Road Standard

Exhibit H Additional Standards – Area B

Sponsor: Minnaar

ORDINANCE Z-697-24

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA ESTABLISHING THE US 421-WCD PLANNED UNIT DEVELOPMENT DISTRICT

Synopsis:

Ordinance Establishes the US 421-WCD Planned Unit Development District Ordinance (the "US 421-WCD PUD"). The Ordinance would rezone the real estate from I-1 Industrial to a Planned Unit Development district allowing the development of a mixed-use development including multi-family and commercial uses as depicted on the Concept Plan (attached as Exhibit B).

WHEREAS, Articles 4.02 and 9.05 of the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the "UDO"), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq. (the "PUD Statute"); and

WHEREAS, Edward Rose Properties, Inc., ("Edward Rose"), submitted an application to the Carmel Plan Commission (the "Plan Commission") to adopt a PUD District Ordinance for certain real estate in the City of Carmel, Hamilton County, Indiana, as legally described in **Exhibit A** attached hereto (the "Real Estate"); and

WHEREAS, Edward Rose's application is consistent with the provisions of the UDO and PUD Statute; and

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and UDO, the Plan Commission conducted a public hearing on March 18, 2025 concerning Edward Rose's application for a PUD District Ordinance, which application was docketed as PZ-2024-00___ PUD, and

WHEREAS, the Plan Commission, at its hearing on May 20, 2025, has given a Favorable Recommendation to this US 421-WCD PUD (the "US 421-WCD Ordinance"), which establishes the US 421-WCD Planned Unit Development District (the "US 421-WCD District").

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana (the "Council"), that: (i) pursuant to IC §36-7-4-1500 *et seq.*, the Council adopts this US 421-WCD Ordinance, as an amendment to the Zone Map; (ii) all prior ordinances or parts thereof inconsistent with any provision of this US 421-WCD Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate; (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced

and superseded by this US 421-WCD Ordinance; and, (iv) this US 421-WCD Ordinance shall be in full force and effect from and after its passage and signing.

Section 1. **Applicability of Ordinance**.

Section 1.1 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the US 421-WCD District.

Section 1.2 Development in the US 421-WCD District shall be governed entirely by (i) the provisions of this US 421-WCD Ordinance and its exhibits, and (ii) those provisions of the UDO specifically referenced in this US 421-WCD Ordinance. Where this US 421-WCD Ordinance is silent, the applicable standards of the UDO shall apply.

Section 2. **Definitions and Rules of Construction**.

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to the US 421-WCD Ordinance:

A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.

B. Words used in the present tense include the past and future tenses, and the future the present.

C. The word "shall" indicates a mandatory requirement. The word "may" indicates a permissive requirement.

Section 2.2 Definitions. The definitions (i) of the capitalized terms set forth below in this Section 2.2, as they appear throughout this US 421-WCD Ordinance, shall have the meanings set forth below in this Section 2.2 and (ii) of all other capitalized terms included in this US 421-WCD Ordinance and not defined below in this Section 2.2, shall be the same as set forth in the UDO.

"ADLS": The architecture, design, exterior lighting, landscaping and signage associated with a Building.

"ADLS Approval": Approval by the Plan Commission of architecture, design, lighting and landscaping and signage pursuant to the procedures for ADLS review of the UDO and the Development Requirements.

Area A: The area identified as "Area A" on page 2 of 2 of **Exhibit B** (Concept Plan).

Area B: The area identified as "Area B" on page 2 of 2 of **Exhibit B** (Concept Plan).

Architectural Character Imagery: These comprise the images attached hereto as **Exhibit C** (Architectural Character Imagery – 3-story buildings), and **Exhibit D** (Architectural Character Imagery – 4-story buildings).

Architectural Standards – Area A: The Architectural Standards incorporated herein under **Exhibit F** (Architectural Standards – Area A).

Concept Plan: The general plan for the development of the Real Estate, including but not limited to Buildings, Lots, streets and green space areas attached hereto as **Exhibit B** (Concept Plan).

Controlling Developer: Shall mean Edward Rose Properties, Inc. or the owner of the Real Estate at the time of adoption of the US 421-WCD Ordinance, until such time as Edward Rose or the owner transfers or assigns, in writing, its rights as Controlling Developer.

Development Requirements: Written development standards and any written requirements specified in this US 421-WCD Ordinance, which must be satisfied in connection with the approval of a Development Plan and Building Permits.

Plan Commission: The City's Plan Commission.

Real Estate: The Real Estate legally described in **Exhibit A** (Legal Description).

Underlying Zoning Districts: The zoning district(s) of the UDO specified in this US 421-WCD Ordinance which include applicable Development Requirements applicable to the development of the Real Estate as specified in this US 421-WCD Ordinance.

Unified Development Ordinance (or "UDO"): The Unified Development Ordinance, Ordinance Z-625-17, of the City of Carmel, Hamilton County, Indiana, as amended.

Zone Map: The City's official Zone Map corresponding to the UDO.

Section 3. **Underlying Zoning District and Permitted Uses**.

Section 3.1 Underlying Zoning Districts: The Conceptual Plan divides the District into two (2) Areas: Area A and Area B. The Underlying Zoning District for each Area shall be as set forth below:

A. Area A: I1 (Industrial) District.

B. Area B: B3 (Business) District Subject to the US 421- Michigan Road Overlay District.

Section 3.2 Permitted Uses: The Conceptual Plan divides the District into two (2) Areas: Area A (Residential), Area B (Commercial). The Permitted Uses within each Area

shall be as set forth below:

A. Area A: All Uses permitted in the Underlying Zoning District and Multi-family Residential Dwellings.

B. All Permitted Uses in the B3 Business District of the UDO except the following Uses which shall be prohibited: All Uses in the Agricultural Uses category of the UDO Use Table, all Uses in the Industrial Uses category of the UDO, Automobile Service Station including fueling/gas station, Automobile/boat Sales, Automobile/truck Repair, Carwash, Commercial Kennel, Commercial Parking Lot, Equipment Sales/repair, Funeral Home, Lumber/building Materials Sales, Motor bus or railroad passenger station, Radio/Television studio, Radio/Television transmission tower, Recreational Vehicle/Mobile Home Sales, Self-service Laundry, Shooting Gallery, and Veterinary Hospital with Commercial Kennel.

Section 3.3 Special Uses: Special Uses shall be permitted as set forth in the Use Table and shall be subject to review and subsequent approval pursuant to the requirements of the UDO.

Section 3.4 Non-Conforming Uses: Non-Conforming Uses and exemptions shall be subject to the requirements of the UDO.

Section 4. Development Standards.

Section 4.1 Bulk Requirements: The following standards shall apply.

A. Minimum Lot Area: 0 acres

B. Minimum Lot Width: Not applicable

C. Minimum Lot Frontage: Not Applicable

D. Public Utilities: required community water and sanitary sewer system hookup

E. Minimum Front Yard: 5 feet as measured form a public street

F. Minimum Side Yard Setback: 5 feet

G. Minimum Rear Yard Setback: 5 feet

H. Maximum Lot Coverage: 90% (applies to the Real Estate)

I. Minimum Living Area per Dwelling: Not Applicable

J. Minimum Ground Floor Area: Not applicable

K. Maximum Building Height: Sixty (60) feet

Section 4.2 Accessory Building and Uses: Accessory Buildings and Uses shall be permitted subject to the terms and restrictions of the UDO applicable to the Underlying Zoning District as amended by this Section 4.

Section 4.3 Architecture, Amenities and Exterior Spaces:

A. Architectural Character Imagery: The Applicable architectural Character Imagery indicating conceptually the intended architecture and appearance of Multi-family Dwellings are contained within the images attached hereto as **Exhibit C** (Architectural Character Imagery – 3-story buildings), and **Exhibit D** (Architectural Character Imagery – 4-story buildings).

B. Building Architecture:

1. Area A:

a. The architectural design of all buildings in Area A of this US 421-WCD PUD shall be generally consistent with the illustrations included in **Exhibit C** (Architectural Character Imagery – 3-story buildings), and **Exhibit D** (Architectural Character Imagery – 4-story buildings), subject to ADLS Approval.

b. Applicable architectural requirements and standards for all buildings in Area A are contained in **Exhibit F** (Architectural Standards – Area A) of this US 421-WCD Ordinance.

c. Buildings 1, 2, 3: 3 Stories, Every dwelling shall provide a waterside balcony or patio.

d. Building 4: 3 Stories. Every dwelling shall provide a balcony or patio with a woods/open space view.

e. Buildings A, B, C: 4 stories built to streetscape. All buildings shall include an elevator and attached garages.

2. Area B: Buildings in Area B shall comply with the architectural standards of the US 421 – Michigan Road Overlay District.

C. Amenities: The amenities identified below shall be provided in Area A:

1. Coworking space with private offices/workstations and private meeting rooms,

2. Fitness area,

3. Pool, sundeck, and cabanas,

4. fire pits or fire tables,

5. Grilling areas,

6. Event suite,

7. Roof terrace,

8. Gathering spaces, one of which shall be west of Building 4 as depicted in the bottom image on **Exhibit E**.

9. Pet grooming spa, leash-free pet park, and

10. EV charging.

D. Exterior Spaces:

1. Exterior Spaces shall be generally consistent with the illustrations included in **Exhibit E** (Character Imagery – Amenities and Exterior Spaces), subject to ADLS Approval.

2. The Controlling Developer will explore incorporating the existing RCI Globe feature within the site, during the DP/ADLS process. In the event it is not incorporated, the Controlling Developer will donate the RCI globe to the City. If the City does not want the RCI globe, the Controlling Developer will make the RCI Globe available to other civic organizations. If within one hundred fifty (150) days of submitting a DP/ADLS application for Area A the City or other civic organization has not removed the RCI Globe from the Real Estate with a mutually acceptable agreement, Edward Rose will have the option to dispose of the RCI Globe. Notwithstanding the above, the RCI Globe shall not be removed from the Real Estate until such time as Edward Rose takes possession of the Real Estate.

Section 4.4 Density and Intensity Standards: The maximum number of Residential Dwellings shall be three hundred and sixty (360).

Section 4.5 Fence and Wall: The Fence and Wall Standards of the UDO shall apply to the Real Estate.

Section 4.6 Floodplain: The Floodplain Standards of the UDO shall apply to the Real Estate.

Section 4.7 Grading and Drainage: The Grading and Drainage Standards of the UDO shall apply to the Real Estate.

Section 4.8 Height: The Height standards of the UDO shall apply to Area B.

Section 4.9 Home Occupations, Private Swimming Pools and Residential Kennels: Home Occupations, Private Swimming Pools and Residential Kennels shall be permitted in Area A and shall be subject to the requirements of the UDO.

Section 4.10 Landscaping. Landscaping shall comply with Section 5.19 of the UDO except as modified below:

A. Landscaped Areas.

1. Bufferyards:

a. Bufferyards shall not be required between (i) uses internal to the Real Estate, (ii) between Area A and Area B, and (iii) along 99th Street.

b. All required Bufferyards shall be a minimum of ten (10) feet in width.

c. Type B Bufferyard plantings shall be required along the external perimeter of Area A.

d. A Type A Bufferyard plantings shall be required along the external perimeter of Area B.

e. Bufferyard plantings and perimeter parking lots plantings shall not be cumulative, the greater planting standard shall apply.

f. A Tree Preservation area with a minimum area of two (2.0) acres shall be provided in the northwest corner of the Real Estate as generally depicted on the Concept Plan.

2. Native landscaping/vegetation shall be provided around the ponds in select areas (minimum of 40% of the pond perimeter) instead of turf grass. The native landscaping/vegetation shall be submitted and approved as part of a DP/ADLS application.

Section 4.11 Lot: The Lot standards of the UDO shall apply to the Real Estate.

Section 4.12 Outdoor Display and Storage: The Outdoor Display and Storage standards of the UDO shall apply to the Real Estate.

A. Trash enclosures shall comply with Section 5.03.C.2 of the UDO.

Section 4.13 General Parking Standards: Parking shall comply with Section 5.28 and Section 5.29 (bike Parking) of the UDO, except as modified below:

A. One and one-half (1.5) spaces per Dwelling shall be required.

B. Parking Spaces (i) within driveways, (ii) within garages, and (iii) on-street parking shall count toward the number of required parking spaces.

C. Drive aisles shall be twenty-four (24) feet in width.

D. The standards of Section 5.29.A.2 pertaining to the number of Long Term Bicycle Parking Spaces shall be the required number rather than "Encouraged" as stated in this section of the UDO.

Section 4.14 Recreational Vehicle: The Recreational Vehicle standards of the UDO shall apply to the Real Estate.

Section 4.15 Premises Identification: The Premises Identification standards of the UDO shall apply to the Real Estate.

Section 4.16 Setback: The Setback standards of the UDO shall apply to the Real Estate.

Section 4.17 Signage Requirements. All signage on the Real Estate shall comply with the UDO.

Section 4.18 Temporary Uses and Structures: Temporary Uses and Structures shall be permitted as set forth in the Use Table and shall be subject to the requirements of the UDO.

Section 4.19 Telecommunication Facility: The Telecommunication Facility standards of the UDO shall apply to the Real Estate.

Section 4.20 Use Specific Standards: The Use Specific Standards of the UDO shall apply to the Real Estate.

Section 4.21 Utility Service: The Utility Service standards of the UDO shall apply to the Real Estate.

Section 4.22 Vision Clearance: The Vision Clearance Standards of the UDO shall apply to the Real Estate.

Section 4.23 Weed and Solid Waste: The Weed and Solid Waste standards of the UDO shall apply to the Real Estate.

Section 4.24 Wellhead Protection: The Wellhead Protection Standards of the UDO shall apply to the Real Estate.

Section 4.25 Wireless Support Structure: The Wireless Support Structure standards of the UDO shall apply to Area A.

Section 4.26 General Yard Standards: The General Yard Standards of the UDO shall apply to the Real Estate.

Section 4.27 Lighting: Lighting in Area A and Area B shall comply with Section 3.92 (421-OL Lighting Standards) of the UDO.

