



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, MAY 18, 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**
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
- 8. CONSENT AGENDA**
 - a. Approval of Minutes
 1. April 20, 2026 Special Meeting
 2. April 20, 2026 Regular Meeting
 3. May 7, 2026 Special Claims Meeting
 - b. Claims
 1. General Claims - \$1,876,091.47
 2. Wire Transfers - \$9,486,916.14
- 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. Carmel Environmental Stewardship Committee (Quarterly – March, June, September, December)
- j. Finance Department Budget Update (Quarterly – April, July, October, January (for the 4th quarter of the previous year))
- k. All reports designated by the Chair to qualify for placement under this category

12. OLD BUSINESS

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

Synopsis:

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

- b. **Twelfth 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.

- c. **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. **Returns from 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.

- d. **Second Reading of Ordinance D-2815-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating a Portion of the Public Way; Sponsor: Councilor Snyder. **Returns from the Land Use and Special Studies Committee. Will be discussed during Finance, Utilities and Rules Committee Meeting on 5/13/26.**

Synopsis:

Petition for vacation of the public way between 1118 S. Rangeline Road and 1132 S. Rangeline Road, previously Lot 8 of the Harvey B Stout subdivision filed by Petitioner Carmel Midtown Community Development Corporation.

- e. **Second Reading of Ordinance D-2816-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating a Portion of the Public Way; Sponsor: Councilor Snyder. **Returns from the Land Use and Special Studies Committee. Will be discussed during Finance, Utilities and Rules Committee Meeting on 5/13/26.**

Synopsis:

Petition for vacation of the public way west of 1132 S. Rangeline Road, lots 9 and 10 of the Harvey B Stout subdivision filed by Petitioner Carmel Midtown Community Development Corporation.

13. PUBLIC HEARINGS

- a. **First Reading of Ordinance Z-706-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Short-Term Rental Use-Specific Standards and Definitions in the United Development Ordinance; Sponsor: Councilor Ayers.

Synopsis:

This Ordinance amends the Short-Term Rental Use-Specific Standards. This ordinance also amends the applicable Special Exception provision and the Definitions in the Unified Development Ordinance.

- b. **First Reading of Ordinance D-2819-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, authorizing and approving an additional appropriation of funds from the General Fund (Fund #101) to the Marketing and Community Relations 2026 budget (Fund #1203); Sponsors: Councilors: Joshi, Minnaar, Snyder and Worrell.

Synopsis:

This ordinance appropriates \$20,000 to cover costs related to Volunteer Carmel.

- c. **First Reading of Ordinance D-2822-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Refunding Bonds for the Purpose of Providing Funds to Refund Certain Outstanding General Obligation Bonds of the City and to Pay Incidental Expenses in Connection Therewith and on Account of the Issuance and Sale of the Bonds and Appropriating the Proceeds Derived from the Sale of Such Bonds; Sponsors: Councilors Taylor and Snyder.

Synopsis:

This resolution authorizes the issuance of the City's General Obligation Refunding Bonds, Series 2026, in the maximum principal amount of \$12,000,000, for the purpose of refinancing multiple series of outstanding General Obligation Bonds issued in 2016 in order to achieve debt service savings and paying costs of issuance of such bonds.

- d. **First Reading of Ordinance D-2823-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the City Asset Repairs and Maintenance Fund (Fund #927); Sponsors: Councilors Taylor and Snyder. **Public Hearing only. Ordinance to be addressed in New Business.**

Synopsis:

This ordinance appropriates \$1,074,842.00 to cover repair and/or maintenance costs for city assets.

- e. **Petition to Vacate an Easement; Between 10450 Laurel Ridge and 1372 Ridgeway Lane**; Victoria Edwards

14. NEW BUSINESS

- a. **First Reading of Ordinance D-2821-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating the Easement Located at 1372 Ridgeway Lane & 10450 Laurel Ridge Lane; Sponsor: Councilor Snyder.

Synopsis:

Vacation of drainage and utility easement within the Laurel Ridge subdivision.

- b. **First Reading of Ordinance D-2813-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 4, Sections 8-38 and 8-39 of the Carmel City Code; Sponsor: Councilor Joshi.

Synopsis:

Amends Carmel City Code § 8- 39 to add new speed humps on West Road between 121st Street and 131st Street.

- c. **First Reading of Ordinance D-2820-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 3, Article 2, Section 3-58 and Chapter 8, Article 5, Section 8-45 of the Carmel City Code; Sponsor(s): Councilor(s) Minnaar, Taylor, and Worrell.

Synopsis:

Ordinance amending the collection of civil penalties under the jurisdiction of the City's Violations Bureau.

- d. **First Reading of Ordinance D-2824-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, amending Article 4, Section 2-128 of the Carmel City Code; Sponsor(s): Councilor(s): Taylor and Snyder.

Synopsis:

Amends Article 4, Section 2-128 of the Carmel City Code to establish the Non-Reverting City Assets Repairs and Maintenance Fund (Fund #927).

- e. **Resolution CC-05-18-26-05**; A Resolution of the Common Council of the City of Carmel, Indiana, approving a transfer of funds between the General Fund (#101) and the City Assets Repairs and Maintenance Fund (#927); Sponsor(s): Councilor(s): Taylor and Snyder.

Synopsis:

Transfers \$1,074,842.00 from the General Fund (#101) into the City Assets Repairs and Maintenance Fund (#927).

- f. **First Reading of Ordinance D-2823-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the City Asset Repairs and Maintenance Fund (Fund #927); Sponsors: Councilors Taylor and Snyder.

Synopsis:

This ordinance appropriates \$1,074,842.00 to cover repair and/or maintenance costs for city assets.

- g. **Resolution CC-05-18-26-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Carmel Redevelopment Authority Lease Rental Refunding Bonds to Refinance Certain Outstanding Bonds and Related Matters; Sponsor(s): Councilor(s) Taylor and Snyder.

Synopsis:

This resolution approves the issuance of Carmel Redevelopment Authority's Lease Rental Bonds, Series 2026A, in the maximum principal amount of \$115,000,000, for the purpose of refinancing the Authority's Lease Rental Bonds, Series 2016A in order to achieve debt service savings, and approves documents and matters related thereto.

- h. **Resolution CC-05-18-26-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Carmel Redevelopment Authority Lease Rental Refunding Bonds to Refinance Certain Outstanding Bonds and Related Matters; Sponsors: Councilors Taylor and Snyder.

Synopsis:

This resolution approves the issuance of Carmel Redevelopment Authority's Lease Rental Bonds, Series 2026B, in the maximum principal amount of \$5,000,000, for the purpose of refinancing the Authority's Lease Rental Bonds, Series 2016B in order to achieve debt

service savings, and approves documents and matters related thereto.

- i. **Resolution CC-05-18-26-03;** A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Carmel Redevelopment Authority Lease Rental Refunding Bonds to Refinance Certain Outstanding Bonds and Related Matters; Sponsors: Councilors Taylor and Snyder.

