

STATE OF THE CITY 2016

The state of YOUR city is strong, vibrant and thriving.

Today I am going to share with you some of the thought processes that go into forming the policies that have helped Carmel succeed.

I often discuss our building projects and the need to make certain that our roadways are state of the art and can handle growth and our redevelopment projects are creative and attract a professional workforce.

As important as that is we can't, however, focus solely on the built environment; we must also make certain that we welcome a broad spectrum of people to our city. Carmel is richer and more competitive for good jobs because people from so many diverse cultures live in our city.

It is easy to forget that almost all our ancestors came from somewhere else. They came to America seeking a better life and greater economic opportunity and that has not changed. People come to America because this is a great country full of opportunity and promise for a better life.

We must not underestimate the importance of our immigrant communities, as they add to the fabric and energy of our city. They have worked tremendously hard to move here because they want to raise their children as Americans. A place where there are good schools and plenty of opportunity.

Let us not forget the words we chose to print on our money, "E Pluribus Unum," meaning "one from many," or the words emblazoned on the Statue of Liberty, "Give me your tired, your poor, your huddled masses yearning to breathe free. Send these, the homeless, tempest-tossed to me. I left my lamp beside the golden door!" It seems very clear that our country has always strived to welcome people from all walks of life and all nations on earth to live here and work hard to build a good life.

From day one, America has been welcoming immigrants to our shores and we are a great country because of it. Carmel too is stronger as a result of our diverse backgrounds and the energy that comes from bringing all our immigrant cultures together in one place. It enriches the fabric of our lives and will make us a more attractive community for a wide variety of economic ventures.

It is especially important at this time for Carmel to be known as a welcoming community for our businesses so that they can attract the best and brightest employees from across the globe.

One of the reasons I began the Mayors Commission on Human Relations was to ensure that our city remains as welcoming as possible and to provide a forum for discussion of issues facing immigrants. I also have asked faith leaders from various religions represented all over the world, to come together to create Carmel's Interfaith Alliance to increase awareness and understanding of these various groups.

Another way we can remain welcoming to all is to offer great public spaces to be shared. In the words of Joe Riley, the former forty year mayor of Charleston, South Carolina, when we build things that are **“stunningly beautiful, the social contact in your community is enhanced because we do better as a society when the things we love the most, are not those we own privately, but those we share together.”**

That is what great cities around the world have always done.

Riley went on to say that it is our responsibility to encourage hope, optimism and the success of every citizen in our city. It is important that every citizen knows we care about them. One of the ways we show we care is through our Mayors Youth Assistance Program, which is already helping dozens of families in Carmel by engaging at risk students to ensure they are on a successful path at an early age.

I very strongly believe that we have a responsibility to be as creative as possible and not accept the status quo. One example is our effort to continue to create institutions that are needed in a great city. We take the ideas that our citizens bring to us, incubate them and work hard to make them a reality. We have done so by developing institutions such as the Farmers Market, the Center for the Performing Arts and the Great American Songbook Museum and nurturing and supporting others such as the Dad's Club, the Historical Society and the Carmel Arts Council as well as a host of performing arts organizations.

Public spaces are not built for the wealthy; we build beautiful public spaces for those who can't travel to the most beautiful spots around the globe. Everyone deserves to have beauty in their own city. We want to become the sort of city where people choose to spend their lives because we have paid attention to creating our public realm.

I am not alone in wanting to build a great city here. We are lucky to have a City Council full of dedicated public servants who care about the community. They are not focused on winning the next election, but on doing what is right for the community. I know the community can see the progress we are making together.

We have made some great strides this year, one of which included voting for Carmel to become a second-class city. This change automatically creates a bond bank under Indiana law, which has already saved the city a great deal of fees that would have gone to other entities.

Each one of our city council members has focused on areas that they are passionate about.

Jeff Worrell has worked for years building CarmelFest into one of the best Fourth of July celebrations anywhere.

