

**COMMON COUNCIL
MEETING AGENDA
MONDAY, JUNE 3, 2024 – 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. May 20, 2024 Regular Meeting
 - b. Claims**
 1. Payroll - \$3,671,417.66 (5/3/24 payroll) and \$3,707,987.82 (5/17/24 payroll)
 2. General Claims - \$3,840,027.89 and \$35,388.79 (purchase card)
- 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. Carmel Cable and Telecommunications Commission (Bi-annual – April, October)
 - f. Economic Development Commission (Bi-annual – February, August)
 - g. Library Board (Annual – February)

- h. Ethics Board (Annual – February)
- i. Parks Department (Quarterly – February, May, August, November)
- j. Climate Action Advisory Committee (Quarterly – March, June, September, December)
- k. All reports designated by the Chair to qualify for placement under this category.

12. OLD BUSINESS

- a. **Eleventh Reading of Ordinance D-2696-23**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adding Chapter 8, Article 4, Section 8-44 to the Carmel City Code; Sponsor(s): Councilor(s) Worrell and Aasen. **Remains in the Finance, Utilities and Rules Committee. (Next Meeting 6/10/24)**

Synopsis:

Establishes a speed limit of 20 miles per hour within roundabouts.

- b. **Fourth Reading of Ordinance D-2710-24**; 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 Gramercy Project, and Authorizing and Approving Other Actions in Respect Thereto; Sponsor: Councilor Aasen. **Returns from the Land Use and Special Studies Committee.**

Synopsis:

Ordinance authorizes the issuance of developer TIF bonds by the City of Carmel, Indiana, to finance improvements to support the development of the Gramercy Project.

13. PUBLIC HEARINGS

- a. **First Reading of Ordinance Z-689-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Restating and Amending an Ordinance to Establish an Impact Fee for the Purpose of Planning and Financing Park and Recreational Infrastructure Needed to Serve New Residential Development; Sponsor: Councilor Minnaar.

Synopsis:

This ordinance renews and updates the Parks & Recreation Impact Fee Ordinance and associated definitions for an additional five years from 2025-2029.

14. NEW BUSINESS

- a. **Resolution CC-06-03-24-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan Regarding the Zone Improvement Plan; Sponsor: Councilor Minnaar.

Synopsis:

This resolution updates the Zone Improvement Plan, upon which the Parks & Recreation Impact Fee is based and incorporates it into the Carmel Clay Comprehensive Plan.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

a. Property Abatements/Compliance with Statement of Benefits – Deadline was May 15, 2024

1. Midcontinent Independent System Operator, Inc. (MISO)
2. Progressive Insurance Company (fka Protective Insurance Company/Baldwin & Lyons)
3. Schlage Lock Company, LLC
4. ZP Investments, LLC and Zotec Partners, LLC

17. ANNOUNCEMENTS

18. ADJOURNMENT

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**COMMON COUNCIL
MEETING MINUTES
MONDAY, MAY 20, 2024 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE**

MEETING CALLED TO ORDER

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

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

AGENDA APPROVAL

The agenda was approved unanimously.

INVOCATION

Pastor Ben Snyder of Carmel Friends Church delivered the Invocation.

Carmel Elementary 5th grader Holden Kirsch led the pledge of allegiance.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

There were none.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Joshua Kirsch thanked the Council for its support of the Park Department and stated that he supports the Council. He also congratulated his son, Holden Kirsch, for giving the Mayor's update at this meeting.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Holden Kirsch gave the Mayor's update to Council. The Mayor was pleased to report that the results of the community-wide survey were released, and 97% of respondents rated the quality of life in Carmel as excellent. Our branding project is ahead of schedule, and our agency partners will provide intel feedback in June. The banking RFP is underway, with requests sent to each bank that has a branch located in Carmel. Arts grants have been awarded. The Mayor's Commission on Arts will be reviewing the grant process for 2025. The Carmel Housing Task Force will next meet on Thursday, May 23rd. All previous Housing Task Force information is available on the City website. On Friday, May 24th, there will be a Memorial Day service at the Veteran's Plaza at 9:00 a.m. The Mayor wishes a safe race to the Indy Car drivers who reside in Carmel. Finally, go Pacers and beat the Celtics!

Mayor Sue Finkam also added a thank you to the Christkindlmarkt leadership team for preparing the report they will give to Council tonight. There is going to be a meeting soon between the City and the

48 Christkindlmarkt to develop a MOU regarding the specific role the City will play as a strong partner to
49 the Christkindlmarkt moving forward, now that the market has become so successful.

50

51 **CONSENT AGENDA**

52

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

55

56 **a. Approval of Minutes**

57

- 58 1. April 15, 2024 Regular Meeting
- 59 2. May 2, 2024 Claims Meeting

60

61 **b. Claims**

62

- 63 1. Payroll - \$3,723,371.63
- 64 2. General Claims - \$3,382,577.23
- 65 3. Retirement - \$110,204.16
- 66 4. Wire Transfers - \$11,566,701.74

67

68 **ACTION ON MAYORAL VETOES**

69

70 There were none.

71

72 **COMMITTEE REPORTS**

73

74 Councilor Worrell reported that the Finance, Utilities and Rules Committee has just one item to bring
75 back to Council tonight, and he will address that when it comes to that point in the agenda. The
76 Committee will next meet on Monday, June 10, 2024 in Council Chambers at 5:30 p.m.

77

78 Councilor Snyder reported that the Land Use and Special Studies Committee met on April 17th to discuss
79 the Gramercy project and the UDO. The Committee will meet next on Wednesday, May 22, 2024 in the
80 Board Room of the Carmel Clay Public Library at 5:30 p.m. to continue to discuss those two items.

81

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

83

84 Henry Mestetsky, Carmel Redevelopment Director, gave the CRC's monthly report. The exterior brick is
85 now up on The Wren and The Windsor. The Windsor will have a restaurant on the first floor, name to be
86 announced. The Tavern on the Green has made it through its ADLS approval with the City. First on Main
87 continues its construction. Mark your calendars for June 5, 2024, at 1:00 p.m. There will be a celebration
88 as the Rotary Clock will be put back on the First on Main plaza. Magnolia, Muse, and The Signature all
89 continue their construction. There will be a dedication of the Melange public courtyard to Mayor Jayne
90 Reiman on Friday, May 24th at 4:00 p.m. Lots of progress is being made on 111 S. Rangeline, where
91 1933 Lounge will eventually go. Lots of progress is also being made on the new Merchant's Bank
92 expansion. The Township has been making incredible progress on the Carmel Clay Historical Society
93 building.

94

95 Councilor Aasen asked Director Mestetsky if his next presentation could include information on how the
96 upcoming Park Impact Fee ordinance could change some of the CRC's projects. Council President Green
97 asked how we're doing on supplemental reserves. Director Mestetsky explained how the supplemental

98 reserves are used, and stated that the current state is very healthy. He said he will look at the reserves and
99 report back on that status. Councilor Taylor asked if the results of the stress test will be released. Director
100 Mestetsky stated that he will touch base with the Mayor on that and report back. Councilor Taylor also
101 shared that the weekly updates to the concerned neighbors of the upcoming 1933 Lounge had stopped,
102 and Director Mestetsky stated that they should not have stopped and that he will follow up on that.

103
104 Maria Adele Rosenfeld, President and CEO of the Carmel Christkindlmarkt, gave a report to Council. The
105 Christkindlmarkt is a 501C Non-Profit Organization. Last year, during its six-week run, the
106 Christkindlmarkt had 475,000 people in attendance. The total sales were \$9.1 million. This was comprised
107 of \$7,123,559.00 in vendor sales, \$316,591.00 in Ice Skating sales, and \$1,683,068.00 in Christkindlmarkt
108 sales. Growth from year to year is 59%. The total economic ripple effect in Hamilton County is \$14
109 million, with a total economic impact of \$23.1 million. The total revenue for the 2023 Christmas season
110 was \$3,111,787.00. Total expenses were \$2,163,465.00 for a total profit of \$946,323. This is a significant
111 increase from the total profit in 2022 of \$325,970.00. The Market's digital footprint has grown as well,
112 with a total follower count of 74,450 people. The website had over 678,000 total sessions during the
113 Market's open season, and there are 15,000 email subscribers, for a total of 2.6 million people reached on
114 social media during the Market's open season. There were 61 entertainers who performed, for a total of
115 216 hours of stage time. The Market was also featured in the Wall Street Journal and National
116 Geographic. There are also two scholarships offered by the Christkindlmarkt. Private rentals are already
117 completely booked for the upcoming 2024 Market. In summation, 2023 was an enormously successful
118 season for the Market, and it becomes more successful every year.

119
120 Councilor Aasen asked if there has been talk of building up a reserve account, in the chance that we have
121 a year with very inclement weather or some other unforeseen hindrance to a successful market season.
122 Ms. Rosenfeld confirmed that this is something that is being discussed. Councilor Joshi commended the
123 Market on its accurate representation of an authentic German Christkindlmarkt. She also stated that she
124 looks forward to the discussion of how the city will be involved with the support of the Market going
125 forward. President Green stated that the Market has impressively grown to be more and more self-
126 sufficient and that he also looks forward to the conversations regarding how the city will be subsidizing
127 the market in the future. Councilor Minnaar echoed the same sentiment.

128 129 **OLD BUSINESS**

130
131 Council President Green announced the tenth reading of **Ordinance D-2696-23**; An Ordinance of the
132 Common Council of the City of Carmel, Indiana, Adding Chapter 8, Article 4, Section 8-44 to the
133 Carmel City Code; Sponsor(s): Councilor(s) Worrell and Aasen. This remains in the Finance, Utilities
134 and Rules Committee. (Next Meeting 6/10/24)

135
136 Council President Green announced the third reading of **Ordinance D-2710-24**; An Ordinance of the
137 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of Economic Development
138 Tax Increment Revenue Bonds to Support the Gramercy Project, and Authorizing and Approving Other
139 Actions in Respect Thereto; Sponsor: Councilor Aasen. This item remains in the Land Use and Special
140 Studies Committee. (Next Meeting 5/22/24)

141 142 **PUBLIC HEARINGS**

143
144 Council President Green announced the first reading of **Ordinance D-2711-24**; An Ordinance of the
145 Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation
146 of Funds from the Operating Balance of the General Fund to the 2024 Economic Development Department
147 Budget; Sponsor(s): Councilor(s) Aasen and Taylor. Councilor Taylor moved to introduce the item into

148 business. Councilor Aasen seconded. Councilor Aasen presented the item to Council. Samantha Karn,
149 Corporation Counsel, explained that this ordinance serves to fund a portion of the Economic Development
150 Department Budget. The request is that \$167,833 be moved from the General Fund to the department
151 budget. Councilor Worrell asked if this is the amount that is needed for that budget for the rest of the year.
152 Ms. Karn responded that between this amount and the amount that is being requested to move over from
153 the Marketing and Community Relations Department budget, this should fund the Economic Development
154 Department for the year. Council President Green explained that the Economic Development Department
155 was separated from the Community Relations Department as of 2024, which is why this Department now
156 requires its own separate budget.

157

158 Council President Green started the public hearing at 6:53 p.m. Seeing no one who wished to address the
159 Council, President Green closed the public hearing at 6:54 p.m. Councilor Aasen moved to suspend the
160 rules and act on this tonight. Councilor Taylor seconded. There was no discussion. Council President
161 Green called for the vote. Motion to suspend the rules approved 9-0. Councilor Aasen moved to approve
162 the ordinance. Councilor Taylor seconded. There was no discussion. Council President Green called for
163 the vote. **Ordinance D-2711-24** approved 9-0.

164

165 Council President Green announced the first reading of **Ordinance Z-688-24**; An Ordinance of the
166 Common Council of the City of Carmel, Indiana Amending the Unified Development Ordinance;
167 Sponsor(s): Councilor(s) Aasen, Snyder, Taylor, Joshi, Minnaar and Worrell. Councilor Taylor moved to
168 introduce the item into business. Councilor Aasen seconded. Councilor Taylor presented the item to
169 Council. President Green explained that the Council previously approved the language of this ordinance,
170 then sent it to Plan Commission. It was approved by Plan Commission and is now back to Council for a
171 public hearing. Redevelopment Director Mestetsky explained that the only change made by the Plan
172 Commission to the Council-approved language of this ordinance is the term “variance” being changed to
173 “deviation”. Councilor Taylor added that Parks Director Michael Klitzing, who is out of town on Park
174 Department business, did send an email stating that he supports this ordinance and that he thanks the Plan
175 Commission, the Council, Mayor Finkam and Director Mestetsky for their assistance in working through
176 this issue. Councilor Locke asked if this section of the ordinance would still be necessary once the entire
177 city is included in the zone improvement plan. Councilor Taylor responded that as long as park impact
178 fees can be used in redevelopment projects, this section will be still be important.

179

180 Council President Green started the public hearing at 7:04 p.m. Judy Hagan, of the Carmel Clay Parks
181 and Rec Board, spoke in favor of this ordinance, and also thanked the Council, the Plan Commission and
182 Mayor Finkam for their hard work tackling this issue. Seeing no one else who wished to address the
183 Council, President Green closed the public hearing at 7:05 p.m. Councilor Taylor moved to suspend the
184 rules and act on this tonight. Councilor Aasen seconded. There was no discussion. Council President
185 Green called for the vote. Motion to suspend the rules approved 9-0. Councilor Snyder moved to approve
186 the ordinance. Councilor Aasen seconded. There was no discussion. Council President Green called for
187 the vote. **Ordinance Z-688-24** approved 9-0.

188

189 **NEW BUSINESS**

190

191 Council President Green announced **Resolution CC-05-20-24-01**; A Resolution of the Common Council
192 of the City of Carmel, Indiana, Approving a Transfer of Funds from the Marketing and Community
193 Relations Department Fund (Fund #1203) into the Economic Development Fund (Fund #1501);
194 Sponsor(s): Councilor(s) Aasen and Taylor. Councilor Aasen moved to introduce the item into business.
195 Councilor Taylor seconded. Councilor Aasen presented the item to Council. Corporation Counsel
196 Samantha Karn explained that this is the corresponding resolution to Ordinance D-2711-24. Councilor

197 Aasen moved to approve the resolution. Councilor Taylor seconded. There was no discussion. Council
198 President Green called for the vote. **Resolution CC-05-20-24-01** approved 9-0.

199
200 Council President Green announced the first reading of **Ordinance D-2713-24**; An Ordinance of the
201 Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-47 and 8-48
202 of the Carmel City Code; Sponsor(s): Councilor(s) Worrell, Aasen and Locke. Councilor Worrell moved
203 to introduce the item into business. Councilor Minnaar seconded. Councilor Locke presented the item to
204 Council. Councilor Worrell explained that since the Finance, Utilities and Rules Committee met back in
205 April and discussed the matter of parking near the Fire Administration Building on Veteran’s Way, an
206 additional parking situation on Clark Street was added to this ordinance. However, after realizing that the
207 Veteran’s Way parking issue needs to be discussed further, Councilor Worrell moved that the language
208 regarding such be struck from this ordinance (motion to amend), leaving the Clark Street parking issue in
209 the ordinance, so that issue can be addressed tonight. Councilor Aasen seconded. There was no discussion.
210 President Green called for the vote. Motion to Amend approved 9-0. Councilor Worrell moved to approve
211 the ordinance as amended. Councilor Minnaar seconded. There was no discussion. Council President Green
212 called for the vote. Motion to approve **Ordinance D-2713-24** as amended approved 9-0.

213
214 **AGENDA ADD-ON ITEMS**

215 There were none.

216
217 **OTHER BUSINESS**

218 There was none.

219
220 **ANNOUNCEMENTS**

221 There were none.

222
223 **ADJOURNMENT**

224
225 Council President Green adjourned the meeting at 7:11 p.m.

226
227 Respectfully Submitted,

228
229
230 _____
231 Jacob Quinn, Clerk

232
233 Approved,

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235
236
237 **ATTEST:** _____
238 Anthony Green, Council President

239
240 _____

Total Gross Wages for REGULAR PAYROLL date 5/03/2024

\$2,485,074.54

Total Payroll Liabilities for REGULAR PAYROLL date 05/03/2024

\$1,186,343.12

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.


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 **\$3,671,417.66** is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2024

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

Council President


Total Gross Wages for REGULAR PAYROLL date 5/17/2024

\$2,512,599.19

Total Payroll Liabilities for REGULAR PAYROLL date 05/17/2024

\$1,195,388.63

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.


CPA/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 **\$3,707,987.82** is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2024

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

Council President

SUNGARD PENTAMATION, INC.
 DATE: 05/28/2024
 TIME: 09:44:13

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
THE TIE DYE LAB	407861	05/14/24	FIELD TRIPS	1082-4343007	1,280.00	1,280.00
METRO FIBERNET LLC	407863	05/14/24	INTERNET LINE CHARGES	1115-4344200	122.20	122.20
SERTA RESTOKRAFT MATTRESS	407864	05/14/24	FURNITURE & FIXTURES	102-4463000	4,760.00	4,760.00
VERIZON	407865	05/14/24	CELLULAR PHONE FEES	1081-4344100	1,435.85	1,435.85
VERIZON	407866	05/14/24	CELLULAR PHONE FEES	1125-4344100	1,469.01	1,469.01
IMAX INDIANAPOLIS LLC	407867	05/14/24	FIELD TRIPS	1082-4343007	1,354.50	1,354.50
INDIANA MUNICIPAL LAWYERS	407869	05/20/24	EXTERNAL INSTRUCT FEES	1180-4357004	320.00	320.00
LAMB PROPERTY DEV LLC	407871	05/20/24	OTHER EXPENSES	1192-5023990	34,174.00	34,174.00
MCCI INNOVATIONS	407872	05/20/24	SOFTWARE	1701-4463202	895.40	895.40
RAY MARKETING BY PROFORMA	407874	05/20/24	STAFF CLOTHING	1094-4356004	558.60	2,483.60
RAY MARKETING BY PROFORMA	407874	05/20/24	STATIONARY & PRNTD MATERL	1081-4230100	1,925.00	
CENTERPOINT ENERGY	407875	05/20/24	NATURAL GAS	1125-4349000	31.56	
CENTERPOINT ENERGY	407875	05/20/24	NATURAL GAS	1125-4349000	56.76	
CENTERPOINT ENERGY	407875	05/20/24	NATURAL GAS	1091-4349000	18.27	
CENTERPOINT ENERGY	407875	05/20/24	NATURAL GAS	1091-4349000	326.00	
SKY ZONE NORTH INDIANAPOL	407876	05/20/24	FIELD TRIPS	1082-4343007	1,924.93	1,924.93
ACE-PAK PRODUCTS INC	407877	05/20/24	OTHER MAINT SUPPLIES	1093-4238900	1,251.44	2,114.64
ACE-PAK PRODUCTS INC	407877	05/20/24	CLEANING SUPPLIES	1125-4238900 59619	863.20	
AMERICAN RED CROSS-HLTH &	407878	05/20/24	OTHER FEES & LICENSES	1096-4358300	644.00	644.00
BLUEPAY PROCESSING, LLC	407879	05/20/24	OTHER PROFESSIONAL FEES	1081-4341999	10,892.53	10,892.53
BLUETARP FINANCIAL	407880	05/20/24	SMALL TOOLS & MINOR EQUIP	1093-4238000	1,340.98	1,340.98
BOOTH TARKINGTON CIVIC TH	407881	05/20/24	FIELD TRIPS	1082-4343007	606.00	606.00
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	110-4348500	24.03	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	213.89	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	138.11	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	370.98	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	31.37	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1091-4348500	4,707.43	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	298.58	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	279.61	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	201.34	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	26.68	
CARMEL UTILITIES	407882	05/20/24	WATER & SEWER	1125-4348500	300.46	
CINTAS CORPORATION #18	407883	05/20/24	OTHER MAINT SUPPLIES	1093-4238900	511.93	511.93
CUMULUS INDIANAPOLIS	407884	05/20/24	MARKETING & PROMOTIONS	1091-4341991	2,912.66	
CUMULUS INDIANAPOLIS	407884	05/20/24	CLASSIFIED ADVERTISING	1091-4346000	900.00	
CUMULUS INDIANAPOLIS	407884	05/20/24	CLASSIFIED ADVERTISING	1081-4346000	900.00	
CUMULUS INDIANAPOLIS	407884	05/20/24	CLASSIFIED ADVERTISING	1091-4346000	1,195.00	
CUMULUS INDIANAPOLIS	407884	05/20/24	CLASSIFIED ADVERTISING	1081-4346000	1,195.00	

SUNGARD PENTAMATION, INC.
 DATE: 05/28/2024
 TIME: 09:44:13

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 2
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
FREDDY DELFIN	407885	05/20/24	CELLULAR PHONE FEES	1091-4344100	25.00	7,102.66
DISCOUNT SCHOOL SUPPLIES	407886	05/20/24	GENERAL PROGRAM SUPPLIES	1082-4239039	183.31	25.00
ENVIRONMENTAL LABORATORIE	407887	05/20/24	OTHER CONT SERVICES	1094-4350900	99.00	183.31
FUN EXPRESS	407888	05/20/24	GENERAL PROGRAM SUPPLIES	1096-4239039	41.94	99.00
FUN WITH FRANNIE	407889	05/20/24	ADULT CONTRACTORS	1081-4340800	240.00	41.94
JOHN LAMPE	407890	05/20/24	TRAVEL FEES & EXPENSES	1091-4343000	149.25	240.00
THE LIFEGUARD STORE INC	407891	05/20/24	SAFETY SUPPLIES	1094-4239012	637.38	149.25
METRO FIBERNET LLC	407892	05/20/24	CABLE SERVICE	1125-4349500	762.25	637.38
MID-STATE TRUCK EQUIPMENT	407893	05/20/24	AFTERMKT EQUIP	1125-4353099 59497	1,030.00	762.25
MOUNTAIN GLACIER LLC	407894	05/20/24	OTHER CONT SERVICES	1125-4350900	201.79	1,030.00
MOUNTAIN GLACIER LLC	407894	05/20/24	OTHER CONT SERVICES	1091-4350900	87.39	
MOUNTAIN GLACIER LLC	407894	05/20/24	OTHER CONT SERVICES	1092-4350900	54.94	
MOUNTAIN GLACIER LLC	407894	05/20/24	OTHER CONT SERVICES	1094-4350900	54.94	
MOUNTAIN GLACIER LLC	407894	05/20/24	OTHER CONT SERVICES	1081-4350900	25.97	
WXIN	407895	05/20/24	MARKETING & PROMOTIONS	1091-4341991	960.00	425.03
NORTHERN SAFETY CO, INC	407896	05/20/24	SAFETY SUPPLIES	1094-4239012	595.75	960.00
PAYNE SPARKMAN MFG INC	407897	05/20/24	BUILDING REPAIRS & MAINT	1093-4350100	345.00	595.75
PEPSI-COLA GEN BOT IN	407898	05/20/24	FOOD & BEVERAGES	1095-4239040	1,838.08	345.00
JYLIAN RICHES	407899	05/20/24	TRAVEL FEES & EXPENSES	1125-4343000	41.36	1,838.08
S & S CRAFTS WORLDWIDE IN	407900	05/20/24	GENERAL PROGRAM SUPPLIES	1081-4239039	175.41	41.36
S & S CRAFTS WORLDWIDE IN	407900	05/20/24	GENERAL PROGRAM SUPPLIES	1082-4239039	210.46	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	OFFICE SUPPLIES	1125-4230200	30.83	385.87
STAPLES BUSINESS ADVANTAG	407901	05/20/24	GENERAL PROGRAM SUPPLIES	1081-4239039	83.98	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	OFFICE SUPPLIES	1081-4230200	86.81	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	GENERAL PROGRAM SUPPLIES	1081-4239039	199.22	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	GENERAL PROGRAM SUPPLIES	1081-4239039	13.04	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	OFFICE SUPPLIES	1081-4230200	61.24	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	OFFICE SUPPLIES	1081-4230200	209.63	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	OFFICE SUPPLIES	1081-4230200	69.20	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	GENERAL PROGRAM SUPPLIES	1081-4239039	41.99	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	GENERAL PROGRAM SUPPLIES	1082-4239039	188.09	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	GENERAL PROGRAM SUPPLIES	1082-4239039	239.32	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	OTHER MISCELLANEOUS	1091-4239099	148.19	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	GENERAL PROGRAM SUPPLIES	1092-4239039	32.60	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	GENERAL PROGRAM SUPPLIES	1092-4239039	19.79	
STAPLES BUSINESS ADVANTAG	407901	05/20/24	OFFICE SUPPLIES	1125-4230200 59528	418.86	1,842.79
WHITE'S ACE HARDWARE	407902	05/20/24	OTHER MAINT SUPPLIES	110-4238900	840.00	
WHITE'S ACE HARDWARE	407902	05/20/24	BUILDING MATERIAL	1125-4235000	191.89	
WHITE'S ACE HARDWARE	407902	05/20/24	GROUNDS MAINTENANCE	1125-4350400	159.75	1,191.64

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ACTORS THEATER OF INDIANA	407903	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	190,000.00	190,000.00
BIGGER PICTURE FILM GROUP	407904	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	1,500.00	1,500.00
BOOTH TARKINGTON CIVIC TH	407905	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	200,000.00	200,000.00
CARMEL ARTS COUNCIL	407906	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	4,500.00	4,500.00
CARMEL CLAY HISTORICAL SO	407907	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	3,500.00	3,500.00
CARMEL COMMUNITY PLAYERS	407908	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	12,500.00	12,500.00
CARMEL JAZZ FESTIVAL INC	407909	05/20/24	PROMOTIONAL FUNDS	1160-4355100	20,000.00	20,000.00
CARMEL KLAIVIER, INC	407910	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	18,500.00	18,500.00
CARMEL SYMPHONY ORCHESTRA	407911	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	265,000.00	265,000.00
CENTRAL INDIANA DANCE ENS	407912	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	22,500.00	22,500.00
GREAT AMERICAN SONGBOOK F	407913	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	200,000.00	200,000.00
INDIANA ARTISAN INC	407914	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	30,000.00	30,000.00
INDIANA ASSOC OF CHINESE-	407915	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	3,500.00	3,500.00
INDIANA BALLET CONSERVATO	407916	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	26,000.00	26,000.00
INDIANA WIND SYMPHONY, IN	407917	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	40,000.00	40,000.00
INTERNATIONAL TALENT ACAD	407918	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	5,000.00	5,000.00
JANUS DEVELOPMENT SERVICE	407919	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	5,000.00	5,000.00
LANTERN ISLAMIC THEATRE C	407920	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	3,500.00	3,500.00
M3 THEATRE CAMP	407921	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	1,500.00	1,500.00
MUSEUM OF MINIATURE HOUSE	407922	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	3,000.00	3,000.00
THE CAT LTD	407923	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	85,000.00	85,000.00
GREGORY HANCOCK DANCE THE	407924	05/20/24	SUPPORT FOR THE ARTS	1160-4355101	95,000.00	95,000.00
RAY MARKETING BY PROFORMA	407925	05/21/24	STAFF CLOTHING	1125-4356004	79.70	
RAY MARKETING BY PROFORMA	407925	05/21/24	GENERAL PROGRAM SUPPLIES	1092-4239039	870.00	949.70
CENTERPOINT ENERGY	407926	05/21/24	NATURAL GAS	1091-4349000	1,411.02	
CENTERPOINT ENERGY	407926	05/21/24	NATURAL GAS	110-4349000	177.09	1,588.11
ABSORB SOFTWARE NORTH AME	407927	05/21/24	INFO SYS MAINT/CONTRACTS	1125-4341955	10,000.00	
ABSORB SOFTWARE NORTH AME	407927	05/21/24	INFO SYS MAINT/CONTRACTS	1081-4341955	8,982.00	
ABSORB SOFTWARE NORTH AME	407927	05/21/24	INFO SYS MAINT/CONTRACTS	1091-4341955	8,982.00	27,964.00
ACE-PAK PRODUCTS INC	407928	05/21/24	OTHER MAINT SUPPLIES	1093-4238900	627.31	
ACE-PAK PRODUCTS INC	407928	05/21/24	CLEANING SUPPLIES	1125-4238900	863.20	1,490.51
ACORN NATURALISTS	407929	05/21/24	GENERAL PROGRAM SUPPLIES	1125-4239039	240.19	