Synopsis:

This resolution approves the issuance of Carmel Redevelopment Authority's Lease Rental Bonds, Series 2026C, in the maximum principal amount of \$10,000,000, for the purpose of refinancing the Authority's Lease Rental Refunding Bonds, Series 2016C in order to achieve debt service savings, and approves documents and matters related thereto.

- j. **Resolution CC-05-18-26-04;** A Resolution of the Common Council of the City of Carmel, Indiana, Approving the Issuance of Refunding Bonds of the City of Carmel Storm Water District and Related Matters; Sponsors: Councilors Taylor and Snyder.

Synopsis:

This resolution approves the issuance of Carmel Storm Water District Refunding Bonds, Series 2026, in a maximum principal amount of \$24,000,000, for the purpose of refinancing the Storm Water District Bonds, Series 2016 and the Storm Water District Revenue Bonds, Series 2020, in order to provide interest cost and cash flow savings to the Storm Water District, and to approve matters related thereto.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

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: June 1, 2026

City of Carmel

CARMEL COMMON COUNCIL SPECIAL MEETING MINUTES



MONDAY, APRIL 20, 2026 - 4:00 PM
CAUCUS ROOM/CITY HALL/ONE CIVIC SQUARE

CALL TO ORDER

Council President Matthew Snyder, Councilors Ryan Locke, Shannon Minnaar, Rich Taylor, Jeff Worrell, Teresa Ayers, Tony Green, Mayor Sue Finkam, and Deputy Clerk Jessica Komp were present. Councilors Anita Joshi and Adam Aasen were not present.

Other city staff present included Corporation Counsel Sergey Grechukhin, Department of Community Services Director Mike Hollibaugh and Planner Adrienne Keeling, and Redevelopment Director Henry Mestetsky. Mayor's Advisory Commission on Housing Members Barbara Eden and Christine Zoccola were also present.

Council President Snyder called the meeting to order at 4:00 p.m.

DISCUSSION

Council President Snyder announced that the purpose of this meeting was to discuss the potential impact of House Enrolled Act 1001. Adrienne Keeling shared a summary of the bill which includes three main categories of requirements. The first is a housing progress report and annual reporting requirements, the second is limits on building and construction-related fees, and the third is increasing housing development. Ms. Keeling reviewed the annual reporting requirements, many of which we already track. Examples are the number of housing units proposed, the number denied (and whether they are rezones, platted, or built), the number of calendar days used to process housing applications, average median home sales price, median rent price, and median incomes of buyers. We will need to partner with MIBOR or another group to compile the information we don't have access to. Reports are due annually by January for the previous year. The mandate to all Indiana municipalities to report these statistics is unfunded by the state, meaning each city has to figure out how to pay for this additional workload.

Sergey Grechukhin next spoke about the amendments to the fees. We will be introducing a fee ordinance amendment to Plan Commission in May, including some engineering fees. Starting December 31, 2026, a unit may not assess a fee in an amount that is more than reasonably necessary to cover the applicable cost of the unit, to process the application, inspect the applicant's plans, and prepare detailed statements for the applicant. Mr. Grechukhin stated we had already taken into consideration that our expense to do this additional work would increase when we began considering the new engineering fees. Processing applications, technology, and inspection costs all add up to more than people realize. We are already subsidizing the current

42 cost to do these things. Another change is that fees can only be adjusted every five years, and
43 those changes can only be based on the consumer price index (CPI). If our expenses go up
44 substantially more than expected, we can do an emergency adjustment through an ordinance
45 amendment. Another change is that starting July 1, 2026, once new fees are introduced, the
46 current 90-day implementation delay will shift to 180 days. So our plan is to get the new
47 engineering fees introduced prior to that, so there will only be a 90-day delay.
48

49 Lastly, Mr. Grechukhin explained the increased housing requirement. When HEA 1001 was first
50 introduced, there were many mandates for municipalities to require certain amendments to their
51 UDO's and zoning ordinances that would have allowed certain types of housing by right in the
52 majority of zoning districts. Over time, this had the potential to double the density in some
53 districts. Many of those requirements were watered down into just reporting requirements. By
54 January 1, 2027, a unit must conduct a public hearing to review their UDO and any zoning
55 regulations with the specific goal of increasing housing development by:

- 56 (1) Providing duplexes, triplexes and fourplexes in designated single family home areas
- 57 (2) Constructing other housing types including ADU's and manufactured and modular housing
- 58 (3) Adaptive reuse of commercial buildings for residential use
- 59 (4) Increasing allowable floor area ratio in multifamily housing
- 60 (5) Waiving/eliminating regulations such as requirements for:
 - 61 a. Garage size/placement
 - 62 b. Steeper roof pitch
 - 63 c. Minimum lot size and square footage
 - 64 d. Greater setbacks
 - 65 e. Off-street parking
 - 66 f. Design standards prohibiting use of code compliant products
 - 67 g. Property height limitations
- 68 (6) Reviewing impact fee zones with zone advisory committee for improvements
- 69 (7) Streamlining permitting process/timelines, including one stop/parallel process permitting by
70 15 days or more
- 71 (8) Using property tax abatements to enable higher density and mixed income communities
- 72 (9) Donating vacant land for affordable housing development

73 These nine standards are not all required, but they do need to be considered when addressing our
74 UDO during the public hearing.
75

76 Then, also not later than January 1, 2027, the unit shall submit a report containing:

- 77 (1) a copy of their housing study if one was performed between 2021-2025;
- 78 (2) the minutes from the public hearing;
- 79 (3) any newly developed/amended UDO as a result of the review;
- 80 (4) a written description of the ways said UDO was changed to support increased housing by
81 using these nine factors.

82 Councilor Taylor stated that Carmel citizens will have opinions on these mandates and that we
83 need to make it clear during this public hearing that these mandates are coming from the State
84 Legislature, so that our citizens may reach out to their legislators to give their feedback. Council
85 President Snyder stated that we are already 20 years ahead of most cities, and we have already

86 increased our housing density significantly. Councilor Green expressed his view that after we
87 submit a copy of our housing study and the minutes from our public hearing, it will show that we
88 have already taken action to achieve many of these objectives. Other councilors concurred that we
89 have already done much over the last 20 years to craft our UDO into a document that has helped
90 us achieve the objective of offering various types of housing options. Mayor Finkam stated that it
91 should be apparent when looking at what we've done over the last 2-3 decades, that we are
92 meeting the intent of what HEA 1001 is trying to accomplish. Councilor Taylor also stated that
93 some of these actionable steps are not realistic for Carmel, i.e., we can't convert commercial
94 buildings (that we don't have) into residential. Council President Snyder stated that HEA 1001 has
95 conflicts with existing state law, such as the preemption of local zoning, a population-based
96 funding split, and a statute against unfunded mandates, to name a few.

