



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, JANUARY 5, 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**
 - Honoring the Original Carmel City Council of 1976
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
- 8. CONSENT AGENDA**
 - 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
- 9. ACTION ON MAYORAL VETOES**
- 10. COMMITTEE REPORTS**
- 11. OTHER REPORTS – (at the first meeting of the month specified below):**

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

12. OLD BUSINESS

- a. **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. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

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

- b. **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.**

Synopsis:

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

- c. **Sixth 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. **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. **Returns from the Land Use and Special Studies Committee.**

Synopsis:

This ordinance amends the filing fees in Article 1, Section 1.29 of the Unified Development Ordinance.

- f. **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. **Petition to Vacate a Public Way; 310 2nd St. NE**; Joshua A. Orendi
- b. **Petition to Vacate an Easement; 751 Oswego Road**; Thomas and Merilee Klootwyk

14. NEW BUSINESS

- a. **Resolution CC-01-05-26-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Honoring the First City Council on the 50th Anniversary of Their Inauguration; Sponsor(s): Councilor(s) Worrell, Taylor, Snyder, Aasen, Green and Locke.

Synopsis:

Recognizes the members of the original City Council of the City of Carmel, Indiana.

- b. **First Reading of Ordinance D-2807-26;** An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating the Public Way Located at 310 2nd St NE.
Sponsor: Councilor Snyder.

Synopsis:

Petition for Vacation of the Public Way at 310 2nd St NE filed by Petitioner Joshua A. Orendi.

- c. **First Reading of Ordinance D-2808-26;** An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating the Easement Located at 751 Oswego Road.
Sponsor: Councilor Snyder.

Synopsis:

Petition for Vacation of Easement at 751 Oswego Road filed by Petitioners Thomas and Merilee Klootwyk.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

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

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 2, 2026

City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES

MONDAY, DECEMBER 15, 2025 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

MEETING CALLED TO ORDER

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

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

AGENDA APPROVAL

The agenda was approved 9-0.

INVOCATION

Rabbi Benjamin Sendrow of Congregation Shaarey Tefilla delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

There were none.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Lauri Schillings spoke to Council about Resolution CC-11-17-25-03, which amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the US-31 corridor. Ms. Schillings lives just south of Clay Terrace. According to the renderings included in the proposed new subarea plan, Ms. Schillings' neighborhood would be eliminated so that high-density housing could be built. Ms. Schillings spoke of the lack of affordable homes in Carmel and stated that the proposed high-density housing would be priced too high for homeowners in her neighborhood to be able to rehome there. Ms. Schillings is in opposition to this proposed plan, as fifty families, including her own, would be displaced.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Councilor Minnaar gave kudos to our Street Department for their hard work over the last 48 hours, getting our streets cleared after a very heavy snowfall.

Councilor Snyder spoke about the great job Councilor Aasen did as the Council President over this last year. He presented Council President Aasen with a commemorative gavel to thank him for his dedication to listening, leading with fairness, and guiding the community through moments of agreement and disagreement with respect and civility. President Aasen chaired meetings with patience, clarity and good humor, always striving to ensure the Council did what was best for Carmel. Councilor Snyder thanked President Aasen for his professionalism and his dedication to guiding this body with integrity.

Councilor Worrell thanked Mike Pratt and Ross Lubbers of Java House for graciously providing their delicious drinks for this Council meeting. Heartland Food Group is a Carmel corporation that owns three major brands - Splenda, Slim-Fast and Java House. Java House has brought coffees, teas, energy drinks and hot chocolate, all of which are cold-brewed concentrates, ready to be prepared instantly by just mixing with hot or cold water. He also shared that at the January 5th Council meeting, we will be honoring the original Carmel City Council members, who came into office in 1976, exactly 50 years ago.

CONSENT AGENDA

Councilor Snyder moved to approve the consent agenda. Councilor Green seconded. There was no discussion. Council President Aasen called for the vote. The consent agenda was approved 8-1. (Locke opposed.)

a. Approval of Minutes

1. December 1, 2025 Regular Meeting

b. Claims

1. Payroll – \$4,198,058.28
2. General Claims – \$4,553,671.00 and Purchase Card – \$29,816.80
3. Retirement – \$127,147.10
4. Wire Transfers – \$2,756,592.89

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Taylor stated that the Finance, Utilities and Rules Committee has not met since the last Council meeting.

Councilor Snyder shared that the Land Use and Special Studies Committee will be meeting this Wednesday, December 17th, at the Carmel Clay Public Library, as usual. The main topic of discussion will be the US-31 Subarea Plan.

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

There were none.

OLD BUSINESS

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

Council President Aasen announced the fifteenth reading of **Ordinance D-2772-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel

City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. This item remains in the Finance, Utilities and Rules Committee.

Council President Aasen announced the fifth 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. This item remains in the Land Use and Special Studies Committee.

Council President Aasen announced **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. This item remains in the Land Use and Special Studies Committee.

Council President Aasen announced the second 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. Councilor Snyder stated that the only reason this is not being voted on tonight is because the Engineering Department is going to add their updated fees to the ordinance. This item remains in the Land Use and Special Studies Committee.

Council President Aasen announced **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. This item remains in the Land Use and Special Studies Committee.

Council President Aasen announced **Resolution CC-12-01-25-05**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds from the General Fund (#101) into the 2024 General Obligation Bond Fund (#410); Sponsor(s): Councilor(s) Taylor and Snyder. This item was held at the dais at the December 1, 2025 Council meeting. Zac Jackson, Chief Financial Officer, stated that this transfer is no longer needed. Council President Aasen withdrew the item from the agenda.

PUBLIC HEARINGS

Council President Aasen announced a **Petition to Vacate an Easement**; 12213 N. Meridian St. The petitioner is KRG Hamilton Crossing, LLC. Sergey Grechukhin, City Attorney, explained that this parcel of land is an easement that the city has never used and does not intend to use. There are no utility easements in this area. Engineering and the Department of Community Services (DOCS) have reviewed this petition. The Legal department has reviewed it and recommends approval tonight. The easement is located at Pennsylvania and Meridian, in between the two blocks of Hamilton Crossing East, within the Republic Airways campus. Councilor Taylor asked why this wasn't taken care of when this area was rezoned for the Republic Airways campus. Mr. Grechukhin stated that it may have just been overlooked. Council President Aasen then opened up the public hearing at 6:28:36 p.m. Seeing no one who wished to speak, he closed the public hearing at 6:28:47 p.m. Councilor Snyder asked for the exhibit depicting the easement to be shown. Mr. Grechukhin displayed the exhibit on the overhead projector. Brad Pease, Director of Engineering, stated that if there would be storm water, sanitary, or water easements necessary in this area in the future, the city would not have to buy the land back, those easements would be granted to the city. Councilor Snyder moved to approve the petition. Councilor Green seconded. There was no further discussion. Council President Aasen called for the vote. **Petition to Vacate an Easement** approved, 9-0.

NEW BUSINESS

Council President Aasen announced the first reading of **Ordinance D-2805-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 3, Division II, Section 2-48(e) of the Carmel City Code; Sponsor: Councilor Taylor. Councilor Joshi moved to introduce the item into business. Councilor Minnaar seconded. Councilor Taylor presented the item to Council. Zac Jackson explained that the Fire Union voted earlier this year to have the city put the 6.2% that would normally go into Social Security into their deferred compensation program, just as the Police department has done. This is cost neutral to the city. This ordinance amends city code to allow for this. Carmel Firefighter, Sean Sutton, spoke in favor of this ordinance. Councilor Taylor moved to suspend the rules to act on this tonight. Councilor Minnaar seconded. There was no discussion. Council President Aasen called for the vote. Motion to suspend the rules approved, 9-0. Councilor Taylor moved to approve the ordinance. Councilor Minnaar seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2805-25** approved, 9-0.

Council President Aasen announced the first reading of **Ordinance D-2806-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating the Easement Located at 12213 N. Meridian Street; Sponsor: Councilor Aasen. Councilor Joshi moved to introduce the item into business. Councilor Green seconded. Councilor Snyder moved to suspend the rules and act on this tonight. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. Motion to suspend the rules approved, 9-0. Councilor Green moved to approve the ordinance. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2806-25** approved, 9-0.

Council President Aasen announced **Resolution CC-12-15-25-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Within the Street Department Budget (#2201); Sponsor(s): Councilor(s) Minnaar and Worrell. Councilor Minnaar moved to introduce the item into business. Councilor Worrell seconded. Councilor Worrell presented the item to Council. Zac Jackson explained that this transfer will help pay for recent road salting and overtime. Councilor Worrell moved to approve the resolution. Councilor Green seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-12-15-25-01** approved, 9-0.

Council President Aasen announced **Resolution CC-12-15-25-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the General Fund (#101); Sponsor(s): Councilor(s) Worrell and Minnaar. Councilor Minnaar moved to introduce the item into business. Councilor Worrell seconded. Councilor Minnaar presented the item to Council. Zac Jackson explained that this is for three grants supporting EMS certification, training enhancements and a mobile integrated health program. Councilor Minnaar moved to approve the resolution. Councilor Snyder seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-12-15-25-02** approved, 9-0.

Council President Aasen announced **Resolution CC-12-15-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the Ambulance Capital Fund (#102); Sponsor(s): Councilor(s) Worrell and Minnaar. Councilor Worrell moved to introduce the item into business. Councilor Minnaar seconded. Councilor Worell presented the item to Council. Zac Jackson explained that this was a grant for hazmat training equipment. Councilor Worrell moved to approve the resolution. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-12-15-25-03** approved, 9-0.

Council President Aasen announced **Resolution CC-12-15-25-04**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the General Fund (#101); Sponsor: Councilor Snyder. Councilor Snyder moved to introduce the item into business. Councilor Green seconded. Councilor Snyder presented the item to Council. Zac Jackson explained that this was a cultural grant from the Indiana Arts Commission, which was used for advertising in the Current for events in the Arts & Design District. Councilor Snyder moved to approve the resolution. Councilor Green seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-12-15-25-04** approved, 9-0.

Council President Aasen announced **Resolution CC-12-15-25-05**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Within the Carmel Fire Department Budget (#1120); Sponsor: Councilor Taylor. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Councilor Taylor presented the item to Council. Zac Jackson explained that this has to do with different project components for the fire training tower. Councilor Green moved to approve the resolution. Councilor Snyder seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-12-15-25-05** approved, 9-0.

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

Election of Council Positions

Council President Aasen opened up nominations for the election of 2026 Council positions. Councilor Worrell moved to nominate Councilor Matthew Snyder for Council President. Councilor Taylor seconded the nomination. Councilor Worrell moved to close the nominations. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. **Councilor Matthew Snyder approved as 2026 Council President**, 8-0. (Councilor Snyder abstained.)

Council President Aasen opened up the nominations for the election of 2026 Council Vice President. Councilor Taylor moved to nominate Councilor Ryan Locke for Council Vice President. Councilor Joshi seconded. Councilor Taylor moved to close the nominations. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. **Councilor Ryan Locke approved as 2026 Council Vice President**, 7-0. (Councilors Locke and Snyder abstained.)

Appointments to Boards/Commissions/Committees – Council Appointees

Audit Committee (Term expires 12/31/27; two-year term); One Nomination. Councilor Minnaar moved to reappoint Councilor Locke. Councilor Worrell seconded. Councilor President Aasen closed the nominations and called for the vote. Councilor Locke's appointment approved, 8-0. (Councilor Locke abstained.)

Climate Action Advisory Group (Term expires 12/31/27; two-year term): Two Nominations. Councilor Snyder moved to reappoint Councilors Ayers and Locke. Councilor Worrell seconded these reappointments. Councilor President Aasen closed the nominations and called for the vote. Councilor Ayers' appointment approved, 8-0. (Councilor Ayers abstained.) Councilor Locke's appointment approved, 9-0.

Plan Commission (Term expires 12/31/27; two-year term): One Nomination. Councilor Minnaar moved to nominate Councilor Adam Aasen. Councilor Joshi seconded. Councilor President Aasen closed the nominations and called for the vote. Councilor Aasen's appointment approved, 8-0. (Councilor Aasen abstained.)

Redevelopment Commission (Term expires 12/31/26; one-year term): One Nomination. Councilor Joshi moved to nominate Councilor Shannon Minnaar. Councilor Snyder seconded. Councilor President Aasen closed the nominations and called for the vote. Councilor Minnaar's appointment approved, 8-0. (Councilor Minnaar abstained.)

ANNOUNCEMENTS

Councilor Snyder thanked the Council for choosing him as the 2026 President. He stated that prior to this particular Council, there had not been a single Councilor who was born in Carmel. But now there are three Councilors who were raised here. Councilor Snyder spoke of how much this community means to him, and has always meant to him, and how much he wants to give back to the community where he has experienced the most important moments of his life.

ADJOURNMENT

Council President Aasen adjourned the meeting at 6:51 p.m.

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

ATTEST:

Matthew Snyder, Council President

Jacob Quinn, Clerk

City of Carmel

CARMEL COMMON COUNCIL SPECIAL MEETING MINUTES

TUESDAY, DECEMBER 30, 2025 – 8:00 A.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

MEETING CALLED TO ORDER

Councilors Ryan Locke, Teresa Ayers, Matthew Snyder, Anita Joshi, Tony Green and Deputy Clerk Jessica Komp were present.

Councilors Shannon Minnaar, Adam Aasen, Rich Taylor and Jeff Worrell were not present.

President-Elect Snyder called the meeting to order at 8:00 a.m.

CLAIMS

Councilor Green moved to approve claims. Councilor Joshi seconded. There was no Council discussion. President-Elect Snyder called for the vote. Claims were approved 5-0.

1. Payroll – \$4,254,045.70
2. General Claims – \$3,722,043.02

ADJOURNMENT

President-Elect Snyder adjourned the meeting at 8:01 a.m.

Respectfully submitted,

Jacob Quinn, Clerk

Approved,

ATTEST:

Matthew Snyder, Council President

Jacob Quinn, Clerk

Total Gross Wages for REGULAR PAYROLL date 12/26/2025

\$2,986,747.02

Total Payroll Liabilities for REGULAR PAYROLL date 12/26/2025

\$1,346,563.28

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


CFO/Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of **\$4,333,310.30** 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: 01/02/2026
 TIME: 14:40:23

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
CARMEL SISTER CITIES INC	613951	01/02/26	SUPPORT	1203-R4359000	113250	9,225.00	
GALAXY DIGITAL LLC	613952	01/02/26	DIGITAL PLATFORM	1203-R4463202	118760	2,500.00	9,225.00
GIRARD & ASSOCIATES	613953	01/02/26	EMS QA AUDIT PROGRAM	1120-R4351502	113145	9,500.00	2,500.00
HAMILTON CO TREASURER	613954	01/02/26	SPECIAL PROJECTS	1110-4359000		100,000.00	9,500.00
IACP NET	613955	01/02/26	SUBSCRIPTIONS	1110-4355200		850.00	100,000.00
INSIGHT PUBLIC SECTOR, IN	613956	01/02/26	FIREWALLS	1115-R4351502	118708	45,700.00	850.00
INSIGHT PUBLIC SECTOR, IN	613956	01/02/26	FORTINET RENEWAL	1115-R4351502	118707	5,489.00	
LEADSONLINE LLC	613957	01/02/26	SOFTWARE	1110-4463202		6,360.00	51,189.00
LIFESTYLE PUBLICATIONS LL	613958	01/02/26	ADS FEB 2025 - JAN 2026	1203-R4345002	114264	880.00	6,360.00
NAKIYAH KILPATRICK-RUSSEL	613959	01/02/26	INTERPRETING SERVICES	1203-R4359003	118866	246.44	880.00
OLD TOWN ON THE MONON	613960	01/02/26	GARAGE RENTAL	1203-R4359003	118730	620.00	246.44
PARK PLACE TECHNOLOGIES L	613961	01/02/26	SUPPORT CONTRACT	1115-R4351501	118693	7,253.28	620.00
R E I REAL ESTATE SERVICE	613962	01/02/26	OTHER CONT SERVICES	1208-4350900		79,817.00	7,253.28
TARGETSOLUTIONS LEARNING,	613963	01/02/26	GUARDIAN SOFTWARE	1110-R4351502	118422	3,590.75	79,817.00
TARGETSOLUTIONS LEARNING,	613963	01/02/26	ANNUAL RENEWAL	1120-R4355200	118488	31,813.29	
FORTE SPORTS MEDICINE	613964	01/02/26	OTHER PROFESSIONAL FEES	1110-4341999		48,673.00	35,404.04
VERSATERM PUBLIC SAFETY U	613965	01/02/26	SUBSCRIPT SOFTWARE>1YR	1110-4355600		1,023.36	48,673.00
CHARTER COMMUNICATIONS HO	613966	01/02/26	INTERNET LINE CHARGES	1115-4344200		143.27	1,023.36
GORDON FLESCH CO INC	613967	01/02/26	COPIER	1110-4353004		768.84	143.27
MICHAEL HOLLIBAUGH	613968	01/02/26	DUES AND PER DIEMS	1192-R4341999	118844	125.31	768.84
MICHAEL HOLLIBAUGH	613968	01/02/26	DUES AND PER DIEMS	1192-R4343004	118844	1,125.00	
MICHAEL HOLLIBAUGH	613968	01/02/26	DUES AND PER DIEMS	1192-R4355300	118844	629.25	
REPUBLIC WASTE SERVICES O	613969	01/02/26	TRASH COLLECTION	1120-4350101		1,267.82	1,879.56
TOSHIBA AMERICA BUSINESS	613970	01/02/26	COPIER LEASE PAYMENT	1160-R4353004	118753	184.57	1,267.82
VAN AUDSALL & FERRAR FINA	613971	01/02/26	COPIER	1701-4353004		174.30	184.57
BUTLER UNIVERSITY	613972	01/02/26	CLASSIFIED ADVERTISING	1081-4346000		87.50	174.30
BUTLER UNIVERSITY	613972	01/02/26	CLASSIFIED ADVERTISING	1091-4346000		87.50	
REPUBLIC WASTE SERVICES O	613973	01/02/26	TRASH COLLECTION	1125-4350101		534.99	175.00
REPUBLIC WASTE SERVICES O	613973	01/02/26	TRASH COLLECTION	1125-4350101		500.57	
REPUBLIC WASTE SERVICES O	613973	01/02/26	TRASH COLLECTION	110-4350101		165.56	
REPUBLIC WASTE SERVICES O	613973	01/02/26	TRASH COLLECTION	110-4350101		165.56	
REPUBLIC WASTE SERVICES O	613973	01/02/26	TRASH COLLECTION	1093-4350101		1,275.94	
SESAC LLC	613974	01/02/26	OTHER FEES & LICENSES	1091-4358300		2,081.00	2,642.62
TOWNE POST NETWORK INC	613975	01/02/26	MARKETING & PROMOTIONS	1091-4341991		700.00	2,081.00

SUNGARD PENTAMATION, INC.
DATE: 01/02/2026
TIME: 14:40:23

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 2
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
UKG INC	613976	01/02/26	INFO SYS MAINT/CONTRACTS	1081-4341955	2,594.94	700.00
UKG INC	613976	01/02/26	INFO SYS MAINT/CONTRACTS	1091-4341955	5,278.61	
UKG INC	613976	01/02/26	INFO SYS MAINT/CONTRACTS	1125-4341955	8.77	
UKG INC	613976	01/02/26	INFO SYS MAINT/CONTRACTS	1081-4341955	34.18	
UKG INC	613976	01/02/26	INFO SYS MAINT/CONTRACTS	1091-4341955	69.55	
ADAM MASSEY	613977	01/02/26	TRAINING	1192-R4355300 118847	135.00	7,986.05
AMERICAN STRUCTURE POINT,	613978	01/02/26	OTHER EXPENSES	612-5023990	5,920.00	135.00
AMERICAN STRUCTURE POINT,	613978	01/02/26	OTHER EXPENSES	612-5023990	3,825.00	
AMERICAN STRUCTURE POINT,	613978	01/02/26	OTHER EXPENSES	612-5023990	600.70	
CARMEL UTILITIES	613979	01/02/26	WATER & SEWER	1120-4348500	57.15	10,345.70
DAVID J CHRISTOPHER	613980	01/02/26	EXTERNAL TRAINING FEES	1120-4357002	291.50	57.15
CONSTELLATION NEWENERGY G	613981	01/02/26	NATURAL GAS	1208-4349000	4,003.16	291.50
CONSTELLATION NEWENERGY G	613981	01/02/26	OTHER EXPENSES	601-5023990	668.31	
CULLIGAN WATER OF INDIANA	613982	01/02/26	OTHER EXPENSES	601-5023990	4.99	4,671.47
DARIN TROYER	613983	01/02/26	TRAVEL - MEALS	1110-4343009	320.00	4.99
DUKE ENERGY	613984	01/02/26	ELECTRICITY	1110-4348000	55.26	320.00
DUKE ENERGY	613984	01/02/26	ELECTRICITY	1110-4348000	10,723.95	
DUKE ENERGY	613984	01/02/26	OTHER EXPENSES	651-5023990	61.64	
ANGELIKA FOLEY	613985	01/02/26	REPAIR PARTS	1110-4237000	35.62	10,840.85
GORDON FLESCH CO., INC.	613986	01/02/26	UPGRADE ADMIN COPIERS	1120-R4351501 117941	257.95	35.62
GORDON FLESCH CO., INC.	613987	01/02/26	UPGRADE ADMIN COPIERS	1120-R4351501 117941	173.07	257.95
GORDON FLESCH CO., INC.	613988	01/02/26	UPGRADE ADMIN COPIERS	1120-R4351501 117941	18.84	173.07
LANA M HOWARD	613989	01/02/26	CLOTHING ALLOWANCE	1110-4125000	200.00	18.84
RYAN JELLISON	613990	01/02/26	TUITION REIMBURSEMENT	1110-R4128000 118812	1,604.73	200.00
REPUBLIC WASTE SERVICES O	613991	01/02/26	TRASH COLLECTION	1110-4350101	468.10	1,604.73
JAMIE REYNOLDS	613992	01/02/26	ANIMAL SERVICES	1110-4357600	97.50	468.10
SHRED-IT USA LLC	613993	01/02/26	TRASH COLLECTION	1110-4350101	200.58	97.50
STERICYCLE INC	613994	01/02/26	OTHER CONT SERVICES	1192-4350900	166.91	200.58
SUE FINKAM	613995	01/02/26	EXPENSES	1160-R4239040 118861	91.37	166.91
KAREN SUTTON	613996	01/02/26	CLOTHING ALLOWANCE	1110-4125000	148.92	91.37
T-MOBILE USA INC	613997	01/02/26	OTHER MISCELLANEOUS	1110-4239099	50.00	148.92
T-MOBILE USA INC	613997	01/02/26	OTHER MISCELLANEOUS	1110-4239099	165.00	
T-MOBILE USA INC	613997	01/02/26	OTHER MISCELLANEOUS	1110-4239099	165.00	
WEX BANK	613998	01/02/26	GASOLINE	1110-4231400	1,187.82	380.00
						1,187.82

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MICHAEL ZIMMERMAN	613999	01/02/26	TUITION REIMBURSEMENT	1110-R4128000 118798	1,520.20	
180 COUNSELING LLC	614000	01/02/26	MENTAL HEALTH COUNSELING	1110-4340703	140.00	1,520.20
A F C INTERNATIONAL INC	614001	01/02/26	HM DETECTOR SUPPLIES	1120-R4237000 118597	1,681.67	140.00
ACTION PEST CONTROL, INC	614002	01/02/26	OTHER EXPENSES	601-5023990	133.00	1,681.67
ADS ENVIRONMENTAL SERVICE	614003	01/02/26	OTHER EXPENSES	651-5023990	3,525.00	133.00
ADVANCE AUTO PARTS	614004	01/02/26	OTHER EXPENSES	651-5023990	99.90	3,525.00
TEKSYSTEMS INC	614005	01/02/26	STAFFING SUPPORT	1115-R4340400 118248	1,980.18	99.90
ALPHAGRAPHS	614006	01/02/26	EVENT PRINTING & SIGNAGE	1203-R4359003 118862	338.00	1,980.18
ALPHAGRAPHS	614006	01/02/26	EVENT PRINTING & SIGNAGE	1203-R4359003 118862	120.98	
ALPHAGRAPHS	614006	01/02/26	EVENT PRINTING & SIGNAGE	1203-R4359003 118862	190.74	
ALPHAGRAPHS	614006	01/02/26	EVENT PRINTING & SIGNAGE	1203-R4359003 118862	812.30	
ALPHAGRAPHS	614006	01/02/26	EVENT PRINTING & SIGNAGE	1203-R4359003 118862	278.19	
ALPHAGRAPHS	614006	01/02/26	EVENT PRINTING & SIGNAGE	1203-R4359003 118862	245.16	
AMAZON CAPITAL SERVICES	614007	01/02/26	AMAZON ORDERS	1160-R4230200 118906	117.98	1,985.37
AMAZON CAPITAL SERVICES	614007	01/02/26	AMAZON ORDERS	1160-R4239040 118906	178.95	
AUTOZONE INC	614008	01/02/26	OTHER EXPENSES	601-5023990	26.32	296.93
AUTOZONE INC	614008	01/02/26	OTHER EXPENSES	601-5023990	25.57	
FORTE	614009	01/02/26	SAFE HOUSE EQUIPMENT	1120-R4350100 118629	3,018.72	51.89
FORTE	614009	01/02/26	BUILDING REPAIRS & MAINT	1120-4350100	35.00	
FORTE	614009	01/02/26	SONY 65"	1115-R4350100 118699	1,511.07	
BAYLISS & CO. LLC	614010	01/02/26	ART CONSULTANT	1160-R4341999 110330	900.00	4,564.79
BELLS OF STEEL	614011	01/02/26	WEIGHT EQUIPMENT	102-R4467099 118800	272.96	900.00
BELLS OF STEEL	614011	01/02/26	WEIGHT EQUIPMENT	102-R4467099 118746	4,145.17	
BLUE ALPHA GEAR, LLC	614012	01/02/26	BRB POUCH	1110-R4467099 118842	629.60	4,418.13
BLUE TRITON BRANDS INC	614013	01/02/26	OTHER EXPENSES	651-5023990	87.42	629.60
BOUND TREE MEDICAL LLC	614014	01/02/26	EMS SUPPLIES	102-4239014	4,973.61	87.42
BRATEMAN'S INC.	614015	01/02/26	SAFETY ACCESSORIES	1110-4356003	309.90	4,973.61
BRENNTAG MID SOUTH INC	614016	01/02/26	OTHER EXPENSES	601-5023990	3,194.00	309.90
BRENNTAG MID SOUTH INC	614016	01/02/26	OTHER EXPENSES	601-5023990	3,194.00	
BOBCAT OF ANDERSON	614017	01/02/26	OTHER EXPENSES	601-5023990	14.35	6,388.00
CHEMSEARCH	614018	01/02/26	OTHER EXPENSES	601-5023990	304.68	14.35
CINTAS CORPORATION #18	614019	01/02/26	LAUNDRY SERVICE	1110-4356501	36.21	304.68
CINTAS CORPORATION #18	614019	01/02/26	LAUNDRY SERVICE	1110-4356501	47.16	
CINTAS UNIFORMS	614020	01/02/26	OTHER EXPENSES	651-5023990	344.34	83.37
CINTAS UNIFORMS	614020	01/02/26	OTHER EXPENSES	651-5023990	282.51	
CIOX HEALTH	614021	01/02/26	OTHER MISCELLANEOUS	1110-4239099	506.25	626.85

