



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, FEBRUARY 2, 2026 - 6:00 PM
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**
 - a. Carmel Fire Department Chief David Haboush, 34 years of service to the City of Carmel
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
- 8. CONSENT AGENDA**
 - a. Approval of Minutes
 1. January 5, 2026 Regular Meeting
 2. January 7, 2026 Executive Session
 - b. Claims
 1. Payroll - \$4,590,329.96
 2. General Claims - \$1,981,911.28
- 9. ACTION ON MAYORAL VETOES**
- 10. COMMITTEE REPORTS**
- 11. OTHER REPORTS - (at the first meeting of the month)**
 - a. Carmel Redevelopment Commission (Monthly)
 - b. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)

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

12. OLD BUSINESS

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

Synopsis:

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

- b. **Seventeenth Reading of Ordinance D-2772-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel City Code; Sponsors: Councilors Aasen, Ayers, Minnaar, Snyder and Worrell. **Remains in the Finance, Utilities and Rules Committee.**

Synopsis:

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

- c. **Seventh Reading of Ordinance D-2795-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor Snyder. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

An ordinance establishing public areas of City Hall.

- d. **Resolution CC-11-17-25-03**; A Resolution of the Common Council of the City of Carmel,

Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a new Subarea Plan for the US-31 Corridor; Sponsor: Councilor Minnaar. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the US-31 Corridor and makes associated revisions to the Mobility and Pedestrian Plan.

- e. **Resolution CC-12-01-25-04**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a New Subarea Plan for the Home Place Area; Sponsor: Councilor Minnaar. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the Home Place area and makes associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map.

13. PUBLIC HEARINGS

- a. **First Reading of Ordinance D-2809-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the Parks and Recreation Non-Reverting Capital Fund (#103) to Line Item 4462000 Other Structure Improvements; Sponsors: Councilors Worrell and Taylor.

Synopsis:

This ordinance appropriates \$248,679.00 to cover costs related to the White River Greenway North Extension Project.

14. NEW BUSINESS

- a. **Resolution CC-02-02-26-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds between the Grant Fund (#900) and the Parks and Recreation Impact Fee Fund (#106); Sponsors: Councilors Worrell and Taylor.

Synopsis:

Transfers \$182,451.54 from the Grant Fund (#900) into the Parks and Recreation Impact Fee Fund (#106).

- b. **First Reading of Ordinance D-2810-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Section 8-47 of the Carmel City Code; Sponsors: Councilors Joshi and Taylor.

Synopsis:

This ordinance amends the regulation of parking under City Code Section 8-47 and adding Weston Drive.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

a. City Council Appointments

1. Carmel Audit Committee (Term expires 12/31/27, two-year term); One appointment.
2. Carmel City Center Community Development Corporation (Term expires 12/31/2026, one-year term); One appointment.
3. Climate Action Advisory Committee (Terms expire 12/31/2027, two-year terms); Two appointments.
4. Ethics Board (Terms expire 12/31/2027, two-year terms); Two appointments.
5. Mayor's Advisory Commission on Arts (Term expires 12/31/2027, two-year term); One appointment.
6. Carmel Redevelopment Commission (Term expires 12/31/2026, one-year term); One appointment.

17. ANNOUNCEMENTS

18. ADJOURNMENT

Common Council (Jan 2024 - Dec 2027)

North Central District
Teresa Ayers, Chaplain
South Central District
Tony Green, Parliamentarian
At-Large
Matthew Snyder, President

Northeast District
Shannon Minnaar
West District
Anita Joshi
At-Large
Rich Taylor

Southeast District
Adam Aasen
Northwest District
Ryan Locke, Vice President
At Large
Jeff Worrell

Next Meeting: February 16, 2026

City of Carmel



CARMEL COMMON COUNCIL MEETING MINUTES

MONDAY, JANUARY 5, 2026 - 6:00 PM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

CALL TO ORDER

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

AGENDA APPROVAL

The agenda was approved 8-0.

INVOCATION

Council Chaplain Rich Snyder delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

The City Council honored four of the original Carmel City Council members on the 50th anniversary of their first meeting, which was January 5, 1976. Councilor Jeff Worrell introduced Jane Reiman, James Garretson, Dave Coots and Fred Swift and thanked them for their dedication to this community, from 1976 through present day. Mayor Sue Finkam recognized the Councilors with a special token of appreciation. Fred Swift shared that he greatly appreciated this special recognition. Jim Garretson stated that he believes this current City Council is the best we've had in all fifty years. Jane Reiman shared her appreciation and asked everyone to consider giving of their time to serve their community the way these elected officials have by running for an elected office. Dave Coots stated that the efforts of the City Councils have made this city what it is today, and that he is thankful to have been a part of that at the beginning. Council President Snyder then shared his gratitude for these four individuals, both for the roles they have played in this community, and in his own life. Finally, Councilor Worrell read Resolution CC-01-05-26-01 into the record, which recognizes the important role these former Councilors played in the founding years of this great city.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Jack Feldman spoke to Council about city meetings being moved to earlier times in the day, instead of in the evening hours. Mr. Feldman is concerned about the lack of accessibility this could create for those working or in school during those hours.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Aariv Shah, a fifth-grader at Smoky Row Elementary School, was Mayor Finkam's "Deputy Mayor" for this meeting. Carmel is the first city in the state to use a traffic safety system. This

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system alerts drivers when emergency vehicles are approaching through the waze app, giving them more time to pull over and let the EMS vehicles pass by. Almost 90% of CPD vehicles already have this technology. The City of Carmel just announced the 27 organizations that received a 2026 arts grant. Carmel will host its annual Martin Luther King Jr. Day commemoration on Monday, January 12th, from 7 – 8 p.m. at the Tarkington Theatre. The weekend of February 16th Carmel will host its annual Festival of Ice, and on February 17th, the fun continues with the Carmel Fire Department’s Chili Cook-off, a free family-friendly event.

CONSENT AGENDA

Councilor Aasen moved to approve the consent agenda. Councilor Taylor seconded. There was no discussion. Council President Snyder called for the vote. Consent Agenda approved, 8-0.

a. Approval of Minutes

- 1. December 15, 2025 Regular Meeting
- 2. December 30, 2025 Special Claims Meeting Minutes

b. Claims

- 1. Payroll - \$4,333,310.30
- 2. General Claims - \$788,983.31 and Purchase Card - \$27,586.14
- 3. Retirement - \$127,147.10
- 4. Wire Transfers - \$44,643,136.44

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Snyder reported that the Finance, Utilities and Rules Committee has not met since the last Council meeting. Councilor Joshi shared that the Land Use and Special Studies Committee will meet this Wednesday, January 7th at the Carmel Clay Public Library. Discussion will focus primarily on the US 31 Subarea Plan.

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

Henry Mestetsky, Director of the Carmel Redevelopment Commission, gave the monthly report to Council. The Wren’s major office tenant “Industrious” is now open. The Windsor continues its buildout. Every building in the Monon Square North project is now under construction. Almost the entire first floor of retail is full at the Muse. Almost every condo has been sold at Civic Square Condos. Hamilton Crossing continues its buildout. Proscenium III will be back in front of Council in the near future with revised architecture. Icon on Main’s plaza will be built this year.

A few weeks ago, there was a hearing to present the final component of the AT&T site, 8 for-sale condos, known as 3rd Avenue Residences. Lots of progress has been made at Ardalan Plaza. Councilor Taylor asked when Proscenium III would be brought back to Council. Director

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Mestetsky suspects he will bring it back in about a month with updated, improved architecture, and a larger office component.

OLD BUSINESS

Twenty-first Reading of Ordinance D-2762-25; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-37, 8-47, and 8-48 of the Carmel City Code; Sponsor: Councilor Aasen. Discussion of this item has been delayed due to a parking study that took longer to complete than expected. Brad Pease, City Engineer, confirmed that we just recently received the results of the study, and haven't yet had the opportunity to examine them. The Land Use Committee stated that they will discuss this item at this Wednesday's meeting. **Remains in the Land Use and Special Studies Committee.**

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

Resolution CC-11-17-25-03; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a new Subarea Plan for the US-31 Corridor; Sponsor: Councilor Minnaar. **Remains in the Land Use and Special Studies Committee.**

Third Reading of Ordinance Z-702-25; An Ordinance of the Common Council of the City of Carmel, Indiana, Updating the Filing Fees Section in the Unified Development Ordinance Related to Zoning and Development Applications and for Permits and Inspections; Sponsor(s): Councilor(s) Minnaar, Joshi, Ayers and Snyder. This item returned from the Land Use and Special Studies Committee with a favorable recommendation. Mike Hollibaugh, Director of Community Services, shared that this is a comprehensive update that hasn't happened since 2003. Councilor Joshi moved to approve the ordinance. Councilor Aasen seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance Z-702-25** approved 8-0.

Resolution CC-12-01-25-04; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a New Subarea Plan for the Home Place Area; Sponsor: Councilor Minnaar. **Remains in the Land Use and Special Studies Committee.**

PUBLIC HEARINGS

Petition to Vacate a Public Way; 310 2nd St. NE; Joshua A. Orendi, Petitioner. Mr. Orendi spoke to Council. He explained that he owns a double-lot property and is getting it replatted, and his request is to absorb the alley on his property that isn't being used. Brad Pease stated that Engineering has reviewed this petition and recommends approval. This vacation would not

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134 affect any adjacent property owners. Council President Snyder opened the public hearing at
135 6:53 p.m. Jack Feldman, Carmel resident, asked if this vacation would prevent a sidewalk from
136 being installed in the future. Seeing no one else who wished to speak, President Snyder closed
137 the public hearing at 6:54 p.m. Brad Pease addressed this concern by confirming that we have
138 enough right of way for a sidewalk as is. This petition will be voted on through Ordinance D-
139 2807-26, under New Business.

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141 **Petition to Vacate an Easement; 751 Oswego Road;** Thomas and Merilee Klootwyk,
142 Petitioners. This easement was overlooked when the right of way directly underneath it was
143 previously vacated. Council President Snyder opened the public hearing at 6:57 p.m. Seeing no
144 one who wished to speak, President Snyder closed the public hearing at 6:57:30 p.m. This
145 petition will be voted on through Ordinance D-2808-26, under New Business.

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147 **NEW BUSINESS**

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149 **Resolution CC-01-05-26-01;** A Resolution of the Common Council of the City of Carmel,
150 Indiana, Honoring the First City Council on the 50th Anniversary of Their Inauguration;
151 Sponsor(s): Councilor(s) Worrell, Taylor, Snyder, Aasen, Green, Locke, Minnaar, Joshi, and Ayers.
152 Councilor Worrell moved to introduce the item into business. Councilor Joshi seconded.
153 Councilor Worell presented the item to Council. Councilor Aasen thanked everyone for
154 organizing this recognition, and moved to approve this resolution. Councilor Green seconded.
155 There was no further discussion. Council President Snyder called for the vote.

156 **Resolution CC-01-05-26-01** approved, 8-0.

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158 **First Reading of Ordinance D-2807-26;** An Ordinance of the Common Council of the City of
159 Carmel, Indiana, Vacating the Public Way Located at 310 2nd St NE. Sponsor: Councilor
160 Snyder. Councilor Aasen moved to introduce the item into business. Councilor Taylor
161 seconded. Councilor Aasen presented the item to Council. Councilor Taylor moved to suspend
162 the rules and act on this tonight. Councilor Green seconded. There was no discussion. Council
163 President Snyder called for the vote. **Motion to Suspend the Rules** approved, 8-0. Councilor
164 Aasen moved to approve the ordinance. Councilor Taylor seconded. There was no discussion.
165 Council President Snyder called for the vote. **Ordinance D-2807-26** approved, 8-0.

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167 **First Reading of Ordinance D-2808-26;** An Ordinance of the Common Council of the City of
168 Carmel, Indiana, Vacating the Easement Located at 751 Oswego Road. Sponsor: Councilor
169 Snyder. Councilor Aasen moved to introduce the item into business. Councilor Taylor
170 seconded. Councilor Aasen presented the item to Council. Benjamin Legge, City Attorney,
171 further explained that the original vacation was granted in July of last year. When the
172 petitioners were recently ready to move forward with their project, the Department of
173 Community Services found this historical easement, which had been overlooked during the first
174 vacation request. Going forward, both Engineering and DOCS will do a review when a petition
175 is requested, in an effort to prevent this from happening again. Councilor Taylor moved to
176 suspend the rules and act on this tonight. Councilor Aasen seconded. Councilor Worrell stated
177 that he supports voting to approve this petition to vacate. Council President Snyder called for

178 the vote. **Motion to Suspend the Rules** approved, 8-0. Councilor Aasen moved to approve the
179 ordinance. Councilor Worrell seconded. There was no discussion. Council President Snyder
180 called for the vote. **Ordinance D-2808-26** approved, 8-0.

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182 **AGENDA ADD-ON ITEMS**

183 There were none.

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185 **OTHER BUSINESS**

186 **2025 Encumbrances in 2026 - \$16,087,254.37 (Acknowledgement Only)**

187 Councilor Aasen asked Zac Jackson, CFO and Controller, how much will be rolling over
188 (unencumbered) from last year's general fund into this year. Mr. Jackson said he would have to
189 check on the exact number, but it is between 4 to 5 million. This is better than the \$1.5 million
190 we were counting on. Councilor Minnaar also asked Mr. Jackson when the assessment of our
191 facilities and our energy center would be made available for Council's review. Mr. Jackson
192 stated that those assessments are currently underway, but he could provide a status update
193 during his Finance Report to Council next month. Council President Snyder also asked if we
194 have received any insurance money for the bridge repair at 106th & Keystone. Mr. Jackson
195 replied that he would find out. Councilor Snyder also asked if there could be a review of our
196 process for filing insurance claims when damage is done to city property, as a roundabout was
197 just demolished by a car, and the insurance process didn't get started as quickly as it could
198 have.

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200 **ANNOUNCEMENTS**

201 Councilor Locke thanked Boy Scout Troop 112 for attending this meeting. Council President
202 Snyder invited the troop up to take a picture after the meeting ends.

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204 **ADJOURNMENT**

205 Council President Snyder adjourned the meeting at 7:10 p.m.

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207 Respectfully Submitted,

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Jacob Quinn, Clerk

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212 Approved,

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Matthew Snyder, Council President

217 **ATTEST:**

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Jacob Quinn, Clerk

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City of Carmel



CARMEL COMMON COUNCIL SPECIAL MEETING MINUTES EXECUTIVE SESSION

MONDAY, JANUARY 7, 2026 - 6:00 PM
CARMEL CLAY PUBLIC LIBRARY/BOARD ROOM

CALL TO ORDER

Council President Matthew Snyder called the meeting to order at 4:05 p.m.
Councilors Teresa Ayers, Shannon Minnaar, Anita Joshi, Ryan Locke, and Jeff Worrell, City Attorney Sergey Grechukhin, and City Clerk Jacob Quinn were present.
Councilors Adam Aasen and Tony Green arrived after the meeting began.
Councilor Rich Taylor joined the meeting remotely.

ADJOURNMENT

Council President Snyder adjourned the meeting at 5:12 p.m.

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

Matthew Snyder, Council President

ATTEST:

Jacob Quinn, Clerk

Total Gross Wages for REGULAR PAYROLL date 1/23/2026

\$3,134,435.41

Total Payroll Liabilities for REGULAR PAYROLL date 1/23/2026

\$1,455,894.55

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.


CFR/Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of **\$4,590,329.96** is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2026

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

Council President

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CENTERPOINT ENERGY	614734	01/23/26	NATURAL GAS	1125-4349000	154.20	
CENTERPOINT ENERGY	614734	01/23/26	NATURAL GAS	1125-4349000	209.69	
CENTERPOINT ENERGY	614734	01/23/26	NATURAL GAS	1091-4349000	33.14	
CENTERPOINT ENERGY	614734	01/23/26	NATURAL GAS	1091-4349000	1,741.79	
CENTERPOINT ENERGY	614734	01/23/26	NATURAL GAS	1091-4349000	98.53	
						2,237.35
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	110-4348500	19.83	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	215.20	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	153.58	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	390.05	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	32.31	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1091-4348500	4,744.84	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	354.70	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	819.56	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	662.64	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	27.48	
CARMEL UTILITIES	614735	01/23/26	WATER & SEWER	1125-4348500	296.70	
						7,716.89
DUKE ENERGY	614736	01/23/26	ELECTRICITY	1125-4348000	459.77	
DUKE ENERGY	614736	01/23/26	ELECTRICITY	1125-4348000	925.60	
DUKE ENERGY	614736	01/23/26	ELECTRICITY	1125-4348000	395.08	
DUKE ENERGY	614736	01/23/26	ELECTRICITY	1125-4348000	27.63	
						1,808.08
FIRST ADVANTAGE BACKGROUN	614737	01/23/26	CRIMINAL BACKGROUND CHEC	1091-4341990	668.38	
FIRST ADVANTAGE BACKGROUN	614737	01/23/26	CRIMINAL BACKGROUND CHEC	1081-4341990	315.73	
FIRST ADVANTAGE BACKGROUN	614737	01/23/26	CRIMINAL BACKGROUND CHEC	1125-4341990	334.30	
						1,318.41
FOUNTAIN PEOPLE INC	614738	01/23/26	SPLASHPAD PARTS	1125-R4237000 62308	1,188.50	
						1,188.50
GREEN TOUCH SERVICES, INC	614739	01/23/26	DEICING MONON COMM CENTER	1125-4350400 62454	1,200.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	DEICING MONON COMM CENTER	1125-4350400 62454	725.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	4,180.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	1,182.50	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	92.50	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	240.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	120.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	320.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	362.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	225.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	60.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	60.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	60.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	570.00	
GREEN TOUCH SERVICES, INC	614739	01/23/26	2025 LANDSCAPING	1125-R4350400 61051	600.00	
						9,997.00
KONICA MINOLTA BUSINESS S	614740	01/23/26	COPIER	1081-4353004	82.04	
KONICA MINOLTA BUSINESS S	614740	01/23/26	COPIER	1091-4353004	80.30	
KONICA MINOLTA BUSINESS S	614740	01/23/26	COPIER	1125-4353004	53.80	
						216.14
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	231.53	
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	107.73	
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	39.98	
KROGER CO	614741	01/23/26	OFFICE SUPPLIES	1081-4230200	55.96	
KROGER CO	614741	01/23/26	OFFICE SUPPLIES	1081-4230200	-2.42	
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1096-4239039	53.83	
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1096-4239039	173.93	
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	215.84	
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	245.30	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 2
 acctpaylcrfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039		158.92	
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1092-4239039		116.48	
KROGER CO	614741	01/23/26	GENERAL PROGRAM SUPPLIES	1096-4239039		33.77	
SJCA ENGINEERS & SURVEYOR	614742	01/23/26	DESIGN AMENDMENT	106-R4460715	62333	7,623.72	1,430.85
WHITE'S ACE HARDWARE	614743	01/23/26	DRAIN CLEANING SUPPLIES	1125-R4238900	62331	64.39	7,623.72
WHITE'S ACE HARDWARE	614743	01/23/26	LITTER BAGS	853-R5023990	62332	840.00	
WHITE'S ACE HARDWARE	614743	01/23/26	SALT & CALCIUM	1125-4236500		116.00	
WHITE'S ACE HARDWARE	614743	01/23/26	OTHER MAINT SUPPLIES	1093-4238900		1,215.55	2,235.94
RAY MARKETING BY PROFORMA	614744	01/23/26	OFFICE SUPPLIES	1092-4230200		673.75	673.75
ACTIVE NETWORK LLC	614745	01/23/26	REFUNDS AWARDS & INDEMITY	1092-4358400		267.50	
ACTIVE NETWORK LLC	614745	01/23/26	REFUNDS AWARDS & INDEMITY	1092-4358400		32.00	
B & H PHOTO-VIDEO, INC	614746	01/23/26	COMPUTER EQUIPMENT	1125-R4463202	62345	278.58	299.50
BLUEPAY PROCESSING, LLC	614747	01/23/26	OTHER PROFESSIONAL FEES	1081-4341999		12,953.76	278.58
BLUEPAY PROCESSING, LLC	614747	01/23/26	OTHER PROFESSIONAL FEES	1081-4341999		160.50	
WARINER PUMP SERVICES LLC	614748	01/23/26	NEW GRINDER PUMP	1125-4350100	62462	3,250.00	13,114.26
BROADCAST MUSIC, INC	614749	01/23/26	OTHER FEES & LICENSES	1091-4358300		1,100.00	3,250.00
CARMEL WELDING & SUPP INC	614750	01/23/26	EQUIPMENT REPAIRS & MAINT	1096-4350000		25.00	1,100.00
CINTAS CORPORATION #18	614751	01/23/26	OTHER MAINT SUPPLIES	1125-4238900		193.12	25.00
CINTAS CORPORATION #18	614751	01/23/26	OTHER MAINT SUPPLIES	1093-4238900		643.67	836.79
CROWN TROPHY	614752	01/23/26	GENERAL PROGRAM SUPPLIES	1125-4239039		144.00	144.00
CTI CONSTRUCTION LLC	614753	01/23/26	MGMT SERVICES NTE PROJECT	106-R4460715	55676	2,625.00	2,625.00
CULLIGAN OF INDIANAPOLIS	614754	01/23/26	OTHER CONT SERVICES	1091-4350900		25.00	25.00
ELAN FINANCIAL SERVICES	614755	01/23/26	INFO SYS MAINT/CONTRACTS	1091-4341955		398.39	
ELAN FINANCIAL SERVICES	614755	01/23/26	MARKETING & PROMOTIONS	1091-4341991		303.99	
ELAN FINANCIAL SERVICES	614755	01/23/26	SUBSCRIPTIONS	1091-4355200		358.00	
ELAN FINANCIAL SERVICES	614755	01/23/26	EXTERNAL INSTRUCT FEES	1091-4357004		745.00	
ELAN FINANCIAL SERVICES	614755	01/23/26	OTHER MISCELLANEOUS	1093-4239099		393.16	
ELAN FINANCIAL SERVICES	614755	01/23/26	GENERAL PROGRAM SUPPLIES	1125-4239039		100.00	
ELAN FINANCIAL SERVICES	614755	01/23/26	OTHER CONT SERVICES	1125-4350900		76.81	
ELAN FINANCIAL SERVICES	614755	01/23/26	STATIONARY & PRNTD MATERL	1125-4230100		17.12	
ELAN FINANCIAL SERVICES	614755	01/23/26	SUBSCRIPT SOFTWARE>1YR	1125-4355600		605.88	
ELAN FINANCIAL SERVICES	614755	01/23/26	INFO SYS MAINT/CONTRACTS	1081-4341955		398.39	
ELAN FINANCIAL SERVICES	614755	01/23/26	FIELD TRIPS	1081-4343007		1,588.82	
ELAN FINANCIAL SERVICES	614755	01/23/26	SUBSCRIPTIONS	1081-4355200		312.00	
ELAN FINANCIAL SERVICES	614755	01/23/26	EXTERNAL INSTRUCT FEES	1081-4357004		50.00	
ELAN FINANCIAL SERVICES	614755	01/23/26	ORGANIZATION & MEMBER DUE	1081-4355300		100.00	5,447.56
ENTERPRISE FM TRUST	614756	01/23/26	FLEET LEASE RENTALS	1125-R4353099	60874	8,141.32	
ENTERPRISE FM TRUST	614756	01/23/26	OTHER RENTAL & LEASES	1091-4353099		815.07	8,956.39
NEW ERA TECHNOLOGY	614757	01/23/26	BUILDING REPAIRS & MAINT	110-4350100		1,850.00	
NEW ERA TECHNOLOGY	614757	01/23/26	BUILDING REPAIRS & MAINT	110-4350100		700.00	
NEW ERA TECHNOLOGY	614757	01/23/26	BUILDING REPAIRS & MAINT	1093-4350100		5,500.00	
NEW ERA TECHNOLOGY	614757	01/23/26	GENERAL PROGRAM SUPPLIES	1096-4239039		327.74	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 3
 acctpay1crfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
NEW ERA TECHNOLOGY	614757	01/23/26	BUILDING REPAIRS & MAINT	1093-4350100	2,384.12	
NEW ERA TECHNOLOGY	614757	01/23/26	BUILDING REPAIRS & MAINT	1093-4350100	1,200.00	
NEW ERA TECHNOLOGY	614757	01/23/26	GENERAL PROGRAM SUPPLIES	1092-4239039	220.99	
						12,182.85
FUN EXPRESS	614758	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	139.95	
FUN EXPRESS	614758	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	154.52	
FUN EXPRESS	614758	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	258.23	
FUN EXPRESS	614758	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	275.76	
						828.46
GRAINGER	614759	01/23/26	REPAIR PARTS	1094-4237000	61.12	
GRAINGER	614759	01/23/26	REPAIR PARTS	1093-4237000	140.68	
						201.80
GREEK'S PIZZERIA	614760	01/23/26	GENERAL PROGRAM SUPPLIES	1092-4239039	175.86	
						175.86
HOPE PLUMBING LLC	614761	01/23/26	SNAKE DRAIN LINE	1125-4350100 62459	252.70	
						252.70
HYLANT GROUP	614762	01/23/26	GENERAL INSURANCE	1091-4347500	185,796.00	
HYLANT GROUP	614762	01/23/26	GENERAL INSURANCE	110-4347500	28,869.00	
HYLANT GROUP	614762	01/23/26	GENERAL INSURANCE	1125-4347500	91,544.00	
						306,209.00
INDIANA PARK & RECREATION	614763	01/23/26	2026 DUES	1125-4355300 62439	555.00	
						555.00
FINELINE SERVICES	614764	01/23/26	EQUIPMENT REPAIRS & MAINT	1096-4350000	840.00	
						840.00
MICRO AIR INC	614765	01/23/26	OTHER CONT SERVICES	1125-4350900	20.00	
						20.00
MORPHEY CONSTRUCTION INC	614766	01/23/26	WHITE RIVER GREENWAY N	106-R4460715 59352	23,607.50	
						23,607.50
OAK SECURITY GROUP, LLC	614767	01/23/26	REPAIR PARTS	1093-4237000	323.75	
						323.75
S & S CRAFTS WORLDWIDE IN	614768	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	180.44	
S & S CRAFTS WORLDWIDE IN	614768	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	252.76	
S & S CRAFTS WORLDWIDE IN	614768	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	213.31	
S & S CRAFTS WORLDWIDE IN	614768	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	130.66	
						777.17
SHERWIN WILLIAMS INC	614769	01/23/26	OTHER MAINT SUPPLIES	1093-4238900	187.31	
						187.31
SIGN A RAMA	614770	01/23/26	OFFICE SUPPLIES	1125-4230200	33.00	
						33.00
STAPLES BUSINESS ADVANTAG	614771	01/23/26	OFFICE SUPPLIES	1125-4230200	48.96	
STAPLES BUSINESS ADVANTAG	614771	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	84.63	
STAPLES BUSINESS ADVANTAG	614771	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	43.69	
STAPLES BUSINESS ADVANTAG	614771	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	172.73	
STAPLES BUSINESS ADVANTAG	614771	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	155.23	
STAPLES BUSINESS ADVANTAG	614771	01/23/26	OTHER MAINT SUPPLIES	1096-4238900	222.19	
STAPLES BUSINESS ADVANTAG	614771	01/23/26	OTHER MAINT SUPPLIES	1096-4238900	-222.19	
						505.24
TERRYBERRY COMPANY LLC	614772	01/23/26	OTHER CONT SERVICES	1125-4350900	72.91	
TERRYBERRY COMPANY LLC	614772	01/23/26	OTHER CONT SERVICES	1091-4350900	52.80	
TERRYBERRY COMPANY LLC	614772	01/23/26	OTHER CONT SERVICES	1091-4350900	54.20	
TERRYBERRY COMPANY LLC	614772	01/23/26	OTHER CONT SERVICES	1091-4350900	43.65	
TERRYBERRY COMPANY LLC	614772	01/23/26	OTHER CONT SERVICES	1091-4350900	56.24	
						279.80
TREVIPAY- WALMART	614773	01/23/26	OFFICE SUPPLIES	1125-4230200	41.88	
TREVIPAY- WALMART	614773	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	49.48	
TREVIPAY- WALMART	614773	01/23/26	GENERAL PROGRAM SUPPLIES	1081-4239039	52.02	
						143.38
WILLOW MARKETING MGMT, IN	614774	01/23/26	SOFTWARE	1091-4463202	300.00	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 4
 acctpay1crfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
WILLOW MARKETING MGMT, IN	614774	01/23/26	INFO SYS MAINT/CONTRACTS	1081-4341955	104.17	
WILLOW MARKETING MGMT, IN	614774	01/23/26	INFO SYS MAINT/CONTRACTS	1091-4341955	104.16	
CENTERPOINT ENERGY	614775	01/23/26	NATURAL GAS	1120-4349000	376.02	508.33
CENTERPOINT ENERGY	614776	01/23/26	2026 NATURAL GAS	1208-4349000 118982	437.24	376.02
CENTERPOINT ENERGY	614777	01/23/26	ELECTRICITY	2201-4348000	341.08	437.24
CENTERPOINT ENERGY	614778	01/23/26	ELECTRICITY	2201-4348000	1,096.50	341.08
CENTERPOINT ENERGY	614779	01/23/26	ELECTRICITY	2201-4348000	1,905.61	1,096.50
CENTERPOINT ENERGY	614780	01/23/26	NATURAL GAS	1110-4349000	671.40	1,905.61
CENTERPOINT ENERGY	614781	01/23/26	OTHER EXPENSES	651-5023990	349.65	671.40
CENTERPOINT ENERGY	614782	01/23/26	OTHER EXPENSES	601-5023990	1,316.14	349.65
CENTERPOINT ENERGY	614783	01/23/26	OTHER EXPENSES	601-5023990	875.01	1,316.14
CENTERPOINT ENERGY	614784	01/23/26	OTHER EXPENSES	651-5023990	281.44	875.01
CENTERPOINT ENERGY	614785	01/23/26	OTHER EXPENSES	601-5023990	104.98	281.44
CENTERPOINT ENERGY	614786	01/23/26	OTHER EXPENSES	651-5023990	18.73	104.98
CENTERPOINT ENERGY	614787	01/23/26	NATURAL GAS	1120-4349000	1,749.02	18.73
CENTERPOINT ENERGY	614788	01/23/26	2026 NATURAL GAS	1208-4349000 118982	256.97	1,749.02
CENTERPOINT ENERGY	614789	01/23/26	NATURAL GAS	1120-4349000	708.57	256.97
A T & T MOBILITY	614790	01/23/26	OTHER EXPENSES	651-5023990	62.48	708.57
ALLIANCE FOR WATER EFFICI	614791	01/23/26	OTHER EXPENSES	601-5023990	525.00	62.48
AT&T	614792	01/23/26	INTERNET	1207-4344200 119055	146.32	525.00
BARNES & THORNBURG	614793	01/23/26	LEGAL FEES	902-4340000	845.00	146.32
BOONE COUNTY CLERK	614794	01/23/26	OTHER EXPENSES	911-5023990	845.00	845.00
BOONE COUNTY PROSECUTOR	614795	01/23/26	OTHER EXPENSES	911-5023990	2,816.67	845.00
C. L. COONROD & COMPANY	614796	01/23/26	ACCOUNTING FEES	902-4340300	218.75	2,816.67
CALVIN CARTER	614797	01/23/26	EXTERNAL TRAINING FEES	1120-4357002	175.00	218.75
CARMEL UTILITIES	614798	01/23/26	WATER AND SEWER FOR 2026	1208-4348500 118980	2,043.01	175.00
CARMEL UTILITIES	614798	01/23/26	WATER & SEWER	2201-4348500	232.41	
CARMEL UTILITIES	614798	01/23/26	WATER & SEWER	2201-4348500	60.23	
CARMEL UTILITIES	614798	01/23/26	WATER & SEWER	1205-4348500	1,334.63	
CITIZENS WESTFIELD	614799	01/23/26	OTHER EXPENSES	601-5023990	8.25	3,670.28
DEREK WAGNER	614800	01/23/26	OTHER EXPENSES	1180-5023990	12.10	8.25
						12.10