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ADVANCED TURF SOLUTIONS I	407930	05/21/24	HERBICIDES & SEED SUPPLY	1125-4239000	59463	1,382.00	240.19
MICHAEL ALLEN	407931	05/21/24	CELLULAR PHONE FEES	1125-4344100		50.00	1,382.00
AQUATIC CONTROL INC	407932	05/21/24	POND MAINT	1125-4350400	59117	340.83	50.00
AQUATIC CONTROL INC	407932	05/21/24	POND MAINT	1125-4350400	59117	498.00	
AQUATIC CONTROL INC	407932	05/21/24	POND MAINT	1125-4350400	59117	336.17	
AQUATIC CONTROL INC	407932	05/21/24	POND MAINT	1125-4350400	59117	335.83	
AUTOMATIC SUPPLY	407933	05/21/24	REPAIR PARTS	1125-4237000		82.84	1,510.83
B & H PHOTO-VIDEO, INC	407934	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039		89.10	82.84
CORVUS JANITORIAL OF INDP	407935	05/21/24	CP WESTERMEIER COMMONS	1125-4350600	58983	2,548.25	89.10
BLOOD HOUND INC	407936	05/21/24	FOUNDERS PARK	1125-4350400	59579	555.00	2,548.25
BLUEPAY PROCESSING, LLC	407937	05/21/24	OTHER PROFESSIONAL FEES	1081-4341999		118.00	555.00
BULLSEYE FENCE DESIGN INC	407938	05/21/24	REPAIR PARTS	1125-4237000		100.00	118.00
CARMEL CLAY FOOD & NUTRIT	407939	05/21/24	FOOD & BEVERAGES	1081-4239040		9,883.20	100.00
CARMEL CLAY SCHOOLS-FUEL	407940	05/21/24	GASOLINE	1125-4231400		2,569.05	9,883.20
CARMEL CLAY SCHOOLS-FUEL	407940	05/21/24	DIESEL FUEL	1125-4231300		423.38	2,992.43
CARMEL DRIVE SELF-STORAGE	407941	05/21/24	OTHER CONT SERVICES	1091-4350900		281.00	
CARMEL DRIVE SELF-STORAGE	407941	05/21/24	OTHER CONT SERVICES	1081-4350900		289.00	
CARMEL DRIVE SELF-STORAGE	407941	05/21/24	OTHER CONT SERVICES	1091-4350900		272.00	842.00
CARMEL UTILITIES	407942	05/21/24	WATER & SEWER	1125-4348500		355.48	355.48
CARMEL WELDING & SUPP INC	407943	05/21/24	PNR GROUNDS EQUIP	1125-4238000	59481	504.00	504.00
CINTAS CORPORATION #18	407944	05/21/24	OTHER MAINT SUPPLIES	1093-4238900		489.93	
CINTAS CORPORATION #18	407944	05/21/24	OTHER MAINT SUPPLIES	1093-4238900		489.93	979.86
CLOUD CITY YOUTH	407945	05/21/24	ADULT CONTRACTORS	1081-4340800		2,664.00	2,664.00
CROSSROAD REHAB CENTER, I	407947	05/21/24	GENERAL PROGRAM SUPPLIES	1096-4239039		200.00	200.00
CTI CONSTRUCTION LLC	407948	05/21/24	MGMT SERVICES NTE PROJECT	106-R4460715	55676	19,627.00	
CTI CONSTRUCTION LLC	407948	05/21/24	MGMT SERVICES NTE PROJECT	106-R4460715	55676	7,175.00	26,802.00
CURRENT PUBLISHING	407949	05/21/24	MARKETING & PROMOTIONS	1081-4341991		2,325.00	
CURRENT PUBLISHING	407949	05/21/24	MARKETING & PROMOTIONS	1091-4341991		2,325.00	4,650.00
DIRECT TV	407950	05/21/24	CABLE SERVICE	1091-4349500		244.99	244.99
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000		150.60	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1091-4348000		2,048.70	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1091-4348000		22,924.87	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000		57.54	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000		77.44	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	110-4348000		510.48	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000		437.20	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000		15.21	

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DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000	75.61	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000	117.39	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000	217.38	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000	15.78	
DUKE ENERGY	407951	05/21/24	ELECTRICITY	1125-4348000	310.91	
						26,959.11
TRENCH DRAIN SYSTEMS	407952	05/21/24	REPAIR PARTS	1094-4237000	1,130.36	
						1,130.36
EINSTEIN NOAH RESTAURANT	407953	05/21/24	FOOD & BEVERAGES	1081-4239040	111.36	
						111.36
ELLIS MECHANICAL & ELECTR	407954	05/21/24	BUILDING REPAIRS & MAINT	110-4350100	491.36	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	BUILDING REPAIRS & MAINT	110-4350100	1,701.71	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	EQUIPMENT REPAIRS & MAINT	1093-4350000	892.36	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	BUILDING REPAIRS & MAINT	1093-4350100	1,234.11	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	BUILDING REPAIRS & MAINT	1093-4350100	3,790.07	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	BUILDING REPAIRS & MAINT	1093-4350100	1,226.08	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	BUILDING REPAIRS & MAINT	1094-4350100	4,250.00	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	EQUIPMENT REPAIRS & MAINT	1094-4350000	813.98	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	HVAC PROGRAM	1125-4350100	703.54	
ELLIS MECHANICAL & ELECTR	407954	05/21/24	HVAC WEST PARK MECH ROOM	1125-4350100	152.25	
						15,255.46
ENTERPRISE FM TRUST	407955	05/21/24	OTHER RENTAL & LEASES	1125-4353099	15.00	
ENTERPRISE FM TRUST	407955	05/21/24	APRIL-DEC 2024	1125-4353099	9,021.05	
				59413		9,036.05
ENVIRONMENTAL LABORATORIE	407956	05/21/24	OTHER CONT SERVICES	1094-4350900	66.00	
ENVIRONMENTAL LABORATORIE	407956	05/21/24	OTHER CONT SERVICES	1125-4350900	13.88	
						79.88
FEDEX	407957	05/21/24	REPAIR PARTS	1093-4237000	5.47	
						5.47
FUN EXPRESS	407958	05/21/24	GENERAL PROGRAM SUPPLIES	1082-4239039	36.99	
FUN EXPRESS	407958	05/21/24	GENERAL PROGRAM SUPPLIES	1082-4239039	585.46	
FUN EXPRESS	407958	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039	558.98	
						1,181.43
GORDON PLUMBING SERVICE,	407959	05/21/24	INLOW PARK REPAIRS	1125-4350100	530.13	
				59608		530.13
GRAINGER	407960	05/21/24	REPAIR PARTS	1093-4237000	339.47	
						339.47
GRAYBAR ELECTRIC CO, INC	407961	05/21/24	REPAIR PARTS	1093-4237000	281.28	
						281.28
P F M CAR & TRUCK CARE CE	407962	05/21/24	AUTO REPAIR & MAINTENANCE	1125-4351000	122.29	
P F M CAR & TRUCK CARE CE	407962	05/21/24	AUTO REPAIR & MAINTENANCE	1125-4351000	49.59	
						171.88
GREEN TOUCH SERVICES, INC	407963	05/21/24	MONON CENTRAL CORE SPRING	1125-R4350400	4,200.00	
				57716		4,200.00
HOBBY LOBBY STORES	407964	05/21/24	130959901	1081-4239099	32.89	
						32.89
HP INC.	407965	05/21/24	COMPUTER EQUIPMENT	1091-4463200	5,474.70	
HP INC.	407965	05/21/24	COMPUTER EQUIPMENT	1125-4463200	4,638.00	
HP INC.	407965	05/21/24	COMPUTER EQUIPMENT	1091-4463200	773.00	
HP INC.	407965	05/21/24	COMPUTER EQUIPMENT	1091-4463200	5,688.75	
HP INC.	407965	05/21/24	COMPUTER EQUIPMENT	1125-4463200	9,102.00	
						25,676.45
INDY ANNAS CATERING	407966	05/21/24	SOLAR ECLIPSE EVENT LUNCH	1125-4359000	662.50	
				59203		662.50
AES INDIANA	407967	05/21/24	ELECTRICITY	1125-4348000	58.21	
AES INDIANA	407967	05/21/24	ELECTRICITY	1125-4348000	114.09	
AES INDIANA	407967	05/21/24	ELECTRICITY	1125-4348000	364.74	
AES INDIANA	407967	05/21/24	ELECTRICITY	110-4348000	635.35	

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KONICA MINOLTA BUSINESS S	407968	05/21/24	COPIER	1081-4353004	1,092.37	1,172.39
KONICA MINOLTA BUSINESS S	407968	05/21/24	COPIER	1091-4353004	837.03	
KROGER CO	407969	05/21/24	OTHER EXPENSES	853-5023990	49.20	1,929.40
KROGER CO	407969	05/21/24	SPECIAL PROJECTS	1125-4359000	334.47	
KROGER CO	407969	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039	111.61	
KROGER CO	407969	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039	23.47	
KROGER CO	407969	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039	120.91	
KROGER CO	407969	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039	125.76	
KROGER CO	407969	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039	107.88	
KROGER CO	407969	05/21/24	OFFICE SUPPLIES	1081-4230200	104.25	
KROGER CO	407969	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039	456.88	
KROGER CO	407969	05/21/24	OTHER MISCELLANEOUS	1081-4239099	290.81	
KROGER CO	407969	05/21/24	GENERAL PROGRAM SUPPLIES	1096-4239039	39.95	
KROGER CO	407969	05/21/24	GENERAL PROGRAM SUPPLIES	1096-4239039	46.25	
KULLY SUPPLY INC	407970	05/21/24	REPAIR PARTS	1093-4237000	765.64	1,811.44
LANDSCAPE STRUCTURES INC	407971	05/21/24	INLOW PARK REPAIRS/PARTS	1125-4239000 59323	578.28	765.64
MORE MOE'S INDIANA	407973	05/21/24	OTHER MISCELLANEOUS	1081-4239099	845.00	578.28
MORE MOE'S INDIANA	407973	05/21/24	GENERAL PROGRAM SUPPLIES	1092-4239039	450.00	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	346.50	1,295.00
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	468.60	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	1,260.54	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	1,155.18	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	3,230.60	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	1,118.60	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	2,537.92	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	977.68	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	1,474.16	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	901.53	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	1,441.34	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	975.15	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	833.00	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	1,971.36	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	3,024.88	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	741.00	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	618.21	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	1,999.14	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	625.42	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	3,124.12	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	879.92	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	LAWN MOWING CONTRACT	1125-4350400 59271	998.18	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	216.30	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	381.10	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	416.93	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	381.10	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	142.14	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	381.10	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	1,469.07	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	276.04	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	570.00	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	468.65	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	216.30	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400 59272	479.43	

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MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400	59272	448.05	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	TURF CHEMICAL TREATMENTS	1125-4350400	59272	390.41	
MR. B'S LAWN MAINTENANCE	407975	05/21/24	SPRING TURF CLEAN UP	1125-4350400	59209	1,100.00	
							38,039.65
NCSI	407976	05/21/24	CRIMINAL BACKGROUND CHEC	1125-4341990		370.00	
NCSI	407976	05/21/24	CRIMINAL BACKGROUND CHEC	1081-4341990		1,720.50	
NCSI	407976	05/21/24	CRIMINAL BACKGROUND CHEC	1091-4341990		814.00	
NCSI	407976	05/21/24	CRIMINAL BACKGROUND CHEC	1125-4341990		37.00	
							2,941.50
NATURE-WATCH	407977	05/21/24	GENERAL PROGRAM SUPPLIES	1125-4239039		249.72	
							249.72
OCCUPATIONAL HEALTH CENTE	407978	05/21/24	MEDICAL FEES	1081-4340700		200.00	
							200.00
POOLSIDE ADVENTRUES	407979	05/21/24	REPAIR PARTS	1094-4237000		645.00	
							645.00
RECREATION RESULTS LLC	407980	05/21/24	CONSULTING FEES	1091-4340400		1,560.00	
							1,560.00
S & S CRAFTS WORLDWIDE IN	407981	05/21/24	GENERAL PROGRAM SUPPLIES	1082-4239039		5.63	
S & S CRAFTS WORLDWIDE IN	407981	05/21/24	GENERAL PROGRAM SUPPLIES	1082-4239039		326.89	
S & S CRAFTS WORLDWIDE IN	407981	05/21/24	GENERAL PROGRAM SUPPLIES	1081-4239039		1,567.61	
S & S CRAFTS WORLDWIDE IN	407981	05/21/24	OTHER MAINT SUPPLIES	1125-4238900		178.60	
							2,078.73
SCAT PEST CONTROL INC.	407982	05/21/24	BUILDING REPAIRS & MAINT	1093-4350100		650.00	
							650.00
SJCA ENGINEERS & SURVEYOR	407983	05/21/24	WHITE RIVER GREENWAY N	106-R4460715	55548	795.40	
							795.40
STAPLES BUSINESS ADVANTAG	407984	05/21/24	OFFICE SUPPLIES	1125-4230200		36.20	
STAPLES BUSINESS ADVANTAG	407984	05/21/24	OFFICE SUPPLIES	1081-4230200		99.77	
STAPLES BUSINESS ADVANTAG	407984	05/21/24	OFFICE SUPPLIES	1081-4230200		21.86	
							157.83
STERICYCLE INC	407985	05/21/24	OTHER CONT SERVICES	1094-4350900		43.89	
							43.89
STREETSCAN USA INC	407986	05/21/24	ASPHALT-GREENWAY TRAILS	103-4462000	59539	1,400.00	
							1,400.00
SUBITUP, INC.	407987	05/21/24	SUBSCRIPTIONS	1091-4355200		13,200.00	
							13,200.00
SUNBELT RENTALS, INC.	407988	05/21/24	EQUIPMENT REPAIRS & MAINT	1094-4350000		1,799.16	
							1,799.16
TRICO REGIONAL SEWER UTIL	407989	05/21/24	WATER & SEWER	110-4348500		114.82	
TRICO REGIONAL SEWER UTIL	407989	05/21/24	WATER & SEWER	1125-4348500		214.64	
TRICO REGIONAL SEWER UTIL	407989	05/21/24	WATER & SEWER	1125-4348500		296.46	
TRICO REGIONAL SEWER UTIL	407989	05/21/24	WATER & SEWER	1125-4348500		73.45	
TRICO REGIONAL SEWER UTIL	407989	05/21/24	WATER & SEWER	1125-4348500		20.12	
TRICO REGIONAL SEWER UTIL	407989	05/21/24	WATER & SEWER	1125-4348500		35.18	
TRICO REGIONAL SEWER UTIL	407989	05/21/24	WATER & SEWER	1091-4348500		756.82	
TRICO REGIONAL SEWER UTIL	407989	05/21/24	WATER & SEWER	1091-4348500		793.10	
							2,304.59
UKG INC	407990	05/21/24	OTHER PROFESSIONAL FEES	1091-4341999		16,043.06	
UKG INC	407990	05/21/24	OTHER PROFESSIONAL FEES	1081-4341999		16,043.06	
UKG INC	407990	05/21/24	OTHER PROFESSIONAL FEES	1125-4341999		1,336.93	
							33,423.05
VERIZON	407991	05/21/24	CELLULAR PHONE FEES	1081-4344100		499.46	
VERIZON	407991	05/21/24	CELLULAR PHONE FEES	1091-4344100		120.04	
							619.50
WILLOW MARKETING MGMT, IN	407993	05/21/24	CONSULTING FEES	1091-4340400		75.00	
WILLOW MARKETING MGMT, IN	407993	05/21/24	CONSULTING FEES	1081-4340400		75.00	
							150.00
CENTERPOINT ENERGY	407994	05/22/24	OTHER EXPENSES	601-5023990		574.68	

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						574.68
CENTERPOINT ENERGY	407995	05/22/24	NATURAL GAS	1207-4349000	69.14	69.14
CENTERPOINT ENERGY	407996	05/22/24	NATURAL GAS	1120-4349000	145.81	145.81
CENTERPOINT ENERGY	407997	05/22/24	OTHER EXPENSES	651-5023990	81.66	81.66
CENTERPOINT ENERGY	407998	05/22/24	OTHER EXPENSES	601-5023990	615.73	615.73
CENTERPOINT ENERGY	407999	05/22/24	NATURAL GAS	1120-4349000	129.26	129.26
CENTERPOINT ENERGY	408000	05/22/24	NATURAL GAS	1120-4349000	179.57	179.57
CENTERPOINT ENERGY	408001	05/22/24	OTHER EXPENSES	601-5023990	28.90	
CENTERPOINT ENERGY	408001	05/22/24	OTHER EXPENSES	651-5023990	28.90	57.80
CENTERPOINT ENERGY	408002	05/22/24	NATURAL GAS	1120-4349000	139.16	139.16
CENTERPOINT ENERGY	408003	05/22/24	OTHER EXPENSES	601-5023990	439.80	439.80
CENTERPOINT ENERGY	408004	05/22/24	OTHER CONT SERVICES	202-4350900	16.98	16.98
CENTERPOINT ENERGY	408005	05/22/24	NATURAL GAS	1207-4349000	240.83	240.83
CENTERPOINT ENERGY	408006	05/22/24	OTHER EXPENSES	651-5023990	60.64	60.64
CENTERPOINT ENERGY	408007	05/22/24	OTHER EXPENSES	601-5023990	100.38	100.38
CENTERPOINT ENERGY	408008	05/22/24	OTHER EXPENSES	601-5023990	127.17	127.17
CENTERPOINT ENERGY	408009	05/22/24	NATURAL GAS	1120-4349000	187.59	187.59
CENTERPOINT ENERGY	408010	05/22/24	NATURAL GAS	1120-4349000	436.67	436.67
CENTERPOINT ENERGY	408011	05/22/24	NATURAL GAS	1120-4349000	209.68	209.68
CENTERPOINT ENERGY	408012	05/22/24	ELECTRICITY	1110-4348000	217.84	217.84
CENTERPOINT ENERGY	408013	05/22/24	OTHER EXPENSES	651-5023990	17.98	17.98
A T & T MOBILITY	408014	05/22/24	CELLULAR PHONE FEES	1120-4344100	347.16	347.16
ADP INC	408015	05/22/24	SOFTWARE SUPPORT FEES	1201-4341903	10,507.90	10,507.90
ADP INC	408016	05/22/24	SOFTWARE SUPPORT FEES	1201-4341903	364.32	364.32
AMADOU DIALLO	408017	05/22/24	OTHER EXPENSES	601-5023990	44.94	44.94
AT&T	408019	05/22/24	INTERNET LINE CHARGES	1207-4344200	83.40	83.40
BARNES & THORNBURG	408020	05/22/24	LEGAL FEES	902-4340000	369.00	
BARNES & THORNBURG	408020	05/22/24	LEGAL FEES	902-4340000	7,456.50	
BARNES & THORNBURG	408020	05/22/24	LEGAL FEES	902-4340000	615.00	8,440.50
BRADLEY A BASTIN	408021	05/22/24	ORGANIZATION & MEMBER DUE	1207-4355300	1,022.56	
BRADLEY A BASTIN	408021	05/22/24	OTHER FEES & LICENSES	1207-4358300	393.16	1,415.72
JADE BESS	408022	05/22/24	TRAINING SEMINARS	210-4357000	138.00	

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						138.00
BODIES BY NANCY LLC	408023	05/22/24	OTHER EXPENSES	301-5023990	360.00	360.00
BOONE COUNTY SHERIFF'S DE	408024	05/22/24	OTHER EXPENSES	210-5023990	4.00	4.00
SHANE BURNHAM	408025	05/22/24	EXTERNAL TRAINING TRAVEL	2200-4343002	1,040.48	1,040.48
CANON FINANCIAL SERVICES	408026	05/22/24	COPIER LEASE	1180-R4353004	264.16	
CANON FINANCIAL SERVICES	408026	05/22/24	COPIERS LEASE	1180-R4353004	249.77	513.93
CANON SOLUTIONS AMERCIA I	408027	05/22/24	DESK PRINTER	1180-R4353004	44.42	44.42
CARMEL ARTS BUILDING ASSO	408028	05/22/24	OTHER EXPENSES	651-5023990	494.36	
CARMEL ARTS BUILDING ASSO	408028	05/22/24	OTHER EXPENSES	601-5023990	494.36	988.72
CARMEL CLAY PARKS & RECRE	408029	05/22/24	OTHER EXPENSES	301-5023990	1,155.25	1,155.25
CARMEL CLAY SCHOOLS-FUEL	408030	05/22/24	GASOLINE	1110-4231400	32,172.00	32,172.00
CARMEL LOFTS LLC	408031	05/22/24	OTHER PROFESSIONAL FEES	902-4341999	102,824.58	102,824.58
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1110-4348500	635.65	
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1110-4348500	53.03	
CARMEL UTILITIES	408032	05/22/24	ELECTRICITY	902-4348000	418.35	
CARMEL UTILITIES	408032	05/22/24	ELECTRICITY	902-4348000	99.37	
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1120-4348500	219.12	
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1110-4348500	719.08	
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1120-4348500	153.40	
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1120-4348500	149.29	
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1120-4348500	522.92	
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1120-4348500	821.93	
CARMEL UTILITIES	408032	05/22/24	WATER & SEWER	1115-4348500	144.77	
CARMEL UTILITIES	408032	05/22/24	OTHER CONT SERVICES	202-4350900	53.88	3,990.79
CHARTER COMMUNICATIONS HO	408033	05/22/24	OTHER EXPENSES	651-5023990	78.95	78.95
CHARTER COMMUNICATIONS HO	408034	05/22/24	INTERNET LINE CHARGES	1115-4344200	140.38	140.38
CITIZENS ENERGY GROUP	408035	05/22/24	OTHER EXPENSES	601-5023990	8,017.98	8,017.98
CLAY TOWNSHIP	408036	05/22/24	TRASH COLLECTION	1120-4350101	186.78	
CLAY TOWNSHIP	408036	05/22/24	NATURAL GAS	1120-4349000	341.28	
CLAY TOWNSHIP	408036	05/22/24	NATURAL GAS	1120-4349000	171.09	
CLAY TOWNSHIP	408036	05/22/24	WATER & SEWER	1120-4348500	263.62	
CLAY TOWNSHIP	408036	05/22/24	WATER & SEWER	1120-4348500	147.06	
CLAY TOWNSHIP	408036	05/22/24	ELECTRICITY	1120-4348000	2,374.21	3,484.04
CONTINENTAL CANTEEN	408037	05/22/24	PROMOTIONAL FUNDS	1160-4355100	126.16	126.16
DOXPOP, LLC	408038	05/22/24	OTHER PROFESSIONAL FEES	1180-4341999	48.00	48.00
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1120-4348000	2,721.05	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1120-4348000	1,655.70	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1120-4348000	1,663.87	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	35.01	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1115-4348000	2,084.42	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1110-4348000	9,946.65	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1110-4348000	21.26	

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DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	81.64	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	55.99	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	194.22	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	50.81	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	140.35	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	37.58	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	93.40	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	58.36	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	13.33	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	75.65	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	41.59	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	50.95	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	47.10	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	97.73	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	48.90	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	67.84	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	30.23	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1206-4348000	2,065.03	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	2201-4348000	39.98	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1801-4348000	294.63	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1801-4348000	19.51	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	202.30	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	601-5023990	202.31	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	48.45	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	601-5023990	48.44	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	43.90	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	601-5023990	43.89	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	40.64	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	601-5023990	40.64	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	33.52	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	28.86	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	265.74	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	401.43	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	23.29	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	94.19	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	202.87	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	67.41	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	234.24	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	50.29	
DUKE ENERGY	408041	05/22/24	ELECTRICITY	1120-4348000	1,223.42	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	280.59	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	59.95	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	187.65	
DUKE ENERGY	408041	05/22/24	OTHER EXPENSES	651-5023990	36.81	
						25,593.61
ANNE ESSEX	408042	05/22/24	EXTERNAL TRAINING TRAVEL	1201-4343002	350.96	
						350.96
TIM FAGIN	408043	05/22/24	EXTERNAL TRAINING TRAVEL	1120-4343002	345.00	
						345.00
ANNA FLAMING	408044	05/22/24	OTHER MISCELLANEOUS	1110-4239099	87.19	
						87.19
GRM MGMT SERVICES OF IN	408046	05/22/24	OTHER PROFESSIONAL FEES	502-4341999	341.81	
						341.81
GFC LEASING OH	408047	05/22/24	OTHER EXPENSES	601-5023990	285.28	
GFC LEASING OH	408047	05/22/24	OTHER EXPENSES	651-5023990	200.16	
						485.44
TODD GILLIAN	408048	05/22/24	EXTERNAL TRAINING TRAVEL	1192-4343002	554.29	
						554.29

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GOLF COURSE SUPER. ASSOC	408049	05/22/24	ORGANIZATION & MEMBER DUE	1207-4355300	540.00	540.00
GORDON FLESCH CO., INC.	408050	05/22/24	COPIER	1110-4353004	1,075.57	1,075.57
GORDON FLESCH CO., INC.	408051	05/22/24	COPIER	1110-4353004	35.72	35.72
GORDON FLESCH CO., INC.	408052	05/22/24	EQUIPMENT MAINT CONTRACTS	1120-4351501	290.36	290.36
GORDON FLESCH CO., INC.	408053	05/22/24	COPIER	1192-4353004	157.93	157.93
TARA GREAVES	408054	05/22/24	ORGANIZATION & MEMBER DUE	1201-4355300	264.00	264.00
DAVID HABOUSH	408055	05/22/24	INTERNAL TRAINING FEES	1120-4357001	75.95	75.95
HAMILTON COUNTY TREASURER	408056	05/22/24	OTHER EXPENSES	1301-5023990	3,570.00	3,570.00
SARAH LIVINGSTON	408057	05/22/24	TUITION REIMBURSEMENT	1110-4128000	1,868.60	1,868.60
JOEL HEAVNER	408058	05/22/24	TUITION REIMBURSEMENT	1120-4128000	2,689.15	2,689.15
BOB HIGGINS	408059	05/22/24	OTHER PROFESSIONAL FEES	1207-4341999	2,861.71	2,861.71
LANA M HOWARD	408060	05/22/24	UNIFORMS	1110-4356001	150.00	150.00
HRD ADVISORY GROUP LLC	408061	05/22/24	INTERNAL TRAINING FEES	1201-4357001	3,992.00	3,992.00
JARROD HUFF	408062	05/22/24	OTHER MISCELLANEOUS	2200-4239099	25.87	25.87
HUMANE SOCIETY FOR HAMILT	408063	05/22/24	DHELTER AND CARE SERVICES	1110-4357500 110941	10,515.19	10,515.19
HYLANT GROUP	408064	05/22/24	GENERAL INSURANCE	1701-4347500	514.00	514.00
IACP NET	408065	05/22/24	EXTERNAL INSTRUCT FEES	1110-4357004	410.00	410.00
IN.GOV	408066	05/22/24	TESTING FEES	1201-4358800	95.00	95.00
INDIANA SWAT OFFICERS ASS	408067	05/22/24	ORGANIZATION & MEMBER DUE	1110-4355300	400.00	400.00
SIGNWORKS INC	408068	05/22/24	OTHER PROFESSIONAL FEES	902-4341999	3,705.96	3,705.96
INTELLICORP RECORDS	408069	05/22/24	TESTING FEES	1201-R4358800 110669	211.50	211.50
AES INDIANA	408070	05/22/24	ELECTRICITY	1110-4348000	196.56	
AES INDIANA	408070	05/22/24	OTHER EXPENSES	651-5023990	27,334.57	
AES INDIANA	408070	05/22/24	OTHER EXPENSES	651-5023990	1,309.62	
AES INDIANA	408070	05/22/24	OTHER CONT SERVICES	202-4350900	24.11	
KBSO CONSULTING LLC	408071	05/22/24	ARCHITECTURAL FEES	902-4340200	7,500.00	28,864.86
KONICA MINOLTA BUSINESS S	408072	05/22/24	OTHER EXPENSES	651-5023990	19.83	7,500.00
KONICA MINOLTA BUSINESS S	408073	05/22/24	OTHER EXPENSES	651-5023990	10.00	19.83
KONICA MINOLTA BUSINESS S	408074	05/22/24	OTHER EXPENSES	651-5023990	3.06	10.00
KROGER CO	408075	05/22/24	OTHER MISCELLANEOUS	1110-4239099	10.00	3.06
KROGER CO	408075	05/22/24	OTHER MISCELLANEOUS	1110-4239099	5.99	
KROGER CO	408075	05/22/24	PROMOTIONAL FUNDS	1110-4355100	8.08	