97
98 Mike Hollibaugh stated he believes just reporting what we've done so far will not be enough.
99 Although the original mandates for duplexes and triplexes, etc., did not pass in the final version,
100 these are the trends we are seeing in the majority of other states, so we should expect them in
101 future legislative sessions. The landlord, builder, and realtor lobbies are powerful, they will
102 continue to push for single-family zoning to include more than single-family homes. Councilor
103 Taylor agreed that those lobbies are strong, but people in the Indiana General Assembly are
104 concerned with being reelected, and this type of mandate is not popular with Indiana residents.
105 Councilor Locke stated that our best pitch is to show what we've already done to address these
106 issues for our city. Council President Snyder expressed his concern over how HEA 1001's mandates
107 conflict with environmental laws, both at the federal and state level. In Carmel we typically over-
108 detain stormwater, going above and beyond, which this legislation will no longer allow. The Mayor
109 stated that the State Legislature has not looked at this holistically, and that is the concern. Cities
110 simply cannot significantly increase housing density without improving the infrastructure required
111 to support it. We have to build a community for tomorrow's generation. We need to pay
112 attention to state bills and federal bills that affect housing policy, as these mandates have been
113 eroding home rule for a number of years now. Councilor Worrell stated that we need to defend
114 the way we have been doing things, and what has been working very well for Carmel.

115

116 **ADJOURNMENT**

117 Council President Snyder adjourned the meeting at 5:00 p.m.

118

119 Respectfully Submitted,

120

121

Jacob Quinn, Clerk

122

123

Approved,

124

125

126 **ATTEST:**

Matthew Snyder, Council President

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128

129 _____
Jacob Quinn, Clerk

City of Carmel



CARMEL COMMON COUNCIL MEETING MINUTES

MONDAY, APRIL 20, 2026 - 6:00 PM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

CALL TO ORDER

Council President Matthew Snyder; Council Members: Shannon Minnaar, Adam Aasen, Ryan Locke, Rich Taylor, Jeff Worrell, Teresa Ayers, Tony Green, and Deputy Clerk Jessica Komp were present. Councilor Anita Joshi was not present.

AGENDA APPROVAL

The agenda was approved 8-0.

INVOCATION

Rabbi Dovid Grossbaum of Chabad Lubavitch of Indiana gave the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

Carmel Police Chief Drake Sterling introduced four new Carmel Police officers. Tyler Winings, Jeremy Fultz, Daniel Eanes, and Philip Smiley were all sworn-in by Mayor Sue Finkam.

Chief Sterling also introduced two officers who earned Life-Saving Awards. Officer Mary Potvin and Sergeant Jeremy Meier responded to an EMS call at a local address on March 4th. Maria Perez told Officer Potvin that her husband Ricardo was unconscious. Officer Potvin immediately applied an AED and started CPR. Sergeant Meier quickly arrived and joined Officer Potvin in administering life-saving measures, including two shocks delivered, until Carmel Fire Department personnel arrived on-scene. Additional shocks were administered by medical personnel and medics later advised that Mr. Perez had regained a pulse and was transported to St. Vincent Heart Center for further treatment. Medical staff at St. Vincent later explained that if it had not been for the officers' rapid response and immediate application of CPR and the AED, Mr. Perez would not have survived. Chief Sterling thanked Officer Potvin and Sergeant Meier for their quick action, professionalism, and dedication. He thanked Bolt for the Heart for their continuous donations of AED's to the Carmel Police Department, without which we would not have an AED in each CPD car. Fire Chief Joel Thacker then recognized the firefighters who arrived on scene, as well as the 9-1-1 dispatchers who are the first link in the chain. He stated that this is a testament to the collaboration between the Police and Fire Departments, something he has not experienced in other cities. He thanked Ricardo and Maria Perez for coming tonight.

41 **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**

42 Archishman Chakraborty, a fifth grader at Prairie Trace Elementary, was Mayor Finkam’s “Deputy
43 Mayor” for this meeting. Tomorrow evening the city will kick off the 2026 neighborhood pop-up
44 series. The first one will be held in the South Central District, at Westermeier Commons playground
45 parking lot. More information will be coming about the additional five pop-ups planned for this
46 year. On Friday, the city of Carmel will host the annual Holocaust remembrance ceremony. It will
47 take place at noon at the Tarkington Theatre. During this event we will honor the millions of lives
48 that were lost during the Holocaust and be reminded of the importance of standing against hatred.
49 Japan Springfest will be held on May 2nd, a fun event celebrating Spring and Japanese culture.
50 There will be delicious Japanese food, cultural performances, and hands-on activities. Visitors may
51 also learn more about our relationship with our sister city, Kawachinagano, Japan. The festival will
52 begin with a ribbon-cutting ceremony to celebrate the reopening of the Carmel Japanese garden.
53 This is a free event, open to all.

54
55 Councilor Aasen commented on the swearing-in of our new police officers and the life-saving
56 awards that were presented. He recognized how safe our city is, with crime rates actually going
57 down while our population is increasing. He stated that there was recently a “Safest City” list, which
58 we would have been on, but we didn’t qualify to be on the list, being that we didn’t have a single
59 murder last year. He thanked our first responders for all they do to keep Carmel safe.

60
61 **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**

62 Council President Snyder thanked those who came to the meeting tonight to speak during the
63 blue card session. He thanked those who attended the recent town hall and offered their
64 perspectives. He reiterated that the city does not have authority over the leasing decisions of
65 private residents and private businesses. What we can do is listen to our citizens and focus on
66 actionable ways we can provide support. Sergey Grechukhin, Corporation Counsel, also stated
67 that the local office space recently leased by the U.S. Immigration and Customs Enforcement
68 agency (ICE) did not require any city approvals. Ted Nolting, Counsel to the City Council, also
69 pointed out that even if the city were allowed to regulate leases, the Supremacy Clause in the
70 Constitution, along with the Doctrine of Intergovernmental Immunity, prevents states from doing
71 anything that burdens a federal agency. Additionally, the Indiana General Assembly recently
72 passed Senate Bill 76, which requires us to cooperate with ICE in all aspects, and imposes
73 penalties on cities or towns that refuse to cooperate.

74
75 Jon Chipman submitted a blue card, but in the interest of time, he stated that he will email the
76 Council his comments, instead.

77
78 Sharon Boller spoke first, on behalf of the local non-profit “From Strangers to Neighbors”, which
79 serves the refugee population legally resettled here. Until last year the program existed through
80 the U.S. Customs and Immigration Program for refugee resettlement, until it was shuttered by the
81 current administration. The local group still serves refugees who are here. Ms. Boller noted three
82 upcoming cultural events and stated that when she moved to Carmel three years ago, she was
83 thrilled to see the value placed upon immigrant residents and community members. Evidence

84 existed everywhere that immigrants are valued here. She stated that Carmel's FAQ regarding the
85 ICE office falls short of the response citizens want to hear, and doesn't convey a city that
86 embraces immigrants so much as it shows a city that wants to avoid a conflict with power. Ms.
87 Boller would like the city to issue a formal statement to ICE letting them know they are not
88 wanted in this community. She works with immigrants from countries that are under a travel ban
89 with the United States – there are 75 such countries – all of whom have black and brown
90 populations. Many are finding that the pathway to citizenship has been cut. If the city would
91 make a formal statement that we don't support the policies and actions of ICE, and we don't feel
92 its presence creates a community that welcomes immigrants, it would be a powerful one.