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	62.59	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	186.12	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	76.34	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	206.89	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	110.44	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	18.21	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	143.23	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	368.49	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	3,845.72	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	414.59	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	13.91	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	40.77	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	26.44	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	46.51	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	15.24	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	24.91	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	328.22	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	14.24	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	42.14	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	104.66	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	19.14	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	118.13	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	42.86	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	131.47	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	33.06	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	19.18	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	45.03	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	14.95	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	156.34	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	180.55	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	645.32	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	3.32	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	194.25	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	216.86	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	1,876.92	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	88.40	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	83.10	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	51.48	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	188.83	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	2201-4348000	96.48	
DUKE ENERGY	614804	01/23/26	ELECTRIC BILL-475 3RD AVE	1115-4348000 119094	4,822.67	
DUKE ENERGY	614804	01/23/26	ELECTRICITY	1120-4348000	2,550.68	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	29.84	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	525.89	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	417.81	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	30.37	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	251.34	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	37.33	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	253.48	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	83.46	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	74.21	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	66.95	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	264.10	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	601-5023990	264.09	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	179.80	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	601-5023990	179.80	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	651-5023990	155.89	
DUKE ENERGY	614804	01/23/26	OTHER EXPENSES	601-5023990	155.88	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 7
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
AES INDIANA	614817	01/23/26	OTHER EXPENSES	601-5023990	61,412.11	67,298.66
BENJAMIN KRIEG	614818	01/23/26	EXTERNAL TRAINING FEES	1120-4357002	525.00	525.00
RODOLFO MONTES	614819	01/23/26	EXTERNAL TRAINING FEES	1120-4357002	525.00	525.00
NELSON ALARM COMPANY	614820	01/23/26	OTHER PROFESSIONAL FEES	902-4341999	150.00	150.00
DANIEL C NOWACZYK	614821	01/23/26	EXTERNAL TRAINING FEES	1120-4357002	525.00	525.00
R E I REAL ESTATE SERVICE	614822	01/23/26	OTHER PROFESSIONAL FEES	902-4341999	985.96	985.96
ROBERT BAIRD	614823	01/23/26	OTHER EXPENSES	601-5023990	101.40	101.40
JUSTIN D. RUTHERFORD	614824	01/23/26	TUITION REIMBURSEMENT	1120-R4128000 118809	720.80	720.80
SHRED-IT USA LLC	614825	01/23/26	TRASH COLLECTION	1110-4350101	202.98	202.98
STERICYCLE INC	614826	01/23/26	OTHER CONT SERVICES	1701-4350900	83.32	83.32
SUE FINKAM	614827	01/23/26	TRAVEL & LODGING	1160-4343003	50.00	130.00
SUE FINKAM	614827	01/23/26	TRAVEL & LODGING	1160-4343003	80.00	130.00
TOSHIBA AMERICA BUSINESS	614828	01/23/26	COPIER LEASE PAYMENTS	1160-4353004 119089	231.48	231.48
TRICO REGIONAL SEWER UTIL	614829	01/23/26	WATER & SEWER	2201-4348500	454.61	454.61
VERIZON	614830	01/23/26	OTHER EXPENSES	651-5023990	260.76	764.89
VERIZON	614830	01/23/26	OTHER EXPENSES	601-5023990	504.13	764.89
VERIZON	614831	01/23/26	MONTHLY BILLING	1701-4344100 119041	83.49	83.49
VERIZON	614832	01/23/26	CELLULAR PHONE FEES	1205-4344100	213.40	213.40
VERIZON	614833	01/23/26	IPAD MINIS	2201-R4463100 118666	3,159.96	5,822.12
VERIZON	614833	01/23/26	CELL PHONES	2201-4344100 119097	2,662.16	5,822.12
VERIZON	614834	01/23/26	CELLULAR PHONE FEES	1702-4344100	111.32	.00
VERIZON	614834*	01/23/26	CELLULAR PHONE FEES	1702-4344100	-111.32	.00
VERIZON	614835	01/23/26	CELLULAR PHONE FEES	1401-4344100	19.09	438.79
VERIZON	614835	01/23/26	MONTHLY CELL PHONE FEES	1401-4239099 118851	419.70	438.79
VERIZON	614836	01/23/26	CELL FEES & SERVICES	1203-R4344100 118756	440.67	605.23
VERIZON	614836	01/23/26	CELL FEES & SERVICES	1203-R4359003 118756	164.56	605.23
VERIZON	614837	01/23/26	CELLULAR PHONE FEES	1201-4344100	129.81	129.81
VERIZON	614838	01/23/26	CELL PHONE CHARGES	1160-R4344100 118758	111.22	111.22
VERIZON	614839	01/23/26	OTHER EXPENSES	601-5023990	4,319.92	4,319.92
VERIZON	614840	01/23/26	CELLULAR PHONE FEES	1301-4344100	66.95	66.95
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000	500.00	
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000	2,350.00	
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000	1,250.00	
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000	50.00	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 8
 acctpay1crfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000		300.00	
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000		200.00	
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000		150.00	
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000		2,850.00	
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000		1,150.00	
WALLACK SOMERS & HAAS PC	614841	01/23/26	LEGAL FEES	902-4340000		150.00	
COMMUNITY CONTAINER SOLUT	614842	01/23/26	TRAINING CENTER	1120-R4350100	118690	201,584.37	8,950.00
AAA EXTERMINATING INC	614843	01/23/26	BUILDING REPAIRS & MAINT	1205-4350100		90.00	201,584.37
ACCURATE STRIPING, INC.	614844	01/23/26	STREET STRIPING	2201-R4350300	118679	13,229.04	90.00
ACCURATE STRIPING, INC.	614844	01/23/26	STREET STRIPING	2201-R4350300	118679	3,107.10	
ACCURATE STRIPING, INC.	614844	01/23/26	STREET STRIPING	2201-R4350300	118679	79,998.91	96,335.05
AGILITY PR SOLUTIONS LLC	614845	01/23/26	SOFTWARE SUBSCRIPTION	1203-R4463202	118366	1,041.67	1,041.67
ALPHAGRAPHICS	614846	01/23/26	EVENT PRINTING & SIGNAGE	1203-4359003	119107	199.57	199.57
AMERICAN HEART ASSOC INC	614847	01/23/26	INTERNAL TRAINING FEES	1120-4357001		96.05	96.05
FORTE	614848	01/23/26	SONY 65"	1115-4350000	119039	1,758.24	1,758.24
BGI FITNESS	614849	01/23/26	WEIGHT EQUIPMENT	102-R4467099	118729	3,294.00	3,294.00
BATTERIES PLUS BULBS	614850	01/23/26	REPAIR PARTS	1120-4237000		1,511.40	1,511.40
BEC ENTERPRISES LLC	614851	01/23/26	OTHER EXPENSES	651-5023990		1,610.05	
BEC ENTERPRISES LLC	614851	01/23/26	OTHER EXPENSES	651-5023990		197.00	
BEC ENTERPRISES LLC	614851	01/23/26	OTHER EXPENSES	651-5023990		1,482.98	
BEC ENTERPRISES LLC	614851	01/23/26	OTHER EXPENSES	651-5023990		394.00	3,684.03
BETH MAIER PHOTOGRAPHY	614852	01/23/26	PHOTOGRAPHY SERVICES	1203-R4359003	115415	153.75	153.75
BRENNTAG MID SOUTH INC	614853	01/23/26	OTHER EXPENSES	601-5023990		3,194.00	3,194.00
BRINKMAN PRESS, INC	614854	01/23/26	RETIREMENT CARDS	1160-R4230100	118856	660.95	660.95
CARMEL OTS LLC	614855	01/23/26	2026 RESTROOM CLEANING	1208-4350900	118977	2,971.83	2,971.83
CARMEL WELDING & SUPP INC	614856	01/23/26	OTHER EXPENSES	651-5023990		229.58	229.58
CENTER FOR THE PERFORMING	614857	01/23/26	MLK 2026 CELEBRATION	1203-4359003	119098	1,138.79	5,593.79
CENTER FOR THE PERFORMING	614857	01/23/26	MLK CEREMONY	1203-R4359003	118151	4,455.00	
CENTRAL INDIANA HARDWARE	614858	01/23/26	BUILDING REPAIRS & MAINT	1110-4350100		297.29	297.29
CINTAS CORPORATION #18	614859	01/23/26	UNIFORMS	1207-4356001		35.00	
CINTAS CORPORATION #18	614859	01/23/26	UNIFORMS	1207-4356001		35.00	
CINTAS CORPORATION #18	614859	01/23/26	OTHER EXPENSES	601-5023990		288.35	
CINTAS CORPORATION #18	614859	01/23/26	OTHER EXPENSES	601-5023990		495.22	
CINTAS CORPORATION #18	614859	01/23/26	BUILDING MATERIAL	1207-4235000		1,225.62	
CINTAS CORPORATION #18	614859	01/23/26	UNIFORMS	1207-4356001		35.00	2,114.19
CINTAS FIRST AID & SAFETY	614860	01/23/26	OTHER CONT SERVICES	1701-4350900		120.26	120.26
COMPASS MINERALS AMERICA	614861	01/23/26	OTHER EXPENSES	601-5023990		2,755.98	
COMPASS MINERALS AMERICA	614861	01/23/26	OTHER EXPENSES	601-5023990		2,838.43	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 9
 acctpaylcrfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
COMPASS MINERALS AMERICA	614861	01/23/26	OTHER EXPENSES	601-5023990	2,827.14	
COMPASS MINERALS AMERICA	614861	01/23/26	OTHER EXPENSES	601-5023990	2,789.87	
COMPASS MINERALS AMERICA	614861	01/23/26	OTHER EXPENSES	601-5023990	2,751.46	
COMPASS MINERALS AMERICA	614861	01/23/26	OTHER EXPENSES	601-5023990	2,785.35	
						16,748.23
CORE & MAIN	614862	01/23/26	OTHER EXPENSES	601-5023990	638.85	
CORE & MAIN	614862	01/23/26	OTHER EXPENSES	601-5023990	412.90	
						1,051.75
CROSSROAD ENGINEERS, PC	614863	01/23/26	RANGE LINE PARKING IMPROV	1206-R4350200 118377	24,580.00	
CROSSROAD ENGINEERS, PC	614863	01/23/26	RANGE LINE PARKING IMPROV	1206-R4350200 118377	6,260.00	
						30,840.00
CUMMINS SALES & SERVICE	614864	01/23/26	REPAIR PARTS	1120-4237000	67.37	
CUMMINS SALES & SERVICE	614864	01/23/26	AUTO REPAIR & MAINTENANCE	1120-4351000	24,879.84	
CUMMINS SALES & SERVICE	614864	01/23/26	AUTO REPAIR & MAINTENANCE	1120-4351000	-5,122.80	
						19,824.41
CURRENT PUBLISHING	614865	01/23/26	PUBLICATION OF LEGAL ADS	1192-4345500	30.08	
						30.08
DELL MARKETING LP	614866	01/23/26	ESET	1115-R4351502 118560	904.00	
						904.00
DEPT OF THE INTERIOR,USGS	614867	01/23/26	OTHER EXPENSES	601-5023990	1,541.00	
						1,541.00
DON HINDS FORD	614868	01/23/26	REPAIR PARTS	1120-4237000	179.67	
DON HINDS FORD	614868	01/23/26	AUTO REPAIR & MAINTENANCE	1120-4351000	2,075.29	
						2,254.96
FLUID WASTE SERVICES INC	614869	01/23/26	OTHER EXPENSES	651-5023990	1,885.00	
						1,885.00
GRAINGER	614870	01/23/26	REPAIR PARTS	1120-4237000	38.94	
GRAINGER	614870	01/23/26	REPAIR PARTS	1120-4237000	59.77	
						98.71
GRAINGER	614871	01/23/26	OTHER EXPENSES	651-5023990	92.15	
GRAINGER	614871	01/23/26	OTHER EXPENSES	651-5023990	460.81	
						552.96
GREAT DANE TRAILERS	614872	01/23/26	REPAIR PARTS	1120-4237000	108.20	
						108.20
HOOSIER FIRE EQUIPMENT IN	614873	01/23/26	SCBA MASKS	1120-R4356003 118551	48,140.00	
						48,140.00
IMPACT RESCUE LLC	614874	01/23/26	OTHER CONT SERVICES	1120-4350900	2,467.00	
						2,467.00
INDIANA ALARM LLC	614875	01/23/26	EQUIPMENT MAINT CONTRACTS	1205-4351501	366.99	
						366.99
INDIANA ARTISAN INC	614876	01/23/26	ORGANIZATION & MEMBER DUE	1203-4355300	500.00	
						500.00
INDIANA DEPT OF TRANSPORT	614877	01/23/26	SALT	2201-4236500 119135	45,810.00	
						45,810.00
INDIANA OXYGEN CO	614879	01/23/26	BOTTLED GAS	1120-4231100	108.53	
						108.53
INSIGHT PUBLIC SECTOR, IN	614880	01/23/26	SUBSCRIPT SOFTWARE>1YR	1115-4355600	118.55	
INSIGHT PUBLIC SECTOR, IN	614880	01/23/26	ADOBE-LGA RENEWAL	1115-4355600 119086	40,867.64	
INSIGHT PUBLIC SECTOR, IN	614880	01/23/26	OMNISSA 1 YR HZ 8 APPS	1115-4355600 118935	18,820.00	
						59,806.19
KIMBALL-MIDWEST	614881	01/23/26	OTHER EXPENSES	601-5023990	202.76	
KIMBALL-MIDWEST	614881	01/23/26	OTHER EXPENSES	601-5023990	236.45	
						439.21
KIRBY RISK CORPORATION	614882	01/23/26	OTHER EXPENSES	601-5023990	112.68	
KIRBY RISK CORPORATION	614882	01/23/26	OTHER EXPENSES	601-5023990	-35.23	
						77.45
LAW ENF TRAINING BOARD	614883	01/23/26	EXTERNAL TRAINING FEES	1110-4357002	6,240.00	
						6,240.00

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 10
 acctpay1crml

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
LIFESTYLE PUBLICATIONS LL	614884	01/23/26	ADS FEB 2025 - JAN 2026	1203-R4345002	114264	880.00	880.00
LIONHEART CRITICAL POWER	614885	01/23/26	OTHER EXPENSES	601-5023990		3,905.00	
LIONHEART CRITICAL POWER	614885	01/23/26	OTHER EXPENSES	601-5023990		913.38	4,818.38
MAINSCAPE LANDSCAPING	614886	01/23/26	TUNNELS & LIGHTING MONON	1203-R4359003	118367	19,670.00	19,670.00
MCGEE DESIGNHOUSE INC	614887	01/23/26	LOBBY FURNITURE	1160-R4463000	118857	3,705.94	3,705.94
MENARDS - FISHERS	614888	01/23/26	10900	651-5023990		246.85	246.85
MENARDS, INC	614889	01/23/26	25113	2201-4238900		129.84	
MENARDS, INC	614889	01/23/26	25166	2201-4238900		29.46	
MENARDS, INC	614889	01/23/26	25246	2201-4235000		139.96	
MENARDS, INC	614889	01/23/26	25210	2201-4238900		222.82	
MENARDS, INC	614889	01/23/26	25320	2201-4231100		91.96	
MENARDS, INC	614889	01/23/26	25367	2201-4238900		39.98	654.02
MENARDS, INC	614890	01/23/26	25722	1115-4230200		8.15	8.15
OFFICE DEPOT	614891	01/23/26	OTHER MAINT SUPPLIES	1110-4238900		89.64	89.64
OMNISITE	614892	01/23/26	OTHER EXPENSES	651-5023990		10,100.00	
OMNISITE	614892	01/23/26	OTHER CONT SERVICES	1206-4350900		808.00	10,908.00
ON SITE SUPPLY	614893	01/23/26	OTHER EXPENSES	601-5023990		261.50	261.50
OTT EQUIPMENT SERVICE INC	614894	01/23/26	BUILDING REPAIRS & MAINT	1120-4350100		2,603.80	2,603.80
PAMELA WEISSMAN	614895	01/23/26	MENTAL HEALTH COUNSELING	1110-4340703		120.00	120.00
PICKETT'S PLACE	614896	01/23/26	SMALL TOOLS & MINOR EQUIP	1120-4238000		40.00	40.00
PROMOTIONS PLUS INC	614897	01/23/26	UNIFORMS	1180-R4356001	118896	1,211.00	1,211.00
R E I REAL ESTATE SERVICE	614898	01/23/26	OTHER CONTRACTED SERVICES	1208-4350900	118975	79,817.00	
R E I REAL ESTATE SERVICE	614898	01/23/26	MONTHLY OPERATING EXPENSE	1206-4350100	119104	678.00	
R E I REAL ESTATE SERVICE	614898	01/23/26	MONTHLY OPERATING EXPENSE	1206-4350100	119104	678.00	81,173.00
R.D. FILIP, INC	614899	01/23/26	OTHER MAINT SUPPLIES	1120-4238900		-337.50	
R.D. FILIP, INC	614899	01/23/26	OTHER MAINT SUPPLIES	1120-4238900		337.50	
R.D. FILIP, INC	614899	01/23/26	OTHER MAINT SUPPLIES	1120-4238900		112.96	
R.D. FILIP, INC	614899	01/23/26	OTHER MAINT SUPPLIES	1205-4238900		2.08	115.04
RESURGENT ELEVATOR LLC	614900	01/23/26	BUILDING REPAIRS & MAINT	1120-4350100		250.00	
RESURGENT ELEVATOR LLC	614900	01/23/26	BUILDING REPAIRS & MAINT	1120-4350100		250.00	500.00
REYNOLDS FARM EQUIPMENT	614901	01/23/26	EQUIPMENT REPAIRS & MAINT	1207-4350000		319.90	319.90
SEXSON MECHANICAL CORP	614902	01/23/26	OTHER EXPENSES	601-5023990		1,465.14	1,465.14
SHERWIN WILLIAMS INC	614903	01/23/26	PAINT	1120-4236400		65.31	
SHERWIN WILLIAMS INC	614903	01/23/26	PAINT	1120-4236400		112.45	177.76
SOLENTIAL ENERGY	614904	01/23/26	OTHER EXPENSES	651-5023990		2,410.25	
SOLENTIAL ENERGY	614904	01/23/26	OTHER EXPENSES	601-5023990		2,410.25	4,820.50
STOOPS FREIGHTLINER	614905	01/23/26	REPAIR PARTS	1120-4237000		157.20	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 11
 acctpay1crfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
TRUCK SERVICE INC	614906	01/23/26	AUTO REPAIR & MAINTENANCE	1120-4351000		2,145.48	157.20
VERDIN COMPANY	614907	01/23/26	ANNUAL CLOCK MAINT	1205-R4350000	112860	725.00	2,145.48
WAYPOINT STRATEGIES	614908	01/23/26	ASSESS CITY BUILDINGS	1701-R4340400	118021	16,195.92	725.00
WAYPOINT STRATEGIES	614908	01/23/26	ENERGY CENTER ASSESSMENT	1701-R4350900	118399	7,500.00	23,695.92
WAYSTAR INC	614909	01/23/26	OTHER CONT SERVICES	1120-4350900		471.97	471.97
WHITE'S ACE HARDWARE	614910	01/23/26	REPAIR PARTS	1207-4237000		9.77	9.77
ZOLL MEDICAL CORP	614911	01/23/26	EMS SUPPLIES	102-4239014		1,198.66	1,746.16
ZOLL MEDICAL CORP	614911	01/23/26	EMS SUPPLIES	102-4239014		547.50	
AGILITY PR SOLUTIONS LLC	614912	01/23/26	SOFTWARE SUBSCRIPTION	1203-R4463202	118366	1,041.67	1,746.16
AGILITY PR SOLUTIONS LLC	614912	01/23/26	SOFTWARE SUBSCRIPTION	1203-R4463202	118366	1,041.67	2,083.34
AMAZON CAPITAL SERVICES	614913	01/23/26	MAC DECEMBER INVOICES	922-R4350900	118923	511.20	
AMAZON CAPITAL SERVICES	614913	01/23/26	MAC DECEMBER INVOICES	1203-R4230200	118922	855.23	
AMAZON CAPITAL SERVICES	614913	01/23/26	MAC DECEMBER INVOICES	1203-R4353004	118922	653.34	
AMAZON CAPITAL SERVICES	614913	01/23/26	MAC DECEMBER INVOICES	1203-R4359003	118922	259.09	
AMAZON CAPITAL SERVICES	614913	01/23/26	MAC DECEMBER INVOICES	1203-R4463000	118922	354.89	
AMAZON CAPITAL SERVICES	614913	01/23/26	MAC DECEMBER INVOICES	1203-R4463100	118922	193.24	
AMAZON CAPITAL SERVICES	614913	01/23/26	MAC DECEMBER INVOICES	1203-R4464500	118922	2,470.64	
AMAZON CAPITAL SERVICES	614913	01/23/26	VIDEO EQUIPMENT	1203-4464500		39.47	5,337.10
ARGOS CONNECTED SOLUTIONS	614914	01/23/26	GPS TRACKING SERVICES	2201-4355200	119102	3,385.30	3,385.30
ASSOCIATED CONTROLS + DES	614915	01/23/26	MONON BRIDGE CONTROLS	2201-R4463100	118348	22,210.13	22,210.13
BELFOR PROPERTY RESTORATI	614916	01/23/26	REPAIR WORK BOOTH TARKING	1208-4350900	119150	39,317.63	39,317.63
BICYCLE INDIANA	614917	01/23/26	OTHER CONT SERVICES	923-4350900		117.00	117.00
C. L. COONROD & COMPANY	614918	01/23/26	ACCOUNTING SERVICES	1701-4340300	119042	21,577.30	24,130.40
C. L. COONROD & COMPANY	614918	01/23/26	ACFR PREPARATION	1701-4340300	119043	2,553.10	
CALDWELL ENVIRONMENTAL IN	614919	01/23/26	BUILDING REPAIRS & MAINT	2201-4350100		766.26	766.26
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-R4236500	118596	40,885.23	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-R4236500	118596	35,826.74	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-R4236500	118596	14,070.96	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-R4236500	118596	16,457.07	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-4236500	119081	1,591.43	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-4236500	119081	32,951.62	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-4236500	119081	10,736.87	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-4236500	119081	40,465.94	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-4236500	119081	23,534.88	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-4236500	119081	26,199.81	
CARGILL INC SALT DIVISION	614920	01/23/26	SALT	2201-4236500	119081	2,211.29	244,931.84
CINTAS CORPORATION #18	614922	01/23/26	LAUNDRY SERVICE	2201-4356501		216.09	
CINTAS CORPORATION #18	614922	01/23/26	LAUNDRY SERVICE	2201-4356501		185.84	
CINTAS CORPORATION #18	614922	01/23/26	LAUNDRY SERVICE	2201-4356501		211.24	
CINTAS CORPORATION #18	614922	01/23/26	LAUNDRY SERVICE	2201-4356501		216.09	
CINTAS CORPORATION #18	614922	01/23/26	LAUNDRY SERVICE	2201-4356501		190.24	
CINTAS CORPORATION #18	614922	01/23/26	LAUNDRY SERVICE	2201-4356501		220.69	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 13
 acctpaylcrfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
FASTENAL COMPANY	614930	01/23/26	PARTS	2201-4237000	119145	290.63	
FASTENAL COMPANY	614930	01/23/26	PARTS	2201-4237000	119145	440.00	
FASTENAL COMPANY	614930	01/23/26	PARTS	2201-4237000	119145	925.17	
FASTENAL COMPANY	614930	01/23/26	PARTS	2201-4237000	119145	154.50	
FASTENAL COMPANY	614930	01/23/26	PARTS FOR HUTS	2201-R4238900	118242	200.00	
FULLER ENGINEERING CO LLC	614931	01/23/26	PREVENT MAINT LIEBERT EQ	1115-R4350100	118319	500.00	2,010.30
GANNETT INDIANA	614932	01/23/26	PUBLICATION OF LEGAL ADS	1702-4345500		57.72	500.00
HALL SIGNS, INC.	614933	01/23/26	STREET SIGNS	2201-R4239031	113187	1,568.10	57.72
HALL SIGNS, INC.	614933	01/23/26	STREET SIGNS	2201-R4239031	113187	34.30	
HALL SIGNS, INC.	614933	01/23/26	TRAFFIC SIGNS	2201-R4239030	117896	439.65	
HOLLINGSWORTH SAWMILL INC	614934	01/23/26	OTHER MAINT SUPPLIES	1206-4238900		146.50	2,042.05
HOLLINGSWORTH SAWMILL INC	614934	01/23/26	FENCE POSTS FOR MARKET	1206-R4238900	118376	2,559.20	
HOLLINGSWORTH SAWMILL INC	614934	01/23/26	OTHER MAINT SUPPLIES	1206-4238900		8.06	
I.C.O. TRAINING FUND	614935	01/23/26	OTHER EXPENSES	210-5023990		24.00	2,713.76
INDIANA OXYGEN CO	614936	01/23/26	OTHER EXPENSES	601-5023990		24.18	24.00
INSIGHT PUBLIC SECTOR, IN	614937	01/23/26	OTHER EXPENSES	601-5023990		3,437.72	24.18
BLUE EMBER TECHNOLOGIES L	614938	01/23/26	OTHER MAINT SUPPLIES	2201-4238900		142.75	3,437.72
JONES & BARTLETT LEARNING	614939	01/23/26	2026 EMT BOOKS	1120-R4357001	118589	7,981.29	142.75
LIONHEART CRITICAL POWER	614940	01/23/26	OTHER EXPENSES	601-5023990		2,688.00	7,981.29
LIONHEART CRITICAL POWER	614940	01/23/26	OTHER EXPENSES	601-5023990		3,748.00	
LIONHEART CRITICAL POWER	614940	01/23/26	OTHER EXPENSES	601-5023990		3,746.00	
LIONHEART CRITICAL POWER	614940	01/23/26	OTHER EXPENSES	601-5023990		3,487.00	
LIONHEART CRITICAL POWER	614940	01/23/26	OTHER EXPENSES	601-5023990		6,651.00	
MORPHEY CONSTRUCTION INC	614941	01/23/26	SCHOOL ZONE SIGNAGE	202-R4350900	118224	8,600.00	20,320.00
MOTOROLA SOLUTIONS INC	614942	01/23/26	DESKTOP/WM800 WIRELESS	1115-4238000	119092	992.80	8,600.00
MR. BILL'S PLUMBING & LEAK	614943	01/23/26	REPAIRS	2201-4350100	119151	1,279.00	992.80
NV5 GEOSPATIAL INC	614944	01/23/26	CITYWORKS SUPPORT	1115-R4340402	116880	1,616.42	1,279.00
OFFICE DEPOT	614945	01/23/26	OFFICE SUPPLIES	1192-4230200		56.78	1,616.42
OFFICE DEPOT	614945	01/23/26	OFFICE SUPPLIES	1192-4230200		25.56	
OFFICE DEPOT	614945	01/23/26	OFFICE SUPPLIES	1192-4230200		37.16	
OFFICE DEPOT	614945	01/23/26	OFFICE SUPPLIES	1702-R4230200	118933	3.69	
OFFICE DEPOT	614945	01/23/26	OFFICE SUPPLIES	1192-4230200		31.22	
OFFICE DEPOT	614945	01/23/26	OFFICE SUPPLIES	1192-4230200		25.56	
OFFICE DEPOT INC	614946	01/23/26	SUPPLIES	1115-R4230200	118769	64.67	179.97
OFFICE DEPOT INC	614946	01/23/26	SUPPLIES	1115-R4230200	118769	62.11	
OFFICE DEPOT INC	614946	01/23/26	SUPPLIES	1115-R4230200	118769	10.29	
OFFICE DEPOT INC	614946	01/23/26	OTHER EXPENSES	651-5023990		33.81	
OFFICE DEPOT INC	614946	01/23/26	OTHER EXPENSES	601-5023990		33.81	
OFFICE DEPOT INC	614946	01/23/26	OTHER EXPENSES	651-5023990		13.90	
OFFICE DEPOT INC	614946	01/23/26	OTHER EXPENSES	601-5023990		13.89	
CRIFE	614947	01/23/26	OTHER CONT SERVICES	2201-4350900		14.00	232.48