Section 5. **US 421 - Michigan Road Overlay District**.

Section 5.1 Section 3.83 (US 421 – Michigan Road Overlay District) shall apply to Area B of the Real Estate except as modified below:

A. The Minimum Tract size shall be as generally illustrated as Area B on the Concept Plan.

B. Greenbelt Width: A landscape greenbelt area shall extend along the right-of-way of U.S. Highway 421 with a minimum width of thirty (30) feet from the property line. The Plan Commission may approve a Development Plan including a reduced Greenbelt width.

Section 6. **Right-of-way and Access Standards**.

Section 6.1 Right-of-way and internal drive Standards.

A. Internal street widths and cross-sections shall be designed to meet the City of Carmel Local Street Standards. The modified local road specifications included in **Exhibit G** (Modified Local Road Section) shall be permitted.

B. A street cross section that includes a boulevard (see **Exhibit G**) shall be required in the location illustrated on the Concept Plan (north south public street) and for the Private Street between Buildings B and C.

C. Internal streets and drives shall be located as illustrated on Page 2 of the Concept Plan.

D. The configuration of vehicular access into the Real Estate shall be provided as illustrated on the Concept Plan and as permitted by this Section 6.1.

E. One (1) vehicular access shall be permitted from Michigan Road as generally illustrated on the Concept Plan.

F. In addition to internal access, one (1) driveway cut shall be permitted in Area B from 99th Steet.

G. The Private Drives as illustrated on **Exhibit B** – Page 2, shall be 24' feet wide (2-way traffic), with sidewalks as shown on the Sidewalk Plan, include landscaping and trees as required (i.e. trees within landscape islands and trees along the perimeter of parking including, but not limited to, trees in front of buildings #1-4), and include parking as shown on the Concept Plan.

Section 6.2 Sidewalk and Path Standards.

A. Sidewalks and Paths shall be provided in the locations as generally illustrated on Page 3 of **Exhibit B** (Sidewalk/Path Plan).

B. The final location of internal trails is subject to existing easements and final engineering. If the internal paths are prevented from being installed as generally shown, then an alternative path location may be provided that still provide access within the subject area of the Real Estate.

C. The Controlling Developer shall seek approval of a signalized crosswalk at either 99th street and Michigan Road or Retail Parkway and Michigan Road to provide access to the east side of Michigan Road from the Real Estate. The scope of this requirement is limited to the construction of the signalized crosswalk at the intersection.

D. Colored areas on the Concept Plan (e.g. crosswalks) represent colored concrete. They are labeled "colored concrete (or similar material)" on the Concept Plan. Colored concrete (or similar material) shall be required in these areas.

E. At locations where sidewalks turn at less than 90-degrees a chamfer shall be provided.

Section 6.3 Road Improvement Requirements. Development of the Real Estate meets all applicable Thoroughfare Plan related improvement requirements as identified in and required under the UDO by construction of the street connections and layout as illustrated on Page 2 of the Concept Plan (Public Streets).

Section 7. Procedural Provisions.

Section 7.1 Development Plan (DP), ADLS, and Plat (Primary and Secondary).

A. The Plan Commission may authorize DP, ADLS and Plat approvals, subject to the procedures prescribed in the UDO.

B. The Real Estate shall be developed in substantial compliance with the Concept Plan hereby incorporated and attached as **Exhibit B** subject to Development Plan approval by the Plan Commission. Substantial compliance shall be regulated in the same manner as the "Substantial or Material Alteration" definitions of the UDO.

C. Area B shall adhere to the design standards included in Exhibit H (Additional Standards – Area B), in addition to the Underlying Zoning standards as amended by this US 421-WCD PUD Ordinance.

Section 7.2 Modification of Development Requirements (Zoning Waiver). The Plan Commission may, after a public hearing, grant an applicant a Zoning Waiver subject to the requirements of the UDO. A wavier of the provisions of this US 421-WCD Ordinance may be granted up to a maximum of thirty-five (35) percent of the specified standard.

Section 7.3 Variance of Development Requirements. The BZA may authorize Variances from the terms of the US 421-WCD Ordinance, subject to the procedures prescribed in the UDO.

Section 8. Controlling Developer's Consent.

Section 8.1 Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

A. Improvement Location Permits for any site improvements within the Real Estate;

B. Sign permits for any signs within the Real Estate;

C. Improvement Location Permits for any Dwellings within the Real Estate;

D. Primary Plat or Secondary Plat approval for any part of the Real Estate; and

E. Any text amendments, variances, modifications of Development Requirements or other variations to the terms and conditions of this US 421-WCD Ordinance.

Section 9. **Violations and Enforcement**. All violations and enforcement of this US 421-WCD Ordinance shall be subject to the requirements of the UDO.

Section 10. **Exhibits**. All of the Exhibits (A-E) on the following pages are attached to this US 421-WCD Ordinance, are incorporated by reference into this US 421-WCD Ordinance and are part of this US 421-WCD Ordinance.

The remainder of this page is left blank intentionally.

Exhibit "A"

(Legal Description)

Land Description

Block 5 in the Secondary Final Plat for Mayflower Park, Lot 1 of Block 1, Lot 1 of Block 2, Lots 1, 2, & 3 of Block 3, Block 5, Lots 1 & 2 of Block 6 and Lot 1 of Block 7 Mayflower Park Drive & 99th Street, as per plat thereof recorded September 12, 2000 as Instrument Number 200000045587 in the Office of the Recorder of Hamilton County, Indiana.

Also,

Part of the Southwest Quarter of the Northwest Quarter of Section 7, Township 17 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 7, Township 17 North, Range 3 East; thence on the South line of said Quarter Quarter North 89 degrees 39 minutes 59 seconds West (assumed bearing) 84.24 feet to the Point of Beginning of the herein described real estate; thence continuing on said South line North 89 degrees 39 minutes 59 seconds West 618.58 feet; thence North 48 degrees 25 minutes 13 seconds East 459.46 feet; thence South 89 degrees 39 minutes 59 seconds East 274.88 feet; thence South 00 degrees 00 minutes 00 seconds East 306.93 feet to the Point of Beginning.

Exhibit "A"

(Legal Description – Location Map)

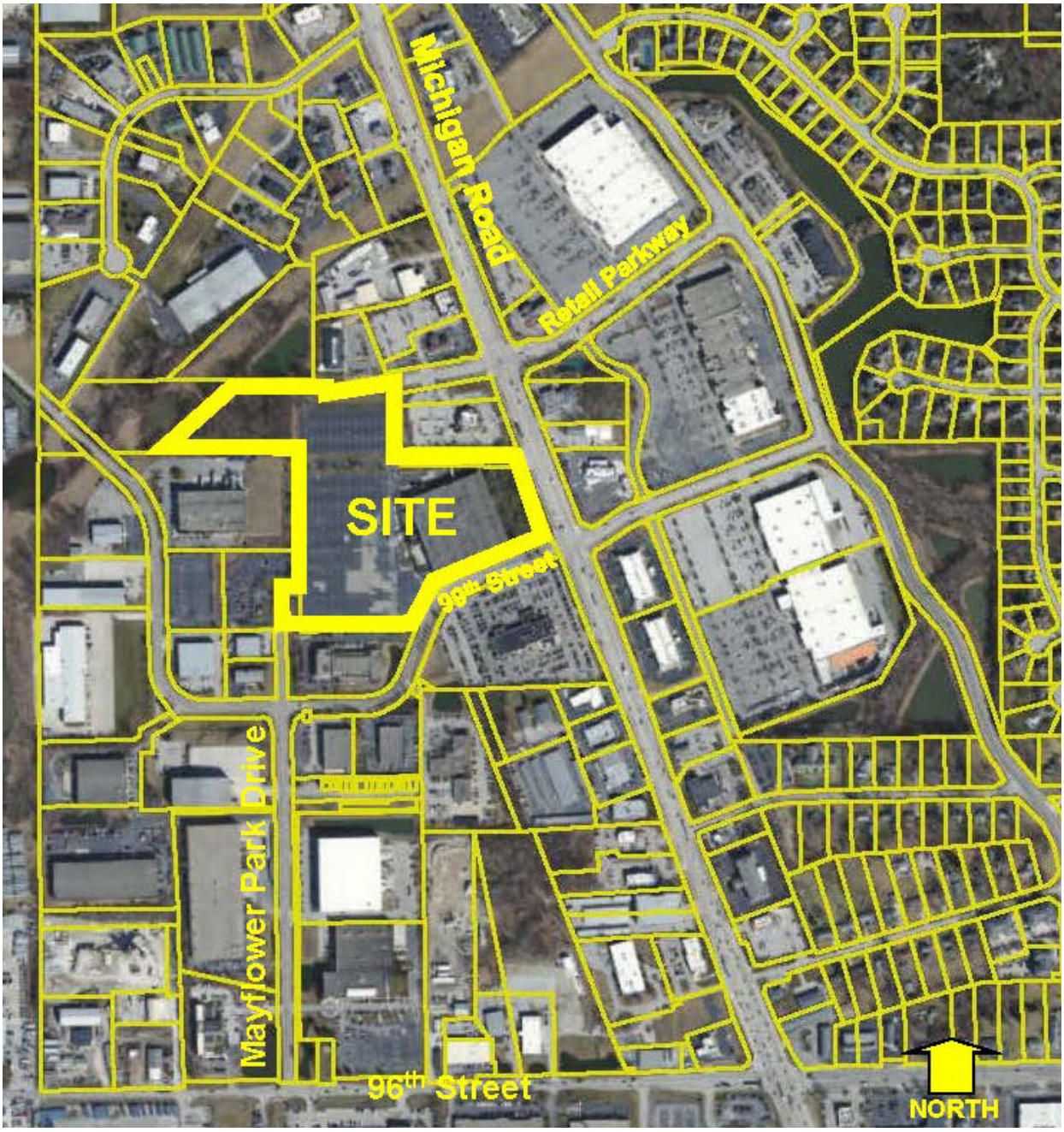


Exhibit "B"

(Concept Plan)



Exhibit "B"

(Concept Plan – Area Map)

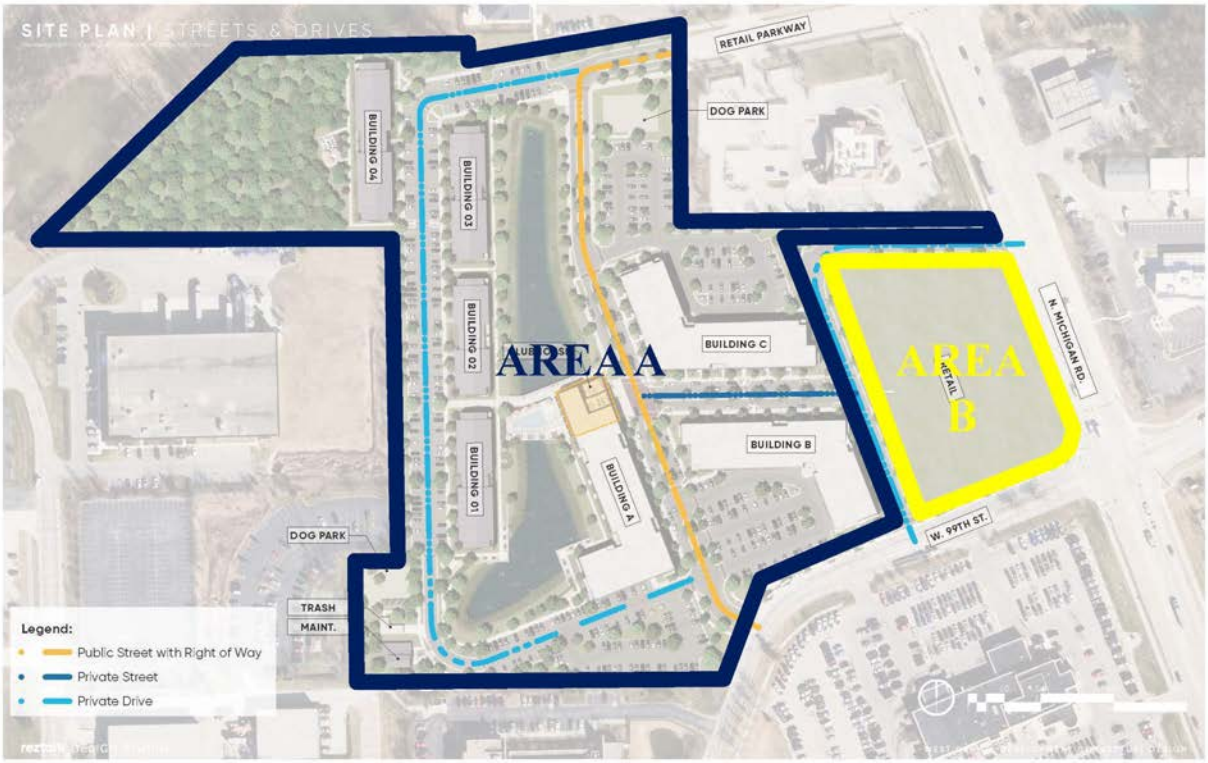


Exhibit "B"

(Concept Plan – Sidewalk/Path Plan)