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						24.07
SIGNATURE SELF STORAGE	408076	05/22/24	OTHER RENTAL & LEASES	1110-4353099	314.00	314.00
JENNIFER G LEE	408077	05/22/24	EXTERNAL TRAINING TRAVEL	1120-4343002	276.00	276.00
LEXISNEXIS	408078	05/22/24	LIBRARY REF MATERIALS	506-4469000	102.00	102.00
LVR INTERNATIONAL	408079	05/22/24	OTHER PROFESSIONAL FEES	902-4341999	4,023.75	4,023.75
TODD LUCKOSKI	408080	05/22/24	EXTERNAL TRAINING TRAVEL	1115-4343002	345.00	345.00
MARKET VENTURES INC	408081	05/22/24	ARCHITECTURAL FEES	902-4340200	7,133.83	7,133.83
MITCHELL MCDANIEL	408082	05/22/24	EXTERNAL TRAINING TRAVEL	1120-4343002	345.00	345.00
METRO FIBERNET LLC	408083	05/22/24	INTERNET LINE CHARGES	1115-4344200	122.20	122.20
NICHOLAS MISHLER	408084	05/22/24	EXTERNAL TRAINING TRAVEL	1192-4343002	896.97	896.97
VALBRIDGE PROPERTY ADVISO	408085	05/22/24	OTHER PROFESSIONAL FEES	902-4341999	2,100.00	2,100.00
MOUNTAIN GLACIER LLC	408086	05/22/24	OFFICE SUPPLIES	1702-4230200	55.50	55.50
MOUNTAIN GLACIER LLC	408087	05/22/24	OTHER EXPENSES	601-5023990	33.70	
MOUNTAIN GLACIER LLC	408087	05/22/24	OTHER EXPENSES	651-5023990	33.71	67.41
MOUNTAIN GLACIER LLC	408088	05/22/24	OTHER CONT SERVICES	1701-4350900	17.11	17.11
MOUNTAIN GLACIER LLC	408089	05/22/24	OTHER CONT SERVICES	1801-4350900	10.99	10.99
MUTUAL OF OMAHA INSURANCE	408090	05/22/24	OTHER EXPENSES	102-5023990	89.46	89.46
JUSTIN ROBERT MYERS	408091	05/22/24	OTHER PROFESSIONAL FEES	902-4341999	5,060.00	5,060.00
CHRIS OGG	408092	05/22/24	HARDWARE	2200-4463201	42.79	
CHRIS OGG	408092	05/22/24	ORGANIZATION & MEMBER DUE	2200-4355300	104.92	147.71
OLD TOWN ON THE MONON	408093	05/22/24	GARAGE RENTAL	1203-R4359003 108369	620.00	620.00
PITNEY BOWES INC.	408094	05/22/24	OTHER EXPENSES	651-5023990	527.77	
PITNEY BOWES INC.	408094	05/22/24	OTHER EXPENSES	601-5023990	527.78	1,055.55
RED WING BUSINESS ADVANTA	408095	05/22/24	SAFETY ACCESSORIES	2201-4356003	361.99	361.99
RED WING BUSINESS ADVANTA	408096	05/22/24	OTHER EXPENSES	601-5023990	400.00	400.00
RED WING BUSINESS ADVANTA	408097	05/22/24	OTHER EXPENSES	651-5023990	144.49	144.49
REPUBLIC WASTE SERVICES O	408098	05/22/24	TRASH COLLECTION	1110-4350101	376.18	376.18
REPUBLIC WASTE SERVICES O	408099	05/22/24	OTHER CONT SERVICES	911-4350900	1,145.73	1,145.73
REPUBLIC WASTE SERVICES O	408100	05/22/24	TRASH	1207-4350101 110767	1,730.95	1,730.95
JAMIE REYNOLDS	408101	05/22/24	ANIMAL SERVICES	1110-4357600	11.25	11.25
RICOH AMERICAS CORPORATIO	408102	05/22/24	COPIER	506-4353004	79.92	79.92

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RICOH AMERICAS CORPORATIO	408103	05/22/24	COPIER	506-4353004	79.92	79.92
ERIKA L RINEHART	408104	05/22/24	EXTERNAL TRAINING TRAVEL	1120-4343002	276.00	276.00
MORGAN RINEHART	408105	05/22/24	EXTERNAL TRAINING TRAVEL	1115-4343002	345.00	345.00
CRISTHIAN RODRIGUEZ	408106	05/22/24	EXTERNAL TRAINING TRAVEL	1110-4343002	414.00	414.00
ROTARY CLUB OF CARMEL	408107	05/22/24	ORGANIZATION & MEMBER DUE	1160-4355300	193.00	193.00
SCAFFOLD KING RENTALS INC	408109	05/22/24	OTHER PROFESSIONAL FEES	902-4341999	655.00	655.00
SHRED-IT USA LLC	408110	05/22/24	TRASH COLLECTION	1110-4350101	191.59	191.59
SHRED-IT USA LLC	408111	05/22/24	PAPER DISPOSAL	1192-R4350900 110677	346.60	346.60
DENISE SNYDER	408112	05/22/24	OTHER EQUIPMENT	102-4467099	307.71	307.71
SPECTRUM AND LICENSING SE	408113	05/22/24	OTHER CONT SERVICES	1115-4350900	145.00	145.00
STERICYCLE INC	408114	05/22/24	OTHER CONT SERVICES	1701-4350900	145.26	145.26
STERICYCLE INC	408115	05/22/24	SHRED BOX	1180-R4341999 105736	253.28	253.28
THOMSON REUTERS-WEST	408117	05/22/24	LIBRARY REF MATERIALS	1180-R4469000 105933	1,000.00	1,000.00
THOMSON REUTERS-WEST	408118	05/22/24	SOFTWARE MAINT CONTRACTS	911-4351502	458.09	916.18
THOMSON REUTERS-WEST	408118	05/22/24	SOFTWARE MAINT CONTRACTS	1110-4351502	458.09	
T-MOBILE USA INC	408119	05/22/24	SPECIAL INVESTIGATION FEE	1110-4358200	50.00	50.00
BRIAN TOLAN	408120	05/22/24	OTHER EXPENSES	601-5023990	30.00	30.00
TOSHIBA AMERICA BUSINESS	408121	05/22/24	COPIER LEASE & MAINT	1160-R4353004 108264	247.08	247.08
TOSHIBA FINANCIAL SERVICE	408122	05/22/24	COPIER LEASE	1203-R4353004 110603	262.18	262.18
TREASURER OF STATE	408123	05/22/24	EXTERNAL INSTRUCT FEES	1110-4357004	40.00	40.00
TRICO REGIONAL SEWER UTIL	408124	05/22/24	WATER & SEWER	1120-4348500	109.74	165.48
TRICO REGIONAL SEWER UTIL	408124	05/22/24	WATER & SEWER	1120-4348500	55.74	
UPS	408125	05/22/24	OTHER EXPENSES	601-5023990	59.73	59.73
UPS	408126	05/22/24	OTHER EXPENSES	651-5023990	34.18	34.18
KONICA MINOLTA PREMIER FI	408128	05/22/24	OTHER EXPENSES	651-5023990	135.00	135.00
SARA VANDYKE	408129	05/22/24	EXTERNAL TRAINING TRAVEL	1120-4343002	276.00	276.00
VERIZON	408130	05/22/24	OTHER EXPENSES	651-5023990	264.86	739.96
VERIZON	408130	05/22/24	OTHER EXPENSES	601-5023990	475.10	
VERIZON	408131	05/22/24	CELLULAR PHONE FEES	1702-4344100	153.68	153.68
VERIZON	408132	05/22/24	CELLULAR PHONE FEES	1203-4344100	619.32	619.32
VERIZON	408133	05/22/24	OTHER CONT SERVICES	1801-4350900	98.80	

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VERIZON	408134	05/22/24	CELL PHONE	1180-R4344100	108084	98.48	98.48
VERIZON	408135	05/22/24	CELL PHONES	1201-R4344100	110659	109.35	109.35
VERIZON	408136	05/22/24	CELLULAR PHONE FEES	1110-4344100		232.54	232.54
VERIZON	408137	05/22/24	CELLULAR PHONE FEES	2200-4344100		547.44	547.44
VERIZON	408138	05/22/24	OTHER EXPENSES	601-5023990		1,050.07	1,050.07
VERIZON	408139	05/22/24	CELLULAR PHONE FEES	1192-4344100		1,441.05	1,441.05
VERIZON	408140	05/22/24	CELLULAR PHONE FEES	2201-4344100		3,768.70	3,768.70
VERIZON	408141	05/22/24	CELLULAR PHONE FEES	1401-4344100		443.25	443.25
VERIZON	408142	05/22/24	CELLULAR PHONE FEES	1207-4344100		151.77	151.77
VERIZON	408143	05/22/24	CELLULAR PHONE FEES	1120-4344100		120.04	120.04
VIRGIN PULSE, INC.	408144	05/22/24	OTHER EXPENSES	301-5023990		4,710.00	4,845.00
VIRGIN PULSE, INC.	408144	05/22/24	OTHER EXPENSES	301-5023990		135.00	
VOIANCE LANGUAGE SERVICES	408145	05/22/24	OTHER CONT SERVICES	1120-4350900		1.96	1.96
MARK VOSKUHL	408146	05/22/24	EXTERNAL TRAINING TRAVEL	1120-4343002		756.20	756.20
GREG WEBB	408147	05/22/24	EXTERNAL TRAINING TRAVEL	1120-4343002		1,025.00	1,025.00
WINDSTREAM	408149	05/22/24	INTERNET LINE CHARGES	1115-4344200		3,023.27	3,023.27
Y M C A	408150	05/22/24	OTHER EXPENSES	301-5023990		155.45	155.45
MICHAEL ZIMMERMAN	408151	05/22/24	TUITION REIMBURSEMENT	1110-4128000		1,122.50	1,122.50
180 COUNSELING LLC	408152	05/23/24	MENTAL HEALTH COUNSELING	1110-4340703		140.00	140.00
6AM CITY INC	408153	05/23/24	BRANDED CONTENT & ADS	1203-4346500	111227	1,250.00	1,250.00
ACTION TARGET, INC	408154	05/23/24	AMMUNITIONS & ACCESSORIES	1110-4239010		90.00	442.91
ACTION TARGET, INC	408154	05/23/24	POSTAGE	1110-4342100		17.60	
ACTION TARGET, INC	408154	05/23/24	AMMUNITIONS & ACCESSORIES	1110-4239010		96.25	
ACTION TARGET, INC	408154	05/23/24	POSTAGE	1110-4342100		16.69	
ACTION TARGET, INC	408154	05/23/24	AMMUNITIONS & ACCESSORIES	1110-4239010		99.00	
ACTION TARGET, INC	408154	05/23/24	POSTAGE	1110-4342100		17.60	
ACTION TARGET, INC	408154	05/23/24	AMMUNITIONS & ACCESSORIES	1110-4239010		90.00	
ACTION TARGET, INC	408154	05/23/24	POSTAGE	1110-4342100		15.77	
ACTORS THEATER OF INDIANA	408155	05/23/24	FESTIVAL/COMMUNITY EVENTS	1203-4359003		400.00	400.00
ACUSHNET CO	408156	05/23/24	GOLF HARDGOODS	1207-4356007		1,353.62	1,467.75
ACUSHNET CO	408156	05/23/24	GOLF HARDGOODS	1207-4356007		114.13	
AG PRODUCTIONS, LLC	408157	05/23/24	VIDEO MARKETING	1203-4341970	111150	6,300.00	6,300.00
ADVANCED TURF SOLUTIONS I	408158	05/23/24	GROUNDS MAINTENANCE	1207-4350400		39,548.00	39,548.00

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BOSE, MCKINNEY & EVANS	408176	05/23/24	OTHER CONT SERVICES	202-4350900	172.50	172.50
BOUND TREE MEDICAL LLC	408177	05/23/24	SPECIAL DEPT SUPPLIES	102-4239011	176.20	
BOUND TREE MEDICAL LLC	408177	05/23/24	SPECIAL DEPT SUPPLIES	102-4239011	93.74	
BOUND TREE MEDICAL LLC	408177	05/23/24	SPECIAL DEPT SUPPLIES	102-4239011	2,367.20	
BOUND TREE MEDICAL LLC	408177	05/23/24	SPECIAL DEPT SUPPLIES	102-4239011	458.40	3,095.54
BREHOB NURSERY, INC	408178	05/23/24	LANDSCAPING SUPPLIES	2201-4239034	245.00	
BREHOB NURSERY, INC	408178	05/23/24	LANDSCAPING SUPPLIES	2201-4239034	1,566.00	1,811.00
CARMEL TROPHIES PLUS LLC	408179	05/23/24	OTHER CONT SERVICES	1120-4350900	10.00	10.00
CARMEL WELDING & SUPP INC	408180	05/23/24	REPAIR PARTS	1120-4237000	14.99	
CARMEL WELDING & SUPP INC	408180	05/23/24	REPAIR PARTS	1120-4237000	277.25	292.24
CENTER FOR THE PERFORMING	408181	05/23/24	RENT PAYMENTS	1110-4352500	211.25	211.25
CHOICE SCREENING INC	408182	05/23/24	OTHER CONT SERVICES	1120-4350900	640.00	640.00
CINTAS CORPORATION #18	408183	05/23/24	UNIFORMS	1207-4356001	38.02	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	1110-4356501	71.29	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	1110-4356501	71.29	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	1110-4356501	71.29	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	1110-4356501	126.76	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	1110-4356501	126.76	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	1110-4356501	126.76	
CINTAS CORPORATION #18	408183	05/23/24	BUILDING MATERIAL	1207-4235000	147.98	
CINTAS CORPORATION #18	408183	05/23/24	BUILDING MATERIAL	1207-4235000	435.05	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	2201-4356501	634.26	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	2201-4356501	246.83	
CINTAS CORPORATION #18	408183	05/23/24	LAUNDRY SERVICE	2201-4356501	85.65	2,181.94
CINTAS FIRST AID & SAFETY	408184	05/23/24	SAFETY SUPPLIES	1207-4239012	347.15	
CINTAS FIRST AID & SAFETY	408184	05/23/24	OTHER CONT SERVICES	1701-4350900	196.34	543.49
CINTAS UNIFORMS	408185	05/23/24	OTHER CONT SERVICES	2201-4350900	20.22	
CINTAS UNIFORMS	408185	05/23/24	SAFETY SUPPLIES	2201-4239012	295.85	316.07
CLASSIC CLEANERS INC	408186	05/23/24	DRY CLEANING	1110-R4356502 110420	1,583.62	1,583.62
CLEVELAND GOLF/SRIXON	408187	05/23/24	GOLF HARDGOODS	1207-4356007	1,713.60	
CLEVELAND GOLF/SRIXON	408187	05/23/24	GOLF HARDGOODS	1207-4356007	948.40	
CLEVELAND GOLF/SRIXON	408187	05/23/24	GOLF HARDGOODS	1207-4356007	372.00	
CLEVELAND GOLF/SRIXON	408187	05/23/24	GOLF HARDGOODS	1207-4356007	999.00	
CLEVELAND GOLF/SRIXON	408187	05/23/24	GOLF HARDGOODS	1207-4356007	736.80	
CLEVELAND GOLF/SRIXON	408187	05/23/24	GOLF HARDGOODS	1207-4356007	102.00	4,871.80
COUNTRY MULCH	408188	05/23/24	GRAVEL	1207-4236000	404.00	404.00
CREW CAR WASH	408189	05/23/24	CAR CLEANING	1110-4351100	31,500.00	31,500.00
CROSSROAD ENGINEERS, PC	408190	05/23/24	22-04 ON CALL PLAN 2023	2200-R4340100 108228	6,332.00	
CROSSROAD ENGINEERS, PC	408190	05/23/24	ASA5-22-06 ON CALL 2023	202-R4350900 108225	2,617.90	
CROSSROAD ENGINEERS, PC	408190	05/23/24	ASA5-22-06 ON CALL 2023	2200-R4340100 108225	13,644.81	
CROSSROAD ENGINEERS, PC	408190	05/23/24	ASA18A-18-ENG-07 MONON	2200-R4350900 108226	2,914.77	
CROSSROAD ENGINEERS, PC	408190	05/23/24	CONSULTING FEES	1115-4340400	4,399.00	29,908.48
CURRENT PUBLISHING	408191	05/23/24	PUBLICATION OF LEGAL ADS	1702-4345500	89.68	

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CURRENT PUBLISHING	408191	05/23/24	PUBLICATION OF LEGAL ADS	1702-4345500	71.75	
FUTURE VELO INC	408192	05/23/24	ELECTRIC BIKE	1192-R4467099	4,249.99	161.43
ROB DEROCKER	408193	05/23/24	PUBLIC RELATIONS	1203-4340401	11,272.20	4,249.99
DLH COUNSELING & CONSULTI	408194	05/23/24	MENTAL HEALTH	1110-R4340703	150.00	11,272.20
DON HINDS FORD	408195	05/23/24	REPAIR PARTS	1110-4237000	407.76	150.00
DON'S AUTO TRIM	408196	05/23/24	OTHER CONT SERVICES	1120-4350900	1,100.00	407.76
E S R I INC	408197	05/23/24	ARCGIS DRONE 2 MAP	1115-4355600	256.51	1,100.00
ECKART SUPPLY	408198	05/23/24	STREET LIGHT REPAIRS	2201-4350080	149.93	256.51
CONSENSUS CLOUD SOLUTIONS	408199	05/23/24	OTHER EXPENSES	252-5023990	120.85	149.93
ENVOY CONSTRUCTION SERVIC	408200	05/23/24	OFFICE FURNITURE	1110-R4463000	11,200.00	120.85
LIGHTING SERVICES OF INDI	408201	05/23/24	LIGHTING	1206-4350100	3,274.00	11,200.00
EWING IRRIGATION PRODUCTS	408202	05/23/24	LANDSCAPING SUPPLIES	2201-4239034	401.85	3,274.00
EWING IRRIGATION PRODUCTS	408202	05/23/24	LANDSCAPING SUPPLIES	2201-4239034	737.93	
EXPERIENTIAL MARKETING IN	408203	05/23/24	OTHER MISCELLANEOUS	854-4239099	768.25	1,139.78
EXPERIENTIAL MARKETING IN	408203	05/23/24	FESTIVAL/COMMUNITY EVENTS	1203-4359003	581.75	
FACO LLC	408204	05/23/24	OTHER MAINT SUPPLIES	1206-4238900	1,164.08	1,350.00
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	7,393.05	1,164.08
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	3,330.00	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	8,448.30	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	24,161.85	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	3,209.85	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	6,280.20	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	10,110.60	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	17,308.80	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	2,664.50	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	1,750.95	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	19,096.20	
FAEGRE DRINKER BIDDLE & R	408205	05/23/24	LEGAL FEES	1180-4340000	23,368.50	
FIGMENT GROUP	408206	05/23/24	CONSULTING FEES	1201-4340400	585.00	127,122.80
FIRESTONE TIRE & SERVICE	408207	05/23/24	TIRES	1110-R4232000	2,501.04	585.00
FRONT LINE COUNSELING INC	408208	05/23/24	MENTAL HEALTH	1110-R4340703	937.50	2,501.04
GENERAL TRUCK SALES	408209	05/23/24	AUTO REPAIR & MAINTENANCE	1120-4351000	4,081.70	937.50
MIDWEST GOLF & TURF	408210	05/23/24	GRPONDS MAINT	1207-R4463500	7,981.00	4,081.70
GRAINGER	408211	05/23/24	REPAIR PARTS	1120-4237000	620.40	7,981.00
GRAINGER	408212	05/23/24		1192-R4356003	207.69	620.40
GRAINGER	408212	05/23/24		1192-R4356003	520.94	
						728.63

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GRAINGER INC	408213	05/23/24	SHELVING & ACCESSORIES	1115-4350000	111185	80.66	
GRAINGER INC	408213	05/23/24	SHELVING & ACCESSORIES	1115-4463000	111185	4.53	
GRAINGER INC	408213	05/23/24	SHELVING & ACCESSORIES	1115-4463000	111185	103.02	
GRAINGER INC	408213	05/23/24	SHELVING & ACCESSORIES	1115-4350000	111185	12.48	
GRAINGER INC	408213	05/23/24	SHELVING & ACCESSORIES	1115-4463000	111185	187.29	
							387.98
GRAYBAR ELECTRIC CO, INC	408214	05/23/24	ELECTRICAL SUPPLIES	1115-4237000	111161	1,010.61	
GRAYBAR ELECTRIC CO, INC	408214	05/23/24	POSTAGE	1115-4342100		22.61	
GRAYBAR ELECTRIC CO, INC	408214	05/23/24	ELECTRICAL SUPPLIES	1115-4237000	111161	1,612.42	
							2,645.64
LIGHTSOURCE	408215	05/23/24	ALUMINUM LIGHT POLES	211-4350900	110786	24,320.00	
							24,320.00
GUARDIAN ALLIANCE TECHNOL	408216	05/23/24	SOFTWARE MAINT CONTRACTS	1110-4351502		62.00	
GUARDIAN ALLIANCE TECHNOL	408216	05/23/24	OTHER CONT SERVICES	1120-4350900		1,640.00	
							1,702.00
H W C ENGINEERING	408217	05/23/24		202-R4340100	R101057	4,231.00	
							4,231.00
HENRY SCHEIN INC	408218	05/23/24	SPECIAL DEPT SUPPLIES	102-4239011		540.36	
							540.36
HOWARD COMPANIES	408219	05/23/24	BITUMINOUS MATERIALS	2201-4236300		235.60	
							235.60
STRYKER SALES LLC	408220	05/23/24	LIFEPAKS VERSION 3 & 4	102-R4467099	110397	33,326.32	
							33,326.32
MARK HULETT	408221	05/23/24	INTERNAL INSTRUCT FEES	1120-4357003		625.00	
							625.00
I U P P S	408222	05/23/24	OTHER CONT SERVICES	2201-4350900		723.90	
I U P P S	408222	05/23/24	OTHER PROFESSIONAL FEES	1115-4341999		999.40	
							1,723.30
ICE MILLER LLP	408223	05/23/24	LEGAL FEES	1180-4340000		2,838.00	
							2,838.00
INDIANA OXYGEN CO	408224	05/23/24	BOTTLED GAS	1120-4231100		478.75	
INDIANA OXYGEN CO	408224	05/23/24	AMMUNITIONS & ACCESSORIES	1110-4239010		22.80	
							501.55
INSIGHT PUBLIC SECTOR, IN	408225	05/23/24	COMPUTER MONITORS	1192-4463201	111230	985.28	
							985.28
J & F DISTRIBUTING COMPAN	408226	05/23/24	REPAIR PARTS	1120-4237000		446.95	
							446.95
JONES & BARTLETT LEARNING	408227	05/23/24	COMP EXAM FEES - EMT	1120-4357004	111157	189.00	
							189.00
KENNEY OUTDOOR SOLUTIONS	408228	05/23/24	EQUIPMENT REPAIRS & MAINT	1207-4350000		252.25	
							252.25
KRIEG DEVAULT	408229	05/23/24	OTHER CONT SERVICES	202-4350900		3,793.50	
KRIEG DEVAULT	408229	05/23/24	OTHER CONT SERVICES	202-4350900		5,533.50	
KRIEG DEVAULT	408229	05/23/24	LEGAL FEES	1180-R4340000	105978	637.00	
KRIEG DEVAULT	408229	05/23/24	LEGAL FEES	1180-R4340000	105978	98.00	
							10,062.00
LOWE'S COMPANIES INC	408230	05/23/24	OTHER EQUIPMENT	102-4467099		758.06	
LOWE'S COMPANIES INC	408230	05/23/24	REPAIR PARTS	1120-4237000		-1.49	
LOWE'S COMPANIES INC	408230	05/23/24	REPAIR PARTS	1120-4237000		22.82	
LOWE'S COMPANIES INC	408230	05/23/24	REPAIR PARTS	1120-4237000		7.00	
							786.39
MACALLISTER MACHINERY CO	408231	05/23/24	REPAIR PARTS	2201-4237000	111170	1,127.58	
							1,127.58
MACO PRESS INC	408232	05/23/24	OFFICE SUPPLIES	1201-4230200		433.60	
							433.60
MACQUEEN EMERGENCY GROUP	408233	05/23/24	REPAIR PARTS	1120-4237000		705.55	
							705.55
MEG & ASSOCIATES LLC	408234	05/23/24	EVENT PLANNING & MEDIA	1203-4359003	110755	1,500.00	

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MEG & ASSOCIATES LLC	408234	05/23/24	FESTIVAL/COMMUNITY EVENTS	1203-4359003	7.47	
						1,507.47
MENARDS - FISHERS	408235	05/23/24	80630	1120-4237000	299.73	
MENARDS - FISHERS	408235	05/23/24	80630	1120-4350100	1,603.00	
						1,902.73
MENARDS, INC	408236	05/23/24	86303	2201-4238900	223.04	
MENARDS, INC	408236	05/23/24	86293	2201-4238900	60.74	
MENARDS, INC	408236	05/23/24	86389	2201-4238900	21.15	
MENARDS, INC	408236	05/23/24	86439	2201-4238900	34.99	
MENARDS, INC	408236	05/23/24	86188	1206-4350100	2,769.36	
				111148		3,109.28
MENARDS, INC	408237	05/23/24	86187	1115-4237000	72.84	
MENARDS, INC	408237	05/23/24	86176	1115-4238000	479.88	
						552.72
MENARDS, INC	408238	05/23/24	REPAIR PARTS	1120-4237000	153.47	
						153.47
MENARDS, INC	408239	05/23/24	86108	1207-4237000	220.08	
MENARDS, INC	408239	05/23/24	86107	1207-4237000	-5.99	
MENARDS, INC	408239	05/23/24	86109	1207-4237000	16.96	
						231.05
MIDLAND	408240	05/23/24	REPAIR PARTS	1120-4237000	121.70	
						121.70
MILESTONE CONTRACTORS, L	408241	05/23/24	BITUMINOUS MATERIALS	2201-4236300	36.57	
MILESTONE CONTRACTORS, L	408241	05/23/24	BITUMINOUS MATERIALS	2201-4236300	80.04	
						116.61
MINT GREEN GROUP USA INC	408242	05/23/24	GOLF SOFTGOODS	1207-4356006	1,644.19	
						1,644.19
NAPA AUTO PARTS INC	408243	05/23/24	REPAIR PARTS	1192-4237000	259.19	
NAPA AUTO PARTS INC	408243	05/23/24	REPAIR PARTS	1110-4237000	331.78	
NAPA AUTO PARTS INC	408243	05/23/24	REPAIR PARTS	1110-4237000	130.99	
NAPA AUTO PARTS INC	408243	05/23/24	REPAIR PARTS	1110-4237000	7.25	
NAPA AUTO PARTS INC	408243	05/23/24	REPAIR PARTS	1110-4237000	194.99	
NAPA AUTO PARTS INC	408243	05/23/24	REPAIR PARTS	1110-4237000	33.08	
						957.28
NAPA AUTO PARTS INC	408244	05/23/24	REPAIR PARTS	1120-4237000	637.60	
						637.60
NATIONAL HOT ROD ASSOC	408245	05/23/24	TRAINING FACILITY	210-4357000	6,000.00	
				111159		6,000.00
DFAS	408246	05/23/24	OTHER RENTAL & LEASES	1110-4353099	3,600.00	
						3,600.00
NELSON ALARM COMPANY	408247	05/23/24	OTHER CONT SERVICES	1115-4350900	687.50	
						687.50
NORTH STAR PLACE BRANDING	408248	05/23/24	TRAVEL EXPENSES	1203-4340401	3,912.62	
				111084		3,912.62
NORTHSIDE TRAILER INC.	408249	05/23/24	REPAIR PARTS	1120-4237000	583.36	
NORTHSIDE TRAILER INC.	408249	05/23/24	REPAIR PARTS	1120-4237000	126.75	
						710.11
NV5 GEOSPATIAL INC	408250	05/23/24	SUPPORT BLOCK	1192-4351502	12,500.00	
				111124		12,500.00
OBERER'S FLOWERS	408251	05/23/24	OTHER EXPENSES	852-5023990	200.00	
OBERER'S FLOWERS	408251	05/23/24	PROMOTIONAL FUNDS	1110-4355100	72.90	
						272.90
OFFICE DEPOT	408252	05/23/24	OTHER MISCELLANEOUS	1110-4239099	30.19	
OFFICE DEPOT	408252	05/23/24	OTHER MISCELLANEOUS	1110-4239099	38.29	
OFFICE DEPOT	408252	05/23/24	OTHER MAINT SUPPLIES	1110-4238900	85.96	
OFFICE DEPOT	408252	05/23/24	OTHER MAINT SUPPLIES	1110-4238900	19.78	
OFFICE DEPOT	408252	05/23/24	OTHER MAINT SUPPLIES	1110-4238900	456.55	
OFFICE DEPOT	408252	05/23/24	OFFICE SUPPLIES	1110-4230200	5.98	