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CIRCLE CITY ATHLETICS INC	614022	01/02/26	REFEREES	1203-R4359003	118749	1,050.00	506.25
CIVICPLUS LLC	614023	01/02/26	WEBSITE DESIGN PRO	1203-R4359001	118914	5,820.63	1,050.00
CLASSIC CLEANERS INC	614024	01/02/26	DRY CLEANING	1110-4356502		1,261.41	5,820.63
CASE CLOSED SOFTWARE	614025	01/02/26	CASE CLOSED SOFTWARE	911-R4351502	118786	7,498.50	1,261.41
CROWN TROPHY	614026	01/02/26	NAME BADGES	1192-R4345002	118899	204.25	7,498.50
CTM SERVICES, INC.	614027	01/02/26	OLYMPIA REPAIR	922-R4350900	118726	1,647.98	204.25
CUMMINS SALES & SERVICE	614028	01/02/26	THERMOSTAT & SEAL	1120-R4237000	118849	128.35	1,647.98
DARRIN D OTTINGER	614029	01/02/26	SIDEWALK IMPROVEMENTS	1192-4462200		300.00	128.35
CONVERGINT TECHNOLOGIES L	614030	01/02/26	MERCURY BOARDS	1115-R4350000	118573	4,005.76	300.00
CONVERGINT TECHNOLOGIES L	614030	01/02/26	GENETEC	1115-R4355600	118572	5,174.48	
DITCH WITCH MIDWEST	614031	01/02/26	OTHER EXPENSES	604-5023990		12,100.00	9,180.24
DON HINDS FORD	614032	01/02/26	MISC. REPAIRS	1120-R4351000	118814	980.75	12,100.00
DON HINDS FORD	614032	01/02/26	MISC. REPAIRS	1120-R4351000	118814	1,146.86	
DON HINDS FORD	614032	01/02/26	MISC. REPAIRS	1120-R4351000	118814	-147.90	
DON HINDS FORD	614032	01/02/26	MISC. REPAIRS	1120-R4351000	118814	2,784.89	
DON HINDS FORD	614032	01/02/26	AUTO REPAIR & MAINTENANCE	1115-4351000		313.24	
DON HINDS FORD	614032	01/02/26	REPAIR PARTS	1110-4237000		117.88	
DON HINDS FORD	614032	01/02/26	REPAIR PARTS	1110-4237000		459.10	
DON HINDS FORD	614032	01/02/26	REPAIR PARTS	1110-4237000		211.56	
DON HINDS FORD	614032	01/02/26	REPAIR PARTS	1110-4237000		211.56	
DON HINDS FORD	614032	01/02/26	AUTO REPAIR & MAINTENANCE	1120-4351000		1,165.11	
DUNCO MARKETING EVENTS &	614033	01/02/26	SPONSORSHIP PROCUREMENT	854-R5023990	116775	5,000.00	7,243.05
EARTHWORKS OUTDOOR, INC	614034	01/02/26	HOLIDAY TREE MOVING	1203-R4359000	118727	1,500.00	5,000.00
EMBROIDERY PLUS	614035	01/02/26	UNIFORMS	1120-4356001		357.00	1,500.00
ENVIRONMENTAL LABORATORIE	614036	01/02/26	OTHER EXPENSES	601-5023990		1,144.00	357.00
ENVIRONMENTAL LABORATORIE	614036	01/02/26	OTHER EXPENSES	601-5023990		38.72	
HAL ESPEY	614037	01/02/26	OTHER CONT SERVICES	1192-4350900		2,200.00	1,182.72
EVERETT J PRESCOTT INC	614038	01/02/26	OTHER EXPENSES	601-5023990		816.00	2,200.00
EYE 4 GROUP LLC	614039	01/02/26	WAY FINDING SIGNS	1192-R4350900	118664	10,256.93	816.00
EYE 4 GROUP LLC	614039	01/02/26	WAY FINDING SIGNS	1192-R4350900	118917	1,800.00	
GALLS LLC	614040	01/02/26	OTHER EQUIPMENT	1110-4467099		122.99	12,056.93
GATEKEEPER SERVICES, LLC	614041	01/02/26	GATE REPAIR	1110-R4350100	118521	4,307.00	122.99
GEAR GRID	614042	01/02/26	GEAR LOCKERS RECRUITS	102-R4467099	118458	5,149.00	4,307.00
GOOD DUDE CONCEPTS LLC	614043	01/02/26	PRY BAR	1110-R4467099	118704	1,866.00	5,149.00
GROUND RULES INC	614044	01/02/26		1192-R4340400	R101103	1,260.00	1,866.00

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H W C ENGINEERING	614045	01/02/26	OTHER EXPENSES	659-5023990	1,000.00	1,260.00
HALL SIGNS, INC.	614046	01/02/26	SIGNAGE	1203-R4359000 118728	733.17	1,000.00
HENRY SCHEIN INC	614047	01/02/26	EMS SUPPLIES	102-4239014	2,406.46	733.17
HENRY SCHEIN INC	614047	01/02/26	EMS SUPPLIES	102-4239014	285.92	
HEWLETT PACKARD ENTERPRIS	614048	01/02/26	HPE STORAGE 5 DAY REMOTE	1115-R4340400 118582	8,000.00	2,692.38
IMAVEX	614049	01/02/26	OTHER EXPENSES	651-5023990	83.45	8,000.00
IMAVEX	614049	01/02/26	OTHER EXPENSES	601-5023990	83.45	
INDIANA OXYGEN CO	614050	01/02/26	BOTTLED GAS	1120-4231100	101.60	166.90
INDIANA OXYGEN CO	614050	01/02/26	BOTTLED GAS	1120-4231100	134.78	
INDIANA RECLAMATION & EXC	614051	01/02/26	OTHER EXPENSES	601-5023990	2,207.95	236.38
INDIANA RECLAMATION & EXC	614051	01/02/26	OTHER EXPENSES	601-5023990	5,302.50	
INDIANA RECLAMATION & EXC	614051	01/02/26	OTHER EXPENSES	601-5023990	2,647.95	
INDIANA RECLAMATION & EXC	614051	01/02/26	OTHER EXPENSES	601-5023990	2,386.70	
INDIANAPOLIS EMS	614052	01/02/26	SAFETY SUPPLIES	1110-4239012	520.80	12,545.10
BEST ONE OF INDY	614053	01/02/26	AUTO REPAIR	1192-R4351000 118909	134.95	520.80
INSIGHT PUBLIC SECTOR, IN	614054	01/02/26	ARUBA	1115-R4463201 118530	3,742.76	134.95
INSIGHT PUBLIC SECTOR, IN	614054	01/02/26	SUBSCRIPT SOFTWARE>1YR	1115-4355600	67.34	
J & F DISTRIBUTING COMPAN	614055	01/02/26	REPAIR PARTS	1120-4237000	74.50	3,810.10
JACK DOHENY COMPANIES	614056	01/02/26	OTHER EXPENSES	651-5023990	249.33	74.50
JAF PROPERTY SERVICES INC	614057	01/02/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	315.00	249.33
JOHNSON CONTROLS	614058	01/02/26	BUILDING REPAIRS & MAINT	1110-4350100 118893	2,200.00	315.00
JOHNSON CONTROLS	614058	01/02/26	HEAT REPAIR	1110-R4350100	1,862.00	
KIMBALL-MIDWEST	614059	01/02/26	OTHER EXPENSES	601-5023990	286.47	4,062.00
KLEENFLOW LLC	614060	01/02/26	OTHER EXPENSES	651-5023990	271.60	286.47
LEACH & RUSSELL	614061	01/02/26	OTHER EXPENSES	601-5023990	110.00	271.60
LEACH & RUSSELL	614061	01/02/26	OTHER EXPENSES	601-5023990	520.70	
LEHIGH OUTFITTERS	614062	01/02/26	OTHER EXPENSES	651-5023990	164.47	630.70
LEICA GEOSYSTEMS INC	614063	01/02/26	OTHER EXPENSES	604-5023990	6,701.16	164.47
LIONHEART CRITICAL POWER	614064	01/02/26	OTHER EXPENSES	601-5023990	1,172.61	6,701.16
LIONHEART CRITICAL POWER	614064	01/02/26	OTHER EXPENSES	601-5023990	760.40	
LIONHEART CRITICAL POWER	614064	01/02/26	OTHER EXPENSES	601-5023990	1,133.32	
LIONHEART CRITICAL POWER	614064	01/02/26	OTHER EXPENSES	601-5023990	1,098.29	
LIONHEART CRITICAL POWER	614064	01/02/26	OTHER EXPENSES	601-5023990	891.27	
LIONHEART CRITICAL POWER	614064	01/02/26	OTHER EXPENSES	601-5023990	514.02	
LIONHEART CRITICAL POWER	614064	01/02/26	GENERATOR	1120-R4350100 118848	520.00	
LIVING WATERS CO.	614065	01/02/26	OTHER EXPENSES	601-5023990	544.60	6,089.91
						544.60

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LYNN CARD COMPANY	614066	01/02/26	HOLIDAY CARDS	1120-R4230100	118829	427.50	
MACALLISTER MACHINERY CO	614067	01/02/26	OTHER CONT SERVICES	1208-4350900		2,348.00	427.50
MACQUEEN	614068	01/02/26	REPAIR PARTS	1120-4237000		366.74	2,348.00
MACQUEEN	614068	01/02/26	REPAIR PARTS	1120-4237000		263.02	
MACQUEEN	614068	01/02/26	REPAIR PARTS	1120-4237000		60.28	
MACQUEEN	614068	01/02/26	REPAIR PARTS	1120-4237000		226.84	
MACQUEEN	614068	01/02/26	REPAIR PARTS	1120-4237000		50.76	
MACQUEEN	614068	01/02/26	REPAIR PARTS	1120-4237000		140.54	
MACQUEEN	614068	01/02/26	REPAIR PARTS	1120-4237000		303.49	
MACQUEEN	614068	01/02/26	REPAIR PARTS	1120-4237000		-1,377.00	
NORTH STAR PSYCHOLOGICAL	614069	01/02/26	MENTAL HEALTH COUNSELING	1110-4340703		300.00	34.67
MCKESSON MEDICAL-SURGICAL	614070	01/02/26	EMS SUPPLIES	102-4239014		248.01	300.00
MCKESSON MEDICAL-SURGICAL	614070	01/02/26	EMS SUPPLIES	102-4239014		187.11	
MCKESSON MEDICAL-SURGICAL	614070	01/02/26	EMS SUPPLIES	102-4239014		355.38	
MEDLINE INDUSTRIES, INC	614071	01/02/26	EMS SUPPLIES	102-4239014		1,416.22	790.50
MENARDS - FISHERS	614072	01/02/26	OTHER EXPENSES	601-5023990		42.97	1,416.22
MENARDS, INC	614073	01/02/26	23594	601-5023990		80.25	42.97
MENARDS, INC	614073	01/02/26	23673	601-5023990		28.34	
MENARDS, INC	614073	01/02/26	23823	601-5023990		14.30	
MENARDS, INC	614073	01/02/26	24048	601-5023990		204.27	
MENARDS, INC	614074	01/02/26	23660	1115-4237000		14.87	327.16
MENARDS, INC	614075	01/02/26	24054	1120-4237000		29.99	14.87
MENARDS, INC	614075	01/02/26	24098	1120-4237000		21.43	
MENARDS, INC	614075	01/02/26	24117	1120-4237000		23.14	
MENARDS, INC	614075	01/02/26	24155	1120-4237000		17.76	
MENARDS, INC	614075	01/02/26	24438	1120-4237000		68.35	
MES SERVICE CO LLC	614076	01/02/26	UNIFORM ACCESSORIES	1110-4356002		50.00	160.67
BRAD FIELDS	614077	01/02/26	CANVAS AWARD WINNER	1203-R4359003	118864	200.00	50.00
MICRO AIR INC	614078	01/02/26	OTHER EXPENSES	601-5023990		500.00	200.00
MICRO AIR INC	614078	01/02/26	OTHER EXPENSES	601-5023990		40.00	
MICRO AIR INC	614078	01/02/26	OTHER EXPENSES	601-5023990		40.00	
MICRO AIR INC	614078	01/02/26	OTHER EXPENSES	601-5023990		300.00	
MICROBAC LABORATORIES INC	614079	01/02/26	OTHER EXPENSES	651-5023990		88.60	880.00
MORTON SALT	614080	01/02/26	OTHER EXPENSES	601-5023990		2,833.64	88.60
MORTON SALT	614080	01/02/26	OTHER EXPENSES	601-5023990		2,827.97	
MORTON SALT	614080	01/02/26	OTHER EXPENSES	601-5023990		2,798.51	
MORTON SALT	614080	01/02/26	OTHER EXPENSES	601-5023990		2,833.64	
MORTON SALT	614080	01/02/26	OTHER EXPENSES	601-5023990		2,821.17	
MORTON SALT	614080	01/02/26	OTHER EXPENSES	601-5023990		2,847.23	
MORTON SALT	614080	01/02/26	OTHER EXPENSES	601-5023990		2,863.10	
MORTON SALT	614080	01/02/26	OTHER EXPENSES	601-5023990		2,917.48	
NAPA AUTO PARTS INC	614081	01/02/26	AUTOMOTIVE SUPPLIES	1192-R4351000	118898	19.96	22,742.74
NAPA AUTO PARTS INC	614081	01/02/26	AUTOMOTIVE SUPPLIES	1192-R4351000	118898	105.12	

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NAPA AUTO PARTS INC	614081	01/02/26	REPAIR PARTS	1110-4237000	68.16	
NAPA AUTO PARTS INC	614081	01/02/26	REPAIR PARTS	1110-4237000	43.32	
NAPA AUTO PARTS INC	614081	01/02/26	REPAIR PARTS	1110-4237000	52.38	
NAPA AUTO PARTS INC	614081	01/02/26	REPAIR PARTS	1110-4237000	88.82	
NAPA AUTO PARTS INC	614081	01/02/26	REPAIR PARTS	1110-4237000	60.78	
						438.54
YARD & COMPANY	614082	01/02/26	CONSULTING SERVICES	1192-R4340400 118747	49.32	
YARD & COMPANY	614082	01/02/26	CONSULTING SERVICES	1192-R4340400 108164	125.68	
YARD & COMPANY	614082	01/02/26	CONSULTING SERVICES	1192-R4340400 108164	2,056.00	
						2,231.00
NV5 GEOSPATIAL INC	614083	01/02/26	CITYWORKS SUPPORT	1115-R4340402 116880	1,673.21	
						1,673.21
ODP BUSINESS SOLUTIONS LL	614084	01/02/26	OFFICE SUPPLIES	1160-R4230200 118905	32.51	
						32.51
OFFICE DEPOT	614085	01/02/26	OFFICE SUPPLIES	1192-R4230200 118845	108.68	
OFFICE DEPOT	614085	01/02/26	OFFICE SUPPLIES	1192-R4230200 118845	466.63	
OFFICE DEPOT	614085	01/02/26	OTHER MAINT SUPPLIES	1110-4238900	283.20	
OFFICE DEPOT	614085	01/02/26	OTHER MAINT SUPPLIES	1110-4238900	69.29	
						927.80
ON SITE SUPPLY	614086	01/02/26	OTHER EXPENSES	601-5023990	115.50	
						115.50
TIFFANY PHOTOGRAPHY STUDI	614087	01/02/26	OTHER CONT SERVICES	1120-4350900	284.00	
						284.00
PENN CARE INC.	614088	01/02/26	REPAIR PARTS	1120-4237000	360.27	
PENN CARE INC.	614088	01/02/26	REPAIR PARTS	1120-4237000	175.00	
PENN CARE INC.	614088	01/02/26	EMS SUPPLIES	102-4239014	1,781.30	
PENN CARE INC.	614088	01/02/26	MOUNTS FOR NEW MONITORS	102-R4467006 118449	4,150.00	
PENN CARE INC.	614088	01/02/26	MANIKINS EMS	102-R4467006 118546	2,155.00	
						8,621.57
PETSUITES FISHERS	614089	01/02/26	ANIMAL SERVICES	1110-4357600	69.80	
						69.80
PIP	614090	01/02/26	PROTOCOL BOOKS	1120-R4350900 118828	2,258.17	
PIP	614090	01/02/26	DOOR HANGERS	1120-R4230100 118792	1,655.48	
						3,913.65
PLYMATE	614091	01/02/26	OTHER EXPENSES	601-5023990	418.32	
PLYMATE	614091	01/02/26	OTHER EXPENSES	601-5023990	290.46	
						708.78
POSITIVE PROMOTIONS INC	614092	01/02/26	PUBLIC EDUCATION	1120-R4239020 118711	5,018.61	
						5,018.61
PRESTIGE PERFORMANCE II I	614093	01/02/26	PROMO ITEMS	1203-R4359300 108175	80.90	
PRESTIGE PERFORMANCE II I	614093	01/02/26	PROMO ITEMS	1203-R4359300 108175	331.50	
PRESTIGE PERFORMANCE II I	614093	01/02/26	VIP COOLER BAGS	1203-R4359300 108223	203.15	
PRESTIGE PERFORMANCE II I	614093	01/02/26	VOLUNTEER CARMEL	1203-R4359300 110643	310.00	
PRESTIGE PERFORMANCE II I	614093	01/02/26	VOLUNTEER CARMEL	1203-R4359300 110643	1,333.24	
PRESTIGE PERFORMANCE II I	614093	01/02/26	VOLUNTEER CARMEL	1203-R4359300 110643	589.00	
PRESTIGE PERFORMANCE II I	614093	01/02/26	VOLUNTEER CARMEL	1203-R4359300 110643	662.60	
PRESTIGE PERFORMANCE II I	614093	01/02/26	VOLUNTEER CARMEL	1203-R4359300 110643	966.00	
PRESTIGE PERFORMANCE II I	614093	01/02/26	CERAMIC BOWLS	1160-R4355100 118826	736.50	
						5,212.89
R.D. FILIP, INC	614094	01/02/26	OTHER MAINT SUPPLIES	1205-4238900	2,254.17	
R.D. FILIP, INC	614094	01/02/26	APPLIANCES	102-4463300	930.62	
R.D. FILIP, INC	614094	01/02/26	FACILITIES SUPPLIES	1120-R4239099 118815	108.94	
						3,293.73
RAY ALLEN MANUFACTURING C	614095	01/02/26	MISCELLANEOUS	1110-R4357600 118545	169.97	
RAY ALLEN MANUFACTURING C	614095	01/02/26	VARIOUS	1110-R4357600 118915	2,517.72	
						2,687.69
RESURGENT ELEVATOR LLC	614096	01/02/26	MONTHLY SERVICE	1120-R4350100 118817	250.00	
						250.00

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SAFELITE FULFILLMENT INC	614097	01/02/26	AUTO REPAIR & MAINTENANCE	1110-4351000	92.00	
SAFELITE FULFILLMENT INC	614097	01/02/26	AUTO REPAIR & MAINTENANCE	1110-4351000	125.00	
						217.00
SERVICE PIPE & SUPPLY INC	614098	01/02/26	OTHER EXPENSES	601-5023990	191.88	
						191.88
SEXSON MECHANICAL CORP	614099	01/02/26	BUILDING REPAIRS & MAINT	1205-4350100	1,005.00	
						1,005.00
SIGMA-ALDRICH INC	614100	01/02/26	OTHER EXPENSES	651-5023990	828.63	
						828.63
ROBERT L SMITH PHD	614101	01/02/26	MENTAL HEALTH COUNSELING	1120-4340703	160.00	
						160.00
ASCENSION SPORTS PERFORMA	614102	01/02/26	TAP PROGRAM 2025	1120-R4340799 115353	9,000.00	
						9,000.00
STAPLES BUSINESS ADVANTAG	614103	01/02/26	OTHER EXPENSES	651-5023990	1,554.57	
						1,554.57
SUNBELT RENTALS, INC.	614104	01/02/26	BOTTLED GAS	1120-4231100	34.99	
						34.99
TAYLOR OIL CO INC	614105	01/02/26	OTHER EXPENSES	651-5023990	567.98	
						567.98
TELEFLEX LLC	614106	01/02/26	EMS SUPPLIES	102-4239014	550.00	
						550.00
POSPAPER.COM	614107	01/02/26	SPECIAL DEPT SUPPLIES	1110-4239011	1,927.50	
						1,927.50
TOTAL TRUCK PARTS, INC.	614108	01/02/26	REPAIR PARTS	1120-4237000	130.57	
						130.57
TRUCK SERVICE INC	614109	01/02/26	AUTO REPAIR & MAINTENANCE	1120-4351000	1,936.15	
						1,936.15
ULINE	614110	01/02/26	VARIOUS	1110-R4239011 118877	1,557.70	
ULINE	614110	01/02/26	SIGN BOARDS	1120-R4230200 118703	579.29	
						2,136.99
THINKGARD LLC	614111	01/02/26	COMPLIANCE AS A SERVICE	1115-R4355600 114257	2,312.50	
						2,312.50
VOIANCE LANGUAGE SERVICES	614112	01/02/26	MONTHLY TRANSATION FEES	1120-R4350900 118818	83.20	
						83.20
WAYPOINT STRATEGIES	614113	01/02/26	ASSESS CITY BUILDINGS	1701-R4340400 118021	16,211.32	
WAYPOINT STRATEGIES	614113	01/02/26	ENERGY CENTER ASSESSMENT	1701-R4350900 118399	7,500.00	
						23,711.32
WINDY CITY LIGHTS INC	614114	01/02/26	HOLIDAY LIGHTS & DECOR	1203-R4359300 108346	171.13	
						171.13
ZERO9 SOLUTIONS LTD	614115	01/02/26	ANIMAL SERVICES	1110-4357600	52.45	
						52.45
RAY MARKETING BY PROFORMA	614116	01/02/26	STAFF CLOTHING	1091-4356004	858.06	
RAY MARKETING BY PROFORMA	614116	01/02/26	GENERAL PROGRAM SUPPLIES	1092-4239039	1,600.00	
RAY MARKETING BY PROFORMA	614116	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	710.00	
RAY MARKETING BY PROFORMA	614116	01/02/26	UNIFORMS	1125-R4356004 62343	144.01	
RAY MARKETING BY PROFORMA	614116	01/02/26	PNR JACKETS	1125-R4356004 62221	584.55	
RAY MARKETING BY PROFORMA	614116	01/02/26	UNIFORMS	1125-R4356004 62330	70.84	
						3,967.46
MICHAEL ALLEN	614117	01/02/26	CELLULAR PHONE FEES	1125-4344100	100.00	
						100.00
AMAZON CAPITAL SERVICES	614118	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	131.73	
AMAZON CAPITAL SERVICES	614118	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	276.52	
AMAZON CAPITAL SERVICES	614118	01/02/26	OFFICE SUPPLIES	1081-4230200	312.68	
AMAZON CAPITAL SERVICES	614118	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	175.11	
AMAZON CAPITAL SERVICES	614118	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	101.16	
AMAZON CAPITAL SERVICES	614118	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	139.53	
AMAZON CAPITAL SERVICES	614118	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	75.49	
AMAZON CAPITAL SERVICES	614118	01/02/26	GENERAL PROGRAM SUPPLIES	1096-4239039	166.35	

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AMAZON CAPITAL SERVICES	614118	01/02/26	OFFICE SUPPLIES	1092-4230200		144.49	
AMAZON CAPITAL SERVICES	614118	01/02/26	FLASH DRIVE	1125-R4230200	62327	41.61	
AMAZON CAPITAL SERVICES	614118	01/02/26	PICTURE FRAMING SUPPLIES	1125-R4230200	62326	25.25	
AMAZON CAPITAL SERVICES	614118	01/02/26	PARTS AND SUPPLIES	1125-R4238000	62328	148.30	
AMAZON CAPITAL SERVICES	614118	01/02/26	PNR SUPPLIES	1125-R4239012	62215	662.87	
							2,401.09
AUTOMATED LOGIC	614119	01/02/26	BUILDING REPAIRS & MAINT	1093-4350100		2,333.53	
							2,333.53
B & H PHOTO-VIDEO, INC	614120	01/02/26	DESK ACCESSORY	1125-R4230200	62346	198.98	
							198.98
BALL STATE UNIVERSITY	614121	01/02/26	MOFFIT HOUSE	1125-R4350900	62287	450.00	
							450.00
BLUEPAY PROCESSING, LLC	614122	01/02/26	OTHER PROFESSIONAL FEES	1081-4341999		14,637.55	
BLUEPAY PROCESSING, LLC	614122	01/02/26	OTHER PROFESSIONAL FEES	1081-4341999		185.00	
							14,822.55
BUDDENBAUM & MOORE, LLC	614123	01/02/26	OTHER MAINT SUPPLIES	1094-4238900		1,326.60	
							1,326.60
CARMEL UTILITIES	614124	01/02/26	WATER & SEWER	1125-4348500		306.83	
CARMEL UTILITIES	614124	01/02/26	WATER & SEWER	1125-4348500		353.22	
CARMEL UTILITIES	614124	01/02/26	WATER & SEWER	110-4348500		110.66	
CARMEL UTILITIES	614124	01/02/26	WATER & SEWER	1125-4348500		938.10	
CARMEL UTILITIES	614124	01/02/26	WATER & SEWER	1125-4348500		94.87	
CARMEL UTILITIES	614124	01/02/26	WATER & SEWER	1125-4348500		6.78	
							1,810.46
CINTAS CORPORATION #18	614125	01/02/26	OTHER MAINT SUPPLIES	1093-4238900		563.67	
CINTAS CORPORATION #18	614125	01/02/26	OTHER MAINT SUPPLIES	1093-4238900		563.67	
CINTAS CORPORATION #18	614125	01/02/26	OTHER MAINT SUPPLIES	1125-4238900		67.55	
CINTAS CORPORATION #18	614125	01/02/26	OTHER MAINT SUPPLIES	1125-4238900		146.79	
CINTAS CORPORATION #18	614125	01/02/26	CLEANING SUPPLIES	1125-R4238900	62342	289.17	
							1,630.85
TRUDY COLER	614126	01/02/26	CELLULAR PHONE FEES	1125-4344100		50.00	
							50.00
CONSTELLATION NEWENERGY G	614127	01/02/26	NATURAL GAS	1125-4349000		132.95	
CONSTELLATION NEWENERGY G	614127	01/02/26	NATURAL GAS	1091-4349000		4,410.19	
							4,543.14
CPR CELL PHONE REPAIR	614128	01/02/26	EQUIPMENT REPAIRS & MAINT	1081-4350000		118.99	
							118.99
DUKE ENERGY	614129	01/02/26	ELECTRICITY	1125-4348000		360.26	
DUKE ENERGY	614129	01/02/26	ELECTRICITY	1125-4348000		27.63	
DUKE ENERGY	614129	01/02/26	ELECTRICITY	1125-4348000		76.57	
DUKE ENERGY	614129	01/02/26	ELECTRICITY	1125-4348000		28.19	
DUKE ENERGY	614129	01/02/26	ELECTRICITY	110-4348000		438.53	
DUKE ENERGY	614129	01/02/26	ELECTRICITY	1125-4348000		202.73	
DUKE ENERGY	614129	01/02/26	ELECTRICITY	1125-4348000		1,092.80	
							2,226.71
HAL ESPEY	614130	01/02/26	BOARD VIDEO TAPINGS 2025	1125-R4341999	60726	1,200.00	
							1,200.00
FAZOLI'S	614131	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		125.91	
FAZOLI'S	614131	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		181.87	
FAZOLI'S	614131	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		286.50	
FAZOLI'S	614131	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		335.76	
FAZOLI'S	614131	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		162.00	
							1,092.04
FULLER ENGINEERING CO LLC	614132	01/02/26	BUILDING REPAIRS & MAINT	1093-4350100		2,100.00	
FULLER ENGINEERING CO LLC	614132	01/02/26	BUILDING REPAIRS & MAINT	1093-4350100		3,740.00	
							5,840.00
FUN EXPRESS	614133	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		175.94	
FUN EXPRESS	614133	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		31.98	

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FUN EXPRESS	614133	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	60.20	
FUN EXPRESS	614133	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	12.77	
						280.89
GRAINGER	614134	01/02/26	OTHER MAINT SUPPLIES	1093-4238900	7.54	
GRAINGER	614134	01/02/26	SMALL TOOLS & MINOR EQUIP	1094-4238000	24.12	
GRAINGER	614134	01/02/26	SMALL TOOLS & MINOR EQUIP	1094-4238000	-24.12	
						7.54
HALL SIGNS, INC.	614136	01/02/26	SIGNAGE	106-R4460715	499.56	
HALL SIGNS, INC.	614136	01/02/26	SIGNAGE	1125-R4239031 62232	250.83	
						750.39
HAMILTON COUNTY COMMUNITY	614137	01/02/26	ADULT CONTRACTORS	1096-4340800	9,125.00	
						9,125.00
INDIANA NATURAL RESOURCES	614138	01/02/26	GENERAL PROGRAM SUPPLIES	1096-4239039	575.00	
						575.00
INTERNATIONAL TALENT ACAD	614139	01/02/26	ADULT CONTRACTORS	1096-4340800	5,560.00	
						5,560.00
MICHAEL KLITZING	614140	01/02/26	CELLULAR PHONE FEES	1125-4344100	50.00	
MICHAEL KLITZING	614140	01/02/26	TRAVEL FEES & EXPENSES	1125-4343000	53.28	
MICHAEL KLITZING	614140	01/02/26	TRAVEL FEES & EXPENSES	1125-4343000	62.89	
						166.17
LUCKEY LLC	614141	01/02/26	OTHER STRUCTURE IMPROVEMN	1091-4462000	17,482.15	
						17,482.15
MACALLISTER MACHINERY CO	614142	01/02/26	REPAIR PARTS	1125-R4237000	197.86	
MACALLISTER MACHINERY CO	614142	01/02/26	REPAIR PARTS	1125-R4237000 62323	22.82	
						220.68
MENARDS COMMERCIAL-CAPITA	614143	01/02/26	OTHER MAINT SUPPLIES	1093-4238900	463.49	
MENARDS COMMERCIAL-CAPITA	614143	01/02/26	REPAIR PARTS	1093-4237000	197.86	
MENARDS COMMERCIAL-CAPITA	614143	01/02/26	PNR SAFETY SUPPLIES	1125-R4239012 62211	591.60	
MENARDS COMMERCIAL-CAPITA	614143	01/02/26	SALT SUPPLIES	1125-R4236500 62255	524.50	
MENARDS COMMERCIAL-CAPITA	614143	01/02/26	SALT SUPPLIES	1125-R4236500 62255	74.25	
MENARDS COMMERCIAL-CAPITA	614143	01/02/26	SHELVING SUPPLIES	1125-R4235000 62324	31.51	
						1,883.21
MID STATE TRUCK EQUIP COR	614144	01/02/26	SNOWFLOW PARTS	1125-R4238000 62347	26.22	
						26.22
MOE'S SOUTHWEST GRILL	614145	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	104.00	
						104.00
RADIO ONE OF INDIANA	614146	01/02/26	MARKETING & PROMOTIONS	1091-4341991	3,600.00	
						3,600.00
MELLOW MUSHROOM PIZZA BAK	614147	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	295.00	
MELLOW MUSHROOM PIZZA BAK	614147	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	237.98	
						532.98
S & S CRAFTS WORLDWIDE IN	614148	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	283.11	
S & S CRAFTS WORLDWIDE IN	614148	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	290.31	
S & S CRAFTS WORLDWIDE IN	614148	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	187.74	
						761.16
SHERWIN WILLIAMS INC	614149	01/02/26	OTHER MAINT SUPPLIES	1093-4238900	124.96	
						124.96
STAPLES BUSINESS ADVANTAG	614150	01/02/26	OTHER MAINT SUPPLIES	1093-4238900	191.25	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	OFFICE SUPPLIES	1091-4230200	136.29	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	OFFICE SUPPLIES	1081-4230200	166.22	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	PAPER	1125-R4230200 62344	37.99	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	37.45	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039	18.64	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	OFFICE SUPPLIES	1091-4230200	20.49	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	OFFICE SUPPLIES	1092-4230200	19.16	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	OFFICE SUPPLIES	1091-4230200	225.16	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	OFFICE SUPPLIES	1091-4230200	109.99	
STAPLES BUSINESS ADVANTAG	614150	01/02/26	CHAIRS	1125-R4230100 62274	1,197.16	