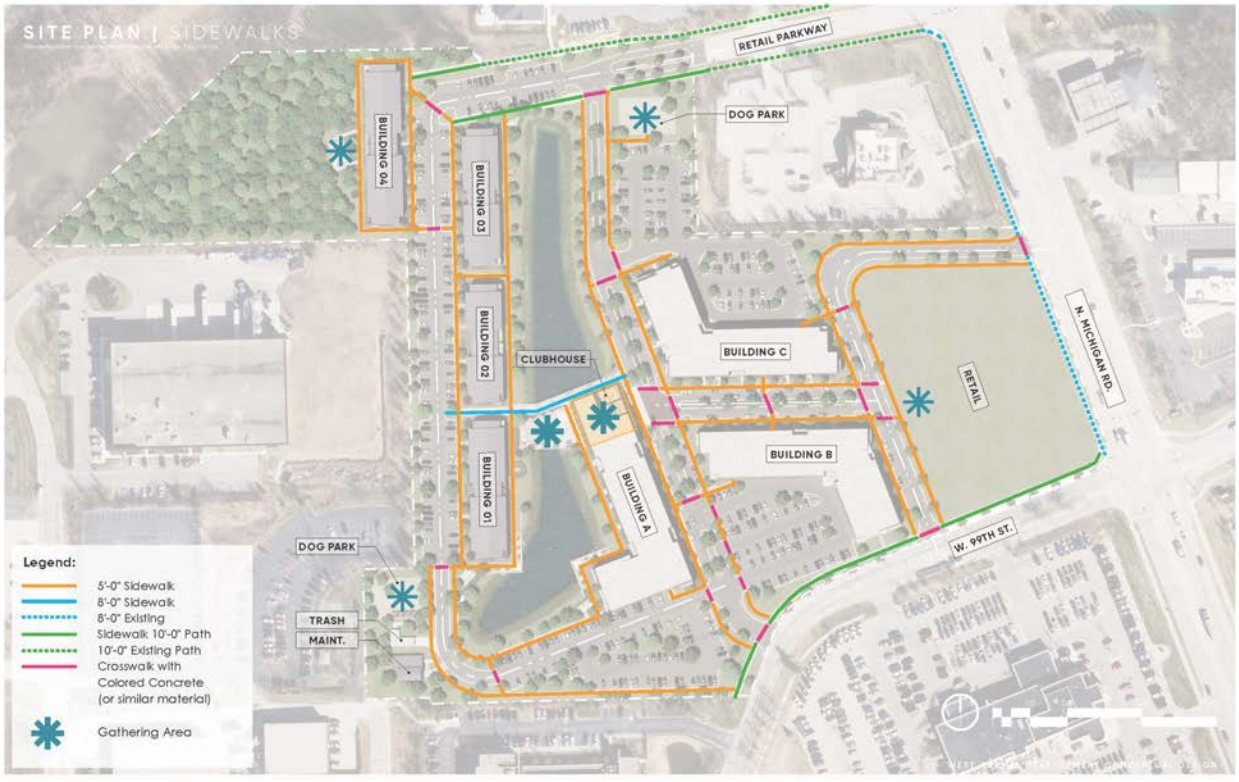


Exhibit "C"

(Architectural Character Imagery – 3-story Buildings)



Exhibit "D"

(Architectural Character Imagery – 4-story Buildings)





Exhibit "D"

(Architectural Character Imagery – 4-story Buildings)



Exhibit "E"

(Amenities and Exterior Spaces Concept Imagery)

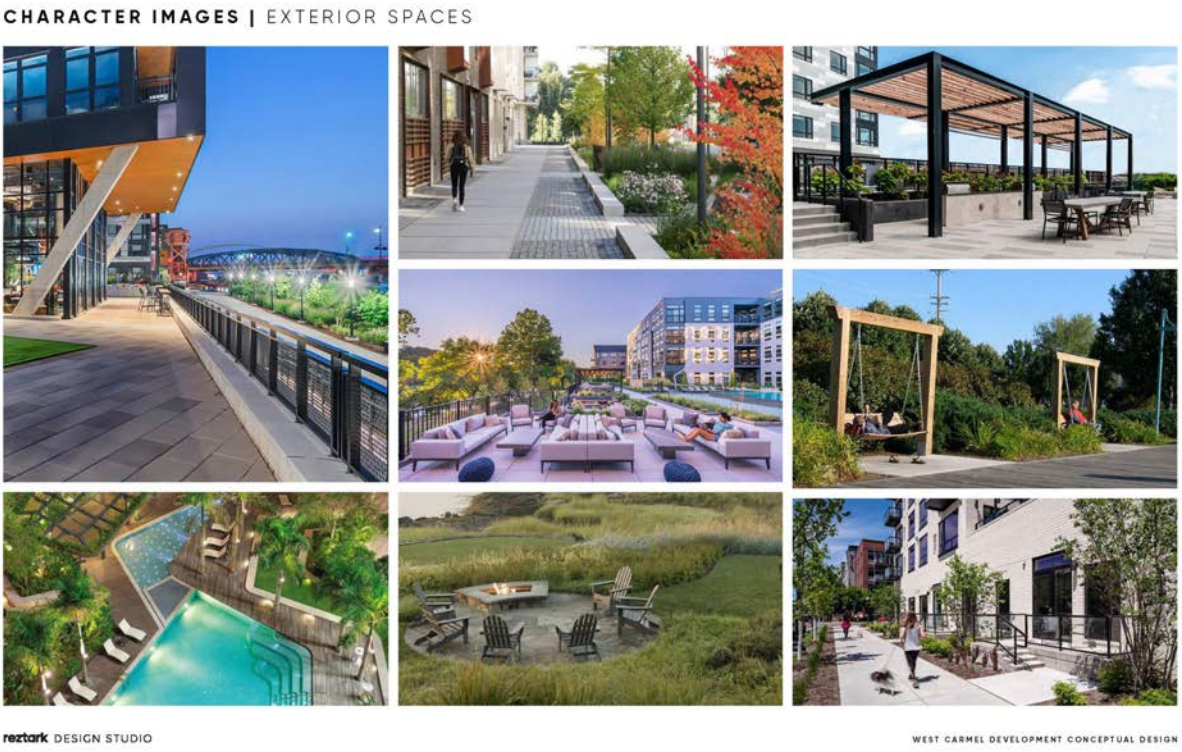




Exhibit "F"

(Area A - Architectural Standards)

Part 1. Guidelines and Objectives:

A. The purpose of these architectural guidelines is to establish design parameters for the development of Area A of the US 421 – WCD District.

B. These guidelines provide an architectural style with a design framework that will be used as the criteria for the redevelopment of the Real Estate. The guidelines set standards for design quality with the intent to achieve a modern aesthetic and an environment that provides an excellent experience.

Part 2. Design Philosophy:

A. The design philosophy is intended to create a modern, unique, and aesthetically pleasing environment that provides an outstanding experience with a combination of attributes including modern architectural design, a water feature that the buildings and amenities face offering waterside views/experiences, a boulevard streetscape that buildings are built to, and pedestrian walks throughout the community tying together the various buildings, amenities, and outdoor spaces together, etc.

B. The US 421 – WCD District is composed of two principal areas, the residential area (Area A) and the commercial area (Area B). Each area will have its own attributes, and each will contribute uniquely to the mixed-use development with complimentary character in Building design, materials, landscaping and scale. Area A is defined by three and four-story residential Buildings. Area B will have retail and other non-residential uses.

Part 3. Architectural Style:

A. General:

1. The building design provides the building massing and materials provided below.

2. Façades will be formed in various proportions and will incorporate material changes along the length and height of the buildings, combining rhythmic and harmonious elements in a holistic composition.

3. Design elements of the elevations shall be organized such that openings line up horizontally and vertically with other openings. Openings in a facade shall be arranged in a balanced, relatively uniform fashion.

B. Building Massing:

1. 4 story buildings will have flat roofs with attached garages and an elevator

2. 3 story buildings will provide a design that creates a patio or balcony condition for every unit on a lake facing or wooded facing facade.

3. The clubhouse will be integrated at the end of Building A to include strategically located, enhanced features that provide a) a focal point at the vista created by the intersection of the two boulevard streetscapes; and b) a focal point facing the lake for the surrounding buildings and adjacent outdoor amenity areas.

4. A rooftop terrace shall be provided as part of the clubhouse. Two (2) stepbacks on the north side of Building A along the water shall be required.

5. 4 story buildings shall have one façade facing a boulevard streetscape.

6. For all buildings that face a street, there must be at least one entrance on the front of the building.

7. No facade will extend for a distance two (2) times its average height without a vertical offset, material change, or color and texture change. In order to count towards this requirement, a vertical offset shall be a minimum of two (2) feet in depth.

8. All of these elements are strategically located to enhance the aesthetic appeal and overall experience of those living and visiting the community.

C. Balconies:

1. Balconies shall be partially inset or fully inset on one side of the balcony or both sides of the balcony for no less than 90% of applicable balconies. This requirement shall not apply to the number of balconies on elevations including garage doors (i.e. back side of Buildings A, B & C).

D. Materials and Exterior Building Finishes:

1. All buildings will be designed and constructed with complimentary building materials and colors. All exterior sides of the buildings will be finished in permitted materials. All facades of all buildings shall be of the same materials and similarly detailed except for (i) the clubhouse at the north end of Building A and (ii) the facades including garages. The selection of materials will be evaluated based on their permanence, ability to withstand weather conditions and visual appearance.

2. Permitted Materials: Any number of materials may be used in Area A. The following is a list of permitted materials for exterior façades.
    a. Brick
    b. Fiber Cement
    c. Glass (clear, color, sand blast, etched, etc.)
    d. Storefront (aluminum, wood, steel)

e. Structural steel
f. Wood and wood-like materials
g. Metal & metal panels and metal-like materials
h. Dimensional asphalt shingle roof
i. Porcelain and/or ceramic tile
j. Any materials not listed above may be approved as a part of an ADLS application provided that the Plan Commission finds that the material is of a quality that is equal or superior to the above listed materials.

3. Windows:

a. All facades shall have openings for windows.

b. All window design shall be compatible with the style, materials, color, details and proportion of the building. The windows shall be consistent with the architectural style of the structure.

4. Accessory buildings (e.g. maintenance building) will provide a complementary design and colors to the primary buildings and may incorporate C.M.U. (concrete masonry units).

E. Rooftop Equipment: All rooftop HVAC equipment shall be screened from street level view.

F. Ground Level Equipment: Ground level HVAC equipment shall be screened from the street using walls, fencing, landscaping, or other methods approved by the Plan Commission

G. Street Lighting: All street lighting shall have a design and color that is complementary with the architectural design of the buildings.

Exhibit "G"

(Modified Local Road Standard)

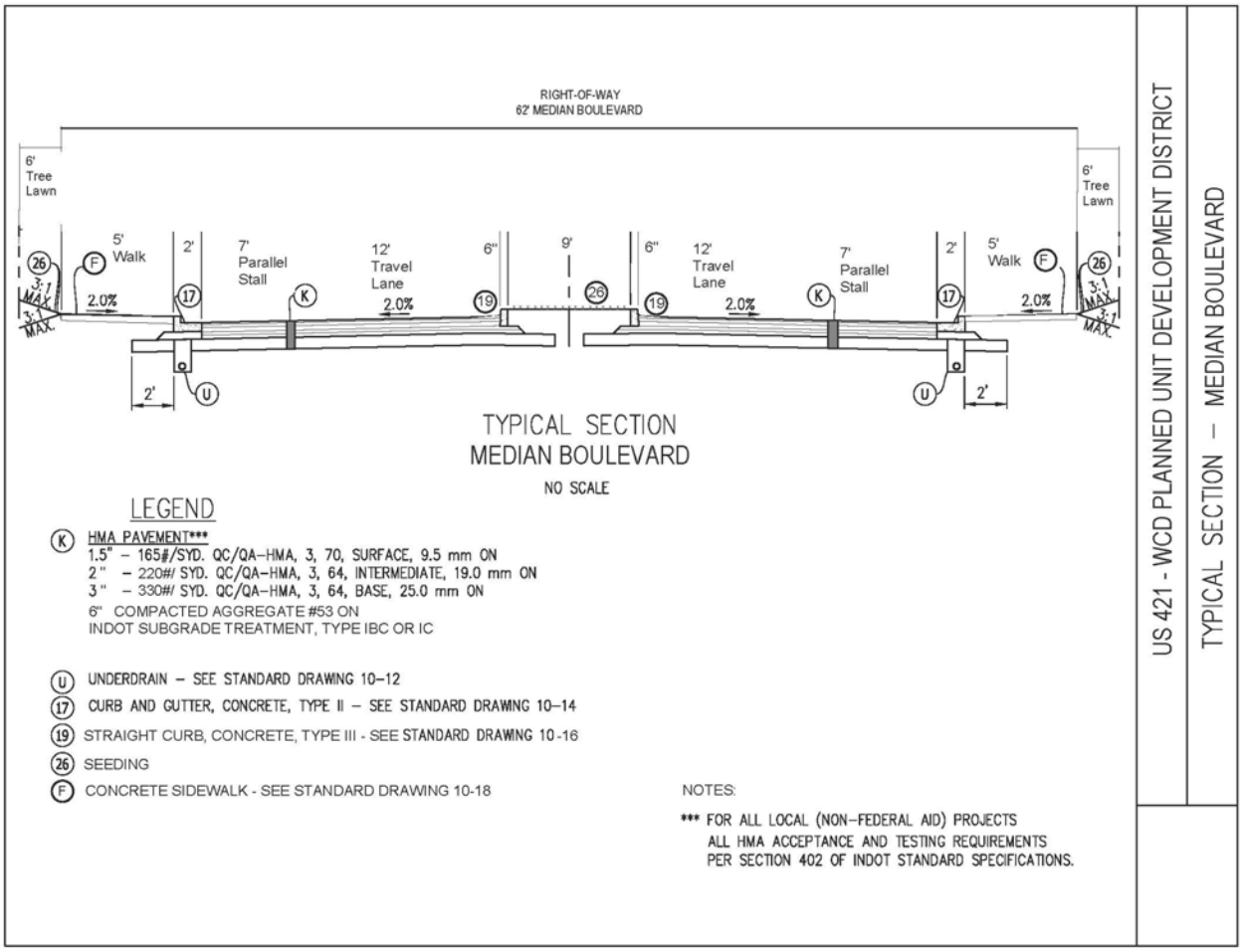


Exhibit "H"

(Additional Standards – Area B)

A. The proposed layout within Area B shall adhere to the following standards in addition to the Underlying Zoning standards as amended by this US 421-WCD PUD Ordinance:

1. The layout for Area B shall integrate with the walkable design of the adjacent apartments within Area A.

2. The layout for Area B shall provide a pedestrian walk and pedestrian connectivity to the adjacent apartments within Area A.

3. The layout for Area B shall have a minimum of one building facade that faces/abuts a street (i.e. Michigan Rd., 99th St., or drive between Area A and Area B) or one building facade that faces/abuts the plaza if the plaza provides a continuation of the boulevard street with no vehicular parking between such facade and the street/drive or plaza.