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OFFICE DEPOT	408252	05/23/24	OFFICE SUPPLIES	1110-4230200	60.90	
OFFICE DEPOT	408252	05/23/24	OFFICE SUPPLIES	1192-4230200	29.99	
OFFICE DEPOT	408252	05/23/24	OFFICE SUPPLIES	1201-R4230200	24.99	
						752.63
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	28.87
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	606.03
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	476.85
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	560.43
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	295.40
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	65.63
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	270.75
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	1,214.41
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	426.48
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	409.48
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	434.32
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	295.64
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	344.88
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	403.44
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	370.14
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	560.22
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	630.68
OMNI CENTRE FOR PUBLIC ME	408253	05/23/24	RECORDING SERVICES	1702-R4351502	110366	296.11
						7,689.76
ONEZONE	408254	05/23/24	TRAVEL & LODGING	1110-4343003	45.00	
						45.00
PARTY TIME RENTAL INC	408255	05/23/24	OTHER EXPENSES	852-5023990	1,199.88	
						1,199.88
PEARSON FORD,INC	408256	05/23/24	REPAIR PARTS	2201-4237000	158.69	
						158.69
PENN CARE INC.	408257	05/23/24	SPECIAL DEPT SUPPLIES	102-4239011	615.24	
						615.24
PIP	408258	05/23/24	OVERVIEW BOOKLET	1203-R4345002	110600	269.34
PIP	408258	05/23/24	BREWS & BARRELS BROCH	1203-R4359003	110522	262.58
						531.92
POMP'S TIRE - LEBANON	408259	05/23/24	TIRES/TUBES	2201-4232000	111211	1,082.54
POMP'S TIRE - LEBANON	408259	05/23/24	TIRES & TUBES	2201-4232000		42.00
						1,124.54
PRESTIGE PERFORMANCE II I	408260	05/23/24	BANDAGE DISPENSERS	1120-4239020	111109	2,311.98
						2,311.98
PROMOTIONS PLUS INC	408261	05/23/24	CIVILIAN CLOTHING	1110-R4356001	110479	200.00
PROMOTIONS PLUS INC	408261	05/23/24	CIVILIAN CLOTHING	1110-R4356001	110479	151.00
PROMOTIONS PLUS INC	408261	05/23/24	CIVILIAN CLOTHING	1110-R4356001	110479	198.00
PROMOTIONS PLUS INC	408261	05/23/24	CIVILIAN CLOTHING	1110-R4356001	110479	34.00
						583.00
RIETH-RILEY CONSTRUCTION	408262	05/23/24	21-05 CITY CNT & VET WAY	202-R4350900	108200	160,974.94
RIETH-RILEY CONSTRUCTION	408262	05/23/24	21-05 CITY CNT & VET WAY	211-R4350900	108200	153,622.36
						314,597.30
RITZ CHARLES CATERING	408263	05/23/24	OTHER EXPENSES	852-5023990		2,350.90
RITZ CHARLES CATERING	408263	05/23/24	OTHER EXPENSES	852-5023990		9,843.21
						12,194.11
ROLLFAST	408264	05/23/24	BIKE CARMEL EVENTS	1203-4359300	110764	6,300.00
ROLLFAST	408264	05/23/24	BIKE CARMEL	854-4359038		132.37
						6,432.37
ROSE PAINTING INC	408265	05/23/24	OTHER CONT SERVICES	1192-4350900		4,800.00
						4,800.00
SCAT PEST CONTROL INC.	408266	05/23/24	OTHER CONT SERVICES	1120-4350900		35.00
SCAT PEST CONTROL INC.	408266	05/23/24	OTHER CONT SERVICES	1120-4350900		230.00
SCAT PEST CONTROL INC.	408266	05/23/24	OTHER CONT SERVICES	1120-4350900		180.00

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SCAT PEST CONTROL INC.	408266	05/23/24	OTHER CONT SERVICES	1120-4350900	180.00	
SCAT PEST CONTROL INC.	408266	05/23/24	OTHER CONT SERVICES	1120-4350900	230.00	
SCAT PEST CONTROL INC.	408266	05/23/24	OTHER CONT SERVICES	1120-4350900	205.00	
SCAT PEST CONTROL INC.	408266	05/23/24	OTHER CONT SERVICES	1120-4350900	255.00	
						1,315.00
SEXSON MECHANICAL CORP	408267	05/23/24	PREVENTATIVE MAINT	1801-R4350900	525.00	
SEXSON MECHANICAL CORP	408267	05/23/24	BUILDING REPAIRS & MAINT	1110-4350100	682.95	
SEXSON MECHANICAL CORP	408267	05/23/24	OTHER CONT SERVICES	1801-4350900	281.00	
						1,488.95
SHELBY MATERIALS	408268	05/23/24	GROUNDS MAINTENANCE	1207-4350400	1,167.61	
						1,167.61
SHELBY GRAVEL INC	408269	05/23/24	CEMENT	2201-4236200	888.00	
SHELBY GRAVEL INC	408269	05/23/24	CEMENT	2201-4236200	985.00	
						1,873.00
SIGNAL CONSTRUCTION INC	408270	05/23/24	CONTRACTOR SERVICES	2201-4350900	1,320.00	
SIGNAL CONSTRUCTION INC	408270	05/23/24	CONTRACTOR SERVICES	2201-4350900	9,907.00	
SIGNAL CONSTRUCTION INC	408270	05/23/24	CONTRACTOR SERVICES	2201-4350900	12,600.00	
SIGNAL CONSTRUCTION INC	408270	05/23/24	CONTRACTOR SERVICES	2201-4350900	6,476.80	
						30,303.80
ROBERT L SMITH PHD	408271	05/23/24	MENTAL HEALTH COUNSELING	1120-4340703	160.00	
						160.00
SMOCK FANSLER CORP	408272	05/23/24	VAULT INSTALLATION	1206-4350900	1,042.73	
SMOCK FANSLER CORP	408272	05/23/24	VAULT INSTALLATION	1206-4350900	71,647.57	
						72,690.30
SOUND COMMUNICATIONS, INC	408273	05/23/24	AUTO RECORDER ANNUAL	1110-4351502	2,868.35	
						2,868.35
SUNBELT RENTALS, INC.	408274	05/23/24	OTHER RENTAL & LEASES	1110-4353099	-314.40	
SUNBELT RENTALS, INC.	408274	05/23/24	OTHER RENTAL & LEASES	1110-4353099	4,893.06	
						4,578.66
SWANK MOTION PICTURES INC	408275	05/23/24	MOVIE LICENSING-MIDTOWN	854-R4359024	340.00	
SWANK MOTION PICTURES INC	408275	05/23/24	MOVIE LICENSING-MIDTOWN	854-R4359024	340.00	
						680.00
T M T INC	408276	05/23/24	MULCH CONTRACT	1192-4350400	63,842.64	
						63,842.64
TECHLITE CORP	408277	05/23/24	QUOTE 120420-3	2201-R4466100	3,458.47	
TECHLITE CORP	408277	05/23/24	STREET LIGHT REPAIRS	2201-R4350080	2,421.53	
						5,880.00
THOMAS P MILLER & ASSOC L	408278	05/23/24	COMMUNITY ENGAGEMENT	1160-R4341999	20,527.67	
						20,527.67
CIRCLE CITY CLEANERS ONE	408279	05/23/24	CLEANING SERVICES	1120-4350600	26.76	
CIRCLE CITY CLEANERS ONE	408279	05/23/24	CLEANING SERVICES	1120-4350600	75.23	
CIRCLE CITY CLEANERS ONE	408279	05/23/24	CLEANING SERVICES	1120-4350600	60.78	
CIRCLE CITY CLEANERS ONE	408279	05/23/24	CLEANING SERVICES	1120-4350600	85.57	
						248.34
TIFFANY LAWN & GARDEN	408280	05/23/24	MULCH	2201-R4239034	1,220.00	
TIFFANY LAWN & GARDEN	408280	05/23/24	MULCH	2201-R4239034	539.50	
TIFFANY LAWN & GARDEN	408280	05/23/24	MULCH	2201-R4239034	1,220.00	
TIFFANY LAWN & GARDEN	408280	05/23/24	MULCH	2201-R4239034	415.00	
						3,394.50
TOM WOOD FORD	408281	05/23/24	OIL	2200-4231500	93.39	
						93.39
TOTAL TRUCK PARTS, INC.	408282	05/23/24	REPAIR PARTS	1120-4237000	503.92	
						503.92
TRUCK SERVICE INC	408283	05/23/24	AUTO REPAIR & MAINTENANCE	1120-4351000	2,162.13	
TRUCK SERVICE INC	408283	05/23/24	AUTO REPAIRS	2201-4351000	1,361.34	
						3,523.47
UNITED RENTALS INC	408284	05/23/24	OTHER RENTAL & LEASES	2201-4353099	629.05	
						629.05

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LRT RESTORATION TECHNOLOG	408344	05/28/24	SOPHIA SQUARE WATERPROOF	1206-R4350900	110042	34,861.25	34,861.25
MAINSCAPE LANDSCAPING	408345	05/28/24	SNOW REMOVAL	1206-4350900	110835	13,638.00	
MAINSCAPE LANDSCAPING	408345	05/28/24	SNOW REMOVAL	1206-4350900	110835	4,299.00	17,937.00
MENARDS, INC	408346	05/28/24	86323	601-5023990		124.45	124.45
MENARDS, INC	408347	05/28/24	85996	651-5023990		210.01	210.01
MENARDS, INC	408348	05/28/24	85353	601-5023990		16.46	
MENARDS, INC	408348	05/28/24	85925	601-5023990		307.72	324.18
MTS COLLECTIVE INC	408349	05/28/24	ALL TEAM MEETINGS	1203-4359003	111232	2,762.00	2,762.00
YARD & COMPANY	408350	05/28/24	COMP PLAN CONSULTING	1192-R4350900	105902	6,345.00	6,345.00
ODP BUSINESS SOLUTIONS LL	408351	05/28/24	OTHER EXPENSES	601-5023990		245.95	245.95
OFFICE DEPOT	408352	05/28/24	OFFICE SUPPLIES	1201-R4230200	110655	84.71	84.71
OFFICE DEPOT INC	408353	05/28/24	OTHER EXPENSES	651-5023990		386.32	
OFFICE DEPOT INC	408353	05/28/24	OTHER EXPENSES	651-5023990		8.21	394.53
ON SITE SUPPLY	408354	05/28/24	OTHER EXPENSES	601-5023990		22.20	
ON SITE SUPPLY	408354	05/28/24	OTHER EXPENSES	601-5023990		290.77	312.97
PALMER POWER & TRUCK EQUI	408355	05/28/24	OTHER EXPENSES	651-5023990		424.13	
PALMER POWER & TRUCK EQUI	408355	05/28/24	OTHER EXPENSES	651-5023990		-353.21	70.92
PLYMATE	408356	05/28/24	OTHER EXPENSES	601-5023990		229.44	229.44
QUASAR ENERGY GROUP LLC	408357	05/28/24	OTHER EXPENSES	651-5023990		50.00	50.00
RELIANT ELECTRIC & SOLAR	408358	05/28/24	MIDTOWN WEST PLATE READER	1115-4350100	111097	2,520.00	2,520.00
SEILER INSTRUMENT & MFG C	408359	05/28/24	TRIMBLE CATALYST	2201-4467000	111222	775.00	775.00
SHERWIN WILLIAMS INC	408360	05/28/24	OTHER EXPENSES	601-5023990		250.97	250.97
SUTTON-GARTEN	408361	05/28/24	OTHER EXPENSES	651-5023990		132.00	132.00
SWANK MOTION PICTURES INC	408362	05/28/24	MOVIE LICENSING-MIDTOWN	854-R4359024	110151	340.00	340.00
TAYLOR OIL CO INC	408363	05/28/24	OTHER EXPENSES	651-5023990		5,115.00	5,115.00
TORIC ENGINEERING INC	408364	05/28/24	OTHER EXPENSES	651-5023990		1,152.00	1,152.00
UTILITY SUPPLY CO INC.	408365	05/28/24	OTHER EXPENSES	601-5023990		28.13	28.13
WATERCHEM INC	408366	05/28/24	OTHER EXPENSES	651-5023990		17,020.00	17,020.00
WESSLER ENGINEERING, INC	408367	05/28/24	OTHER EXPENSES	651-5023990		5,670.00	5,670.00
WHITE'S ACE HARDWARE	408368	05/28/24	OTHER EXPENSES	651-5023990		166.89	166.89
WHITE'S ACE HARDWARE	408369	05/28/24	OTHER EXPENSES	601-5023990		103.60	103.60
WORRELL CORPORATION	408370	05/28/24	OTHER EXPENSES	601-5023990		391.88	

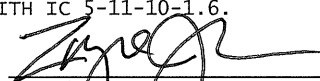
SUNGARD PENTAMATION, INC.
DATE: 05/28/2024
TIME: 09:44:13

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 27
acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
				TOTAL HAND WRITTEN CHECKS		.00
				TOTAL COMPUTER-WRITTEN CHECKS	3,840,027.89	
			TOTAL WRITTEN CHECKS	3,840,027.89		

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.



CFO / CONTROLLER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 27 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 3,840,027.89 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

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

VENDOR	PAYMENT DATE	DEPT.	ACCOUNT	MERCHANT NAME	POSTING DATE	TRANSACTION AMOUNT
FIFTH THIRD	6/4/2024	1120	4237000	G AND G METAL SPINNERS	05/10/2024	802.88
FIFTH THIRD	6/4/2024	1120	4357001	CHICK-FIL-A #01939	05/10/2024	85.53
FIFTH THIRD	6/4/2024	854	4239099	MEIJER STORE #130	05/10/2024	409.75
FIFTH THIRD	6/4/2024	1160	4343003	PLAZA PARK 2030	05/09/2024	19.35
FIFTH THIRD	6/4/2024	2201	4239011	THINGSREMEMBERED.COM	05/09/2024	114.48
FIFTH THIRD	6/4/2024	1120	4350900	STATE OF INDIANA-IN.GO	05/09/2024	439.86
FIFTH THIRD	6/4/2024	2201	4238900	SP FIREHOSEDIRECTCOM	05/09/2024	569.44
FIFTH THIRD	6/4/2024	1110	4239099	HOBBY-LOBBY #0182	05/09/2024	7.96
FIFTH THIRD	6/4/2024	1160	4355100	WRISTBAND SUPPLY LLC	05/09/2024	61.74
FIFTH THIRD	6/4/2024	1203	4355200	ZOOM.US 888-799-9666	05/09/2024	79.00
FIFTH THIRD	6/4/2024	1115	4355600	MICROSOFT G046763001	05/09/2024	101.10
FIFTH THIRD	6/4/2024	1120	4350900	STATE OF INDIANA-IN.GO	05/09/2024	131.32
FIFTH THIRD	6/4/2024	1120	4350900	STATE OF INDIANA-IN.GO	05/09/2024	439.86
FIFTH THIRD	6/4/2024	1203	4357002	UNITED AIRLINES	05/09/2024	79.00
FIFTH THIRD	6/4/2024	1203	4359003	ACEPARTYRENTAL	05/09/2024	1.34
FIFTH THIRD	6/4/2024	2201	4237000	SP BULLETPPOINT MOUNT	05/09/2024	214.59
FIFTH THIRD	6/4/2024	1192	4357002	GOVERNMENT 2024 IGNIT	05/09/2024	1,125.00
FIFTH THIRD	6/4/2024	210	4357000	CALEA INC.	05/08/2024	2,425.00
FIFTH THIRD	6/4/2024	1203	4355200	ZOOM.US 888-799-9666	05/08/2024	15.99
FIFTH THIRD	6/4/2024	1110	4343002	AMERICAN AIRLINES	05/08/2024	431.20
FIFTH THIRD	6/4/2024	1201	4355200	ADOBE ADOBE	05/08/2024	19.99
FIFTH THIRD	6/4/2024	1120	4349000	SPI VECTREN UTILITY PY	05/08/2024	354.73
FIFTH THIRD	6/4/2024	1110	4343002	AMERICAN AIRLINES	05/08/2024	431.20
FIFTH THIRD	6/4/2024	1201	4345000	VISTAPRINT	05/08/2024	38.31
FIFTH THIRD	6/4/2024	1115	4343002	SPEEDWAY 01017 64216 W	05/07/2024	62.00
FIFTH THIRD	6/4/2024	1203	4359003	CARMEL DRIVE STORAGE	05/07/2024	245.00
FIFTH THIRD	6/4/2024	1160	4355200	TWPPROMO69844953	05/06/2024	40.00
FIFTH THIRD	6/4/2024	1192	4357002	INT'L CODE COUNCIL INC	05/06/2024	79.00
FIFTH THIRD	6/4/2024	1203	4359000	SP HEY LITTLE DIDDLE	05/06/2024	84.53
FIFTH THIRD	6/4/2024	1120	4342100	USPS PO 1712760814	05/03/2024	68.00
FIFTH THIRD	6/4/2024	1120	4357004	AFP INDIANA MEDICAL HI	05/03/2024	105.00
FIFTH THIRD	6/4/2024	1110	4343002	AMERICAN AIRLINES	05/03/2024	344.20
FIFTH THIRD	6/4/2024	1203	4359003	CARMEL DRIVE STORAGE	05/03/2024	247.00
FIFTH THIRD	6/4/2024	1203	4359003	CARMEL DRIVE STORAGE	05/03/2024	234.00
FIFTH THIRD	6/4/2024	1110	4239099	HOBBY-LOBBY #0182	05/03/2024	100.66
FIFTH THIRD	6/4/2024	1203	4359003	CARMEL DRIVE STORAGE	05/03/2024	249.00
FIFTH THIRD	6/4/2024	1110	4358200	SECURE-SHARE.COM	05/03/2024	25.00
FIFTH THIRD	6/4/2024	1203	4343002	DNH GODADDY.COM	05/03/2024	70.51
FIFTH THIRD	6/4/2024	1110	4239011	SP MILITAIR	05/02/2024	200.00
FIFTH THIRD	6/4/2024	1110	4357004	DALLAS CHILDRENS ADVOC	05/02/2024	895.00
FIFTH THIRD	6/4/2024	1203	4355200	BC.BASECAMP 4 3768163	05/02/2024	119.00
FIFTH THIRD	6/4/2024	1110	4357004	DALLAS CHILDRENS ADVOC	05/02/2024	895.00
FIFTH THIRD	6/4/2024	1120	4237000	ALTEC PARTS SUPPLY CAL	05/02/2024	228.08
FIFTH THIRD	6/4/2024	1203	4239099	DNH GODADDY.COM	05/02/2024	154.01
FIFTH THIRD	6/4/2024	1110	4239099	MARKET DISTRICT #6550	05/01/2024	54.99
FIFTH THIRD	6/4/2024	1192	4357004	MCALISTER'S 1095	05/01/2024	412.17
FIFTH THIRD	6/4/2024	1110	4239099	GFS STORE #1905	05/01/2024	197.90
FIFTH THIRD	6/4/2024	1203	4346500	IBJ ONLINE	05/01/2024	215.00
FIFTH THIRD	6/4/2024	1160	4355200	THE NEW YORK TIMES	04/30/2024	195.00
FIFTH THIRD	6/4/2024	1203	4359003	VOLUNTEERLOCAL.COM	04/30/2024	800.00

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD


FIFTH THIRD	6/4/2024	1203	4355200	APPLE.COM/BILL	04/30/2024	.99
FIFTH THIRD	6/4/2024	1110	4343002	HILTON	04/29/2024	1,084.05
FIFTH THIRD	6/4/2024	1110	4343002	HILTON	04/29/2024	1,084.05
FIFTH THIRD	6/4/2024	1120	4355100	MARKET DISTRICT #6550	04/29/2024	23.96
FIFTH THIRD	6/4/2024	1110	4344100	RECONYX	04/29/2024	10.00
FIFTH THIRD	6/4/2024	1192	4357004	DUNKIN #345039	04/26/2024	45.34
FIFTH THIRD	6/4/2024	1201	4343002	UBER TRIP	04/26/2024	41.04
FIFTH THIRD	6/4/2024	1120	4343002	MCALISTER'S 1095	04/26/2024	248.17
FIFTH THIRD	6/4/2024	1801	4230200	LOWES #01525	04/26/2024	119.00
FIFTH THIRD	6/4/2024	1120	4355100	MARKET DISTRICT #6550	04/26/2024	22.70
FIFTH THIRD	6/4/2024	1201	4343002	UBER TRIP	04/26/2024	47.10
FIFTH THIRD	6/4/2024	1120	4237000	IN INMAR MARINE GROUP	04/25/2024	87.00
FIFTH THIRD	6/4/2024	1120	4237000	EBAY O 04-11490-85170	04/25/2024	226.60
FIFTH THIRD	6/4/2024	1203	4359003	KROGER #959	04/25/2024	300.00
FIFTH THIRD	6/4/2024	1203	4343002	ENTERPRISE RENT-A-CAR	04/25/2024	150.89
FIFTH THIRD	6/4/2024	1120	4355100	MARKET DISTRICT #6550	04/25/2024	478.49
FIFTH THIRD	6/4/2024	2201	4343002	CVENT NATIONAL CORN G	04/24/2024	59.99
FIFTH THIRD	6/4/2024	1203	4357004	TST 101 BEER KITCHEN	04/24/2024	259.75
FIFTH THIRD	6/4/2024	1120	4357004	PAYPAL ELITEPSC	04/24/2024	495.00
FIFTH THIRD	6/4/2024	1115	4351502	GOOGLE DOMAINS	04/24/2024	24.00
FIFTH THIRD	6/4/2024	1160	4355200	SURVEYMONK T 45551443	04/23/2024	99.00
FIFTH THIRD	6/4/2024	2200	4343002	NEOGOV	04/23/2024	258.19
FIFTH THIRD	6/4/2024	1203	4357004	USERWAY.ORG	04/23/2024	490.00
FIFTH THIRD	6/4/2024	1205	4239099	FIFTH THIRD	04/22/2024	250.00
FIFTH THIRD	6/4/2024	1110	4358200	ARLO TECHNOLOGIES INC	04/22/2024	24.99
FIFTH THIRD	6/4/2024	1160	4344100	AT&T STORE 459	04/22/2024	47.08
FIFTH THIRD	6/4/2024	851	5023990	EZCATERPENN STATION E	04/22/2024	307.33
FIFTH THIRD	6/4/2024	1110	4343002	COBBLESTONE ST. MARYS	04/22/2024	1,038.91
FIFTH THIRD	6/4/2024	1110	4239099	MARKET DISTRICT #6550	04/22/2024	73.99
FIFTH THIRD	6/4/2024	1120	4237000	SQ ABRASIVE WATERJET	04/22/2024	584.63
FIFTH THIRD	6/4/2024	1115	4355200	GOOGLE YOUTUBEPREMIUM	04/22/2024	13.99
FIFTH THIRD	6/4/2024	1203	4357004	ZOOM.US 888-799-9666	04/22/2024	149.90
FIFTH THIRD	6/4/2024	1115	4351502	GOOGLE DOMAINS	04/22/2024	12.00
FIFTH THIRD	6/4/2024	1203	4359003	JFED INDIANAPOLIS	04/22/2024	720.00
FIFTH THIRD	6/4/2024	1203	4343002	WESTIN	04/22/2024	812.01
FIFTH THIRD	6/4/2024	1203	4343002	WESTIN	04/22/2024	812.01
FIFTH THIRD	6/4/2024	1203	4343002	LYFT 1 RIDE 04-17	04/19/2024	36.87
FIFTH THIRD	6/4/2024	2201	4239011	DD PUCCINISPIZZAPAST	04/19/2024	125.60
FIFTH THIRD	6/4/2024	1801	4350900	DROPBOX SDJZT16KXFXM	04/19/2024	108.00
FIFTH THIRD	6/4/2024	902	4239099	KROGER #959	04/19/2024	17.99
FIFTH THIRD	6/4/2024	1110	4358200	SECURE-SHARE.COM	04/19/2024	40.00
FIFTH THIRD	6/4/2024	1203	4343002	WESTIN	04/18/2024	259.34
FIFTH THIRD	6/4/2024	1203	4343002	LYFT 2 RIDES 04-16	04/18/2024	81.35
FIFTH THIRD	6/4/2024	1110	4343002	MIRAGE HOTEL AND CASINO	04/18/2024	384.36
FIFTH THIRD	6/4/2024	1120	4343002	SOUTHWEST AIRLINES	04/18/2024	473.95
FIFTH THIRD	6/4/2024	1160	4350100	IN ALWAYS PLUMBING BY	04/17/2024	275.00
FIFTH THIRD	6/4/2024	902	4239099	ROSIES PLACE W MAIN S	04/17/2024	174.50
FIFTH THIRD	6/4/2024	1160	4355200	REV.COM	04/17/2024	29.99
FIFTH THIRD	6/4/2024	1160	4355300	AFP INDIANA ECONOMIC D	04/17/2024	35.00
FIFTH THIRD	6/4/2024	1120	4344000	SPECTRUM	04/17/2024	215.55
FIFTH THIRD	6/4/2024	1115	4344200	SPECTRUM	04/17/2024	188.96
FIFTH THIRD	6/4/2024	1120	4237000	SP US CARGO CONTROL	04/17/2024	200.20

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

FIFTH THIRD	6/4/2024	1203	4359003	SQ MAIN STREET TREATS	04/16/2024	150.00
FIFTH THIRD	6/4/2024	1801	4350900	IBJ ONLINE	04/16/2024	14.00
FIFTH THIRD	6/4/2024	1110	4239099	FLAGSEXPRES	04/16/2024	143.57
FIFTH THIRD	6/4/2024	1203	4355200	D J WALL-ST-JOURNAL	04/16/2024	4.00
FIFTH THIRD	6/4/2024	1203	4359003	MOTW.COFFEE	04/16/2024	312.25
FIFTH THIRD	6/4/2024	1160	4339000	IN BMV CENTRAL OFFICE	04/15/2024	15.00
FIFTH THIRD	6/4/2024	1120	4350900	WWW.CHALLENGECOINSLTD.	04/15/2024	374.00
FIFTH THIRD	6/4/2024	851	5023990	JETS PIZZA - IN-001	04/15/2024	77.00
FIFTH THIRD	6/4/2024	1120	4357001	MCALISTER'S 1095	04/15/2024	128.22
FIFTH THIRD	6/4/2024	851	5023990	ROSELLIS PIZZA	04/15/2024	95.82
FIFTH THIRD	6/4/2024	1160	4355100	EZCATERCONDADO TACOS	04/15/2024	738.88
FIFTH THIRD	6/4/2024	1115	4351502	GOOGLE DOMAINS	04/15/2024	120.00
FIFTH THIRD	6/4/2024	1120	4230200	OFFICEMAX/DEPOT 6545	04/15/2024	150.84
FIFTH THIRD	6/4/2024	1205	4239099	WILD GOOSE CHASE	04/15/2024	465.75
FIFTH THIRD	6/4/2024	1801	4350900	NYTIMES NYTIMES	04/15/2024	17.00
FIFTH THIRD	6/4/2024	1120	4355100	TST THE GARDEN TABLE	04/15/2024	457.15
FIFTH THIRD	6/4/2024	1801	4343002	HILTON	04/15/2024	1,211.91
FIFTH THIRD	6/4/2024	851	5023990	GREEKS PIZZERIA GP1009	04/15/2024	85.09
FIFTH THIRD	6/4/2024	851	5023990	PIZZA KING OF CARMEL	04/15/2024	72.35
FIFTH THIRD	6/4/2024	851	5023990	GREEK TONYS PIZZA	04/15/2024	60.12
FIFTH THIRD	6/4/2024	1120	4357001	QDOBA 2230 CATERING	04/15/2024	186.00
FIFTH THIRD	6/4/2024	1160	4355100	YSI SERENDIPITY LABS	04/15/2024	916.35
FIFTH THIRD	6/4/2024	1120	4237000	METAL SUPERMARKETS IND	04/15/2024	192.46
FIFTH THIRD	6/4/2024	1203	4355200	NYTIMES NYTIMES DISC	04/15/2024	4.00
FIFTH THIRD	6/4/2024	1160	4343003	GET GO #7549	04/15/2024	45.00
FIFTH THIRD	6/4/2024	1160	4355100	MONTEREY COASTAL CUISI	04/12/2024	984.77
FIFTH THIRD	6/4/2024	1115	4351502	DNH GODADDY.COM	04/12/2024	1,099.98
FIFTH THIRD	6/4/2024	1120	4350900	WALGREENS #15334	04/12/2024	8.97
FIFTH THIRD	6/4/2024	1120	4350900	WALGREENS #15334	04/12/2024	51.93
FIFTH THIRD	6/4/2024	1120	4357004	FDIC JEMS	04/12/2024	175.00
FIFTH THIRD	6/4/2024	1203	4350000	MOUNTAIN GLACIER LLC	04/11/2024	51.95
FIFTH THIRD	6/4/2024	1801	4350900	ZOOM.US 888-799-9666	04/11/2024	15.99
FIFTH THIRD	6/4/2024	1110	4355300	INT L CRITICAL INCIDEN	04/11/2024	95.00
FIFTH THIRD	6/4/2024	1115	4351502	GOOGLE DOMAINS	04/11/2024	132.00

\$ 35,388.79

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.