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STAPLES BUSINESS ADVANTAG	614150	01/02/26	TONER SUPPLIES	1125-R4230200	62325	108.80	
CLAUDINE SUTTON	614151	01/02/26	CELLULAR PHONE FEES	1125-4344100		50.00	2,268.60
CLAUDINE SUTTON	614151	01/02/26	TRAVEL FEES & EXPENSES	1125-4343000		39.20	
TERRYBERRY COMPANY LLC	614152	01/02/26	OTHER CONT SERVICES	1091-4350900		45.08	89.20
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		527.62	45.08
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		491.02	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		224.87	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		374.98	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		293.79	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		119.83	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		163.71	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		109.73	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		66.16	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		139.93	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		94.50	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		214.99	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		200.12	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		169.34	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		189.67	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		49.64	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		180.63	
TREVIPAY- WALMART	614154	01/02/26	OFFICE SUPPLIES	1081-4230200		36.89	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		32.32	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		364.18	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		275.82	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		30.00	
TREVIPAY- WALMART	614154	01/02/26	GENERAL PROGRAM SUPPLIES	1081-4239039		163.72	
VERIZON	614155	01/02/26	CELLULAR PHONE FEES	1091-4344100		30.47	4,513.46
VERIZON	614155	01/02/26	CELLULAR PHONE FEES	1081-4344100		361.79	
VERIZON	614156	01/02/26	CELLULAR PHONE FEES	1125-4344100		1,137.04	392.26
WILLIAMS CREEK MGMT CORP	614157	01/02/26	SHRUB PLANTING	1125-R4350400	62272	2,700.00	1,137.04
WILLOW MARKETING MGMT, IN	614158	01/02/26	INFO SYS MAINT/CONTRACTS	1081-4341955		175.00	2,700.00
WILLOW MARKETING MGMT, IN	614158	01/02/26	INFO SYS MAINT/CONTRACTS	1091-4341955		175.00	
WRISTBAND RESOURCES	614159	01/02/26	GENERAL PROGRAM SUPPLIES	1096-4239039		430.00	350.00
GUIDON LLC	614135	01/02/26	ADMIN/MAINT COMPOUND	103-R4462000	61752	9,810.00	430.00
T-MOBILE USA INC	613997	01/02/26	SPECIAL INVESTIGATION FEE	911-4358200		115.00	9,810.00
							115.00

SUNGARD PENTAMATION, INC.
DATE: 01/02/2026
TIME: 14:40:23

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 12
acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
				TOTAL HAND WRITTEN CHECKS		.00
				TOTAL COMPUTER-WRITTEN CHECKS	788,983.31	
			TOTAL WRITTEN CHECKS	788,983.31		

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


DEPUTY CFO / CONTROLLER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 12 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 788,983.31 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

COUNCIL PRESIDENT

ATTEST:

CITY CLERK

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

VENDOR	PAYMENT DATE	DEPT.	ACCOUNT	MERCHANT NAME	POSTING DATE	TRANSACTION AMOUNT
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/11/2025	10.13
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/11/2025	10.13
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/11/2025	10.46
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/11/2025	11.86
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/11/2025	10.46
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/11/2025	11.86
FIFTH THIRD	1/5/2026	1203	4350900	CULLIGAN ULTRA PURE	11/12/2025	61.94
FIFTH THIRD	1/5/2026	852	5023990	JIMMY JOHNS - 578 - EC	11/13/2025	76.58
FIFTH THIRD	1/5/2026	1801	4350900	USPS PO 1712760814	11/13/2025	53.82
FIFTH THIRD	1/5/2026	1160	4343003	IU PARKING OPS-GARAGES	11/13/2025	5.00
FIFTH THIRD	1/5/2026	851	5023990	JIMMY JOHNS - 587	11/13/2025	121.25
FIFTH THIRD	1/5/2026	1205	4350000	JIFFY LUBE #0660	11/13/2025	117.98
FIFTH THIRD	1/5/2026	1203	4463202	CANVA I04698-52764210	11/13/2025	59.51
FIFTH THIRD	1/5/2026	1120	4239099	SPECTRUM	11/14/2025	225.19
FIFTH THIRD	1/5/2026	1120	4239099	SPECTRUM	11/14/2025	257.63
FIFTH THIRD	1/5/2026	852	5023990	INSROA	11/14/2025	78.00
FIFTH THIRD	1/5/2026	1115	4355300	INFORMATION SYSTEMS SE	11/14/2025	115.00
FIFTH THIRD	1/5/2026	1110	4358200	CIOX HEALTH	11/14/2025	76.50
FIFTH THIRD	1/5/2026	1203	4346500	SQ GINGER ROOT PLANT	11/14/2025	100.00
FIFTH THIRD	1/5/2026	210	4357000	FBI LEEDA INC	11/14/2025	795.00
FIFTH THIRD	1/5/2026	1110	4357600	SP K9 BALLISTICS	11/14/2025	373.50
FIFTH THIRD	1/5/2026	1115	4239099	TLF MISTYS HOUSE OF FL	11/17/2025	109.59
FIFTH THIRD	1/5/2026	1110	4355300	BWY FBINAA NATL OFFIC	11/17/2025	145.00
FIFTH THIRD	1/5/2026	1160	4342100	USPS.COM CLICKNSHIP	11/17/2025	4.16
FIFTH THIRD	1/5/2026	902	4239099	KROGER #959	11/17/2025	5.99
FIFTH THIRD	1/5/2026	1110	4351502	FS TECHSMITH	11/17/2025	107.46
FIFTH THIRD	1/5/2026	1160	4355100	SPEEDWAY 06629 1708 E	11/17/2025	250.00
FIFTH THIRD	1/5/2026	1203	4359000	TST JUST LOVE COFFEE	11/18/2025	497.88
FIFTH THIRD	1/5/2026	1203	4359000	TST JUST LOVE COFFEE	11/18/2025	48.00
FIFTH THIRD	1/5/2026	1203	4359003	BUBS BURGE (1 OF 1 PA	11/18/2025	173.42
FIFTH THIRD	1/5/2026	1110	4357600	SP IMPACT DOG CRATES	11/18/2025	1,382.00
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/18/2025	5.00
FIFTH THIRD	1/5/2026	852	5023990	DOMINO'S 2532	11/18/2025	23.97
FIFTH THIRD	1/5/2026	1160	4231400	GET GO #7549	11/19/2025	57.37
FIFTH THIRD	1/5/2026	1110	4357600	SP FARM YARD USA	11/19/2025	1,638.00
FIFTH THIRD	1/5/2026	1160	4343003	HILTON	11/19/2025	35.00
FIFTH THIRD	1/5/2026	1160	4343003	UBER TRIP	11/20/2025	42.98
FIFTH THIRD	1/5/2026	1160	4343003	UBER TRIP TRIP	11/20/2025	30.97
FIFTH THIRD	1/5/2026	1160	4357004	MANAGER TOOLS, LLC	11/20/2025	28.99
FIFTH THIRD	1/5/2026	1110	4358200	ARLO TECHNOLOGIES INC	11/20/2025	29.99
FIFTH THIRD	1/5/2026	1120	4350100	STATE OF INDIANA-IN.GO	11/20/2025	131.32
FIFTH THIRD	1/5/2026	1115	4355200	GOOGLE YOUTUBE PREMIUM	11/21/2025	13.99
FIFTH THIRD	1/5/2026	1160	4343003	UBER TRIP	11/21/2025	7.00
FIFTH THIRD	1/5/2026	1160	4343003	UBER TRIP	11/21/2025	10.25
FIFTH THIRD	1/5/2026	1160	4343003	UBER TRIP	11/21/2025	37.98
FIFTH THIRD	1/5/2026	1160	4343003	UBER TRIP	11/21/2025	22.97
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/24/2025	7.50
FIFTH THIRD	1/5/2026	1110	4343002	STAYBRIDGE SUITES	11/24/2025	506.00
FIFTH THIRD	1/5/2026	1160	4343003	UBER TRIP	11/24/2025	23.99
FIFTH THIRD	1/5/2026	1110	4351502	CANVA 04709-37942829	11/24/2025	119.99

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/24/2025	7.50
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/24/2025	10.46
FIFTH THIRD	1/5/2026	2201	4343002	IN BMV CENTRAL OFFICE	11/24/2025	15.00
FIFTH THIRD	1/5/2026	1203	4359003	BUBS BURGE (1 OF 1 PA	11/24/2025	281.22
FIFTH THIRD	1/5/2026	1203	4359003	WAL-MART #1601	11/24/2025	41.88
FIFTH THIRD	1/5/2026	1160	4355200	NYTIMES	11/24/2025	25.00
FIFTH THIRD	1/5/2026	1160	4355200	SURVEYMONK T 47287520	11/24/2025	99.00
FIFTH THIRD	1/5/2026	1801	4355200	NYTIMES	11/24/2025	20.00
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/24/2025	11.86
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/24/2025	11.86
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/24/2025	10.46
FIFTH THIRD	1/5/2026	1160	4355200	D J WSJ	11/25/2025	38.99
FIFTH THIRD	1/5/2026	1110	4353099	PY STORAGEMART 0373	11/25/2025	497.00
FIFTH THIRD	1/5/2026	852	5023990	MEIJER STORE #130	11/25/2025	2,500.00
FIFTH THIRD	1/5/2026	1801	4355200	IBJ ONLINE	11/25/2025	16.00
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	10.13
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	10.13
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	10.13
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	19.20
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	11.86
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	10.46
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	19.20
FIFTH THIRD	1/5/2026	1801	4355200	GANNETT MEDIA CO	11/26/2025	19.99
FIFTH THIRD	1/5/2026	1203	4359003	BIG HOFFAS BBQ RETAIL	11/26/2025	2,000.00
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	10.46
FIFTH THIRD	1/5/2026	210	4357000	INDIANA ASSOCIATION OF	11/26/2025	350.00
FIFTH THIRD	1/5/2026	1120	4348000	AES INDIANA/EZ-PAY	11/26/2025	976.31
FIFTH THIRD	1/5/2026	1110	4357004	NATIONAL SHOOTING SPOR	11/26/2025	45.00
FIFTH THIRD	1/5/2026	1110	4357004	NATIONAL SHOOTING SPOR	11/26/2025	45.00
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	11.86
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	10.46
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	19.20
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	11.86
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	10.13
FIFTH THIRD	1/5/2026	2201	4343002	WWW.APWA.NET	11/26/2025	195.00
FIFTH THIRD	1/5/2026	1115	4355600	CLOUDFLARE	11/26/2025	10.13
FIFTH THIRD	1/5/2026	1110	4344100	RECONYX	11/28/2025	10.00
FIFTH THIRD	1/5/2026	1110	4357600	WWW.SIRIUSK9NY.COM	11/28/2025	79.00
FIFTH THIRD	1/5/2026	1110	4342100	UPS BILLING CENTER	11/28/2025	44.15
FIFTH THIRD	1/5/2026	1110	4342100	UPS BILLING CENTER	11/28/2025	25.50
FIFTH THIRD	1/5/2026	1110	4355300	THEIACP	11/28/2025	145.00
FIFTH THIRD	1/5/2026	1110	4355200	THEIACP	11/28/2025	75.00
FIFTH THIRD	1/5/2026	1203	4359003	EVENTBRITE PRO SUB	12/01/2025	100.00
FIFTH THIRD	1/5/2026	210	4357000	B2G, LLC O #165771	12/02/2025	495.00
FIFTH THIRD	1/5/2026	210	4357000	B2G, LLC O #165769	12/02/2025	225.00
FIFTH THIRD	1/5/2026	854	5023990	FACEBK WFUTN69Z62	12/02/2025	52.87
FIFTH THIRD	1/5/2026	210	4357000	B2G, LLC O #165775	12/02/2025	225.00
FIFTH THIRD	1/5/2026	1110	4351502	CANVA PAAAAG5F7PNW3GW	12/03/2025	1.00
FIFTH THIRD	1/5/2026	1110	4351502	CANVA PAAAAG5F7PNW3GW	12/03/2025	1.00
FIFTH THIRD	1/5/2026	1203	4350900	CULLIGAN ULTRA PURE	12/03/2025	4.99
FIFTH THIRD	1/5/2026	1110	4357004	NATIONAL SHOOTING SPOR	12/04/2025	45.00
FIFTH THIRD	1/5/2026	1120	4348000	AES INDIANA/EZ-PAY	12/05/2025	951.95

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

FIFTH THIRD	1/5/2026	852	5023990	JIMMY JOHNS - 578	12/05/2025	77.50
FIFTH THIRD	1/5/2026	1160	4343003	BOTTLEWORKS	12/05/2025	9.00
FIFTH THIRD	1/5/2026	852	5023990	MEIJER STORE #130	12/05/2025	5.00
FIFTH THIRD	1/5/2026	1120	4348000	AES INDIANA/EZ-PAY	12/05/2025	951.95
FIFTH THIRD	1/5/2026	1120	4348000	AES INDIANA/EZ-PAY	12/05/2025	924.53
FIFTH THIRD	1/5/2026	210	4357000	B2G, LLC O #166015	12/05/2025	450.00
FIFTH THIRD	1/5/2026	1110	4343002	EMBASSY SUITES	12/05/2025	692.19
FIFTH THIRD	1/5/2026	1110	4239099	MEIJER STORE #130	12/05/2025	79.99
FIFTH THIRD	1/5/2026	1120	4239099	THE HOME DEPOT #2037	12/08/2025	754.82
FIFTH THIRD	1/5/2026	2201	4343002	WWW.APWA.NET	12/08/2025	125.00
FIFTH THIRD	1/5/2026	1115	4355200	BUSINESS.APPLE.COM	12/08/2025	22.02
FIFTH THIRD	1/5/2026	1203	4359003	OTC BRANDS OTC BRAND	12/08/2025	179.99
FIFTH THIRD	1/5/2026	1160	4230200	AMAZON MKTPL WK6274WK3	12/08/2025	34.23
FIFTH THIRD	1/5/2026	1160	4343003	BOTTLEWORKS	12/08/2025	6.00
FIFTH THIRD	1/5/2026	1115	4342100	UPS BILLING CENTER	12/08/2025	21.49
FIFTH THIRD	1/5/2026	1160	4231400	GET GO #7549	12/08/2025	47.97
FIFTH THIRD	1/5/2026	1120	4355200	QR-CODE-GENERATOR.COM	12/08/2025	178.59
FIFTH THIRD	1/5/2026	1115	4355600	MICROSOFT#G128291434	12/09/2025	.39
FIFTH THIRD	1/5/2026	1801	4350900	THE UPS STORE 2587	12/09/2025	38.63
FIFTH THIRD	1/5/2026	1120	4357001	CPSE.STORE-WOOCOMMERCE	12/09/2025	324.95
FIFTH THIRD	1/5/2026	1801	4350900	THE UPS STORE 2587	12/10/2025	82.13
FIFTH THIRD	1/5/2026	852	5023990	SQ CLAUDE WOOD	12/10/2025	962.00
FIFTH THIRD	1/5/2026	1160	4344100	VZWRLSS IVR VB	12/10/2025	60.34
FIFTH THIRD	1/5/2026	1120	4357004	NATL ASSOC OF EMS EDUC	12/10/2025	480.00
FIFTH THIRD	1/5/2026	1203	4359003	KROGER #959	12/10/2025	1,800.00
FIFTH THIRD	1/5/2026	1120	4239099	THE HOME DEPOT #2037	12/10/2025	743.48
FIFTH THIRD	1/5/2026	2201	4343002	SP BULLETPPOINT MOUNT	12/10/2025	944.17

\$ 27,586.14

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 2 PAGES, AND EXECPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF \$ 27,586.14 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

 COUNCIL PRESIDENT

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

ATTEST:

CITY CLERK

Total Gross PENSION PAYROLL for checks dated 1/2/2026

\$127,147.10

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


CFO/Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of **\$127,147.10** 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

Monthly Report of Electronic Transfers

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

<u>Date</u>	<u>Recipient</u>	<u>Amount</u>	<u>Fund</u>	<u>Account</u>	<u>Description</u>
12/02/2025	ACE YOUR EVENT	151.40	101/1203	4359003	EVENT SUPPLIES
12/02/2025	ANTHEM	42,244.98	301	5023990	HEALTH INSURANCE
12/03/2025	861 RANGELINE	15,000.00	2201	4353099	RENT
12/05/2025	SEDGWICK SERVICE	700.00	302	5023990	WORKERS COMP INS
12/05/2025	FORD MOTOR CREDIT	851.56	101/1160	4352600	AUTO LEASE PAYMENT
12/05/2025	SEDGWICK SERVICE	4,470.00	302	5023990	WORKERS COMP INS
12/05/2025	SEDGWICK LOST FUND	21,891.35	302	5023990	WORKERS COMP INS
12/05/2025	MARATHON HEALTH	103,671.00	301	5023990	HEALTH INSURANCE
12/05/2025	ANTHEM	721,562.16	301	5023990	HEALTH INSURANCE
12/05/2025	REGIONS EQUIPMENT FINANCE	3,899.74	101/1205	4468001	CAPITAL LEASE PAYOFF
12/08/2025	HAMILTON COUNTY TREASURER	5,306.00	101	5023990	COURT EXPENSE
12/09/2025	UPS	4.49	601	5023990	POSTAGE
12/09/2025	UPS	17.13	601	5023990	POSTAGE
12/09/2025	UPS	27.52	601	5023990	POSTAGE
12/09/2025	UPS	34.19	651	5023990	POSTAGE
12/09/2025	UPS	50.47	601	5023990	POSTAGE
12/09/2025	UPS	797.17	601	5023990	POSTAGE
12/10/2025	BANK OF NEW YORK MELLON	116,500.00	651	5023990	BOND PAYMENT
12/11/2025	CLAY TOWNSHIP	50,000.00	101/1125	4359000	PARK DONATION
12/15/2025	ANTHEM	394,542.47	301	5023990	HEALTH INSURANCE
12/15/2025	ARGENT FINANCIAL	1,031,500.00	101/1701	4354008	BOND PAYMENT
12/16/2025	FORD MOTOR CREDIT	851.56	101/1160	4352600	AUTO LEASE PAYMENT
12/16/2025	REPUBLIC SERVICES	453,299.72	601	5023990	UTILITY SERVICES
12/16/2025	INDIANA DEPARTMENT OF WORKFORCE DEV.	390.00	101/1110	4110000	UNEMPLOYMENT
12/17/2025	ARGENT FINANCIAL	294,573.75	250	5023990	BOND PAYMENT
12/17/2025	ARGENT FINANCIAL	1,183,450.00	250	5023990	BOND PAYMENT
12/17/2025	ARGENT FINANCIAL	2,175,500.00	201/101	4354021/4354022	BOND PAYMENT
12/17/2025	BOK CORPORATE TRUST	1,321,500.00	101/1701	4354025	BOND PAYMENT
12/17/2025	BOK CORPORATE TRUST	385,440.50	101/1701	4354025	BOND PAYMENT
12/17/2025	BOK CORPORATE TRUST	135,000.00	409	4354028	BOND PAYMENT
12/18/2025	UNUM LIFE INSURANCE	10,371.41	301	5023990	LIFE INSURANCE
12/18/2025	VSP INSURANCE CO	11,862.17	301	5023990	VISION INSURANCE
12/18/2025	UNUM LIFE INSURANCE	12,849.88	301	5023990	LIFE INSURANCE
12/18/2025	UNUM LIFE INSURANCE	14,215.29	301	5023990	LIFE INSURANCE
12/18/2025	ARGENT FINANCIAL	44,933.96	902	5023992	TIF PAYMENT
12/18/2025	BOK CORPORATE TRUST	158,766.54	902	5023992	TIF PAYMENT
12/18/2025	ARGENT FINANCIAL	621,500.00	902	4460846	BOND PAYMENT
12/18/2025	ARGENT FINANCIAL	698,500.00	902	4460846	BOND PAYMENT
12/18/2025	BANK OF NEW YORK MELLON	5,682,500.00	902	4354015	BOND PAYMENT
12/18/2025	ARGENT FINANCIAL	4,923,000.00	211/101	4354017	BOND PAYMENT
12/18/2025	BOK CORPORATE TRUST	20,909.40	902	5023992	TIF PAYMENT
12/18/2025	BOK CORPORATE TRUST	50,613.40	902	5023992	TIF PAYMENT
12/22/2025	ARGENT FINANCIAL	254,000.00	902	4460933	BOND PAYMENT
12/22/2025	ARGENT FINANCIAL	359,500.00	902	4462884	BOND PAYMENT
12/22/2025	ANTHEM	391,068.29	301	5023990	HEALTH INSURANCE
12/22/2025	ARGENT FINANCIAL	441,000.00	902	4460933	BOND PAYMENT
12/22/2025	ARGENT FINANCIAL	640,992.40	902	4354024	BOND PAYMENT
12/22/2025	BOK CORPORATE TRUST	718,725.75	902	4354027	BOND PAYMENT
12/22/2025	ARGENT FINANCIAL	942,500.00	902	4354023	BOND PAYMENT
12/22/2025	ARGENT FINANCIAL	743,365.00	406	4354018	BOND PAYMENT
12/22/2025	ARGENT FINANCIAL	368,699.00	902	5023992	TIF PAYMENT
12/22/2025	ARGENT FINANCIAL	63,830.41	902	5023992	TIF PAYMENT
12/22/2025	BOK CORPORATE TRUST	2,348,000.00	408	4354026	BOND PAYMENT
12/22/2025	BOK CORPORATE TRUST	1,368,425.00	410	4354028	BOND PAYMENT
12/22/2025	BOK CORPORATE TRUST	711.57	902	5023992	TIF PAYMENT
12/22/2025	BOK CORPORATE TRUST	200,846.14	902	5023992	TIF PAYMENT
12/22/2025	BOK CORPORATE TRUST	269,568.30	902	5023992	TIF PAYMENT
12/22/2025	BOK CORPORATE TRUST	332,522.47	902	5023992	TIF PAYMENT
12/22/2025	BOK CORPORATE TRUST	249,298.14	902	5023992	TIF PAYMENT
12/22/2025	BOK CORPORATE TRUST	508,121.65	902	5023992	TIF PAYMENT
12/23/2025	ARGENT FINANCIAL	6,088,500.00	902	4354011	BOND PAYMENT
12/23/2025	BOK CORPORATE TRUST	2,737,000.00	409	4354028	BOND PAYMENT
12/23/2025	BOK CORPORATE TRUST	2,151,500.00	407	4354025	BOND PAYMENT
12/24/2025	ARGENT FINANCIAL	40,072.54	902	5023992	TIF PAYMENT
12/24/2025	ARGENT FINANCIAL	508,528.79	902	5023992	TIF PAYMENT
12/24/2025	ARGENT FINANCIAL	40,806.45	902	5023992	TIF PAYMENT
12/24/2025	ARGENT FINANCIAL	390,912.41	902	5023992	TIF PAYMENT
12/24/2025	ARGENT FINANCIAL	239,144.95	902	5023992	TIF PAYMENT
12/24/2025	BOK CORPORATE TRUST	244,568.55	902	5023992	TIF PAYMENT
12/24/2025	HORIZON BANK	203,430.60	902	5023992	TIF PAYMENT
12/24/2025	REGIONS WEALTH MANAGEMENT	92,963.89	902	5023992	TIF PAYMENT
12/24/2025	REGIONS WEALTH MANAGEMENT	444,868.00	902	5023992	TIF PAYMENT
12/29/2025	SEDGWICK SERVICE	420.00	302	5023991	WORKERS COMP INS
12/29/2025	ANTHEM	545,996.93	301	5023991	HEALTH INSURANCE

44,643,136.44

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



Deputy CFO / Controller

We have examined the wires listed above on the foregoing accounts payable register, consisting of one page(s), and except for wires not allowed as shown in this register, such wires in the total amount of \$ 44,643,136.44 are in compliance with Section 2-12 of the Carmel City Code.

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

Council President



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

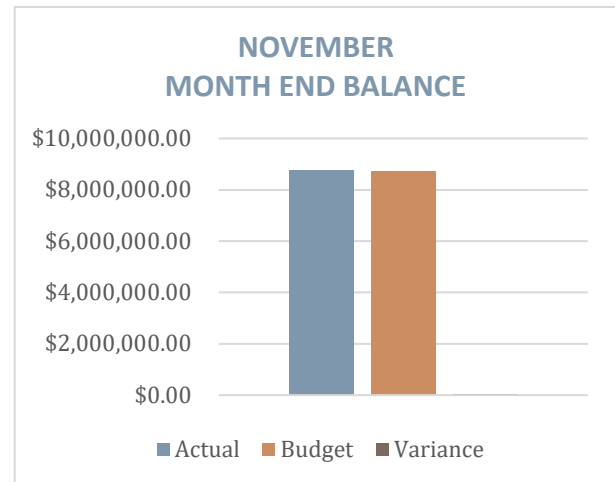
November Beginning Balance	\$	8,768,683
November Revenues	\$	87,146
November Transfers	\$	-
November Expenditures	\$	113,814
November ending Balance Without Reserve Funds	\$	8,742,015
Supplemental Reserve Fund	\$	5,697,517
City Center Bond Reserve	\$	522,758
Midtown Bond Reserve	\$	1,146,259
Midtown West Bond Reserve	\$	929,878
Urban Parks Fund	\$	3,881,317
November Balance With Reserve Funds	\$	20,919,745

FINANCIAL STATEMENT

Financial Statement

NOVEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 8,742,015
Ending Balance with Restricted Funds	\$ 20,919,745



SUMMARY OF CASH

For the Month Ending November 2025

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 11/1/25			
1101 Cash	\$ 6,379,496.32	\$ 6,379,496.32	\$ -
1110 TIF	\$ 2,389,186.22	\$ 2,389,186.22	\$ -
Total Cash	\$ 8,768,682.54	\$ 8,768,682.54	\$ -
Receipts			
1101 Cash	\$ 87,146.40	\$ 71,262.38	\$ 15,884.02
1110 TIF	\$ -	\$ -	\$ -
Developer Payments	\$ -	\$ -	\$ -
Transfers to Reserves (TIF)	\$ -	\$ -	\$ -
Transfers to Reserves (non-TIF)	\$ -	\$ -	\$ -
Transfer to SRF	\$ -	\$ -	\$ -
Total Receipts	\$ 87,146.40	\$ 71,262.38	\$ 15,884.02
Disbursements			
1101 Cash	\$ 113,814.13	\$ 114,135.75	\$ 321.62
1110 TIF	\$ -	\$ -	\$ -
Total Disbursements	\$ 113,814.13	\$ 114,135.75	\$ 321.62
1101 Cash	\$ 6,352,828.59	\$ 6,336,622.95	\$ 16,205.64
1110 TIF	\$ 2,389,186.22	\$ 2,389,186.22	\$ -
Cash Balance 11/30/25	\$ 8,742,014.81	\$ 8,725,809.17	\$ 16,205.64
Total Usable Funds	\$ 8,742,014.81	\$ 8,725,809.17	\$ 16,205.64

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end November 2025

RESTRICTED FUNDS

Supplemental Reserve Fund	\$	5,697,517
City Center Bond Reserve	\$	522,758
Midtown Bond Reserve	\$	1,146,259
Midtown West Bond Reserve	\$	929,878
Urban Parks Fund	\$	3,881,317
Sub-total:	\$	<u>12,177,730</u>

UNRESTRICTED FUNDS

TIF	\$	2,389,186
Non TIF	\$	6,352,829
Sub-total:	\$	<u>8,742,015</u>
Total Funds	\$	<u>20,919,745</u>

OUTSTANDING RECEIVABLES

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

STATEMENT OF CHANGES IN EQUITY

MONTH END: NOVEMBER 2025

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$ -	
Total Receipts (Non-TIF)	\$ 87,146	
Expenditures (TIF)		\$ -
Expenditures (Non-TIF)		\$ 113,814

FINANCIAL UPDATE

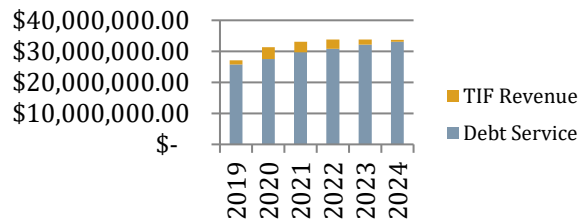
Financial Update

TIF REVENUE AND DEBT

Estimated 2025 TIF revenue and PIATT payments available for CRC use is \$33,488,916.