93
94 Joey Basu thanked those on the Council that made an appearance at the town hall meeting on
95 March 30th. The turnout at that meeting and the turnout in this room tonight reflect that Carmel
96 residents are deeply troubled by the ICE office in our community, and they want to know that
97 their local government will protect their constitutional rights. Mr. Basu respectfully encouraged
98 the City Council to direct the Carmel Police Department to monitor ICE operations within the city
99 limits to ensure compliance with constitutional standards and adherence to their administrative-
100 only scope. Mr. Basu has faith in the CPD to do everything they can to ensure the safety of our
101 residents, but residents are also looking to our elected officials for leadership on this issue.

102
103 Stephanie Stewart spoke to Council in opposition to ICE's presence in Carmel. She stated that one
104 of her favorite things about Carmel is its diversity, which has allowed her to make friends from all
105 over the world. Ms. Stewart stated that ICE agents have been racially profiling people with brown
106 skin, performing illegal search and seizure, wrongfully detaining people, including children, and
107 that people have died. She asked, if Carmel is as safe as Councilor Aasen just stated, why do we
108 need ICE here? She believes it is because Hamilton County is a blue county. She believes that
109 Carmel Police have racially profiled people when pulling their cars over. She believes there should
110 be a formal statement made about ensuring all of our residents' safety.

111
112 Sarah Draper spoke to Council next. Ms. Draper is a 19-year Carmel resident and an immigrant.
113 She shared that 13% of Carmel residents are foreign-born. She stated the cultural celebrations in
114 Carmel are worth little if the leaders don't stand up for those cultures in difficult times. She
115 thanked (Councilor) Dr. Joshi for her speech at the recent town hall meeting, and thanked the
116 other two Councilors who showed up, but expressed disappointment that all did not attend. Ms.
117 Draper has faith in our police department, but is still scared, since Senate Bill 76 has diminished
118 what they can do to protect us from these masked federal agents. Even with her privilege as a
119 native English speaker with white skin, she fears ICE. Other cities have passed council resolutions
120 stating their opposition to ICE, and Ms. Draper would like to see our council do the same.

121
122 Shelley Carey stated that until ICE is reformed and not rooted in bringing fear into a community,
123 their presence concerns her. As taxpayers, we should know what they are working on to
124 determine if their work is of any value. She has had many email exchanges with Mayor Finkam,
125 and asked many questions. Ms. Carey believes that a city such as Washington D.C., or somewhere
126 along the southern border, would make more sense for an office of ICE lawyers. Mayor Finkam

127 assured her that CPD will not detain individuals for immigration issues. Ms. Carey would like our
128 community to take a clear stand against any form of authoritarian practices that disregard input
129 from our elected leaders based on what we as community members want.
130

131 Henry Winckler, President of the Central Carmel Preservation Association, spoke next. Mr.
132 Winckler believes ICE is a corrosive presence that doesn't deserve the good graces of Carmel. He
133 stated that where ICE is there exists cruelty, death and loss of due process, incarceration of
134 constitutionally protected persons, horrifying conditions in concrete boxes, and children
135 separated from their parents and kept without medical care and schooling. He stated that even it
136 this will only be an administrative branch, this is what administrative branches do – they enable
137 these kinds of abuses. He does not believe a civilized community should allow such an immoral,
138 rogue organization into our community. He agrees that the country has the right to protect its
139 borders from criminal elements, but stated that we wouldn't need ICE if Congress would do its
140 job. Mr. Winckler believes ICE has become a personal police force accountable to one person.
141

142 Linda Bailey Zimmerman stated that she believes it is detrimental to our local police department
143 to have to work in tandem or side by side with ICE. ICE is not trained as extensively as our police
144 department, whether that be in deescalation, in procedural matters, or in following the U.S.
145 constitution. Ms. Zimmerman is opposed to ICE's presence in Carmel.
146

147 Rob Brown spoke in favor of the ICE administrative office in Carmel. Mr. Brown's mother and wife
148 are both immigrants, and he stated he understands the sacrifices required of those who give up
149 everything to come to the U.S. He stated that both his mother's family and his wife's family are
150 very supportive of ICE, and his opinion is informed by that. He believes that if immigrants or
151 refugees obey our laws and follow the correct immigration procedures, there is nothing to fear.
152 He believes ICE agents are brave persons who have signed up to maintain the laws of our country
153 and deserve our respect. They do their jobs and they do them well and we never hear about it. He
154 acknowledges that there have been some exceptions, and those are the ones who have found
155 their way onto TV. He stated that ICE officers are not shaking people down in every city, and that
156 they are not allowed to break the law.
157

158 Maaik Mora, of Carmel Young Progressives, spoke in opposition to ICE's presence in Carmel. She
159 would respectfully like to see more assertiveness from our city leadership. She believes that the
160 way our city leaders communicate with the public shapes the way we feel informed, included and
161 supported. Speaking up on this issue should not be reduced to political labels, defining one as
162 extreme, or as of one ideology or another. At its core, this issue is about values such as respect
163 for due process, a stance against racial profiling, and support for basic human rights. Ms. Mora's
164 family is one who chose to put down roots in Carmel, her father immigrating from Mexico and
165 her mother from New Zealand. Both are U.S. citizens. She stated that if this ICE office opens, and
166 any members of our community are harassed, it will reflect the legacy of how this issue was
167 voiced here. She asked the Council to show Carmel's children how they decide to stand up for us
168 today, and to help continue to make Carmel feel like a place where everyone feels they belong.
169

170 Lorena Lane, of Carmel Indivisible, spoke last. Ms. Lane is a Mexican immigrant and 20 year
171 resident of Carmel. She stated that liberty is an ideal that has guided this nation for generations,
172 and that dignity, safety and freedom belong to all. With the new presence of ICE, a subtle but
173 meaningful shift has taken place in how some of our residents experience daily life. There is a
174 quiet unease and a growing fear. These fears are based on real incidents, such as an American
175 woman being killed in Minnesota during an ICE operation. Here in Indiana, the use of the Miami
176 Correctional facility as an ICE detention center has raised concerns of the conditions for those
177 detained. Ms. Lane stated that this is not about opposing federal law, it is about liberty being
178 upheld locally. She stated that liberty is preserved or weakened by local decisions and the tones
179 set in rooms like this one. She asked the Council to adopt a formal statement or resolution
180 affirming that Carmel takes a stand against ICE in our community, against ICE violence in our
181 community, and that due process for all is required in our community.

182

183 **CONSENT AGENDA**

184

185 a. Approval of Minutes

186

- 187 1. March 16, 2026 Regular Meeting
- 188 2. April 2, 2026 Special Claims Meeting

189

190 Councilor Aasen moved to approve the minutes. Councilor Green seconded. There was no further
191 discussion. Council President Snyder called for the vote. Minutes were approved, 8-0.

192

193 b. Claims

194

- 195 1. Payroll - \$4,493,748.94
- 196 2. General Claims - \$3,245,084.71
- 197 3. Wire Transfers - \$2,180,844.84

198

199 Councilor Aasen moved to approve the claims. Councilor Taylor seconded. There was no discussion.
200 Council President Snyder called for the vote. Claims were approved, 7-0. (Councilor Locke
201 abstained.)