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2026
 TIME: 12:26:06

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 14
 acctpaylcrfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							14.00
PRESTIGE PERFORMANCE II I	614948	01/23/26	PROMO ITEMS	1203-R4345002	108175	80.90	
PRESTIGE PERFORMANCE II I	614948	01/23/26	VOLUNTEER CARMEL	1203-R4359300	110643	310.00	
PRESTIGE PERFORMANCE II I	614948	01/23/26	VOLUNTEER CARMEL	1203-R4359300	110643	1,333.24	
PRESTIGE PERFORMANCE II I	614948	01/23/26	VOLUNTEER CARMEL	1203-R4359300	110643	589.00	
PRESTIGE PERFORMANCE II I	614948	01/23/26	VOLUNTEER CARMEL	1203-R4359300	110643	662.60	
PRESTIGE PERFORMANCE II I	614948	01/23/26	VOLUNTEER CARMEL	1203-R4359300	110643	966.00	
PRESTIGE PERFORMANCE II I	614948	01/23/26	PROMO ITEMS	1203-R4359300	108175	331.50	
PRESTIGE PERFORMANCE II I	614948	01/23/26	VIP COOLER BAGS	1203-R4359300	108223	203.15	
R E I REAL ESTATE SERVICE	614949	01/23/26	OTHER CONTRACTED SERVICES	1208-4350900	118975	14,196.74	4,476.39
REDLEE/SCS INC	614950	01/23/26	SOPHIA SQ RESTROOMS JANT	1206-R4350100	114279	1,500.00	14,196.74
REDLEE/SCS INC	614950	01/23/26	CIVIC SQ GARAGE MAINT	1206-R4350100	114280	3,594.48	
REYNOLDS FARM EQUIPMENT	614951	01/23/26	REPAIR PARTS	2201-4237000		48.26	5,094.48
SEXSON MECHANICAL CORP	614952	01/23/26	OTHER CONT SERVICES	105-4350900		6,426.45	48.26
SEXSON MECHANICAL CORP	614952	01/23/26	OTHER CONT SERVICES	105-4350900		4,485.00	
SEXSON MECHANICAL CORP	614952	01/23/26	OTHER CONT SERVICES	105-4350900		4,345.44	
SEXSON MECHANICAL CORP	614952	01/23/26	OTHER CONT SERVICES	105-4350900		21,169.31	
SEXSON MECHANICAL CORP	614952	01/23/26	YEAR ENERGY CONTRACT	105-4350900	118994	42,181.00	
SEXSON MECHANICAL CORP	614952	01/23/26	BUILDING REPAIRS & MAINT	1205-4350100		1,275.14	
SHELBY GRAVEL INC	614953	01/23/26	CEMENT	2201-4236200		2,090.00	79,882.34
SHERWIN WILLIAMS INC	614954	01/23/26	PAINT	2201-4236400		338.40	2,090.00
SHERWIN WILLIAMS INC	614954	01/23/26	PAINT	2201-4236400		1,353.60	
SUNBELT RENTALS	614955	01/23/26	BOTTLED GAS	2201-4231100		123.60	1,692.00
SUNBELT RENTALS	614955	01/23/26	BOTTLED GAS	2201-4231100		154.50	
SUNBELT RENTALS	614955	01/23/26	BOTTLED GAS	2201-4231100		43.26	
UTILITY SUPPLY CO INC.	614956	01/23/26	OTHER EXPENSES	651-5023990		39,792.95	321.36
UTILITY SUPPLY CO INC.	614956	01/23/26	OTHER EXPENSES	601-5023990		39,792.95	
PERSONIFY HEALTH	614957	01/23/26	WELLNESS PROGRAM	1201-4341980		4,150.00	79,585.90
W A JONES TRUCK BODIES &	614958	01/23/26	REPAIR PARTS	2201-4237000	119142	1,071.56	4,150.00
W A JONES TRUCK BODIES &	614958	01/23/26	REPAIR PARTS	2201-4237000	119142	1,492.63	
W A JONES TRUCK BODIES &	614958	01/23/26	REPAIR PARTS	2201-4237000	119142	3,172.98	
W A JONES TRUCK BODIES &	614958	01/23/26	SPINNER MOTORS	2201-R4237000	118795	1,938.58	
WHITE'S ACE HARDWARE	614959	01/23/26	REPAIR PARTS	1120-4237000		148.06	7,675.75
WHITE'S ACE HARDWARE	614960	01/23/26	OTHER EXPENSES	601-5023990		3.59	148.06
SJCA ENGINEERS & SURVEYOR	614742	01/23/26	WHITE RIVER GREENWAY N	103-R4460715	58269	816.80	3.59
INDIANA DRUG ENFORCEMENT	614878	01/23/26	EXTERNAL TRAINING FEES	911-4357002		4,675.00	816.80
HOLLINGSWORTH SAWMILL INC	614814	01/23/26	OTHER EXPENSES	204-5023990		6,174.82	4,675.00
							6,174.82

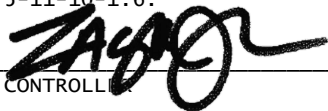
SUNGARD PENTAMATION, INC.
DATE: 01/26/2026
TIME: 12:26:06

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 15
acctpaylcrfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
				TOTAL HAND WRITTEN CHECKS		-111.32
				TOTAL COMPUTER-WRITTEN CHECKS		1,982,022.60
			TOTAL WRITTEN CHECKS			1,981,911.28

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 15 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 1,981,911.28 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:
 - Magnolia
 - The Wren
 - The Windsor
 - Republic Airways (Hamilton Crossing)
 - Proscenium II
 - North End
 - The LOR/1933 Lounge Project
 - Lexington & Main Roundabout Art
 - AT&T Site
 - Ardalan Plaza
 - Monon Square North
 - Icon on Main
 - Civic Square Condos

FINANCIAL SNAPSHOT

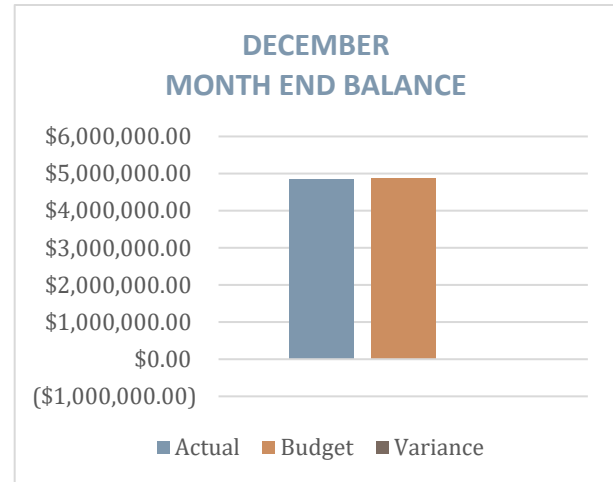
December Beginning Balance	\$ 8,742,015
December Revenues	\$ 14,883,210
December Transfers	\$ (1,945,982)
December Expenditures	\$ 16,835,476
December ending Balance Without Reserve Funds	\$ 4,843,766
Supplemental Reserve Fund	\$ 7,169,415
City Center Bond Reserve	\$ 436,852
Midtown Bond Reserve	\$ 1,118,417
Midtown West Bond Reserve	\$ 1,033,698
Urban Parks Fund	\$ 3,881,317
December Balance With Reserve Funds	\$ 18,483,465

FINANCIAL STATEMENT

Financial Statement

DECEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 4,843,766
Ending Balance with Restricted Funds	\$ 18,483,465



SUMMARY OF CASH

For the Month Ending December 2025

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 12/1/25			
1101 Cash	\$ 6,352,828.59	\$ 6,352,828.59	\$ -
1110 TIF	\$ 2,389,186.22	\$ 2,389,186.22	\$ -
Total Cash	\$ 8,742,014.81	\$ 8,742,014.81	\$ -
Receipts			
1101 Cash	\$ 71,561.90	\$ 371,981.99	\$ (300,420.09)
1110 TIF	\$ 19,240,830.81	\$ 19,240,830.71	\$ 0.10
Developer Payments	\$ (4,429,183.20)	\$ (4,429,183.20)	\$ -
Transfers to Reserves (TIF)	\$ (611,834.48)	\$ (611,834.48)	\$ -
Transfers to Reserves (non-TIF)	\$ 137,749.31	\$ (137,505.39)	\$ 275,254.70
Transfer to SRF	\$ (1,471,897.30)	\$ (1,471,897.30)	\$ -
Total Receipts	\$ 12,937,227.04	\$ 12,962,392.33	\$ (25,165.29)
Disbursements			
1101 Cash	\$ 1,718,373.45	\$ 1,727,323.55	\$ 8,950.10
1110 TIF	\$ 15,117,102.05	\$ 15,117,101.95	\$ (0.10)
Total Disbursements	\$ 16,835,475.50	\$ 16,844,425.50	\$ 8,950.10
1101 Cash	\$ 4,843,766.35	\$ 4,859,981.64	\$ (16,215.29)
1110 TIF	\$ -	\$ -	\$ -
Cash Balance 12/31/25	\$ 4,843,766.35	\$ 4,859,981.64	\$ (16,215.29)
Total Usable Funds	\$ 4,843,766.35	\$ 4,859,981.64	\$ (16,215.29)

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end December 2025

RESTRICTED FUNDS

Supplemental Reserve Fund	\$ 7,169,415
City Center Bond Reserve	\$ 436,852
Midtown Bond Reserve	\$ 1,118,417
Midtown West Bond Reserve	\$ 1,033,698
Urban Parks Fund	\$ 3,881,317
Sub-total:	<u>\$ 13,639,699</u>

UNRESTRICTED FUNDS

TIF	\$ 0
Non TIF	\$ 4,843,766
Sub-total:	<u>\$ 4,843,766</u>
Total Funds	<u>\$ 18,483,465</u>

OUTSTANDING RECEIVABLES

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

STATEMENT OF CHANGES IN EQUITY

MONTH END: DECEMBER 2025

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$ 12,727,916	
Total Receipts (Non-TIF)	\$ 209,311	
Expenditures (TIF)		\$ 15,117,102
Expenditures (Non-TIF)		\$ 1,718,373

FINANCIAL UPDATE

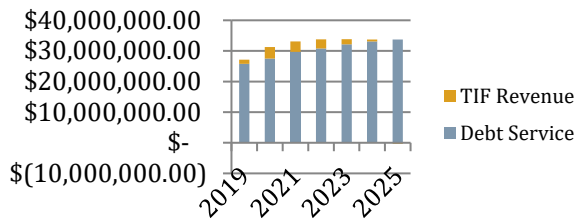
Financial Update

TIF REVENUE AND DEBT

2025 TIF revenue and PIATT payments available for CRC use is \$33,376,429.

DEBT PAYMENTS

Month	Payment
June 2025	\$16,869,646
December 2025	\$16,867,385



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

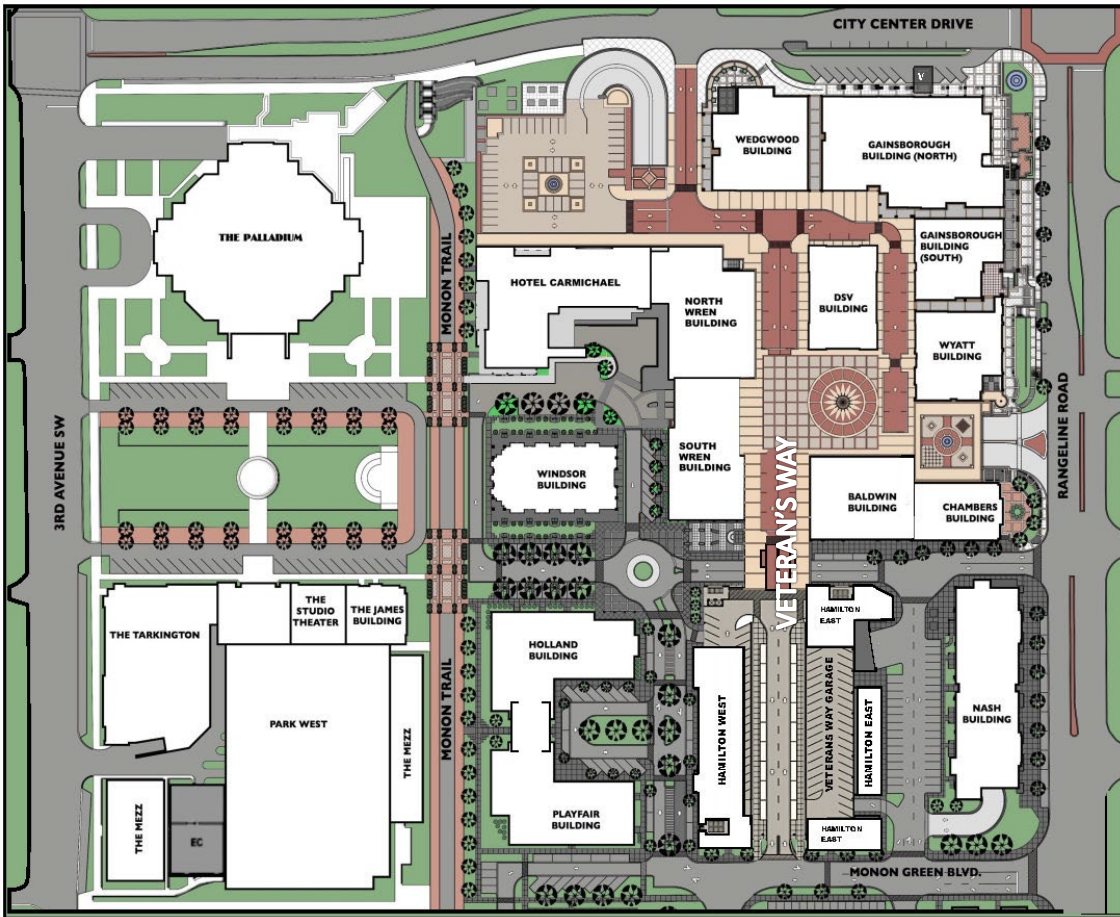


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

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>January 2026</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

January 2026



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



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

ACTION ITEM

CITY COUNCIL

CRC



March 2023

PROJECT UPDATES

Rendering



CIVIC SQUARE CONDOMINIUMS

- 1) Developer Partner(s): Birkla Investment Group
- 2) Economic Development Area: Firehouse East
 - a) Project Summary: Condominiums
 - i. 25 for-sale condos
- 4) Total project budget: \$10,000,000
- 5) Anticipated Project Schedule

Construction Start	March 2025
Construction End	Anticipated Q3 2026

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments

CRC contributed land for this project.
- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



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



Rendering



January 2026

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. 600 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.

9) Council and/or CRC Action Items

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

PROJECT UPDATES

Rendering



January 2026



PROSCENIUM II

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: Mixed-use development
 - a. 120 parking spaces
 - b. 48 Apartments; 7 for-sale condos
 - c. Approx. 15,000 SF of office and retail space
 - d. 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
-------------	--------------	-----

- 7) CRC Commitments
No commitments by the CRC have been made.

PROJECT UPDATES



Rendering



January 2026

AT&T SITE

- 1) Developer Partner(s): Buckingham Companies, Third Street Ventures, Pure Development, and Merchants Banks
- 2) Economic Development Area: 3rd Ave ATT
- 3) Project Summary: Mixed-use development
 - a) 443 parking spaces
 - b) 244-unit multi-family building; 2 single family homes
 - c) Approx. 80,000 SF of corporate headquarters; 37,000 SF boutique headquarters
 - d) Approx. Total project budget: \$133,000,000

4) Anticipated Project Schedule

Design Start	2022
Construction Start	2024
Construction Complete	December 2025

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

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

- 7) CRC Commitments
No commitments by the CRC have been made.

PROJECT UPDATES



ARDALAN PLAZA

- 1) Developer Partner(s): The Ardalan Family
- 2) Economic Development Area: Main and 4th Avenue
 - a. Project Summary: Mixed-use development
 - i. 5 for-sale condos
 - ii. Approx. 8,000 SF of retail/art gallery space
 - iii. Approx. Total project budget: \$20,000,000

3) Anticipated Project Schedule

Design Start	2024
Construction Start	April 2025
Construction Complete	Estimated 18-month completion

- 4) Construction Milestones: Construction is underway.
 - a. Council and/or CRC Action Items

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

5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES



MONON SQUARE NORTH

- 1) Developer Partner(s): Stirsman Property Group and J.C. Hart Company
- 2) Economic Development Area: Monon Square North
 - a. Project Summary: Mixed-use development
 - i. NW quadrant (\$70M)
 - 1. Approx. 21,000 SF of office/retail space
 - 2. 249 multi-family units
 - 3. 390 parking spaces
 - ii. NE quadrant (\$30M)
 - 1. Retail/restaurant space
 - 2. 122 multi-family units; at least 10 for-sale condos
 - 3. 79 parking spaces
 - iii. Approx. Total project budget: \$100,000,000

3) Anticipated Project Schedule

Design Start	Q3 2022
Construction Start	January 2025
Construction Complete	Estimated 18-24 month completion

- 4) Construction Milestones: Construction is underway.
 - a. Council and/or CRC Action Items

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

5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES



Rendering



January 2026

ICON ON MAIN

- 1) Developer Partner(s): Edward Rose and Sons
- 2) Economic Development Area: ERS Old Meridian and Main
 - a. Project Summary: Mixed-use development
 - i. Approx. 9,720 SF of office/commercial space
 - ii. 22 for-sale residential units; 266 luxury apartments
 - iii. 581 parking spaces
 - iv. Approx. Total project budget: \$75,400,000

3) Anticipated Project Schedule

Design Start	Q4 2024
Construction Start	Mid-2024
Construction Complete	Q3 2026

- 4) Construction Milestones: Construction is underway.
 - a. Council and/or CRC Action Items

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

5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Respectfully submitted,



Henry Mestetsky

Executive Director

Carmel Redevelopment Commission/Department

January 23, 2026

Prepared for City Council and the Redevelopment Commission

-End Report-

CARMEL HISTORIC PRESERVATION COMMISSION
QUARTERLY REPORT TO CARMEL CITY COUNCIL
FEBRUARY 2026

October 2025 to December 2025

- Ordinances for the historic designations of 14420 Cherry Tree Rd and 2724 E Smoky Row were passed by City Council following presentations by the Administrator.
- CHPC Staff coordinated sizable mailing for properties identified in 2021 for inclusion into the Carmel Historic Architecture Survey.
- Staff also conducted public meeting with interested citizens about the potential survey inclusion.
- Staff gave training to commissioners about different treatment methods and the Department of Interior Standards.
- Staff continued doing research on the North Rangeline district and preparing a Preservation Plan.
- Staff reviewed and gave final approval for several façade grant projects.
- Commissioners discussed potential different times and locations due to the City's changing rules for night meetings.
- Throughout the previous quarter, CHPC staff continued to participate in the review of improved location permit applications for historic properties, per the stipulations of the 60-day demolition delay ordinance.

Respectfully submitted,



Mark Dollase
Carmel Historic Preservation Commission Administrator

ORDINANCE NO. D-2762-25 (AS AMENDED)

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

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

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

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

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

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

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

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

“§ 8-37 Fifteen-Minute Loading Zones.

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

...
(2) The first parking space ~~On~~ on the south side of Main Street **east of Veterans Way** ~~from a point 99 feet east of the intersection of the Monon Greenway and Main Street to a point 147 feet east of the intersection of the Monon Greenway and Main Street.~~

(3) ~~On the north side of Main Street from a point 393 feet west of the intersection of the Monon Greenway and Main Street to a point 437 feet west of the intersection of the Monon Greenway and Main Street~~ **Reserved for future use.**

...
(5) ~~On the north side of Main Street from a point 186 feet east of the intersection of Main Street and 1st Avenue N.W. to a point 235 feet east of the intersection of Main Street and 1st Avenue N.W.~~ **Reserved for future use.**

...
(13) The first two spaces on the north side of Main Street **west of 1st Avenue NW** ~~east of 3rd Avenue SW.~~

(16) **The second space on the south side of Main Street west of 1st Ave SE. Reserved for future use.”**

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

53 “§ 8-47 No Parking Areas.

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

55
56
57
58 **(8077) On either side of Range Line Road from Main Street to the East-West alley between**
59 **Main Street and 1st Street NW.”**

60
61 Section 4. The following subsections of Carmel City Code Section 8-48 are hereby amended and shall
62 read as follows:

63 “§ 8-48 Limited Parking Areas.

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

66
67
68 (1) ~~Reserved for future use.~~ **The second space on the south side of Main Street west of 1st Ave**
69 **SE.**

70
71
72 (4) ~~On the north side of Main Street between its intersection with the Monon Greenway to a~~
73 ~~point 186 feet east of the intersection of Main Street and Rangeline Road. On the south side of~~
74 ~~Main Street from a point 147 feet east of the intersection of the Monon Greenway and Main~~
75 ~~Street to a point 343 feet east of the intersection of the Monon Greenway and Main Street, from~~
76 ~~a point 42 feet east of the intersection of Main Street and 1st Avenue S.W. to a point 217 feet~~
77 ~~east of the intersection of Main Street and 1st Avenue S.W.~~ **The first nine parking spaces on the**
78 **north side of Main Street east of 3rd Ave NW.**

79 (5) ~~On the north side of Main Street from a point 191 feet west of the intersection of Main~~
80 ~~Street and the Monon Greenway to a point 393 feet west of such intersection.~~ **The first six**
81 **parking spaces on the south side of Main Street west of the Monon Trail.**

82 (6) ~~On the north side of Main Street from the intersection of Main Street with the Monon~~
83 ~~Greenway to a point 125 feet west of such intersection.~~ **The first seven parking spaces on the**
84 **north side of Main Street east of the Monon Trail.**

85 (7) ~~On the south side of Main Street from the intersection of Main Street with the Monon~~
86 ~~Greenway to a point 437 feet west of such intersection.~~ **The first six parking spaces on the south**
87 **side of Main Street west of Veterans Way.**

88 (8) ~~On the north side of Main Street from a point 437 feet west of the intersection of Main~~
89 ~~Street and the Monon Greenway to a point 717 feet west of such intersection.~~ **The first four**
90 **parking spaces on the south side of Main Street west of Range Line Road.**

91 (44) ~~The first seven spaces on the south side of Main Street west of the Monon Trail.~~ **Reserved**
92 **for future use.**

93 (45) ~~The first seven spaces on the north side of Main Street west of the Monon Trail.~~ **Reserved**
94 **for future use.**

95 (46) ~~The spaces on the north side of Main Street between the Monon Trail and 1st Avenue SW.~~
96 **Reserved for future use.**

97 (47) ~~The first eight spaces on the south side of Main Street west of 1st Avenue SW. Veterans~~
98 ~~Way~~ **Reserved for future use.**

(48) The first 6 spaces on the north side of Main Street east of 1st Avenue NW.

(49) ~~The spaces on the south side of Main Street between 1st Ave SW and Rangeline Road.~~
Reserved for future use.

(50) ~~The four spaces on the north side of Main Street west of 1st Avenue NE.~~ **Reserved for future use.**

(f) No vehicle shall be parked:

(3) On either side of Range Line Road from **the East-West alley between** Main Street ~~north~~ and 1st Street NW to **Smoky Row** ~~8th Street~~ for more than two hours between 6:00 a.m. EST and 5:00 p.m. EST, Monday through Saturday only, excepting for any vehicle which properly displays a valid Merchant Sticker issued pursuant to subsection (f)(3);

(o) A two-hour parking zone between the hours of 6:00 a.m. and 5:00 p.m., Monday through Saturday only, is established on the north side of Main Street from a point ~~227~~ **221** feet east of the intersection of Main Street and Range ~~Line~~ Road to a point ~~930~~ **1060** feet east of the intersection of Main Street and Range ~~Line~~ Road.”

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

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

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

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

[the remainder of this page is left intentionally blank]

151 **PASSED** by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2026, by
152 a vote of _____ ayes and _____ nays.

153
154 **COMMON COUNCIL FOR THE CITY OF CARMEL**

155
156 _____
157 Matt Snyder, President

156 _____
157 Ryan Locke, Vice-President

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159 _____
160 Rich Taylor

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160 Anthony Green

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162 _____
163 Jeff Worrell

162 _____
163 Teresa Ayers

164
165 _____
166 Anita Joshi

165 _____
166 Adam Aasen

167
168 _____
169 Shannon Minnaar

170 ATTEST:

171
172 _____
173 Jacob Quinn, Clerk

174 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
175 _____ 2026, at _____ .M.

176
177 _____
178 Jacob Quinn, Clerk

179 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
180 _____ 2026, at _____ .M.

181
182 _____
183 Sue Finkam, Mayor

184 ATTEST:

185
186 _____
187 Jacob Quinn, Clerk

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

2 **ORDINANCE NO. D-2772-25**

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

5 **Synopsis:**

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

7
8 WHEREAS, the City of Carmel has a vested interest in ensuring that affiliated nonprofit
9 corporations and community development corporations (“Affiliated Entities”) operate in transparency and
10 the best interest of the City of Carmel; and

11
12 WHEREAS, the City Council desires to amend the Carmel City Code to add requirements that
13 Affiliated Entities and other nonprofits must follow in order to remain eligible for public funds or City
14 assistance.

15
16 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
17 CARMEL, INDIANA, as follows:

18
19 Section 1. The foregoing Recitals are fully incorporated herein by this reference.

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

22 **CHAPTER 2 CITY ADMINISTRATION**

23
24 **ARTICLE 8: AFFILIATED ENTITIES**

25 **§2-403 DEFINITIONS.**

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

28 ***AFFILIATED ENTITY*** means any one of the following:

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

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

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

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

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

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

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

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

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

46

47 **§ 2-404 REQUIREMENTS**

48

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

51

52 (1) At least one member of the Affiliated Entity's governing body must be appointed by the City
53 Council; and

54 (2) The remaining members of the Affiliated Entity's governing body must be approved by a vote of
55 the City Council.