Sue Finkam, took an idea I had seen in another city, and lead the way in creating Porchfest, one of the best events held each year in Carmel.

Bruce Kimball is focused on making Carmel a more bicycle friendly city and is an advocate of making it easier to get places by bicycle by providing portable bike racks at city events and facilities for bicyclists near our businesses as well as supporting our bike share program.

Laura Campbell, works with Republican officials across Hamilton county in her role as Republican county chair. As a result of her efforts we know and work well with officials from the other cities and towns in our county.

Carol Schleif, is focused on historical preservation in our community. We appreciate the timeless energy and countless hours she has spent researching and finding ways to incorporate our historic properties into our current projects and helping our community understand its importance

Kevin Rider, has worked tirelessly for years on the Plan Commission to ensure that our developments are appropriate for our community and have the highest quality standards.

Ron Carter was the architect and continues to be the driving force of the Carmel Farmers Market, which has become one of the best

markets anywhere in the United States. He was also an early advocate of building parks and trails in our city.

Many of you have heard me talk about building a city that will still be relevant in 100 to 500 years. In order to do this, we must pay attention to what helps people live their best lives. Building the Center for the Performing Arts where we provide rich cultural amenities, offer educational opportunities for our youth, become inspired and more creative is one way we will stay a thriving city. Another way to ensure our future success is to make sure our economic sector is diverse. When we lean too heavily on any one sector of the economy, we will fail when times are hard for that particular sector. If we remain diverse across a broad spectrum, we have a greater ability to be successful long-term.

It is important that we attract not only large corporate headquarters, but create an environment where single owner and unique businesses are encouraged.

I am extremely grateful for the support our corporate partners and others showed the City as we hosted opening night for the US

Mayors annual conference this summer. We showed mayors from across the country, along with their business partners, what a wonderful place we call home. Carmel received great recognition for this event from coast to coast. The visiting mayors recognized that we had found innovative ways to build a beautiful sustainable city. So, to those corporate partners and community volunteers who helped us fund and create this event, the largest we have ever hosted, I again want to say a very sincere thank you.

We're pleased to have a AA+ bond rating from S & P and one of the lowest tax rates in the state and one of the lowest costs of doing business in the nation. Today's growing companies understand that the employees of the future have choices. More often than not, our best and brightest college graduates are choosing where they want to live **before** they choose where they want to work. We have to create a community that attracts the workforce of the future. Many will choose not to own a car. They will look for communities that are pedestrian and bicycle friendly and provide other modes of transportation.

We need to anticipate what cities will be like into the future and set our sights there to be competitive for a quality workforce and great paying jobs.

Here are some of the economic development announcements we've had since our last State of the City.

- Merchants Bank announced that they are moving their Carmel offices to Midtown. **(slide #1)**
- Allied solutions announced it's moving it's corporate headquarters to Midtown and adding employees. **(slide #2)**
- MISO Energy announced that it is expanding and investing in its future here in Carmel.
- Blue Horseshoe unveiled it's plans for building a new corporate headquarters on the US 31 Corridor, just north of the Renaissance Hotel.
- Precision products group moved its headquarters to Carmel from Maryland.
- FC Tucker announced moving it's Carmel office to Midtown.
- Determine moved its corporate headquarters from San Mateo, California to Carmel Indiana, a place they're calling the "silicon prairie."

In addition to our economic development initiatives, we are also working with many private developers on various redevelopment projects in our central core. The success of our early redevelopment projects has attracted a quarter of \$1 billion in private investment within two miles of City Center.

You may already be aware of the Olivia on Main and the Grand and Main projects being built at Old Meridian and Main Street on the south west corner. We also continue to have businesses added to the Bridges project at 116th and Illinois.