 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 \$ 35,388.79 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



STRATEGIC HIGHLIGHTS

- Construction progressing on the following projects:
 - Mélange
 - The Signature
 - First on Main
 - Magnolia
 - The Muse (The Corner)
 - The Wren
 - The Windsor
 - Republic Airways (Hamilton Crossing)
 - Proscenium II
 - North End
 - The LOR/1933 Lounge Project
 - Lexington & Main Roundabout Art
 - Dedication Ceremony for the Mayor Jane Reiman Courtyard at Melange

FINANCIAL SNAPSHOT

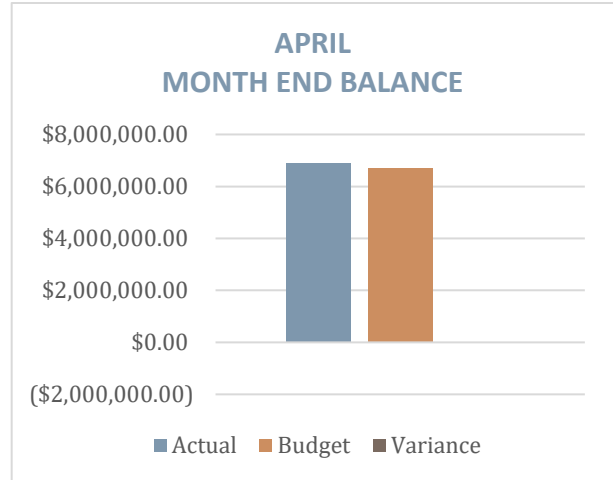
April Beginning Balance	\$ 6,794,482.58
April Revenues	\$ 1,022,185.46
April Transfers	\$ (100,826.00)
April Expenditures	\$ 173,698.48
April ending Balance Without Reserve Funds	\$ 7,542,143
Supplemental Reserve Fund	
	\$ 4,277,846
City Center Bond Reserve	\$ 404,390
Midtown Bond Reserve	\$ 815,381
Midtown West Bond Reserve	\$ 592,442
Urban Parks Fund	\$ 1,810,975
April Balance With Reserve Funds	\$ 15,443,177

FINANCIAL STATEMENT

Financial Statement

APRIL MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 7,542,143
Ending Balance with Restricted Funds	\$ 15,443,177



SUMMARY OF CASH

For the Month Ending April 2024

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 4/1/24			
1101 Cash	\$ 5,920,963.54	\$ 5,920,963.54	-
1110 TIF	\$ 873,519.04	\$ 873,519.04	-
Total Cash	\$ 6,794,482.58	\$ 6,794,482.58	-
Receipts			
1101 Cash	\$ 175,538.40	\$ 68,962.38	\$ 106,576.02
1110 TIF	\$ 846,647.06	\$ 846,647.06	\$ -
Developer Payments	\$ -	\$ -	\$ -
Transfers to Reserves (TIF)	\$ -	\$ -	\$ -
Transfers to Reserves (non-TIF)	\$ (100,826.00)	\$ -	\$ (100,826.00)
Transfer to SRF	\$ -	\$ -	\$ -
Total Receipts	\$ 921,359.46	\$ 915,609.44	\$ 5,750.02
Disbursements			
1101 Cash	\$ 173,698.48	\$ 165,992.90	\$ (7,705.58)
1110 TIF	\$ -	\$ -	\$ -
Total Disbursements	\$ 173,698.48	\$ 165,992.90	\$ (7,705.58)
1101 Cash	\$ 5,821,977.46	\$ 5,823,933.02	\$ (1,955.56)
1110 TIF	\$ 1,720,166.10	\$ 1,720,166.10	\$ -
Cash Balance 4/30/24	\$ 7,542,143.56	\$ 7,544,099.12	\$ (1,955.56)
Total Usable Funds	\$ 7,542,143.56	\$ 7,544,099.12	\$ (1,955.56)

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end April 2024

RESTRICTED FUNDS

Supplemental Reserve Fund	\$ 4,277,846
City Center Bond Reserve	\$ 404,390
Midtown Bond Reserve	\$ 815,381
Midtown West Bond Reserve	\$ 592,442
Urban Parks Fund	\$ 1,810,975
Sub-total:	<u>\$ 7,901,033</u>

UNRESTRICTED FUNDS

TIF	\$ 1,720,166
Non TIF	\$ 5,821,977
Sub-total:	<u>\$ 7,542,144</u>
Total Funds	<u>\$ 15,443,177</u>

OUTSTANDING RECEIVABLES

N/A	\$ -
<u>TOTAL OUTSTANDING RECEIVABLES</u>	<u>\$ -</u>

STATEMENT OF CHANGES IN EQUITY

MONTH END: APRIL 2024

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$ 846,647.06	
Total Receipts (Non-TIF)	\$ 74,712.40	
Expenditures (TIF)		-
Expenditures (Non-TIF)		\$ 173,698.48

FINANCIAL UPDATE

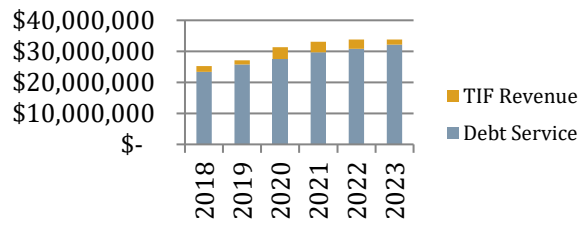
Financial Update

TIF REVENUE AND DEBT

Estimated 2024 TIF revenue and PIATT payments available for CRC use is \$33,636,213.

DEBT PAYMENTS

Month	Payment
June 2024	\$16,550,975
December 2024	\$16,549,798



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

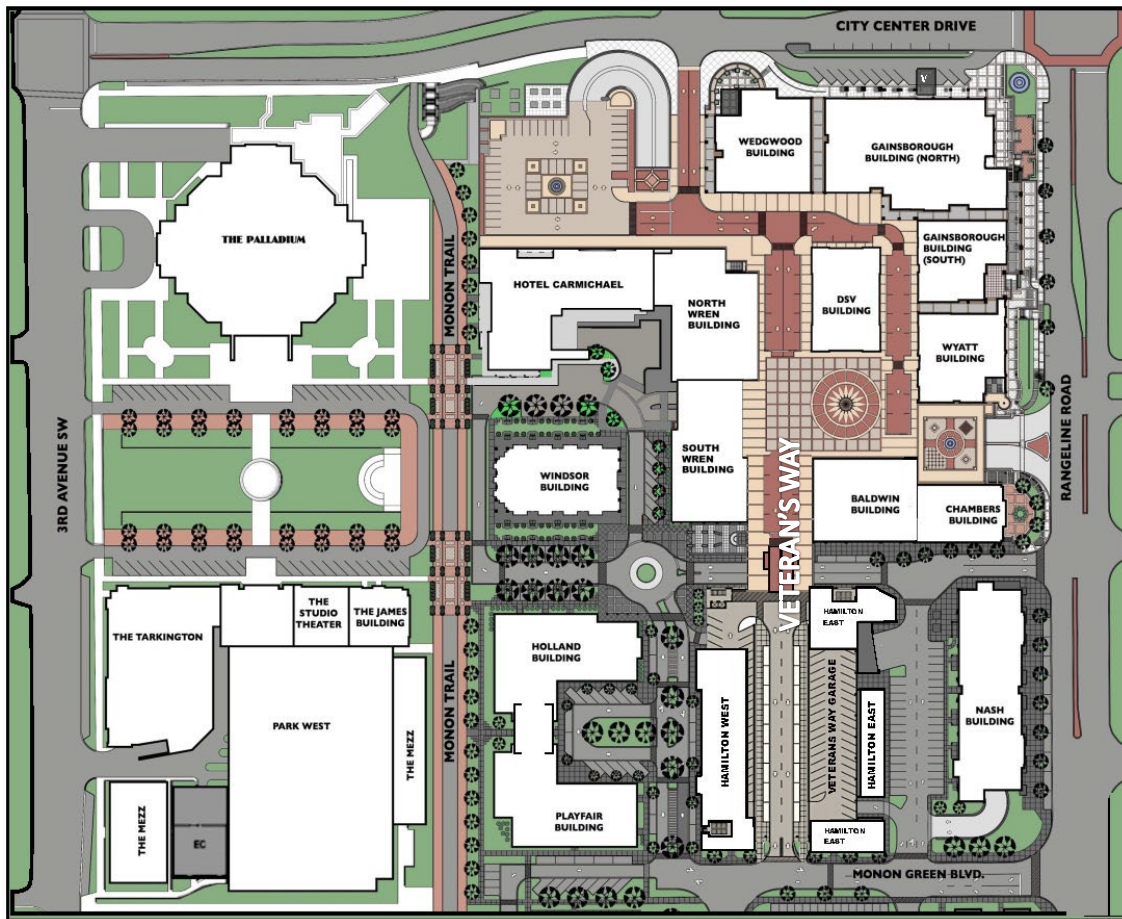


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

1) Project Status – *(changes noted below.)*

CRC Contract Amounts:

City Center Bond: \$ 16,214,875.00

2016 TIF Bond: \$ 2,598,314.00 (5th Floor of Park East garage)

Site Construction Contract Amounts: \$1,442,962 – Smock Fansler, contractor - Complete

Veterans Way Extension Project Amounts: \$3,403,000 – Hagerman, contractor – Complete

Parcel 73 Site work: \$149,600 – Smock Fansler, contractor

PROJECT	USE	PROJECT DATES	DESIGN RENDERINGS PROVIDED BY PEDCOR
Veterans Way Garage	<p>A five-story parking structure with 735 parking spaces</p> <p>Open to the public on 9/22/17</p>	<p>Completed in May 2017</p> <p>Contract Amt. \$13,954,683</p>	
Baldwin/Chambers	<p>A four-story building, of approximately 64,000 square feet, which will include luxury apartments and commercial retail/office space.</p> <p>Approx. 26 Apartments</p> <p>Hagerman is the contractor.</p>	<p>Completed in June 2018</p>	
Pedcor Office 5	<p>A two-story building, of approximately 20,000 square feet, which will include office space.</p>	<p>Start: Fall 2015</p> <p>Completed Q4 2017</p>	<p>Tenants have moved into the new building</p>

PROJECT UPDATES

Kent	<p>A three-story building, of approximately 111,000 square feet of luxury apartments.</p> <p>Site drawings were approved by the CRC Architectural Committee.</p>	<p>Start: Summer 2018</p> <p>Complete: June 2021</p>	<p>Site Construction – Start: Spring 2018 Site Work Awarded – Spring 2018 Building Construction – Start: Summer 2018 Building Complete June 2021 - Pool and Site work is still under construction</p>	
Hamilton (Park East commercial/residential buildings)	<p>Hamilton East: 5 ground floor residential two-story townhomes; 7,954 SF of ground floor commercial space Hamilton West: 13,992 SF of ground floor commercial space</p>	<p>Start: Summer 2018</p>	<p>Hamilton East - Construction commenced: Summer 2018, completed Summer 2019 Hamilton West – Construction commenced: Summer 2020, currently under construction</p>	
Playfair and Holland	<p>A five-story building, of approximately 178,000 square feet, which will include 112 luxury apartments and commercial retail/office space.</p>	<p>Start: September 2019</p> <p>Complete: Spring 2022</p> <p>Approx. 112 Apartments</p>		
Windsor	<p>A four-story building, of approximately 64,000 square feet.</p>	<p>Start: Summer 2022</p> <p>Complete: May/June 2024</p>	<p>May 2024</p> 	

PROJECT UPDATES

Wren A six-story building of approximately 157,000 square feet, which will include luxury apartments and commercial office/retail space.

Start: Summer 2020

Complete: June 2024



Currently under construction

Note: All completion dates indicated above are per the Completion Guaranties executed between the CRC and Pedcor. Should Pedcor miss these dates they are obligated to cover the debt obligations.

2) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

3) CRC Commitments

An overview of commitments has been uploaded to the CRC website.

Most significantly, the CRC committed to publicly bid a four-story parking garage with not less than 620 parking spaces which has been completed and is available for public use. The CRC also commits to coordinate any significant site plan changes requested by Pedcor with City Council.

PROJECT UPDATES



PROSCENIUM

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: 126th Street
- 3) Project Summary: Mixed-use development, multiple buildings.
 - 1) 197 Apartments; 22 for-sale condos
 - 2) Approx. 140,000 SF of office and retail space
 - 3) Approx. 450 parking spaces (public and private)

Total project budget: \$60,000,000

- 4) Anticipated Project Schedule

Design Start	2016
Construction Start	2018
Construction Complete	2022
Tavern Construction Start	Estimated Fall 2023
Tavern Construction Complete	Estimated

- 5) Construction Milestones: Construction is complete. Construction of the Tavern estimated to begin fall 2023.
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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- 7) CRC Commitments

No commitments by the CRC have been made.

The City will be relocating and burying Duke Energy’s transmission line and completing road improvements adjacent to the development.

PROJECT UPDATES



MELANGE

- 1) Developer Partner(s): Onyx + East
- 2) Economic Development Area: Firehouse
- 3) Project Summary: 45 for-sale townhomes and approximately 12 for-sale flats
- 4) Total project budget: \$30,000,000
- 5) Anticipated Project Schedule

Construction Start	May 2021
Complete	Estimated December 2023

6) Construction Milestones: Construction is underway.

7) CRC Commitments

CRC contributed land to the development of this project, relocated the CFD generator, and is funding infrastructure, road work, and utility relocations with TIF.

8) Council and/or CRC Action Items



ACTION ITEM	CITY COUNCIL	CRC
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PROJECT UPDATES



Rendering



September 2022

CIVIC SQUARE GARAGE

- 1) CRC Design-Build Project
- 2) Economic Development Area: Carmel City Center/Carmel City Center Amendment
- 3) Project Summary:
 - 303-space parking garage
 - 255 spaces will be open to the public
 - 48 spaces are reserved for owner-occupied condos that will line the west and north sides of the garage (to be developed as part of a future CRC project)
- 4) Total project budget: \$9,700,000
- 5) Anticipated Project Schedule

Construction Start	January 2022
Construction End	Opened Summer 2022

- 6) Construction Milestones: Garage is now open for public use.
- 7) CRC Commitments
The CRC will be involved with development and construction of the parking garage
- 8) Council and/or CRC Action Items



March 2023

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



Rendering



April 2024

MAGNOLIA

- 1) Developer Partner(s): Old Town Companies
- 2) Economic Development Area: Magnolia
- 3) Project Summary: Multi-phase development that will include six condominium buildings with five units per building, for a total of 30 for-sale condos, and future multi-family residential on the corner of City Center Drive and Rangeline Road.
- 4) Total project budget:
- 5) Anticipated Project Schedule

Construction Start	April 2022 (Building 1)
Construction End	Estimated 2025 (Buildings 4-6)
- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments: CRC contributed the land for the development of this project.
- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



THE MUSE

- 1) Developer Partner(s): Kite Reality Group
- 2) Economic Development Area: The Corner
- 3) Project Summary: mixed-use project consisting of 278 apartments, 25,000 square feet of office/retail space, and a free 364-space public parking garage
- 4) Total project budget: \$69,000,000
- 5) Anticipated Project Schedule

Construction Start	Late 2021
Construction End	Bldg A/Garage: Estimated December 2023 Bldg B: Estimated April 2024

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments
Future commercial taxes from the project (TIF) are being used to construct the public parking garage, utility relocations, and streetscape improvements.
- 8) Council and/or CRC Action Items

PROJECT UPDATES



HAMILTON CROSSING

- 1)Developer Partner(s): Kite Reality Group and Pure Development, Inc.
- 2)Economic Development Area: Amended 126th Street
- 3)Project Summary: New home of Republic Airways. 105,000 square-foot training facility with 20 classrooms, 94 workstations, two cabin trainers, and eight flight simulators. The hotel adjacent to the training center will be expanded to 274 rooms. 1,900 jobs brought/created with Republic alone.
- 4)Total project budget: \$200,000,000 investment for Phase 1 and II
- 5)Anticipated Project Schedule

Construction Start	HQ/Corporate Housing: Winter 2021 (Complete) Garage: Winter 2022
Construction End	HQ/Corporate Housing: Completed Garage: Estimated April 2024

- 6)Construction Milestones: Construction is underway. Training Center is open.
- 7)CRC Commitments
Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.
- 8)Council and/or CRC Action Items

PROJECT UPDATES

Rendering



May 2024



PROSCENIUM II

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: Mixed-use development
 - i. 120 parking spaces
 - ii. 48 Apartments; 7 for-sale condos
 - iii. Approx. 15,000 SF of office and retail space
 - iv. Approx. Total project budget: \$18,000,000
- 4) Anticipated Project Schedule

Design Start	2021
Construction Start	2022
Construction Complete	Estimated August 2024

- 5) Construction Milestones: Construction is underway.
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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- 7) CRC Commitments
No commitments by the CRC have been made.

Respectfully submitted,

Henry Mestetsky
 Executive Director
 Carmel Redevelopment Commission/Department
 May 24, 2024

Prepared for City Council and the Redevelopment Commission
 -End Report-

ORDINANCE NO. D-2696-23

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
ADDING CHAPTER 8, ARTICLE 4, SECTION 8-44 TO THE CARMEL CITY CODE**

Synopsis: Establishes a speed limit of 20 miles per hour within roundabouts.

WHEREAS, the City of Carmel, Indiana, has the authority to establish motor vehicle speed limits pursuant to Indiana Code § 9-21-5-6 and City Code Section 8-15; and

WHEREAS, for the safety of the travelling public, the Common Council now finds it necessary to establish a speed limit of twenty (20) miles per hour within City roundabouts.

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. Carmel City Code Chapter 8, Article 4, Section 8-44 is hereby added to the Carmel City Code to read as follows:

“§ 8-44 Twenty m.p.h. Speed Limit Within Roundabouts.

No person shall drive a motor vehicle in excess of twenty (20) miles per hour within a roundabout.”

Section 3. The Carmel Street Department is directed to promptly add the appropriate signage to fulfill the mandates contained in this Ordinance upon its passage.

Section 4. 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. 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 5. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, 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 6. This Ordinance shall be in full force and effect from and after the date of its passage, execution by the Mayor, and publication as required by law.

Ordinance D-2696-23

Page One of Two

49 **PASSED**, by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2024,
50 by a vote of ____ ayes and ____ nays.

51
52 **COMMON COUNCIL FOR THE CITY OF CARMEL**

53
54
55 _____
56 Anthony Green

57
58 _____
59 Jeff Worrell

60
61 _____
62 Shannon Minnaar

63
64 _____
65 Matthew Taylor

66
67 _____
68 Anita Joshi

69
70 ATTEST:

71
72 _____
73 Jacob Quinn, Clerk

74
75 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
76 _____ 2024, at _____ .M.

77
78 _____
79 Jacob Quinn, Clerk

80
81 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day
82 of _____ 2024, at _____ .M.

83
84 _____
85 Sue Finkam, Mayor

86 ATTEST:

87
88 _____
89 Jacob Quinn, Clerk

90
91 Ordinance D-2696-23
92 Page Two of Two

93

ORDINANCE D-2710-24

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 GRAMERCY PROJECT, AND AUTHORIZING AND APPROVING OTHER ACTIONS IN RESPECT THERETO

Synopsis:

Ordinance authorizes the issuance of developer TIF bonds by the City of Carmel, Indiana, to finance improvements to support the development of the Gramercy Project.

WHEREAS, the City of Carmel, Indiana (the “City”), is a municipal corporation and political subdivision of the State of Indiana and by virtue of I.C. 36-7-11.9 and I.C. 36-7-12 (collectively, the “Act”), is authorized and empowered to adopt this ordinance (this “Bond Ordinance”) and to carry out its provisions;

WHEREAS, Buckingham Properties, LLC or an affiliate thereof (the “Company”), desires to finance the design and construction of certain improvements described in Exhibit A hereto which are, or will be, located in the Gramercy Economic Development Area (collectively, the “Projects”);

WHEREAS, the Company has advised the City of Carmel Economic Development Commission (the “Commission”) and the City that it proposes that the City issue its taxable or tax-exempt Economic Development Tax Increment Revenue Bonds, Series 20__ (Gramercy Development Partners, LLC Project)), in one or more series (with such different or additional series designation determined to be necessary or appropriate) in an aggregate amount not to exceed Fifty-Three Million Dollars (\$53,000,000) (the “Bonds”), under the Act and provide the proceeds of such Bonds to the Company for the purpose of financing the Projects;

WHEREAS, the completion of the Projects results in the diversification of industry, the creation of jobs and the creation of business opportunities in the City;

WHEREAS, pursuant to I.C. § 36-7-12-24, the Commission published notice of a public hearing (the “Public Hearing”) on the proposed issuance of the Bonds to finance the Projects;

WHEREAS, on the date specified in the notice of the Public Hearing, the Commission held the Public Hearing on the Projects; and

WHEREAS, the Commission has performed all actions required of it by the Act preliminary to the adoption of this Bond Ordinance and has approved and forwarded to the Common Council the forms of: (1) a Financing Agreement between the City and the Company (the “Financing Agreement”); (2) a Trust Indenture between the City a trustee to be selected by the Controller of the City (the “Trustee”) (the “Indenture”); (3) the Bonds; and (4) this Bond Ordinance (the Financing Agreement, the Indenture, the Bonds, and this Bond Ordinance, collectively, the “Financing Agreements”);

40 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
41 CITY OF CARMEL, INDIANA, THAT:

42 Section 1. Findings; Public Benefits. The Common Council hereby finds and
43 determines that the Projects involve the acquisition, construction and equipping of an
44 “economic development facility” as that phrase is used in the Act; that the Projects will
45 increase employment opportunities and increase diversification of economic development
46 in the City, will improve and promote the economic stability, development and welfare in
47 the City, will encourage and promote the expansion of industry, trade and commerce in
48 the City and the location of other new industries in the City; that the public benefits to be
49 accomplished by this Bond Ordinance, in tending to overcome insufficient employment
50 opportunities and insufficient diversification of industry, are greater than the cost of
51 public services (as that phrase is used in the Act) which will be required by the Projects;
52 and, therefore, that the financing of the Projects by the issue of the Bonds under the Act:
53 (i) will be of benefit to the health and general welfare of the City; and (ii) complies with
54 the Act.

55 Section 2. Approval of Financing. The proposed financing of the Projects by
56 the issuance of the Bonds under the Act, in the form that such financing was approved by
57 the Commission, is hereby approved.

58 Section 3. Authorization of the Bonds. The issuance of the Bonds, payable
59 solely from revenues and receipts derived from the Financing Agreements, is hereby
60 authorized.

61 Section 4. Terms of the Bonds. (a) The Bonds, in the aggregate principal
62 amount not to exceed Fifty-Three Million Dollars (\$53,000,000), shall (i) be executed at
63 or prior to the closing date by the manual or facsimile signatures of the Mayor and the
64 Clerk of the City; (ii) be dated as of the date of their delivery; (iii) for each series of the
65 Bonds, mature on a date not later than twenty-five years after the date of the first draw of
66 principal on such series of the Bonds; (iv) bear interest at such rates as determined with
67 the purchaser thereof (the “Purchaser”) in an amount not to exceed eight percent (8.00%),
68 with such interest payable as provided in the Financing Agreements, and which interest
69 may be taxable or tax-exempt, as determined by the Mayor and the Controller of the City,
70 with the advice of the City’s bond counsel, prior to the issuance of the Bonds; (v) be
71 issuable in such denominations as set forth in the Financing Agreements; (vi) be issuable
72 only in fully registered form; (vii) be subject to registration on the bond register as
73 provided in the Indenture; (viii) be payable in lawful money of the United States of
74 America; (ix) be payable at an office of the Trustee as provided in the Indenture; (x) be
75 subject to optional redemption prior to maturity and subject to redemption as otherwise
76 provided in the Financing Agreements; (xi) be issued in one or more series; and (xii)
77 contain such other terms and provisions as may be provided in the Financing
78 Agreements.

79 (b) The Bonds and the interest thereon do not and shall never constitute an
80 indebtedness of, or a charge against the general credit or taxing power of, the City, but
81 shall be special and limited obligations of the City, payable solely from revenues and
82 other amounts derived from the Financing Agreements. Forms of the Financing
83 Agreements are before this meeting and are by this reference incorporated in this Bond

84 Ordinance, and the Clerk of the City is hereby directed, in the name and on behalf of the
85 City, to insert them into the minutes of the Common Council and to keep them on file.