56

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

60

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

63

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

66

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

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

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

75

76 [Signature Page Follows]

77

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

80 COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

81
82
83 Adam Aasen, President _____ Matthew Snyder, Vice-President _____

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86 Teresa Ayers _____ Anita Joshi _____

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89 Ryan Locke _____ Shannon Minnaar _____

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92 Anthony Green _____ Rich Taylor _____

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94
95 Jeff Worrell _____

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98 ATTEST:
99

100
101 Jacob Quinn, Clerk _____

102
103 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
104 _____ 2025, at _____ .M.

105
106
107 _____
108 Jacob Quinn, Clerk

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

111
112
113 _____
114 Sue Finkam, Mayor

115 ATTEST:
116
117 _____

118 Jacob Quinn, Clerk

119
120
121 Prepared by: Ted Nolting
122 Kroger Gardis & Regas LLP
123 111 Monument Circle, Suite 900
124 Indianapolis, IN 46204
125

ORDINANCE NO. D-2795-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
ESTABLISHING PUBLIC AREAS OF CITY HALL

Synopsis:

An Ordinance establishing public areas of City Hall

WHEREAS, the Common Council of the City of Carmel, Indiana (“Council”), is the legislative body of the City and is empowered under Indiana Code § 36-4-6-18 and related provisions to enact ordinances governing the use of City-owned property;

WHEREAS, City Hall is owned by the citizens of Carmel and serves as the primary seat of local government and the center of civic engagement;

WHEREAS, the Council finds that maintaining open and reasonable public access to City Hall fosters transparency, participation, and trust between residents and their government; and

WHEREAS, it is the intent of the Council that City Hall remain accessible to the people whenever such access is necessary to fulfill civic, governmental, or participatory needs — including but not limited to public meetings, committee meetings, hearings, and any meeting whose intent is for the general good of the people of Carmel — all consistent with Indiana’s Open Door Law (IC 5-14-1.5);

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. Definition of Public Areas. For purposes of this Ordinance, public areas of City Hall shall include, but not be limited to, lobbies, corridors, the Council Chambers, meeting rooms not located within or directly connected to office space occupied by a City department, and the restrooms located on the first and second floors of City Hall. Access may be temporarily limited only for emergency, maintenance, sanitation, or security purposes, or during all local, state, and federally mandated holidays unless otherwise provided for by the Common Council, or as otherwise required by law.

Section 3. Council Authority Over Access. The Common Council shall determine, by resolution or other formal action adopted in a public meeting, which portions of City Hall are designated as public and the conditions under which such areas shall remain open to the people.

Section 4. Access to Public Areas. The designated public areas of City Hall shall be open and accessible to the public at any time necessary to fulfill the needs of the people, including times when civic meetings, committee meetings, hearings, or other public purposes are conducted. City Hall shall remain open for any meeting, hearing, or event scheduled or determined by (1) the Common Council or any of its committees, or (2) any duly authorized City board, commission, or department. No closure or restriction of such areas shall occur without prior authorization by the Common Council, except as provided in Section 4 of this Ordinance.

Section 5. Implementation. The City Clerk is directed to record this Ordinance and provide copies to the Mayor, Chief of Staff, and Department of Administration to ensure consistent implementation and communication of this policy of public access.

46 Section 6. Effective Date. This Ordinance shall be in full force and effect from and after its
47 passage by the Common Council, approval by the Mayor, and any publication required by law.

48
49 **PASSED** by the Common Council of the City of Carmel, this ____ day of _____, 2025,
50 by a vote of ____ ayes and ____ nays.

51 **COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA**

52
53
54 _____
55 Adam Aasen, President

Matthew Snyder, Vice-President

56
57 _____
58 Teresa Ayers

Anita Joshi

59
60 _____
61 Ryan Locke

Shannon Minnaar

62
63 _____
64 Anthony Green

Rich Taylor

65
66 _____
67 Jeff Worrell

68
69 ATTEST:

70
71 _____
72 Jacob Quinn, Clerk

73
74 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
75 _____ 2025, at _____ .M.

76
77
78 _____
79 Jacob Quinn, Clerk

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

82
83
84 _____
85 Sue Finkam, Mayor

86 ATTEST:

87
88 _____
89 Jacob Quinn, Clerk

90
91
92 Prepared by: Ted Nolting
93 Kroger Gardis & Regas LLP
94 111 Monument Circle, Suite 900
95 Indianapolis, IN 46204
96

MEMORANDUM



Date: November 7, 2025
To: Carmel City Council
From: Adrienne Keeling
Re: **Resolution CC-11-17-25-03**
US-31 Subarea Plan Comprehensive Plan Amendment

Certified by the Carmel Plan Commission:

Resolution CC-11-17-25-03 (Docket No. PZ-2025-00125 CPA: US-31 Corridor Subarea Plan Comprehensive Plan Amendment)

The applicant seeks to amend the Carmel Comprehensive Plan to incorporate a new US-31 Corridor Subarea Plan. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

Introduction:

As part of the implementation of the Carmel Comprehensive Plan adopted in December 2022, the City of Carmel engaged Yard & Company to conduct a US-31 Subarea Plan. This proposed plan's primary focus is on recommendations for policy and the MC zoning district and a framework for the common public realm that, together, will enable and guide development, connectivity and amenities that position the corridor well for the future.

More specifically, incorporating the proposed US-31 Subarea Plan into the [Carmel Comprehensive Plan](#) will:

1. Add the proposed plan document to [Section 5: Subarea Plans](#).
2. Amend the [Mobility and Pedestrian Plan map](#) by adding the proposed Feature Trails (see pages 22-23 of the proposed plan).

What is the purpose of a Subarea Plan?

A Subarea Plan provides more detailed guidance for a specific neighborhood, corridor or district, helping to define its unique character, identity, and potential programming—beyond the broader vision and policies outlined in the Comprehensive Plan.

What does a Subarea Plan *not* do?

While a Subarea Plan can offer recommendations on a variety of topics, many of these require separate approvals to be implemented. For example, a Subarea Plan *does not*:

- Change or update zoning regulations in the UDO or in PUDs
- Alter the development approval process
- Make design or land use decisions for individual development sites
- Allocate funding for infrastructure, programs, or organizations

Contents of the Subarea Plan and proposed map revisions:

The draft **US-31 Subarea Plan** (Exhibit A) is organized into five parts:

1. **Planning Summary:** Includes a sampling of the background planning documents and context used in the drafting of the Subarea Plan.
2. **Growth Strategy:** Based on where the US-31 corridor is today and the shifting needs of tomorrow, this plan makes recommendations for intentional growth, high-quality development and amenities based on six strategies, as follows.

- Focus on early needs and opportunities
 - Infuse flexibility to support active uses and green spaces
 - Play both offense and defense
 - Plan for connectivity
 - Promote the new narrative
 - Coordinate efforts
3. **Design & Policy Guidance:** This section outlines key design and policy recommendations to guide development along the corridor. The focus is on creating a walkable, human-scaled environment that balances residential edges with vibrant, mixed-use development. It includes guidance on architecture, pedestrian infrastructure, trail integration, public amenities, and flexible policies to support evolving market needs while remaining sensitive to adjacent residential neighborhoods.
 4. **Subarea Plan:** This map illustrates the US-31 Subarea Plan, highlighting key components of planned development and infrastructure. Key features include feature trails, potential bus routes identified in a previous study, and an emphasis on multimodal connectivity, including access to the Monon Greenway.
 5. **Appendix:** Features links to supporting documents and stakeholder summaries.

The proposed revisions to the **Mobility and Pedestrian Plan Map (Exhibit B)** are as follows:

1. Adds the Feature Trails shown in the Subarea Plan as proposed Greenways
2. Updates the status of the Bur Oak pedestrian bridge over White River and the path leading to it as completed (solid line) rather than proposed (dashed line).

Plan Commission Summary:

See the full Plan Commission File on Laserfiche: [PZ-2025-00125 CPA: US-31 Corridor Subarea Plan](#).

The US-31 Corridor Subarea Plan advanced through a public hearing and a series of committee review meetings between July and September. At the July 15 public hearing, the Department of Community Services presented the plan’s goal of preserving the corridor for business use while adapting to market shifts through strategies for flexibility, connectivity, and coordinated growth. Public comments centered on concerns about adjacent neighborhoods, boundary questions, and the preservation and addition of green space. The Department clarified that the plan applies only to future development and does not alter existing PUDs, and the Plan Commission referred it to committee for further review.

Through its August 5, September 2, and September 30 meetings, the Plan Commission’s committee refined the plan’s guidance and language. Discussions focused on clarifying the plan’s purpose and enhancing readability with improved maps. Committee members emphasized thoughtful transitions in scale between business and residential areas, reducing lighting and signage impacts, improving pedestrian connectivity, and promoting flexible development standards. The committee also highlighted coordination with adjacent neighborhoods and the preservation of green space, particularly a wooded parcel of land owned by IU Health. While noting that existing zoning allows development, members supported retaining the area’s green designation in the plan.

Once the Committee-discussed revisions were made and a few final adjustments, the Plan Commission ultimately voted to certify and favorably forward the revised plan to the City Council for review.

The information in this packet is arranged in the following order:

1. Plan Commission Certification (*no expiration*)
2. Resolution CC-11-17-25-03
 - Exhibit A: US-31 Subarea Plan Draft (November 2025)
 - Exhibit B: Mobility and Pedestrian Plan Draft

**CERTIFICATION OF THE CARMEL PLAN COMMISSION'S
RECOMMENDATION TO AMEND THE CARMEL COMPREHENSIVE PLAN
PURSUANT TO INDIANA CODE 36-7-4-508**

**RESOLUTION CC-11-17-25-03
US 31 Subarea Plan - Carmel Comprehensive Plan Amendment**

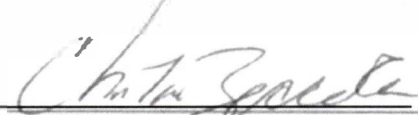
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

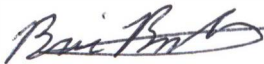
Dear Members:

The Carmel Plan Commission offers you the following report on the application to the Commission (**Docket No. PZ-2025-00125 CPA**) to **adopt** the proposed **US 31 Subarea Plan – Carmel Comprehensive Plan Amendment** for the City of Carmel.

At its regular meeting on October 23, 2025, the Commission voted five (5) in Favor, zero (0) Opposed, four (4) Absent, to **certify** the proposed **Resolution CC-11-17-25-03** to the Common Council with a **favorable recommendation**.

CARMEL PLAN COMMISSION


Christine Zoccola, President



**Bric Butler, Secretary
Carmel Plan Commission
Dated: October 24, 2025**

CARMEL CITY CLERK
OCT 24 2025
TIME: 10:15 am

RESOLUTION CC-11-17-25-03

**A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF CARMEL, INDIANA,
APPROVING AN AMENDMENT TO THE CARMEL COMPREHENSIVE PLAN
TO INCORPORATE A NEW SUBAREA PLAN FOR THE US-31 CORRIDOR**

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the US-31 Corridor and makes associated revisions to the Mobility and Pedestrian 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, there are certain areas and corridors in the City of Carmel that require a greater degree of planning and guidance for decision-making by outlining strategies for growth, design, policy and future development through clear goals and maps; and

WHEREAS, the US-31 corridor plays a major economic and transportation role, serving as one of the city’s most significant commercial and employment centers. It is home to major corporate headquarters, medical institutions, hotels, and professional offices, making it a key driver of Carmel’s tax base and job market. Functionally, it acts as a regional gateway, connecting Carmel to Indianapolis and neighboring communities.

WHEREAS, the corridor also represents a transitional zone—balancing high-intensity commercial uses along US-31 with adjacent residential neighborhoods. The intent of the US-31 Subarea Plan is to preserve the corridor’s economic function while enhancing design quality, walkability, amenities, and connectivity, ensuring that redevelopment along the corridor remains economically competitive, visually cohesive, and sensitive to nearby residential areas.

WHEREAS, the Carmel Plan Commission has duly certified, and recommended to the Common Council, an amendment to the community’s Comprehensive Plan regarding a new US-31 Subarea Plan and its associated revisions to the Mobility and Pedestrian Plan;

WHEREAS, the Carmel Advisory Plan Commission voted to Certify Comprehensive Plan Docket No. PZ-2025-00125 CPA to the Common Council on Thursday, October 23, 2025; and

WHEREAS, I.C. 36-7-4-501 provides that the legislative body may adopt a resolution approving, rejecting, or amending the Plan as presented by the Commission;

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

54 Section I: Pursuant to IC 36-7-4-509, the Common Council hereby adopts this
55 Resolution to approve the following amendments to the comprehensive
56 plan:

- 57 1. Add the **US-31 Subarea Plan**, as attached hereto as **Exhibit A**, to
58 Section 5: Subarea Plans.
- 59 2. Revise the **Mobility and Pedestrian Plan Map**, as attached hereto as
60 **Exhibit B**, to reflect Feature Trails identified in the Subarea Plan.

61 Section II: After its adoption, this Resolution shall be filed in the office of the City
62 Clerk of the City of Carmel, who shall also forward one (1) copy of this
63 Resolution to the secretary of the Carmel Plan Commission and one (1)
64 copy to the office of the Hamilton County Recorder, all in accordance with
65 IC 36-7-4-509 and other applicable laws.

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

68

69 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
70 _____ 2025, by a vote of _____ ayes and _____ nays.

71
72 **COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA**

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75 _____ Adam Aasen, President _____ Matthew Snyder, Vice-President

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78 _____ Jeff Worrell _____ Teresa Ayers

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81 _____ Shannon Minnaar _____ Ryan Locke

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84 _____ Anthony Green _____ Rich Taylor

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87 _____ Anita Joshi

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89 ATTEST:

90
91 _____
92 Jacob Quinn, Clerk

93
94 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
95 _____, 2025, at _____ .M.

96
97
98 _____
99 Jacob Quinn, Clerk

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

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105 _____
106 Sue Finkam, Mayor

107 ATTEST:

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109 _____
110 Jacob Quinn, Clerk

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112 Prepared by: Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032
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CARMEL US-31 SUBAREA PLAN



Contents

- 1 **Planning Summary**
- 2 **Growth Strategy**
- 3 **Design & Policy Guidance**
- 4 **Subarea Plan**
- 5 **Appendix**

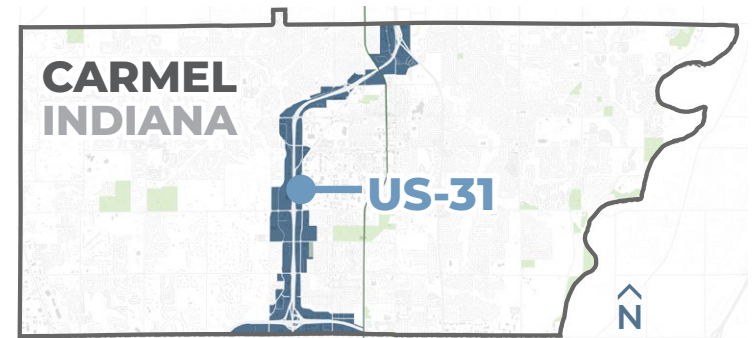
The US-31 Corridor

As part of the implementation of the Carmel Comprehensive Plan adopted in December 2022, the City of Carmel engaged Yard & Company to conduct a **US-31 (Meridian Street) Subarea Plan**. This plan's primary focus is on recommendations for policy and the Meridian Corridor (MC) zoning district and a common public realm framework that, together, will enable and guide the type of development that community members and City leaders want to see along this corridor.

A subarea plan provides detailed guidance for decision-making within a designated area (ex: district, neighborhood, or commercial corridor). The plan defines the area's unique character, identity, and potential programming. Where applicable, a subarea plan finds ways to help address relevant city-wide goals through local initiatives. In most cases, recommendations described by a subarea plan require further action to be implemented. For example, a subarea plan does not:

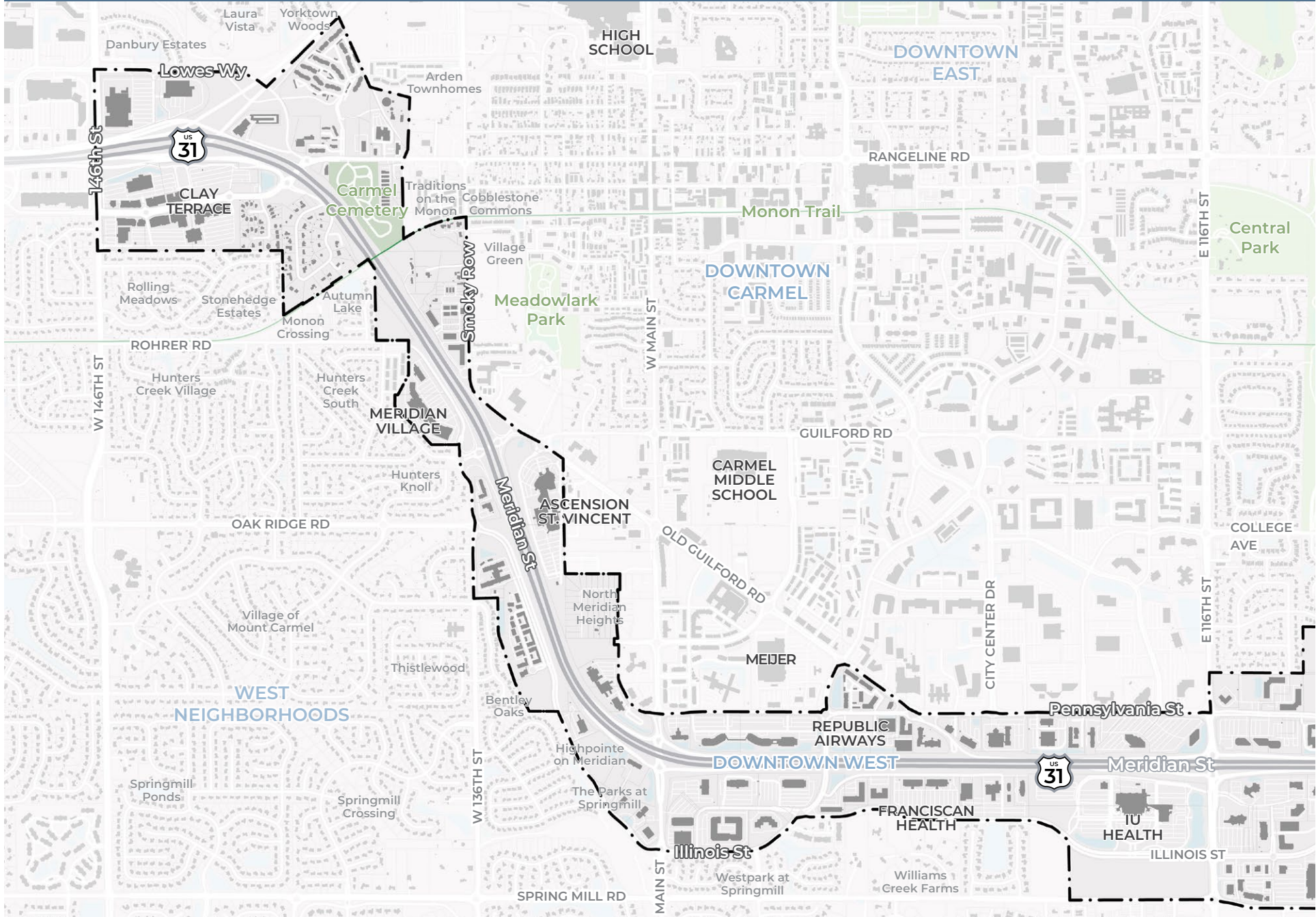
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

A map of the US-31 Subarea is provided on the next two pages. The boundary of the subarea aligns fully with the Downtown West development pattern detailed in the Carmel Comprehensive Plan and available online at [carmelcomprehensiveplan.com](https://www.carmelcomprehensiveplan.com).

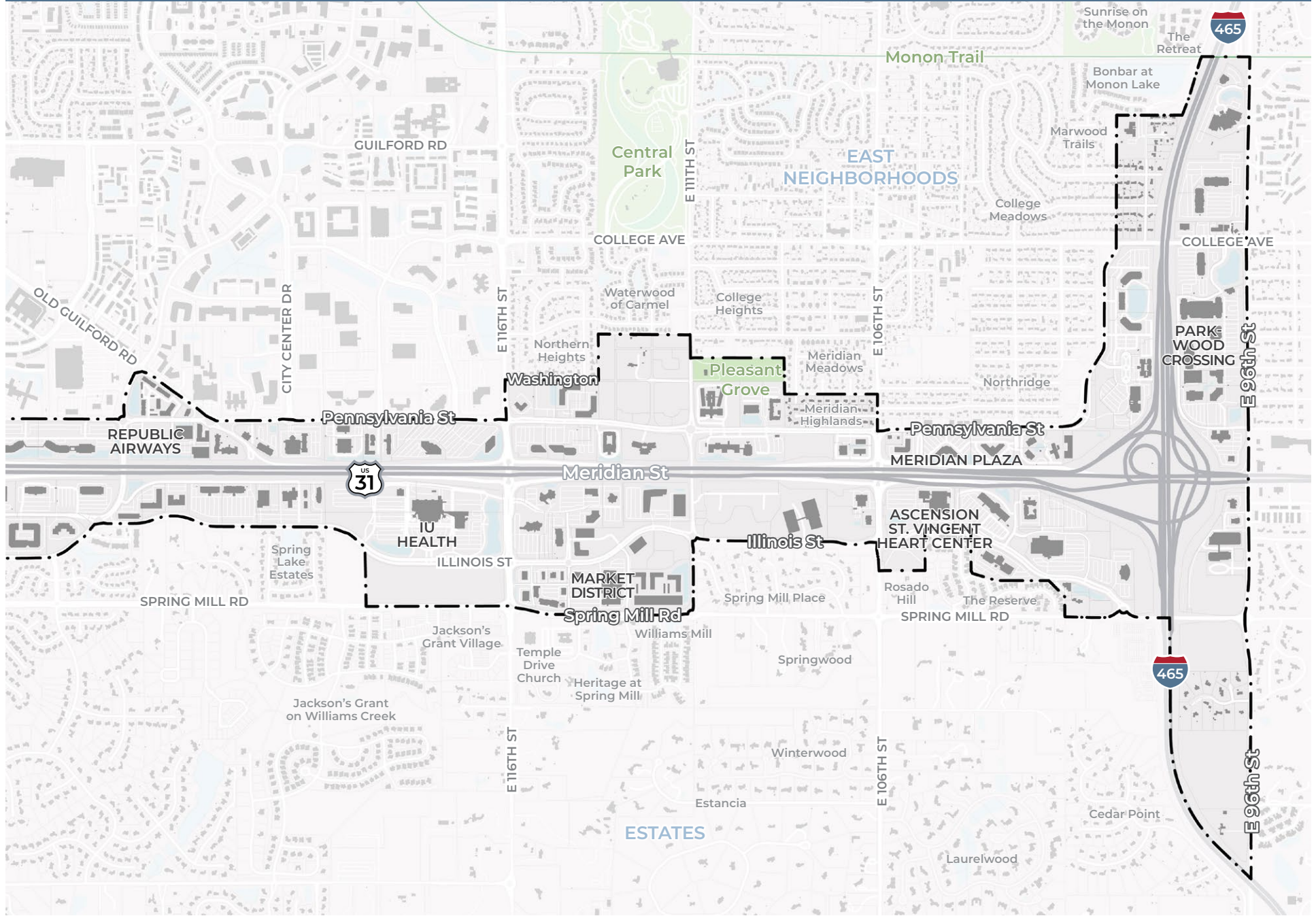


US-31 Subarea Locator Map

US-31 SUBAREA MAP (NORTH END OF AREA)



US-31 SUBAREA MAP (SOUTH END OF AREA)



1 Planning Summary

1 Planning Summary

Carmel Comprehensive Plan (2022)

The update of the Comprehensive Plan for the City of Carmel focuses on refining growth goals for the next 10 years and highlights the significant changes to the physical environment that have made Carmel attractive to new employers, employees, visitors, and residents. The Carmel Comprehensive Plan 2022 has 9 objectives, including managing community form, enhancing economic vitality, fostering a city of neighborhoods, reinforcing adaptability, cultivating community character, lightening Carmel's environmental footprint, supporting healthful living, and improving mobility options and functionality.

US-31 Corridor Future Development Plan (2020)

The US 31 Corridor Future Development Plan outlines a vision for US-31, focusing on creating a vibrant, walkable, and mixed-use environment to support transit and office trends. It emphasizes the need for pedestrian-friendly spaces, mixed-use density, environmental health, shared parking, and connected places.

City of Carmel Positioning Strategy (2023)

The Positioning Strategy compares Carmel to regional competitors and provides actionable recommendations for adapting to national and regional economic trends, including shifts to hybrid work and changing demographics. The Strategy highlights Carmel's Rangeline corridor as a successful, walkable, mixed-use area that has seen

significant growth and strong demand, and suggests that similar areas could be developed along US-31. It also emphasizes the need to review Carmel's zoning and regulatory policies to support the development of mixed-use spaces.

Carmel Mayor's Housing Task Force Findings and Recommendations Report (2024)

In September 2024, the Mayor's Housing Task Force published a report that describes five key challenges to providing housing. Several recommendations relevant to the US-31 corridor were provided, including: Prioritize infill and redevelopment of underutilized commercial and parking areas; Adopt a development strategy for new apartment construction; Actively seek new collaboration opportunities; Acquire more green space; Assess zoning; Publish relevant maps and data, and more.

City of Carmel Transit Study (2020)

The planned transit in Carmel would serve the US-31 corridor and much of the CBD. The Carmel Transit Study, prepared by Nelson/Nygaard, recommended two transit service options: 1) fixed route bus with para-transit service, and 2) on-demand micro transit service with flexible boundaries subject to further study. The long-term transit plan also includes the option to extend the Red Line regional bus rapid transit route from Indianapolis.

Planning Summary (continued)

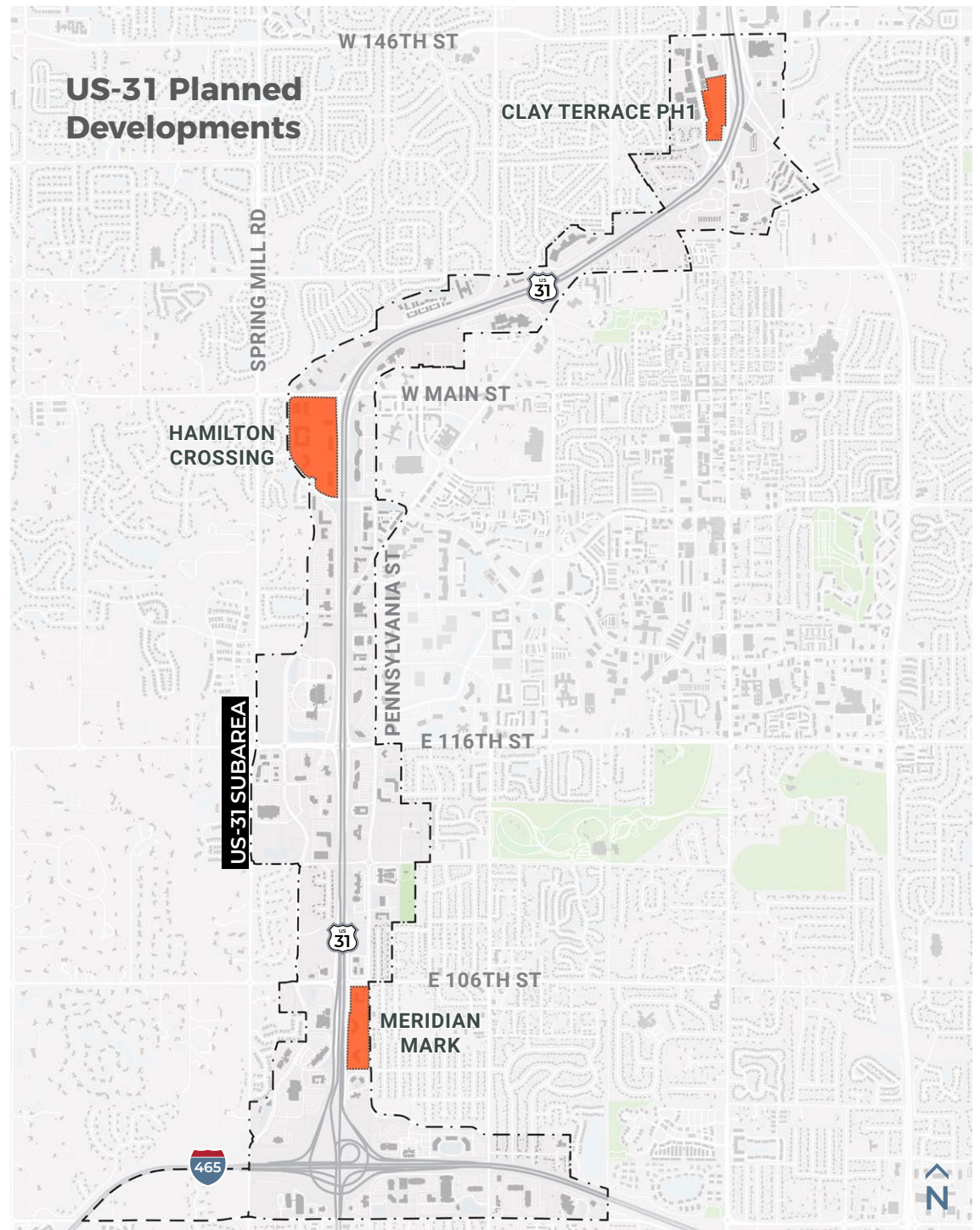
City of Carmel Transit Implementation Strategy (2025)

Building on the 2020 report, TransPro conducted an update recommending on-demand transit service city-wide as a short-term initiative. A fixed route that connects the commercial area along Old Meridian near Main Street with Merchant's Square Mall is recommended in the mid-term. Over the long-term, fixed routes along Pennsylvania, City Center, and/or Rangeline/Westfield may be possible.