4. No building which includes only one (1) tenant shall include a drive-thru. Only a multi-tenant building may include a drive-thru. The drive-thru lane shall not be adjacent to the plaza. A drive-thru shall only be permitted if the drive-thru is approved by the Plan Commission as part of a Development Plan application.

5. The layout for Area B shall include a pedestrian plaza area which shall be a minimum of six-thousand five hundred (6,500) square feet in area. The minimum square footage of the pedestrian plaza area includes any green space around the plaza and outdoor seating adjacent to the plaza. If the plaza is not located at the end of the boulevard street, a connecting walk shall be provided from the plaza to the crosswalk that connects to the sidewalk along the boulevard street. The sum of the width of the green landscaped area on one side of the connecting walk plus the width of the green landscaped area on the other side of the connecting walk shall be a minimum of twelve (12) feet. The connecting walk may cross drive aisles within Area B with a crosswalk.

6. The plaza shall include seating, tables, landscaping and other pedestrian amenities. The plaza shall include at least one active use such as table tennis, corn hole, hook and ring game, etc.

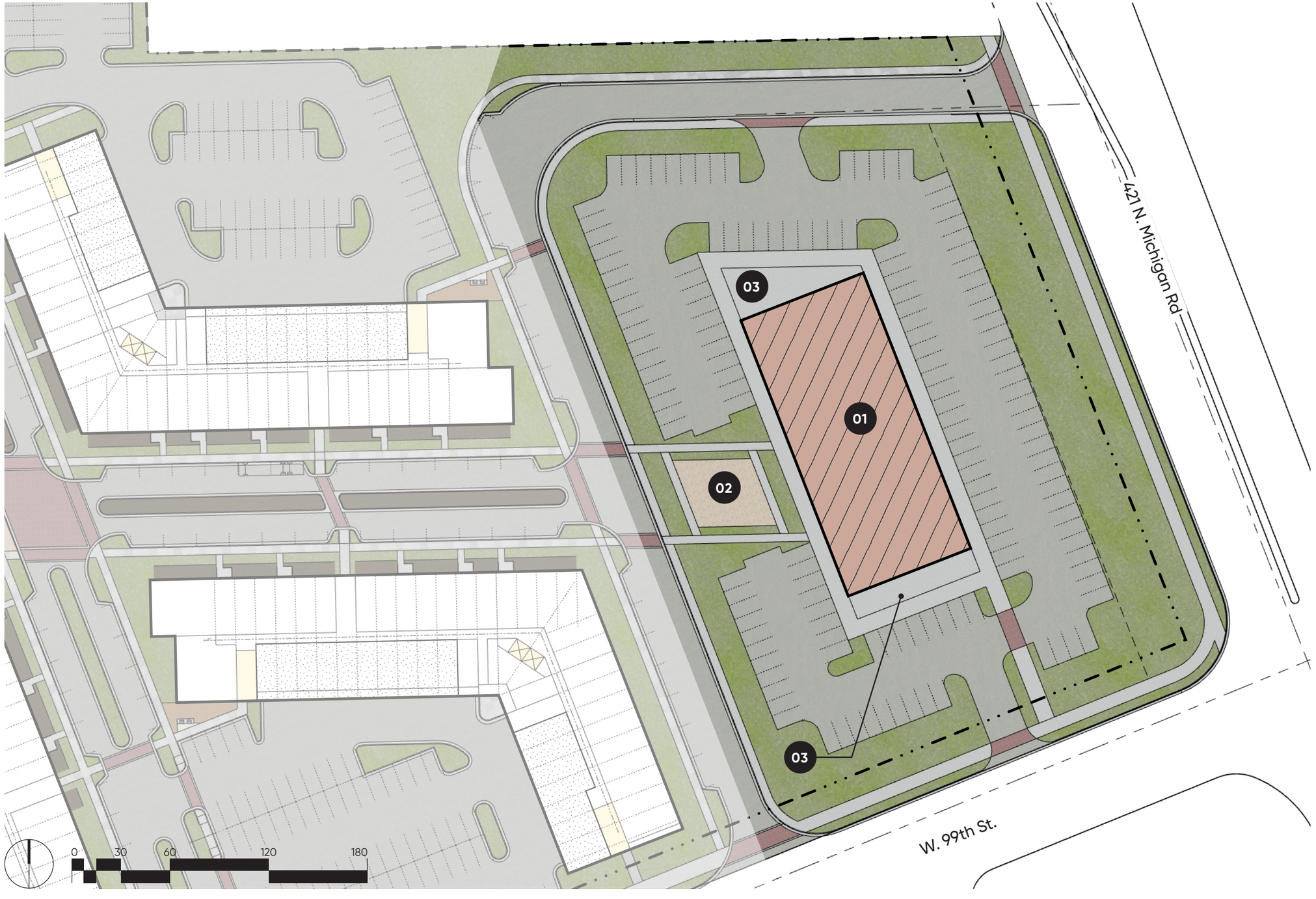
7. At least one side of the plaza shall be enclosed with a building façade, landscaping, or fencing to provide a sense of enclosure.

8. The final layout of Area B shall comply with this US 421-WCD PUD Ordinance including the above standards (1-7).

9. The Controlling Developer shall seed Area B and maintain the grass upon completion of construction activity of Area A and until the area within Area B is developed..

10. The following three (3) pages include examples of a layout of Area B which would comply with the PUD and are not intended to represent required potential site plans. The final layout of Area B shall comply with the US 421-WCD PUD standards including those standards in this **Exhibit H**.

RETAIL LOT LAYOUT EXAMPLE A



01 Retail Building

02 Plaza

03 Outdoor Dining

RETAIL LOT LAYOUT EXAMPLE B



01 Retail Building

02 Plaza

03 Outdoor Dining

RETAIL LOT LAYOUT EXAMPLE C



01 Retail Building

02 Plaza

03 Outdoor Dining

PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

_____	_____
Anthony Green	Adam Aasen, President
_____	_____
Jeff Worrell	Teresa Ayers
_____	_____
Shannon Minnaar	Ryan Locke
_____	_____
Matthew Snyder, Vice-President	Rich Taylor
_____	
Anita Joshi	

ATTEST:

_____
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____, 2025, at _____ __.M.

_____
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this ____ day of _____, 2025, at _____ __.M.

_____
Sue Finkam, Mayor

ATTEST:

_____
Jacob Quinn, Clerk

This Instrument prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Carmel, IN 46032.

TAB 10

ACES
excellence in energy

4140 West 99th Street
Carmel, IN 46032

p: 317.344.7000

www.acespower.com

f : 317.344.7001

January 14, 2025

City of Carmel Department of Community Services
Attention: Bric Butler

RE: Edward Rose Properties, Inc., US 421-WCD Planned Unit Development Ordinance request, Docket Number PZ-2024-00222 PUD, January 21, 2025, Plan Commission matter

Dear Mr. Butler:

Please accept this letter as Alliance for Cooperative Energy Services Power Marketing LLC's (ACES) support for the Edward Rose Properties, Inc. proposal referenced above. We believe that the project, if implemented as proposed to the community, would be beneficial to West Carmel.

ACES was somewhat hesitant to support the project initially, but after meeting with the Edward Rose team and discussing our concerns, we now believe that the project would have a positive impact on our company and future development in and near the Mayflower Park area and West Carmel. The Edward Rose project, as presented, would bring additional retail options along the Michigan Road corridor and a high-quality apartment project to West Carmel.

The Edward Rose team has engaged constructively with us to address our concerns about the impact of the proposed project on our headquarters facility, which is adjacent to the proposed site. As an example, we expressed our concern with a public roadway that would connect to Mayflower Park Drive in the southwest corner of the project, subjecting our employees to possible safety issues when walking to the headquarters from our remote parking lot that would result from increased traffic. The Edward Rose team agreed to not make this road connection in light of our concern and agreed to help the Mayflower Park Business Park Association develop a long-term plan to maintain the existing roads within the park.

Please share our letter of support with all Plan Commission and Council members. Thank you.

Sincerely,

Michael T. Steffes
President and CEO

CC: Alexia Lopez, City of Carmel Department of Community Services
Nathan Anderson, Edward Rose, Inc.

Letter of Support

City of Carmel Department of Community Services

Attn: Bric Butler bbutler@carmel.in.gov

RE: Edward Rose Properties, Inc., US 421-WCD Planned Unit Development Ordinance request, Docket Number PZ-2024-00222 PUD, January 21, 2025, Plan Commission matter

Dear Mr. Butler –

Please accept this letter as our support for the Edward Rose Properties, Inc. proposal referenced above.

Representatives of Edward Rose met with me, described their rezone request and provided me the project exhibits related to the request.

We are supporting approval of this rezone request as we believe it will have positive benefits to the surrounding area.

Please share our letter of support with all Plan Commission and Council members.

Business Name: Alt + Witzig Engineering

Business Address: 4105 West 99th St., Carmel IN 46032

Signed By: [signature]

Printed Name: David Witzig

Phone Number: 317-875-7000

Date: 1-16-25

Letter of Support

City of Carmel Department of Community Services

Attn: Bric Butler bbutler@carmel.in.gov

RE: Edward Rose Properties, Inc., US 421-WCD Planned Unit Development Ordinance request, Docket Number PZ-2024-00222 PUD, January 21, 2025, Plan Commission matter

Dear Mr. Butler –

Please accept this letter as our support for the Edward Rose Properties, Inc. proposal referenced above.

Representatives of Edward Rose met with me, described their rezone request and provided me the project exhibits related to the request.

We are supporting approval of this rezone request as we believe it will have positive benefits to our business because adding 360 apartment units with new residents who will live close by should provide an additional customer base to our business.

Please share our letter of support with all Plan Commission and Council members.

Business Name: Olive Garden

Business Address: 10206 N Michigan Rd, Carmel 46032

Signed By: [signature]

Printed Name: Wesley Johnson - GM

Phone Number: 317-946-2012

Date: 1/9/25

Letter of Support

City of Carmel Department of Community Services

Attn: Bric Butler bbutler@carmel.in.gov

RE: Edward Rose Properties, Inc., US 421-WCD Planned Unit Development Ordinance request, Docket Number PZ-2024-00222 PUD, January 21, 2025, Plan Commission matter

Dear Mr. Butler –

Please accept this letter as our support for the Edward Rose Properties, Inc. proposal referenced above.

Representatives of Edward Rose met with me, described their rezone request and provided me the project exhibits related to the request.

We are supporting approval of this rezone request as we believe it will have positive benefits to our business because adding 360 apartment units with new residents who will live close by should provide an additional customer base to our business.

Please share our letter of support with all Plan Commission and Council members.

Business Name: Fifth Third Bank

Business Address: 10215 N Michigan Rd Carmel, IN 46032

Signed By: [signature]

Printed Name: Joe J Nelson - Branch Manager

Phone Number: 317-800-9930

Date: 1/9/25

Letter of Support

City of Carmel Department of Community Services

Attn: Bric Butler bbutler@carmel.in.gov

RE: Edward Rose Properties, Inc., US 421-WCD Planned Unit Development Ordinance request, Docket Number PZ-2024-00222 PUD, January 21, 2025, Plan Commission matter

Dear Mr. Butler –

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We are supporting approval of this rezone request as we believe it will have positive benefits to our business because adding 360 apartment units with new residents who will live close by should provide an additional customer base to our business.

Please share our letter of support with all Plan Commission and Council members.

Business Name: OUTBACK STEAKHOUSE

Business Address: 10220 N. MICHIGAN RD

Signed By: [signature]

Printed Name: WADE KOEHLER

Phone Number: (317) 872-4329

Date: 1-9-2025

Letter of Support

City of Carmel Department of Community Services

Attn: Bric Butler bbutler@carmel.in.gov

RE: Edward Rose Properties, Inc., US 421-WCD Planned Unit Development Ordinance request, Docket Number PZ-2024-00222 PUD, January 21, 2025, Plan Commission matter

Dear Mr. Butler –

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We are supporting approval of this rezone request as we believe it will have positive benefits to our business because adding 360 apartment units with new residents who will live close by should provide an additional customer base to our business.

Please share our letter of support with all Plan Commission and Council members.

Business Name: AT&T

Business Address: _____

Signed By: Tyler Mercer

Printed Name: 10485 Nmichn RD

Phone Number: 317-701-5981

Date: 01/10/23

Letter of Support

City of Carmel Department of Community Services

Attn: Bric Butler bbutler@carmel.in.gov

RE: Edward Rose Properties, Inc., US 421-WCD Planned Unit Development Ordinance request, Docket Number PZ-2024-00222 PUD, January 21, 2025, Plan Commission matter

Dear Mr. Butler –

Please accept this letter as our support for the Edward Rose Properties, Inc. proposal referenced above.

Representatives of Edward Rose met with me, described their rezone request and provided me the project exhibits related to the request.

We are supporting approval of this rezone request as we believe it will have positive benefits to our business because adding 360 apartment units with new residents who will live close by should provide an additional customer base to our business.

Please share our letter of support with all Plan Commission and Council members.

Business Name: PPC

Business Address: 10111 N. MICHIGAN RD.

Signed By: Jose Zamora

Printed Name: JOSE ZAMORA

Phone Number: 317 870 0345

Date: 1/9/25

4518 W 99th St.
Carmel, IN 46032
(317) 960-5813

Carmel Plan Commission
Carmel City Hall
One Civic Square
Carmel, IN 46032

Garrett M. Clark
Artistic Composite Pallets
4518 West 99th Street
Carmel, IN 46032

January 21, 2025

Subject: Interest in Purchase of Land North of Artistic Composite Pallets
Reference: US 421-WCD PUD Ordinance/Rezone Request, Docket Number PZ-2024-00222 PUD

Dear Carmel Plan Commission Committee,

This letter expresses our interest in the purchase and beneficial use of the land located just North of our property at 4518 West 99th Steet, Carmel, IN, 46032. As our company continues to grow, this land provides an opportunity to support our future expansion plans and also provide job growth.