86 Section 5. Sale of the Bonds. The Mayor is hereby authorized and directed,
87 in the name and on behalf of the City, to sell the Bonds to the Purchaser at such prices as
88 are determined on the date of sale and approved by the Mayor of the City.

89 Section 6. Execution and Delivery of Financing Agreements. The Mayor and
90 the Clerk of the City are hereby authorized and directed, in the name and on behalf of the
91 City, to execute or endorse and deliver the Financing Agreement, the Indenture, and the
92 Bonds, submitted to the Common Council, which are hereby approved in all respects.

93 Section 7. Changes in Financing Agreements. The Mayor and the Clerk of
94 the City are hereby authorized, in the name and on behalf of the City, without further
95 approval of the Common Council or the Commission, to approve such changes in the
96 Financing Agreements as may be permitted by Act, such approval to be conclusively
97 evidenced by their execution thereof.

98 Section 8. Reimbursement from Bond Proceeds. The City hereby declares its
99 intent to issue the Bonds for the purpose of financing the Projects, which Bonds will not
100 exceed \$53,000,000, and pursuant to Treas. Reg. §1.150-2 and IC 5-1-14-6(c), to
101 reimburse costs of the Projects (including costs of issuing the Bonds) from proceeds of
102 the sale of such Bonds.

103 Section 9. General. The Mayor and any other officer of the City, and each of
104 them, are hereby authorized and directed, in the name and on behalf of the City, to
105 execute or endorse any and all agreements, documents and instruments, perform any and
106 all acts, approve any and all matters, and do any and all other things deemed by them, or
107 either of them, to be necessary or desirable in order to carry out and comply with the
108 intent, conditions and purposes of this Bond Ordinance (including the preambles hereto
109 and the documents mentioned herein), the Projects, the issuance and sale of the Bonds,
110 and the securing of the Bonds under the Financing Agreements, and any such execution,
111 endorsement, performance or doing of other things heretofore effected be, and hereby is,
112 ratified and approved.

113 Section 10. Binding Effect. The provisions of this Bond Ordinance and the
114 Financing Agreements shall constitute a binding contract between the City and the
115 holders of the Bonds, and after issuance of the Bonds this Bond Ordinance shall not be
116 repealed or amended in any respect which would adversely affect the rights of the holders
117 of the Bonds as long as the Bonds or interest thereon remains unpaid.

118 Section 11. Repeal. All ordinances or parts of ordinances in conflict herewith
119 are hereby repealed.

120 Section 12. Effective Date. This Bond Ordinance shall be in full force and
121 effect immediately upon adoption and compliance with I.C. § 36-4-6-14.

122 Section 13. Copies of Financing Agreements on File. Two copies of the
123 Financing Agreements incorporated into this Bond Ordinance were duly filed in the
124 office of the Clerk of the City, and are available for public inspection in accordance with
125 I.C. § 36-1-5-4.

126 **PASSED** by the Common Council of the City of Carmel, this _____ day of _____,
127 2024, by a vote of _____ ayes and _____ nays.

128
129 **COMMON COUNCIL FOR THE CITY OF CARMEL**

130
131 _____
132 Anthony Green, President

Adam Aasen, Vice-President

133
134 _____
135 Rich Taylor

Matthew Snyder

136
137 _____
138 Jeff Worrell

Teresa Ayers

139
140 _____
141 Shannon Minnaar

Ryan Locke

142
143 _____
144 Anita Joshi

145
146 ATTEST:

147
148 _____
149 Jacob Quinn, Clerk

150
151 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____
152 _____ 2024, at _____ .M.

153
154 _____
155 Jacob Quinn, Clerk

156
157 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____
158 _____ 2024, at _____ .M.

159
160 _____
161 Sue Finkam, Mayor

162
163 ATTEST:

164
165 _____
166
167 _____
168 Jacob Quinn, Clerk

169
170
171 Prepared by: Bradley J. Bingham
172 Barnes & Thornburg LLP
173 11 South Meridian Street
174 Indianapolis, IN 46204
175

176

EXHIBIT A

177

DESCRIPTION OF THE PROJECTS

178

179

180

181

182

All or any portion of the design and construction of a mixed use project which includes townhomes, condos, apartments, retail, structured parking, and related road improvements, storm water improvements, utility relocation costs, site development costs, and other infrastructure costs, all to be located along Kinzer Avenue, south of City Center Drive, and at 452, 502, and 508 E. Carmel Drive, which will be added to the Gramercy Economic Development Area.

183

DMS 40581668.2

ORDINANCE Z-689-24

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
RESTATING AND AMENDING AN ORDINANCE TO ESTABLISH AN IMPACT FEE FOR THE
PURPOSE OF PLANNING AND FINANCING PARK AND RECREATIONAL INFRASTRUCTURE
NEEDED TO SERVE NEW RESIDENTIAL DEVELOPMENT**

Synopsis:

This ordinance renews and updates the Parks & Recreation Impact Fee Ordinance and associated definitions for an additional five years from 2025-2029.

WHEREAS, the Common Council of the City of Carmel finds that it is reasonable and necessary to protect the public health, safety, comfort, morals, convenience and general welfare of the citizens of the City of Carmel and Clay Township by providing for an equitable program to finance the planning, acquisition and construction of park and recreational infrastructure necessary to serve newly developing areas of the City and Township;

WHEREAS, the Common Council further finds that it is reasonable and necessary to promote and accommodate the orderly growth and development of the City and Township by establishing standards by which the City may require that new development shall pay an impact fee representing such development’s proportionate share of the cost of planning and financing the park and recreational infrastructure necessary to serve the new development; and

WHEREAS, the Common Council finds that new development should not be required to pay a fee for the planning and financing of such park and recreational infrastructure which is greater than the amount that existing development will pay to provide the infrastructure that is needed to serve the existing development; and

WHEREAS, in cooperation with the Carmel/Clay Board of Parks and Recreation Board this Council requested that the Director of the Department of Community Services review the appropriateness of the Impact Fee, the Impact Fee Zone and the Zone Improvement Plan and if deemed necessary, prepare a proposed replacement impact fee ordinance; and

WHEREAS, the Director of the Department of Community Services has caused such a review; and

WHEREAS, in consultation with a qualified engineer, the Plan Commission has prepared an amended Zone Improvement Plan for the City and Township which provides for the planning and financing of the additional park and recreational infrastructure necessary to serve new development in the City and Township; and

WHEREAS, such Zone Improvement Plan was duly approved by the Plan Commission on August 20, 2019, and recommended to the Common Council along with this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-1311 and after Docket No. PZ-2024-00038 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, April 16, 2024, it hereby adopts this Ordinance to amend the Carmel Unified Development Ordinance (Ordinance Z-625-17, as amended), to read as follows:

- I. Amend Section 1.30 of the Unified Development Ordinance to read:
 - A. Title: *Section 1.30: Parks and Recreation Impact Fees* shall be referred to and known as the *Parks and Recreation Impact Fee Ordinance* (the “*PRIF Ordinance*”) for the City of Carmel, Hamilton County, Indiana.
 - B. Definitions: Terms used in the Unified Development Ordinance are defined in *Article 11: Definitions*.

- 43 C. Establishment of Impact Zone: There is hereby established one Parks and Recreation Infrastructure
44 Impact Zone, the borders of which are coterminous with the Planning Jurisdiction. In this regard, the
45 Council specifically finds that there is a functional relationship between the components of the Park
46 and Recreation Master Plan and the Zone Improvement Plan, as each is amended from time to time,
47 and that such plans will provide a reasonably uniform benefit to all of the citizens throughout the
48 Impact Zone. The Council further finds that all areas within the Impact Zone are contiguous as
49 required in IC 36-7-4-1316. Except as provided below, this PRIF Ordinance shall apply uniformly to
50 all developments within the Impact Zone hereby established for which the City may require an
51 improvement location permit and which create a need for new and additional Parks and Recreation
52 Infrastructure. This PRIF Ordinance shall not apply to:
- 53 1. Improvements which do not require an improvement location permit;
 - 54 2. Improvements which do not create a need for new and additional Parks and Recreation
55 Infrastructure, including the erection of a sign, construction of accessory buildings, structures or
56 fences or the alteration, renovation or expansion of an improvement where the use, or intensity
57 thereof, has not changed; or
 - 58 3. The replacement of a destroyed or partially destroyed improvement, provided that the replacement
59 improvement does not create a need for new and additional Parks and Recreation Infrastructure
60 over and above the infrastructure needed by the original improvement prior to the destruction or
61 partial destruction thereof.
- 62 D. Zone Improvement Plan: The Council hereby finds that, prior to the adoption of this *PRIF Ordinance*,
63 the Plan Commission undertook a comprehensive and detailed park and recreational impact analysis
64 and consulted with a qualified engineer, and the resulting study and data base were used in the
65 preparation of the *Zone Improvement Plan* as required by *IC 36-7-4-1318(d)*. The Council has
66 heretofore adopted the *Zone Improvement Plan* and finds in this regard that the *Zone Improvement*
67 *Plan* does contain the following elements:
- 68 1. Reasonable estimates relating to the nature and location of development that is expected within
69 the Impact Zone during the planning period, which, for the purposes of this *PRIF Ordinance* is
70 defined to be a period of ten (10) years commencing with the date of adoption hereof.
 - 71 2. A reasonable determination of the community level of service for the Impact Zone.
 - 72 3. A reasonable determination of the current level of service provided within the Impact Zone.
 - 73 4. A reasonable estimate of the nature, location, sequencing, and timing of the park and recreational
74 improvements and costs necessary to provide the community level of service for the developments
75 contemplated in *Section 1.30(D)(1)* hereof.
 - 76 5. A reasonable estimate of the share of the park and recreational costs identified in *Section 1.30(D)(4)*
77 hereof that will be used to:
 - 78 a. Raise the current level of service for existing development or provide service to existing
79 development; or
 - 80 b. Provide service to new development.
 - 81 6. A reasonable estimate of revenues that:
 - 82 a. Are from sources other than impact fees; and,
 - 83 b. Will be used to finance the costs identified in *Section 1.30(D)(5)(a)* above.
 - 84 7. A description of the nature and location of existing infrastructure in the Impact Zone.
 - 85 8. A general description of the sources and amounts of money used to pay for infrastructure during the
86 previous five years.
 - 87 9. A reasonable estimate of the share of the park and recreational costs identified in *Section 1.30(D)(4)*
88 hereof that will be used to pay the directly related expenses incurred in preparing or updating the
89 Zone Improvement Plan, as limited by *IC 36-7-4-1330*.
- 90 In addition, the Council has specifically adopted the *Zone Improvement Plan* as an official part of the
91 *Comprehensive Plan* pursuant to *IC 36-7-4-500 et seq.*

92 E. Establishment of Impact Fee: Based upon the Park and Recreation Master Plan and the *Zone*
93 *Improvement Plan* previously referred to and which are hereby incorporated by reference into this *PRIF*
94 *Ordinance*, the Council determines that the impact costs, minus the sum of nonlocal revenues and
95 impact deductions (as defined in *IC 36-7-4-1321*), do not exceed the amount of ~~\$4,882~~\$8,275 per
96 equivalent dwelling unit, and that, therefore, the impact fee to be imposed on every development
97 subject to this *PRIF Ordinance* shall equal the product of:

98 1. ~~\$4,882~~\$5,425, during months 1-12 of the effectiveness of this *PRIF Ordinance*; \$6,029, during
99 months 13-24 of the effectiveness of this *PRIF Ordinance*; \$6,700, during months 25-36 of the
100 effectiveness of this *PRIF Ordinance*; \$7,446, during months 37-48 of the effectiveness of this
101 *PRIF Ordinance*; or \$8,275, after month 48; times

102 ~~1.2.~~ the number of equivalent dwelling units to be constructed pursuant to the improvement location
103 permit obtained by the developer (or individual).

104 The Council does hereby make as a part of the record of these proceedings, all of the data collected, the
105 calculations made, and the conclusions reached by the Plan Commission in the process of developing
106 the *Zone Improvement Plan*, and specifically instructs the Director of Community Services to make
107 such data and other information inclusively available to anyone for review during regular business
108 hours. In the event that any parcel of real estate considered in the creation of the *Zone Improvement*
109 *Plan* undergoes a change in use, redevelopment, or a modification which requires an improvement
110 location permit, and creates a need for new infrastructure, an impact fee will be assessed only for the
111 increase in the burden on infrastructure.

112 F. Credit in Lieu of Payment; Exemptions:

113 1. Pursuant to *IC 36-7-4-1335*, any developer (or individual) obligated to pay a fee pursuant to the
114 terms of this *PRIF Ordinance* may be granted the option of financing, constructing and dedicating
115 Parks and Recreation Infrastructure instead of making all or part of any impact fee payment
116 which may be due, so long as such financing, construction and dedication are accomplished
117 either:

- 118 a. Pursuant to the *Zone Improvement Plan* and with the consent and acceptance of the Carmel-
119 Clay Board of Parks and Recreation, or
- 120 b. With respect to components of infrastructure or other improvements that are not included in
121 the *Zone Improvement Plan*, after consultation with the Director of Carmel-Clay Parks and
122 Recreation, with the initial approval by the Council, where, if desired, the Council can set a
123 percentage limit, with deviation limits, of how much credit is allocated for site improvements,
124 and with final consent and acceptance of the Board of Public Works and Safety.

125 2. The developer (or individual) providing the infrastructure or improvement, shall be allowed a
126 credit in an amount equal to the sum of:

- 127 a. The actual cost of constructing or providing the infrastructure or improvements, plus
- 128 b. The fair market value of the land, real property interests, and site improvements provided.

129 3. The amount of the credit shall be determined by agreement (the "Credit Agreement") between the
130 person constructing or providing the infrastructure or improvement and either:

- 131 a. The Carmel-Clay Board of Parks and Recreation; or
- 132 b. The Board of Public Works and Safety, depending upon which entity is best suited to accept
133 the dedication of the infrastructure or improvement. The developer (or individual) shall make
134 a request for credit prior to the issuance of the improvement location permit. The Board of
135 Public Works and Safety shall not approve a proposed Credit Agreement if the credit allocation
136 for any site improvement(s) exceeds the percentage limit, including deviation limits, set by
137 Council, if applicable. In the event the credit is less than the amount of the impact fee due
138 pursuant to *Section 1.30(E): Establishment of Impact Fee* above, the remaining balance shall
139 be due in accordance with the provisions stated hereafter.

140 4. Credits against impact fees otherwise due shall be allowed pursuant to this section for all
141 infrastructure and improvements constructed or furnished in accordance with *IC 36-7-4-1313* and

142 IC 36-7-4-1335 since January 1, 1989. In addition, a developer (or individual) responsible for
143 installing infrastructure or improvements may designate in writing a method of allocating its
144 credits to future owners who may be successors in interest to the credits earned by the developer
145 (or individual) as part of the Credit Agreement provided for above.

- 146 5. Any developer (or individual) obligated to pay the fee established by this *PRIF Ordinance* whose
147 property was totally or partially destroyed by fire, storm or other casualty beyond his or her
148 control, shall be exempt from said fee if such developer (or individual) repairs or replaces the
149 destroyed structure without creating a burden on Parks and Recreation Infrastructure greater than
150 the burden imposed by the destroyed structure. In the event of such additional burden, the fee
151 shall be calculated based only on the increased burden created by the structure.
- 152 6. The Council reserves the right to conduct audits and request any information from any source
153 related to the credits approved under this section, the progress of the projects for infrastructure
154 and other improvements related thereto, and the fund (or funds) established under *IC 36-7-4-1329*
155 for purposes of receiving the fees collected to determine compliance with this section.

156 G. Impact Fee Due Upon Issuance of Improvement Location Permit: The impact fee imposed pursuant
157 to the terms of this *PRIF Ordinance* shall be due and payable upon the issuance of an improvement
158 location permit. The entire fee which is calculated pursuant to the terms of this *PRIF Ordinance* shall
159 be due at said time, except that an installment plan may be requested by the applicant in accordance
160 with the terms set forth in *IC 36-7-4-1324 (a), (b), (c), and (d)*. The Impact Fee Review Board shall
161 establish specific rules consistent with said code provisions for installment payments. The interest
162 rate on any installment plan or deferred payment shall be the pre-judgment rate of interest set forth in
163 the Indiana Code as from time to time amended. If a developer (or individual) requests, the amount of
164 the impact fee shall be assessed upon the voluntary submission of a development plan or upon the
165 issuance of the improvement location permit, whichever is earlier. For purposes of this section,
166 “assessment” means the act of calculating the amount of the impact fee which shall be due at said
167 time. The Director of Community Services shall make such assessment within thirty (30) days of the
168 date of such voluntary request or at the issuance of the improvement location permit with or without a
169 request.

170 H. Lien Rights Established: Pursuant to *IC 36-7-4-1325*, the City of Carmel acquires a lien against the real
171 estate which is the subject of the impact fee. Upon adoption, this *PRIF Ordinance* shall be recorded,
172 and, thereafter, it shall constitute constructive notice of the lien rights of the City. The City may, in its
173 discretion, file a specific instrument setting forth its lien rights with respect to a parcel of real estate
174 which is the subject of an installment payment plan for an impact fee, and such instrument shall
175 constitute actual notice in addition to the constructive actual notice in addition to the constructive notice
176 provided for by the recording of this *PRIF Ordinance*.

177 I. Form of Receipt: The Director of Community Services shall issue a receipt for any and all impact fees
178 collected, and the form of such receipt shall be as follows:

179 *Received of [fee payer], this [date] day of [month, year], the sum of \$ [amount] in [full/partial]*
180 *satisfaction of impact fees due pursuant to the City of Carmel Unified Development Ordinance, Section*
181 *1.30, relating to improvements to be constructed on the real estate described on Exhibit A, attached*
182 *hereto, made part hereof, and subject to lien rights in favor of the City of Carmel in the event of partial*
183 *payment with payments remaining due. The remaining balance due (if any) is in the following amount:*
184 *\$___. This impact fee is dedicated to the creation of the following infrastructure elements in accordance*
185 *with the Zone Improvement Plan:*

186 _____

187 DEPARTMENT OF COMMUNITY SERVICES

188 City of Carmel

189 J. Establishment of Impact Fee Review Board; Hearing of Appeals: There is hereby established the
190 Carmel Impact Fee Review Board. The Impact Fee Review Board shall consist of three (3) citizen
191 members, appointed by the Mayor of the City to serve for terms of four (4) years; however, for the
192 purpose of providing for staggered terms of office, the initial members of the Impact Fee Review
193 Board shall be appointed for respective terms of two (2) years, three (3) years, and four (4) years. The
194 members of the Impact Fee Review Board shall not be members of the Plan Commission and shall
195 meet the qualifications prescribed by *IC 36-7-4-1338(b)*, that is, one (1) licensed real estate broker,
196 one licensed (1) engineer, and one (1) certified public accountant. Whenever a member of the Impact
197 Fee Review Board is unable to participate in any matter before the board because of a conflict of
198 interest, the Mayor shall appoint a temporary replacement member, meeting the qualifications of the
199 member being replaced, to serve on the board for the purpose of hearing that matter only. The Impact
200 Fee Review Board shall be governed by *IC 36-7-4-1338(c)* and all other applicable provisions of the
201 Impact Fee Statute. Any developer (or individual) who believes itself to be aggrieved by the
202 calculation of an impact fee may appeal from such calculation to the Impact Fee Review Board and
203 the Impact Fee Review Board shall conduct a hearing with regard thereto. At such hearing, the
204 developer (or individual) shall bear the burden of going forward with the evidence and shall present
205 evidence addressing either of the following propositions:

- 206 1. A fact assumption used in determining the amount of the impact fee is incorrect; or
- 207 2. The amount of the impact fee is greater than the amount allowed under *IC 36-7-4-1320, IC*
208 *36-7-4-1321, and IC 36-7-4-1322.*

209 Upon conclusion of the presentation of evidence, the Impact Fee Review Board shall make a
210 determination within thirty (30) days, upon the facts presented and may make such adjustments in the
211 impact fee as it deems are appropriate under the circumstances, if any. An appeal under *Section 1.30(J):*
212 *Establishment of Review Board; Hearing of Appeals* shall be filed not later than thirty (30) days after
213 the issuance of the improvement location permit. The appeal shall be initiated with the filing of a
214 Petition for Review with the Director of Community Services, together with a filing fee in the amount
215 of \$100. The filing fee shall be refunded in full:

- 216 1. If the Petition of Review is granted and the impact fee is eliminated, reduced or adjusted by the
217 Review Board, by independent action of the Director of Community Services, or by a court
218 having jurisdiction, and
- 219 2. If the reviewing body determines that the amount of the fee, reductions, or credits were arbitrary
220 or capricious.

221 The Petition for Review shall be in a form calculated to inform the Impact Fee Review Board of the
222 nature of the complaint, the parties to the action, and the relief requested. In addition, the petition
223 shall describe the new development on which the impact fee has been assessed, all facts related to the
224 assessment of the impact fee, and the reasons the petitioner believes that the amount of the impact fee
225 assessed is erroneous or is greater than the amount allowed by the fee limitations set forth in the
226 Impact Fee Statute. The Director of Community Services shall not deny the issuance of improvement
227 location permit on the basis that the impact fee has not been paid, or condition issuance of the permit
228 on the payment of the impact fee.

229 K. Establishment of Impact Fee Fund: There is hereby established an Impact Fee Fund as a non-reverting
230 fund, as may be designated by the Council, within the City to receive any and all sums collected
231 pursuant to this *PRIF Ordinance* and any other Impact Fee Ordinance that may hereafter be adopted,
232 to be utilized in connection with the purposes set forth in *Section 1.30(L): Use of Impact Fees*
233 *Collected* below. The Impact Fee Fund shall have separate line items for each project, separating the
234 sums that are received and collected by each specific project, pursuant to this *PRIF Ordinance*. In the
235 event, and only in the event, that an additional Impact Zone for Parks and Recreation Infrastructure is
236 created hereafter, a separate account shall be maintained for each separate Impact Zone established
237 within the City. Interest earned on any such account shall be deposited and maintained within the

238 separate account. The Fiscal Officer shall manage the Impact Fee Fund according to the provisions of
239 the Impact Fee Statute and maintain records of the status of any such account. Pursuant to *IC*
240 *36-7-4-1329*, the Fiscal Officer shall make an annual report to the Plan Commission and the Carmel-
241 Clay Board of Parks and Recreation of said accounts which shall be available to the public in general
242 and developer (or individual), upon request, in particular. The right to any refund of an impact fee
243 shall be determined strictly in accordance with *IC 36-7-4-1332*, and the Fiscal Officer is designated,
244 pursuant to *IC 36-7-4-1332(e)*, as the official responsible for acting upon any refund applications that
245 may be filed by the developer (or individual). In order to facilitate the payment of any refunds when
246 they may be due, the Fiscal Officer is directed to identify the purpose of any impact fee paid in order
247 that a refund, if any, may be paid from the account into which the fee was originally deposited.

- 248 L. Use of Impact Fees Collected: Any and all fees collected pursuant to the provisions of this *PRIF*
249 *Ordinance* may be utilized, subject to Council approval, only for the following purposes:
- 250 1. Providing funds to be utilized by the Carmel-Clay Board of Parks and Recreation, after
251 consultation with the Executive Director of Carmel Redevelopment Commission, for the purpose
252 of paying the capital costs of Parks and Recreation Infrastructure that is necessary to serve the
253 new development within the City that is identified in the *Zone Improvement Plan*;
 - 254 2. An amount not to exceed five percent (5%) of the annual collections of the fees, to be utilized by
255 the Carmel- Clay Board of Parks and Recreation for expenses incurred by the Carmel-Clay Board
256 of Parks and Recreation and/or the City for the consulting services that are used with regard to the
257 establishment and maintenance of this impact fee program;
 - 258 3. To pay any refund that may be due under *IC 36-7-4-1332*;
 - 259 4. To pay the debt service cost on an obligation issued to provide Parks and Recreation
260 Infrastructure described in *Section 1.30(L)(1)* in accordance with *IC 36-10-3-27* or other
261 applicable law.
 - 262 5. Providing funds to be utilized by the Carmel Redevelopment Commission, after consultation with
263 the Director of Carmel-Clay Parks and Recreation, for the purpose of paying the capital costs of
264 Urban Parks and Recreation Infrastructure.

265 M. Conflicts with Impact Fee Statute: The Council specifically acknowledges the existence of the
266 Impact Fee Statute, which regulates the adoption of impact fee ordinances by municipal corporations
267 within the State of Indiana. It is the intent of the Council to comply with such legislation, and this
268 *PRIF Ordinance* shall be construed in all respects to be consistent with the Impact Fee Statute. The
269 substantive and procedural requirements of the Impact Fee Statute shall control in the event of
270 conflicts, which are unintended by the Council.

271 N. Amendments and Review: The impact fee provided for herein is based upon information that, in large
272 part, is subject to inflation and other economic and market forces over which the Council has no
273 control. The Council may, therefore, from time to time, cause a review to be made by the Director of
274 Community Services, or such consultants as may be required, to determine the continuing validity of
275 the Impact Fee, the Impact Zone, and the *Zone Improvement Plan*. The Council may consider and
276 adopt such amendments as are necessary to cause a substantive compliance with all constitutional and
277 statutory requirements. To the extent required by the facts and circumstances, this process shall
278 include the steps necessary to update the *Zone Improvement Plan* and the Comprehensive Plan.

279 O. Effective Date and Expiration Date: Pursuant to *IC 36-7-4-1340*, this *PRIF Ordinance* shall be
280 effective ~~June 1, 2020~~ January 1, 2025, which is not earlier than six (6) months following its adoption
281 in accordance with the Impact Fee Statute, replacing the *PRIF Ordinance* adopted on ~~November 3,~~
282 ~~2014~~ November 18, 2019, and wholly contained in *Section 1.30: Parks and Recreation Impact Fees*.
283 This *PRIF Ordinance* shall expire five (5) years following such effective date, and no impact fee may
284 be collected under this *PRIF Ordinance* after such expiration date. However, the Council may adopt a
285 replacement impact fee ordinance to take effect before, on or after such expiration date if the
286 replacement ordinance complies with the provisions of the Impact Fee Statute.

287

288 II. Amend the definition of “Plan, Zone Improvement” in Section 11.02 of the Unified
289 Development Ordinance to read:

290

291 Plan, Zone Improvement: The ~~2020-2025~~2025-2029 Zone Improvement Plan for Parks and Recreation
292 Infrastructure which was prepared by the Plan Commission in conjunction with the *Comprehensive Plan* and
293 approved by the Council on or before ~~December 1, 2019~~July 1, 2024.

294

295 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
296 _____ 2024, by a vote of _____ ayes and _____ nays.

297
298
299 **COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA**

300 _____
301
302 Anthony Green, President

Adam Aasen, Vice-President

303
304 _____
305 Jeff Worrell

Teresa Ayers

306
307 _____
308 Shannon Minnaar

Ryan Locke

309
310 _____
311 Matthew Snyder

Rich Taylor

312
313 _____
314 Anita Joshi

315
316 ATTEST:

317
318 _____
319 Jacob Quinn, Clerk

320 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of

321 _____, 2024, at _____ .M.

322
323
324
325 _____
326 Jacob Quinn, Clerk

327 Approved by me, Mayor of the City of Carmel, Indiana this ____ day of

328 _____, 2024, at _____ .M.

329
330
331
332 _____
333 Sue Finkam, Mayor

334 ATTEST:

335
336
337 _____
338 Jacob Quinn, Clerk

339 Prepared by:
340 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032
341

RESOLUTION CC-06-03-24-01

**A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF CARMEL, INDIANA,
APPROVING AN AMENDMENT TO THE CARMEL COMPREHENSIVE PLAN
REGARDING THE ZONE IMPROVEMENT PLAN**

Synopsis:

This resolution updates the Zone Improvement Plan, upon which the Parks & Recreation Impact Fee is based and incorporates it into the Carmel Clay Comprehensive Plan.