Tax Increment Financing districts: Carmel has 69 established TIFs, about half located within the US-31 Subarea. Compared to TIFs along Range Line, many of the US-31 area TIFs continue to have lower assessed values per acre due to large parking lots. The Carmel Redevelopment Commission is responsible for managing their expiration and weighing the benefits of re-initiating those where incentives are needed to spur private investment.

Planned developments along US-31

The Carmel US-31 Corridor Plan includes several planned developments, such as Clay Terrace Phase 1, Hamilton Crossing, and the Meridian Mark Redevelopment. These developments are likely to include a mix of office, retail, residential, and recreational spaces, with varying building sizes and parking capacities.



2

Growth Strategy

2 Growth Strategy

The definition of a modern, competitive employment corridor has shifted to now include a mix of hospitality, tourism, residential, and dynamic public space experiences that are welcoming to residents, guests, and employees alike must now be the standard to attract and maintain businesses and workforce talent. Expansive grayfield parking lots and inaccessible or unusable open space should be rethought of as opportunities for more productive assets for the community.

Based on where the US-31 corridor is today and needs to go tomorrow, this plan makes recommendations for intentional growth and high-quality development based on these six strategies:



Focus On Early Needs and Opportunities



Infuse Flexibility to Support Active Uses and Green Spaces



Play Both Offense and Defense



Plan for Connectivity



Promote the New Narrative



Coordinate Efforts

Focus On Early Needs and Opportunities

The transition from an isolated, pavement-heavy office environment surrounding US-31 into a better connected, more beautiful, and desirable place to spend time is a long-term endeavor. A majority of property ownership involves investors who are generally risk-averse and not interested in leading change, but will respond accordingly once evidence of successful changes are demonstrated. There are a few sites within the district where intentional, mixed-use redevelopment could help establish the new standard. City leaders should promote the following near-term opportunities.

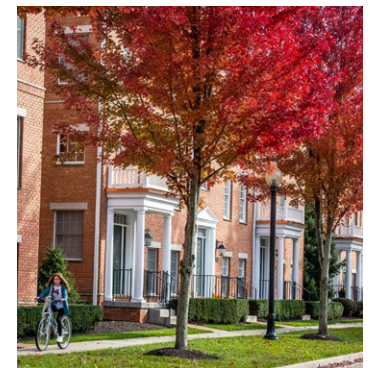
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional amenities while significantly boosting daily users and opportunities for small businesses.

On the southern side of Main Street, between Illinois Street and US-31 are a group of properties along Hamilton Crossing Boulevard with strong redevelopment opportunity. A new development concept could leverage the existing low occupancy, prominent location, and opportunity to construct

signature buildings that help establish a gateway at this key node. Given the grade relationship to the highway, the site is largely invisible to passerby which presents an opportunity for US-31 fronting structures to be taller than currently permitted by right and still maintain the Carmel feel through conformity with other quality-assuring standards. The geometry of the highway allows for a terminated vista on this site. Hospitality-oriented gathering spaces could be incorporated to accommodate both corporate business and community needs while improving the experience for existing properties fronting Illinois Street through streetscape and green space enhancements.

Another key redevelopment opportunity is south of 106th Street between Pennsylvania and US-31 (the existing Meridian Plaza). These office properties are under-performing and given their outdated format, are ripe for infill redevelopment that incorporates a mix of uses and amenities in place of surface parking.

Also on the horizon is the redevelopment of approximately 78-acres across six sites that previously encompassed the CNO Financial Group headquarter operations. While the campus is outside of the Meridian Corridor, its proximity, size, and opportunity to help connect the corridor to Carmel's core warrants proactive attention and coordinated planning.



Infuse Flexibility to Support Active Uses and Green Spaces

While large projects continue operating as they are in the near-term, small, complementary efforts can be leveraged to test the market for change. Underutilized open spaces and paved areas on properties with existing users can be opportunities to test activation-focused concepts. This means working with property owners to explore the feasibility of small scale outlot development. Projects could include creation of a food truck park, temporary retail villages with comfortable outdoor seating and green space amenities, incorporating more trees and vegetation where feasible, and other tactics that increase fuller use of sites.

Carrying out these quick projects will produce valuable insights that may inform larger redevelopment strategies, including an understanding of how such changes impact the daily lives of neighbors. However, there are existing regulations that may get in the way, such as minimum parking requirements and use restrictions. Initial suggestions for providing controlled flexibility, including specific modifications to consider for the Meridian Corridor zoning standards are provided in this plan and should be supplemented by additional conversations between City leaders, staff, and corridor property owners.



Play Both Offense and Defense

Through the decades-long redevelopment of Carmel's central core, City leaders and staff have fine tuned the processes and tools for encouraging development that contributes to a long-term vision and Carmel identity, while ensuring development that doesn't meet that standard is not built. Development expectations were recently updated in the 2022 Comprehensive Plan and are carried out daily by reference to the Unified Development Ordinance.

For the US-31 corridor, the C Districts (C1 and C2) and Meridian Corridor District (MC) provide the majority of use regulations and development standards. The mixed-use nature of the C Districts as well as their location within or adjacent to the core of Carmel, provide the City with the necessary leveraging power to influence the projects as needed to ensure there are sufficient public benefits. Redevelopment is time intensive and expensive, and typically requires public investment. Some of Carmel's best projects are because of the C-District redevelopment partnership process. By comparison, the MC District sets a high bar for development and has been effective in producing projects that conform to the vision and character of the corridor. This is where there is some opportunity to realign standards in the UDO that match market and community interests for this area. These MC recommendations are detailed in the Design Guidance section.

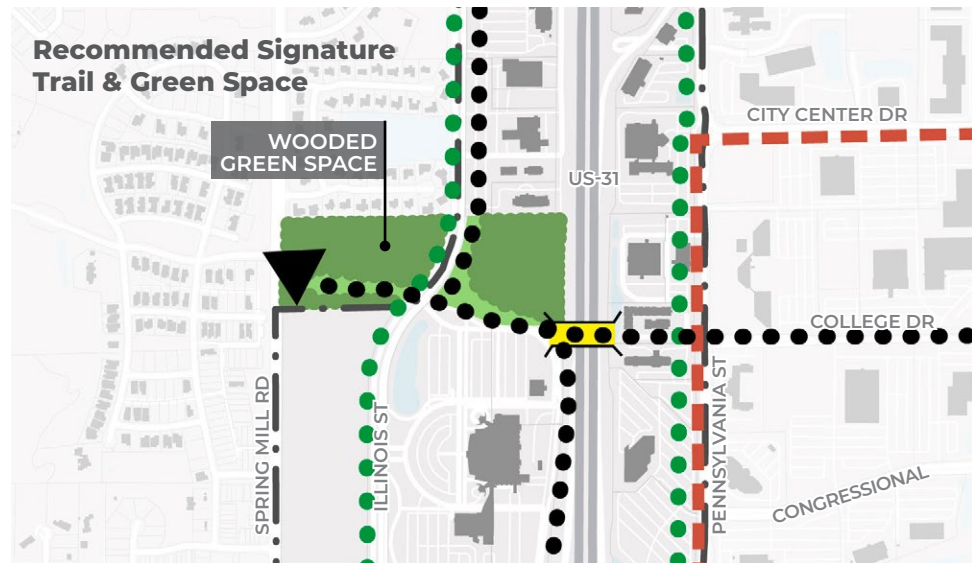


Plan for Connectivity

A critical element of a dynamic and resilient district where people are making full use of properties throughout most of the day is its ability to provide convenient, comfortable, and safe ways to get in, out, and through the place. As demonstrated in Midtown, incorporating multi-use pathways that are dotted with interesting things to see and do are key to connecting primary destinations. Over time, a fuller network can be built throughout the areas surrounding the corridor, incorporating amenities that benefit existing community members and attract future users.

Although not fully within the US-31 Subarea boundary, a suggested trail amenity for the City, Carmel Clay Parks, and IU Health to collaborate on is establishing the 20-acre wooded portion of IU Health property as a publicly-accessible park/ green space.

Additionally, new streets can help fill gaps where frontage roads are disconnected and where long stretches can be broken up with mid-block connections. New connections can also distribute hubs of activity currently isolated in the core and along the Monon out to destinations east and west. Centrally located and activated east-west corridors along 106th Street and through the redeveloped CNO campus, both with crossings over Meridian Corridor, should be priorities. Advancing the coordinated planning for future transit options is also key to boosting options for getting around Carmel.



--- US-31 Subarea - - - Possible Bus Route ••• Feature Trail ••• Planned/Proposed Trail

Promote the New Narrative

The US-31 corridor has recently landed some new, large occupants, including Republic Airways, as well as a new supermarket. There is great opportunity to build on these wins, develop a succinct pitch of what more could occur here, and promote that to a national and global audience of potential development partners who are likely to value and align with the Carmel brand and sense of place. Leaning on the Carmel identity while being able to promote a clear vision and amenable regulatory process will go a long way in attracting a wider level of expertise necessary to create the highly-amenitized mixed-use district that is possible.



Coordinate Efforts

Proactive coordination will be key to ensuring everyone is working in the same direction and continuing to have a positive experience in the corridor. Similar to how a Chamber of Commerce functions, an organizing forum specific to US-31 adjacent property owners and users would help galvanize efforts and facilitate information sharing. Regular check-ins could bring to light new opportunities for development, help resolve emerging issues, and make near-term improvements easier to pursue. Participation in these periodic meetings would also help keep the City engaged to support and collaborate in this area.



3

Design & Policy Guidance

Design Guidance

Recommendations

- » Maintain the transition (stepping down) of scale and massing of structures to minimize impact to adjacent residential development.
- » Require high quality, human-scaled urban architecture, site & trail design (including welcoming ground-floor details, walkable blocks, landscaping).
- » Incorporate pedestrian infrastructure (wide, connected sidewalks, street lighting, etc.).
- » Provide amenities attractive and welcoming to visitors, employees, and residents (ex: attractive landscaping/green space, seating, retail, art, etc.).
- » Minimize visual and environmental impacts of parking lots and structures.
- » Reduce light pollution by minimizing the use of high-wall signage and lighting facing residential areas, and by reducing interior lighting of non-residential buildings after hours of operation.
- » Maximize height at ends of vistas such as the curvature of US-31 and terminating street corridors.
- » Focus design review on creating a safe, active, and vibrant frontage along public spaces and streets.
- » Strive to provide seamless connections between properties.

Terminating vistas contribute to a sense of place by serving as a landmark or opportunity to highlight key buildings



Example development concept incorporating recommended design guidance

Design Guidance

Recommendations

Feature trail development:

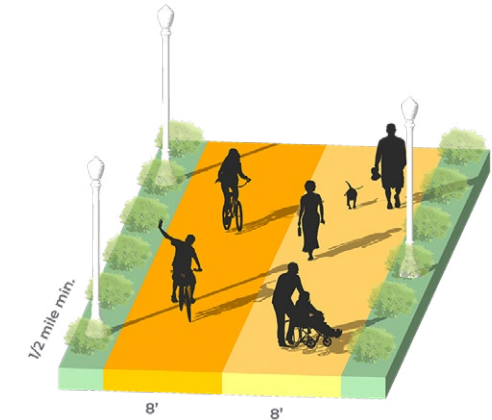
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide lighting, landscaping, seating, waste receptacles, and bicycle parking along the path
- » Incorporate public art and other means of visual interest and activity
- » Incorporate space that accommodates trail-oriented programming and events, such as staging areas for pop-up vendors, performances, and gatherings

Planned/Proposed trail development:

- » Abide by the existing Multi-Use Path minimum standards
- » Incorporate signage, lighting and other essential elements, in addition to amenities such as seating, landscaping, and bicycle parking as appropriate



Multi-Use Path Standard (min.)



Enhanced Multi-Use Path Standard (min.)



Feature trail example

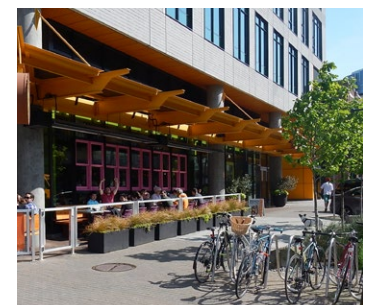
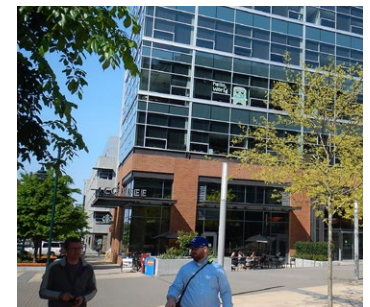


Feature trail example

Policy Guidance

Recommendations

- » Incorporate the Downtown West development characteristics listed in the 2022 Comprehensive Plan (carmelcomprehensiveplan.com/section/development-patterns).
- » Remove restrictions that dictate which floor level a permitted use can be on.
- » Explore expansion of special uses to include small-batch and artisan manufacturing and high-tech/biotech research and production.
- » Specify setback standards for parcels that have two or more street or roadway frontages to ensure all follow front setback regulations.
- » Allow the market to determine parking needs:
 - Reduce or eliminate parking minimums, while continuing to mandate accessible spaces.
 - If minimums are desired, re-evaluate the MC parking ratios to ensure they align with current market trends and encourage shared parking.
 - Expand the distance of qualifying off-street parking (on-site) from within 300 feet to 600 (2-minute walk) or 1,200 feet (4-minute walk) and remove requirement to be immediately adjacent to the primary lot.
 - Expand the off-site parking distance from 800 feet to 1,200 feet away from the subject building.
- » Incorporate publicly accessible plazas, courtyards, gardens, trail heads, and gathering spaces near entrances away from highways.
- » Incorporate additional architectural elements in public frontages that support a comfortable pedestrian and trail environment, such as seating and landscaping.
- » Consider increasing the 8-story height maximum at key intersections where a structure fronts US-31 and an arterial street.
- » Remove waiver required for use of permeable materials for surface parking lots.
- » Describe preferred proportions and heights for glazing and other facade features to promote human-scale design.
- » Ensure ground-floor glazing is transparent and uncluttered.
- » Reconsider requirements for all structures to have upper floors designed in similar format to multi-story office buildings in favor of proportions and features, such as operable windows and shallow distances from windows, which accommodate a broader variety of uses.

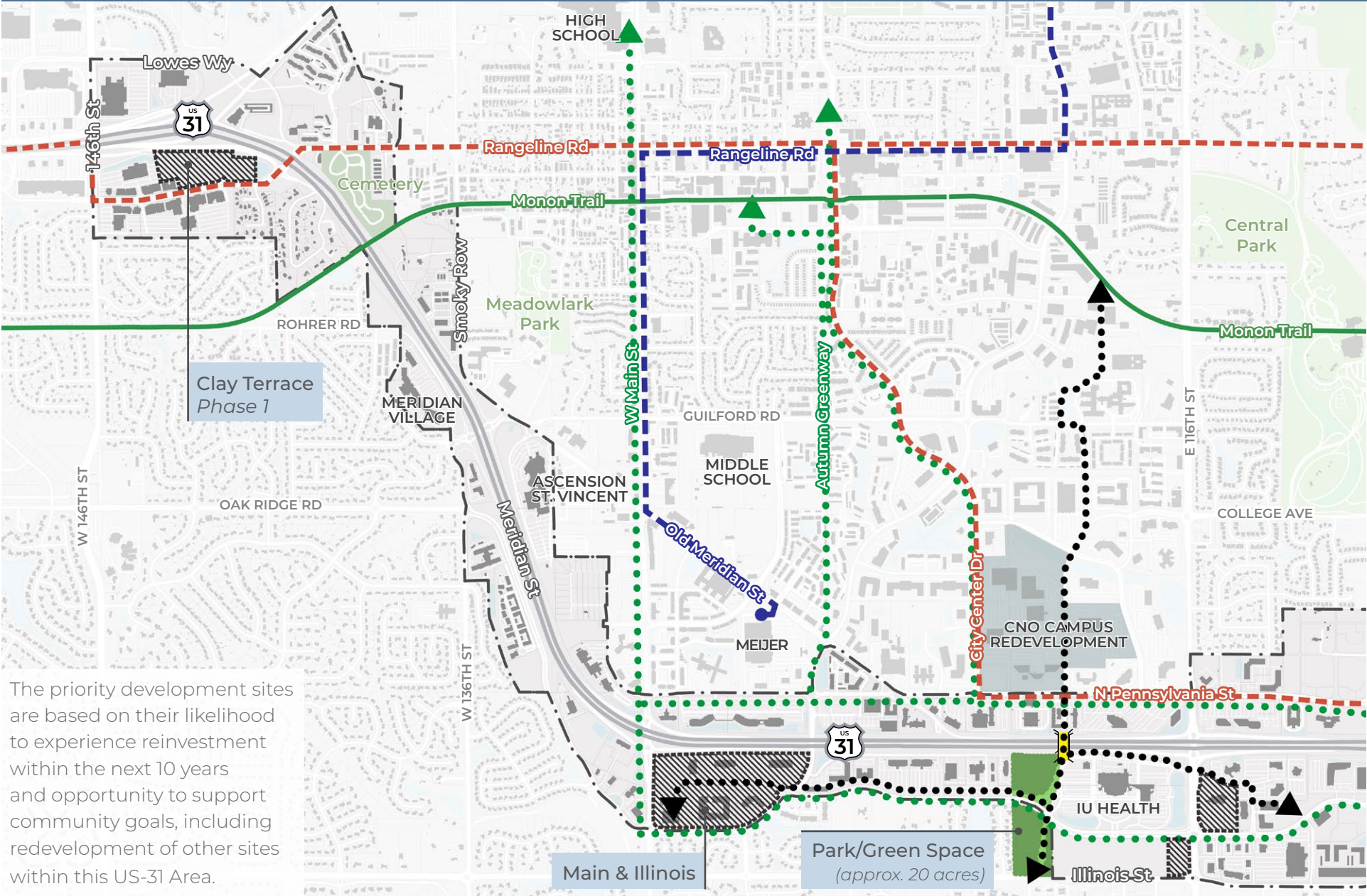


Examples of activated frontages that provide amenities

4

Subarea Plan

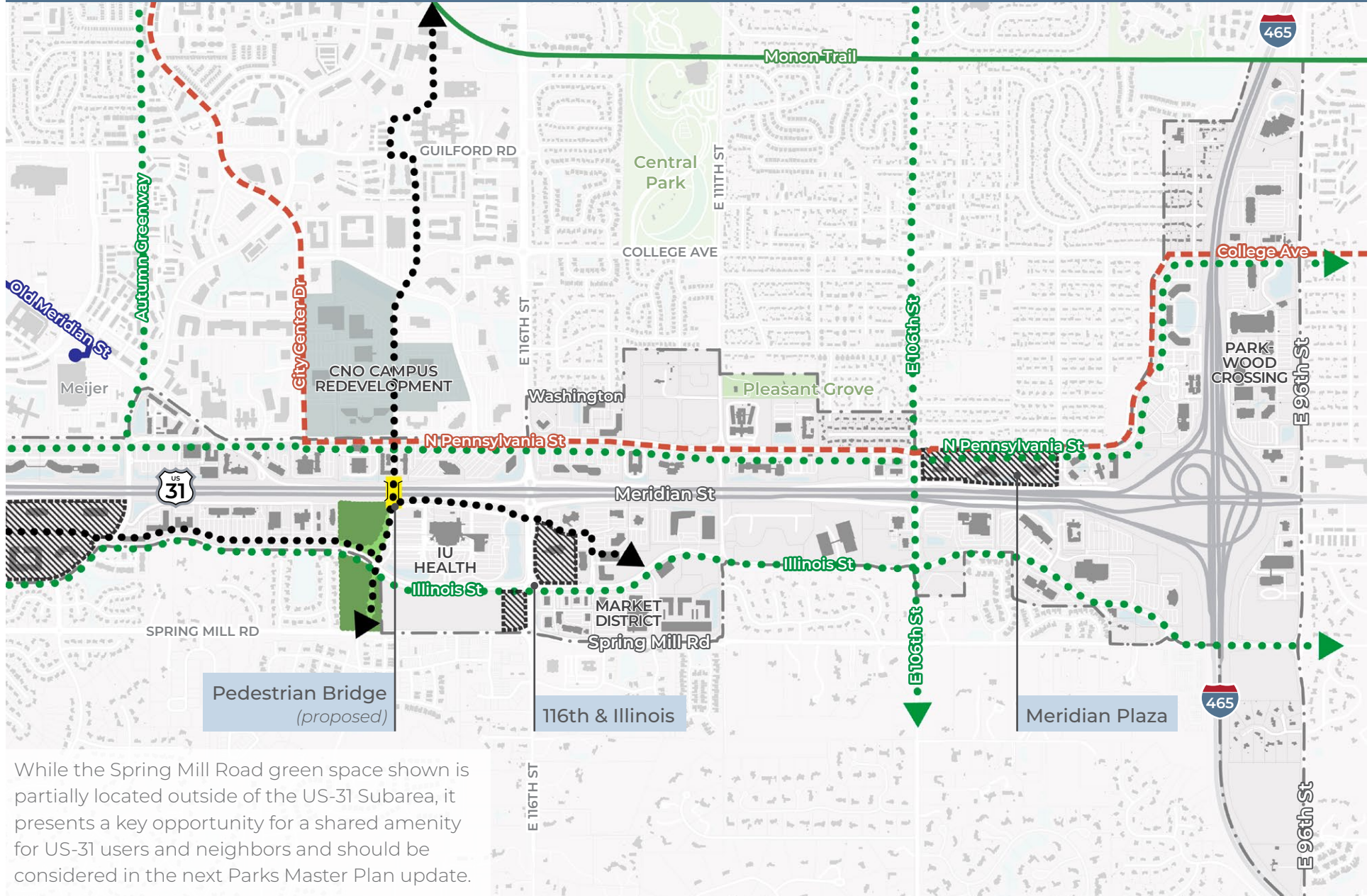
US-31 SUBAREA PLAN MAP (NORTH END OF AREA)



- US-31 Subarea
- Planned Bus Route
- Possible Bus Route
- ▨ Priority Development Site
- ... Feature Trail
- ... Planned/Proposed Trail

Note: Routes/Trails are not drawn to scale. Existing multi-use paths are not shown for clarity purposes. View the full network online at carmelcomprehensiveplan.com.

US-31 SUBAREA PLAN MAP (SOUTH END OF AREA)



While the Spring Mill Road green space shown is partially located outside of the US-31 Subarea, it presents a key opportunity for a shared amenity for US-31 users and neighbors and should be considered in the next Parks Master Plan update.

--- US-31 Subarea — Planned Bus Route - - - Possible Bus Route ▨ Priority Development Site ••• Feature Trail ••• Planned/Proposed Trail

Note: Routes/Trails are not drawn to scale. Existing multi-use paths are not shown for clarity purposes. View the full network online at carmelcomprehensiveplan.com.

5

Appendix

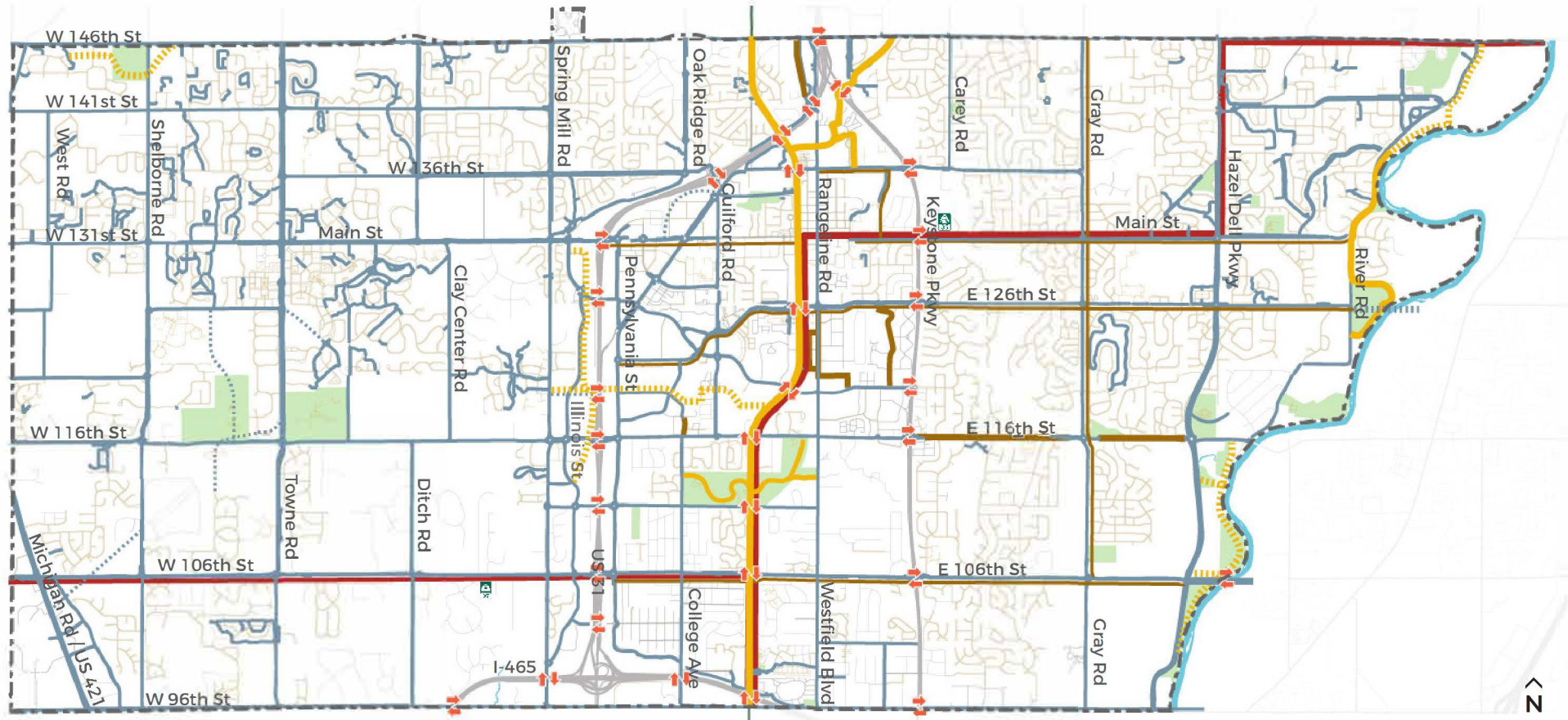
Click here to review these documents:

- 0.1 US 31 Corridor Future Development Plan**
- 0.2 US 31 Corridor Future Development Plan: Appendix**
- 0.3 City of Carmel Positioning Strategy**
- 0.4 North Rangeline Road and US-31 Plan**
- 0.5 116th and Meridian District Master Plan**
- 0.6 Hamilton Crossing Master Plan**
- 0.7 Meridian Mark Redevelopment Proposal**
- 0.8 Hotel and Retail Infill at 116th and Penn**
- 0.9 City of Carmel Transit Study**
- 10 City of Carmel Transit Implementation Strategy**
- 11 US 31 Subarea Stakeholder Input Summary Report**
- 12 US 31 Stakeholder Webinar**
- 13 Carmel Mayor's Housing Task Force Findings and Recommendations Report**

CARMEL
US-31 by YARD & CO.