Some of our newer projects include

- **The Proscenium**, on the northwest corner of Range Line Road and Carmel Drive. This mixed use development will include commercial space as well as residential. Public spaces will also be provided in this project. **(slide #3)**
- Additional buildings are under construction at City Center. Just north of the Nash building, will be **the Chambers and the Baldwin**, along with the parking garage structure directly behind the Nash building. **(slide #4)**
- **Pedcor** is also planning to add a **fifth office building** to their national headquarters on the south west corner of City Center, Drive and 3rd Ave. SW. Like the others in that area, this will have underground parking. **(slide #5)**

It's important that we **fiscally analyze our land use decisions.**

When we build in an area that already has services we save taxpayers money compared to projects constructed in a green field, miles from the center of town. As Carmel approaches the point where there is little land to develop, we will continue to focus on low urban densities with developments that provide space for residential, retail and office uses in one building, cutting down on car trips. It makes more sense fiscally to build where the roads, sewers, water lines, sidewalks and public safety facilities already exists. It also makes sense to go up a few levels in our center core, in some cases increasing our property taxes for the same site by five times when building a five story building instead of a one story building. We know that five stories buildings, the intensity of European cities for centuries, works well for retail and is what is necessary for a pedestrian friendly environment.

Today, it costs \$10 million to build a mile of road, so we need to be smart about how we build our city to make sure we have the tax base to support the ongoing maintenance of our community. When we provide underground parking, we also increase the income that property can provide to the taxpayers of Carmel.

Another way we can provide good value to our taxpayers is to provide the best services possible.

I would like to **recognize the hard work of our city employees and department heads**, who work diligently every day to help create this wonderful city. Many of them have been recognized nationally for their efforts but I will only mention our most recent awards to save time.

Carmel Parks and Recreation received the Excellence in Inclusion Award from the National Recreation and Park Association during its annual conference in Missouri last week. This comes on the heels of the Parks Department being recognized as a national gold-medal winner among our nations' parks.

Our Carmel Utilities Department has been recognized by the Environmental Protection Agency with a 2016 WaterSense Excellence Award for promoting water savings.

We have made wonderful advances in many of our city departments in the last 20 years. It is a bit ironic that if our city employees are doing their jobs right, you hardly notice them, because this group of public servants impacts your life on a daily basis. Among them are

also public safety workers who are willing to risk their lives to keep you safe. Without them, I couldn't do my job as mayor and I am very proud to work with them and am thankful for their service.

Will the Department Heads and city staff in attendance here today, please stand and be recognized?

One of the most important things the city government can do is to **make certain that we're ready for growth**. This includes things such as reliable clean water, a properly sized and well managed sewer system, an updated storm water system, wide reaching and integrated trails and an intermodal roadway network. If we are not prepared with these basic services it can negatively impact our economic development initiatives, adversely impact our quality-of-life and **private sector capital will be deployed elsewhere**.

It's important that we not only maintain our current roadways, but anticipate the growth that will inevitably come from our north. This requires that we make our roadways capable of handling the increased traffic now.

We have known since the time of the Roman's that investments in roads to move goods and people are critical to a nation's or city's success.

Some have recently asked why we are improving intersections that are not yet congested. Governments are often criticized for not **anticipating** growth. We are doing what many cities don't: improving our roadway network before congestion is bad. This also allows us to encourage economic development in our city because we are prepared to handle the increased capacity.

While it may take more time to plan your route in the morning during periods of heavy road construction, the resulting roadway network will bring us benefits for years in the future. Long term congestion is being avoided because of our aggressive approach to anticipating future problem areas. If we want to attract businesses and be able to continue to grow we have to make sure we have made it easy to navigate through our community efficiently and safely.

Roundabouts are an excellent way for us to improve the safety and efficiency of our roads. You didn't think I would make it through the speech without mentioning roundabouts did you? As you know, roundabouts are also considered more environmentally friendly than stoplights because you are not sitting idling while the light is red, you are constantly moving. This is important to reduce Carmel's, and our region's, carbon footprint. Roundabouts also have

decreased the number of accidents. By replacing roundabouts at signaled or stop sign intersections, the number of injury accidents has been reduced by about 80 percent and the number of accidents overall by about 40 percent. We can also move four to five times more vehicles through a roundabout per hour contrasted to a stoplight, eliminating the need in many cases to build wider roads to get more cars through the green cycle of a light.