202

203 **ACTION ON MAYORAL VETOES**

204 There were none.

205

206 **COMMITTEE REPORTS**

207 Councilor Locke shared that the next Land Use and Special Studies committee meeting will take
208 place on Tuesday, April 28th, at 6:00 p.m. here at City Hall, in the Caucus Room. Councilor Taylor
209 reported that the Finance, Utilities and Rules Committee met on Tuesday, April 14th to discuss
210 Ordinance D-2811-26, which would allow parking on the north side of Autumn Drive. The
211 amended ordinance was unanimously approved as a favorable recommendation to the full Council.

212

213

214

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

216 Henry Mestetsky, Carmel Redevelopment Director, stated that the Carmel Redevelopment
217 Authority has not met in the last six months, so they have nothing to report. He stated that Indiana
218 Law requires that once per year every redevelopment commission puts together a TIF management
219 report of all their spending for the previous year. This year’s report has been filed with the Indiana
220 Department of Local Government Finance, and sent to all Council members. He stated that not
221 much construction has occurred since his last CRC report, so he will not report on that unless there
222 are any questions.

223
224 Eric Mehl gave the Climate Action Advisory Committee’s quarterly report. The Commuter Line
225 Feasibility Study was completed in 2025, which was included in with the Transportation Study
226 completed by the Engineering department. The Climate Committee has also made significant
227 progress on a number of action items, including public education, municipal energy efficiency
228 evaluations and upgrades, expanding promotion of bicycles and alternative modes of transport,
229 water usage assessments, composting programs, a community orchard, and more.

230
231 Zac Jackson, CFO and Controller, gave the Finance department’s quarterly budget update. The 2026
232 Q1 Revenues are \$1.2 million over forecast. \$1.1 million of that is due to the insurance
233 reimbursement for the Keystone Parkway overpass damage. General Fund actual spending for the
234 first quarter of 2026 was 1% (\$352k) less than planned spending. MVH spending was 3.7% (\$177k)
235 less than expected for Q1. Our estimated Municipal Wheel Tax collections were significantly less
236 than expected. We reached out to our contractor who had put together the estimate and found
237 that they had inadvertently double counted trucks over 11,000 pounds in both the Wheel Tax and
238 Surtax calculations. The revised Wheel Tax estimate is \$177,600, a decrease of ~\$463k. Finance is
239 evaluating remedy options. There is the ability to absorb the shortfall within the MVH fund. The
240 Municipal Surtax estimate remains accurate at \$2,883,000. There are two major updates for our ERP
241 implementation, known as Project Cornerstone. IT’s new ERP Project Manager is starting in May.
242 The City is recommending Workday as our ERP system and implementation partner. Councilor
243 Aasen stated that he is impressed that ongoing licensing with Workday will be roughly the same as
244 other licensing we will no longer need. He is familiar with Workday and gave kudos to Finance and
245 IT for their great work on this endeavor. Councilor Minnaar asked whether the \$400,000 loss would
246 come from paving. Mr. Jackson stated that there is a projected MVH underspend of about a half
247 million dollars, which is why we should be able to cover that loss. Councilors Minnaar and Snyder
248 both also thanked Mr. Jackson for his work on the ERP.

249
250 **OLD BUSINESS**

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

255

256 **Eleventh Reading of Ordinance D-2795-25**; An Ordinance of the Common Council of the City of
257 Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor Snyder. **Remains in the**
258 **Land Use and Special Studies Committee.**
259

260 **Fourth Reading of Ordinance D-2811-26**; An Ordinance of the Common Council of the City of
261 Carmel, Indiana, Amending Chapter 8, Article 5, Section 8-47 of the Carmel City Code; Sponsors:
262 Councilors Taylor and Worrell. This item was again discussed at the April 14th Finance, Utilities and
263 Rules Committee meeting, and a compromise was reached. The ordinance was amended to only
264 allow parking on the north side of Autumn Drive, from 7:00 a.m. to 7:00 p.m., Monday through
265 Friday. The Finance Committee unanimously gave this a positive recommendation. Engineering
266 Director, Brad Pease, confirmed that signage would reflect the need for parked cars to not impede
267 the view around that corner. Councilor Worrell then moved to amend this ordinance accordingly.
268 Councilor Minnaar seconded. There was no discussion. Council President Snyder called for the vote.
269 **Motion to Amend**, approved, 8-0. Councilor Worrell moved to approve the ordinance as
270 amended. Councilor Minnaar seconded. There was no discussion. Council President Snyder called
271 for the vote. **Ordinance D-2811-26** approved as amended, 8-0.
272

273 **Resolution CC-11-17-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana,
274 Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a new Subarea Plan
275 for the US-31 Corridor; Sponsor: Councilor Minnaar. Councilor Locke explained that this resolution
276 has been discussed within the Land Use Committee over the last several months, including a great
277 deal of input from Carmel residents. He is proud of the document that is being voted on tonight,
278 and believes it will be a useful tool as this area of our city is developed in the future. He stated that
279 there are several final changes that will need to be voted on tonight before adopting the
280 resolution. Adrienne Keeling, planner for the Department of Community Services, explained that on
281 slide 23, under Transition Area, bullet point three, after "Implement effective buffers" the words
282 "and consider compatible uses" was added. Councilor Locke explained that at the top of slide 12, a
283 parenthetical notation was added to say "See map on slide 8 of the U.S. 31 Subarea Plan for more
284 details." On slide 15, at the end of paragraph 2, the words "to preserve existing trees and woods"
285 was added. On slide 21, we are removing the first bullet, bolding the words "Except" through
286 "characteristics", adding a colon, and starting the first bullet point with the word "Incorporate". Last,
287 in Exhibit B, after the title "Recommended Update" we are adding a parenthetical notation saying
288 "See slides 24 & 25 of the U.S. 31 Subarea Plan for more details". Councilor Minnaar made a motion
289 to make these five amendments to the resolution. Councilor Aasen seconded the motion. There
290 was no discussion. **Motion to Amend** the resolution was approved, 8-0. Councilor Locke made a
291 motion to approve the resolution as amended. Councilor Aasen seconded. **Resolution CC-11-17-**
292 **25-03** approved as amended, 8-0.
293

294 **Resolution CC-12-01-25-04**; A Resolution of the Common Council of the City of Carmel, Indiana,
295 Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a New Subarea Plan
296 for the Home Place Area; Sponsor: Councilor Minnaar. **Remains in the Land Use and Special**
297 **Studies Committee.**
298
299

300 **PUBLIC HEARINGS**

301 **First Reading of Ordinance D-2812-26**; An Ordinance of the Common Council of the City of
302 Carmel, Indiana, authorizing and approving an additional appropriation of funds from the Parks
303 and Recreation Non-Reverting Capital Fund (Fund #103) to line item 4462000 (Other Structure
304 Improvements); Sponsors: Councilors Worrell & Taylor. Councilor Worrell moved to introduce the
305 item into business. Councilor Green seconded. Councilor Worrell presented the item to Council.
306 Carmel Clay Parks and Recreation Director, Michael Klitzing, explained that this is money we
307 received from Connor Prairie to reimburse us for expenses associated with Connor Prairie for the
308 White River Greenway extension. Council President opened the public hearing at 7:37 p.m. Seeing
309 no one who wished to speak, President Snyder closed the public hearing at 7:38 p.m. Councilor
310 Green made a motion to suspend the rules and act on this tonight. Councilor Taylor seconded.
311 There was no discussion. Council President Snyder called for the vote. **Motion to Suspend the**
312 **Rules** approved, 8-0. Councilor Aasen moved to approve the ordinance. Councilor Minnaar
313 seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance D-**
314 **2812-26** approved 8-0.