Mobility and Pedestrian Plan Map

Recommended Update



LEGEND

- Regional Trail
- Multi-use Path
- Mobility Lane / Cycle Track
- Greenway
- Sidewalk
- - - - Proposed Multi-use Path
- - - - Proposed Mobility Lane / Cycle Track
- - - - Proposed Greenway/ Feature Trail
- Public Park
- Water body
- River
- + + Grade-separated Crossing
- River
- - - - Municipal Limits

Feature Trail from US-31 Subarea Included as a Proposed Greenway. 106th bridge over the White River updated as completed (solid line).

MEMORANDUM



Date: November 21, 2025
To: Carmel City Council
From: Adrienne Keeling
Re: **Resolution CC-12-01-25-04**
Home Place Subarea Plan Comprehensive Plan Amendment

Certified by the Carmel Plan Commission:

Resolution CC-12-01-25-04 (Docket No. PZ-2025-00126 CPA: Home Place Subarea Plan Comprehensive Plan Amendment)

The applicant seeks to amend the Carmel Comprehensive Plan to incorporate a new Home Place Subarea Plan. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

Introduction:

The Carmel Comprehensive Plan was adopted in December 2022. A critical component of that Plan is to create Subarea Plans to provide a localized understanding of needs and opportunities, while articulating the community's vision to help guide decisions around future growth and investment. The subarea boundary for the Home Place plan was guided by the development pattern areas mapped in the Comprehensive Plan.

The resulting Subarea Plan reflects the efforts of a community vision plan process for Home Place. The process began in the spring of 2024, and resulted in community events, workshops, mapping activities and surveys. The entire process has been documented and communicated on the project's website [ThisIsHomePlace.com](https://www.thisishomeplace.com).

More specifically, incorporating the proposed Home Place Subarea Plan into the [Carmel Comprehensive Plan](#) will:

1. Add the proposed plan document to [Section 5: Subarea Plans](#).
2. Add the proposed Street Typologies and their proposed locations (see pgs. 16 and 23 of the Subarea Plan) into the menu of [Street Typologies](#), [Thoroughfare Plan map](#), and [Mobility and Pedestrian Plan map](#).

What is the purpose of a Subarea Plan?

A Subarea Plan provides more detailed guidance for a specific neighborhood, corridor or district, helping to define its unique character, identity, and potential programming—beyond the broader vision and policies outlined in the Comprehensive Plan.

What does a Subarea Plan *not* do?

While a Subarea Plan can offer recommendations on a variety of topics, many of these require separate approvals to be implemented. For example, a Subarea Plan *does not*:

- Change or update zoning regulations in the UDO or in PUDs
 - Alter the development approval process
 - Make design or land use decisions for individual development sites
 - Allocate funding for infrastructure, programs, or organizations
-

Contents of the Subarea Plan and associated Street Typology and Map revisions:

The draft **Home Place Subarea Plan (Exhibit A)** is organized into five parts:

- 1. Planning Summary:** Includes a sampling of the background planning documents and context used in the drafting of the Subarea Plan.
- 2. Growth Strategy:** This section outlines a variety of overall strategies proposed to carry out the near- and long-term initiatives to enhance the Home Place experience, focusing on community engagement and infrastructure improvements. These initiatives aim to attract new businesses and improve public spaces.
- 3. Design & Policy Guidance:** This section provides specific design and policy guidance to support the growth and development of Home Place, including establishing building standards and potential funding support programs.
- 4. Subarea Plan:** Describes key initiatives, street typologies, and concept plans depicting how the area surrounding 106th & College could change over time as opportunities arise.
- 5. Appendix:** Includes links to background documents as well as previous documents created in previous phases of the Home Place planning process.

The additional exhibits B-D reflect revisions to the overall Comprehensive Plan as follows:

Exhibit B: Adds new Neighborhood Street and Lane to the list of **Street Typologies** to reflect page 16.

Exhibit C: Adds locations of the new Neighborhood Street, Lane and Share Street to the **Thoroughfare Plan Map** to reflect pages 16 and 23.

Exhibit D: Adds proposed sidewalk locations to the **Mobility and Pedestrian Plan Map** indicated by the new Street Typologies identified on pages 16 and 23.

Plan Commission Summary:

See the full Plan Commission File on Laserfiche: [PZ-2025-00126 CPA: Home Place Subarea Plan](#).

The Home Place Subarea Plan advanced through a public hearing and a series of committee review meetings between July and November. At the July 15 public hearing, the Department of Community Services presented the plan's community-driven priorities: strengthening neighborhood identity, supporting small businesses, enhancing public spaces, and establishing a place-based organization at 106th and College. Public commenters raised concerns about outreach, the balance of commercial activity, and preserving Home Place's character; staff clarified that business district boundaries reflect longstanding boundary of the Home Place Business District in the Home Place Overlay and that no residential zoning changes were proposed. The Commission sent the plan to committee for detailed review.

Through its meetings on August 5, September 2, September 30 and November 4, the Plan Commission's committee examined the draft in depth, requesting clarity on the role and governance of the new 106th & College nonprofit, clearer articulation of the neighborhood's residential vision, refined maps, and consistent references throughout the document. They recommended removing confusing or overly prescriptive content—such as certain funding mechanisms, case studies, renderings, and business names—while strengthening language on neighborhood character, conceptual intent, and Carmel-specific standards. The committee also scrutinized street typologies and terminology, suggesting more intuitive labels and descriptions for the types of lead and partner collaborations between the City and Home Place organizations. By the November 4 meeting, staff presented comprehensive revisions addressing these concerns, and the committee voted to forward the plan to the full Plan Commission with a favorable recommendation, contingent on implementing the final requested changes.

Once the Committee-discussed revisions were made, the Plan Commission ultimately voted to certify and favorably forward the revised plan to the City Council for review.

The information in this packet is arranged in the following order:

1. Plan Commission Certification (*no expiration*)
2. Resolution CC-12-01-25-04
 - Exhibit A: Home Place Subarea Plan Draft (November 2025)
 - Exhibit B: Street Typology additions
 - Exhibit C: Thoroughfare Plan Draft
 - Exhibit D: Mobility and Pedestrian Plan Draft

**CERTIFICATION OF THE CARMEL PLAN COMMISSION'S
RECOMMENDATION TO AMEND THE CARMEL COMPREHENSIVE PLAN
PURSUANT TO INDIANA CODE 36-7-4-508**

RESOLUTION CC-12-01-25-04

Home Place Subarea Plan - Carmel Comprehensive Plan Amendment

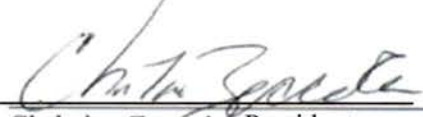
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application to the Commission (**Docket No. PZ-2025-00126 CPA**) to **adopt** the proposed **Home Place Subarea Plan – Carmel Comprehensive Plan Amendment** for the City of Carmel.

At its regular meeting on November 18, 2025, the Commission voted Eight (8) in Favor, Zero (0) Opposed, and One (1) Absent, to **certify** the proposed **Resolution CC-12-01-25-04** to the Common Council with a **favorable recommendation**.

CARMEL PLAN COMMISSION


Christine Zoccola, President



**Bric Butler, Secretary
Carmel Plan Commission
Dated: November 19, 2025**

**CARMEL CITY CLERK
NOV 19 2025
TIME: 2:15 pm**

RESOLUTION CC-12-01-25-04

**A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF CARMEL, INDIANA,
APPROVING AN AMENDMENT TO THE CARMEL COMPREHENSIVE PLAN
TO INCORPORATE A NEW SUBAREA PLAN FOR THE HOME PLACE AREA**

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the Home Place area and makes associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map.

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, there are certain areas and corridors in the City of Carmel that require a greater degree of planning and guidance for decision-making by outlining strategies for growth, design, policy and future development through clear goals and maps; and

WHEREAS, the Home Place area represents one of Carmel’s oldest and well-established residential neighborhoods, with both modest small-lot homes and larger residential lots that together contribute to the city’s diverse and attainable housing options. Its neighborhood-scale commercial area provides convenient, local-serving businesses that support daily needs. Home Place maintains a strong, distinct identity and community pride, adding to the rich character of Carmel’s network of neighborhoods; 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 new Home Place Subarea Plan and its associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map;

WHEREAS, the Carmel Advisory Plan Commission voted to Certify Comprehensive Plan Docket No. PZ-2025-00126 CPA to the Common Council on Tuesday, November 18, 2025; and

WHEREAS, I.C. 36-7-4-501 provides that the legislative body may adopt a resolution approving, rejecting, or amending the Plan as presented by the Commission;

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

51 Section I: Pursuant to IC 36-7-4-509, the Common Council hereby adopts this
52 Resolution to approve the following amendments to the comprehensive
53 plan:

- 54 1. Add the **Home Place Subarea Plan**, as attached hereto as **Exhibit A**,
55 to Section 5: Subarea Plans.
- 56 2. Add new Neighborhood Street and Lane to the list of **Street Typologies**,
57 as attached hereto as **Exhibit B**, to reflect new Street Typologies and
58 their proposed locations identified in the Subarea Plan.
- 59 3. Revise the **Thoroughfare Plan Map**, as attached hereto as **Exhibit C**,
60 to reflect the location of the new Street Typologies identified in the
61 Subarea Plan.
- 62 4. Revise the **Mobility and Pedestrian Plan Map**, as attached hereto as
63 **Exhibit D**, to reflect proposed sidewalk location indicated by the new
64 Street Typologies identified in the Subarea Plan.

65 Section II: After its adoption, this Resolution shall be filed in the office of the City
66 Clerk of the City of Carmel, who shall also forward one (1) copy of this
67 Resolution to the secretary of the Carmel Plan Commission and one (1)
68 copy to the office of the Hamilton County Recorder, all in accordance with
69 IC 36-7-4-509 and other applicable laws.

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

72

73 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
74 _____ 2025, by a vote of _____ ayes and _____ nays.

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

76
77
78 _____
79 Adam Aasen, President Matthew Snyder, Vice-President

80
81 _____
82 Jeff Worrell Teresa Ayers

83
84 _____
85 Shannon Minnaar Ryan Locke

86
87 _____
88 Anthony Green Rich Taylor

89
90 _____
91 Anita Joshi

92
93 ATTEST:

94
95 _____
96 Jacob Quinn, Clerk

97
98 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
99 _____, 2025, at _____ .M.

100
101 _____
102 Jacob Quinn, Clerk

103
104
105 Approved by me, Mayor of the City of Carmel, Indiana this ____ day of
106 _____, 2025, at _____ .M.

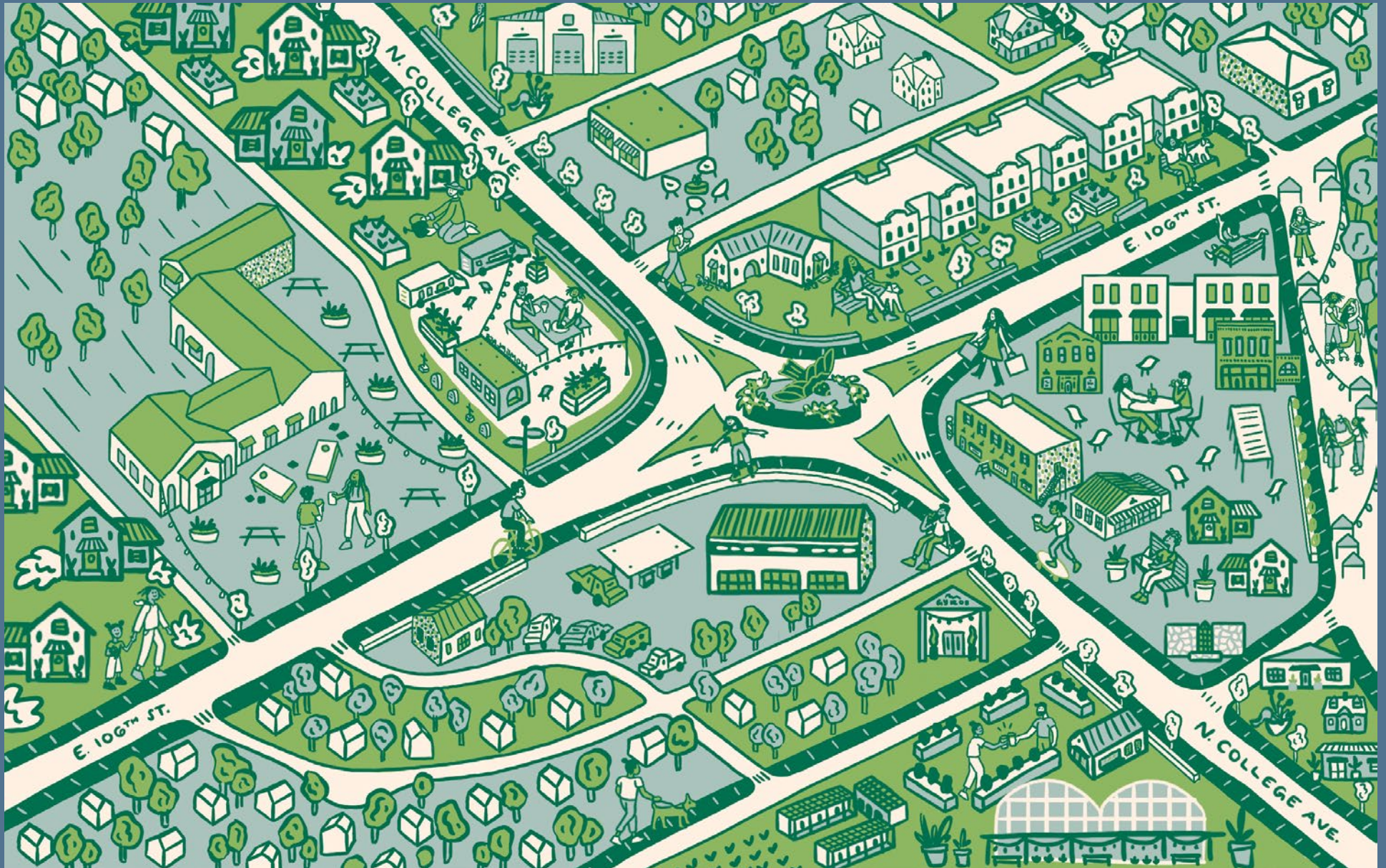
107
108 _____
109 Sue Finkam, Mayor

110
111 ATTEST:

112
113 _____
114 Jacob Quinn, Clerk

115
116 Prepared by: Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

CARMEL HOME PLACE SUBAREA PLAN



Contents

- 1 **Planning Summary**
- 2 **Growth Strategy**
- 3 **Design & Policy Guidelines**
- 4 **Subarea Plan**
- 5 **Appendix**

Introduction

Carmel adopted its current Comprehensive Plan in December 2022. A critical component of that Plan is to create Subarea Plans to provide a localized understanding of needs and opportunities, while articulating the community’s vision to help guide decisions around future growth and investment. The subarea boundary for the Home Place plan was guided by the development pattern areas mapped in the Comprehensive Plan available online at [carmelcomprehensiveplan.com](https://www.carmelcomprehensiveplan.com). Home Place is within the East Neighborhoods development pattern, and bordered by Downtown and Downtown West.

Subarea Plan Purpose

A subarea plan provides detailed guidance for decision-making within a designated area (ex: district, neighborhood, or commercial corridor). The plan defines the area’s unique character, identity, and potential programming. Where applicable, a subarea plan finds ways to help address relevant city-wide goals through local initiatives. In most cases, recommendations described by a subarea plan require further action to be implemented.

For example, a subarea plan does not:

- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

While the Home Place Subarea Plan describes the context and proposed recommendations for City of Carmel leaders and staff, a companion plan was created to expand on the City’s role and provide ways for Home Place community members to have an active role in shaping incremental changes over the next 10 years.

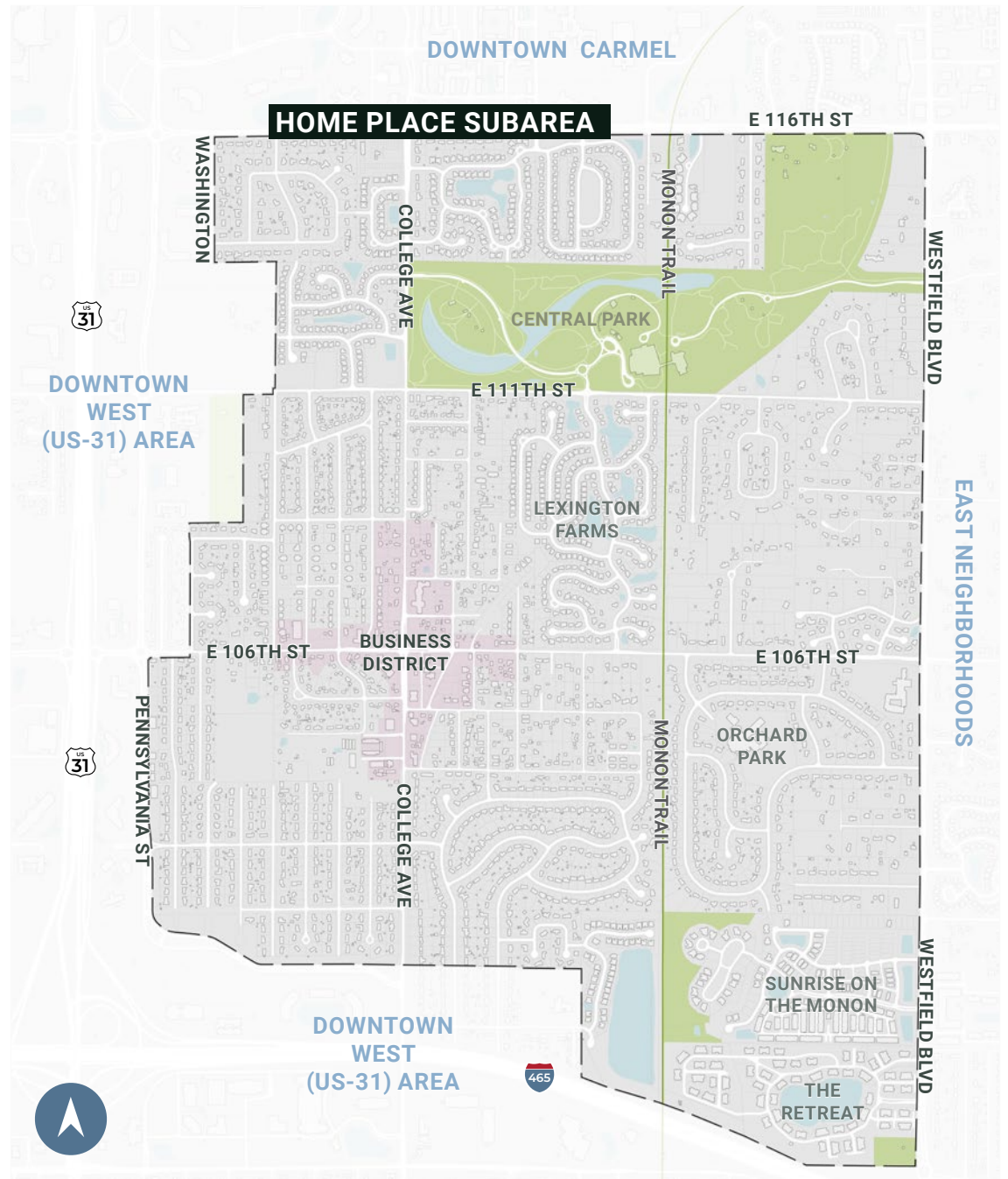
“This Is Home” is accessible online at [ThisIsHomePlace.com](https://www.ThisIsHomePlace.com). It establishes a broadly supported vision, provides a place identity for the 106th & College commercial area, launches a new Indiana Main Street organization to guide how the identity is experienced, and coordinates short and long-term improvements for the business district and surrounding neighborhoods. The overall goal shared by both plans is to create a thriving place for all community members.

Home Place Subarea



Home Place Locator Map

Home Place



1 Planning Summary

1 Planning Summary

Home Place Subarea Plan (2009)

Adoption of this 2025 Home Place Subarea Plan will replace the 2009 version, included in the 2009 Carmel Clay Comprehensive Plan. Described as a town-like enclave undergoing redevelopment pressures, the plan suggests key strategies for improving street connections, supporting a neighborhood-serving business district, and designing intentional transitions between varying development.

Carmel Comprehensive Plan (2022)

Focuses on refining growth goals for the next 10 years. The Carmel Comprehensive Plan 2022 has 9 objectives, including managing community form, enhancing economic vitality, fostering a city of neighborhoods, reinforcing adaptability, cultivating community character, lightening Carmel's environmental footprint, supporting healthful living, and improving mobility options and functionality.

Carmel Mayor's Housing Task Force Findings and Recommendations Report (2024)

In September 2024, the Mayor's Housing Task Force published a report that describes five key challenges to providing housing. Several recommendations were provided, including: Protect existing single-family neighborhoods; Facilitate development of missing middle housing; Prioritize infill and redevelopment of underutilized areas; Acquire more green space; Assess zoning; Establish a Home Repair Program; Publish relevant maps and data, and more.

Carmel Clay Parks & Recreation Comprehensive Master Plan

The 2025-2029 Master Plan serves to guide the management and development of the park system for the next 5+ years to ensure continued high-quality experiences and services for the community. Relevant to Home Place, the plan includes efforts for maintaining the Monon Greenway, Central Park, Hishaw Park, and Lenape Trace Park. Future analysis will be needed to consider the potential for a new neighborhood-scaled nature park in Home Place.

City of Carmel Transit Implementation Strategy (2025)

Building on the 2020 Carmel Transit Study, on-demand transit service is recommended city-wide as a short-term initiative. This will provide access to all destinations in Carmel. Long-term, the feasibility for fixed route connections will be explored along Pennsylvania Street/Parkway and Westfield Boulevard.

City of Carmel Positioning Strategy (2023)

The Positioning Strategy provides recommendations to help Carmel adapt to national and regional economic trends. A relevant takeaway is the demand towards mixed-use, amenity-rich districts outside of Downtown, suggesting potential for districts like 106th & College. Another is the role of the city to invest in high-quality amenities and upgrades to auto-centric corridors including 96th Street. Keeping Carmel accessible for workers to live in is additionally relevant to Home Place whose community members largely support this.

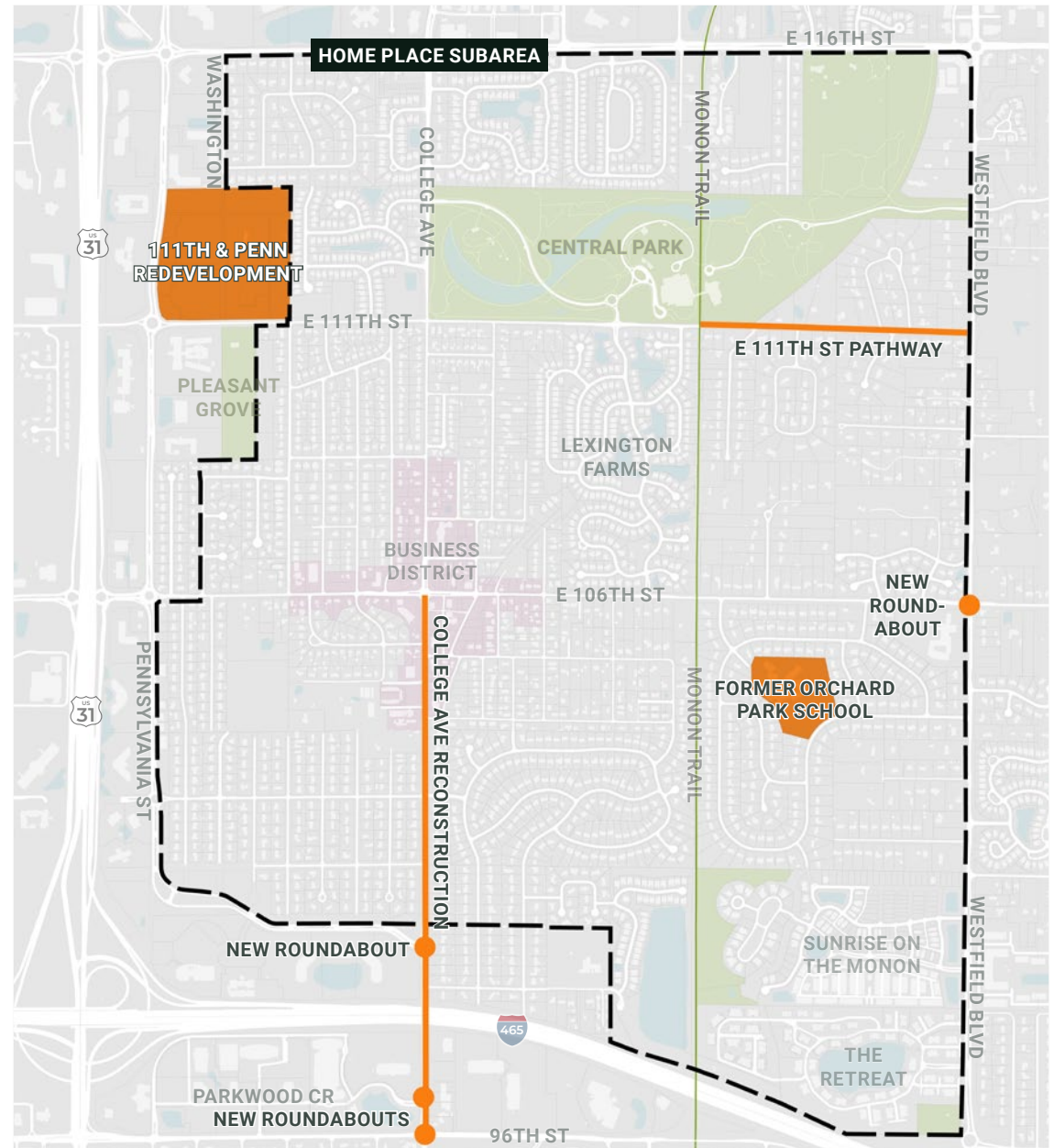
Projects In The Works

Planned/Anticipated Developments

- » **111th and Pennsylvania** - 4-phase, \$700M mixed-use development including owner-occupied townhomes, apartments & workforce housing, offices, public parking garages, and a public park/plaza
- » **Former Orchard Park School** (10404 Orchard Park Drive) - Carmel Clay Schools is currently determining options for the property's reuse. A potential option includes an early childhood learning center.