Currently, we employ 70 employees, including engineers, production technicians, administrative staff, and sales professionals. We have plans to grow our workforce and production capacity in the coming years. Our growth will be propelled by our continued investment in automated manufacturing equipment.

Our facility uses advanced plastic production equipment and robotic work cells. As we expand, we will invest in additional automation equipment, requiring a skilled workforce of production associates, engineers, and technicians.

The land North of our property would help support our growth plan. We envision utilizing this land for a several purposes:

1. **Expansion of our manufacturing facilities:** To accommodate our growing production needs and accommodate new equipment.
2. **Research and Development (R&D):** To provide a dedicated space for our engineering and technical teams to innovate and develop new products and processes.
3. **Product Testing:** Recycled plastic testing and pallet load and dimensional testing.

We hope that our growth plans align with the city's goals of economic growth and job creation. By expanding our operations within the city, we can contribute to the local economy by:

- **Creating high-quality jobs:** Providing employment opportunities for skilled workers in engineering, manufacturing, and other related fields.
- **Driving economic growth:** Increasing our tax base and contributing to the overall economic vitality of the city.
- **Promoting technological innovation:** Fostering a culture of innovation and attracting other high-tech companies to the area.

We would enjoy getting together with the Carmel Plan Commission Committee to explore the potential uses of this land and discuss how our expansion plans can benefit the community. We believe that by working together we can provide benefits for both our company and the city.

Thank you for your time and consideration. We look forward to discussing this opportunity further.

Sincerely,

Garrett M. Clark
Co-Founder and Director of Engineering
Artistic Composite Pallets
Cell: 317-918-5370 Email: gclark@artisticpallets.com

CERTIFICATION
OF THE CARMEL PLAN COMMISSION'S RECOMMENDATION
ON THE PETITION TO THE CITY OF CARMEL
TO AMEND THE ZONING MAP
PURSUANT TO INDIANA CODE 36-7-4-605

CARMEL CITY CLERK
MAY 21 2025
TIME: 1:00 pm

ORDINANCE
Z-697-25

US 421-WCD PUD Rezone
I-1/Industrial - PUD Rezone

To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana

Dear Members:

The Carmel Plan Commission offers you the following report on the application **Docket No. PZ-2024-00222 PUD** - rezone approval to allow a new 360-unit apartment community with commercial and retail uses along Michigan Road. The site is located at 9998 N Michigan Road and is zoned I-1/Industrial within the US 421 Corridor Overlay.

The Carmel Plan Commission's recommendation on the petition of the applicant is **"Favorable."**

At its scheduled meeting on May 20, 2025, the Carmel Plan Commission voted Seven (7) in Favor, Zero (0) Opposed, Two (2) Absent, to forward to the Common Council the proposed **Ordinance No. Z-697-25** with a **"Favorable Recommendation".**

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-608(f), the Council has ninety (90) days to act on this petition before it becomes effective as Certified by the Commission. Ninety days from the date of the Certification is Tuesday, August 19, 2025.

CARMEL PLAN COMMISSION

BY: _____
Christine Zoccola President

ATTEST:

_____
Bric Butler, Secretary
Carmel Plan Commission
Dated: May 21, 2025

Sponsor: Councilor Aasen

RESOLUTION CC-06-16-25-01

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, APPROVING CERTAIN MATTERS IN CONNECTION WITH THE GRAMERCY ECONOMIC DEVELOPMENT AREA (GRAMERCY EAST – PHASES 1-3)

Synopsis:

This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase 1 Allocation Area, the Gramercy East – Phase 2 Allocation Area and the Gramercy East – Phase 3 Allocation Area, all within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission"), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the "Act), adopted its Resolution No. 2025-02 on March 19, 2025 (the "CRC Resolution"), which made certain amendments to the previously declared Gramercy Economic Development Area (the "Area") and the Economic Development Plan (the "Plan") for the Area (such Plan amendments, the "Plan Supplement"); and

WHEREAS, the City of Carmel Plan Commission, on May 20, 2025, approved and adopted its Resolution No. PC-5-20-25-a (the "Plan Commission Order") determining that the CRC Resolution and Plan Supplement conform to the plan of development for the City of Carmel, Indiana (the "City"), and approving the CRC Resolution and the Plan Supplement; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution, the Plan Supplement and the Plan Commission Order to the Common Council of the City (the "Council").

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

1. Pursuant to Section 16(b) of the Act, the Council determines that the CRC Resolution and the Plan Supplement conform to the plan of development for the City, and approves the CRC Resolution, the Plan Supplement and the Plan Commission Order.

2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

PASSED by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and ____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

_____
Adam Aasen, President

_____
Matthew Snyder, Vice President

_____
Teresa Ayers

_____
Anthony Green

_____
Anita Joshi

_____
Ryan Locke

_____
Shannon Minnaar

_____
Rich Taylor

_____
Jeff Worrell

ATTEST:

_____
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2025, at _____ __.M.

_____
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____, 2025, at _____ __.M.

_____
Sue Finkam, Mayor

ATTEST:

_____
Jacob Quinn, Clerk

Prepared by: Bradley J. Bingham
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

RESOLUTION NO. 2025-02

RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE GRAMERCY ECONOMIC DEVELOPMENT AREA

(Gramercy East – Phases 1–3)

WHEREAS, the City of Carmel Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Carmel Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established an economic development area known as the "Gramercy Economic Development Area" (the "Area"), designated a portion of the Area as an allocation area known as the "Gramercy Allocation Area" pursuant to Section 39 of the Act (the "Original Allocation Area"), and approved and amended a development plan for the Area (the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan in order to: (i) terminate the allocation provision under the Declaratory Resolution with respect to all parcels in the Original Allocation Area; (ii) designate the territory identified on Exhibit A hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Gramercy East – Phase 1 Allocation Area;" (iii) designate the territory identified on Exhibit B hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Gramercy East – Phase 2 Allocation Area;" (iv) designate the territory identified on Exhibit C hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Gramercy East – Phase 3 Allocation Area;" and (v) adopt a supplement to the Plan attached hereto as Exhibit D (the "2025 Plan Supplement" and, clauses (i) through and including (vi), collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

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

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of City of Carmel Redevelopment Commission, governing body of the City of Carmel Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Carmel, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended by the 2025 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 7 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2025 Plan Supplement.

10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for

amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

11. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2025 Amendments are hereby in all respects approved.

13. The area described in Exhibit A is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 1 Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Gramercy East – Phase 1 Allocation Area hereby designated as the "Gramercy East – Phase 1 Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

14. The area described in Exhibit B is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 2 Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Gramercy East – Phase 2 Allocation Area hereby designated as the "Gramercy East

– Phase 2 Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

15. The area described in Exhibit C is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 3 Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

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

16. The foregoing allocation provisions shall apply to the Gramercy East – Phase 1 Allocation Area, the Gramercy East – Phase 2 Allocation Area, and the Gramercy East – Phase 3 Allocation Area, respectively (collectively, the "New Gramercy Allocation Areas"). The Commission hereby finds that the adoption of these allocation provisions will result in new property taxes in each of the New Gramercy Allocation Areas, respectively, that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit D. The base assessment date for each of the New Gramercy Allocation Areas is January 1, 2025.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to each of the respective New Gramercy Allocation Areas shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from each of the respective New Gramercy Allocation Areas. For the avoidance of doubt, it is to be understood that the twenty-five (25) year expiration date shall be applied independently and separately for each of the New Gramercy Allocation Areas.

18. This Resolution, together with any supporting data, shall be submitted to the Carmel Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

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

20. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted the 19th day of March, 2025.

CITY OF CARMEL REDEVELOPMENT COMMISSION

William Hammer (Mar 21, 2025 13:11 CDT)
President

David C. Ba
Vice President (Mar 20, 2025 11:47 EDT)

Bill Brooks (Mar 20, 2025 10:04 EDT)
Secretary

Charles e schalliol
Charles e schalliol (Mar 20, 2025 14:06 EDT)
Member

Adam Aasen (Mar 20, 2025 10:10 EDT)
Member

EXHIBIT A

Gramercy East – Phase 1 Allocation Area

The Gramercy East – Phase 1 Allocation Area consists of the territory in the light yellow-shaded area shown in the maps below. The parcel identification number or numbers for the Gramercy East – Phase 1 Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



EXHIBIT B

Gramercy East – Phase 2 Allocation Area

The Gramercy East – Phase 2 Allocation Area consists of the territory in the light blue-shaded area shown in the maps below. The parcel identification number or numbers for the Gramercy East – Phase 2 Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



EXHIBIT C

Gramercy East – Phase 3 Allocation Area

The Gramercy East – Phase 3 Allocation Area consists of the territory in the light red-shaded area shown in the maps below. The parcel identification number or numbers for the Gramercy East – Phase 3 Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



EXHIBIT D

2025 Plan Supplement

The existing Plan for the Area is hereby supplemented by adding the following project to the Plan:

Gramercy East/Marketplace Development and Projects

Buckingham Properties, LLC or an affiliate thereof (the "Gramercy Developer") is proposing to undertake a multi-phase development generally located north of Carmel Drive, south of 126th Street, west of Keystone Parkway and along Kinzer Avenue. Such mixed-use development will occur in phases and will include approximately (i) 342 new garden-style apartments along Kinzer Avenue, (ii) 64 renovated Gramercy apartments, (iii) 167 new for-sale town houses and 24 for-sale condominiums, (iv) a new 2-acre public plaza, (v) 71 surface parking spaces, (vi) 8,000 square feet of retail space (collectively, the "Gramercy East Development").

In addition to the Gramercy East Development, the Gramercy Developer is also proposing to undertake a multi-phase development immediately south of the Gramercy East Development, which will occur in phases and will include approximately (i) 260 apartments, (ii) 105 additional age-restricted apartments, (iii) 40 for-sale town houses, (iv) 20,000 square feet of retail space, (v) a 516-car public parking garage, and (vi) a public plaza about the size of 14,000-square-foot Midtown Plaza (collectively, the "Carmel Marketplace Development" and, together with the Gramercy East Development, the "Gramercy East/Marketplace Development"). The current estimated total development cost of the Gramercy East/Market Place Development is $300,000,000.

However, due to the lack of adequate local public improvements serving or benefitting the site of the Gramercy East/Market Place Development, the Commission will undertake all or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the New Gramercy Allocation Areas (as defined below), including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, structured parking and/or road, trail and sidewalk or other local public improvements (collectively the "Gramercy East/Marketplace Projects"). The Gramercy East/Marketplace Projects are estimated to cost the Commission approximately $55,000,000; however, such estimated costs will be refined as specific details and timing of the Gramercy East/Marketplace Projects are determined. The Gramercy East/Marketplace Projects will support the Gramercy East/Marketplace Development.

To assist and support the necessary local public improvements required for the Gramercy East/Market Place Development, the Commission plans to create the Gramercy East – Phase 1 Allocation Area, the Gramercy East – Phase 2 Allocation Area, and the Gramercy East – Phase 3 Allocation Area, Gramercy East – Phase 4 Allocation Area, Gramercy East – Phase 5 Allocation Area, the Gramercy East – Phase 6 Allocation Area, and the Gramercy East – Phase 7 Allocation Area, respectively (collectively, the "New Gramercy Allocation Areas"). The Commission anticipates capturing tax increment revenues from the respective New Gramercy Allocation Areas, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse

costs of the Gramercy East/Marketplace Projects. The Commission envisions the possibility of assisting the City in issuing one or more series of bonds payable from tax increment revenues derived from one or more of the New Gramercy Allocation Areas and purchased by the Gramercy Developer (or an affiliate thereof) or a third-party purchaser, including bonds issued by the City upon recommendation by the Carmel Economic Development Commission (pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12) to assist in financing the Gramercy East/Marketplace Projects.

Findings of Fact

Based on representations of the Gramercy Developer, the Commission has determined that the full development of the New Gramercy Allocation Areas will not proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be derived from the New Gramercy Allocation Areas to the Gramercy East/Marketplace Projects due to the lack of adequate infrastructure and other local public improvements in or serving the New Gramercy Allocation Areas. The establishment of the New Gramercy Allocation Areas is planned as part of the Commission's strategy to contribute tax increment revenues derived from New Gramercy Allocation Areas to the support the new Gramercy East/Marketplace Development, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Gramercy East/Marketplace Projects, respectively. The private projects, which comprise the Gramercy East/Marketplace Development, will not proceed along the timeframe or anticipated scope as planned without this mechanism in place. The Commission does not have any other method of financing the costs of the Gramercy East/Marketplace Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the New Gramercy Allocation Areas. The Commission hereby finds that designating each of the New Gramercy Allocation Areas as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements (including the Gramercy East/Marketplace Projects) located in or serving or benefitting the New Gramercy Allocation Areas, thereby facilitating new investment in the Area that would otherwise not occur.

RESOLUTION NO. PC-5-20-25-a

RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE GRAMERCY ECONOMIC DEVELOPMENT AREA

(Gramercy East – Phases 1-3)

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on March 19, 2025, adopted Resolution No. 2025-02 (the "Declaratory Resolution") amending the declaratory resolution (the "Original Resolution") establishing the Gramercy Economic Development Area within the City (the "Area") by (i) terminating the allocation provision under the Original Resolution with respect to all parcels within the allocation area known as the "Gramercy Allocation Area" within the Area, (ii) designating a portion of the Area identified in Exhibit A to the Declaratory Resolution as an allocation area pursuant to Section 39 of IC 36-7-14 (the "Act") to be known as the "Gramercy East – Phase 1 Allocation Area," (iii) designating a portion of the Area identified in Exhibit B to the Declaratory Resolution as an allocation area pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 2 Allocation Area," (iv) designating a portion of the Area identified in Exhibit C to the Declaratory Resolution as an allocation area pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 3 Allocation Area," and (v) approving a supplement to the economic development plan for the Area (the "2025 Plan Supplement"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the 2025 Plan Supplement to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2025 Plan Supplement and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the 2025 Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the 2025 Plan Supplement conform to the plan of development for the City.

2. The Declaratory Resolution and the 2025 Plan Supplement are hereby approved. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2025 Plan Supplement pursuant to Section 16 of the Act.

3. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the 2025 Plan Supplement with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 20th day of May, 2025.

CITY OF CARMEL PLAN COMMISSION

President

ATTEST:

Secretary

DMS 46928129.1

Sponsor: Councilor Aasen

RESOLUTION CC-06-16-25-02

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, APPROVING CERTAIN MATTERS IN CONNECTION WITH THE GRAMERCY ECONOMIC DEVELOPMENT AREA (GRAMERCY EAST – PHASE 4)

Synopsis:

This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase 4 Allocation Area within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission"), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the "Act), adopted its Resolution No. 2025-03 on March 19, 2025 (the "CRC Resolution"), which made certain amendments to the previously declared Legacy Project Economic Development Area (the "Area") and the Economic Development Plan (the "Plan") for the Area (such Plan amendments, the "Plan Supplement"); and

WHEREAS, the City of Carmel Plan Commission, on May 20, 2025, approved and adopted its Resolution No. PC-5-20-25-b (the "Plan Commission Order") determining that the CRC Resolution and Plan Supplement conform to the plan of development for the City of Carmel, Indiana (the "City"), and approving the CRC Resolution and the Plan Supplement; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution, the Plan Supplement and the Plan Commission Order to the Common Council of the City (the "Council").

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

1. Pursuant to Section 16(b) of the Act, the Council determines that the CRC Resolution and the Plan Supplement conform to the plan of development for the City, and approves the CRC Resolution, the Plan Supplement and the Plan Commission Order.

2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

PASSED by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and ____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

_____ Adam Aasen, President

_____ Matthew Snyder, Vice President

_____ Teresa Ayers

_____ Anthony Green

_____ Anita Joshi

_____ Ryan Locke

_____ Shannon Minnaar

_____ Rich Taylor

_____ Jeff Worrell

ATTEST:

_____ Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2025, at _____ __.M.

_____ Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____, 2025, at _____ __.M.

_____ Sue Finkam, Mayor

ATTEST:

_____ Jacob Quinn, Clerk

Prepared by: Bradley J. Bingham
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

RESOLUTION NO. 2025-03

RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE GRAMERCY ECONOMIC DEVELOPMENT AREA

(Gramercy East – Phase 4)

WHEREAS, the City of Carmel Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Carmel Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established an economic development area known as the "Gramercy Economic Development Area" (the "Area"), designated portions of the Area as separate allocation area pursuant to Section 39 of the Act, and approved and amended a development plan for the Area (the "Plan") pursuant to the Act; and

WHEREAS, on March 19, 2025, the Commission adopted a resolution to amend the Declaratory Resolution and the Plan in order to, among other things, adopt a supplement to the Plan which was attached as Exhibit D thereto (the "2025 Plan Supplement"); and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan in order to designate the territory identified on Exhibit A hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Gramercy East – Phase 4 Allocation Area" (such amendment, together with the 2025 Plan Supplement, collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

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

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of City of Carmel Redevelopment Commission, governing body of the City of Carmel Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Carmel, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended by the 2025 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 7 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2025 Plan Supplement.

10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

11. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does

not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2025 Amendments are hereby in all respects approved.

13. The area described in Exhibit A is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 4 Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

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

14. The foregoing allocation provision shall apply to the Gramercy East – Phase 4 Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in each of the Gramercy East – Phase 4 Allocation Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in the 2025 Plan Supplement. The base assessment date for the Gramercy East – Phase 4 Allocation Area is January 1, 2025.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to the Gramercy East – Phase 4 Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Gramercy East – Phase 4 Allocation Area. For the avoidance of doubt, it is to be understood that the twenty-five (25) year expiration date shall be applied independently and separately for each separate allocation area within the Area.

16. This Resolution, together with any supporting data, shall be submitted to the Carmel Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as

required by the Act. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

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

18. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted the 19th day of March, 2025.

CITY OF CARMEL REDEVELOPMENT COMMISSION

President

Vice President

Secretary

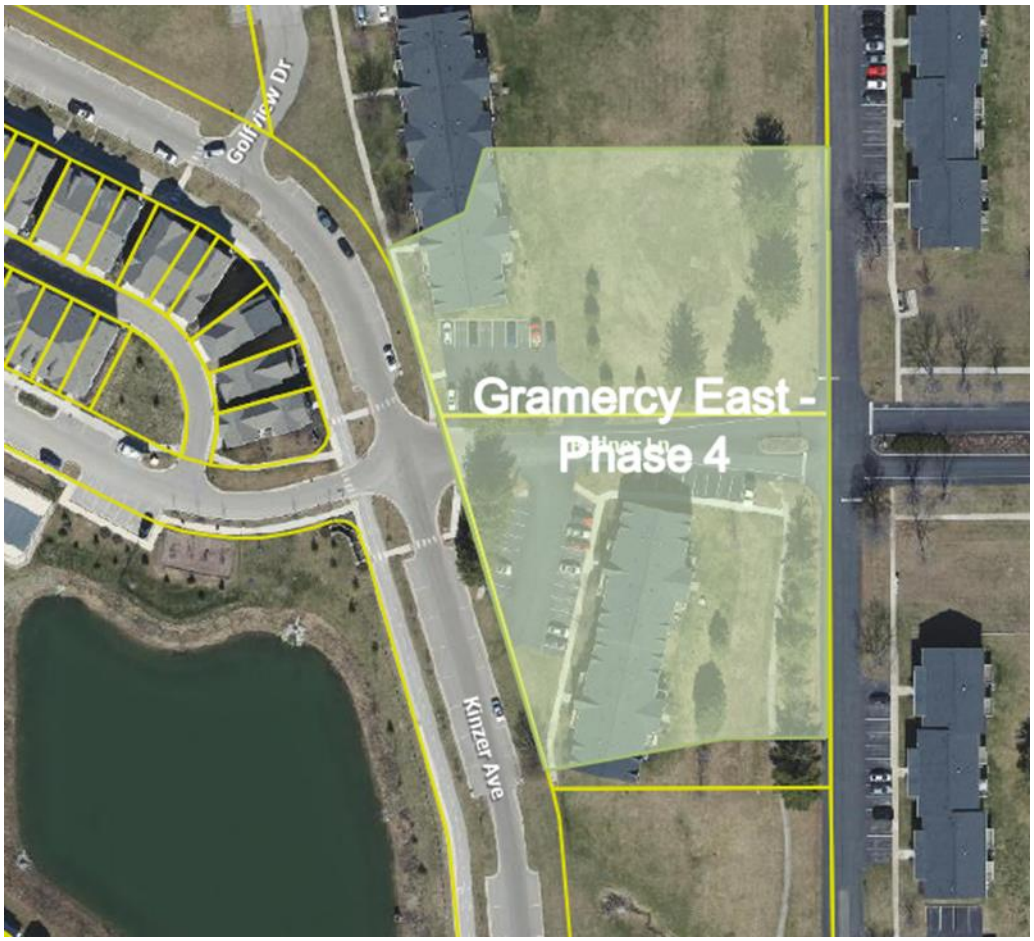
Member

Member

EXHIBIT A

Gramercy East – Phase 4 Allocation Area

The Gramercy East – Phase 4 Allocation Area consists of the territory in the light green-shaded area shown in the maps below. The parcel identification number or numbers for the Gramercy East – Phase 4 Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



RESOLUTION NO. PC-5-20-25-b

RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE GRAMERCY ECONOMIC DEVELOPMENT AREA

(Gramercy East – Phase 4)

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on March 19, 2025, adopted Resolution No. 2025-03 (the "Declaratory Resolution") further amending the declaratory resolution establishing the Gramercy Economic Development Area within the City (the "Area") by designating a portion of the Area identified in Exhibit A to the Declaratory Resolution as an allocation area pursuant to Section 39 of IC 36-7-14 (the "Act") to be known as the "Gramercy East – Phase 4 Allocation Area"; and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution conforms to the plan of development for the City.

2. The Declaratory Resolution is hereby approved. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution pursuant to Section 16 of the Act.

3. The Secretary is hereby directed to file a copy of the Declaratory Resolution with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 20th day of May, 2025.

CITY OF CARMEL PLAN COMMISSION

President

ATTEST:

Secretary

DMS 46928045.1

Sponsor: Councilor Aasen

RESOLUTION CC-06-16-25-03

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, APPROVING CERTAIN MATTERS IN CONNECTION WITH THE GRAMERCY ECONOMIC DEVELOPMENT AREA (GRAMERCY EAST – PHASES 5-7)

Synopsis:

This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase 5 Allocation Area, the Gramercy East – Phase 6 Allocation Area and the Gramercy East – Phase 7 Allocation Area all within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission"), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the "Act), adopted its Resolution No. 2025-04 on March 19, 2025 (the "CRC Resolution"), which (i) made certain amendments to the previously declared Gramercy Economic Development Area (the "Area") and the Economic Development Plan (the "Plan") for the Area (such Plan amendments, the "Plan Supplement"), (ii) designated an area adjacent to the existing Area as an economic development area (the "2025 Area"), and (iii) consolidated the 2025 Area with the existing Area; and

WHEREAS, the City of Carmel Plan Commission, on May 20, 2025, approved and adopted its Resolution No. PC-5-20-25-c (the "Plan Commission Order") determining that the CRC Resolution and Plan Supplement conform to the plan of development for the City of Carmel, Indiana (the "City"), and approving the CRC Resolution and the Plan Supplement; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution, the Plan Supplement and the Plan Commission Order to the Common Council of the City (the "Council").

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

1. Pursuant to Section 16(b) of the Act, the Council determines that the CRC Resolution and the Plan Supplement conform to the plan of development for the City, and approves the CRC Resolution, the Plan Supplement and the Plan Commission Order.

2. Pursuant to Section 41(c) of the Act, the Common Council hereby approves the determination that the 2025 Area is an economic development area pursuant to the Act.

3. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

PASSED by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and ____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

_____ Adam Aasen, President

_____ Matthew Snyder, Vice President

_____ Teresa Ayers

_____ Anthony Green

_____ Anita Joshi

_____ Ryan Locke

_____ Shannon Minnaar

_____ Rich Taylor

_____ Jeff Worrell

ATTEST:

_____ Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2025, at _____ __.M.

_____ Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____, 2025, at _____ __.M.

_____ Sue Finkam, Mayor

ATTEST:

_____ Jacob Quinn, Clerk

Prepared by: Bradley J. Bingham
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

RESOLUTION NO. 2025-04

RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE GRAMERCY ECONOMIC DEVELOPMENT AREA

(Gramercy East – Phases 5–7)

WHEREAS, the City of Carmel Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Carmel Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established an economic development area known as the "Gramercy Economic Development Area" (the "Area"), designated portions thereof as an allocation area pursuant to Section 39 of the Act, and approved and amended a development plan for the Area (the "Plan") pursuant to the Act; and

WHEREAS, on March 19, 2025, the Commission adopted a resolution to amend the Declaratory Resolution and the Plan in order to, among other things, adopt a supplement to the Plan which was attached as Exhibit D thereto (the "2025 Plan Supplement"); and

WHEREAS, the Commission now desires to simultaneously (i) designate the parcels described on Exhibit A hereto (the "2025 Area") as an economic development area under the Act, (ii) adopt an economic development plan for the 2025 Area, and (iii) consolidate the 2025 Area and the existing Area into a single economic development area (the "Consolidation"), at which time the 2025 Area will thereafter constitute a portion of the Area; and

WHEREAS, the Commission now further desires to amend the Declaratory Resolution and Plan in order to: (i) incorporate and effectuate the Consolidation; (ii) designate a portion of the 2025 Area identified on Exhibit B hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Gramercy East – Phase 5 Allocation Area;" (iii) designate a portion of the 2025 Area identified on Exhibit C hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Gramercy East – Phase 6 Allocation Area;" and (iv) designate a portion of the 2025 Area identified on Exhibit D hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Gramercy East – Phase 7 Allocation Area" (clauses (i) through and including (iv), together with the 2025 Plan Supplement, collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

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

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of City of Carmel Redevelopment Commission, governing body of the City of Carmel Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Carmel, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The existing Plan, as amended by the 2025 Plan Supplement, is hereby adopted as the economic development plan for the 2025 Area. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended by the 2025 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 7 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2025 Plan Supplement.

10. The 2025 Area is hereby designated as an "economic development area" under Section 41 of the Act, and consolidated with the Area into a single economic development area, and thereby constitutes a portion of the Area.

11. The Plan, as amended by the 2025 Plan Supplement, is hereby designated as the economic development plan for the Area, including the 2025 Area.

12. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

13. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

14. The 2025 Amendments are hereby in all respects approved.

15. The area described in Exhibit B is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 5 Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

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

16. The area described in Exhibit C is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 6 Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Gramercy East – Phase 6 Allocation Area hereby designated as the "Gramercy East – Phase 6 Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

17. The area described in Exhibit D is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 7 Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Gramercy East – Phase 7 Allocation Area hereby designated as the "Gramercy East – Phase 7 Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

18. The foregoing allocation provisions shall apply to the Gramercy East – Phase 5 Allocation Area, the Gramercy East – Phase 6 Allocation Area, and the Gramercy East – Phase 7 Allocation Area, respectively (collectively, the "New Gramercy Allocation Areas"). The

Commission hereby finds that the adoption of these allocation provisions will result in new property taxes in each of the New Gramercy Allocation Areas, respectively, that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in the 2025 Plan Supplement. The base assessment date for each of the New Gramercy Allocation Areas is January 1, 2025.

19. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to each of the respective New Gramercy Allocation Areas shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from each of the respective New Gramercy Allocation Areas. For the avoidance of doubt, it is to be understood that the twenty-five (25) year expiration date shall be applied independently and separately for each of the New Gramercy Allocation Areas.

20. This Resolution, together with any supporting data, shall be submitted to the Carmel Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

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

22. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted the 19th day of March, 2025.

CITY OF CARMEL REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Member

Member

EXHIBIT A

Map and Description of Parcels in the 2025 Area

The 2025 Area consists of the red-shaded parcels depicted in the map set forth below, together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing Gramercy Economic Development Area. The 2025 Area shall be consolidated with, and form a part of, the Gramercy Economic Development Area. All of the following parcels comprise the 2025 Area.