DEBT PAYMENTS

Month	Payment
June 2025	\$16,870,646
December 2025	\$16,868,385



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

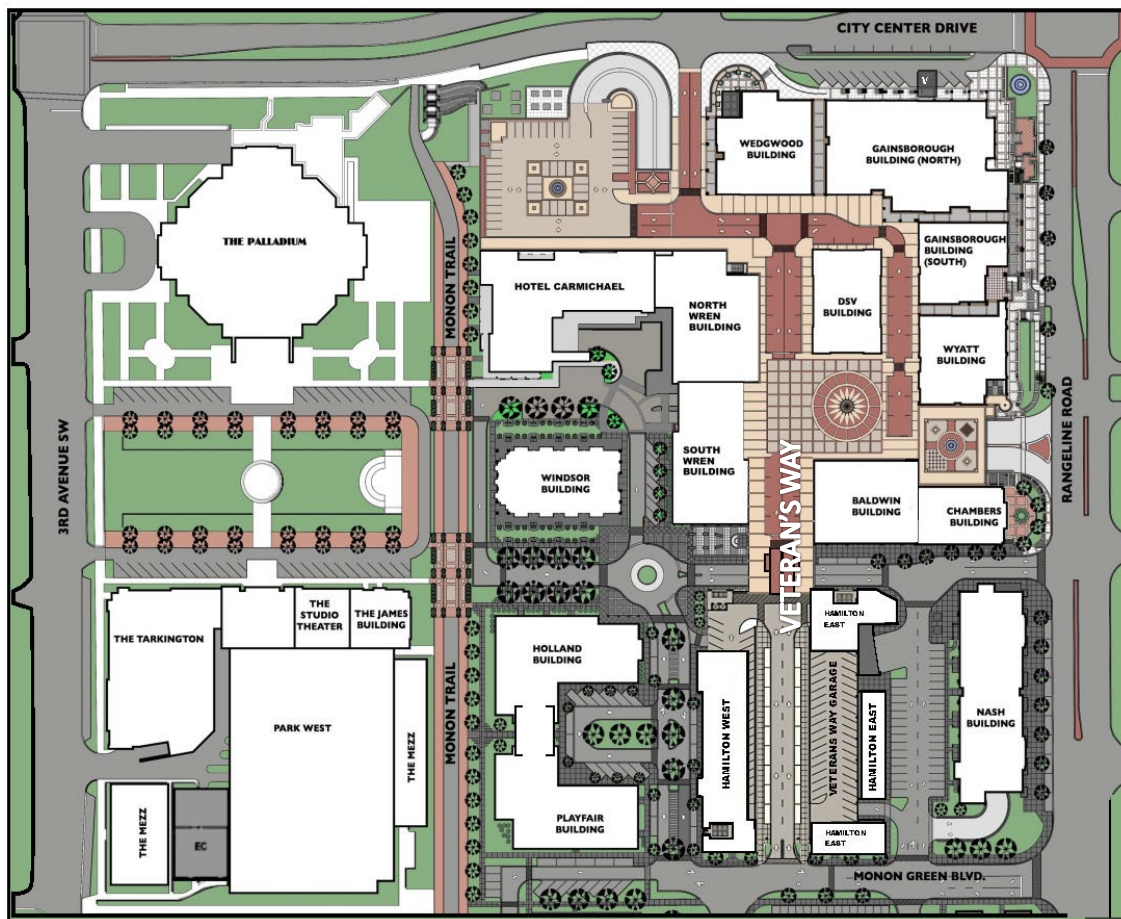


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

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

PROJECT UPDATES

Kent	A three-story building, of approximately 111,000 square feet of luxury apartments. Site drawings were approved by the CRC Architectural Committee.	Start: Summer 2018 Complete: June 2021	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 
Hamilton (Park East commercial/residential buildings)	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	Start: Summer 2018	Hamilton East - Construction commenced: Summer 2018, completed Summer 2019 Hamilton West – Construction commenced: Summer 2020, currently under construction
Playfair and Holland	A five-story building, of approximately 178,000 square feet, which will include 112 luxury apartments and commercial retail/office space.	Start: September 2019 Complete: Spring 2022 Approx. 112 Apartments	
Windsor	A four-story building, of approximately 64,000 square feet.	Start: Summer 2022 Complete: May/June 2024	December 2025 

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	December 2025 
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



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



Rendering



December 2025

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



December 2025

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
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PROJECT UPDATES

Rendering



December 2025



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



December 2025

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

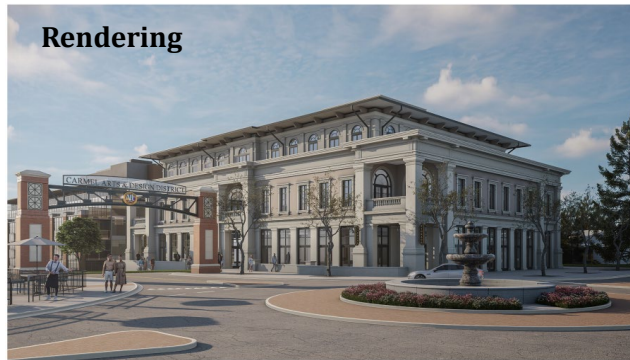
- 5) Construction Milestones: Construction is underway.
- 6) Council and/or CRC Action Items

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

7) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES



Rendering



December 2025

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

Rendering



December 2025



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



December 2025

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

December 26, 2025

Prepared for City Council and the Redevelopment Commission

-End Report-

ORDINANCE NO. D-2762-25**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 8, ARTICLE 5, SECTIONS 8-37, 8-47, AND 8-48
OF THE CARMEL CITY CODE.**

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

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

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

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

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

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

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

“§ 8-37 Fifteen-Minute Loading Zones.

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

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

(3) Reserved for future use.

...
(5) Reserved for future use.

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

...
(16) Reserved for future use.”

[the remainder of this page is left intentionally blank]

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

“§ 8-47 No Parking Areas.

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

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

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

“§ 8-48 Limited Parking Areas.

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

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

...
(4) The first nine parking spaces on the north side of Main Street east of 3rd Ave NW.

(5) The first six parking spaces on the south side of Main Street west of the Monon Trail.

(6) The first seven parking spaces on the north side of Main Street east of the Monon Trail.

(7) The first six parking spaces on the south side of Main Street west of Veterans Way.

(8) The first four parking spaces on the south side of Main Street west of Range Line Road.

...
(44) Reserved for future use.

(45) Reserved for future use.

(46) Reserved for future use.

(47) Reserved for future use.

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

(49) Reserved for future use.

(50) Reserved for future use.

...
(f) No vehicle shall be parked:

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

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

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]

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

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

ORDINANCE NO. D-2772-25

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

Synopsis:

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

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

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

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

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

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

CHAPTER 2 CITY ADMINISTRATION

ARTICLE 8: AFFILIATED ENTITIES

§2-403 DEFINITIONS.

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

AFFILIATED ENTITY means any one of the following:

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

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

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

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

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

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

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

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Teresa Ayers

Anita Joshi

Ryan Locke

Shannon Minnaar

Anthony Green

Rich Taylor

Jeff Worrell

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

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.

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

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

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Teresa Ayers

Anita Joshi

Ryan Locke

Shannon Minnaar

Anthony Green

Rich Taylor

Jeff Worrell

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

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**

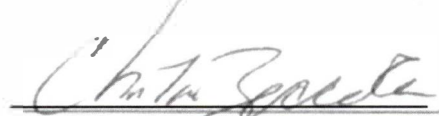
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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.

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

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anthony Green

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

CARMEL US-31 SUBAREA PLAN



Contents

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

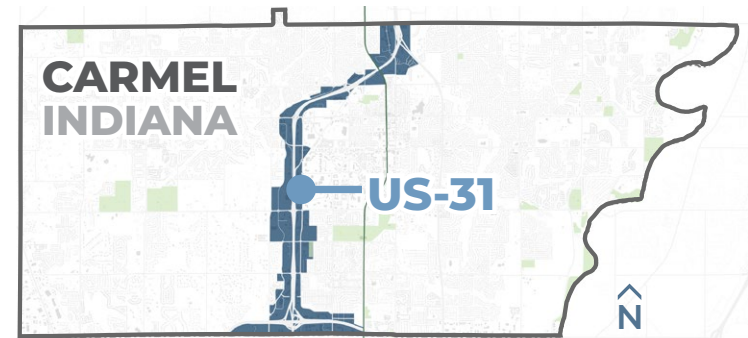
The US-31 Corridor

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:

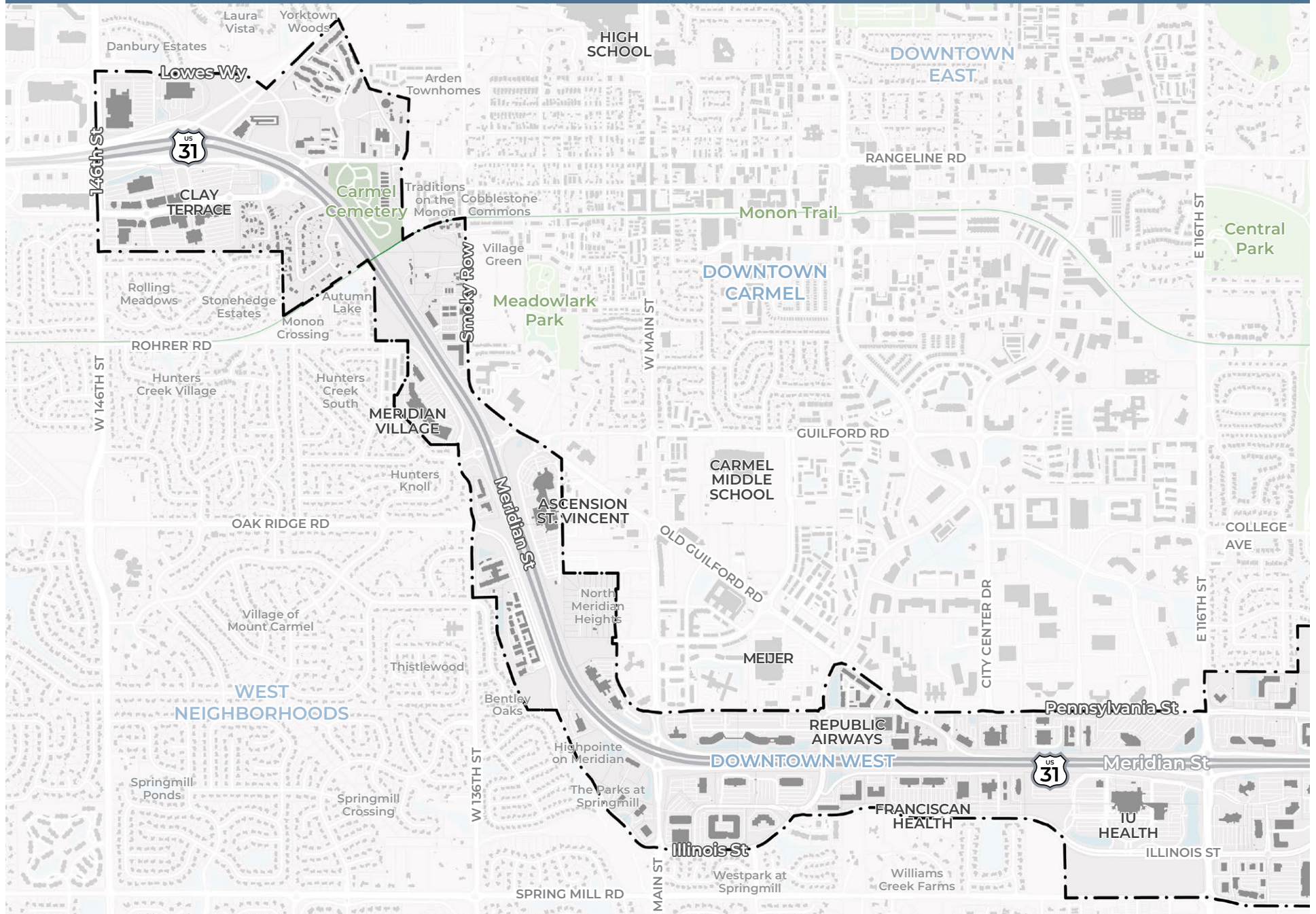
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

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.

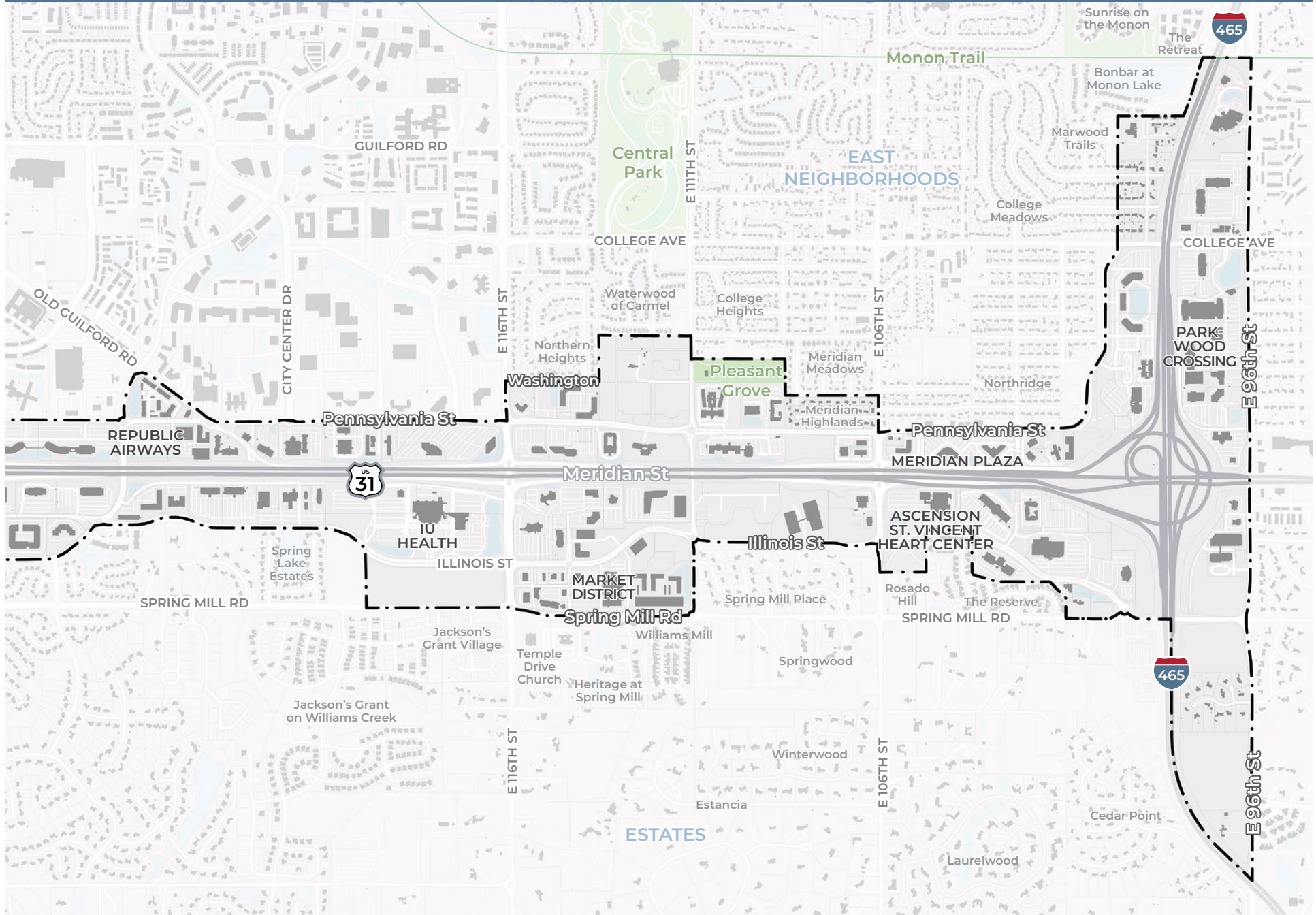


US-31 Subarea Locator Map

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)

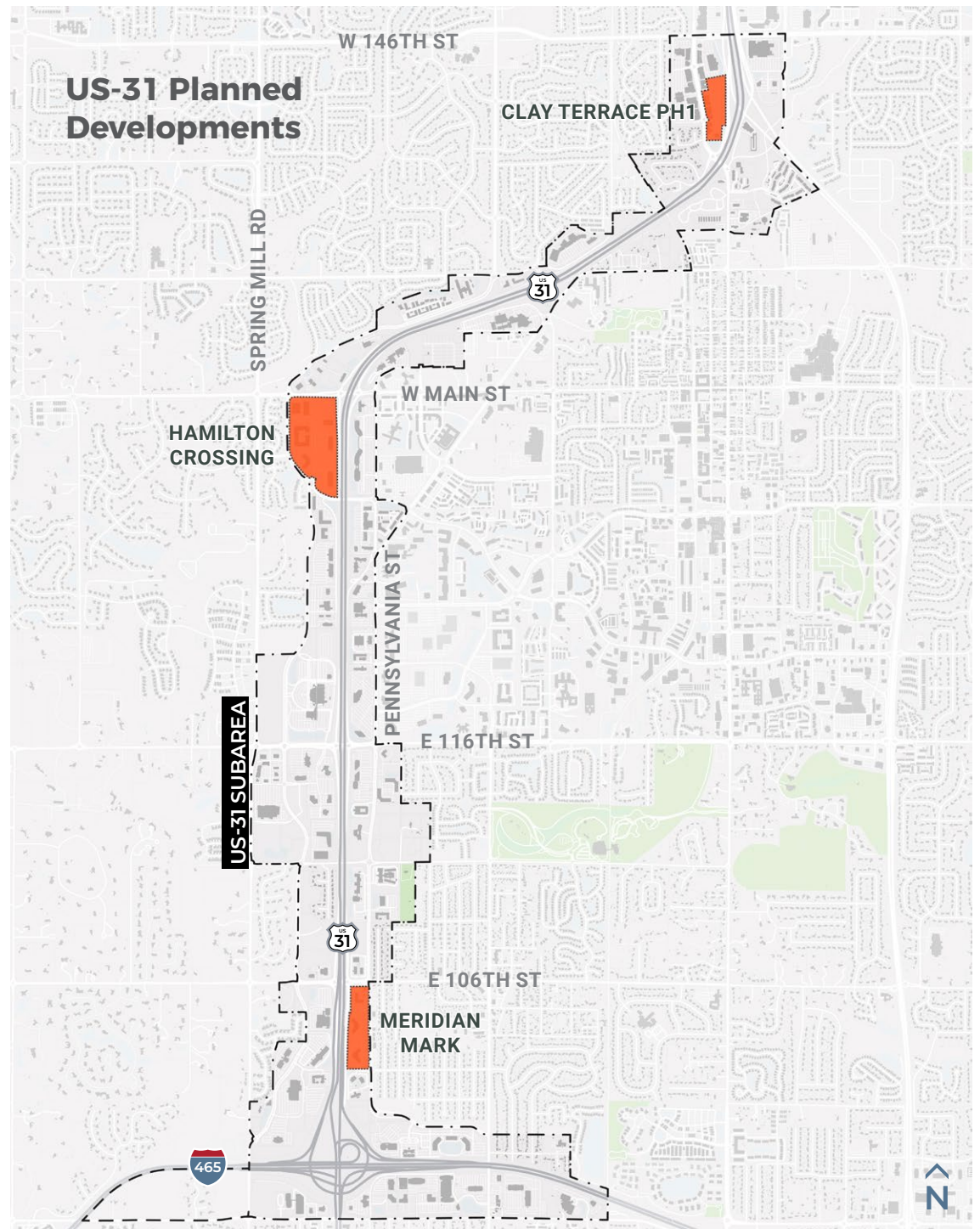
City of Carmel Transit Implementation Strategy (2025)

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.

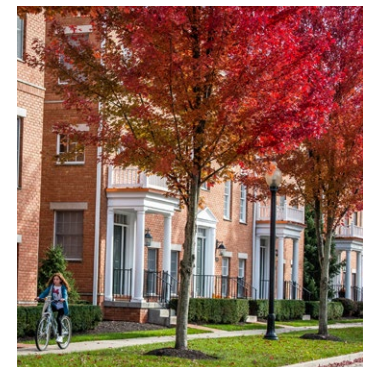
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional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

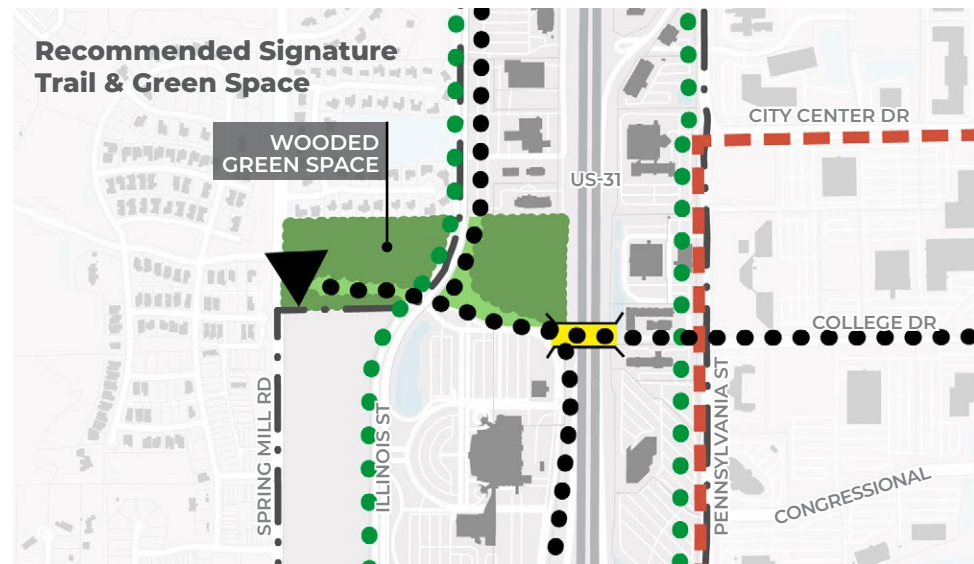


Plan for Connectivity

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:

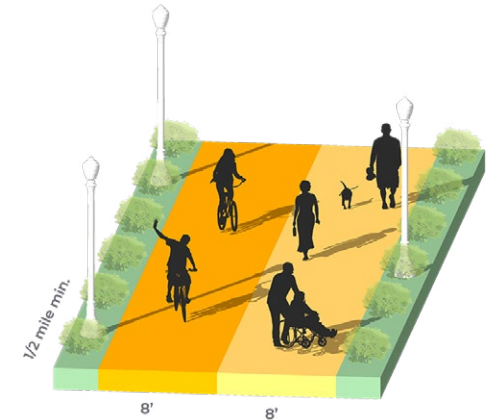
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide 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

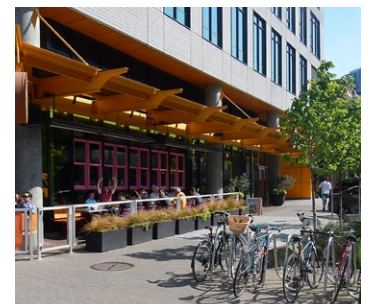
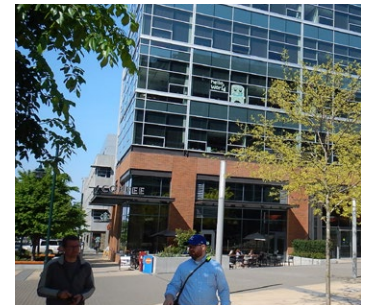


Feature trail example

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.