Current Infrastructure Projects

- » College Avenue Reconstruction
- » 111th Street Multi-use Path, Westfield to the Monon
- » 106th & Westfield Roundabout
- » Pennsylvania Parkway & College Avenue Roundabout
- » Parkwood Crossing & College Avenue Roundabout
- » 96th Street & College Avenue Roundabout



2

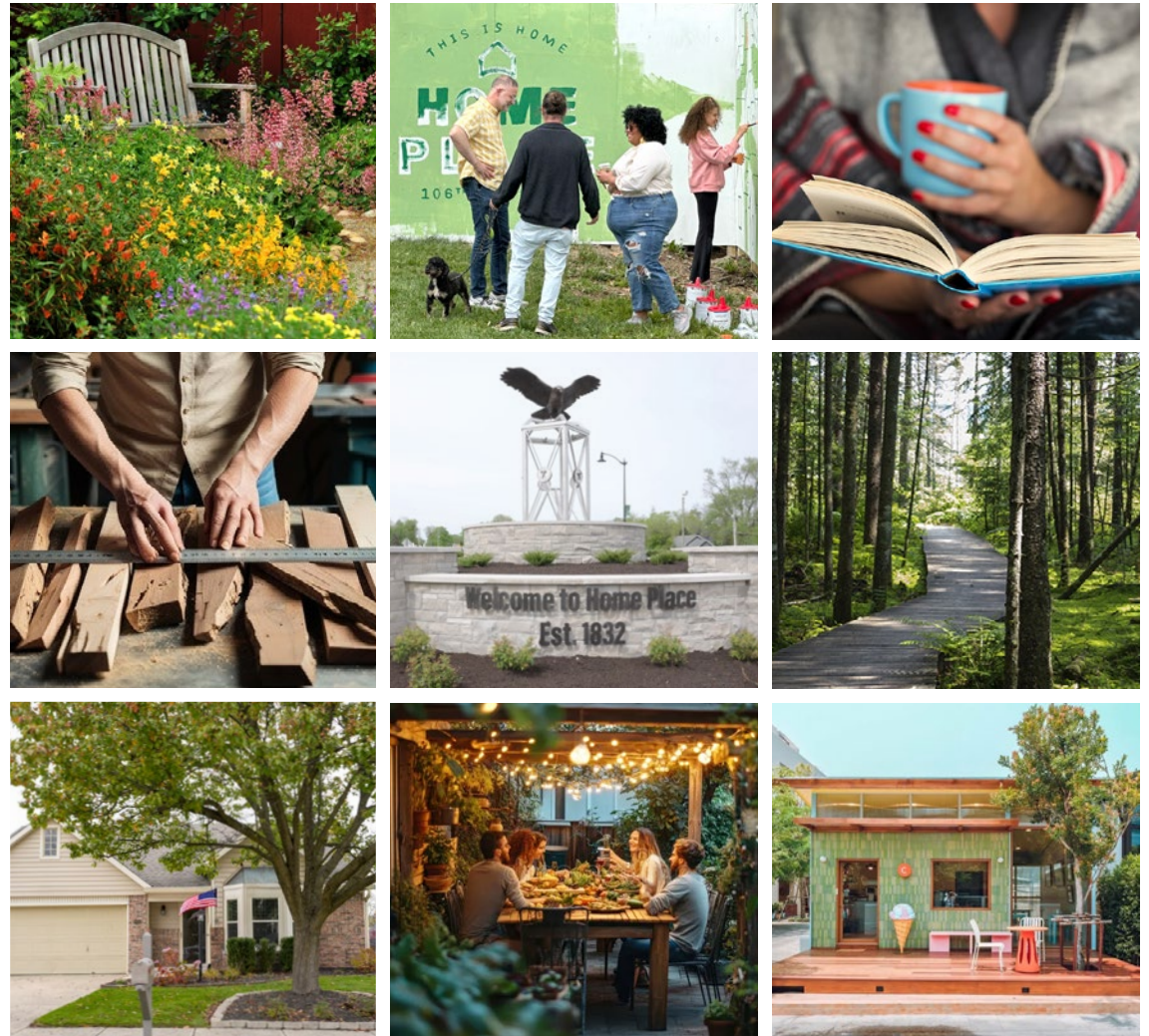
Growth Strategy

- » **Define Who We Are**
- » **Support Place-Based Organizations**
- » **Collaborate with Intentionality**
- » **Set the Vision for Our Gathering Place**
- » **Enhance the Experience**
- » **Activate the Business District**
- » **Invest in Long-Term Vitality**
- » **Community-Wide Initiatives**

Define Who We Are

This Is Home Place

Home Place's identity, anchored by the 106th & College district, is rooted in a deep pride in its natural surroundings, a commitment to sustainable growth, and a strong sense of stewardship among its residents. Home Place is a comfortable, quiet, and green community that maintains a welcoming, small-town feel with affordable living options and opportunities to build genuine connections among neighbors.



Home Place Character Collage

Support Place-Based Organizations

106th & College, Inc.

106th & College, Incorporated is a new non-profit organization, structured as a Main Street America affiliate (mainstreet.org), led by Home Place business owners and residents. Their service area is the existing Home Place Business District.

The organization has an initial board of five members, with plans to grow to nine. It is a working board, where volunteers are responsible for fundraising, marketing & events, placemaking, and business development. Collaboration with community partners, including the City of Carmel, Clay Township, and the Greater Home Place Neighborhood Association will be key to achieving tasks outlined in the 106th & College, Inc. 12-month Action Plan.

106th & College Inc. Vision

The 106th & College business district is a beloved piece of the Home Place community where residents gather, shop, and enjoy themselves, and where small local businesses thrive.

106th & College Inc. Mission

Promote and support the values-driven growth of the 106th & College business district.

Greater Home Place Neighborhood Association

The Greater Home Place Neighborhood Association (GHPNA) is an existing place-based organization that holds monthly meetings, organizes events and clean-ups, and shares information relevant to Home Place community members.

Home Place Advisory Board

The Home Place Advisory Board was created as a result of the 2018 annexation of Home Place. The board advises the City of Carmel should excess money remain to be invested in the Home Place area. The Board meets as opportunities or need for discussion arises.

106th & College Inc Core Values

Quaint & Neighborly



Over
Bustling & Corporate

Locally-Owned Businesses



Over
National Chains

Lush & Green



Over
Hard & Concrete

Small & Medium-Scale Buildings



Over
High-Rise Commercial Structures

Collaborate with Intentionality

Lead / Partner

Great places do not get built and maintained without intentional coordination. The responsibilities of a functional and vibrant district can be divided into two main categories: District Placemaking and Physical Environment.

District Placemaking is everything we see, feel, and experience when visiting a place. The mix, location, and scheduling of events and programming, beautification initiatives, public art, signage, retailers and much more contribute to a people-centered place that is vibrant, safe, and well-functioning.

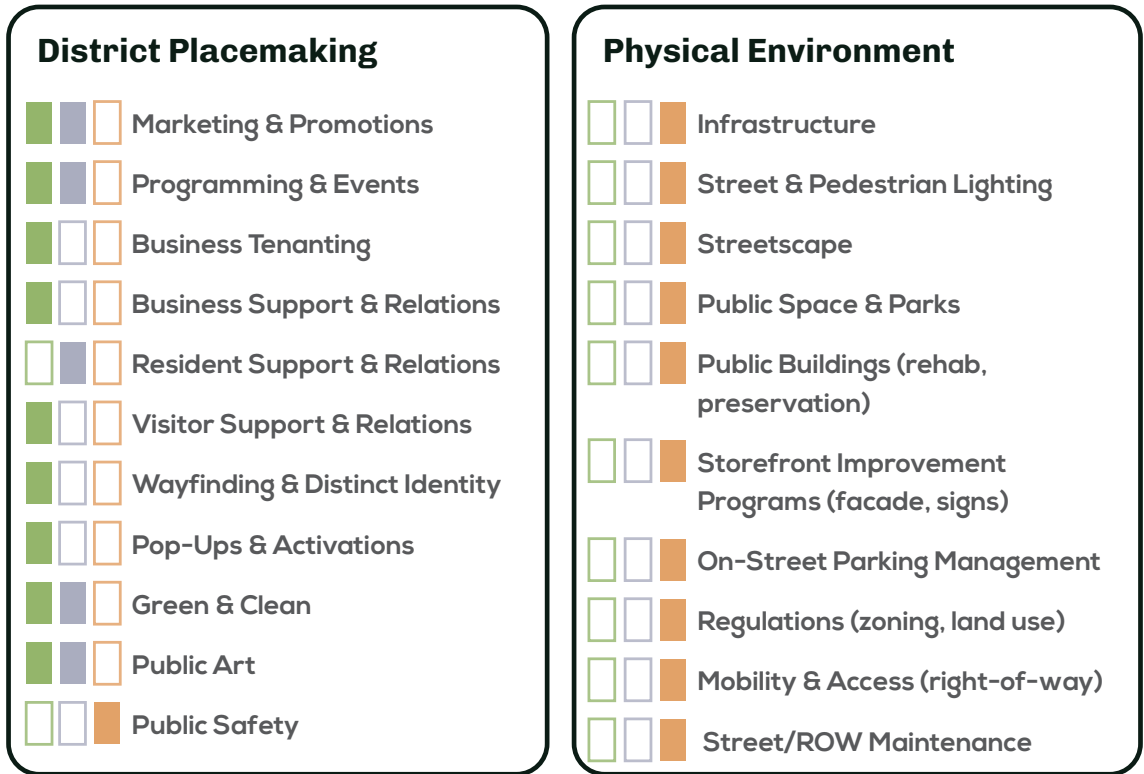
The Physical Environment includes the area’s design, development, rehabilitation and maintenance of the buildings, streets, and storefronts we know as part of day-to-day life.

106th & College, Inc. has been intentionally structured to supplement the role of the GHPNA. Each organization has distinct roles that will contribute to the betterment of Home Place. The chart to the right shows the tasks that each organization should be leading (filled boxes), keeping in mind that 106th & College Inc. is focused on tasks within the business district whereas the GHPNA is community-wide.

106th & College, Inc.

GHPNA

Partner with City



Organizational Responsibilities Chart

Set the Vision for Our Gathering Place

Investing in the Heart of Home Place

The growth and vitality of Home Place's business district at 106th Street and College Avenue is a high priority for the community. A cohesive and walkable area centered around the intersection is envisioned to enhance the neighborhood experience, making it a better version of itself. This will be achieved through strategic improvements led by the new 106th & College, Inc., the City, and property owners focusing on enhancing streetscapes, storefronts, and connectivity. Short-term efforts will lay the groundwork with community organizing, planning policies, events, beautification initiatives, and funding mechanisms, while long-term goals aim to attract new amenities, support businesses, and positively impact broader community initiatives by leveraging the connection of major trail networks to increase the district's visibility and accessibility.



106th & College Business District Brand Graphics

Enhance the Experience

Focus on the First 16 Feet

A primary objective is to improve the experience of walking around, visiting, and living near the intersection of 106th Street and College Avenue. Significant investment has been made in College Avenue as a street corridor. The work that remains should focus on completing that project with pedestrian enhancements and beautification while supporting property and business owner improvements that contribute to and interact with the reconstructed street.

The City-led and partner supported enhancements will ideally include new signage, plantings, fixtures, and lighting within the rights-of-way. These should be supported by property-owner led enhancements including improved front patios, gardens, and storefronts that face out onto the sidewalk and street. This zone of improvement is called the First 16 Feet. The implementation of a new grant program is recommended to support the district's efforts to enhance this zone.

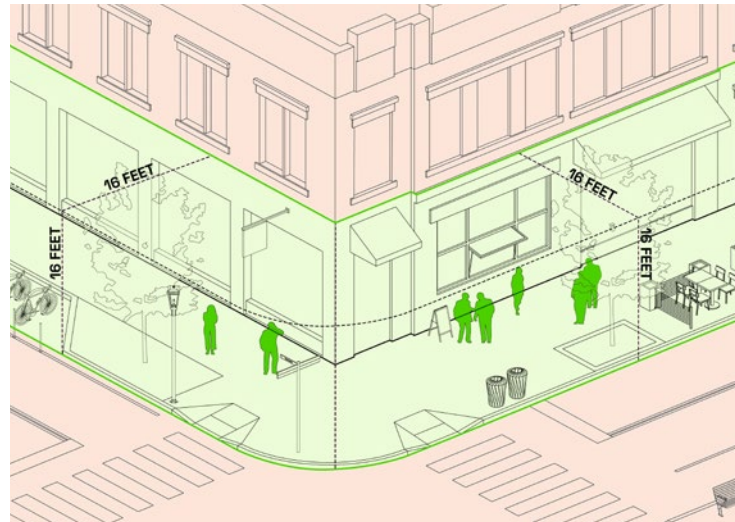


Diagram of the First 16 Feet and Examples Images

First 16 Feet Grant Program Overview

The program's purpose would be to support the vitality of 106th & College district. The City of Carmel should collaborate with 106th & College Inc to create, fund, and launch such a grant program. This would expand the types of properties that currently qualify for facade improvement support through the Historic Preservation Commission. First 16 Feet Grants would ideally provide a dollar-for-dollar match (ex: up to 50% of total project costs, not to exceed \$2,500), for building facade and public realm improvements.

Activate the Business District

Short-Term Initiatives

A short-term pocket park was created on City-owned property in May 2025 to test how the vacant space at the northwest corner of the intersection functions as a public park. Continued collaboration between the City, 106th & College Inc. (the organization), and Carmel Clay Parks will be necessary to fine-tune park maintenance and determine its long-term future. The park has potential for a food truck patio or collection of small retail sheds.

Supporting routine events in the district will not only benefit existing community members and strengthen resident and business relationships, it will naturally draw attention to the vacant and underutilized spaces that have potential to be transformed into new housing, office, and retail spaces.

The newly installed hawk sculpture at the 106th & College roundabout along with light pole banners showcasing the new 106th & College brand has created a desire for more beautification. Encourage plantings, branded wayfinding, street trees, and facade improvements to celebrate the community while improving the visual cohesion of the district.



Images from the May 2025 Block Party at the new pocket park and a map of where the park is located.

Invest in Long-Term Vitality

Long-term Possibilities

To support community-aligned improvements, efforts should focus on attracting new amenities such as sit-down restaurants, expanded food and beverage options, and retail. New residential within the district will be needed to support local businesses. Thoughtful infill development on vacant or underutilized properties should be encouraged to enhance the area while preserving its existing character. A public process to create pre-approved building types should guide new construction that is appropriate in scale and character.

Routine community events and programs should continue to be supported to foster vibrancy. Improving physical connectivity is also key. Leveraging the new 106 Trail between the Monon and Nickel Plate trails to increase visibility and access to the business district should be a high priority.

A full range of financial tools should be considered to support improvement efforts. The creation of Tax Increment Financing (TIF) districts in the business core and at the former Orchard Park School site could help reinvest growth into public benefits. Additionally, a dedicated 106th & College Building Improvement and Business Development Fund could offer loans to support lasting physical upgrades and attract new businesses.



Examples images of relevant long-term initiatives with two photos taken during the May 2025 Block Party.

Community-Wide Initiatives

Standards for New Streets & Buildings

Design Home Place Building Standards

A Home Place specific set of pre-approved building plans should be a high-priority follow-up to the adoption of this Subarea Plan. A building plans catalog that includes village-scale retail and commercial uses along with a variety of home types should be sourced and promoted to local builders. The process to create the catalog should incorporate a character study and analysis of the variety of property types across Home Place. Such a catalog would support the construction of buildings that align with the Home Place community character easier to produce than ones that do not.

Establish Home Place Street Standards

To guide future infrastructure and street-related investments in Home Place, two new typologies appropriate to the Home Place context should be incorporated into Carmel's Thoroughfare Plan and other relevant references. This will provide more walkable connectivity throughout Home Place over time while maintaining the existing street character. Shared-use streets, as shown with the Lane Typology, should be contingent upon posted speed limits up to 15-20mph and low average daily traffic counts.

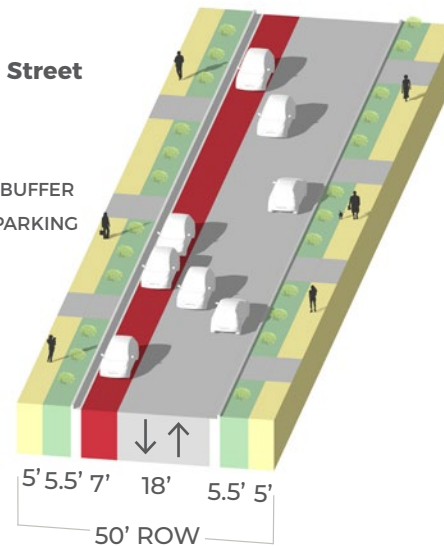
Example Pre-Approved Building Plans



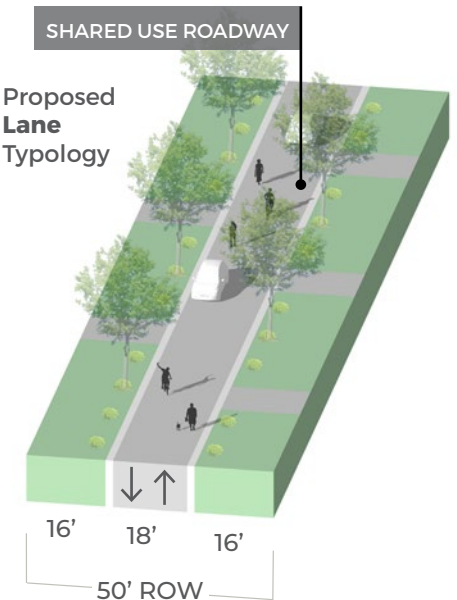
(Source: HousingOH.org)

Proposed Neighborhood Street Typology

- SIDEWALK
- LANDSCAPE BUFFER
- ON-STREET PARKING
- ROADWAY



Proposed Lane Typology



3

Design & Policy Guidance

Design Guidance

- » Design and install a permanent version of the new pocket park at the 106th & College roundabout, incorporating an aesthetically pleasing edge safety barrier, food truck access, electric and water capabilities, and public amenities. This design and installation work should be done collaboratively, involving the City of Carmel, 106th & College, Inc., Carmel Clay Parks, and Home Place community members.
- » Expand the new 106th & College district brand visibility through additional public wayfinding.
- » Ensure street tree plantings as part of the College Avenue reconstruction and incorporate additional low-height plantings, benches, bicycle parking, waste receptacles and lighting where feasible.
- » Install additional street trees in partnership with existing property owners, new developments, and in coordination with the Urban Forestry Committee.
- » Incorporate planters, seat walls, and/or benches where feasible within rights-of-way of the 106th & College business district.
- » Incorporate bicycle parking, wayfinding, and seating in the public realm as part of The 106 trail planning.



Example branded and public space features to be incorporated in the business district over time.

Policy Guidance

Support 106th & College Incorporated

- » Recognize the new 106th & College Incorporated as a key Home Place partner focused on the growth and vitality of the business district.
- » When financially feasible, provide 106th & College, Inc. with initial and on-going support to be reviewed annually through the City's budget process.

Incorporate the Proposed Home Place Street Plan & Typologies into Carmel's Standards

- » Amend the Proposed Home Place Street Typologies Map into Carmel's Thoroughfare Plan.
- » Add the two new street typologies, the "Neighborhood Street" and "Lane" designs and base standards into the Carmel Comprehensive Plan for reference as capital projects, street resurfacing, and relevant street initiatives occur.

Explore New Funding Support Programs

- » Review, formalize, and launch the First 16 Feet Grant program (overview provided in the Appendix).
- » Review, formalize, and launch a 106th & College Building Improvement & Business Development Fund (overview provided in the Appendix).

Create Home Place Building Standards

- » Fund an architectural design process that delivers a set of building plans that align with Carmel's Unified Development Ordinance.
- » The set of building plan options should incorporate designs for village-appropriate residential and commercial spaces with public facing porches/patios.
- » Once completed, promote the plans to local builders and property owners to implement context sensitive infill development on vacant/underutilized properties. The plans are intended to align with the variety of buildings and character across the Home Place community and appropriate to sites across the area.

Home Place Tax Increment Financing District(s)





- » The business district at 106th Street and College Avenue and the former Orchard Park School property could be considered as potential future TIF district opportunities to support future Home Place investments.

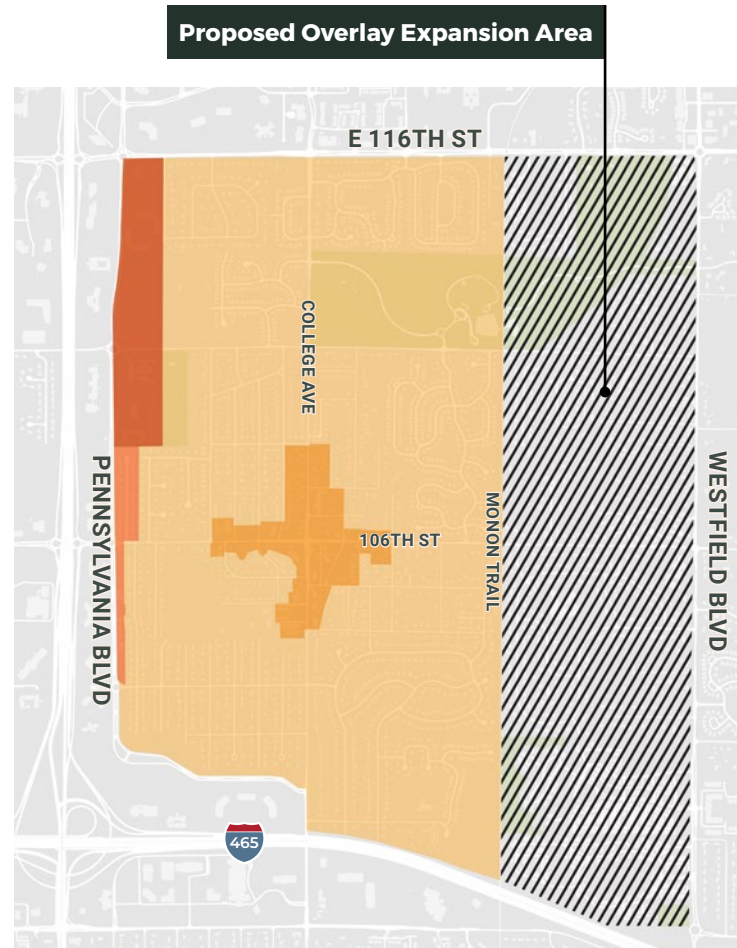
Policy Guidance (continued)

Home Place Overlay District Modifications

- » Expand the Home Place Overlay to Westfield Boulevard to match with the community boundary.
- » Make text amendments to the Home Place Business District section to align with the vision and intent of this Home Place Subarea Plan, while incorporating references to this Plan. Articulate the supportive role of residential uses within the Business District and the role of design standards to enhance the user experience in the District.
- » Leverage the Home Place Building Standards public process to inform additional modifications to effectively guide shared goals for future (re) development. For example, ground-floor residential and office uses may be appropriate for conditional approval in commercially zoned areas. Roadside sales should also be discussed as it may contribute to a helpful range of commercial activity and business types.

Map Legend

-  Existing Home Place Overlay District
-  Existing Business District Sub-Area
-  Existing High Intensity Commercial Sub- Area
-  Existing Low Intensity Commercial Sub- Area



Home Place Overlay Map

4

Subarea Plan

Home Place Key Initiatives

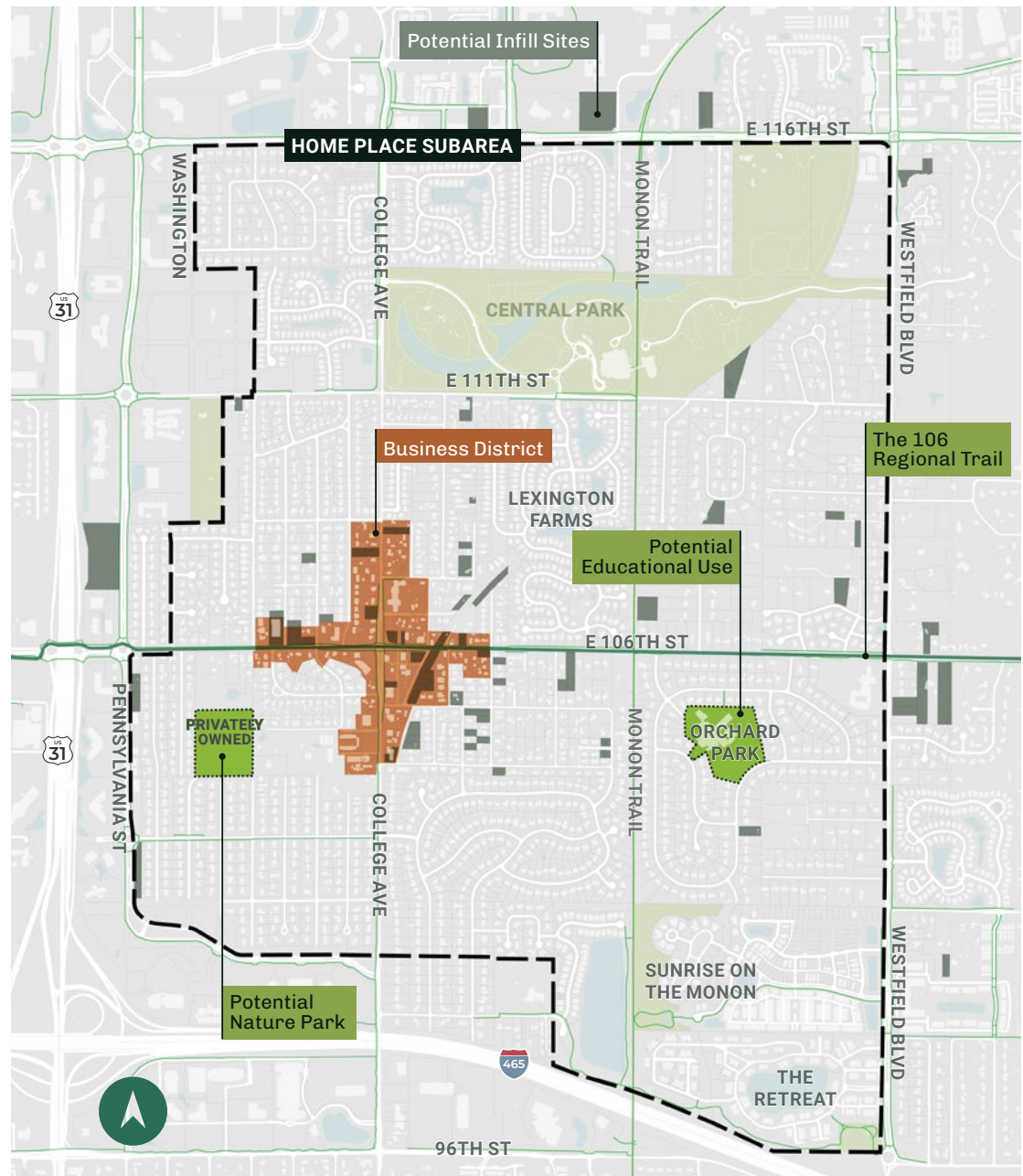
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

Strengthening the business district as described throughout this Subarea Plan is critical to enhancing the overall Home Place experience.

Existing vacant parcels (highlighted on the map) and underutilized properties are potential opportunities for infill development.

The future 106 Trail presents an exciting connectivity opportunity for Home Place community members.












Ongoing communication about the future of the former Orchard Park School site, and any opportunities for community members to contribute input, is highly desired.