PARCEL ID NUMBERS:

16-10-31-00-00-023.002
16-10-31-00-00-023.102
16-10-31-00-00-023.000

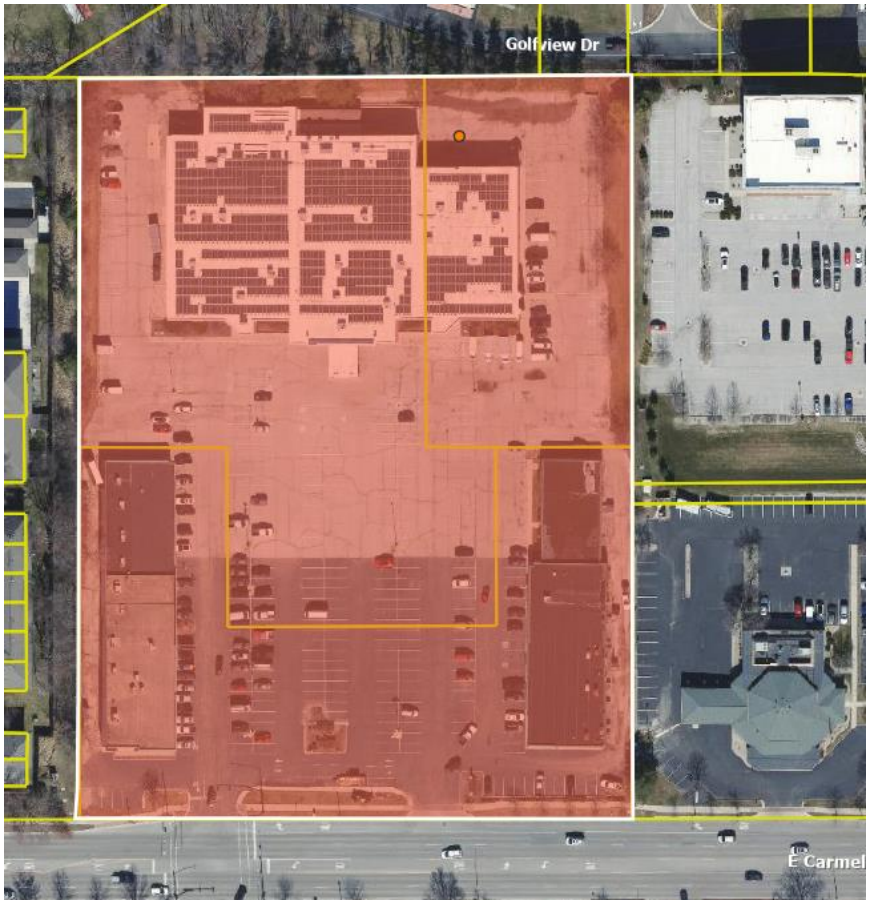


EXHIBIT B

Gramercy East – Phase 5 Allocation Area

The Gramercy East – Phase 5 Allocation Area consists of the territory in the blue-shaded area shown in the maps below. The parcel identification number or numbers for the Gramercy East – Phase 5 Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.

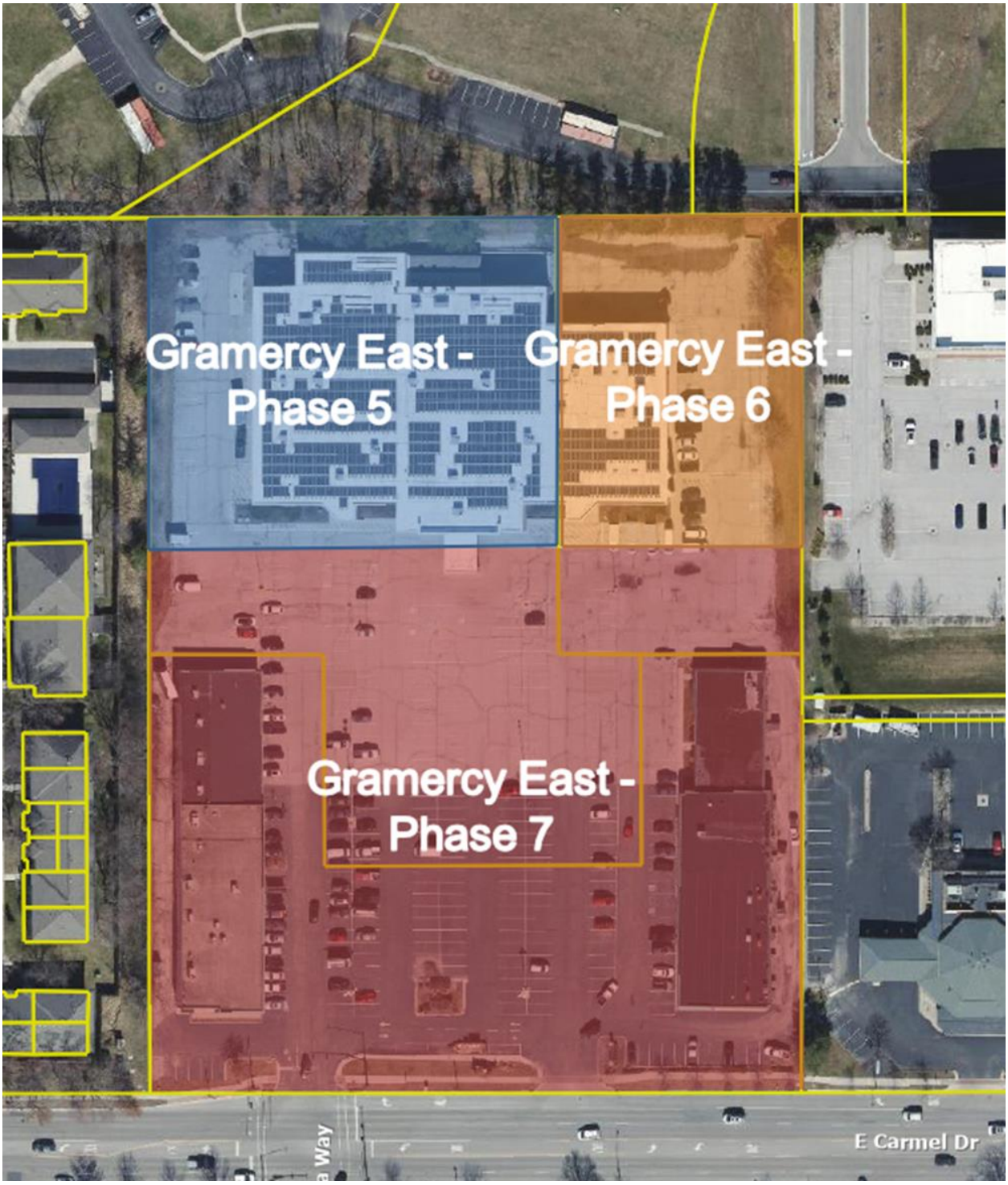


EXHIBIT C

Gramercy East – Phase 6 Allocation Area

The Gramercy East – Phase 6 Allocation Area consists of the territory in the orange-shaded area shown in the maps below. The parcel identification number or numbers for the Gramercy East – Phase 6 Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.

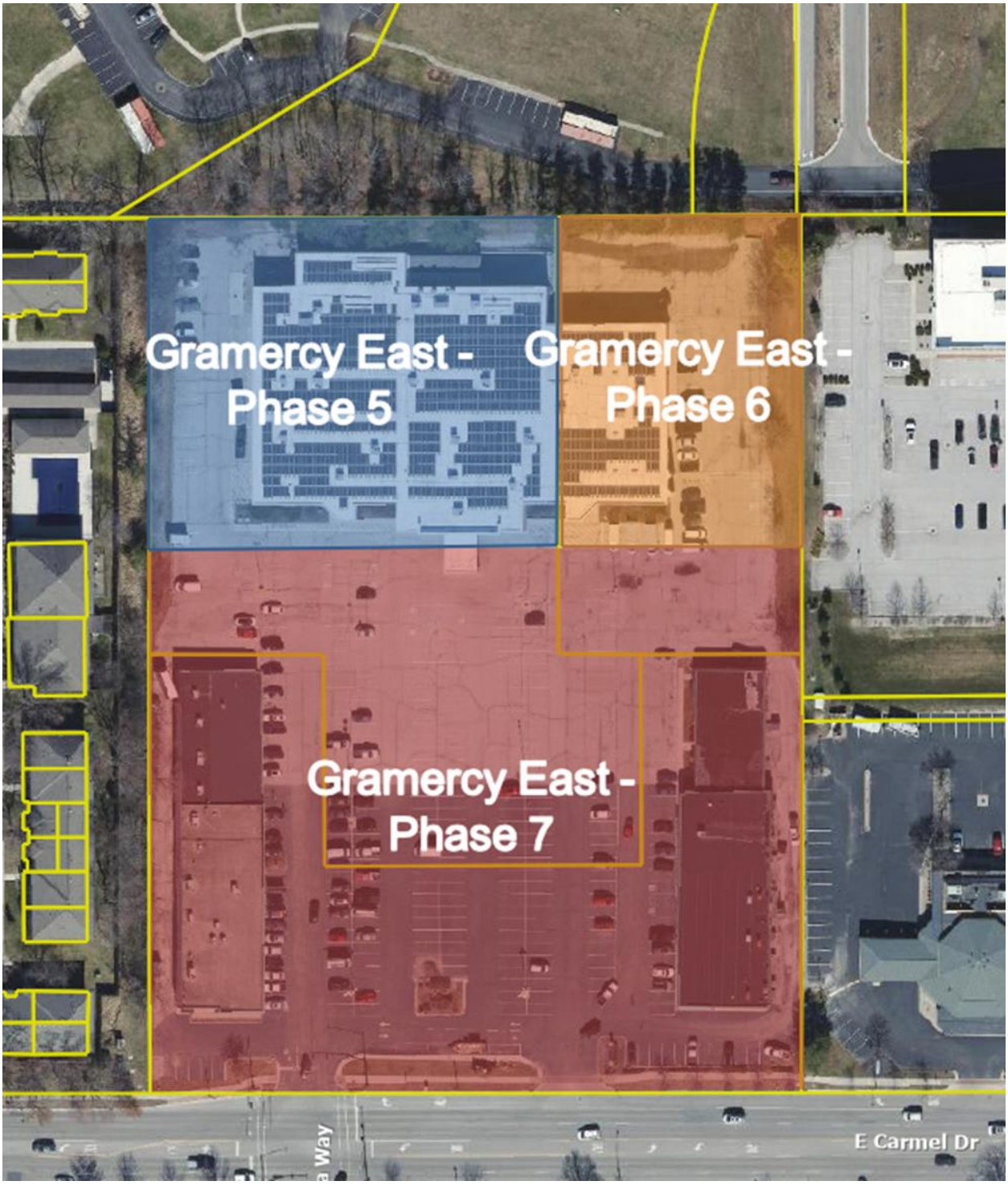
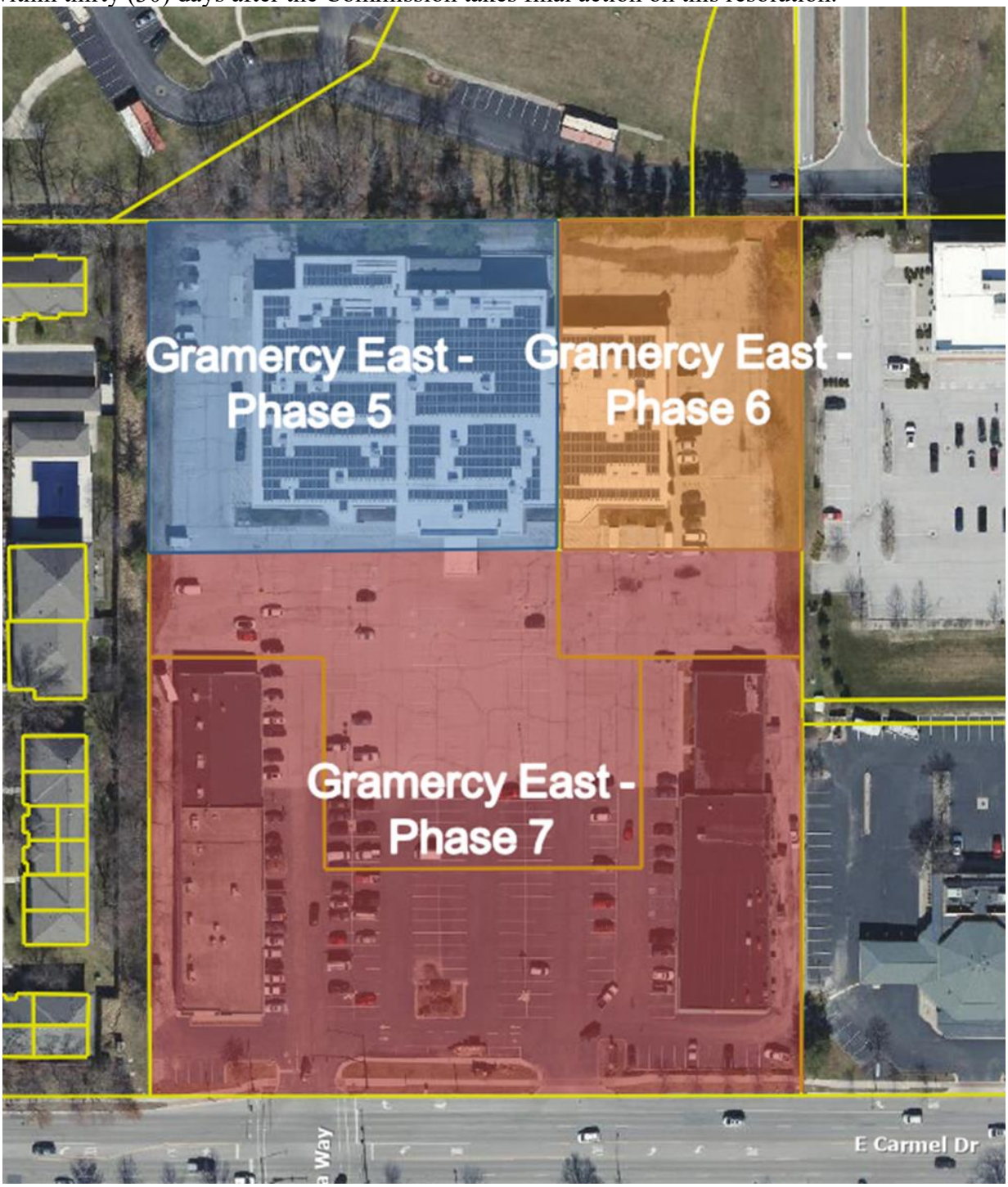