Many of you may have heard about the two exciting things that happened with roundabouts this year. The first was having our roundabout at Horseferry Road in the Village of West Clay named as the most beautiful roundabout in the world by the UK Roundabout Appreciation Society. Our roundabout is featured on the cover of their calendar as well as in the month December. These calendars will be for sale in one of our newest Carmel Arts and Design District shops, *All Things Carmel*, a retail store with Carmel themed gifts and apparel. They make a great holiday gift!

We will also complete our **100th roundabout**, more than any other city in the U.S. regardless of size. While the exact location of which roundabout will be the 100th is still unknown, what is certain is that we will have a large celebration commemorating this event, so watch for details.

I do sincerely appreciate your patience as we complete our projects in 2016. For those of you who may not travel these roads often, these projects include a new roundabout at 116th St. and Gray Road, a new roundabout at Carmel Drive and Range Line Road, improvements along 126 Street between Range Line Road and Keystone and roundabouts at both Carey Road and 136 Street and Carey Road and Hawthorne. As you can see, most of these projects are east of Keystone. This is an area that had not seen a lot of attention as we were bringing roadways on the west side of the city up to par after these areas officially became part of Carmel a few years ago.

This is just the first phase of a three-year plan for road improvements, paths, roundabout construction, and drainage and storm water projects. The City Council passed a \$260 million bond issue that has allowed us to invest in our community infrastructure.

Please know that 2017 has a heavy volume of road improvements as well. You can be better prepared by checking often at Carmellink.com. We have maps online for 2016, 2017 and 2018 road improvement projects, detours and project descriptions. We will

also be launching an app that will assist you through our road construction and other bond improvement projects.

We also recognize that how we transport people and goods from place to place is evolving. As a result, we are in initial talks with Blue Indy, about bringing the electric car share here, as well as carefully studying autonomous cars, which we are told will be commercially available by 2020. We are also carefully studying how transit could be used to move people cost-effectively both within Carmel and among neighboring cities.

We are also continuing to add to our almost 200 miles of bike trails and lanes. In a little over a year, our Zagster bike share program has expanded to 10 stations concentrated in our central core, with the newest addition west of Meridian at Market District. I want to continue to encourage the business community to add Zagster stations for their employees and customers. These stations can be fully integrated into our existing network of stations.

I have discussed many road improvements, construction projects, redevelopment projects, initiatives and city services. I've also tried to share with you what I feel makes a city successful and able to thrive well into the future.

As we continue to grow we need to dream big together. We often say that Carmel is a *City to Experience* and I want to ensure that we are providing wonderful experiences as often as possible. While we have a lot of programming, events and festivals during the warmer months, we are not as robust in our programming during the winter months. I have heard from many citizens about the new project I am pleased to share with you today.

We live in Indiana and enjoy all four seasons. That, unfortunately for some, includes winter. Until now, we haven't provided a lot of winter weather activities or outside events. That, however, is about to change.

(slide # 6)

We are designing a renovation to Center Green that will expand our plaza area which in the winter, will **become an ice skating rink.**

(slide #7) Around the ice skating rink, we will create our own Christkindle Market where you can shop for holiday crafts, buy refreshments, be entertained and visit with friends during the holiday season.

Many of you might have visited areas such as this in Chicago or New York City. They become gathering places through the winter months and add so much vibrancy to a time of year with many hours of darkness.

I am excited also about our future as we continue to grow and develop as one of the best places anywhere to live, work and truly thrive.

As we build this great city together, I am reminded of the words of Daniel Burnham, one of the men who designed the city of Chicago.

He said,:

“Make no small plans; they do not have the power to stir men’s souls.”

He was right.

Let’s continue to **dream big together.**

Thank you.