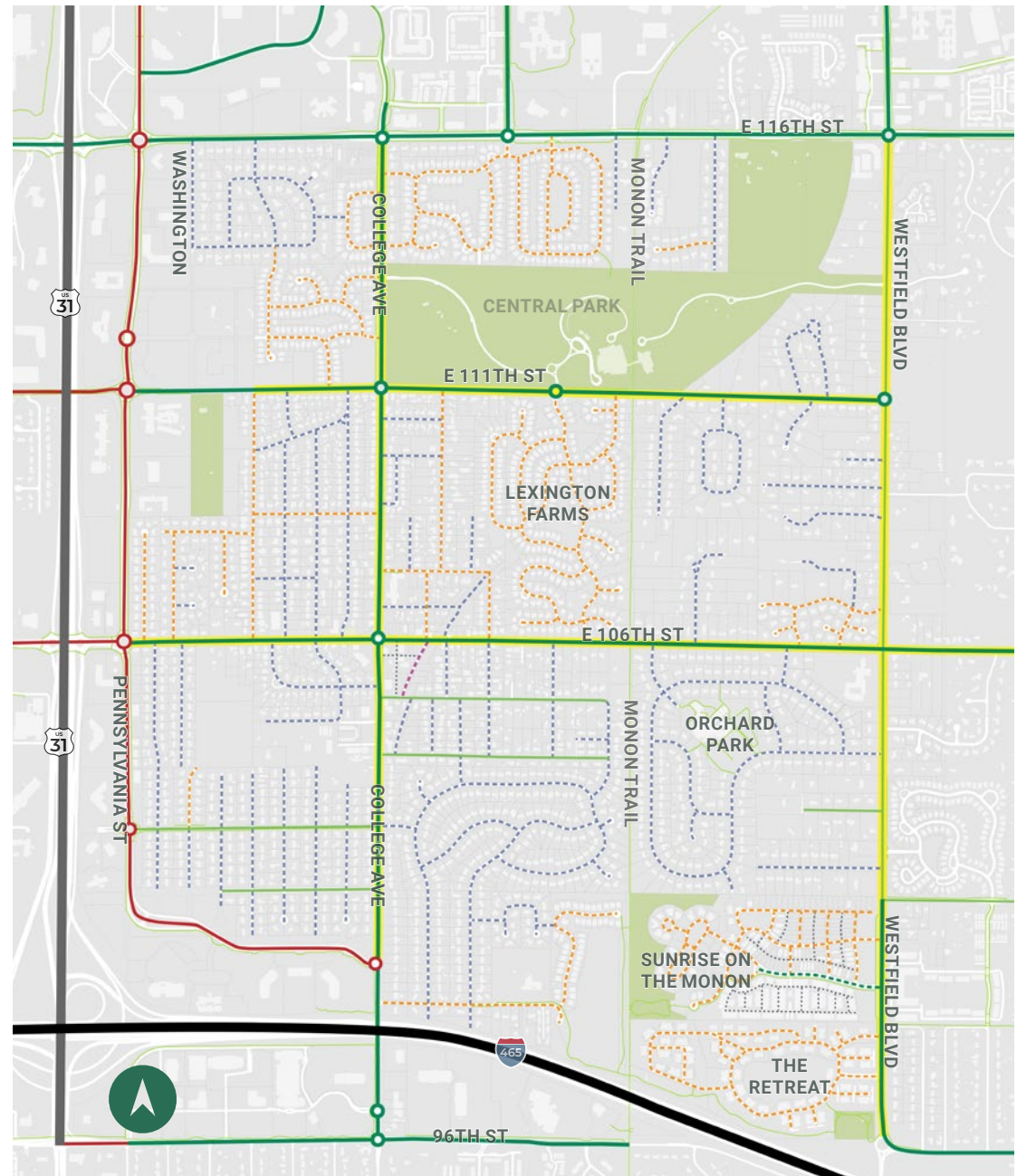


Home Place Proposed Street Typologies Map

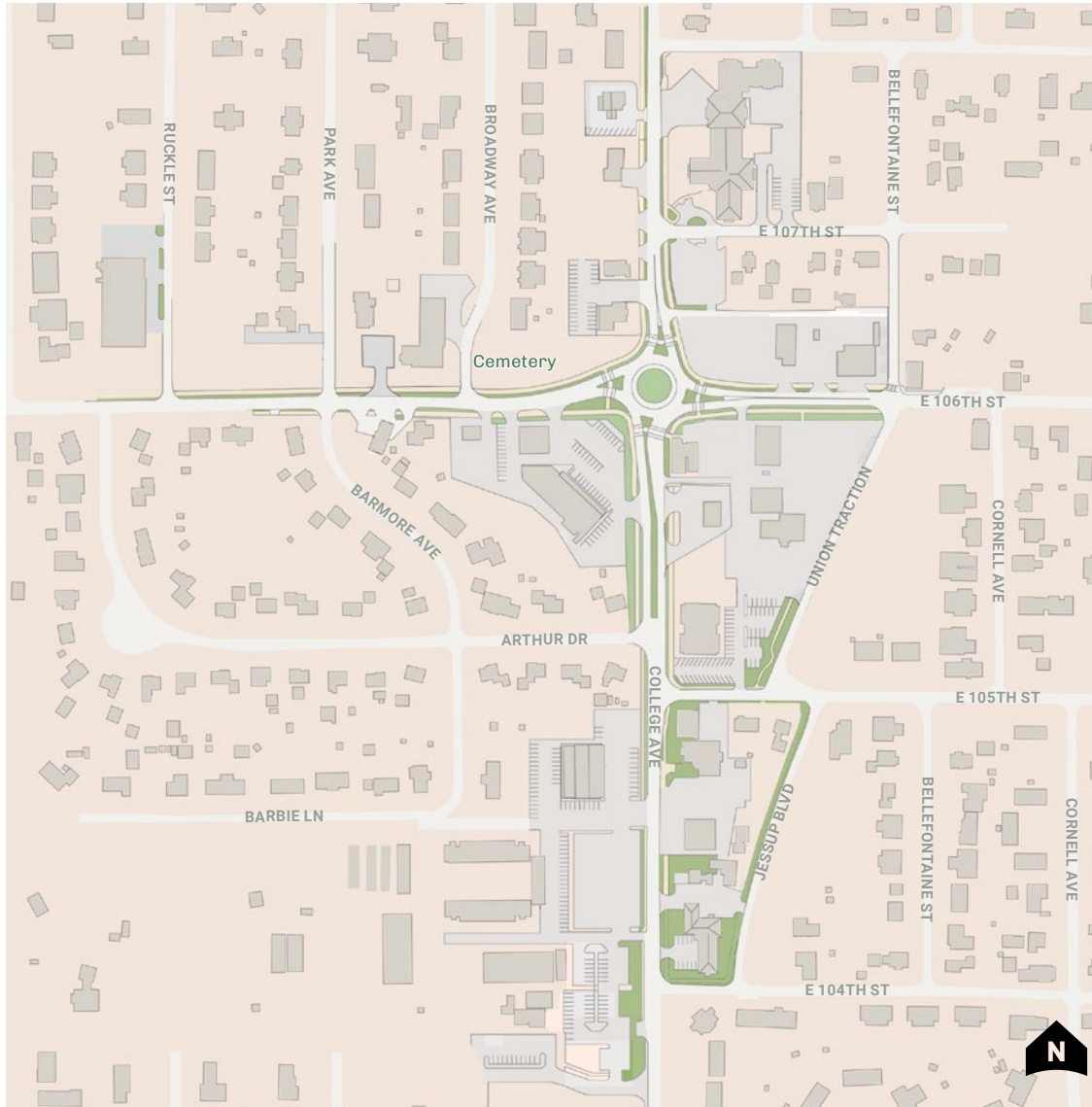
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network and help preserve the character of these streets over time.

Map Key

-  Interstate
-  US/State Highway
-  Arterial
-  Boulevard
-  Local Road
-  Conservation Corridor
-  Pavement (non-designated street type)
-  Proposed Neighborhood Street
-  Proposed Lane
-  Shared
-  Alley



106th & College Today



This plan shows existing conditions for the area surrounding 106th Street and College Avenue.

106TH & COLLEGE PLAN (TODAY)

Concept Plan for 106th & College in 2-5 Years



This 2-5 year conceptual plan shows a potential vision for how street and property improvements could be made over time surrounding 106th Street and College Avenue. There are vacant and underutilized sites that have near-term feasibility for future pedestrian-scale development and community amenities that could be located in a variety of places within the district. This plan is intended to be a reference anytime decisions in this area are made. For this conceptual plan to be built, property owners will need to go through the existing development approval process. Concepts on privately-held land will be property-owner driven. Right-of-way elements, including street trees, will, in most cases, be City implemented. In some cases, development partners will have a required role to install streetscape facilities based on thoroughfare standards.

MAP KEY

- Street Trees
- Planters/Seat Walls
- Patio/Open Space (Shared or Private)
- Retail/Facade Improvement
- Infill Development

106TH & COLLEGE CONCEPTUAL PLAN (2-5 YEARS)

Concept Plan for 106th & College in 5-10+ Years



106TH & COLLEGE CONCEPTUAL PLAN (5-10+ YEARS)

This 5-10+ year conceptual plan shows a potential vision for development and community amenities that are longer-term opportunities for establishing a walkable, active node at 106th & College. Incorporating housing in the district will be critical to supporting and attracting local businesses.

The “cottage” format retail and residential concepts refer to structures that have a 2,000 square foot floor plate or smaller and up to two stories in height. Their siting and form should be context sensitive, using roof forms and setbacks typically found in the neighborhood. They should have a front yard space that incorporates pedestrian-scaled signage and lighting, clear points of entry for the customer/visitor, and opportunities for dining or sitting. Parking should be located to the side, rear, or off-site/on-street.

The food truck park would provide dedicated space for two to three trucks to locate and conveniently operate next to public green space with seating.

MAP KEY

- Street Trees
- Retail/Facade Improvement
- Planters/Seat Walls
- Infill Development
- Patio/Open Space (Shared or Private)

5

Appendix

Click here to review these documents:

- 01 2009 Home Place Subarea Plan**
- 02 2022 Carmel Comprehensive Plan**
- 03 Carmel Mayor’s Housing Task Force Findings and Recommendations Report**
- 04 2025-2029 Comprehensive Parks & Recreation Master Plan**
- 05 City of Carmel Transit Implementation Strategy**
- 06 City of Carmel Positioning Strategy**
- 07 Home Place Summary of Understanding**
- 08 Home Place Test Stage Summary**
- 09 This Is Home Community Vision Plan (as drafted on July 2, 2025)**

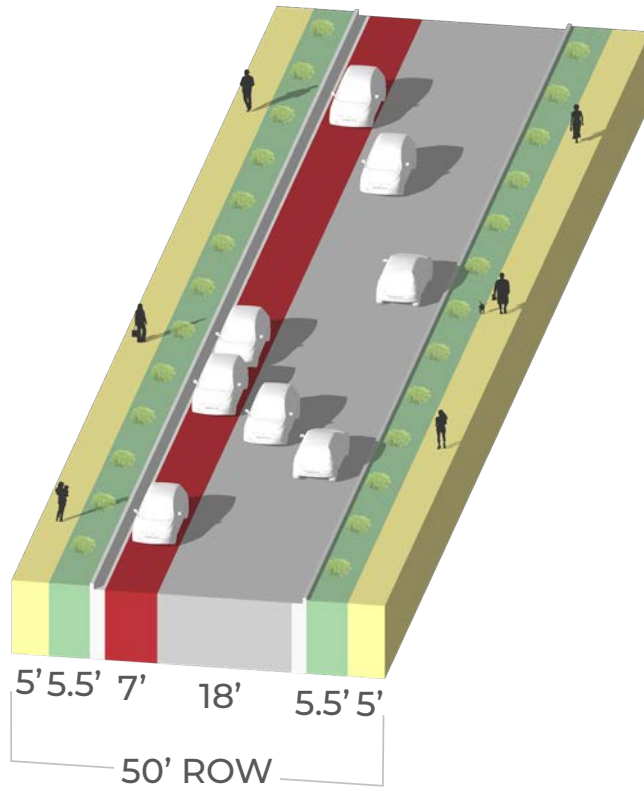
CARMEL
HOME PLACE by YARD & CO.

Exhibit B: Resolution CC-12-01-25-04

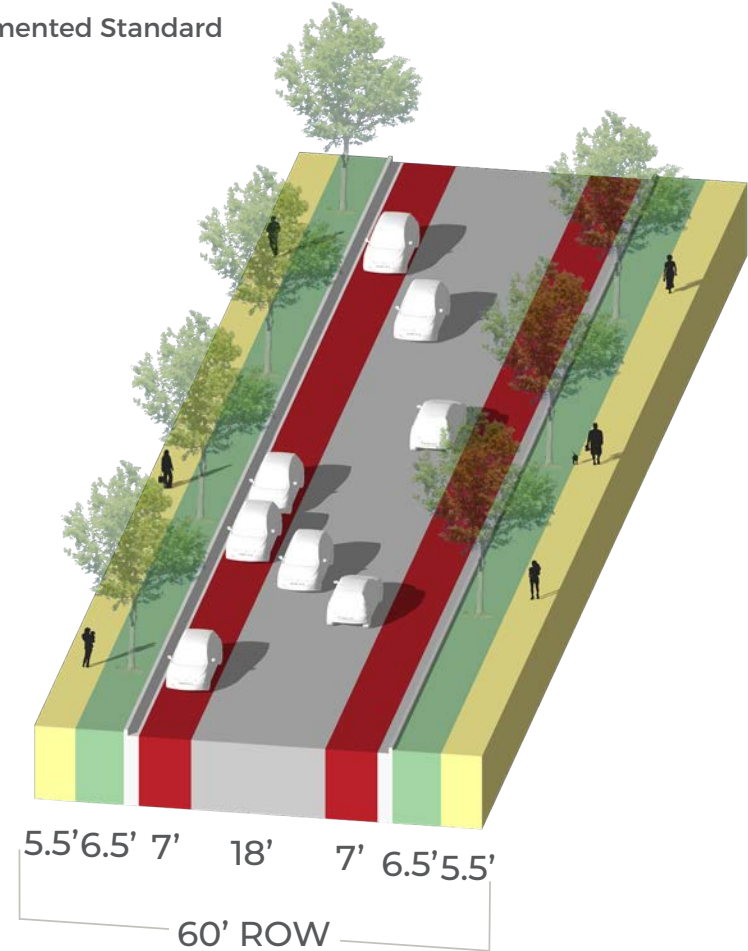
Adds Neighborhood Street and Lane to the list of Street Typologies (reflecting pg. 16).

Neighborhood Street

Minimum Standard

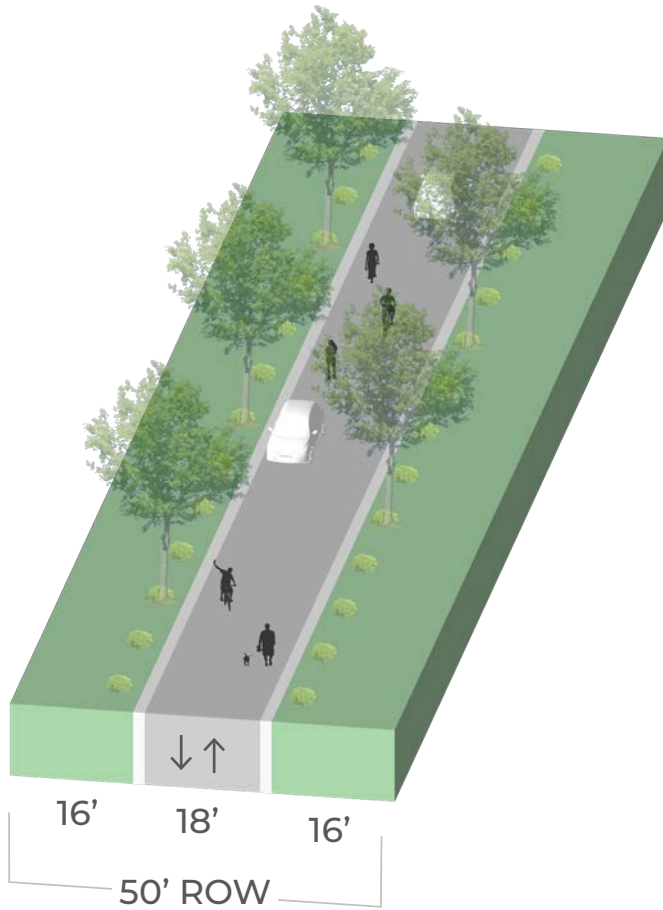


Example of Augmented Standard



RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	1 side min., 7' wide	Optional	Required on residential streets

Lane

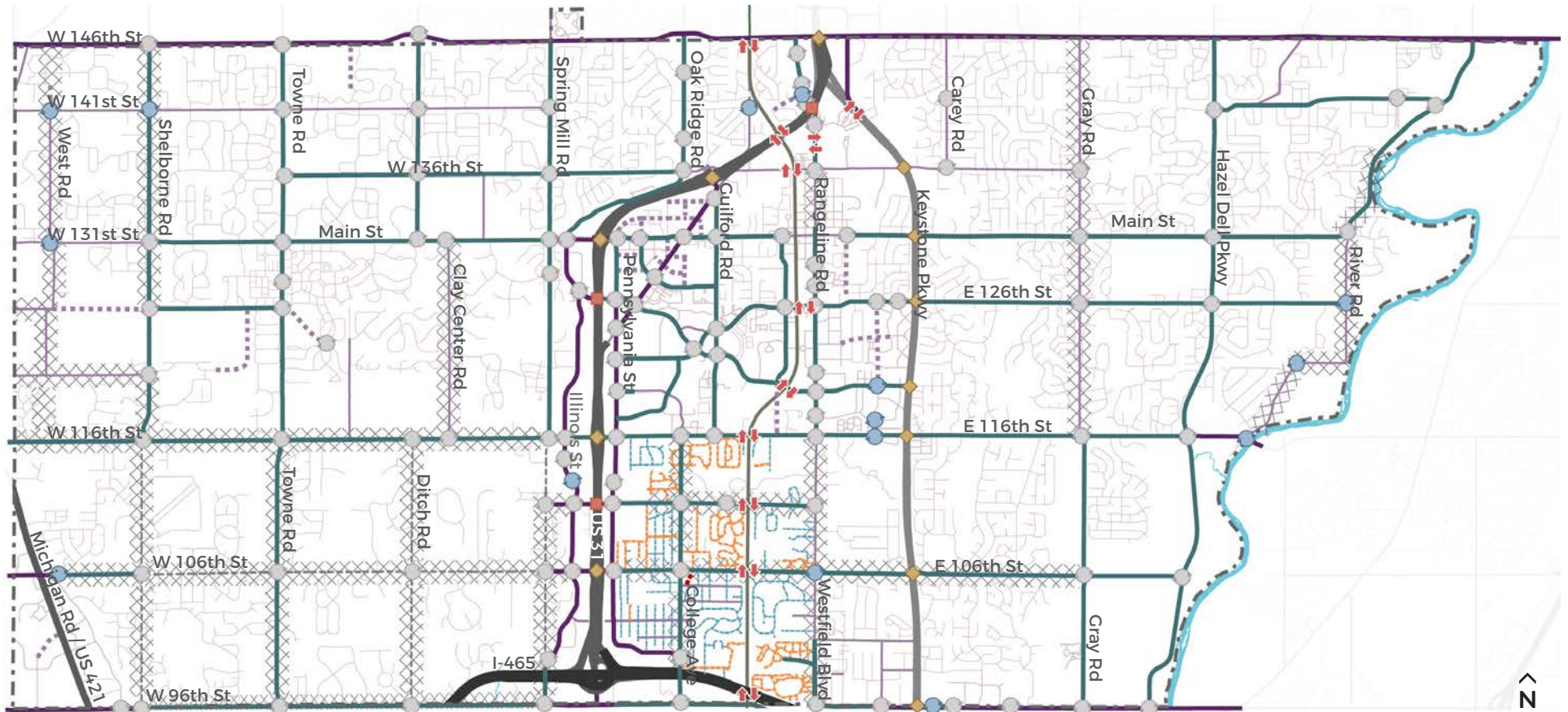


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

Adds Neighborhood Street, Lane, Shared Street to the map (reflecting pgs. 16 and 23).



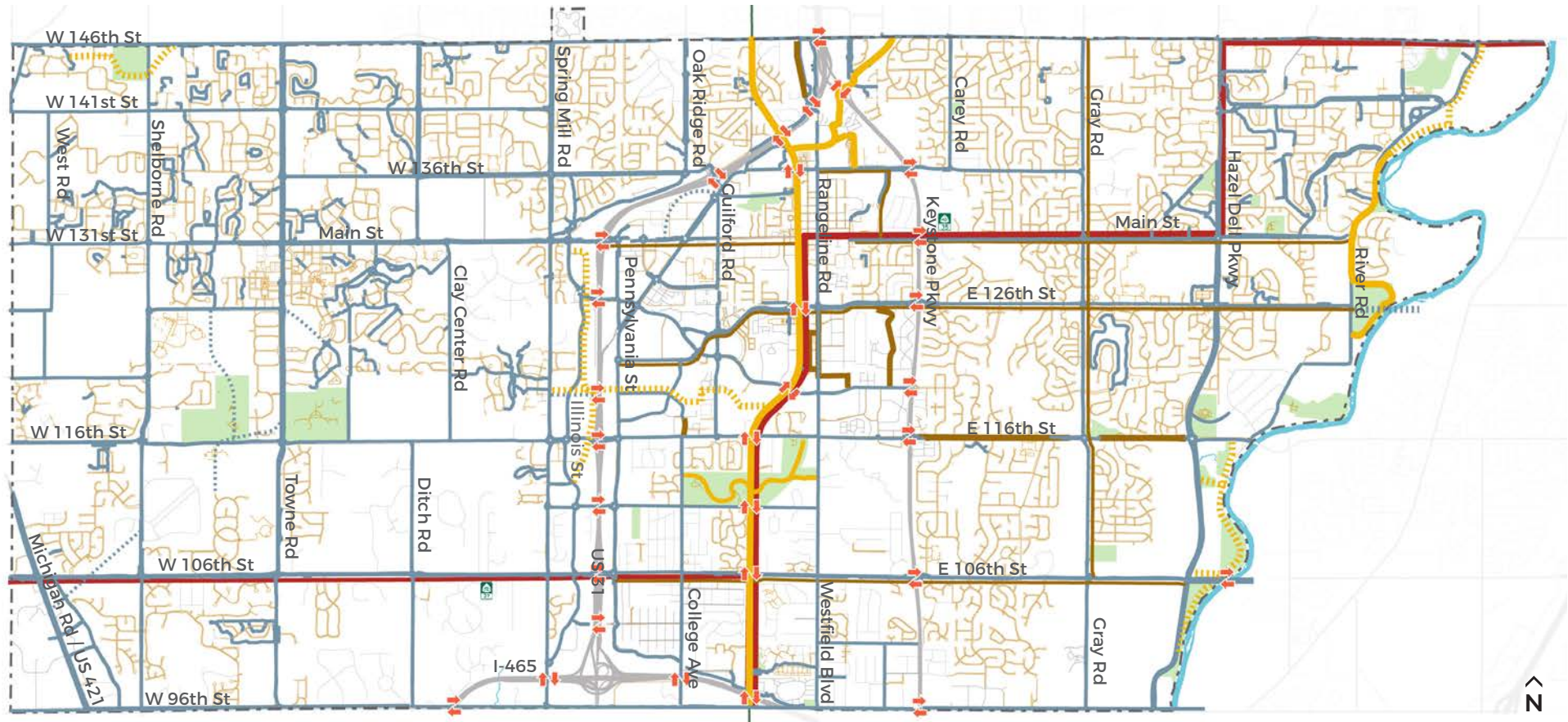
LEGEND

- | | | | |
|--------------------------|--|--------------------------|------------------|
| Interstate | Local Road (ROW 46-78ft) | Conservation Corridor | Interchange |
| US/State Highway | Collector Street per NOAX agreement (ROW 80ft) | Roundabout | Overpass |
| Keystone Parkway | Proposed Local Rd. | Proposed Roundabout | Monon Greenway |
| Arterial (ROW 96-120ft) | Proposed Neighborhood Street | Grade-separated Crossing | River |
| Boulevard (ROW 68-100ft) | Proposed Lane | | Municipal Limits |

Mobility and Pedestrian Plan Map

Recommended Update

Adds sidewalks to the map (reflecting pgs. 16 and 23).



LEGEND

- Regional Trail
- Multi-use Path
- Mobility Lane / Cycle Track
- Greenway
- Sidewalk
- - - - Proposed Multi-use Path
- - - - Proposed Mobility Lane / Cycle Track
- - - - Proposed Greenway/ Feature Trail
- ↕ Grade-separated Crossing
- Public Park
- Water body
- River
- - - - Municipal Limits

ORDINANCE D-2809-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION OF FUNDS FROM THE
PARKS AND RECREATION NON-REVERTING CAPITAL (FUND #103) TO LINE ITEM 4462000
OTHER STRUCTURE IMPROVEMENTS.**

Synopsis: This ordinance appropriates \$248,679.00 to cover costs related to the White River Greenway North Extension Project.

WHEREAS, the Carmel/Clay Board of Parks and Recreation (“CCPR”) is undertaking additional grading and drainage improvements associated with the White River Greenway North Extension Project; and

WHEREAS, the Carmel Clay Parks Department and Conner Prairie Foundation, Inc. have entered into a Memorandum of Understanding providing for the construction of certain improvements through a change order to the Board’s existing construction contract, with the Foundation agreeing to reimburse the Parks Department for the full project cost upon completion; and

WHEREAS, funds in the amount of the sum of Two-Hundred Forty-Eight Thousand, Six Hundred Seventy-Nine Dollars (\$248,679.00) must be appropriated to pay for the Project costs; and

WHEREAS, the Parks and Recreation Non-Reverting Capital Fund (Fund #103) has excess funds in the amount of Two-Hundred Forty-Eight Thousand, Six Hundred Seventy-Nine Dollars (\$248,679.00).

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following sum of money is hereby appropriated from the Parks and Recreation Non-Reverting Capital Fund (#103) for the purposes specified herein, subject to applicable laws, as follows:

From:

\$248,679.00 from the Parks and Recreation Non-Reverting Capital Fund (Fund #103)

To:

**Parks and Recreation Non-Reverting Capital Fund (Fund #103) Line Item 4462000-Other Structure Improvements
\$248,679.00**

This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor.

39 **PASSED**, by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2026, by
40 a vote of _____ ayes and _____ nays.

41 **COMMON COUNCIL FOR THE CITY OF CARMEL**

44 _____
45 Matt Snyder, President

Ryan Locke, Vice-President

47 _____
48 Rich Taylor

Anthony Green

49 _____
50 Jeff Worrell

Teresa Ayers

51 _____
52 Shannon Minnaar

Adam Aasen,

53 _____
54 Anita Joshi

55
56
57 ATTEST:

58 _____
59 Jacob Quinn, Clerk

60
61 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2026,
62 at _____ .M.

63 _____
64 Jacob Quinn, Clerk

65
66 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____,
67 2026, at _____ .M.

68 _____
69 Sue Finkam, Mayor

70
71 ATTEST:

72 _____
73 Jacob Quinn, Clerk

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75 Ordinance D-2809-26

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77 Page Two of Two

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RESOLUTION CC-02-02-26-01

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA APPROVING A TRANSFER OF FUNDS BETWEEN THE GRANT
FUND (#900) AND THE PARKS AND RECREATION IMPACT FEE FUND (#106)**

**Synopsis: Transfers \$182,451.54 from the Grant Fund (#900) into the Parks and
Recreation Impact Fee Fund (#106)**

WHEREAS, the sum of One-Hundred Eighty-Two Thousand Four Hundred Fifty-One
Dollars and Fifty-Four Cents (\$182,451.54) is needed to cover White River Greenway North
Extension Project expenses within the Parks and Recreation Impact Fee Fund (#106); and,

WHEREAS, the Grant Fund (#900) has excess Parks READI Grant funds in the amount
of One-Hundred Eighty-Two Thousand Four Hundred Fifty-One Dollars and Fifty-Four Cents
(\$182,451.54).

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of
Carmel, Indiana that the Controller is authorized to transfer funds from the Grant Fund
(#900) into the Parks and Recreation Impact Fee Fund (#106) as follows:

From:

\$182,451.54 from Grant Fund (Fund #900)

To:

Parks and Recreation Impact Fee Fund (#106): \$182,451.54

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on January 22, 2026 at 3:00 p.m. It may have been subsequently revised. No subsequent revision to this Ordinance has been reviewed by Ms. Karn for legal sufficiency or otherwise.

32 **SO RESOLVED**, by the Common Council of the City of Carmel, Indiana, this ____ day
33 of _____, 2026, by a vote of _____ ayes and _____ nays.

34
35 **COMMON COUNCIL FOR THE CITY OF CARMEL**

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37 _____
38 Matt Snyder, President

Ryan Locke, Vice-President

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40 _____
41 Rich Taylor

Anthony Green

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43 _____
44 Jeff Worrell

Teresa Ayers

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46 _____
47 Shannon Minnaar

Adam Aasen

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49 _____
50 Anita Joshi

51
52 ATTEST:

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54 _____
55 Jacob Quinn, Clerk

56
57 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
58 _____ 2026, at _____ .M.

59
60 _____
61 Jacob Quinn, Clerk

62
63 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
64 _____ 2026, at _____ .M.

65
66 _____
67 Sue Finkam, Mayor

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69
70 ATTEST:

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72 _____
73 Jacob Quinn, Clerk

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76 Resolution CC-02-02-26-01
77 Page Two of Two

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on January 22, 2026 at 3:00 p.m. It may have been subsequently revised. No subsequent revision to this Ordinance has been reviewed by Ms. Karn for legal sufficiency or otherwise.

ORDINANCE NO. D-2810-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 8, ARTICLE 5, SECTION 8-47 OF THE CARMEL CITY CODE**

Synopsis: Ordinance amending the regulation of parking under City Code Section 8-47 and adding Weston Drive.

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

WHEREAS, the City has previously regulated vehicular parking within its corporate limits, such regulations being codified, in part, in City Code Section 8-47; and

WHEREAS, the Common Council of the City of Carmel, Indiana, now finds that it is in the interest of public safety and welfare to further regulate parking on Weston Drive.

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

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

Section 2. The following subsections of Carmel City Code Section 8-47 are hereby amended and shall read as follows:

“§ 8-47 No Parking Areas.

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

- (77) On the east side of Clark Street.
- (78) On the west side of Clark Street within 100-feet north and 100-feet south of its intersection with Breaklines Street.
- (79) On either side of Supply Street.
- ...
- (81) On the east side of Weston Drive starting at 325-feet from its intersection with W 106th Street extending 535ft to approximately its intersection with Gettysburg Place.”

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

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

51 Section 5. The remaining portions of Carmel City Code Section 8-47 is not affected by this
52 Ordinance upon its passage.

53
54 Section 6. This Ordinance shall be in full force and effect from and after the date of its passage
55 and signing by the Mayor and such publication as required by law.

56
57 **PASSED** by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2026, by
58 a vote of _____ ayes and _____ nays.

59
60 **COMMON COUNCIL FOR THE CITY OF CARMEL**

61
62 _____
63 Matt Snyder, President

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65 _____
66 Rich Taylor

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68 _____
69 Jeff Worrell

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71 _____
72 Anita Joshi

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74 _____
75 Shannon Minnaar

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77 ATTEST:

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79 _____
80 Jacob Quinn, Clerk

81
82 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
83 _____ 2026, at _____ .M.

84
85 _____
86 Jacob Quinn, Clerk

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88 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
89 _____ 2026, at _____ .M.

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91 _____
92 Sue Finkam, Mayor

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94 ATTEST:

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96 _____
97 Jacob Quinn, Clerk