315
316 **Petition to Vacate a Public Way; 805 Oswego Road**; Kathleen A. Cook. Sergey Grechukhin,
317 Corporation Counsel, explained that a vacation of the southern portion of this public way was
318 already approved for the neighbor to the south. Now a vacation of the northern half of this public
319 way is being requested by the homeowner to the north. There is a storm sewer easement
320 agreement that the petitioner agreed to execute with the city, so if this vacation is approved
321 tonight, we would also like to approve entering into that storm sewer easement agreement. Council
322 President Snyder opened the public hearing at 7:40 p.m. Seeing no one who wished to speak, he
323 closed the public hearing at 7:40:30 p.m. Mr. Grechukhin explained that the approving ordinance
324 for this vacation is later on the agenda, so no further action is needed at this time.

325
326 **Petition to Vacate a Public Way; 1118 S. Rangeline to 1132 S. Rangeline**; Carmel Midtown
327 Community Development Corporation. Henry Mestetsky, Carmel Redevelopment Director, came
328 forward to speak about this petition and the next on the agenda. He stated that he will give more
329 information when the corresponding ordinances are presented later in the agenda. The first public
330 hearing was opened at 7:41 p.m. Seeing no one who wished to speak, Council President Snyder
331 closed the public hearing at 7:42 p.m.

332
333 **Petition to Vacate a Public Way; West of 1132 S. Rangeline**; Carmel Midtown Community
334 Development Corporation. Council President Snyder opened the public hearing for this item at 7:42
335 p.m. Seeing no one who wished to speak, he closed the public hearing at 7:42:30 p.m.

336
337 **NEW BUSINESS**

338 **Resolution CC-04-20-26-01**; A Resolution of the Common Council of the City of Carmel, Indiana,
339 Approving a Transfer of Funds between the Grant Fund (#900) and the General Fund (#101);
340 Sponsors: Councilors Worrell, Aasen & Minnaar. Councilor Taylor moved to introduce the item into
341 business. Councilor Green seconded. Councilor Minnaar presented the item to Council. Zac Jackson,
342 CFO and Controller, shared that these funds were a grant from the Central Indiana Police

343 Foundation, and are being transferred to the General Fund to be used for the Community Connect
344 Cop Cards initiative. Councilor Aasen moved to approve the resolution. Councilor Taylor seconded.
345 There was no discussion. Council President Snyder called for the vote. **Resolution CC-04-20-26-01**
346 approved, 8-0.

347
348 **Resolution CC-04-20-26-02**; A Resolution of the Common Council of the City of Carmel, Indiana,
349 Expressing Interest in the Purchase of Certain Properties Believed to be Valued at over \$25,000.00
350 and Associated with City Improvement Projects; Sponsors: Councilors Minnaar and Snyder.
351 Councilor Taylor moved to introduce the item into business. Councilor Minnaar seconded.
352 President Snyder presented the item to Council. Engineering Director, Brad Pease, explained that
353 this resolution is for the Smoky Row and Ironwood project, and for the 116th and River Road
354 project. Councilor Aasen asked Director Pease about the appraisal process, and Councilor Minnaar
355 thanked Director Pease for including her in the conversations with the neighbors for the Smoky
356 Row and Ironwood project. Councilor Taylor moved to approve the resolution. Councilor Minnaar
357 seconded. There was no discussion. Council President Snyder called for the vote. **Resolution CC-**
358 **04-20-26-02** approved, 8-0.

359
360 **First Reading of Ordinance D-2814-26**; An Ordinance of the Common Council of the City of
361 Carmel, Indiana, Vacating a Portion of the Public Way Located within the Newark Subdivision;
362 Sponsor: Councilor Snyder. Councilor Taylor moved to introduce the item into business. Councilor
363 Minnaar seconded. President Snyder presented the item to Council, which is the corresponding
364 ordinance to the Petition to Vacate a Public Way at 805 Oswego Road. Councilor Taylor moved to
365 suspend the rules and act on this tonight. Councilor Green seconded. There was no discussion.
366 Council President Snyder called for the vote. **Motion to Suspend the Rules** approved, 8-0.
367 Councilor Minnaar moved to approve the ordinance with the condition to approve the storm sewer
368 easement for the city. Councilor Green seconded the motion. There was no further discussion.
369 Council President Snyder called for the vote. **Ordinance D-2814-26** approved, 8-0.

370
371 **First Reading of Ordinance D-2815-26**; An Ordinance of the Common Council of the City of
372 Carmel, Indiana, Vacating a Portion of the Public Way; Sponsor: Councilor Snyder. Councilor Taylor
373 moved to introduce the item into business. Councilor Minnaar seconded. President Snyder
374 presented the item to Council, which is the corresponding ordinance to the Petition to Vacate a
375 Public Way between 1118 S. Rangeline Road and 1132 S. Rangeline Road. Henry Mestetsky and
376 Tony Birkla, the developer of the Proscenium III project, came forward to explain this item and the
377 following agenda item. Mr. Mestetsky explained the items that have changed within the proposed
378 Proscenium III project since the bonds were authorized by Council last year. Some of those changes
379 include the office component growing from 63,000 SF to 100,000 SF, the multi-family units
380 increasing to 154, with the top floor being age-targeted, the parking spaces being right-sized to
381 372 public spaces (440 total), and the 95/5 TIF split changing to 100% TIF. Mr. Birkla shared that he
382 has had his business here in Carmel for almost 20 years, and is a homeowner here, as well. They
383 have hired local architect, Studio M, who understands the design required for this project, in
384 relation to its proximity to City Hall. Councilor Aasen expressed his concern with the changes that
385 have been presented. Mr. Mestetsky stated that the Council's vote for approval of the vacations is a

386 vote of approval for these architectural changes. But the bond amount is not being changed.
387 Councilor Taylor explained how this project has changed due to last year's Senate Enrolled Act I, in
388 terms of the tax revenue that has decreased. This item was sent to both the Finance, Utilities and
389 Rules Committee and the Land Use and Special Studies Committee.

390

391 **First Reading of Ordinance D-2816-26**; An Ordinance of the Common Council of the City of
392 Carmel, Indiana, Vacating a Portion of the Public Way; Sponsor: Councilor Snyder. Councilor Taylor
393 moved to introduce the item into business. Councilor Green seconded. President Snyder stated that
394 this item would also be sent to both the Finance, Utilities and Rules Committee and the Land Use
395 and Special Studies Committee. The Land Use Committee will discuss these items on Tuesday, April
396 28th at 6:00 p.m., in the Caucus Room at City Hall. The Finance Committee will meet on May 13th.