WHEREAS, pursuant to the Advisory Planning Law of the State of Indiana (contained in IC 36-7-4), each unit of local government that wishes to adopt land use and zoning ordinances must first approve by resolution a comprehensive plan for the geographic area over which it has jurisdiction; and

WHEREAS, the Carmel Comprehensive Plan was certified and recommended by the Carmel Plan Commission on March 15, 2022, duly amended and approved by resolution (as amended) of the Common Council of the City of Carmel on October 3, 2022, with additional amendments certified by the Carmel Plan Commission and confirmed by the Common Council on December 5, 2022, with December 5, 2022, becoming the effective date of the Comprehensive Plan, and therefore it is the official Comprehensive Plan of the City of Carmel, Indiana; and

WHEREAS, the Mayor of the City of Carmel appointed the Impact Fee Advisory Committee to serve in an advisory capacity to assist and advise the City with regard to the adoption of an impact fee ordinance under Indiana Code Section 36-7-4-1311; and

WHEREAS, the Impact Fee Advisory Committee met and the Carmel Plan Commission voted to recommend to the Common Council a revised and updated Zone Improvement Plan and Park Impact Fee Ordinance resulting in an amendment to the Comprehensive Plan; and

WHEREAS, the Carmel Plan Commission has duly certified, and recommended to the Common Council, an amendment to the community’s Comprehensive Plan regarding a revised and updated Zone Improvement Plan;

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

Section I: Pursuant to IC 36-7-4-509, the Common Council hereby adopts this Resolution to approve the following amendment to the comprehensive plan as well as the Zone Improvement Plan, as attached hereto as Exhibit A, on which the Park Impact Fee is based.

Policy Goal 1.1: Manage Community Form

Objective 1.1.5: Continue to improve and expand the city park and trail system as identified by the 2020-2024 Comprehensive Parks and Recreation Master Plan and ~~2020-2025~~2025-2029 Zone Improvement Plan, as updated from time to time.

Section II: After its adoption, this Resolution shall be filed in the office of the City Clerk of the City of Carmel, who shall also forward one (1) copy of this Resolution to the secretary of the Carmel Plan Commission and one (1)

51 copy to the office of the Hamilton County Recorder, all in accordance with
52 IC 36-7-4-509 and other applicable laws.

53 Section III: This Resolution shall be in full force and effect from the date of passage,
54 and its publication as provided by law.

55

56 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day
57 of _____ 2024, by a vote of _____ ayes and _____ nays.
58
59

60 **COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA**

61 _____
62
63 Anthony Green, President

Adam Aasen, Vice-President

64
65 _____
66 Jeff Worrell

Teresa Ayers

67
68 _____
69 Shannon Minnaar

Ryan Locke

70
71 _____
72 Matthew Snyder

Rich Taylor

73
74 _____
75 Anita Joshi

76
77 **ATTEST:**

78
79 _____
80 Jacob Quinn, Clerk

81 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
82 _____, 2024, at _____ .M.
83
84

85
86
87 _____
88 Jacob Quinn, Clerk

89 Approved by me, Mayor of the City of Carmel, Indiana this ____ day of
90 _____, 2024, at _____ .M.
91
92

93
94
95 _____
96 Sue Finkam, Mayor

97 **ATTEST:**

98
99 _____
100 Jacob Quinn, Clerk

101
102 Prepared by:
103 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032
104
105
106



MUNICIPAL ADVISORS

Baker Tilly Municipal Advisors, LLC
8365 Keystone Crossing, Ste 300
Indianapolis, IN 46240
United States of America

T: +1 (317) 465 1500
F: +1 (317) 465 1550
bakertilly.com

May 1, 2024

Members of the Carmel City Council
One Civic Square
Carmel, IN 46032

Re: Carmel Clay Parks and Recreation 2024-2029 Zone Improvement Plan

In connection with the calculation of the recreation impact fee for the purpose of financing capital improvements to the recreation infrastructure of the City of Carmel (the "City") and the Carmel Clay Park & Recreation System, we have, at the request of the Carmel/Clay Board of Parks and Recreation (the "Park Board"), compiled this special purpose report (the "Report") including the following schedules and appendices:

<u>Page(s)</u>	
1-5	Introduction and General Comments
6	Summary of 2024 Impact Fee Calculation and Community Level of Service
7	2024 Impact Fee Phase-In Schedule
8	Historical Population and Housing Unit Growth 2015-2024 and Estimated Population and Housing Unit Growth 2025-2034
9	Current Level of Service Calculation
10	Estimated 2025-2034 Infrastructure Costs to be Funded by Impact Fees
11	Estimated 2025-2034 Infrastructure Development and Cost – West Park
12	Estimated 2025-2034 Infrastructure Development and Cost – Bear Creek (Northwest) Park
13	Estimated 2025-2034 Infrastructure Development and Cost – White River Corridor
14	Estimated 2025-2034 Infrastructure Development and Cost – Central Core
15	Estimated 2025-2034 Infrastructure Development and Cost – Chinese Garden
16	Estimated 2025-2034 Infrastructure Development and Cost – Japanese Garden
17	Estimated 2025-2034 Infrastructure Development and Cost – Thomas Marcuccilli Nature Park
18	Estimated Annual 2024 Impact Fee Revenues
19	Estimated New Population Share of Principal Payments on Outstanding and Proposed Bonds
20	Estimated New Population Share of Capital Budget
21	Estimated Annual 2025-2034 Impact Fee Revenues and Expenditures
22	Historical Recreation Capital Improvements Expenditures Not Funded Through Recreation Impact Fees, Donations or Debt
23	Historical Impact Fee Receipts and Expenditures
<u>Appendix A</u>	Maps of Impact Zone
<u>Appendix B</u>	Indianapolis Metro Area Impact Fee Amounts

Members of the Carmel City Council
Re: Park and Recreation Impact Fee
May 1, 2024
Page Two

These schedules are intended for use by City officials, the City of Carmel Department of Community Services ("DOCS"), the Park Board, its Department ("CCPR") and their respective advisors, for use in connection with an update of the recreation impact fee for the Carmel Clay Park and Recreation System within the City of Carmel, Indiana. The use of these schedules should be restricted to this purpose.

The schedules and underlying assumptions are based upon information provided to us by the City DOCS, CCPR, and by their respective advisors. In the preparation of the schedules contained in this Report, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data. Consequently, we express no opinion nor provide any other form of assurance thereon nor do we have a responsibility to prepare subsequent reports.

Very Truly Yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

A handwritten signature in black ink, appearing to read "Matt Eckerle", written in a cursive style.

Matt Eckerle, Principal

2025-2029 ZONE IMPROVEMENT PLAN
CITY OF CARMEL, INDIANA
FOR
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS

The City of Carmel, Indiana adopted a recreation impact fee (the “2019 Impact Fee”) with Ordinance PRIF Z-644-19 (the “2019 PRIF Ordinance”), based on the 2020-2025 Zone Improvement Plan (the “2020-2025 ZIP”) and pursuant to IC 36-7-4-1300 through IC 36-7-4-1342 (the “Enabling Legislation”). The 2019 PRIF Ordinance established the 2019 Impact Fee at an amount of \$4,882 per housing unit, effective November 18, 2019. The 2019 Impact Fee is collected at the time of the City’s issuance of a building permit.

The 2019 PRIF Ordinance, per the Enabling Legislation, expires five years after its effective date and gives to the Common Council of the City (the “Council”) the power to consider economic and market forces over which it has no control, to cause a review of the validity of the impact fee, the impact zone and the zone improvement plan. Based on such a review, the Council has the power to adopt such amendments as are necessary to cause a substantive compliance with all constitutional and statutory requirements. Accordingly, the City is interested in updating the 2019 PRIF Ordinance as allowed by the Enabling Legislation.

This report serves as a Zone Improvement Plan (herein referred to as the “ZIP” and in the adopting Ordinance as the “2025-2029 Zone Improvement Plan”), in compliance with the Enabling Legislation. As such, it provides a foundation for imposing impact fees on future development to offset additional costs for park system expansion and improvements.

Impact Fees

Impact fees, as described by this ZIP, will shift the cost of new and expanded park facilities from the community at large to the new development that is generating the need for those new and expanded facilities. Impact fees, however, cannot be used to finance improvements to overcome existing deficiencies in park facilities, nor can they be used to fund maintenance or operations.

Impact Zone

For the purposes of this ZIP, the Impact Zone is defined as the corporate limits of the City of Carmel. Maps of the Impact Zone are attached as **Appendix A**.

ZIP Approval Process

The following is the approval process through which the prior zone improvement plans and through which this ZIP proceeded to become official documents of the Carmel Community (the “Community”):

- *Review by the City’s Impact Fee Advisory Committee, which is composed of members of the Carmel Plan Commission (see IC 36-7-4-1312, “the IFAC”);*
- *Public hearing and recommendation by the Carmel Plan Commission, the “CPC”; and*
- *Approval by the Common Council of the City of Carmel, the “Council” (see IC 36-7-4-1311).*

Approval by the Council is the final step by which to establish this ZIP as a part of the City’s Comprehensive Plan and provides the basis for increasing the impact fee. Once approved by the Council and once the time frame has run for the 2024 ordinance by which the impact fee is increased and the ordinance is in effect, this ZIP will be considered to have replaced the 2020-2025 ZIP adopted in 2019.

2025-2029 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

Carmel/Clay Board of Parks and Recreation and its Department (“CCPR”)

In 1991, the City and Clay Township (the “Township”) created the Carmel/Clay Board of Parks and Recreation (the “Park Board”) by virtue of an agreement entitled “Park Joinder Under Interlocal Cooperation Act” and in 2002, continued and reformed the Park Board through an agreement entitled “Interlocal Cooperation Agreement between the City of Camel, Indiana and Clay Township of Hamilton County, Indiana (the “2002 Interlocal Agreement”), as has been and will continue to be, amended from time to time.

The Park Board is comprised of 9 appointed members based on their interest in and knowledge of parks and recreation. The City’s Mayor and the Township’s Trustee each appoint four members to staggered, four-year terms. The Carmel Clay School Board self-appoints one of its members to a one-year term. Current Park Board members and their appointing authority are listed below:

Judith F. Hagan, President
Jenn Kristunas, Vice President
Lin Zheng, Treasurer
Linus Rude, Secretary
Jonathan Blake
Katie Browning
James D. Garretson
Joshua A. Kirsh
Mark Westermeier

The Park Board is empowered to grow, administer and manage the Carmel Clay Park and Recreation System through the Carmel/Clay Park and Recreation Department (“CCPR”), all as set forth in the 2002 Interlocal Agreement.

CCPR has a legacy of providing high-quality parks and services to the Community. It manages and maintains more than 534 park acres and numerous recreation facilities, including the Monon Community Center and The Waterpark. In addition, CCPR partners with Carmel Clay Schools to manage Extended School Enrichment (ESE), a before and after-school care program for K-6 students located at all 11 Carmel elementary schools. The Summer Camp Series is a component of ESE that offers 12 different summer camps accommodating children ages 5-15.

CCPR has consistently been recognized as one of the best parks and recreation agencies in the United States winning the National Gold Medal Award for Excellence in Park and Recreation Management in 2014 and 2020. It is one of only 205 park and recreation systems in the United States currently accredited through the Commission for Accreditation of Park and Recreation Agencies, demonstrating compliance with national best practices. CCPR’s summer camps are also nationally accredited by the American Camp Association. Other recent National Recreation and Park Association national awards include: 2018 National Distinguished Professional Award, 2016 Excellence in Inclusion Award and the 2015 Barb King National Environmental Stewardship Award. CCPR has a highly qualified staff and is dedicated to continuing education for its employees, as demonstrated by the number of certified professionals: 2 Certified Park & Recreation Executives, 5 Certified Park and Recreation Professionals, 4 Aquatic Facility Operators, 3 Certified Playground Safety Inspectors, 1 SHRM Senior Certified Professional, 2 SHRM Certified Professionals, and 1 Child and Youth Care Associate.

As an accredited agency, CCPR serves the recreation, fitness, and nature needs of the Community, manages and develops existing spaces and resources, and creates a sustainable future for parks and recreation programs through a financially viable and environmentally conscious parks system. It has caused the preparation of an updated 2024-2029 Parks and Recreation Master Plan (the “PRMP”) and its components which includes this ZIP that evaluates the condition of existing park infrastructure and forecasts the capital budget necessary to replace facilities. While this ZIP is intended to be a standalone plan, it is supported by the information contained in the PRMP, which are incorporated herein by this reference.

2025-2029 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

The Council and the Township Board determine and provide revenue for the general fund operation of CCPR. Except as specifically provided herein, the Funding of CCPR and the description of the Carmel Clay Park and Recreation system is substantially similar to those descriptions provided in the 2020-2025 ZIP which is incorporated herein by this reference.

Summary of Impact Fee Calculation and Community Level of Service – Page 6

The 2024 Impact Fee calculation is based on the infrastructure information and infrastructure level of service standards compiled by the City, CCPR and their advisors, and was calculated based on an analysis of estimated recreation infrastructure needs over a 10-year planning horizon (2025-2034).

The schedule on page 6 illustrates the calculation of the proposed maximum 2024 Impact Fee at \$8,276 per housing unit. The costs to be funded through the 2024 Impact Fee are based on the estimated 2024 cost of infrastructure improvements to meet the calculated Community Level of Service, the quantitative measure of the service provided by the infrastructure determined to be appropriate.

The Impact Fee is not expected to be the sole source of revenue for parks and recreation improvements for the next 10 years. Credits and deductions reflect the estimated non-local revenue contribution to recreation capital projects, the contribution of new residents to principal payments on outstanding and proposed bonds, and the contribution of new residents to CCPR's annual capital projects budget through traditional means.

2024 Impact Fee Phase-In Schedule – Page 7

The CCPR has determined it will not charge the proposed maximum Impact Fee of \$8,276 as calculated on page 6. Instead, the CCPR is proposing a phased increase of the 2024 Impact Fee over the five-year effective period.

The schedule on page 7 illustrates the proposed phase-in schedule beginning with the 2020 Impact Fee amount of \$4,882 that is currently in effect. The annual adjustments are assumed to be effective on January 1, 2025 based on an assumed Council approval in June 2024:

January 1, 2025 to December 31, 2025	\$5,425
January 1, 2026 to December 31, 2026	\$6,029
January 1, 2027 to December 31, 2027	\$6,700
January 1, 2028 to December 31, 2028	\$7,446
January 1, 2029 to December 31, 2029	\$8,275

Historical Population Housing Unit Growth 2015-2024 and Estimated Population and Housing Unit Growth 2025-2034 – Page 8

The schedule on page 8 illustrates the City's historical population and housing units for the time period of 2015-2024, and the estimated population and housing units for 2025-2034. The population and housing unit information and estimates are per DOCS.

2025-2029 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

Current Level of Service “Current LOS” Calculation– Page 9

The Current Level of Service (“Current LOS”) is the quantitative measure of service provided by existing infrastructure to support existing development. The City, the Township, the Park Board and CCPR continue to responsibly and appropriately invest in the Carmel Park and Recreation System, conservatively valued today at \$407,401,619. The 2004 \$55 Million Lease-Rental Bond (the “Central Park Bond”) developed a large section of the 161 acre Central Park and its signature facility, the Monon Community Center. The Central Park Bond was refinanced in 2015 as the Carmel Clay Parks Building Corporation Lease Rental Refunding Bonds, Series 2015 A and Series 2015 B (collectively, the “2015 Bonds”) to save taxpayer dollars. The Township’s receipt of the Local Income Tax attributable to the property tax levy associated with 2015 Bonds returns more than \$2,000,000 per year and is required to be used on Park Capital Projects, though the 2015 Bonds will fully mature January 15, 2025. This commitment to identify, acquire and develop available parkland, maintain park infrastructure, seek input from current residents and strive to address in part with regularly updated impact fees, the park and recreational demands that new residents place on the Carmel Clay Park and Recreation System, is unwavering.

The schedule on page 9 illustrates the Current LOS calculation of \$9,401 per existing housing unit based on the sum of the estimated Land Value and estimated Improvement Value divided by the number of current housing units. The quality and condition of the Carmel Clay Park and Recreation System reflects the significant investment and high level of importance that the City, the Township, the Park Board and CCPR place on the quality of life.

Estimated 2025-2034 Infrastructure Costs to be Funded by Impact Fees – Page 10

This schedule on page 10 summarizes the estimated current infrastructure costs for the West Park, Bear Creek (Northwest) Park, the White River Corridor, the Central Core, the Chinese Garden, the Japanese Garden, and Thomas Marcuccilli Nature Park development areas by calculating the estimated cost of each amenity, including a 20% allowance for construction and design contingencies. The calculation considers infrastructure needs and demands from the estimated housing development and population growth, as illustrated in the PRMP. The total future estimated infrastructure costs are \$75,606,223. The estimated current infrastructure costs are per the PRMP.

Estimated 2025-2034 Infrastructure Development and Costs – Pages 11 – 17

These schedules on pages 11, 12 and 13 illustrate the estimated costs for the development of infrastructure in the each of the West Park, Bear Creek (Northwest) Park, the White River Corridor, the Central Core, the Chinese Garden, the Japanese Garden, and Thomas Marcuccilli Nature Park development areas. Cost estimates are per the PRMP.

Estimated Annual 2024 Impact Fee Revenues – Page 18

The schedule on page 18 shows the estimated annual revenues for the 2024 Impact Fee. The estimated revenues are calculated by multiplying the estimated housing units for each year by the 2024 Impact Fee per housing unit for each given year as outlined on Page 7. It is assumed that the base implementation calendar year for the 2024 Impact Fee will be 2025.

Estimated New Population Share of Principal Payments on Outstanding and Proposed Bonds – Page 19

The schedule on page 15 shows the calculation of the estimated share of the principal payments on the outstanding Clay Township General Obligation Bonds, Series 2019A through 2019L (the “2019 Bonds”), and the Clay Township General Obligation Bonds, Series 2022 (the “2022 Bonds”), and the principal that will be funded by new residents. The 2015 Bonds will fully mature on January 15, 2025.

2025-2029 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

Estimated New Population Share of Principal Payments on Outstanding and Proposed Bonds – Page 19 (Cont'd)

The 2019 Bonds are payable from ad valorem property taxes levied on all property located within Clay Township. During the 10-year planning horizon, the 2019 Bonds have \$19,330,000 of outstanding principal that will be paid down. The 2022 are payable from ad valorem property taxes levied on all property located within Clay Township. During the 10-year planning horizon, the 2022 Bonds have \$2,915,000 of outstanding principal that will be paid down.

It is assumed that new residents will pay a share proportional to their makeup of the total population of the City. Based on these assumptions, it is assumed that new residents will contribute \$1,525,840 to the principal payments on the 2019 Bonds and the 2022 Bonds made during the planning horizon of the ZIP. The ZIP makes no assumptions of future new money or refunding debt issuances by Clay Township or the City.

Estimated New Population Share of Capital Budget – Page 20

The schedule on page 16 shows the calculation of the estimated share of the Park Board's annual capital budget that will be funded by new residents. The annual Park Board capital budget is funded from sources including (but not limited to) Local Income Tax Certified Shares.

It is assumed that the historical average annual capital budget amount of \$2,864,000 will be held constant into the future, and new residents will pay a share proportional to their makeup of the total population of the City. Based on these assumptions, it is assumed that new residents will contribute 12.44% of the total capital projects budget in 2034, or \$2,156,010 over the entire 10-year planning horizon.

Estimated Annual 2024 Impact Fee Revenues and Expenditures – Page 21

The estimated annual revenues from the 2024 Impact Fee, the estimated new population's contribution to bond principal and the estimated new population's contribution to the capital budget are compared to the estimated expenditures of these revenues over the 10-year planning horizon in this schedule. The estimates are based on the accumulation of revenues and the estimated need for new infrastructure as dictated by population growth and the Community Level of Service standards. Due to the proposed phase-in of the 2024 Impact Fee, this schedule shows that the impact fee fund balance would not be able to fund all the needed infrastructure over the 10-year horizon. CCPR, together with the City and Clay Township, will continue to evaluate non-impact fee funding options for capital needs.

Historical Recreation Infrastructure Improvements Expenditures Not Funded Through Recreation Impact Fees, Donations or Debt – Page 22

The schedule on page 22 shows the historical capital expenditures for recreation from 2019 through 2023.

Historical Impact Fee Receipts and Expenditures – Page 23

The schedule on page 23 shows the receipts and expenditures for the recreation impact fees from calendar year 2014 through 2023. The Impact Fee revenues may be spent only on items identified in the capital improvements plan provided in the ZIP. Specific projects and infrastructure that Impact Fee revenues may be spent on are illustrated on pages 11-17. The Impact Fee fund balance as of December 30, 2023 is \$4,262,667.44 per CCPR. Impact fee credits granted to developers are not accounted for in this schedule.

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

**SUMMARY OF 2024 IMPACT FEE CALCULATION AND
COMMUNITY LEVEL OF SERVICE**

Cost of meeting 2024 Park Infrastructure needs	\$75,606,223 (a)
Less: Estimated non-local revenues	(4,600,000) (b)
Less: New resident contribution to bond principal payments	(1,525,840) (c)
Less: New resident capital budget contribution	<u>(2,156,010) (d)</u>
Capital costs to be funded by 2024 Impact Fees	67,324,373
Plus: Estimated expenses incurred for consulting services	<u>40,000 (e)</u>
Sum of Capital Costs and Consulting Expenses	67,364,373
Divided by estimated new housing units	<u>8,140 (f)</u>
Maximum 2024 Impact Fee per housing unit	<u><u>\$8,276</u></u>

- (a) See page 10.
- (b) On November 18, 2021 the Park Board was donated 63.24 acres of land by Falcon Nest II LLC valued at an estimated value of \$2,000,000; and on April 13, 2022 the Park Board was donated 1.98 acres of land by Sunrise Residential LLC valued at an estimated value of \$300,000. Assumes a similar value will be received by the Park Board over the 10-year planning horizon.
- (c) See page 19.
- (d) See page 20.
- (e) See IC 36-7-4-1330 (2).
- (f) See page 8.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

2024 IMPACT FEE PHASE-IN SCHEDULE (a)

January 1, 2025 to December 31, 2025	\$5,425
January 1, 2026 to December 31, 2026	\$6,029
January 1, 2027 to December 31, 2027	\$6,700
January 1, 2028 to December 31, 2028	\$7,446
January 1, 2029 to December 31, 2029	\$8,275

Maximum 2024 Impact Fee per housing unit \$8,276 (b)

- (a) CCPR is proposing a phase-in of the 2024 Impact Fee over the five year ZIP period. Assumes the 2024 Impact Fee is approved in June 2024, and that it will be effective January 1, 2025.
- (b) See page 6.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

HISTORICAL POPULATION AND HOUSING UNIT GROWTH 2015-2024

Year	Population (a)	Population Change (b)	Total Housing Units (c)	New Housing Units
2015	92,998		34,823	1,663
2016	96,114	3,116	35,378	432
2017	97,400	1,286	37,900	759
2018	99,143	1,743	38,256	767
2019	101,068	1,925	41,289	469
2020 (d)	99,898	(1,170)	39,927	592
2021	100,959	1,061	42,773	943
2022	101,964	1,005	41,456	1,033
2023	103,320	1,356	42,401	945
2024	105,243	1,923	43,336	935

ESTIMATED POPULATION AND HOUSING UNIT GROWTH 2025-2034 (e)

2025	107,079	1,836	44,271	935
2026	108,743	1,664	45,118	847
2027	110,327	1,584	45,965	847
2028	111,912	1,585	46,812	847
2029	113,400	1,488	47,650	838
2030	114,888	1,488	48,488	838
2031	116,376	1,488	49,326	838
2032	117,709	1,333	50,076	750
2033	119,041	1,332	50,826	750
2034	120,196	1,155	51,476	650

- (a) Per the U.S. Census Bureau. represents the July 1 Population estimate.
- (b) Per the U.S. Census Bureau ACS 1-year estimates.
- (c) Per DOCS issued permit data.
- (d) Per the U.S. Census Bureau 2020 Decennial Census. Due to the Decennial Census, 1-year estimates were not released in 2020.
- (e) Per DOCS. Assumes a 93.5% occupancy rate and 1.8 - 2.2 persons per household, decreasing over time.

dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

CURRENT LEVEL OF SERVICE CALCULATION ("Current LOS")

Value of Existing Infrastructure:	
Land (a)	\$123,248,619
Improvements (b)	284,153,000
Total	407,401,619
Divided by number of 2024 housing units (c)	43,336
Estimated Current LOS (d)	\$9,401

- (a) The current land inventory is 690.84 acres, per CCPR. Assumes the land valued at \$178,404 per acre, based on the average price per acre of vacant land sold since February 2022, per the DOCS.
- (b) Per the Carmel Clay Parks and Recreation Department.
- (c) See page 8.
- (d) Represents the Current LOS per unit of existing development.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED 2025-2034 INFRASTRUCTURE COSTS TO BE FUNDED BY IMPACT FEES

	Estimated 2024 Costs
West Park (a)	\$3,610,500
Bear Creek Park (Northwest) (b)	10,468,790
White River Corridor (c)	18,618,170
Central Core (d)	16,693,215
Chinese Garden (e)	1,805,324
Japanese Garden (f)	5,025,200
Thomas Marcuccilli Nature Park (g)	6,783,984
Sub-total	63,005,183
Estimated Construction Contingencies (h)	12,601,040
Total	\$75,606,223

- (a) See page 11.
- (b) See page 12.
- (c) See page 13.
- (d) See page 14.
- (e) See page 15.
- (f) See page 16.
- (g) See page 17.
- (h) Assumes a 20% allowance construction and design contingencies.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED 2025-2034 INFRASTRUCTURE DEVELOPMENT AND COST - WEST PARK (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (a)
Community Shelter with Restrooms	2,000	S.F.	\$400.00	\$800,000
Picnic Tables	6	Ea.	2,800.00	16,800
Neighborhood Park Standard Playground	1	Ea.	750,000.00	750,000
Drinking Fountain	1	Ea.	4,500.00	4,500
Benches	6	Ea.	2,150.00	12,900
Waste Receptacle	6	Ea.	2,000.00	12,000
Dog Waste Station	1	Ea.	1,000.00	1,000
Interior Park Road	25,000	S.F.	12.50	312,500
Parking Lot	56,000	S.F.	12.50	700,000
Signage	6	Ea.	3,300.00	19,800
Walk/Trail - Asphalt	35,000	S.F.	9.50	332,500
Walk/Trail - Stone	17,500	S.F.	7.00	122,500
Walk/Trail - Boardwalk	1,750	S.F.	100.00	175,000
Trail Signage	8	Ea.	3,300.00	26,400
Bicycle Racks	12	Ea.	800.00	9,600
Landscape - Prairie/Wetland	15	Acre	10,000.00	150,000
Landscape - Planting Bed	10,000	S.F.	12.50	125,000
Landscape - Trees	50	Ea.	800.00	40,000
Totals				<u><u>\$3,610,500</u></u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2034.