EXHIBIT D

Gramercy East – Phase 7 Allocation Area

The Gramercy East – Phase 7 Allocation Area consists of the territory in the red-shaded area shown in the maps below. The parcel identification number or numbers for the Gramercy East – Phase 7 Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



RESOLUTION NO. PC-5-20-25-c

RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE GRAMERCY ECONOMIC DEVELOPMENT AREA

(Gramercy East – Phases 5-7)

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on March 19, 2025, adopted Resolution No. 2025-04 (the "Declaratory Resolution") (i) designating an area identified in Exhibit A to the Declaratory Resolution (the "2025 Area") as an economic development area pursuant to Section 41 of IC 36-7-14 (the "Act"), (ii) consolidating the 2025 Area with the existing Gramercy Economic Development Area (the "Original Area" and, together with the 2025 Area, the "Area"), (iii) designating a portion of the 2025 Area identified in Exhibit B to the Declaratory Resolution as an allocation area pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 5 Allocation Area," (iv) designating a portion of the 2025 Area identified in Exhibit C to the Declaratory Resolution as an allocation area pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 6 Allocation Area," (v) designating a portion of the 2025 Area identified in Exhibit D to the Declaratory Resolution as an allocation area pursuant to Section 39 of the Act to be known as the "Gramercy East – Phase 7 Allocation Area", and (v) adopting the original development plan for the Original Area (as amended by a plan supplement set forth in Exhibit D of Resolution No. 2025-03 adopted by the Redevelopment Commission on March 19, 2025), as the economic development plan for the 2025 Area; and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution conforms to the plan of development for the City.

2. The Declaratory Resolution is hereby approved. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution pursuant to Section 16 of the Act.

3. The Secretary is hereby directed to file a copy of the Declaratory Resolution with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 20th day of May, 2025.

CITY OF CARMEL PLAN COMMISSION

President

ATTEST:

Secretary

DMS 46927880.1

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1/PP

2025 PAY 2026

INSTRUCTIONS:
1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-I).*

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer ALLIANCE FOR COOPERATIVE ENERGY		County HAMILTON
Address of Taxpayer *(street and number, city, state and ZIP code)* 4140 WEST 99TH STREET CARMEL IN 46032		DLGF Taxing District Number 29-018
Name of Contact Person DAVID H. CLASPELL	Telephone Number (317)344-7080	Email Address davec@acespower.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body CARMEL CITY COUNCIL	Resolution Number CC 10-07-24-04	Estimated Start Date *(month, day, year)* 11/01/2024
Location of Property 4140 WEST 99TH STREET CARMEL IN 46032		Actual Start Date *(month, day, year)* 11/01/2024
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached		Estimated Completion Date*(month, day, year)* 12/31/2028 Actual Completion Date *(month, day, year)* / /

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	214	228
Salaries	27,820,000	33,371,000
Number of Employees Retained	214	214
Salaries	27,820,000	31,901,022
Number of Additional Employees	45	14
Salaries	5,315,544	1,469,978

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**
Values Before Project								
Plus: Values of Proposed Project							4,000,000	
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project							4,000,000	
ACTUAL	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**
Values Before Project								
Plus: Values of Proposed Project							368,624	147,450
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project							368,624	147,450

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative	Title	Date Signed *(month, day, year)*
David H Claspell	SENIOR VP & CFO	4/24/25

Prepared by: CHESTNUT PROPERTY TAX SERVICES, LLC • 10723 S 300 W, PENDLETON, IN 46064 • (317)697-5478

CARMEL CITY CLERK

MAY 05 2025

TIME: 2:17 PM

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

ALLIANCE FOR COOPERATIVE ENERGY

SECTION 2	LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

ALLIANCE FOR COOPERATIVE ENERGY SERVICES POWER MARKETING LLC (ACES) IS CONTEMPLATING AN EXPANSION OF ITS OPERATIONS IN CARMEL. THE PROJECT WOULD RESULT IN AN INVESTMENT OF APPROXIMATELY $6.5 MILLION IN PERSONAL PROPERTY EQUIPMENT AT THEIR EXISTING FACILITY.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially compy was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to. (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ The property owner **IS** in substantial compliance

☐ The property owner **IS NOT** in substantial compliance

☐ Other *(specify)* _____

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*

Attested By:	Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of Hearing ☐AM ☐PM	Date of Hearing *(month, day, year)*	Location of Hearing

***HEARING RESULTS** (to be completed after the hearing)*

☐ Approved ☐ Denied *(see insruction 5 above)*

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*

Attested By:	Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
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FORM CF-1/PP

2025 PAY 2026

INSTRUCTIONS:
1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-I).*

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Midcontinent Independent System Operator, Inc.		County Hamilton
Address of Taxpayer *(street and number, city, state and ZIP code)* 720 City Center Drive Carmel IN 46032		DLGF Taxing District Number 29-003
Name of Contact Person Ross Baker, Director of Finance	Telephone Number 317-249-5400	Email Address rbaker@midwestiso.org

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Common Council of the City of Carmel	Resolution Number CC-03-21-16-02	Estimated Start Date *(month, day, year)* 02/01/2016
Location of Property 701 and 720 City Center Drive Carmel IN 46032		Actual Start Date *(month, day, year)* / /
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached		Estimated Completion Date*(month, day, year)* 12/31/2020 Actual Completion Date *(month, day, year)* / /

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	705	795
Salaries	62,028,720	121,738,920
Number of Employees Retained	705	705
Salaries	62,028,720	110,850,329
Number of Additional Employees	84	90
Salaries	8,400,000	10,888,591

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project							2,500,000	
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project							2,500,000	
ACTUAL	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**
Values Before Project								
Plus: Values of Proposed Project							[redacted]	
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project								

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative	Title	Date Signed *(month, day, year)*
Jon Bell	Director of Finance	5/13/25

CARMEL CITY CLERK
MAY 14 2025
TIME: 3:24pm

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

Midcontinent Independent System Operator, Inc.

SECTION 2	LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

MISO plans to expand its corporate headquarters in Carmel to better serve its customers across 15 states. Investment in new computer/IT equipment will be placed in the corporate headquarters at 720 City Center Drive as well as the control room building at 701 City Center Drive.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
2. *If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially compy was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has NOT made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to. (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ The property owner IS in substantial compliance

☐ The property owner IS **NOT** in substantial compliance

☐ Other *(specify)* _____

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*
Attested By:	Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of Hearing ☐AM ☐PM	Date of Hearing *(month, day, year)*	Location of Hearing

***HEARING RESULTS** (to be completed after the hearing)*

☐ Approved ☐ Denied *(see instruction 5 above)*

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*
Attested By:	Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
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FORM CF-1 / PP

20 25 Pay 20 26

INSTRUCTIONS:
1. *Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).*

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer		County
Schlage Lock Company, LLC		Hamilton
Address of Taxpayer *(number and street, city, state, and ZIP code)*		DLGF Taxing District Number
11819 N. Pennsylvania Street, Carmel, IN 46032		29-018
Name of Contact Person	Telephone Number	Email Address
David Simpson, Vice President, Tax	(317) 810-3761	david.simpson@allegion.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body	Resolution Number	Estimated State Date *(month, day, year)*
Common Council of the City of Carmel	CC-06-19-17-01	05/01/2017
Location of Property		Actual Start Date *(month, day, year)*
11819 N. Pennsylvania Street, Carmel, IN 46032		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.		Estimated Completion Date *(month, day, year)*
New computer hardware, telecommunications equipment, information technology equipment, and equipment used for research & development for engineering purposes.		12/31/2021
		Actual Completion Date *(month, day, year)*

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	285	635
Salaries	23,655,000	105,371,900
Number of Employees Retained	285	285
Salaries	23,655,000	47,292,900
Number of Additional Employees	125	350
Salaries	10,375,000	58,079,000

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**
Values Before Project	$	$	$	$	$	$	$	$
Plus: Values of Proposed Project	$	$	$ 500,000	$	$	$	$ 1,500,000	$
Less: Values of Any Property Being Replaced	$	$	$	$	$	$	$	$
Net Values Upon Completion of Project	$	$	$	$	$	$	$	$
ACTUAL	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**
Values Before Project	$	$	$	$	$	$	$	$
Plus: Values of Proposed Project	$	$	$	$	$	$	$ 708,883	$ 125,708
Less: Values of Any Property Being Replaced	$	$	$	$	$	$	$	$
Net Values Upon Completion of Project	$	$	$	$	$	$	$	$

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative	Title	Date Signed *(month, day, year)*
	Vice President, Tax	

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ The property owner **IS** in substantial compliance

☐ The property owner **IS NOT** in substantial compliance

☐ Other *(specify)* _____

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*

Attested By	Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of Hearing	Date of Hearing *(month, day, year)*	Location of Hearing
☐ AM ☐ PM		

HEARING RESULTS *(to be completed after the hearing)*

☐ Approved ☐ Denied *(see Instruction 5 above)*

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*

Attested By	Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)
Prescribed by the Department of Local Government Finance

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FORM CF-1 / PP

2025 PAY 2026

INSTRUCTIONS:
1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-I).*

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Zotec Partners, LLC		County Hamilton
Address of Taxpayer *(street and number, city, state and ZIP code)* 1 Zotec Way Carmel IN 46032		DLGF Taxing District Number 29-018
Name of Contact Person Dean Burger, EVP of Legal & Finance	Telephone Number 317-989-2668	Email Address dburger@zotecpartners.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Common Council of the City of Carmel	Resolution Number CC 12-02-19-04	Estimated Start Date *(month, day, year)* 01/02/2020
Location of Property 1 Zotec Way Carmel IN 46032		Actual Start Date *(month, day, year)* / /
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached		Estimated Completion Date *(month, day, year)* 01/01/2025 Actual Completion Date *(month, day, year)* / /

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	250	339
Salaries	22,880,000	37,827,553
Number of Employees Retained	250	250
Salaries	22,880,000	30,738,648
Number of Additional Employees	300	89
Salaries	22,495,200	7,088,905

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**
Values Before Project								
Plus: Values of Proposed Project							1,000,000	
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project							1,000,000	
ACTUAL	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**
Values Before Project								
Plus: Values of Proposed Project							11,848,504	
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project								

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative	Title	Date Signed *(month, day, year)*
[signature]	~~CEO~~ CFO	4/30/25

CARMEL CITY CLERK

MAY 05 2025

TIME: 2:17 PM

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

Zotec Partners, LLC

SECTION 2	LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

Workstation, networking, and enterprise IT hardware and system software for medical billing, practice management, business administration, and product development.

OPTIONAL FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially compy was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to. (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ The property owner **IS** in substantial compliance

☐ The property owner **IS NOT** in substantial compliance

☐ Other *(specify)* _____

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*

Attested By:	Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of Hearing	Date of Hearing *(month, day, year)*	Location of Hearing
☐ AM ☐ PM		

HEARING RESULTS *(to be completed after the hearing)*

☐ Approved ☐ Denied *(see insruction 5 above)*

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*

Attested By:	Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. *Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).*
2. *This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.*
3. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))*
4. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).*

SECTION 1 — TAXPAYER INFORMATION

Name of Taxpayer		County
ZP Investments, LLC and Zotec Partners, LLC		Hamilton
Address of Taxpayer *(number and street, city, state and ZIP code)*		**DLGF Taxing District Number**
1 Zotec Way Carmel IN 46032		29-018
Name of Contact Person	**Telephone Number**	**Email Address**
Dean Burger, EVP of Legal & Finance	317-989-2668	dburger@zotecpartners.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body	Resolution Number	Estimated Start Date *(month, day, year)*
Carmel City Council	CC 12-02-19-04	07/01/2019
Location of Property		**Actual Start Date** *(month, day, year)*
1 Zotec Way Carmel IN 46032		
Description of Real Property Improvements:		**Estimated Completion Date** *(month, day, year)*
See attached		12/31/2021
		Actual Completion Date *(month, day, year)*

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	250	339
Salaries	22,880,000	37,827,553
Number of Employees Retained	250	250
Salaries	22,880,000	30,738,648
Number of Additional Employees	300	89
Salaries	22,495,200	7,088,905

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	**COST**	**ASSESSED VALUE**
Values Before Project		
Plus: Values of Proposed Project	47,700,000	
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project	47,700,000	
ACTUAL	**COST**	**ASSESSED VALUE**
Values Before Project		
Plus: Values of Proposed Project	60,568,637	
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project		

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative	Title	Date Signed *(month, day, year)*
Dean Burger	EVP	4/30/25

CARMEL CITY CLERK

MAY 05 2025

TIME: 2:17 PM

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Client/Loc ZOTEC2 GF

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

ZP Investments, LLC and Zotec Partners, LLC

SECTION 2	LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

Construction of new 120,000sf office building with an approximately 500 space parking garage. The project is expected to create 300 new employment positions by 12/31/2024.

OPTIONAL FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ The Property Owner **IS** In Substantial Compliance

☐ The Property Owner **IS NOT** In Substantial Compliance

☐ Other *(specify)* _____

Reasons for the Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*

Attested By:	Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing	Date of Hearing *(month, day, year)*	Location of Hearing
☐ AM ☐ PM		

HEARING RESULTS *(to be completed after the hearing)*

☐ Approved ☐ Denied *(see instruction 4 above)*

Reasons for Determination *(attach additional sheets if necessary)*

Signature of Authorized Member	Date Signed *(month, day, year)*

Attested By:	Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.