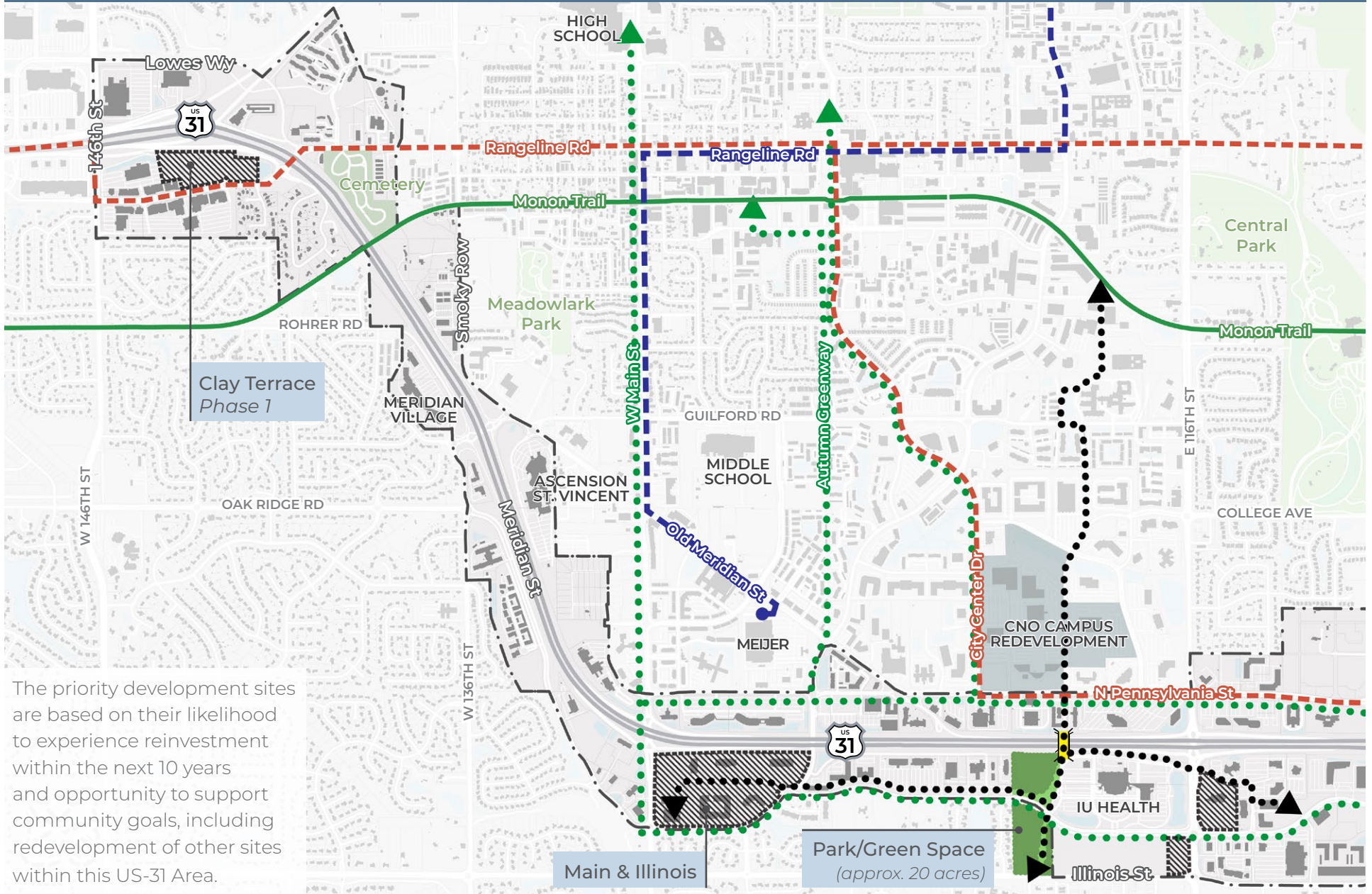


Examples of activated frontages that provide amenities

4

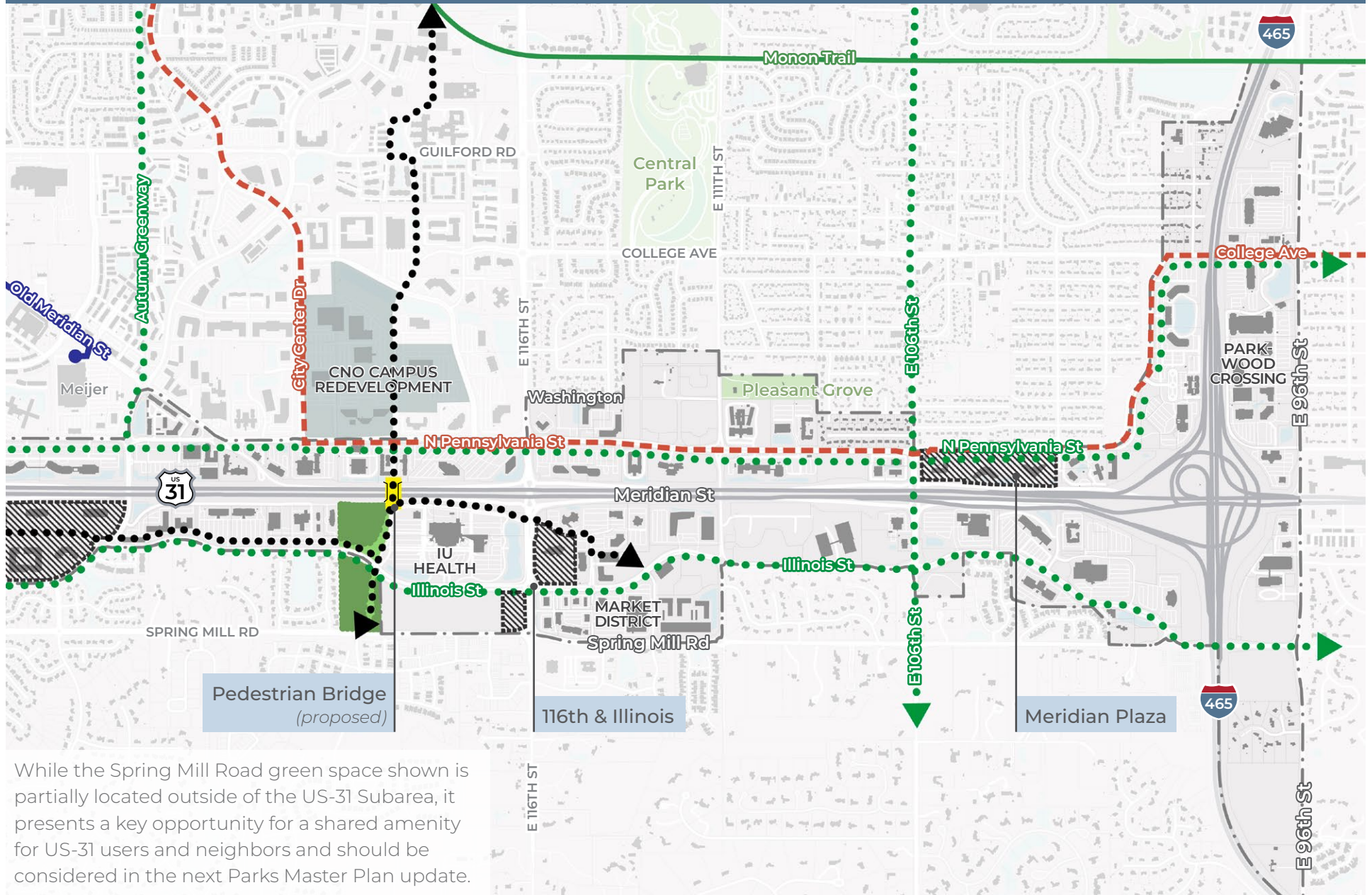
Subarea Plan

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



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

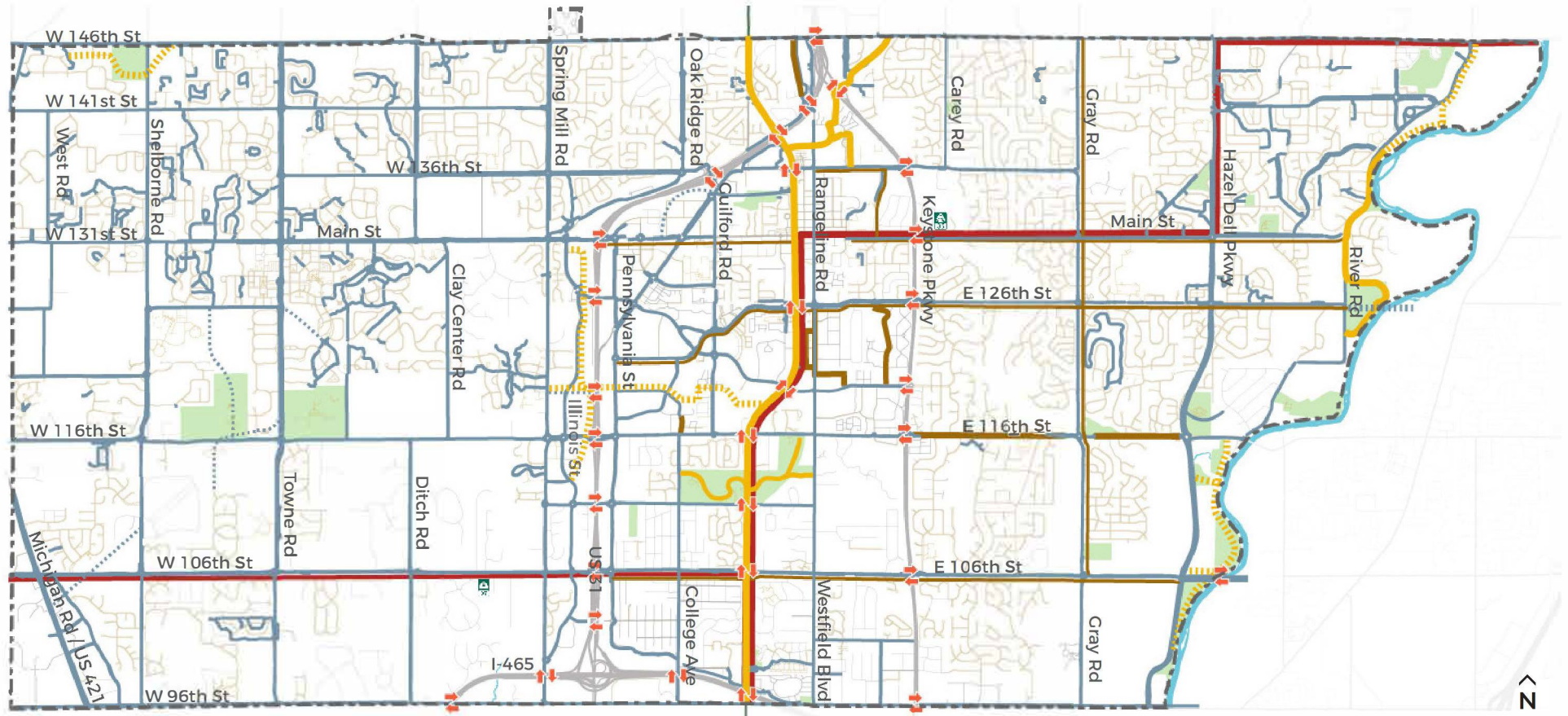
Click here to review these documents:

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

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

ORDINANCE Z-702-25
AN ORDINANCE OF THE COMMON COUNCIL OF
THE CITY OF CARMEL, INDIANA

*An Ordinance updating the filing fees Section in the Unified Development Ordinance
related to Zoning and Development applications and for Permits and Inspections*

Synopsis:

This ordinance amends the Filing Fees in Article 1, Section 1.29 of the Unified Development Ordinance;

WHEREAS, Carmel's Unified Development Ordinance, the ("UDO") was adopted by the City Council in 2017, via ordinance Z-625-17, a significant update to the community's land use regulation program; and

WHEREAS, the policy and practices of the City have envisioned the Department of Community Services to be substantially financed not only by the taxpayers of the community but also by revenue generated from reasonable filing fees charged to landowners and developers who wish to make zoning changes and/or construct structures on their property; and

WHEREAS, the Filing Fees section in the UDO was last amended in 2003 via Ordinance Z-419-03, thus a comprehensive update is warranted as good governance and in fairness to users and the taxpayers; and

WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to amend the text of the zoning ordinance; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-600 et seq. and after Docket No. PZ-2025-00205 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, November 18, 2025, hereby adopts this Ordinance to amend *Article 1, Section 1.29: Filing Fees* and *Article 11, Section 11.02, Definitions* in the Carmel Unified Development Ordinance (Ordinance Z-625-17, as amended), to read as follows:

Section I: *Amend Article 1: Administration, Section 1.29: Filing Fees, as follows:*

1.29 Filing Fees. Applications and petitions filed pursuant to the provisions of this Ordinance shall be accompanied by the filing fees hereinafter specified and shall be paid to the City of Carmel and collected by the Department of Community Services. On or before December 31st of each year, the Director of Community Services shall determine if there has been an increase in the Consumer Price Index (United States city average) prepared by the United States Department of Labor, by comparing the arithmetic mean of the Index for July, August, and September of the current year with the same three-month period of the preceding year. If there has been an increase, the increase shall be stated as a percentage of the arithmetic mean for the three-month period for the year preceding the current year (the Adjustment Percentage). The Adjustment Percentage shall be rounded to the nearest one-tenth of one percent and may not exceed four percent (4%), unless otherwise provided by ordinance. Whenever the Director determines that there has been an increase, the Director may make a corresponding adjustment to the filing and inspection fees (including late fees) that are assessed under this 1.29 Filing Fees, in order to recoup increases in personnel and administrative costs within the Department. However, the adjustment may not be greater than the Adjustment Percentage determined under this paragraph. The adjusted fees as determined by the Director under this paragraph take effect on January 1 of the succeeding year.

A. Exemptions from Fees: Unless otherwise provided herein, the listed fees are waived for all City of Carmel, Clay Township and Carmel/Clay School buildings or facilities.

B. The Department of Community Services is empowered to withhold issuing new permits or granting inspections to any individual, firm, or corporation until all previously required permits, inspections and Certificates of Occupancy have been issued and all fees paid.

C. Fee Schedule

	TODAY	UPDATES
1. ZONING & DEVELOPMENT FEES		
PLAN COMMISSION APPLICATIONS	Current	2026
Primary Plat	\$ 1,332.50	\$ 1,500.00
per lot	\$ 171.75	\$ 250.00
Plat Amendment, Replat or Plat Vacation	\$ 436.25	\$ 750.00
per lot	\$ 171.75	\$ 200.00
Secondary Plat	\$ 1,332.50	\$ 1,500.00
per lot	\$ 171.75	\$ 200.00
Lot Split	\$ 437.50	\$ 750.00
Condominium (HPR)	\$ 1,775.75	\$ 2,000.00
per unit	\$ 171.75	\$ 200.00
Waiver	\$ 1,332.50	\$ 1,500.00
each additional	\$ 615.75	\$ 500.00
Zoning Ordinance Amendment/Rezone	\$ 1,279.75	\$ 2,500.00
per acre	\$ 171.75	\$ 250.00
Planned Unit Development (PUD) Ordinance	\$ 4,162.75	\$ 4,500.00
per acre	\$ 171.75	\$ 250.00
PUD Text Amendment	New	\$ 2,500.00
per acre		na
Development Plan (DP)	\$ 1,332.50	\$ 1,500.00
per acre	\$ 171.75	\$ 250.00
DP Amendment	\$ 1,332.50	\$ 1,500.00
per acre	\$ 171.75	\$ 250.00
ADLS Building/Site	\$ 1,332.50	\$ 1,500.00
per acre (if no DP)	\$ 171.75	\$ 250.00
ADLS Sign package	New	\$ 500.00
per sign		\$ 50.00
ADLS Amendment - Major Building/Site Modification	\$ 883.25	\$ 1,000.00
per acre	\$ 81.50	\$ 250.00
ADLS Amendment - Minor Building/Site Modification	New	\$ 500.00
per acre		na

ADLS Amendment – Sign only	\$ 134.25	\$ 250.00
per sign	\$ 32.00	\$ 50.00
ADLS Amendment - Commercial Patio	New	\$ 250.00
Commitment Amendment - Plan Commission	\$ 1,708.00	\$ 2,500.00
Site Plan and Design Review (SDR)	residential	\$ 209.75
commercial	\$ 615.75	\$ 1,000.00
Technical Review (formerly TAC only)	\$ 437.75	\$ 250.00
per acre	New	\$ 250.00
Zoning Determination Letter (formerly Zoning Certificate)	\$ 125.25	\$ 150.00
Time Extension Review	\$ 247.50	NC
Re-review fee	\$ 257.25	\$ 450.00
BOARD of ZONING APPEALS APPLICATIONS	current	2026
Development Standards Variance		
Single Family - primary residence	\$ 423.75	\$ 450.00
each additional	\$ 125.25	\$ 250.00
Other Class II Structures	\$ 1,691.50	\$ 1,750.00
each additional	\$ 795.75	\$ 500.00
All Class I Structures	\$ 2,134.50	\$ 2,150.00
each additional	\$ 165.25	\$ 450.00
Use Variance	\$ 2,134.50	\$ 2,500.00
per acre	\$ 165.25	\$ 250.00
Special Use (SU)	\$ 1,332.50	\$ 1,500.00
per acre	\$ 171.75	\$ 250.00
Special Use Amendment	\$ 1,332.50	\$ 750.00
per acre	\$ 171.75	\$ 250.00
Administrative Appeal	\$ 209.75	\$ 250.00
BZA Hearing Officer - Development Standards Variance		
Class II (primary residence)	\$ 212.50	\$ 250.00
each additional	\$ 125.25	\$ 100.00
Other Class II Uses	\$ 212.50	\$ 500.00
each additional	\$ 125.25	\$ 250.00
Class I Uses	\$ 883.25	\$ 950.00
each additional	\$ 437.25	\$ 350.00
Special Exception, Group Home	\$ 115.25	\$ 250.00
Plus per bedroom	\$ 115.25	\$ 125.00
Special Exception, Short Term Rental	\$ 119.75	\$ 250.00
Special Exception Renewal	\$ 60.25	\$ 75.00

SIGN PERMIT FEES	current	2026
Sign Permit	\$ 125.25	\$ 150.00
Sign Installation Improvement	\$ 49.50	\$ 50.00
per sq. ft.	\$ 2.40	\$ 2.50
Construction Fence Sign	\$ 49.50	\$ 50.00
per sq. ft.	\$ 0.28	\$ 0.50
Permanent Sign Inspection	NEW	\$ 100.00
Temporary Sign	\$ 125.25	\$ 150.00
2. PERMITS AND INSPECTIONS		
Fee Calculation = Permit + applicable inspections + C/O + late fees		
IMPROVEMENT LOCATION PERMITS (ILP)	current	2026
Class I Structure - New	\$ 642.75	\$ 1,250.00
per gross sq. ft.	\$ 0.22	\$ 0.25
Class I Structure Residential - New	\$ 642.75	\$ 1,250.00
per residential unit.	\$ 437.00	\$ 450.00
Class I Residential Buildings are assessed a 'per unit' fee and a 'per gross sq. ft.' fee for all community/back of house areas		\$ 0.25
Class I Structure - Tenant Space Permit	\$ 642.75	\$ 750.00
per gross sq. ft.	\$ 0.22	\$ 0.25
Class I Structure - Remodel	\$ 642.75	\$ 750.00
per gross sq. ft.	\$ 0.22	\$ 0.25
Class I Structure - Change of Occupancy	New	\$ 200.00
Class I Structure - Addition	\$ 642.75	\$ 950.00
per gross sq. ft.	\$ 0.22	\$ 0.25
Class II Structure - New	\$ 642.75	\$ 650.00
per gross sq. ft.	\$ 0.11	\$ 0.25
Class II Structure - Addition	\$ 209.75	\$ 350.00
per gross sq. ft.	\$ 0.11	\$ 0.25
Class II Structure - Remodel	\$ 209.75	\$ 250.00
per gross sq. ft.	New	\$ 0.25
Class II Structure - Basement Finish	\$ 201.75	\$ 250.00
per gross sq. ft.	New	\$ 0.10
Class II - Accessory Structure (over 120 sq. ft.)	\$ 125.25	\$ 1.00/sf
Swimming Pool	\$ 420.50	\$ 500.00
Class II per sq. ft.	\$ 0.11	\$ 0.20
Class I per sq. ft.	New	\$ 0.30

Residential Patio (over 120 sq. ft.)		New	\$ 125.00
per sq. ft.			\$ 0.10
Residential Deck		\$ 82.00	\$ 125.00
per sq.ft.			\$ 0.10
Fence Permit - Residential Zone		\$ 61.50	\$ 95.00
per l.f.	New		\$ 0.10
Fence Permit – Commercial Zone		New	\$ 150.00
per l.f.			\$ 0.15
Fence Permit Replacement (n/c if permit on file)		New	\$ 75.00
ILP Time Extension Review	Class II	\$ 257.25	\$ 75.00
	Class I	New	\$ 250.00
ILP Expiration Notification/Renewal		New	\$ 250.00
Re-review Fee	Class II	\$ 215.50	\$ 250.00
	Class I	\$ 437.25	\$ 450.00
Plan Amendment	Class II	\$ 215.50	\$ 250.00
	Class I	\$ 437.25	\$ 450.00
ELECTRICAL PERMITS		Current	2026
Class I Structure		\$ 159.25	\$ 200.00
Class II Structure		\$ 85.25	\$ 100.00
Meter base or panel upgrade			
Solar Panel			
Generator			
Vehicle Charging Installation			
TEMPORARY PERMITS			
Temporary Use Permits (Base Fee plus)		\$ 437.50	\$ 150.00
- Food Stand (3 mos)		New	\$ 250.00
per month extension* (up to 3)		New	\$ 100.00
- Fireworks/ Other Seasonal Sales (30 day)		New	\$ 500.00
per month extension* (30 day)		New	\$ 250.00
- Outdoor Sales (5 day)		New	\$ 25/day
- Model Home, Construction Trailer (up to 18 mos)		New	\$ 900.00
per month extension* (up to 6 mos)		\$ 125.25	\$ 150.00
* TEMPORARY USE EXTENSION REQUESTS ARE NOT AUTOMATIC AND ARE SUBJECT TO DIRECTOR REVIEW/APPROVAL			
Special Event Permit (5 days max)	Base Fee	\$ 215.50	\$ 125.00
	1-day	New	\$ 25.00
	3-day	New	\$ 75.00
	5-day	New	\$ 125.00
Special Event Extension (up to 5 days)		\$ 125.25	\$ 25/day

TEMPORARY PERMIT AND SPECIAL EVENT FEES SHALL BE 1/2 BASE FEE ONLY FOR CARMEL/CLAY SCHOOLS, CARMEL/CLAY PUBLIC LIBRARY AND 501(C)(3) ORGANIZATIONS		
Builder Application (annual fee)	\$ 207.25	\$ 150.00
Sexually Oriented Business Permit (annual permit)	\$ 1,708.50	\$ 4,500.00
CERTIFICATE OF OCCUPANCY		
Class II Structure	\$ 81.50	\$ 100.00
Class I Structure	\$ 171.75	\$ 250.00
per Residential unit		\$ 100.00
Partial C/O Class II	\$ 171.75	\$ 200.00
Class I	\$ 349.00	\$ 400.00
Temporary C/O per Residential unit (Class I, II)	\$ 39.25	\$ 50.00
Class I		\$ 150.00
Certificate of Substantial Completion	\$ 171.75	\$ 250.00
DEMOLITION FEES		
Demolition Permit (includes 1 inspection)	\$ 207.25	\$ 250.00
each additional structure	\$ 120.50	\$ 150.00
reinspection	New	\$ 100.00
CONSTRUCTION INSPECTIONS		
Class II Structure each	\$ 85.25	\$ 100.00
reinspection		\$ 150.00
Class I Structure each	\$ 159.25	\$ 200.00
reinspection		\$ 300.00
Timed/Same-day/weekend - Class II structure	New	2x reg fee
Timed/Same-day/weekend - Class I structure	New	2x reg fee
Footing (upper, lower)		
Foundation		
Under slab Plumbing (pre backfill)		
Under slab (r-board and vapor barrier)		
Electrical		
Insulation		
Pool Bonding and Grounding		
Rough-in		
Plumbing		

Residential Porch		
Residential exterior (pre finish siding)		
Deck		
Patio		
Final Building		
Class II Final Site		
Class I Structure - Site + ADA + Bicycle	New	
Class I Structure - Site Landscaping	New	
Residential Subdivision Site - Common Area Landscaping	New	
Other Inspection		
Tree Preservation - preconstruction	New	\$ 500.00
Tree Preservation - post construction	New	\$ 250.00
PERMIT LATE FEES		
Class II Structure (New or Addition)	double permit fee	\$ 1000.00
Class II Other (Remodel, Accessory, Deck/Patio)	\$ 171.75	\$ 350.00
Class I Structure (New or Addition)	double permit fee	\$ 3500.00
Class I Other (Remodel, Accessory, Tenant Finish)	\$ 171.75	\$ 750.00
Temporary Permits	New	\$ 200.00
Sign Permit	New	\$ 250.00
Continuing Work under Stop Work Order	New	\$ 1000.00
INSPECTION LATE FEES		
Class II Structure – New, Addition or Pool	\$ 1,332.50	\$ 1000.00
Class II Other (Remodel, Accessory, Deck/Patio)	\$ 887.25	\$ 250.00
Class I Structure – New or Addition	\$ 1,710.75	\$ 2000.00
Class I Other (Remodel, Accessory, Tenant Finish)	\$ 887.25	\$ 500.00
Permanent Sign	\$ 165.25	\$ 200.00
Tree Preservation each occurrence	New	\$ 2,500.00

RECORD RESEARCH/PLAN RETRIEVAL		
per request (no charge if for primary residence)	\$ 81.50	\$ 125.00
RESIDENTIAL RENTAL REGISTRATION		
Annual Permit fee	New	\$ 5.00
Late fee - past 30 days	New	fee + \$100
Late fee - past 60 days	New	fee + \$200

Section II: Amend Article 11, Section 11.02: Definitions, as follows:

Fee, Re-review: when previously identified issues have not been corrected or plans are so poorly conceived and prepared that review cannot take place, a re-review will occur and Re-review Fee will be assessed

Fees, Inspection Late; an Inspection Late Fee is assessed for a failure to request or call-in a required inspection or when a required inspection is missed indicated by construction that has progressed beyond a defined required inspection

Fees, Permit Late; a Permit Late Fee is assessed for construction or site activity that occurred prior to obtaining a required permit

Patio, Residential: A paved or hardscaped outdoor area, typically at ground level and adjacent to a residential dwelling and not enclosed by walls or a roof.

Patio, Commercial: An enclosed or open-air outdoor area adjacent to or attached to a commercial building, often paved or decked, that is used for business-related activities such as dining, seating, or events.

Patio, Sidewalk: an outdoor seating area located on a public sidewalk or right-of-way, adjacent to a commercial establishment, and used for serving food and/or beverages to customers.

Structure, Class I: a Class I structure is any building or structure occupied by the public or used by one or more employees of another or is three or more residential units, or a site improvement that provides access to such buildings or structures for persons with disabilities. Includes all commercial and multi-family buildings.

Structure, Class II: a Class 2 structure is a townhouse or a building with one or two dwelling units, or improvements such as swimming pools, garages or barns that are accessory to a Primary Structure. Includes Single-family dwellings.

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

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anthony Green

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: Michael Hollibaugh, Director, Department of Community Services, One Civic Square, Carmel, IN 46032

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://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

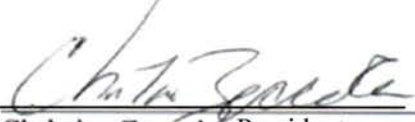
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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;

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

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

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

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

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

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

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anthony Green

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

CARMEL HOME PLACE SUBAREA PLAN



CITY OF CARMEL, INDIANA
NOVEMBER 2025

YARD & CO.

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. 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.

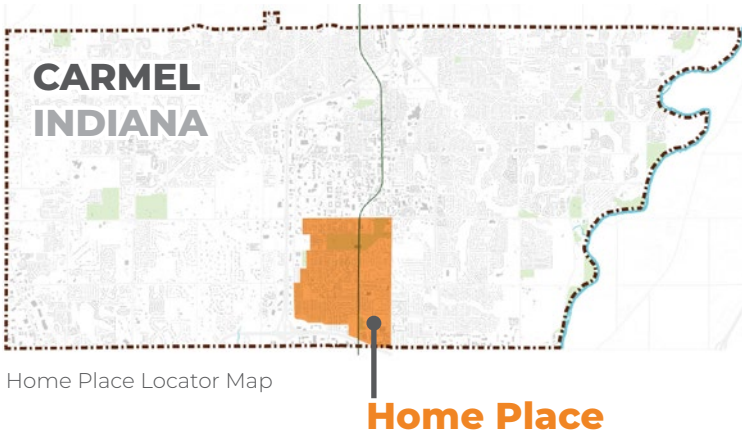
For example, a subarea plan does not:

- » 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.

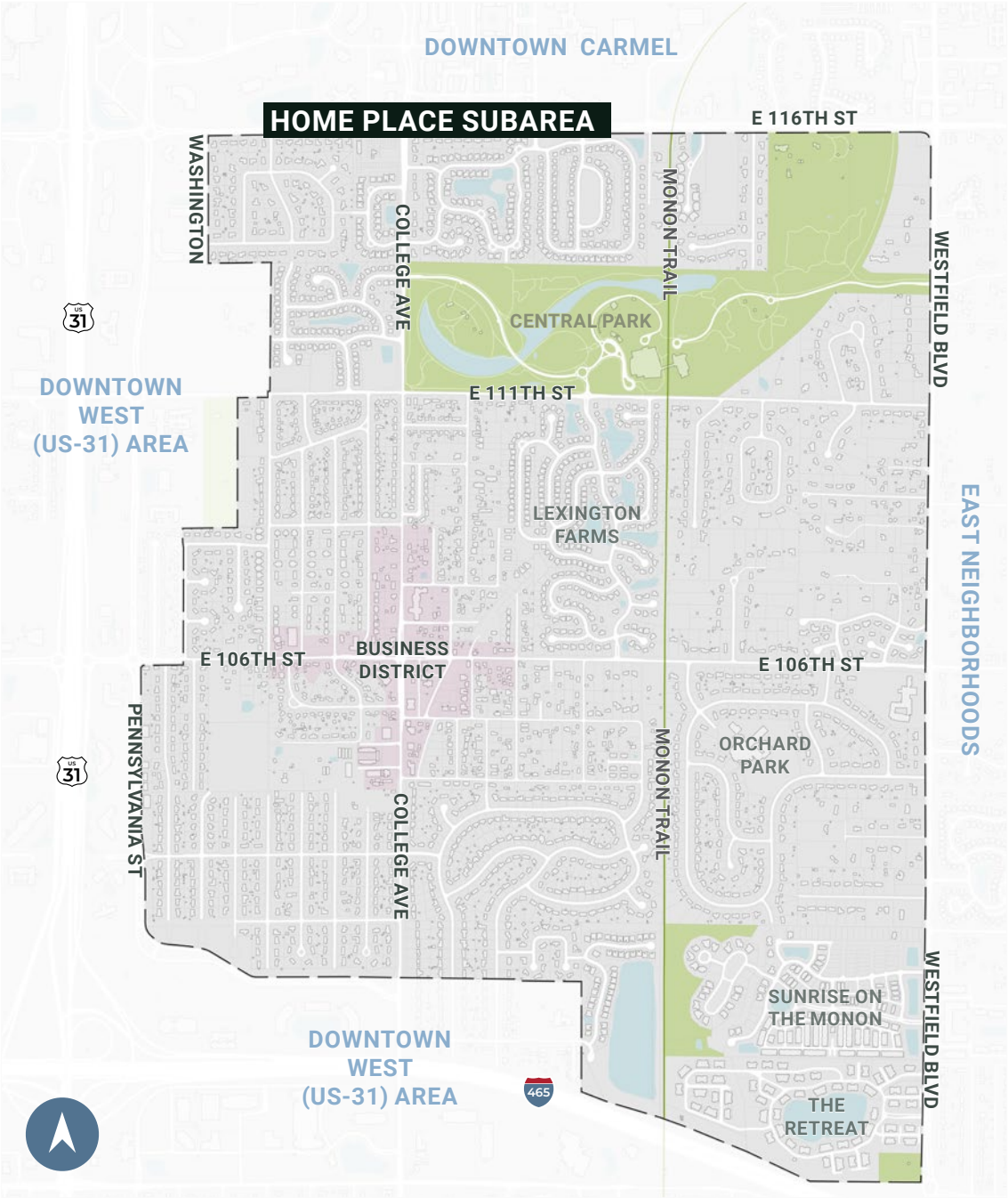
While the Home Place Subarea Plan describes the context and proposed recommendations for City of Carmel leaders and staff, a companion plan was created to expand on the City's role and provide ways for Home Place community members to have an active role in shaping incremental changes over the next 10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

"This Is Home" is accessible online at [ThisIsHomePlace.com](https://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



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.