(b) Estimated in 2024 dollars.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED 2025-2034 INFRASTRUCTURE DEVELOPMENT AND COST - BEAR CREEK (NORTHWEST) PARK (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (a)
Subsurface Investigation	1	L.S.	\$36,000.00	\$36,000
Erosion Control	1	L.S.	119,000.00	119,000
Clear and Grub	1	L.S.	109,000.00	109,000
Selective Site Demo	1	L.S.	15,000.00	15,000
Grading and Earthwork	44,200	S.Y.	10.00	442,000
Fine Grading	100,500	S.Y.	0.50	50,250
Temporary Project Sign and Fencing	1	L.S.	45,000.00	45,000
Construction Layout	1	L.S.	60,000.00	60,000
Signage	1	L.S.	50,000.00	50,000
Gateway Entry Signage	3	Ea.	66,000.00	198,000
Concrete Pavement	45,700	S.F.	8.00	365,600
Concrete Steps	721	L.F.	400.00	288,400
Asphalt Pavement - Road	36,800	S.F.	7.50	276,000
Asphalt Pavement - Path	16,200	S.F.	4.00	64,800
Gravel Path	6,500	S.F.	31.00	201,500
Nature Play	1	L.S.	610,000.00	610,000
Outdoor Classrooms	1	L.S.	50,000.00	50,000
Overlook	1	L.S.	15,000.00	15,000
Stone Steps (per stone slab)	280	Ea.	3,100.00	868,000
Sports Courts	2	Ea.	40,000.00	80,000
Gaga Ball	1	Ea.	6,000.00	6,000
Adventure Tower	1	L.S.	410,000.00	410,000
Water Play	1	L.S.	750,000.00	750,000
Zip-Line	1	L.S.	85,000.00	85,000
Site Furnishings	1	L.S.	70,000.00	70,000
Sanitary Service	1	L.S.	55,000.00	55,000
Electrical Service	1	L.S.	80,000.00	80,000
Water Service	1	L.S.	63,000.00	63,000
Turf Sod	5,930	S.Y.	18.00	106,740
Trees	854	Ea.	750.00	640,500
Accent Planting	1	L.S.	90,000.00	90,000
Community Pavilion	1	L.S.	3,000,000.00	3,000,000
Secondary Structure w/ Restrooms or Storage (Type A)	1	Ea.	380,000.00	380,000
Secondary Structure w/ Restrooms or Storage (Type B)	1	Ea.	178,000.00	178,000
Open Air Structure (Picnic Shelter)	7	Ea.	75,000.00	525,000
Woodland Restoration	172,000	S.F.	0.50	86,000
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)				<u>10,468,790.00</u>
Total				<u><u>10,468,790.00</u></u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2034.

(b) Estimated in 2024 dollars.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED 2025-2034 INFRASTRUCTURE DEVELOPMENT AND COST - WHITE RIVER CORRIDOR (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (a)
Land	30	Acre	\$178,404.00	\$5,352,120
Master Plan	1	L.S.	225,000.00	225,000
Utility & Site Work	1	L.S.	100,000.00	100,000
Nature/River Ecology Center	17,500	S.F.	400.00	7,000,000
Trailhead Restrooms	1	L.S.	175,000.00	175,000
Utility Service	1	L.S.	37,500.00	37,500
Parking Lot - Asphalt	70,000	S.F.	12.50	875,000
Entrance Road - Asphalt	25,000	S.F.	12.50	312,500
Entrance Sign	2	Ea.	15,000.00	30,000
Walk/Trail - Asphalt	180,000	S.F.	9.50	1,710,000
Walk/Trail - Concrete	30,000	S.F.	12.00	360,000
Walk/Trail - Boardwalk	10,560	S.F.	100.00	1,056,000
Bridge	2	L.S.	500,000.00	1,000,000
Other Signage	3	Ea.	3,300.00	9,900
Metal Bollard	6	Ea.	1,600.00	9,600
Bench	15	Ea.	2,150.00	32,250
Bicycle Rack	16	Ea.	800.00	12,800
Bike Repair Station	2	Ea.	2,500.00	5,000
Waste Receptacle/Recycle Bin	10	Ea.	2,000.00	20,000
Dog Waste Station	4	Ea.	1,000.00	4,000
Drinking Fountain	2	Ea.	4,500.00	9,000
Canoe Launch	1	L.S.	50,000.00	50,000
Landscape - Prairie/Wetland	6	Acre	10,000.00	57,000
Forest Mitigation	3	Acre	58,500.00	175,500
Totals				<u>\$18,618,170</u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2034.

(b) Estimated in 2024 dollars.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED 2025-2034 INFRASTRUCTURE DEVELOPMENT AND COSTS - CENTRAL CORE (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (a)
Land	35	Acre	\$178,404.00	\$6,244,140
Master Plan	1	L.S.	225,000.00	225,000
Utility & Site Work	1	L.S.	500,000.00	500,000
Community Shelter/Restrooms/Storage Shelters	4,000	S.F.	400.00	1,600,000
	2,625	S.F.	325.00	853,125
Picnic Tables	14	Ea.	2,800.00	39,200
Grill	5	Ea.	1,600.00	8,000
Community Park Standard Playground	1	L.S.	1,500,000.00	1,500,000
Outdoor Fitness Equipment	1	L.S.	100,000.00	100,000
Drinking Fountain	4	Ea.	4,500.00	18,000
Benches	12	Ea.	2,150.00	25,800
Waste Receptacle/Recycle Bin	20	Ea.	2,000.00	40,000
Dog Waste Station	8	Ea.	1,000.00	8,000
Parking Lot - Asphalt	50,000	S.F.	12.50	625,000
Entrance Sign	2	Ea.	15,000.00	30,000
Signage	10	Ea.	3,300.00	33,000
Walk/Trail - Asphalt	90,000	S.F.	9.50	855,000
Walk/Trail - Concrete	18,000	S.F.	12.00	216,000
Walk/Trail - Pavers	36,000	S.F.	26.00	936,000
Walk/Trail - Boardwalk	6,000	S.F.	150.00	900,000
Bridge & Abutments	2	L.S.	601,900.00	1,203,800
Bicycle Racks	18	Ea.	800.00	14,400
Landscape - Lawn	5,000	S.Y.	3.50	17,500
Landscape - Prairie/Wetland	5	Acre	10,000.00	50,000
Landscape - Planting Bed	2,500	S.F.	12.50	31,250
Landscape - Trees	150	Ea.	800.00	120,000
Dog Park	1	L.S.	500,000.00	500,000
Total				<u><u>\$16,693,215</u></u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2034.

(b) Estimated in 2024 dollars.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED 2025-2034 INFRASTRUCTURE DEVELOPMENT AND COSTS - CHINESE GARDEN (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (a)
Site Prep and Tree Protection	51,350	S.F.	\$0.05	\$2,568
Fine Grading and Soil Preparation	51,350	S.F.	0.18	9,243
Berm at Pavilion	536	C.Y.	4.80	2,573
Stone Veneer Edging at Pond	500	L.F.	175.00	87,500
Concrete Pavement	3,500	S.F.	10.20	35,700
Stone Paving Area	8,070	S.F.	35.00	282,450
Stone Veneer Retaining Wall with CMU Core	190	S.F.	60.00	11,400
Stone Veneer Stairs	1	L.S.	5,400.00	5,400
Freestanding Wall	360	S.F.	51.00	18,360
Decomposed Granite	550	S.F.	9.60	5,280
Electrical Pedestal, Controllers, Drivers, UG Utility, etc.	1	L.S.	175,000.00	175,000
Pedestrian Pole Light	20	Ea.	4,000.00	80,000
Tree Up lights	44	Ea.	2,400.00	105,600
Power Outlet	6	Ea.	2,400.00	14,400
Cellphone Charging Station	10	Ea.	2,500.00	25,000
8" Trunk and Lateral Lines	425	L.F.	30.00	12,750
French Drain	190	L.F.	14.40	2,736
Inlets @ Landscape Areas	12	Ea.	420.00	5,040
Irrigation - Lawn Rotors	51,350	S.F.	2.00	102,700
Irrigation - Planting Beds	5,150	S.F.	2.50	12,875
Irrigation - Tree Bubblers	55	Ea.	60.00	3,300
Irrigation Pedestal, Controllers, Main and Lateral Lines	1	L.S.	125,000.00	125,000
Structural Trees	14	Ea.	1,800.00	25,200
Ornamental Trees	8	Ea.	750.00	6,000
Shrub	65	Ea.	50.00	3,250
Groundcover	315	Ea.	15.00	4,725
Ornamental Grass	535	Ea.	10.80	5,778
Annuals	1,106	Ea.	3.60	3,982
Compost/Topsoil	15	C.Y.	66.00	1,020
Mixed Soil	63	C.Y.	66.00	4,154
Hardwood Mulch	31	C.Y.	60.00	1,831
Bermuda Sod Grass	2,500	S.F.	0.54	1,350
Hydroseeded Bermuda Grass	2,500	S.F.	0.06	150
Benches	8	Ea.	3,000.00	24,000
Trash Receptacles	4	Ea.	1,977.60	7,910
Dog Waste Station	1	Ea.	600.00	600
Shade Pavilion	1	L.S.	120,000.00	120,000
Pond	1	L.S.	375,000.00	375,000
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)	1	L.S.	90,000.00	90,000
School Signage Relocation	1	L.S.	5,500.00	5,500
Total				<u>\$1,805,324</u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2034.
(b) Estimated in 2024 dollars.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED 2025-2034 INFRASTRUCTURE DEVELOPMENT AND COSTS - JAPANESE GARDEN (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (a)
Layout Path & Shoreline	1	L.S.	\$24,000.00	\$24,000
Excavation, Cut, Fill & Build Pond Shoreline	1	L.S.	2,240,000.00	2,240,000
Construct Pathway	1	L.S.	687,000.00	687,000
Shoreline Edge	1	L.S.	62,400.00	62,400
Castle Wall	1	L.S.	250,800.00	250,800
Waterfalls	1	L.S.	128,000.00	128,000
Boulder Work	1	L.S.	216,000.00	216,000
Pathway Boulders	1	L.S.	120,000.00	120,000
Steps & Stepping Stones	1	L.S.	25,000.00	25,000
Planting - Trees	1	L.S.	550,000.00	550,000
Planting - Small Shrubs & Ground Cover	1	L.S.	450,000.00	450,000
Soil Amendment & Planting Soil	1	L.S.	144,000.00	144,000
Irrigation	1	L.S.	110,000.00	110,000
Finish Work	1	L.S.	18,000.00	18,000
Total				<u><u>\$5,025,200</u></u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2034.
(b) Estimated in 2024 dollars.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED 2025-2034 INFRASTRUCTURE DEVELOPMENT AND COSTS - THOMAS MARCUCCILLI NATURE PARK (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (a)
Site Clearing and Prep, Noxious Tree Removal, etc.	1	Allow	\$30,000.00	\$30,000
Erosion Control	1	Allow	30,000.00	30,000
Crushed Aggregate Path	42,800	S.F.	20.00	856,000
Mulched Trails	25,500	S.F.	7.00	178,500
Parking Lot - Simplicity Parkway	1	Allow	126,975.00	126,975
Parking Lot - Harvest Church	1	Allow	675,708.00	675,708
Pedestrian Boardwalk	27,850	S.F.	75.00	2,088,750
Pedestrian Boardwalk Railing	4,900	Allow	225.00	1,102,500
Restroom Building - Harvest Church	1	Allow	350,000.00	350,000
Sculpture /Public Art - Location 1	1	Allow	75,000.00	75,000
Sculpture /Public Art - Location 2	1	Allow	125,000.00	125,000
Passive Play Area	1,413	Ea.	15.00	21,188
Cargo Netting Area 1	418	S.F.	25.00	10,438
Cargo Netting Area 2	1,550	S.F.	25.00	38,750
Interactive Boulder Play Area	1,125	Ea.	20.00	22,500
Terraced Seating	1,250	F.F.	45.00	56,250
Signage	1	Allow	125,000.00	125,000
Prairie Meadow Planting	9.5	Acre	4,500.00	42,525
Wetland/Fen Planting	29	Acre	4,500.00	130,410
Soil Amendments	38.4	Acre	8,000.00	307,440
Tree Mass Planting	234,000	S.F.	1.25	292,500
Understory Mass Plantings	65,700	S.F.	1.50	98,550
Total				<u><u>\$6,783,984</u></u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2034.

(b) Estimated in 2024 dollars.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED ANNUAL 2024 IMPACT FEE REVENUES

Year	Estimated Housing Unit Growth (a)	2024 Impact Fee Per Housing Unit (b)	Estimated 2024 Impact Fee Revenues	Cumulative Revenues
2025	935	\$5,425	\$5,072,718	\$5,072,718
2026	847	6,029	5,106,741	10,179,459
2027	847	6,700	5,675,121	15,854,580
2028	847	7,446	6,306,762	22,161,342
2029	838	8,275	6,934,232	29,095,574
2030	838	8,276	6,935,288	36,030,862
2031	838	8,276	6,935,288	42,966,150
2032	750	8,276	6,207,000	49,173,150
2033	750	8,276	6,207,000	55,380,150
2034	650	8,276	5,379,400	60,759,550
Totals	<u>8,140</u>		<u>\$60,759,550</u>	

(a) See page 8.

(b) See page 7, assumes the phase-in schedule is applied as shown and that the maximum amount is implemented in year 6.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

**ESTIMATED NEW POPULATION SHARE OF PRINCIPAL PAYMENTS
ON OUTSTANDING AND PROPOSED BONDS**

<u>Budget Year</u>	<u>Principal Due</u>	<u>New Population Percentage of Total Population</u>	<u>New Population Contribution to Principal Due</u>
	(a)	(b)	(c)
2025	\$2,350,000	1.71%	\$40,190
2026	2,320,000	3.22%	74,700
2027	2,345,000	4.61%	108,100
2028	2,360,000	5.96%	140,660
2029	2,360,000	7.19%	169,680
2030	2,360,000	8.40%	198,240
2031	2,375,000	9.57%	227,290
2032	2,380,000	10.59%	252,040
2033	2,390,000	11.59%	277,000
2034	305,000	12.44%	37,940
			<u>\$1,525,840</u>
Total			<u><u>\$1,525,840</u></u>

- (a) Represents annual principal payments due on the outstanding 2019 Bonds, Series A through L, and the 2022 Bonds during the planning horizon.
- (b) Based on the current and estimated population of the City as shown on page 8.
- (c) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the City.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED NEW POPULATION SHARE OF CAPITAL BUDGET

Budget Year	Estimated Capital Budget	New Population Percentage of Total Population	New Population Contribution to Capital Budget
	(a)	(b)	(c)
2025	\$2,864,000	1.71%	\$48,970
2026	2,864,000	3.22%	92,220
2027	2,864,000	4.61%	132,030
2028	2,864,000	5.96%	170,690
2029	2,864,000	7.19%	205,920
2030	2,864,000	8.40%	240,580
2031	2,864,000	9.57%	274,080
2032	2,864,000	10.59%	303,300
2033	2,864,000	11.59%	331,940
2034	2,864,000	12.44%	356,280
Total			\$2,156,010

- (a) Represents the average total Capital Outlays from the Clay Township Park Capital Fund, per the Township Annual Report for the respective year, as shown on page 22.
- (b) Based on the current and estimated population of the City, as shown on page 8.
- (c) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the City.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

ESTIMATED ANNUAL 2025-2034 IMPACT FEE REVENUES AND EXPENDITURES

	Total Estimated Cost (b)	Estimated Cost (e)											Total	
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034			
West Park	\$4,332,600	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$433,260)	(\$4,332,600)
Bear Creek Park (Northwest)	12,562,548	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(1,256,250)	(12,562,500)
White River Corridor	22,341,804	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(2,234,180)	(22,341,800)
Central Core	20,031,858	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(2,003,190)	(20,031,900)
Chinese Garden	2,166,389	(216,640)	(216,640)	(216,640)	(216,640)	(216,640)	(216,640)	(216,640)	(216,640)	(216,640)	(216,640)	(216,640)	(216,640)	(2,166,400)
Japanese Garden	6,030,240	(603,020)	(603,020)	(603,020)	(603,020)	(603,020)	(603,020)	(603,020)	(603,020)	(603,020)	(603,020)	(603,020)	(603,020)	(6,030,200)
Thomas Marcuccilli Nature Park	8,140,781	(814,080)	(814,080)	(814,080)	(814,080)	(814,080)	(814,080)	(814,080)	(814,080)	(814,080)	(814,080)	(814,080)	(814,080)	(8,140,800)
Total Cost		(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(7,560,620)	(\$75,606,200)
Estimated 2024 Impact Fee Revenues (c)		5,072,718	5,106,741	5,675,121	6,306,762	6,934,232	6,935,288	6,935,288	6,207,000	6,207,000	6,207,000	6,207,000	5,379,400	
Estimated Non-Local Revenue Credit (d)		460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	
Estimated New Resident Bond Credit (e)		40,190	74,700	108,100	140,660	169,680	198,240	227,290	252,040	277,000	277,000	277,000	37,940	
Estimated Capital Budget Contribution (f)		48,970	92,220	132,030	170,690	205,920	240,580	274,060	303,300	331,940	331,940	331,940	356,280	
Estimated Net Revenues/(Loss)		(1,938,742)	(1,826,959)	(1,185,369)	(482,508)	209,212	273,488	336,038	(338,280)	(284,680)	(284,680)	(284,680)	(1,327,000)	
Beginning Balance		4,262,667 (g)	2,323,925	496,966	(688,403)	(1,170,911)	(961,699)	(688,211)	(352,173)	(690,453)	(690,453)	(690,453)	(975,133)	
Ending Balance		\$2,323,925	\$496,966	(\$688,403)	(\$1,170,911)	(\$961,699)	(\$688,211)	(\$352,173)	(\$690,453)	(\$975,133)	(\$975,133)	(\$975,133)	(\$2,302,133)	

(a) See page 10. Assumes expenditures necessary to meet the Level of Service requirements of new development.
(b) See page 10. Represents 2024 cost estimates including construction and design contingencies.
(c) See page 18.
(d) See page 6. Assumes the credit is applied equally over the 10-year plan horizon.
(e) See page 19.
(f) See page 19.
(g) See page 23. As of December 31, 2023 per the City.

Note: No assumption has been made for the use of financial resources not identified in this ZIP to meet estimated capital needs of CCPR. It is anticipated that the estimated revenue shortfalls will be met by other available means of CCPR, the City, and Clay Township.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

HISTORICAL RECREATION CAPITAL IMPROVEMENTS EXPENDITURES NOT FUNDED THROUGH RECREATION IMPACT FEES, DONATIONS OR DEBT

Budget Year	Capital Expenditures
2019	(a) \$2,599,003.83
2020	2,479,892.45
2021	1,500,650.96
2022	3,725,855.18
2023	4,015,975.78
Average	\$2,864,000.00

(a) Represents total Capital Outlays from the Clay Township Park Capital Fund, per the Township Annual Report for the respective year.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2025-2029 ZONE IMPROVEMENT PLAN**

HISTORICAL IMPACT FEE RECEIPTS AND EXPENDITURES (a)

*Park Impact Fee Fund - 106
(Unaudited)*

Year	Beginning Balance	Receipts	Expenditures	Ending Balance
2014	\$1,878,024.77	\$1,146,089.32	\$1,283,676.08	\$1,740,438.01
2015	1,740,438.01	2,295,427.96	207,980.96	3,827,885.01
2016	3,827,885.01	910,690.07	512,081.18	4,226,493.90
2017	4,226,493.90	1,779,151.77	411,516.83	5,594,128.84
2018	5,594,128.84	1,195,063.27	4,344,892.26	2,444,299.85
2019	2,444,299.85	1,175,386.67	956,501.31	2,663,185.21
2020	2,663,185.21	980,387.66	2,534,329.10	1,109,243.77
2021	1,109,243.77	1,358,513.44	203,258.19	2,264,499.02
2022	2,264,499.02	845,984.40	310,328.74	2,800,154.68
2023	2,800,154.68	2,059,261.89	596,749.13	4,262,667.44

(a) Per the City.

Note: Impact fee credits granted to developers are not accounted for in the above information.

(Subject to the comments in the attached Report
dated May 1, 2024 of Baker Tilly Municipal Advisors, LLC)

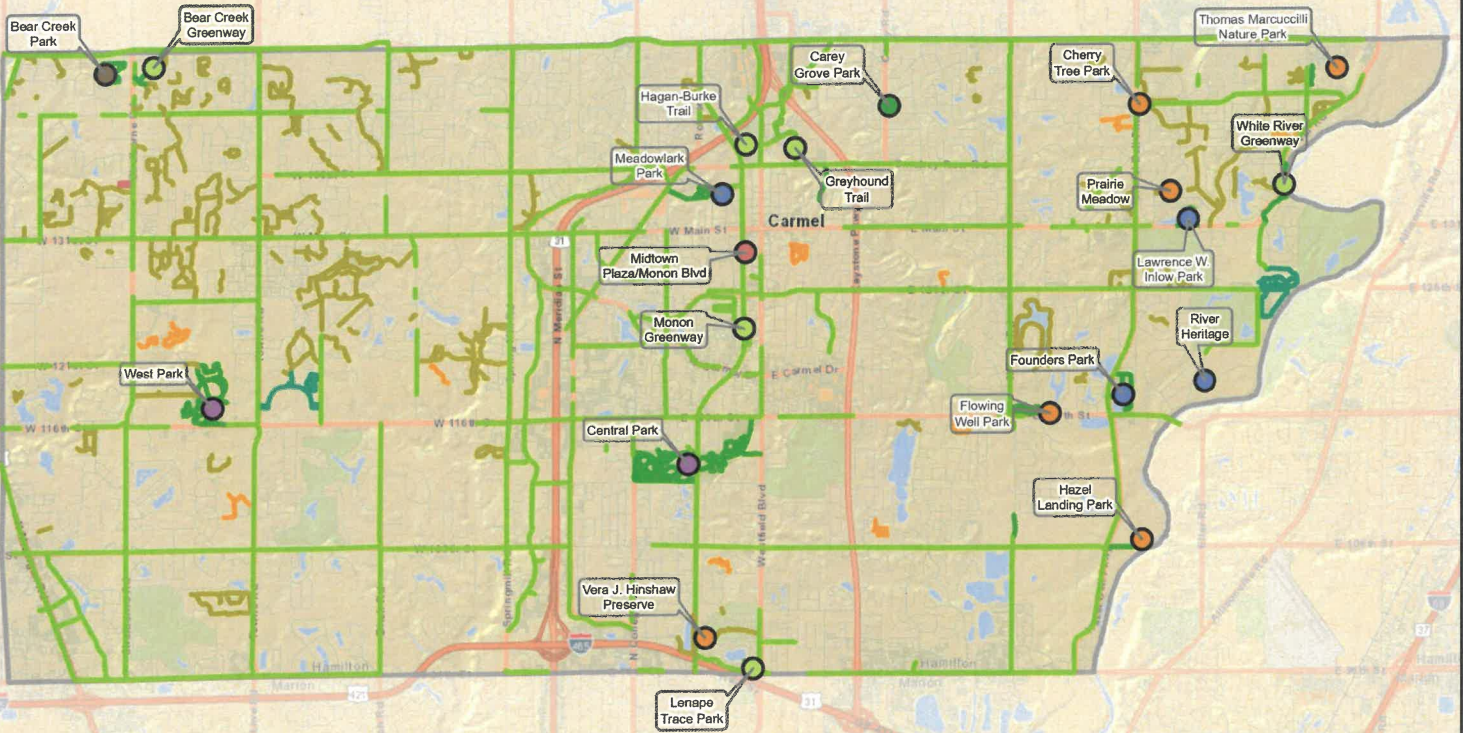
APPENDIX A
MAPS OF IMPACT ZONE

Park System Map

Owned by CCPR

Carmel, Indiana

Parks & Recreation



Type

- Public Plaza/Micro Parks
- Neighborhood Parks
- Community Parks
- Regional Parks
- Nature Preserves Open Space
- Greenways Trails
- Undeveloped Parks

Trails

- Owner
- Carmel Clay
 - City
 - Hamilton County
 - Dads Club
 - Schools
 - HOA

Local Road

Major Road

Highway

Carmel Clay Recreation District Boundary

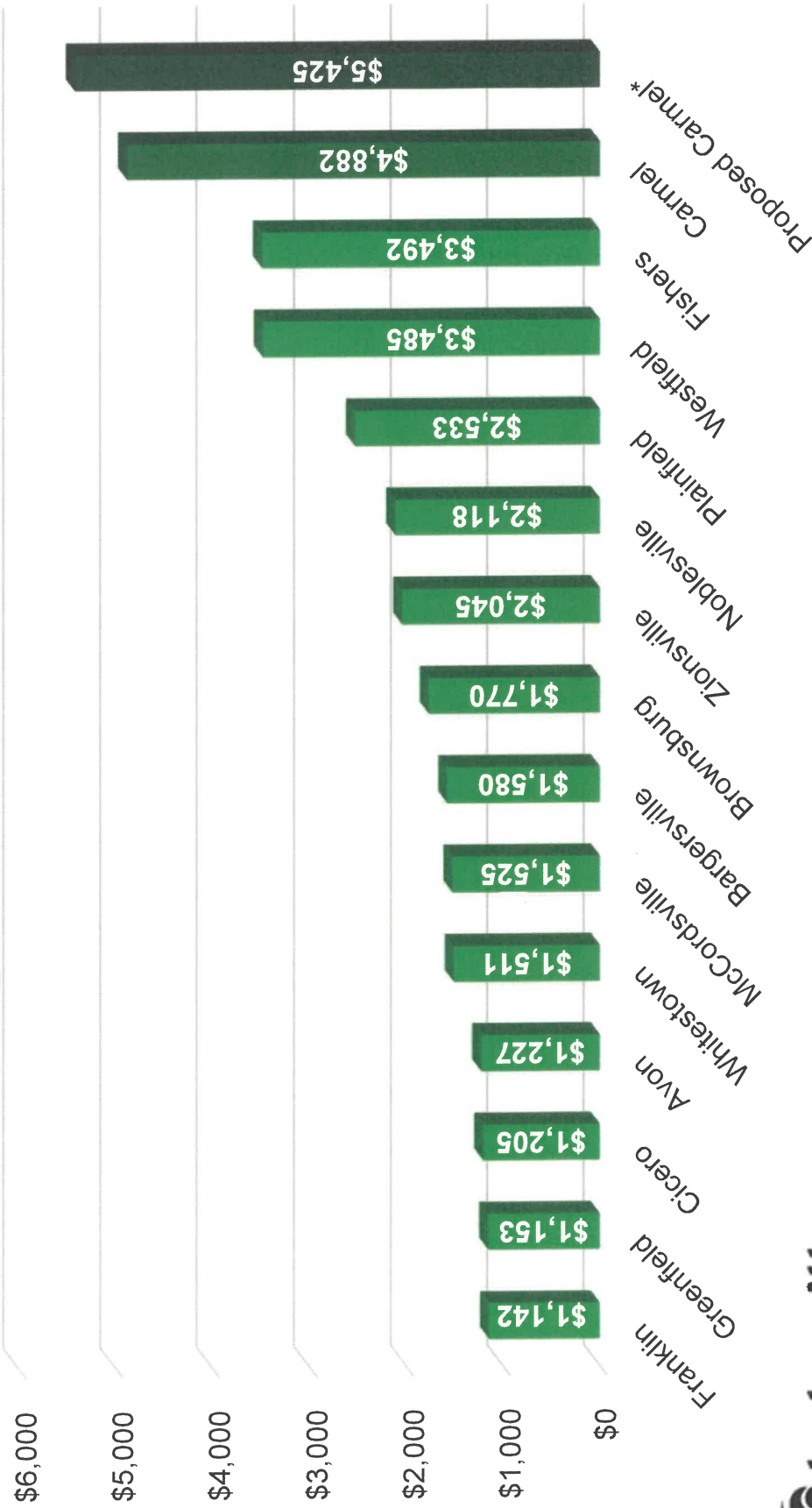


Esri, HERE, Garmin, NGA, USGS, NPS

APPENDIX B

INDIANAPOLIS METRO AREA IMPACT FEE AMOUNTS

Indianapolis Metro Area Park Impact Fee Amounts



■ Recreation Impact Fee Amount

Note: represents the 2024 impact fee amounts for single-family homes.

*Represents the first year phase-in amount of the proposed 2024 Impact Fee. Per page 6, the maximum 2024 Impact Fee amount if \$8,276.