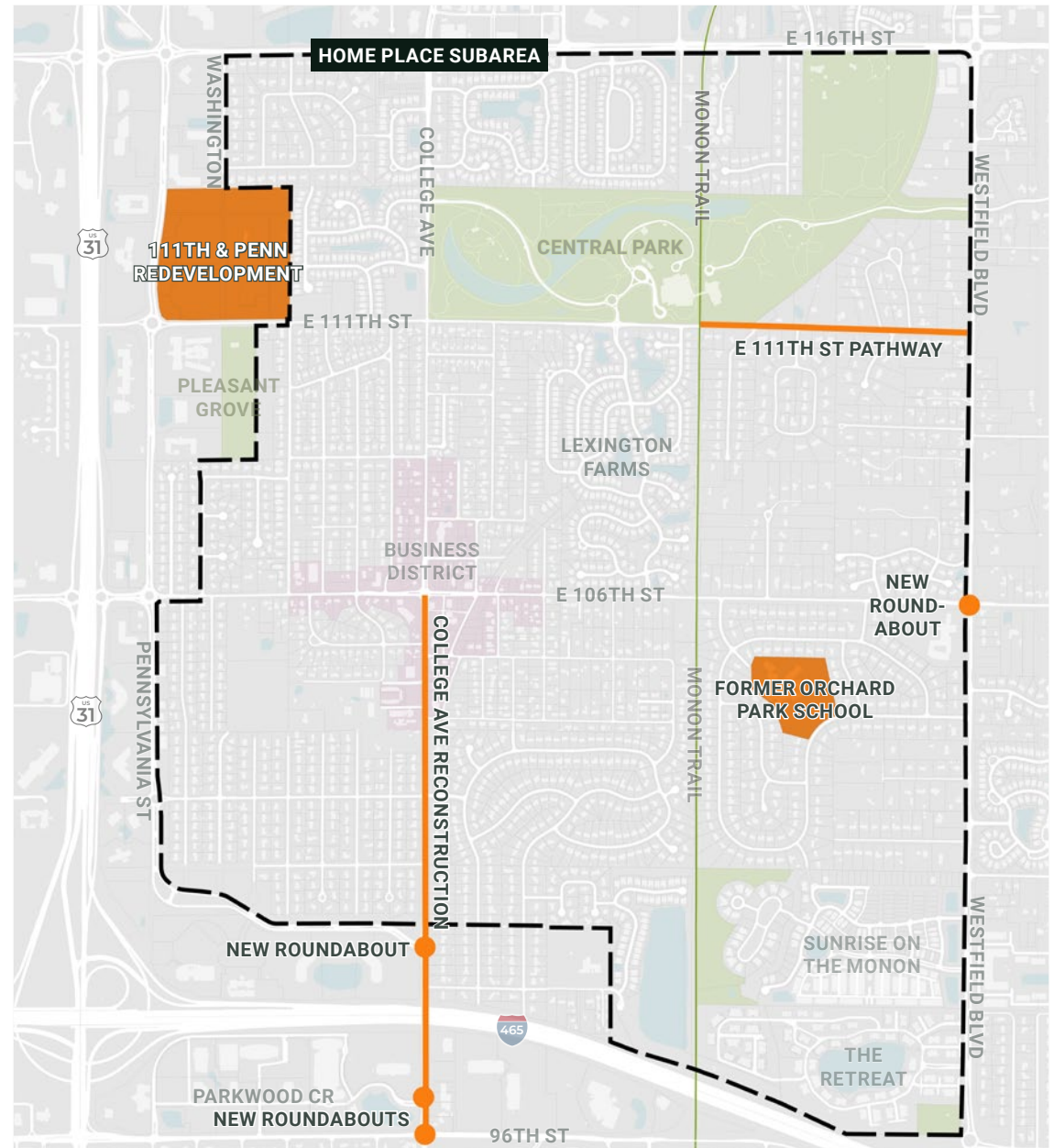
Projects In The Works

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

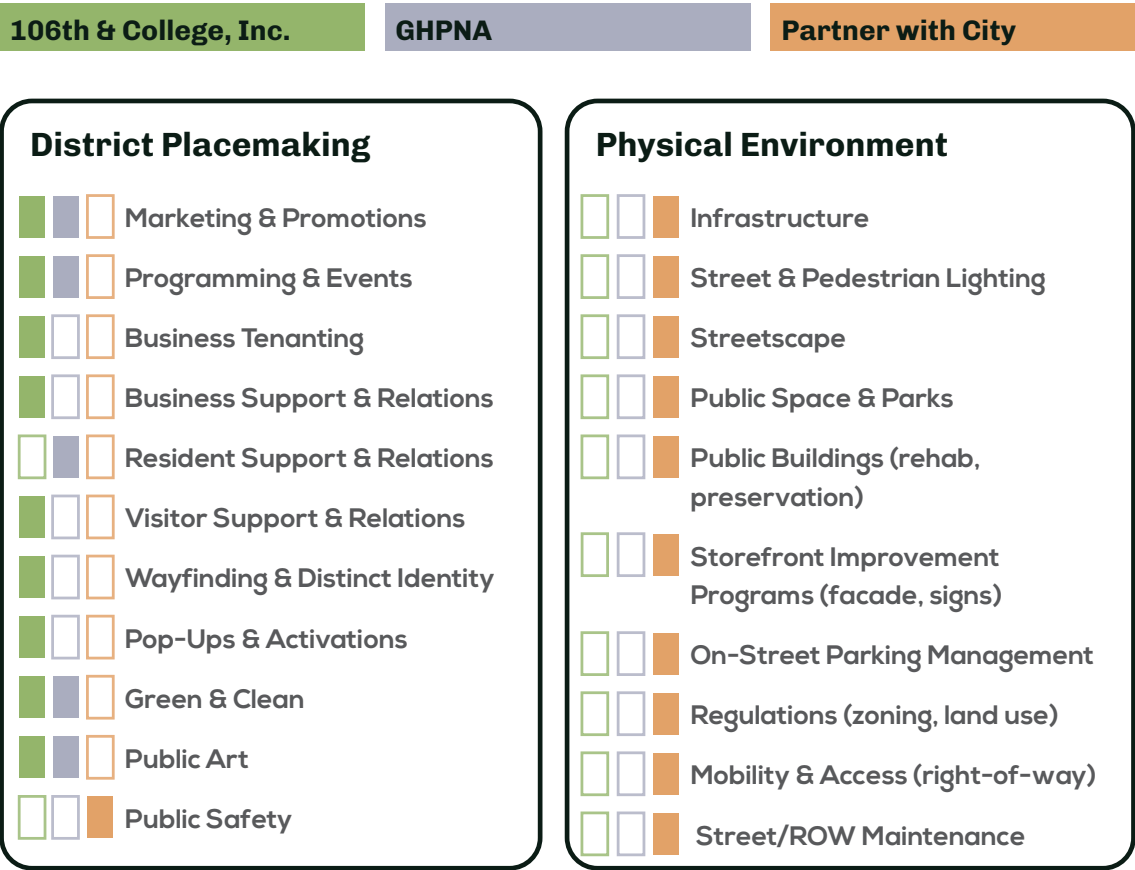
Lead / Partner

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.



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.

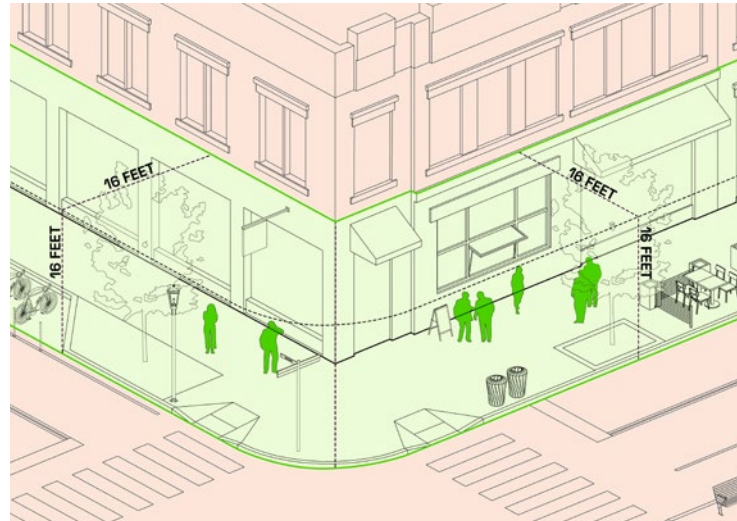


Diagram of the First 16 Feet and Examples Images

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

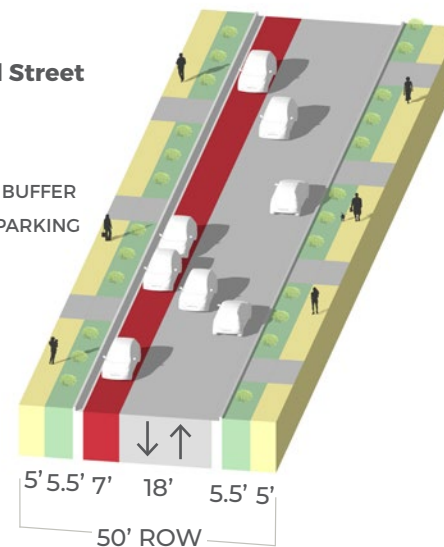
To guide future infrastructure and street-related investments in Home Place, two new typologies appropriate to the Home Place context should be incorporated into Carmel's Thoroughfare Plan and other relevant references. This will provide more walkable connectivity throughout Home Place over time while 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

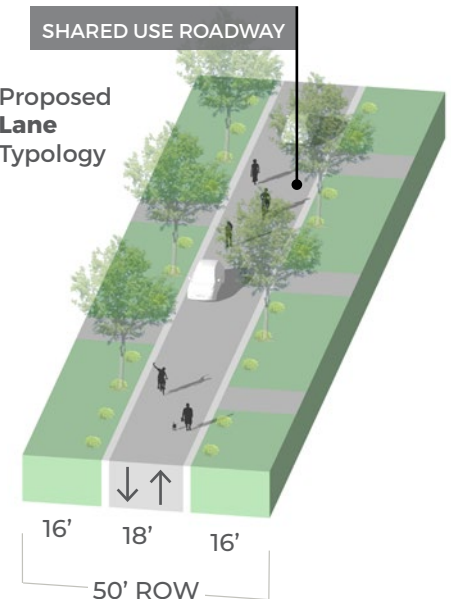


Proposed
Neighborhood Street
Typology

- 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.

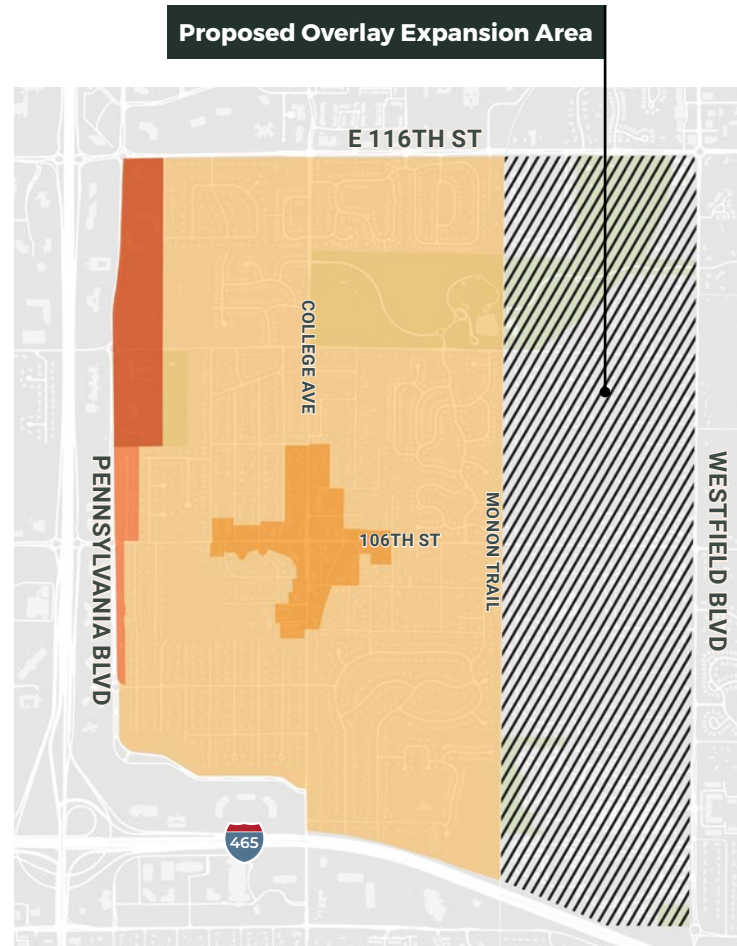
Policy Guidance (continued)

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

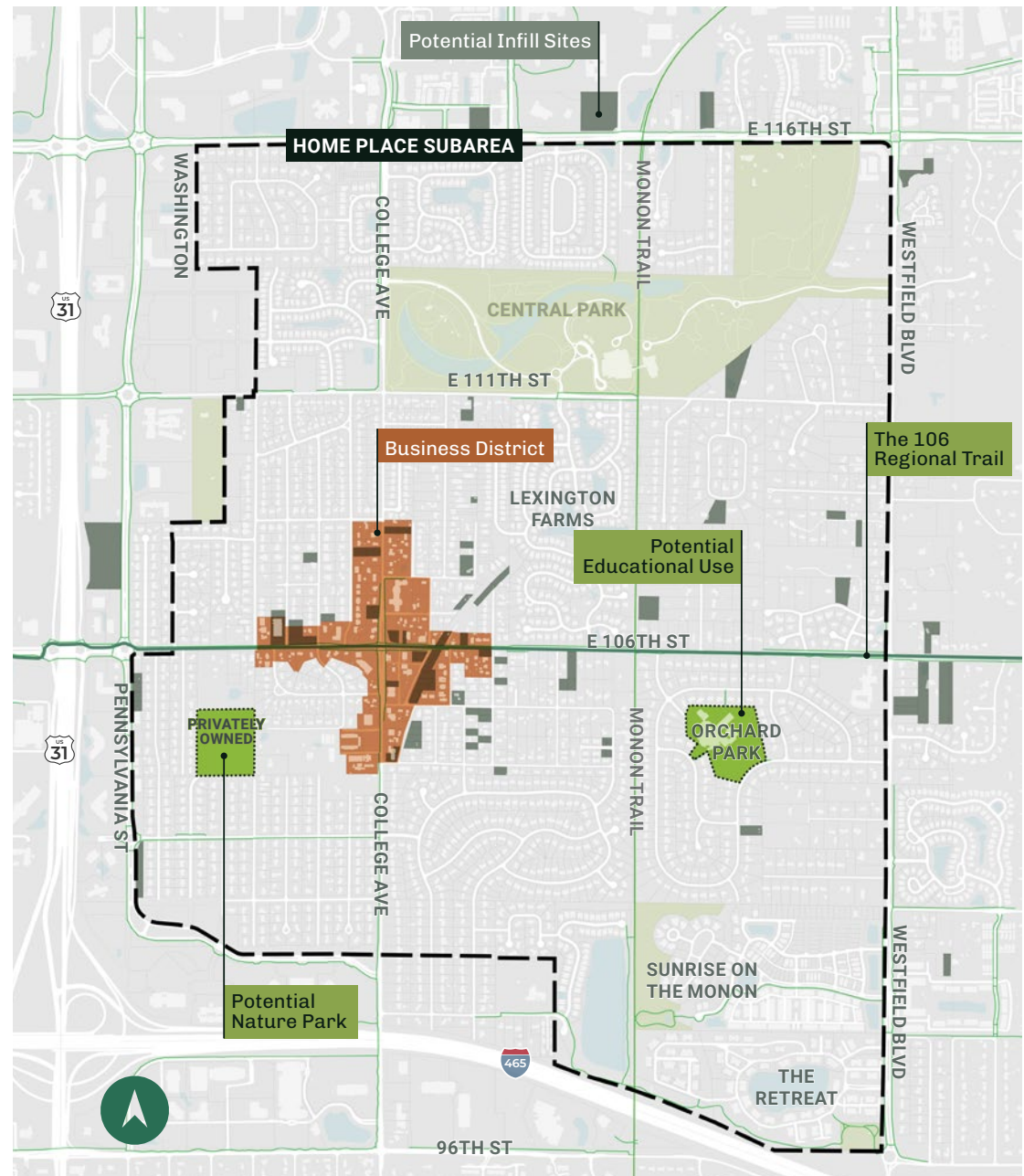
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

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.

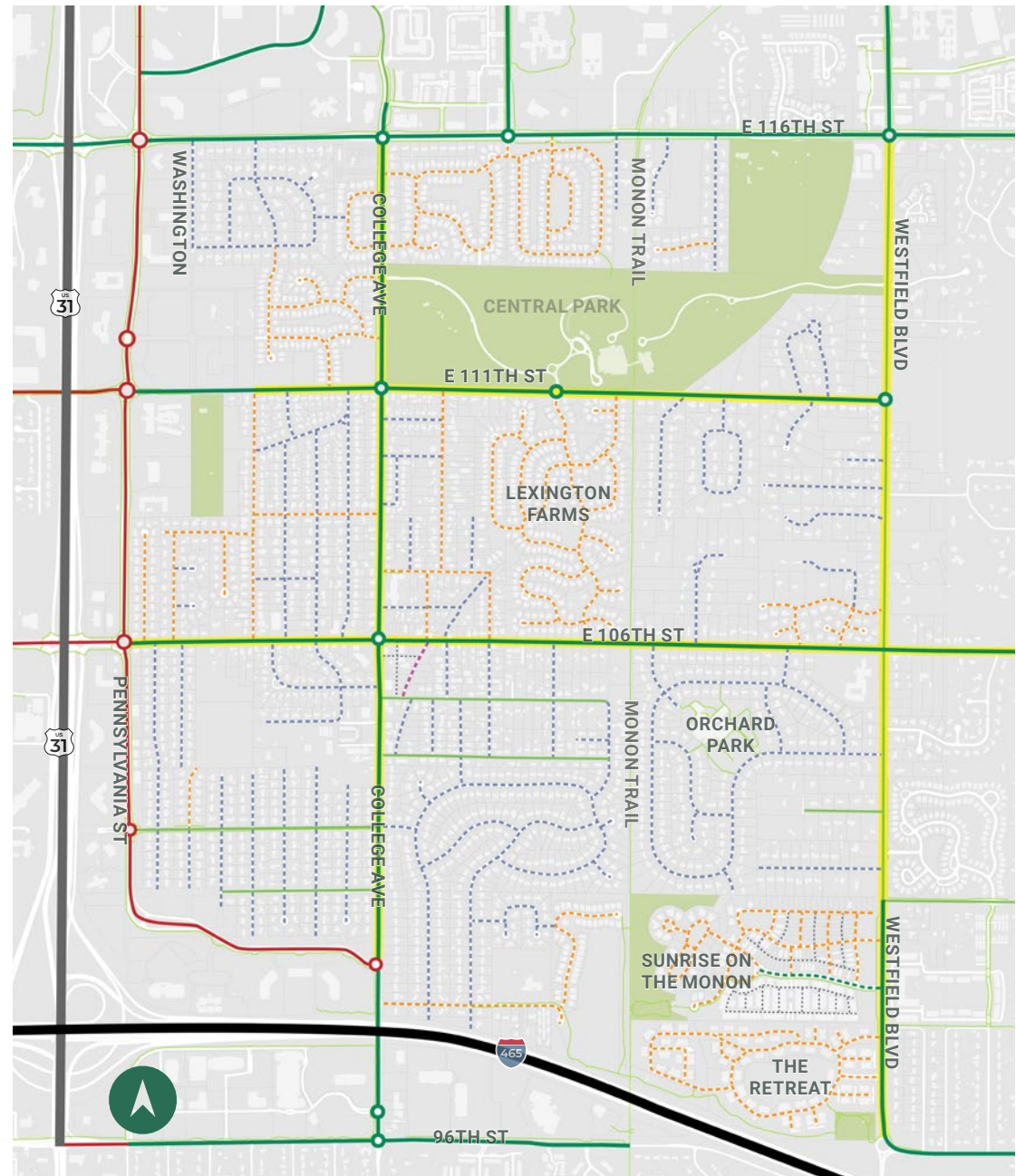


Home Place Proposed Street Typologies Map

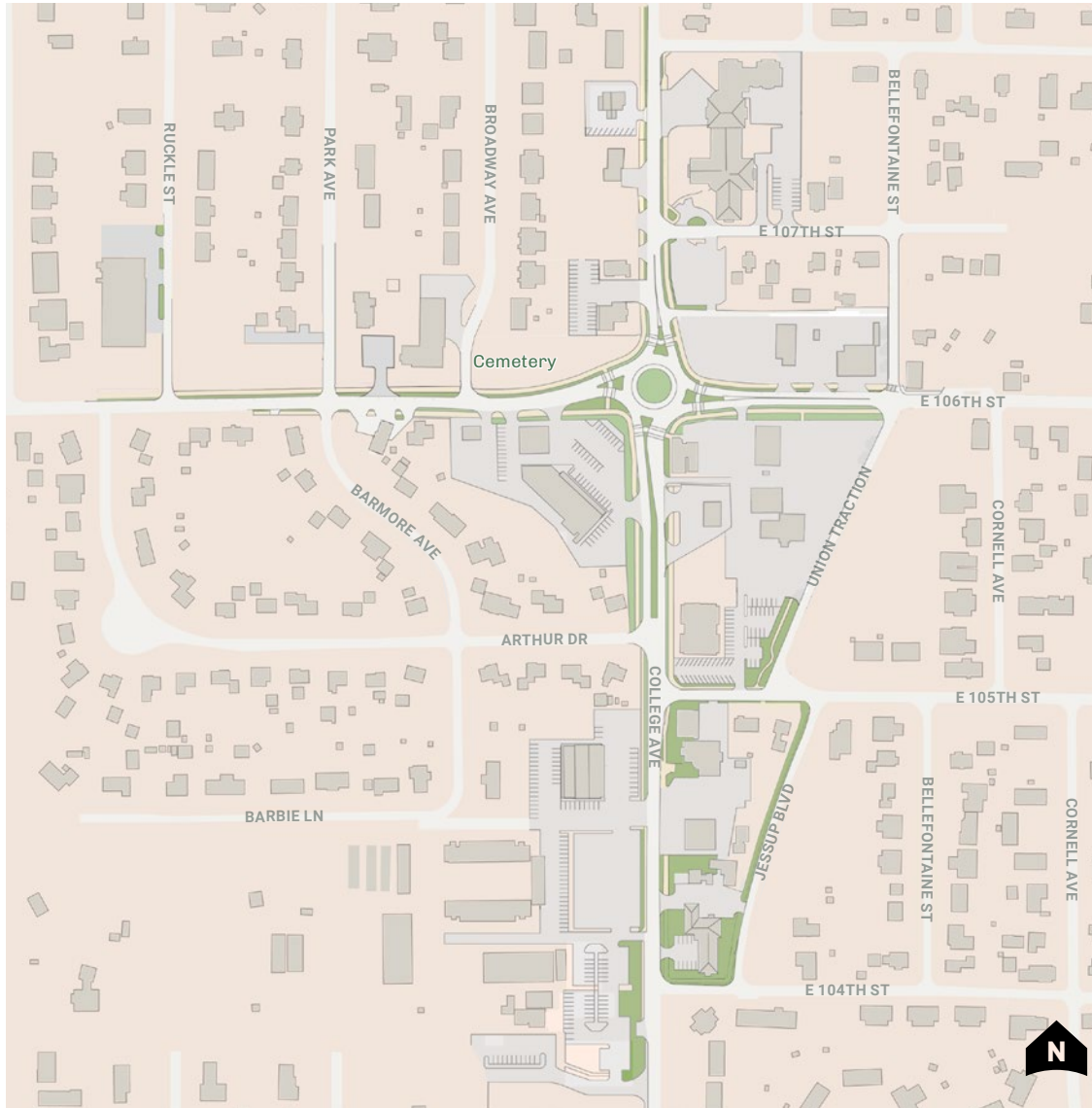
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network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



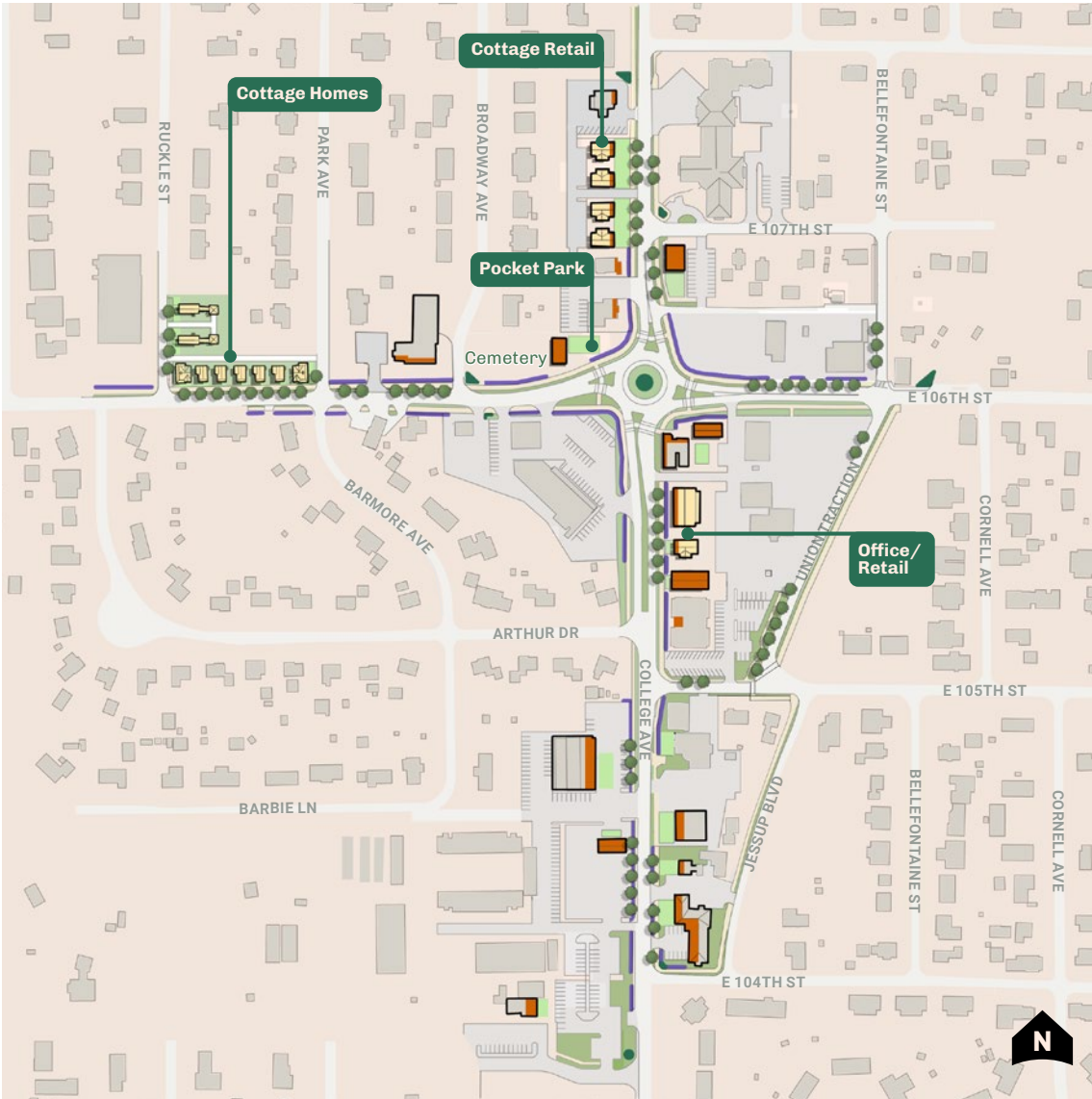
106th & College Today



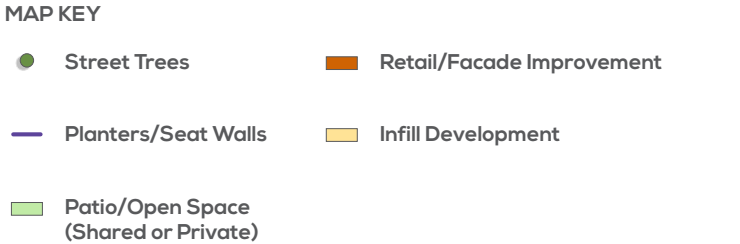
This plan shows existing conditions for the area surrounding 106th Street and College Avenue.

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.



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:

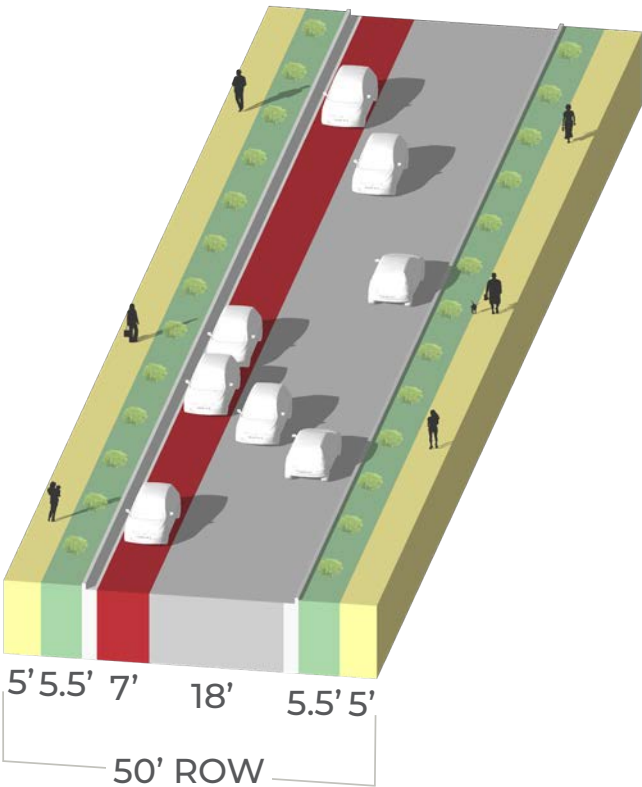
- 01 2009 Home Place Subarea Plan**
- 02 2022 Carmel Comprehensive Plan**
- 03 Carmel Mayor's Housing Task Force Findings and Recommendations Report**
- 04 2025-2029 Comprehensive Parks & Recreation Master Plan**
- 05 City of Carmel Transit Implementation Strategy**
- 06 City of Carmel Positioning Strategy**
- 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.

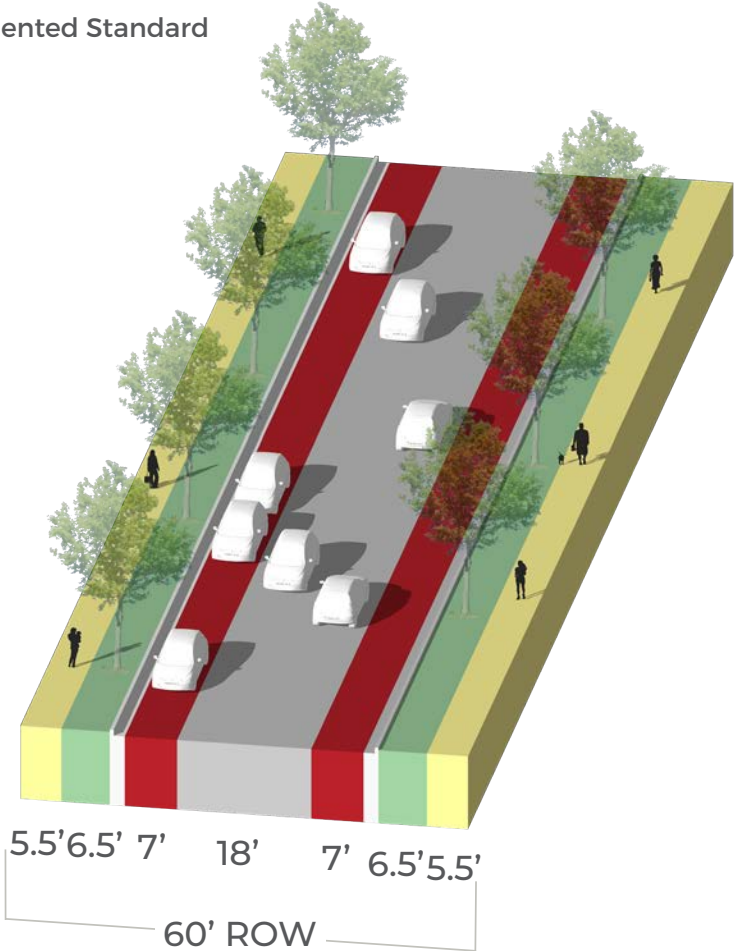
Neighborhood Street

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

Minimum Standard

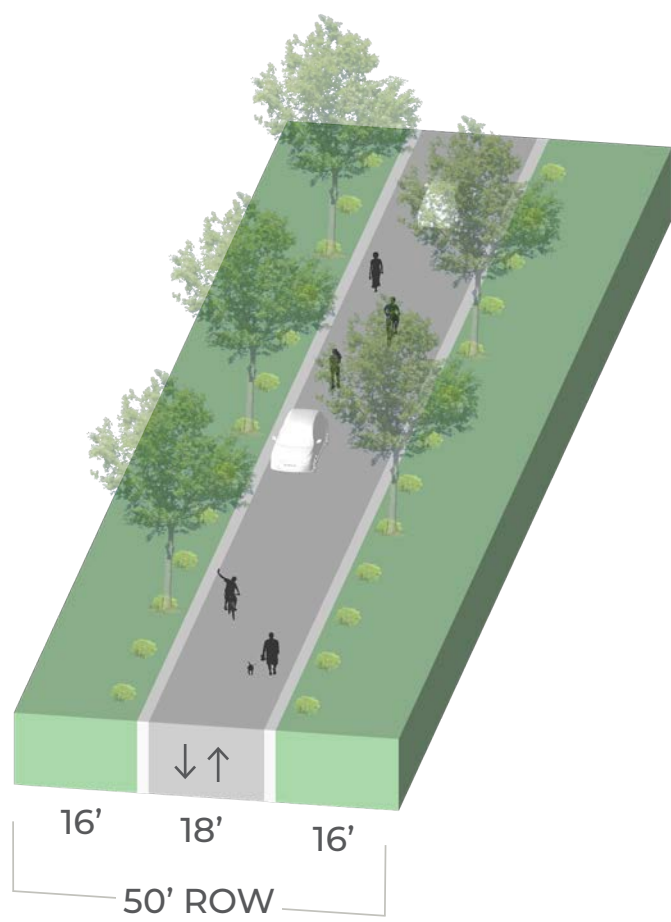


Example of Augmented Standard



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

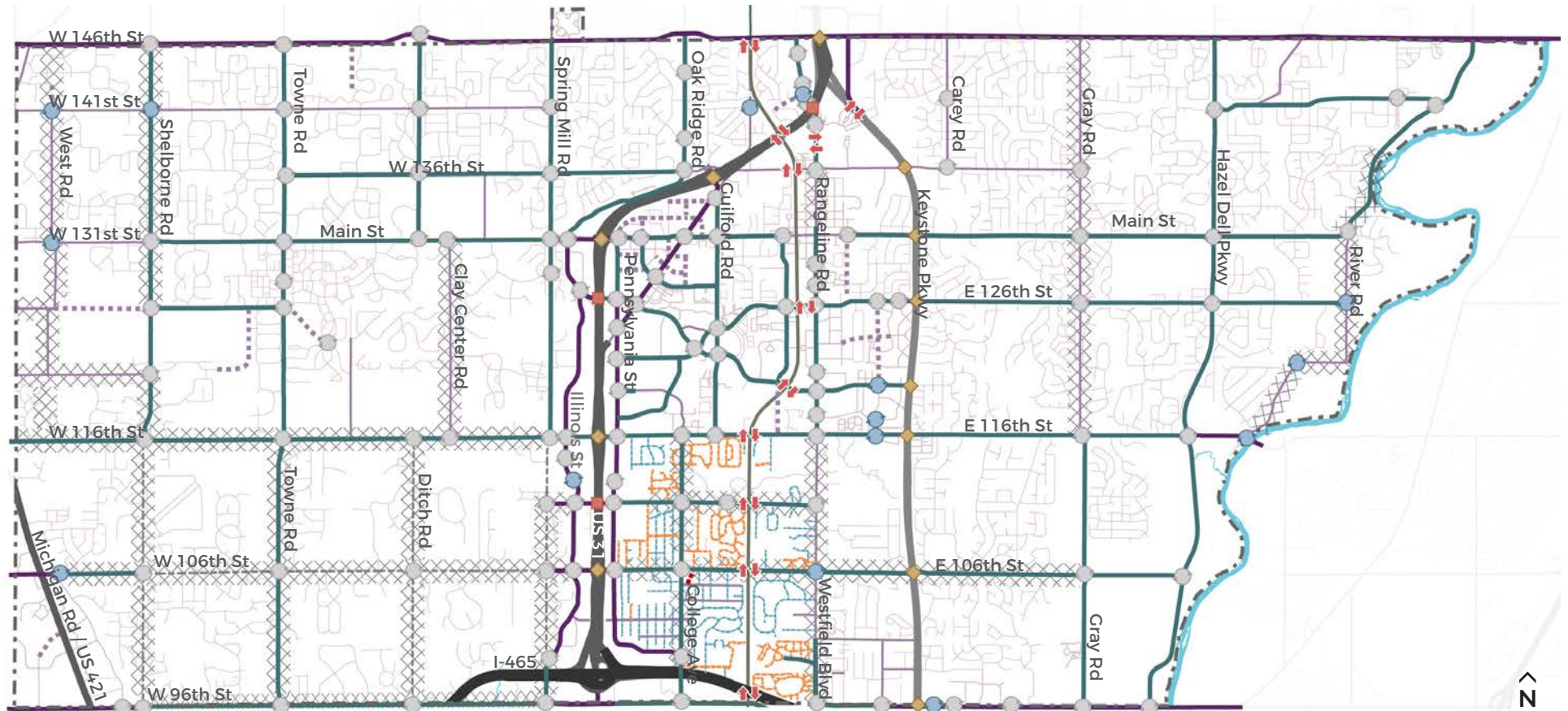


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

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



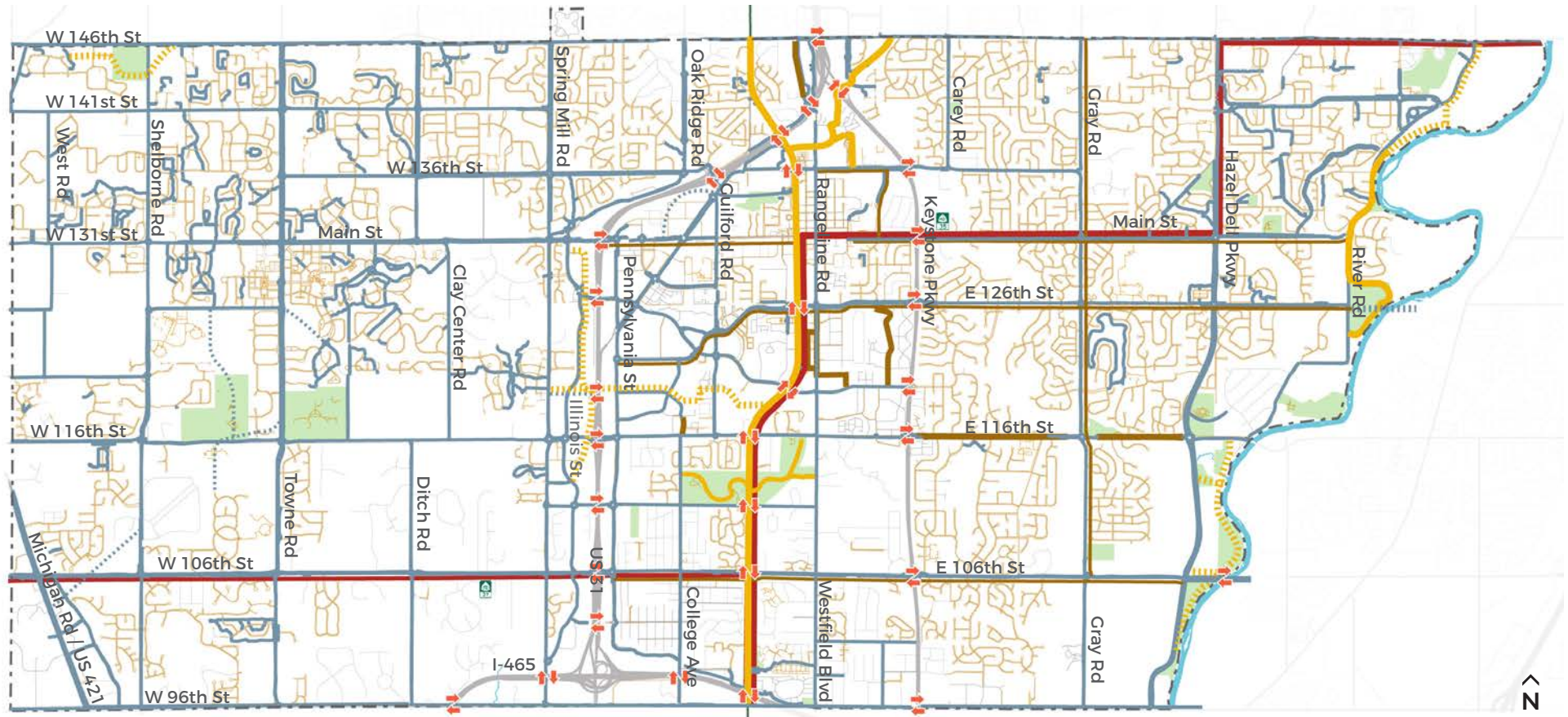
LEGEND

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

Office Use Only

Hearing Date: _____

Recommendation: _____

PETITIONER / PROPERTY OWNER

Name: JOSHUA A. ORENDI

Address: [REDACTED]

Phone: [REDACTED] E-Mail: [REDACTED]

PETITIONER'S ATTORNEY / CONTACT PERSON AND PROJECT ENGINEER (if applicable):

Attorney / Contact Person:

Name: JD HALL LAND SURVEYING

Address: 803 S. OHIO STREET
SHERIDAN, IN. 46069

Phone: 317-800-8632

E-Mail: alandsurveyor@yahoo.com

**Engineer who prepared the Legal
Description and Drawing Exhibit:**

Name: _____

Address: _____

Phone: _____

E-Mail: _____

Recorded Plat and/or Name of Right of Way affected by the Vacation:

D.E. WILKINSON'S ADDITION, DR 90, PG 34, ALLEY BETWEEN LOTS 6 AND 15

Required Attachments for all Vacation Petitions:

- ☒ Legal description of area to be Vacated
- ☒ Proof of Ownership (copy of deed) from all Petitioners
- ☐ List of Abutting Property Owners

PETITION TO VACATE A PUBLIC WAY

1. JOSHUA A. ORENDI (the "Petitioner"), pursuant to Indiana Code §36-7-3-12, does hereby respectfully petition the Common Council of the City of Carmel, Indiana, for the vacation of those portions of the existing Public Way of Alley between lots 6 and 15, D.E. Wilkinson's Add. located entirely within the corporate boundaries of Carmel, Indiana, as is more particularly described below and in the exhibit attached hereto and made a part hereof.
2. The portion of the Public Way being vacated is more particularly described in Exhibit "A" and depicted in Exhibit "B" hereto, which are incorporated herein by this reference.
3. In support of this petition, the Petitioners submits the following:
 - a) State the circumstances of the case:
As the owner of all adjoining lots to this alley, I wish to vacate in order to add the available land area to the lots in the proposed Replat of Lots 5 & 6, D.E. Wilkinson's Addition, making the rear of new lots larger.
Reversionary rights are fully vested in the owners of Lots 6 and 15.
 - b) Specifically describe the property proposed to be vacated:
An unimproved alley between lots 6 & 15 with overhead utilities and currently used as lawn space
There had been no discussion of improving this segment of alley and it would not serve any of properties in any practicle form
4. The following are the names and addresses of the owners of land which abut the property proposed to be vacated:
 1. Josh A & Denise F Orendi, [REDACTED]
 2. Carmel Clay Schools, [REDACTED]
 - 3.

WHEREFORE, the Petitioner respectfully requests the vacation of the above-described Public Way.

(PETITIONER)

Josh A Orendi

Signature

Joshua A Orendi

Printed Name

12/4/25

Date

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the Petitioner understands that they are responsible for the cost and fees associated with the notice and certified mailing(s) which are payable upon invoicing.

Signature of Owner or Attorney for Owner: _____

John A. O'Leary

Date: 12/4/25

State of Indiana)
County of Hamilton) SS:

Subscribed and sworn to me before this 4th of December, 20 25.

Carolyn Shaw
Public Signature

/

Carolyn Shaw Notary
Notary Public Printed

My commission expires: 2-18-2028

My county of residence is Hamilton County.

My Commission No. is: NP0725272



Exhibit A

Legal Description of Right-of-Way

A 12 FOOT PUBLIC ALLEY, BETWEEN LOTS 6 AND 15 IN D.E. WILKINSON'S ADDITION TO THE TOWN, NOW CITY OF CARMEL, CLAY TOWNSHIP, HAMILTON COUNTY INDIANA, AS PER PLAT THEREOF RECORDED IN DEED RECORD 90, PAGE 34 IN THE RECORDERS OFFICE OF SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN D.E. WILKINSONS ADDITION, THENCE NORTH 12 FEET TO THE SOUTHWEST CORNER OF LOT 15 IN SAID ADDITION; THENCE ALONG THE SOUTH LINE THEREOF TO THE SOUTHEAST CORNER OF LOT 15; THENCE SOUTH 12 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID ADDITION; THENCE WEST ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING. CONTAINING 1784.42 SQUARE FEET (0.040 ACRES) MORE OR LESS.

Exhibit B
Photo or Illustration of Right-of-Way



UTILITY EXHIBIT

ALLEY NORTH OF LOTS 5 and 6, D.E. Wilkinson's First Addition
to the Town of Carmel, Clay Twp., Hamilton County, Indiana

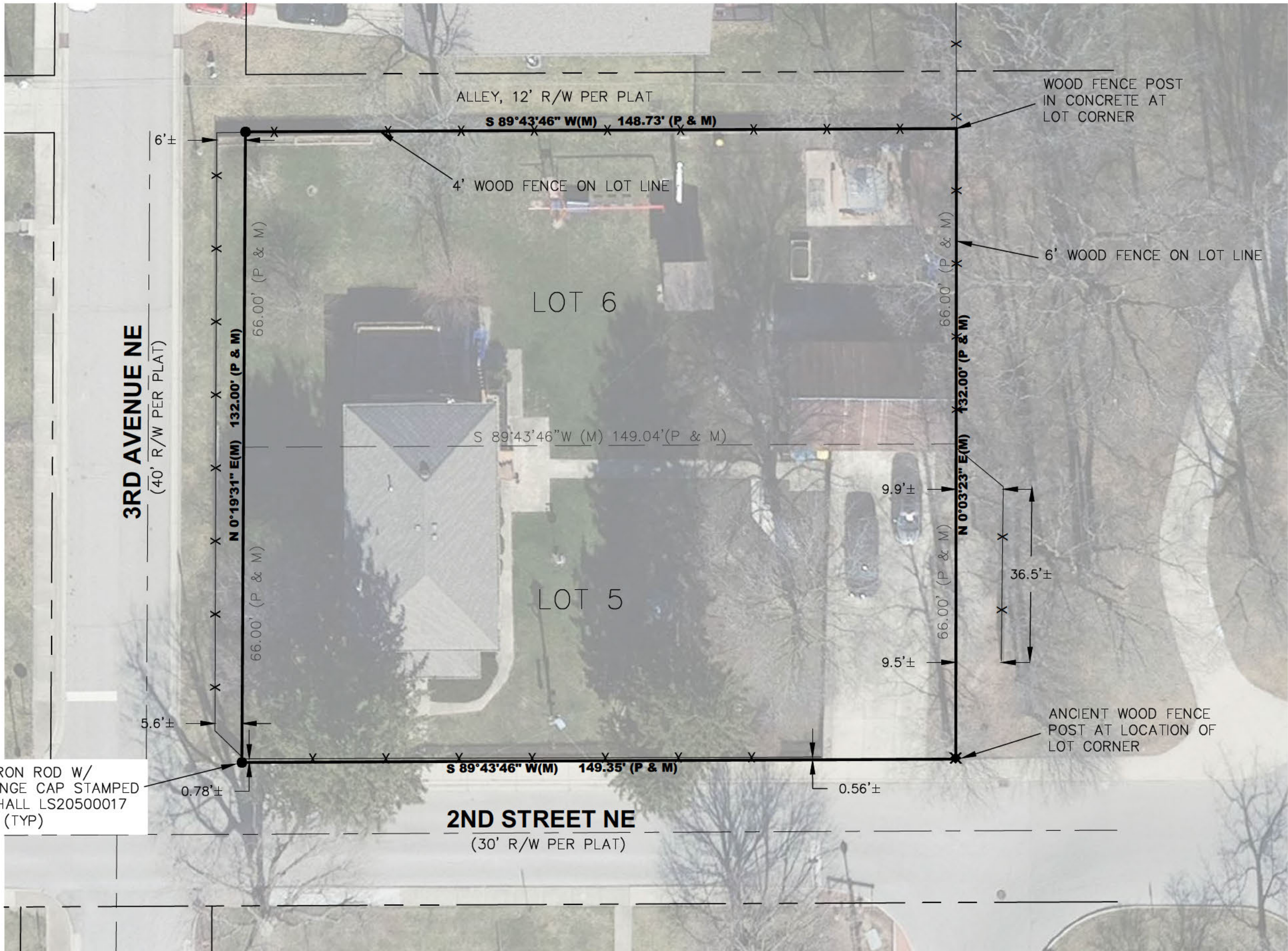


LEGEND	
— OHU —	EXISTING OVERHEAD UTILITIES
Ø	EXISTING UTILITY POLE
— E —	EXISTING UNDERGROUND ELECTRIC
⊞	EXISTING ELECTRIC TRANSFORMER
⊛	EXISTING LIGHT POST
— COM —	EXISTING COMMUNICATIONS LINE
⊞	EXISTING PHONE RISER
— ST —	EXISTING STORM SEWER
●	EXISTING CATCH BASIN
⊞	EXISTING CURB INLET

RETRACEMENT SURVEY

LOTS 5 and 6, D.E. Wilkinson's First Addition to the Town of
Carmel, Clay Twp., Hamilton County, Indiana
PARCEL NO: 16-10-30-09-04-009.000

Address: 310 2nd Street NE



LAND DESCRIPTION

Lot number five (5) and six (6) in D.E. Wilkinson's First Addition to the Town of Carmel as Addition in Hamilton County, Indiana, as per plat thereof recorded in Deed Record 90, Page 34, in the Office of the Recorder of Hamilton County, Indiana.

SURVEYOR'S REPORT-THEORY OF LOCATION

The boundary of the subject tract was retraced from existing possession line evidence due to a lack of survey monuments within his block and adjoining blocks. Streets as monuments were analyzed and found to create an overage of 6' in the east-west direction. This is further discussed below. Platted dimensions were held in the North South from street splits on 2nd Street NE. This worked very well with possession evidence. The plat dimensions were held from the East lot line as determined by this survey.

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on his survey as a result of:

1) Variance caused by the availability and condition of record monuments;

An uncertainty of about 6'± exists along the western line of the property due to the location of physical public improvements vs. locations of old long standing fence line evidence on the east side of the property. There are no existing monuments on the subject lot nor the adjoining lots to check against the locations of public improvements. However there is a jog in the centerline alignments of 3rd Ave NE to the south which appears to better line up with the measured locations of the possession lines on the East side of the subject lots. It is my opinion that the road improvements, in days of old, jogged westwardly, north of 2nd Street NE and over the years, the city maintained that location resulting in the conditions we have today.

2) The existing deeds and plats of record;

There are no uncertainties due to simultaneous conveyances.

3) The occupation or possession lines (fences, etc.) as related to the surveyed lines;

An uncertainty of 6'± exists on the West line due to fence location discussed above. Additional uncertainties are equal to the dimensions shown on the face of his survey.

4) The Relative Positional Accuracy of measurements;

A) The Relative Positional Accuracy of position of the lines and corners of this survey due to measurements is within the specifications for a Urban Survey (0.07 foot plus 50 parts per million).

NOTES

1) Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground containers or facilities that may affect the use or development of this tract.

2) No attempt was made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines to the property.

3) No excavations were made during the course of this survey to locate underground utilities and/or structures. Before design or construction is begun, locations should be obtained from the appropriate agencies.

4) This survey does not represent a title search by Surveyor and was prepared without the benefit of a title commitment, abstract of title, or a title search prepared by a title company. There may be easements, restrictions and rights-of-way of record on this property that are not shown on the subject survey; therefore, his survey and any attached legal descriptions are subject to all easements, restrictions, and rights-of-way of record.

5) Every document of record reviewed and considered as a part of this survey is noted hereon. The plat and survey were prepared based upon research of the public records to determine the last deed of record for source of title for the subject and adjoining properties and is therefore subject to any statements of facts revealed by examination of prior deeds or other documents that may exist that would affect this parcel.

6) Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.

7) As used in this survey, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

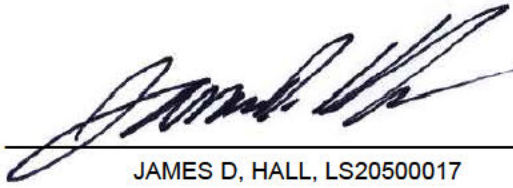
8) recordation of this survey (or these plans) does not constitute an elimination of, any restrictions or limitations of rights held by his surveyor / designer and or engineer under federal copyright law

FLOOD STATEMENT

By graphic plotting only, this property is located in Zone X (Areas of minimal flooding) of the Flood Insurance Rate Map, Community Panel No. 18057C0226G, which bears an effective date of NOV 19, 2014 and is NOT in a Special Flood Hazard Area.

LAND SURVEYOR'S CERTIFICATE

The undersigned, a Registered Land Surveyor of the State of Indiana does hereby certify that the attached plat and above legal description were prepared under his direct supervision, and to the best of his knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

CERTIFIED BY:  DATE: 8/25/25
JAMES D. HALL, LS20500017



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Prepared by: JAMES D. HALL

TITLE HOLDER: Orendi, Joshua A

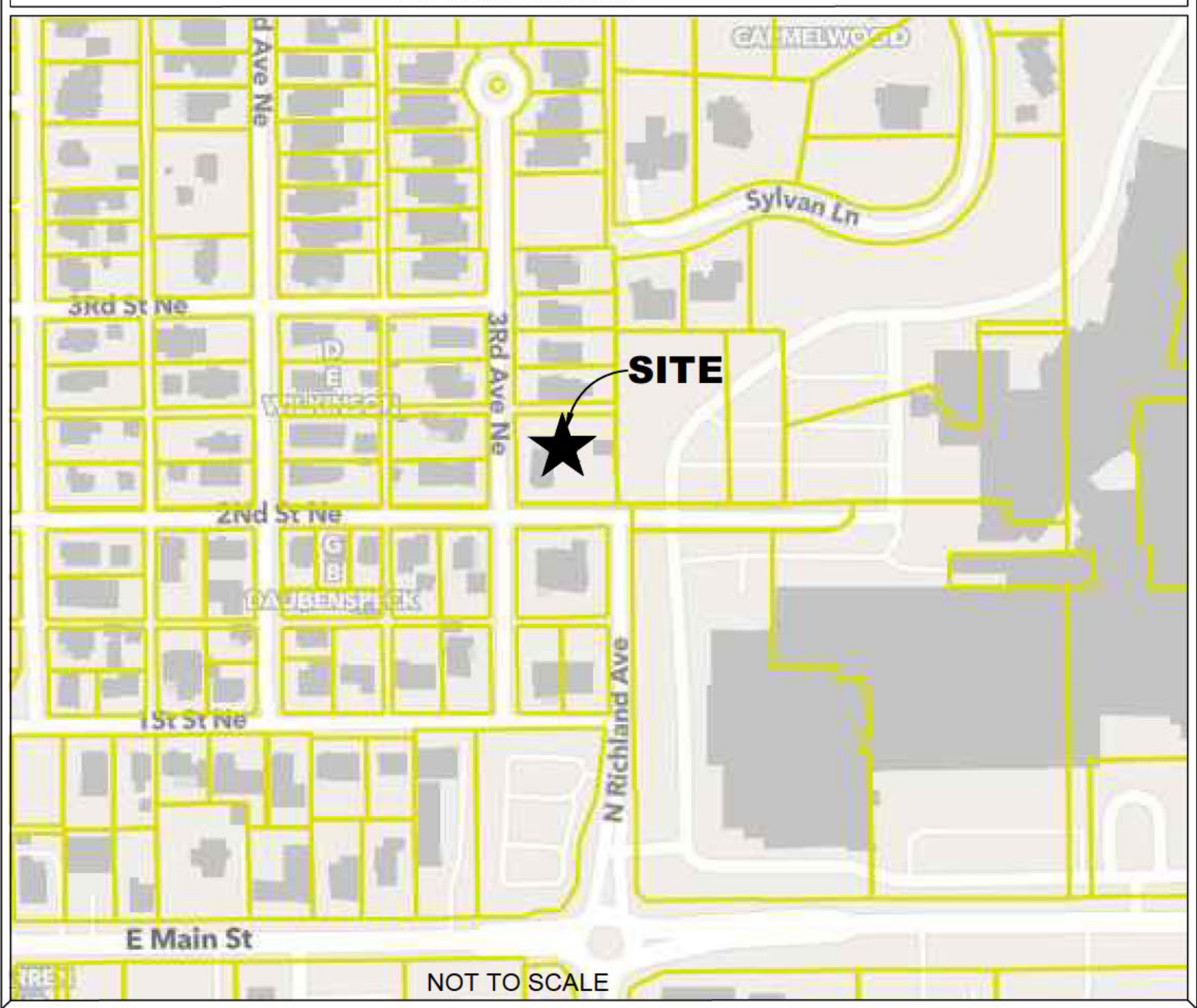
AUDITOR'S KEY NUMBER: 16-10-30-09-04-009.000



25-020

Copyright © by J D Hall Land Surveying, 2025

LOCATION MAP



5/8\"/>

SURVEY CONTROL INFORMATION

- Horizontal coordinates are based on NAD83 Indiana State Plane, East Zone - and were established by RTK GPS observations utilizing the INDOT INCORS network.
- The survey and coordinates are in U.S. Survey feet.
- JD HALL LAND SURVEYING established the control.

JD HALL LAND SURVEYING
A VETERAN OWNED SMALL BUSINESS

OFFICE:
803 S. Ohio Street
Sheridan, IN 46069
Ph. 317-800-8632
ALANDSURVEYOR@YAHOO.COM

DWG: JDH
CHK: JDH
DATE: DATE
FEB: FIELDBOOK
FIELDWORK

PART OF THE QUARTER OF SECTION __, TOWNSHIP __ NORTH, RANGE __ EAST
TOWNSHIP __ COUNTY, INDIANA

10F1

Office Use Only

Hearing Date: _____

Recommendation: _____

PETITIONER / PROPERTY OWNER

Name: Thomas and Merilee Klootwyk

Address: [REDACTED] Subject Property: 751 Oswego Rd., Carmel, IN 46032

Phone: [REDACTED] E-Mail: [REDACTED]

PETITIONER'S ATTORNEY / CONTACT PERSON AND PROJECT ENGINEER (if applicable):

Attorney / Contact Person:

Name: Merilee Klootwyk

Address: [REDACTED]

[REDACTED]

Phone: [REDACTED]

E-Mail: [REDACTED]

**Engineer who prepared the Legal
Description and Drawing Exhibit:**

Name: Hahn Surveying
8925 N. Meridian St

Address: Ste 120

Indianapolis, IN 46260

Phone: 317-846-0840

E-Mail: info@hahnsurveying.com

Recorded Plat and/or Name of Right of Way affected by the Vacation:

10' wide Utility Strip bordering original south property line of Lot 107 in Newark. Deed Record 129,
page 549 in Office of Recorder of Hamilton County, Indiana

Required Attachments for all Vacation Petitions:

- ☐ Legal description of area to be Vacated
- ☐ Proof of Ownership (copy of deed) from all Petitioners
- ☐ List of Abutting Property Owners

- no abutting property
owners; utility strip
entirely on Lot 107

PETITION TO VACATE A PUBLIC WAY

1. Thomas E. and Merilee S. Klootwyk (the "Petitioner"), pursuant to Indiana Code §36-7-3-12, does hereby respectfully petition the Common Council of the City of Carmel, Indiana, for the vacation of those portions of the existing Public Way of Utility Strip located entirely within the corporate boundaries of Carmel, Indiana, as is more particularly described below and in the exhibit attached hereto and made a part hereof.
2. The portion of the Public Way being vacated is more particularly described in Exhibit "A" and depicted in Exhibit "B" hereto, which are incorporated herein by this reference.
3. In support of this petition, the Petitioners submits the following:

a) State the circumstances of the case:

Petitioners earlier this year filed a petition to vacate a right of way next to their property, Lot 107 in Newark Village. Petition was granted in July, 2025, adding 25' back to their property and leaving a 10' utility strip that originally ran partially along the southern property line, in the middle of their now enlarged lot. Petitioners are building a new residence on their property and the utility strip, which has no utilities underneath it, interferes with their structure. Petitioners request the strip be vacated.

b) Specifically describe the property proposed to be vacated:

10" wide utility strip along a portion of the original southern border of Lot 107, Newark Village.
Legal description attached.

4. The following are the names and addresses of the owners of land which abut the property proposed to be vacated:

1. None
- 2.
3. (add additional if necessary)

WHEREFORE, the Petitioner respectfully requests the vacation of the above-described Public Way.

(PETITIONER)

Thomas E Klootwyk

Signature

Thomas E Klootwyk

Printed Name

12/11/25

Date

CARMEL CITY CLERK

DEC 09 2025

TIME: 11:34 AM

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the Petitioner understands that they are responsible for the cost and fees associated with the notice and certified mailing(s) which are payable upon invoicing.

Signature of Owner or Attorney for Owner:

Travis E. Kyr

Date:

12-01-2025

Mailee S. Klotz

State of Indiana)

) SS:

County of Marion)

Subscribed and sworn to me before this

1st

of

December

, 20

25

Cynthia A. Gramman / Cynthia A. Gramman Notary
Public Signature / Notary Public Printed

My commission expires:

September 14, 2033

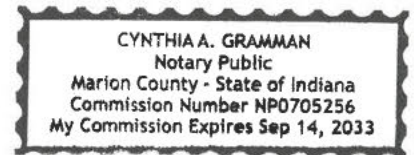
My county of residence is

Marion

County.

My Commission No. is:

NP0705256



TAX ID NUMBER(S)
16-10-31-01-02-047.000 29-10-31-102-047.000-018

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Rodney J. Alexander

CONVEY(S) AND WARRANT(S) TO

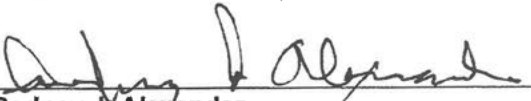
Merilee S. Klootwyk and Thomas E. Klootwyk, Wife and Husband, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Hamilton County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22 day of April, 2025.


Rodney J. Alexander

State of IN, County of Hamilton ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Rodney J. Alexander** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 22 day of April, 2025.

My Commission Expires:

Andres G Sanchez
Signature of Notary Public

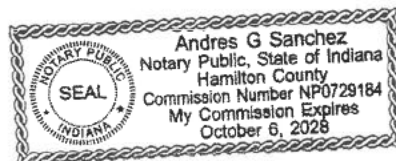
Commission No.

Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077



Property Address:

751 Oswego Road
Carmel, IN 46032

Grantee's Address and Mail Tax Statements To:

77 Chatham Hills Blvd
Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

MTC File No.: 25-4144 (UD)

Page 2 of 3

EXHIBIT A

Lot Number 107 in Newark Village, a resubdivision in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 129, page 549 in the Office of the Recorder of Hamilton County, Indiana.

ORDINANCE D-2776-25**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
VACATING A PORTION OF THE PUBLIC WAY LOCATED WITHIN THE NEWARK
SUBDIVISION**

WHEREAS, Thomas E. Klootwyk and Merilee S. Klootwyk ("Petitioners"), have filed a Petition for Vacation of a Public Way (the "Petition") with the City of Carmel, Indiana, pursuant to Indiana Code §36-7-3-12 ("Vacation Statute"), which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, the public way to be vacated is the northern half of the real property located between 751 Oswego Road and 805 Oswego Road, is located within the Newark Subdivision, in Carmel, Indiana, and is described in Exhibit B, attached hereto and incorporated herein (the "Public Way");

WHEREAS, the Petitioners have requested that the northern half of the Public Way be vacated and ownership vested in Thomas E. Klootwyk and Merilee S. Klootwyk;

WHEREAS, The Public Way is not necessary for any public purpose, as it is currently unused and its future development is not reasonably feasible;

WHEREAS, The Petitioners have satisfied all requirements of the Vacation Statute, and no valid objections were raised to deny the Petition;

WHEREAS, pursuant to IC 36-7-3-12(c), a properly noticed public hearing on proposed vacation of the Public Way was held by the Common Council of the City of Carmel, Indiana, on the 7th day of July, 2025, at which time all interested persons were given an opportunity to be heard;

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 Public Way is hereby vacated and the fee simple title to the vacated Public Way shall vest in the Petitioners, each to the centerline of the vacated Public Way as depicted and described in Exhibit B.

Section 3. Vacation of Public Way is subject to all existing easements, encroachments, and other encumbrances of record. Further, notwithstanding the vacation of the Public Way described herein, the City of Carmel, Indiana expressly reserves unto itself, and to all public and private utility companies, including but not limited to electric, gas, water, sewer, telecommunications, and cable television providers, a perpetual easement for the purpose of constructing, reconstructing, inspecting, operating, maintaining, repairing, and replacing utility lines, pipes, cables, and appurtenances within, upon, across, along, and over the Public Way, to the extent such utilities currently exist or may be reasonably necessary for future public utility service.

Section 4. The City Clerk is hereby directed to file a copy of this Ordinance with the Recorder and Auditor of Hamilton County, Indiana, as required by the Vacation Statute.

Ordinance D-2776-25

Page One of Two

This Ordinance was prepared by Allison Lynch-McGrath, Assistant Corporation Council, on June 26, 2025, at 4:32 a.m. No subsequent revision to this Ordinance has been reviewed by Ms. Lynch-McGrath for legal sufficiency or otherwise.

Section 5. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

PASSED by the Common Council of the City of Carmel, Indiana, this 7th day of July, 2025, by a vote of 9 ayes and 0 nays.



Adam Aasen, President



Matthew Snyder, Vice-President



Jeff Worrell



Teresa Ayers



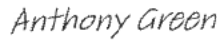
Shannon Minnaar



Anita Joshi



Ryan Locke

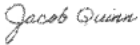


Anthony Green



Rich Taylor

ATTEST:



Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this 8th day of July, 2025, at 11:15 A.M.



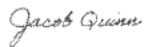
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this 8th day of July, 2025, at 11:30 A.M.



Sue Finkam, Mayor

ATTEST:



Jacob Quinn, Clerk

Ordinance D-2776-25
Page Two of Two Pages

RESOLUTION CC-01-05-26-01

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA HONORING THE FIRST CITY COUNCIL ON THE 50TH ANNIVERSARY OF
THEIR INAUGURATION**

**Synopsis: Recognizes the members of the original City Council of the City of Carmel,
Indiana**

WHEREAS, Carmel was incorporated as a town in 1874; and

WHEREAS, pursuant to legislation enacted during the 1970 session of Indiana General Assembly, Indiana towns were authorized to transition to city status; and

WHEREAS, in November 1974, the residents of Carmel voted to reorganize the Town of Carmel as a Fourth Class City; and

WHEREAS, this pivotal decision marked the transformation of Carmel from a town into a city and established the legislative and municipal foundation for the community we serve today; and

WHEREAS, the first municipal election as a city was held in 1975, culminating in the inauguration and first meeting of the City of Carmel's Common Council on January 5, 1976, exactly fifty years ago this evening; and

WHEREAS, the original members of that first Common Council were David Coots, Dr. Walter Dean, Minnie Doane, Jim Garretson, Stan Meacham, Jane Reiman, and Fred Swift; and

WHEREAS, the Common Council wishes to recognize and honor the dedication, vision, and public service of these individuals, whose leadership helped guide Carmel through its transition from a small town into a thriving city; and

WHEREAS, the Council is honored to be joined today by surviving members of this historic body, whose foresight and commitment continue to leave an enduring legacy.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Carmel, Indiana, that the Council hereby expresses its deepest gratitude and formal recognition to the foundational members of the 1976 Common Council for their service, leadership, and lasting contributions to the City of Carmel.

[Signature Page Follows]

PASSED by the Common Council of the City of Carmel, this 5th day of January, 2026, by a vote
of _____ ayes and _____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Matthew Snyder, President

Ryan Locke, Vice President

Teresa Ayers

Anita Joshi

Adam Aasen

Shannon Minnaar

Anthony Green

Rich Taylor

Jeff Worrell

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

ORDINANCE D-2807-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
VACATING THE PUBLIC WAY LOCATED AT 310 2nd St. NE.**

WHEREAS, Joshua A. Orendi (“Petitioner”) has filed a Petition for Vacation of the Public Way (the “Petition”) with the City of Carmel, Indiana, pursuant to Indiana Code § 36-7-3-12 (“Vacation Statute”), which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, the remaining Public Way to be vacated, is located at 310 2nd St. NE, Carmel, Indiana and is described in Exhibit B, attached hereto and incorporated herein (the “Public Way”);

WHEREAS, the Petitioner has requested that the Public Way be vacated and ownership vested in the Petitioner;

WHEREAS, the Public Way is not necessary for any public purpose, as it is currently unused and there are no plans for future use of the Public Way;

WHEREAS, the Petitioner has satisfied all requirements of the Vacation Statute, and no valid objections were raised to deny the Petition;

WHEREAS, pursuant to IC 36-7-3-12(c), a properly noticed public hearing on proposed vacation of the Public Way was held by the Common Council of the City of Carmel, Indiana, on the 5th day of January 2026, at which time all interested persons were given an opportunity to be heard.

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 Public Way is hereby vacated and the fee simple title to the vacated Public Way shall vest in the Petitioners, each to the centerline of the vacated Public Way as depicted and described in Exhibit B.

Section 3. Vacation of Public Way is subject to all existing easements, encroachments, and other encumbrances of record. Further, notwithstanding the vacation of the Public Way described herein, the City of Carmel, Indiana expressly reserves unto itself, and to all public and private utility companies, including but not limited to electric, gas, water, sewer, telecommunications, and cable television providers, a perpetual easement for the purpose of constructing, reconstructing, inspecting, operating, maintaining, repairing, and replacing utility lines, pipes, cables, and appurtenances within, upon, across, along, and over the Public Way, to the extent such utilities currently exist or may be reasonably necessary for future public utility service.

Section 4. The City Clerk is hereby directed to file a copy of this Ordinance with the Recorder and Auditor of Hamilton County, Indiana, as required by the Vacation Statute.

Ordinance D-2807-26
Page One of Two Pages

This Ordinance was prepared by Allison Lynch-McGrath, Assistant Corporation Council, on December 19, 2025, at 11:30 a.m. No subsequent revision to this Ordinance has been reviewed by Ms. Lynch-McGrath for legal sufficiency or otherwise.

Section 5. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

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

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

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Ordinance D-2807-26
Page Two of Two Pages

PETITION TO VACATE A PUBLIC WAY

1. JOSHUA A. ORENDI (the "Petitioner"), pursuant to Indiana Code §36-7-3-12, does hereby respectfully petition the Common Council of the City of Carmel, Indiana, for the vacation of those portions of the existing Public Way of Alley between lots 6 and 15, D.E. Wilkinson's Add. located entirely within the corporate boundaries of Carmel, Indiana, as is more particularly described below and in the exhibit attached hereto and made a part hereof.

2. The portion of the Public Way being vacated is more particularly described in Exhibit "A" and depicted in Exhibit "B" hereto, which are incorporated herein by this reference.

3. In support of this petition, the Petitioners submits the following:

a) State the circumstances of the case:

As the owner of all adjoining lots to this alley, I wish to vacate in order to add the available land area to the lots in the proposed
Replat of Lots 5 & 6, D.E. Wilkinson's Addition, making the rear of new lots larger.

Reversionary rights are fully vested in the owners of Lots 6 and 15.

b) Specifically describe the property proposed to be vacated:

An unimproved alley between lots 6 & 15 with overhead utilities and currently used as lawn space

There had been no discussion of improving this segment of alley and it would not serve any of properties in any practicle form

4. The following are the names and addresses of the owners of land which abut the property proposed to be vacated:

1. Josh A & Denise F Orendi, [REDACTED]

2. Carmel Clay Schools, [REDACTED]

3.

WHEREFORE, the Petitioner respectfully requests the vacation of the above-described Public Way.

(PETITIONER)

Josh A Orendi

Signature

Joshua A Orendi

Printed Name

12/4/25

Date

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the Petitioner understands that they are responsible for the cost and fees associated with the notice and certified mailing(s) which are payable upon invoicing.

Signature of Owner or Attorney for Owner: _____

John A. O'Leary

Date: 12/4/25

State of Indiana)
County of Hamilton) SS:

Subscribed and sworn to me before this 4th of December, 2025.

Carolyn Shaw
Public Signature

Carolyn Shaw Notary
Notary Public Printed

My commission expires: 2-18-2028

My county of residence is Hamilton County.

My Commission No. is: NP0725272

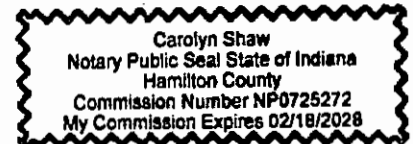


Exhibit A

Legal Description of Right-of-Way

A 12 FOOT PUBLIC ALLEY, BETWEEN LOTS 6 AND 15 IN D.E. WILKINSON'S ADDITION TO THE TOWN, NOW CITY OF CARMEL, CLAY TOWNSHIP, HAMILTON COUNTY INDIANA, AS PER PLAT THEREOF RECORDED IN DEED RECORD 90, PAGE 34 IN THE RECORDERS OFFICE OF SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN D.E. WILKINSONS ADDITION, THENCE NORTH 12 FEET TO THE SOUTHWEST CORNER OF LOT 15 IN SAID ADDITION; THENCE ALONG THE SOUTH LINE THEREOF TO THE SOUTHEAST CORNER OF LOT 15; THENCE SOUTH 12 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID ADDITION; THENCE WEST ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING. CONTAINING 1784.42 SQUARE FEET (0.040 ACRES) MORE OR LESS.

Exhibit B
Photo or Illustration of Right-of-Way



ORDINANCE D-2808-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
VACATING THE EASEMENT LOCATED AT 751 OSWEGO ROAD.**

WHEREAS, Thomas and Merilee Klotwyk (“Petitioners”) have filed a Petition for Vacation of Easement (the “Petition”) with the City of Carmel, Indiana, pursuant to Indiana Code § 36-7-3-16 and § 36-7-3-12 (“Vacation Statute”), which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, the remaining Easement to be vacated, is located at 751 Oswego Road, and is described in Exhibit B, attached hereto and incorporated herein (the “Easement”);

WHEREAS, the Easement is not necessary for any public purpose, as it is currently unused and there are no plans for future use of the Easement;

WHEREAS, the Petitioners have satisfied all requirements of the Vacation Statute, and no valid objections were raised to deny the Petition;

WHEREAS, pursuant to IC 36-7-3-12(c), a properly noticed public hearing on proposed vacation of the Easement was held by the Common Council of the City of Carmel, Indiana, on the 5th day of January 2026, at which time all interested persons were given an opportunity to be heard.

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 Easement is hereby vacated.

Section 3. The City Clerk is hereby directed to file a copy of this Ordinance with the Recorder and Auditor of Hamilton County, Indiana, as required by the Vacation Statute.

Section 4. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

Signature page to follow

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

Matt Snyder, President

Ryan Locke, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Anita Joshi

Adam Aasen

Anthony Green

Rich Taylor

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Ordinance D-2808-26

Page Two of Two Pages

This Ordinance was prepared by Allison Lynch-McGrath, Assistant Corporation Council, on December 19, 2025, at 11:30 a.m. No subsequent revision to this Ordinance has been reviewed by Ms. Lynch-McGrath for legal sufficiency or otherwise.

Exhibit A

PETITION TO VACATE A PUBLIC WAY

1. Thomas E. and Merilee S. Klootwyk (the "Petitioner"), pursuant to Indiana Code §36-7-3-12, does hereby respectfully petition the Common Council of the City of Carmel, Indiana, for the vacation of those portions of the existing Public Way of Utility Strip located entirely within the corporate boundaries of Carmel, Indiana, as is more particularly described below and in the exhibit attached hereto and made a part hereof.
2. The portion of the Public Way being vacated is more particularly described in Exhibit "A" and depicted in Exhibit "B" hereto, which are incorporated herein by this reference.
3. In support of this petition, the Petitioners submits the following:

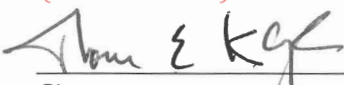
a) State the circumstances of the case:
Petitioners earlier this year filed a petition to vacate a right of way next to their property, Lot 107 in Newark Village. Petition was granted in July, 2025, adding 25' back to their property and leaving a 10' utility strip that originally ran partially along the southern property line, in the middle of their now enlarged lot. Petitioners are building a new residence on their property and the utility strip, which has no utilities underneath it, interferes with their structure. Petitioners request the strip be vacated.

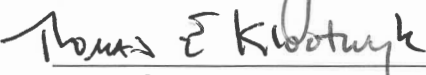
b) Specifically describe the property proposed to be vacated:
10" wide utility strip along a portion of the original southern border of Lot 107, Newark Village.
Legal description attached.

4. The following are the names and addresses of the owners of land which abut the property proposed to be vacated:
 1. None
 - 2.
 3. (add additional if necessary)

WHEREFORE, the Petitioner respectfully requests the vacation of the above-described Public Way.

CARMEL CITY CLERK
DEC 09 2025
TIME: 11:34 AM

(PETITIONER)


Signature


Printed Name
12/1/25

Date

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the Petitioner understands that they are responsible for the cost and fees associated with the notice and certified mailing(s) which are payable upon invoicing.

Signature of Owner or Attorney for Owner: Travis E. Kyr
Date: 12-01-2025 Mailee S. Klostyrk

State of Indiana)
County of Marion) SS:

Subscribed and sworn to me before this 1st of December, 20 25.

Cynthia A. Gramman / Cynthia A. Gramman Notary
Public Signature / Notary Public Printed

My commission expires: September 14, 2033
My county of residence is Marion County.
My Commission No. is: NP0705256

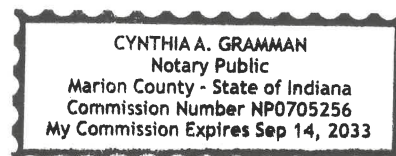
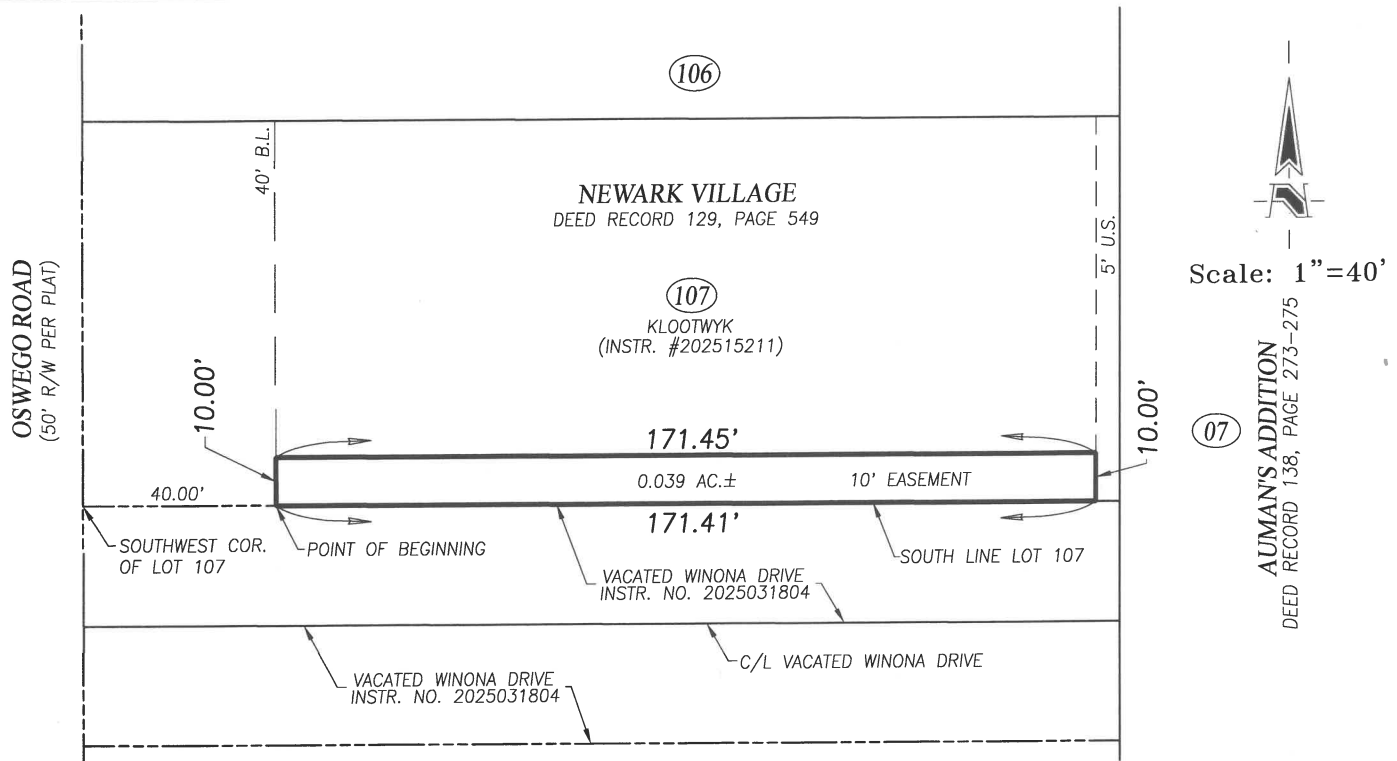


EXHIBIT A

PART OF THE NW 1/4 SEC. 31-T18N-R4E



PART OF LOT 107 IN NEWARK VILLAGE, A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN DEED RECORD 129, PAGE 549 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 107 IN SAID NEWARK VILLAGE; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 107, 40.00 FEET TO AN EXISTING 40 FOOT BUILDING LINE AND THE POINT OF BEGINNING; THENCE NORTH ALONG SAID 40 FOOT BUILDING LINE AND PARALLEL WITH THE WEST LINE OF SAID LOT 107, 10.00 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 107, 171.45 FEET TO A POINT ON THE WEST LINE OF AN EXISTING 5 FOOT UTILITY STRIP; THENCE SOUTH ALONG THE WEST LINE OF SAID UTILITY STRIP AND PARALLEL WITH THE EAST LINE OF SAID LOT 107, 10.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 107; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 107, 171.41 FEET TO THE POINT OF BEGINNING, CONTAINING 0.039 AC. MORE OR LESS.

Prepared: December 8, 2025

Chad L. Brown
Chad L. Brown, Registered Land Surveyor, Indiana #LS21100002
Job #25-29157 -001 Client: Merilee Klotwyk



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Exhibit for Easement VACATION- 751 OSWEGO ROAD
CARMEL, IN 46032

HAHN SURVEYING GROUP, INC.

LAND SURVEYORS - Established in 1975

8925 N. Meridian Street, Suite 120

Indianapolis, IN 46260

www.hahnsurveying.com - Phone: (317) 846-0840

DRAWING BY: EWD

CHECKED BY: CLB

SHEET

1
OF

1

25-29157-001

TAX ID NUMBER(S)
16-10-31-01-02-047.000 29-10-31-102-047.000-018

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Rodney J. Alexander

CONVEY(S) AND WARRANT(S) TO

Merilee S. Klootwyk and Thomas E. Klootwyk, Wife and Husband, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Hamilton County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22 day of April, 2025.


Rodney J. Alexander

State of IN, County of Hamilton ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Rodney J. Alexander** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 22 day of April, 2025.

My Commission Expires:

Andres G Sanchez
Signature of Notary Public

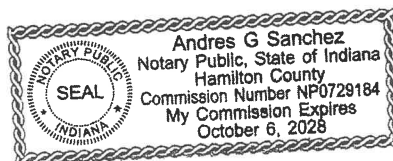
Commission No.

Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077



Property Address:

751 Oswego Road
Carmel, IN 46032

Grantee's Address and Mail Tax Statements To:

77 Chatham Hills Blvd
Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

MTC File No.: 25-4144 (UD)

Page 2 of 3

EXHIBIT A

Lot Number 107 in Newark Village, a resubdivision in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 129, page 549 in the Office of the Recorder of Hamilton County, Indiana.

ORDINANCE D-2776-25

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
VACATING A PORTION OF THE PUBLIC WAY LOCATED WITHIN THE NEWARK
SUBDIVISION**

WHEREAS, Thomas E. Klootwyk and Merilee S. Klootwyk (“Petitioners”), have filed a Petition for Vacation of a Public Way (the “Petition”) with the City of Carmel, Indiana, pursuant to Indiana Code §36-7-3-12 (“Vacation Statute”), which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, the public way to be vacated is the northern half of the real property located between 751 Oswego Road and 805 Oswego Road, is located within the Newark Subdivision, in Carmel, Indiana, and is described in Exhibit B, attached hereto and incorporated herein (the “Public Way”);

WHEREAS, the Petitioners have requested that the northern half of the Public Way be vacated and ownership vested in Thomas E. Klootwyk and Merilee S. Klootwyk;

WHEREAS, The Public Way is not necessary for any public purpose, as it is currently unused and its future development is not reasonably feasible;

WHEREAS, The Petitioners have satisfied all requirements of the Vacation Statute, and no valid objections were raised to deny the Petition;

WHEREAS, pursuant to IC 36-7-3-12(c), a properly noticed public hearing on proposed vacation of the Public Way was held by the Common Council of the City of Carmel, Indiana, on the 7th day of July, 2025, at which time all interested persons were given an opportunity to be heard;

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 Public Way is hereby vacated and the fee simple title to the vacated Public Way shall vest in the Petitioners, each to the centerline of the vacated Public Way as depicted and described in Exhibit B.

Section 3. Vacation of Public Way is subject to all existing easements, encroachments, and other encumbrances of record. Further, notwithstanding the vacation of the Public Way described herein, the City of Carmel, Indiana expressly reserves unto itself, and to all public and private utility companies, including but not limited to electric, gas, water, sewer, telecommunications, and cable television providers, a perpetual easement for the purpose of constructing, reconstructing, inspecting, operating, maintaining, repairing, and replacing utility lines, pipes, cables, and appurtenances within, upon, across, along, and over the Public Way, to the extent such utilities currently exist or may be reasonably necessary for future public utility service.

Section 4. The City Clerk is hereby directed to file a copy of this Ordinance with the Recorder and Auditor of Hamilton County, Indiana, as required by the Vacation Statute.

Ordinance D-2776-25

Page One of Two

This Ordinance was prepared by Allison Lynch-McGrath, Assistant Corporation Council, on June 26, 2025, at 4:32 a.m. No subsequent revision to this Ordinance has been reviewed by Ms. Lynch-McGrath for legal sufficiency or otherwise.

Section 5. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

PASSED by the Common Council of the City of Carmel, Indiana, this 7th day of July, 2025, by a vote of 9 ayes and 0 nays.



Adam Aasen, President



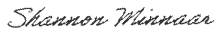
Matthew Snyder, Vice-President



Jeff Worrell



Teresa Ayers



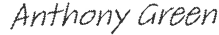
Shannon Minnaar



Anita Joshi



Ryan Locke



Anthony Green



Rich Taylor

ATTEST:



Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this 8th day of July 2025, at 11:15 A.M.



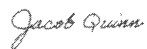
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this 8th day of July 2025, at 11:30 A.M.



Sue Finkam, Mayor

ATTEST:



Jacob Quinn, Clerk

Ordinance D-2776-25
Page Two of Two Pages

2025 Year End Encumbrances
(For Acknowledgement)

BUDGET UNIT	Amount
GENERAL FUND - POLICE DEPARTMENT	1,085,475.38
GENERAL FUND - ICS - TECHNOLOGY	537,456.42
GENERAL FUND - FIRE DEPARTMENT	2,255,887.72
GENERAL FUND - PARKS DEPARTMENT	276,639.44
GENERAL FUND - MAYOR'S DEPARTMENT	86,008.50
GENERAL FUND - LAW DEPARTMENT	261,485.24
GENERAL FUND - DEPT OF COMMUNITY SERVICES	190,899.34
GENERAL FUND - DEPT OF HUMAN RESOURCES	65,817.50
GENERAL FUND - MARKETING & COMMUNITY RELATIONS	425,400.11
GENERAL FUND - GENERAL ADMINISTRATION(FACILITIES)	72,587.29
GENERAL FUND - CITY PROPERTY MAINTENANCE	1,610,097.56
GENERAL FUND - BROOKSHIRE GOLF	55,156.04
GENERAL FUND - BUILDING OPERATIONS(ART SUPPORT)	138,795.49
GENERAL FUND - ECONOMIC DEVELOPMENT	44,723.68
GENERAL FUND - FINANCE	497,061.33
GENERAL FUND - CITY CLERK	21,260.25
GENERAL FUND - DEPARTMENT OF REDEVELOPMENT	1,246.22
TOTAL GENERAL FUND	7,625,997.51
MVH - ENGINEERING	175,170.33
MVH - STREETS	2,401,872.55
TOTAL MVH	2,577,042.88
CUM CAP DEVELOPMENT FUND	220,830.32
NON REVERTING STORMWATER	178,912.15
URBAN FORESTRY FUND	340.00
HISTORIC PRESERVATION FUND	5,357.50
POLICE GIFT FUND	85,509.21
PARKS GIFT FUND	7,486.83
COMMUNITY RELATIONS GIFT FUND	27,550.00
CARMEL REDEVELOPMENT GIFT- MARKETING FUND	4,157.01
REVENUE DEPOSIT FUND	5,890.00
CITY LAW ENFORCEMENT AID FUND	185,069.00
OTHER LAW ENFORCEMENT FUND	7,498.50
THOROUGH FARE FUND	515.99
NON-REVERTING BICYCLE FACILITIES FUND	2,750.00
CARTER GREEN ICE RINK FUND	84,342.74
CODE ENFORCEMENT FUND	962.00
AMBULANCE FUND	139,679.14
PARKS CAPITAL FUND	2,083,601.65
PARK IMPACT FEE FUND	1,370,502.51
LOCAL ROAD & STREET FUND	1,459,087.01
CUM CAP IMPROVEMENT FUND	1,251.67
DEFERRAL FUND	10,380.75
USER FEE FUND & DEFERRALS	2,540.00
TOTAL ENCUMBRANCES	16,087,254.37