397

398 **First Reading of Ordinance D-2817-26**; An Ordinance of the Common Council of the City of
399 Carmel, Indiana, Amending Chapter 2, Article 2, Section 27 of the Carmel City Code; Sponsors:
400 Councilors Locke and Ayers. Councilor Taylor moved to introduce the item into business. Councilor
401 Minnaar seconded. Councilor Locke presented the item to Council. This ordinance will rename this
402 committee to the Environmental Stewardship Committee and expand its membership. . Councilor
403 Aasen moved to suspend the rules and act on this tonight. Councilor Ayers seconded. There was no
404 discussion. Council President Snyder called for the vote. **Motion to Suspend the Rules** approved,
405 8-0. Councilor Locke moved to approve the ordinance. Councilor Ayers seconded. There was no
406 further discussion. Council President Snyder called for the vote. **Ordinance D-2817-26** approved,
407 8-0.

408

409 **First Reading of Ordinance D-2818-26**; An Ordinance of the Common Council of the City of
410 Carmel, Indiana, Amending Chapter 4 Article 6 of the Carmel City Code; Sponsors: Councilors
411 Minnaar and Taylor. Councilor Taylor moved to introduce the item into business. Councilor Minnaar
412 seconded. Councilor Taylor presented the item to Council. He explained that this item amends the
413 residential rental registration requirements, especially regarding those rentals that should be
414 considered legacy dwellings. There was more conversation amongst the Council and Corporation
415 Counsel, Sergey Grechukhin, regarding the registration requirement and the rental cap. Councilor
416 Aasen moved to suspend the rules and act on this tonight. Councilor Minnaar seconded. There was
417 no discussion. Council President Snyder called for the vote. **Motion to Suspend the Rules**
418 approved, 8-0. Councilor Minnaar moved to approve the ordinance. Councilor Aasen seconded.
419 There was no further discussion. Council President Snyder called for the vote. **Ordinance D-2818-**
420 **26** approved, 8-0.

421

422 **AGENDA ADD-ON ITEMS**

423 There were none.

424

425 **OTHER BUSINESS**

426 **Notice of Cancellation of Outstanding Checks for Fiscal Year 2023 - \$1,499.58**

427 This item was acknowledged by the full Council.

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Acknowledgement of 2024 General Obligation Bonds Project List

Council President Snyder explained that this is an update on where we're at financially with each of the projects on the list. These numbers change from day to day. We're currently \$3 million over our projections, which is a comfortable number, considering additional funds we've yet to receive. This item was acknowledged by the full Council.

Appointments to Boards/Commissions/Committees; Plan Commission (Term expires 12/31/27; two-year term): One Nomination.

Council President Snyder moved to accept the resignation of the current Plan Commission appointee and nominate Teresa Ayers to the position. Councilor Aasen seconded. Councilor Aasen moved to close nominations. Councilor Taylor seconded. Councilor Green stated that this is not a standard practice, and asked why we are appointing someone new. Councilor Aasen stated that a Plan Commission appointment is no longer feasible with his schedule for personal reasons. He will also be resigning from the Land Use Committee for those reasons. Councilor Green stated that there should be a fourth person on the Land Use Committee, as it is standard practice for each of the eight Councilors who are not serving as President to serve on one of the two four-person committees, Finance or Land Use. This ensures a fair and equitable dispersion of duties, and full Council participation. In the past, when a Councilor could not participate, another Councilor stepped up in their place. Councilor Green then volunteered to serve on the Land Use and Special Studies Committee in addition to serving on the Finance, Utilities and Rules Committee. Council President Snyder accepted this offer and Councilor Worrell thanked Councilor Green for serving. The Council then voted to approved Councilor Ayers as appointee to the Plan Commission, 7-0. (Councilor Ayers abstained.)

ANNOUNCEMENTS

There were none.

ADJOURNMENT

Council President Snyder adjourned the meeting at 8:39 p.m.

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

Matthew Snyder, Council President

ATTEST:

Jacob Quinn, Clerk

City of Carmel

CARMEL COMMON COUNCIL SPECIAL CLAIMS MEETING MINUTES



THURSDAY, MAY 7, 2026 - 8:00 AM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

CALL TO ORDER

Councilors Ryan Locke, Adam Aasen, Rich Taylor, Jeff Worrell, Shannon Minnaar, Teresa Ayers, and Deputy Clerk Jessica Komp were present.

Council President Matthew Snyder and Councilors Anita Joshi and Tony Green were not present.

Council Vice President Locke called the meeting to order at 8:00 a.m.

CLAIMS

Councilor Taylor moved to approve the claims. Councilor Aasen seconded. There was no discussion. Council Vice President Locke called for the vote. Claims were approved 6-0.

- a. Payroll - \$4,649,490.24 (4/17/26 Payroll) and \$4,572,164.80 (5/1/26 Payroll)
- b. General Claims - \$3,993,906.41 and Purchase Card - \$36,534.52
- c. Retirement - \$136,972.44

ADJOURNMENT

Council Vice President Locke adjourned the meeting at 8:01 a.m.

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

Matthew Snyder, Council President

ATTEST:

Jacob Quinn, Clerk

SUNGARD PENTAMATION, INC.
 DATE: 05/12/2026
 TIME: 07:52:54

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpay1crfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
RAY MARKETING BY PROFORMA	618394	05/07/26	STAFF CLOTHING	1125-4356004	3,682.70	
RAY MARKETING BY PROFORMA	618394	05/07/26	STAFF CLOTHING	1081-4356004	2,820.00	
RAY MARKETING BY PROFORMA	618394	05/07/26	STAFF CLOTHING	1091-4356004	7,089.40	
						13,592.10
ACE-PAK PRODUCTS INC	618395	05/07/26	GENERAL PROGRAM SUPPLIES	1082-4239039	88.47	
ACE-PAK PRODUCTS INC	618395	05/07/26	OTHER MAINT SUPPLIES	1093-4238900	759.54	
						848.01
AWNING WORKS INC	618396	05/07/26	OTHER STRUCTURE IMPROVEMN	1091-4462000	2,659.06	
						2,659.06
BUDDENBAUM & MOORE, LLC	618398	05/07/26	SERVICE-WESTERMEIER COMMO	1125-4350000	875.00	
BUDDENBAUM & MOORE, LLC	618398	05/07/26	OTHER STRUCTURE IMPROVEMN	1091-4462000	40,475.00	
						41,350.00
CARMEL UTILITIES	618399	05/07/26	WATER & SEWER	1125-4348500	699.25	
CARMEL UTILITIES	618399	05/07/26	WATER & SEWER	110-4348500	264.55	
						963.80
CATALYST PUBLIC AFFAIRS G	618400	05/07/26	STRATEGIC REPRESENTATION	1125-R4350900	10,000.00	
						10,000.00
CENTRAL INDIANA HARDWARE	618401	05/07/26	BUILDING REPAIRS & MAINT	1093-4350100	1,509.14	
						1,509.14
CINTAS CORPORATION #18	618402	05/07/26	PARK CLEANING SUPPLIES	1125-4238900	430.99	
						430.99
CONSTELLATION NEWENERGY G	618403	05/07/26	NATURAL GAS	1125-4349000	330.71	
CONSTELLATION NEWENERGY G	618403	05/07/26	NATURAL GAS	1091-4349000	4,084.20	
						4,414.91
CURRENT PUBLISHING	618404	05/07/26	MARKETING & PROMOTIONS	1081-4341991	190.00	
CURRENT PUBLISHING	618404	05/07/26	MARKETING & PROMOTIONS	1091-4341991	285.00	
						475.00
CULLIGAN OF INDIANAPOLIS	618405	05/07/26	OTHER CONT SERVICES	1125-4350900	24.48	
CULLIGAN OF INDIANAPOLIS	618405	05/07/26	OTHER CONT SERVICES	1125-4350900	27.94	
CULLIGAN OF INDIANAPOLIS	618405	05/07/26	OTHER CONT SERVICES	1125-4350900	179.82	
CULLIGAN OF INDIANAPOLIS	618405	05/07/26	OTHER CONT SERVICES	1081-4350900	80.43	
CULLIGAN OF INDIANAPOLIS	618405	05/07/26	OTHER CONT SERVICES	1091-4350900	156.86	
CULLIGAN OF INDIANAPOLIS	618405	05/07/26	OTHER CONT SERVICES	1092-4350900	43.20	
CULLIGAN OF INDIANAPOLIS	618405	05/07/26	OTHER CONT SERVICES	1094-4350900	43.20	
						555.93
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	67.12	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	110-4348000	800.15	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	327.62	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	19.95	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	198.41	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1091-4348000	4,168.16	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1091-4348000	30,401.50	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	76.71	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	67.12	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	25.10	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	132.44	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	107.24	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	110-4348000	142.57	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	202.42	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	445.56	
DUKE ENERGY	618406	05/07/26	ELECTRICITY	1125-4348000	95.84	
						37,277.91
ELLIS MECHANICAL & ELECTR	618407	05/07/26	BUILDING REPAIRS & MAINT	1093-4350100	3,350.00	
						3,350.00
FEDEX	618408	05/07/26	EQUIPMENT REPAIRS & MAINT	1094-4350000	6.01	
						6.01
FUN EXPRESS	618409	05/07/26	GENERAL PROGRAM SUPPLIES	1082-4239039	43.99	
						43.99

SUNGARD PENTAMATION, INC.
 DATE: 05/12/2026
 TIME: 07:52:54

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

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GORDON PLUMBING SERVICE,	618410	05/07/26	BUILDING REPAIRS & MAINT	1093-4350100	357.00	357.00
GRAINGER	618411	05/07/26	REPAIR PARTS	1093-4237000	81.04	81.04
GREEK'S PIZZERIA	618412	05/07/26	GENERAL PROGRAM SUPPLIES	1081-4239039	50.97	50.97
JENNIFER HAMMONS	618413	05/07/26	TRAVEL FEES & EXPENSES	1081-4343000	186.90	186.90
HP INC	618414	05/07/26	REPLACEMENT LAPTOPS/DOCKS	1125-4463200 62832	3,985.28	3,985.28
HP INC.	618415	05/07/26	COMPUTER EQUIPMENT	1091-4463200	7,993.44	7,993.44
AES INDIANA	618416	05/07/26	ELECTRICITY	1125-4348000	61.92	
AES INDIANA	618416	05/07/26	ELECTRICITY	1125-4348000	152.12	
AES INDIANA	618416	05/07/26	ELECTRICITY	1125-4348000	219.36	
AES INDIANA	618416	05/07/26	ELECTRICITY	1125-4348000	265.35	
AES INDIANA	618416	05/07/26	ELECTRICITY	110-4348000	835.67	
IRON MOUNTAIN INC	618417	05/07/26	OTHER PROFESSIONAL FEES	1081-4341999	114.50	1,534.42
IRON MOUNTAIN INC	618417	05/07/26	OTHER PROFESSIONAL FEES	1091-4341999	114.50	
BETH JEFFRIES	618418	05/07/26	CELLULAR PHONE FEES	1125-4344100	150.00	229.00
KROGER CO	618419	05/07/26	GENERAL PROGRAM SUPPLIES	1081-4239039	109.92	150.00
KROGER CO	618419	05/07/26	GENERAL PROGRAM SUPPLIES	1081-4239039	235.78	
KROGER CO	618419	05/07/26	OFFICE SUPPLIES	1081-4230200	20.77	
KROGER CO	618419	05/07/26	FOOD & BEVERAGES	1081-4239040	144.18	
KROGER CO	618419	05/07/26	GENERAL PROGRAM SUPPLIES	1081-4239039	114.09	
KROGER CO	618419	05/07/26	GENERAL PROGRAM SUPPLIES	1082-4239039	193.95	
KROGER CO	618419	05/07/26	GENERAL PROGRAM SUPPLIES	1096-4239039	107.77	
KROGER CO	618419	05/07/26	GENERAL PROGRAM SUPPLIES	1096-4239039	93.07	
KROGER CO	618419	05/07/26	GENERAL PROGRAM SUPPLIES	1092-4239039	72.90	
KROGER, GARDIS & REGAS	618420	05/07/26	LEGAL FEES	1125-4340000	14,733.10	1,092.43
KROGER, GARDIS & REGAS	618420	05/07/26	BEAR CREEK PARK	106-4460716	1,302.00	
SPEAR CORPORATION, LLC	618421	05/07/26	REPAIR PARTS	1094-4237000	5,264.51	16,035.10
ERIC MEHL	618423	05/07/26	CELLULAR PHONE FEES	1125-4344100	50.00	50.00
METRO FIBERNET LLC	618424	05/07/26	CABLE SERVICE	1125-4349500	99.95	99.95
METRO FIBERNET LLC	618425	05/07/26	CABLE SERVICE	1125-4349500	99.95	99.95
MOE'S SOUTHWEST GRILL	618426	05/07/26	GENERAL PROGRAM SUPPLIES	1081-4239039	201.50	201.50
MORPHEY CONSTRUCTION INC	618427	05/07/26	WHITE RIVER GREENWAY N	106-R4460715 59352	152,000.00	152,000.00
JOSEPH NKONGA	618428	05/07/26	TRAVEL FEES & EXPENSES	1125-4343000	57.49	57.49
OAK SECURITY GROUP, LLC	618429	05/07/26	PARKS MAINTENANCE INVENTO	1125-4235000 62957	676.70	676.70
PANERA BREAD	618430	05/07/26	GENERAL PROGRAM SUPPLIES	1081-4239039	184.55	184.55
PICKLEBALL WHOLESAL	618431	05/07/26	GENERAL PROGRAM SUPPLIES	1096-4239039	206.92	206.92
POOPRINTS	618432	05/07/26	OTHER MAINT SUPPLIES	110-4238900	99.00	99.00

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REPUBLIC WASTE SERVICES O	618433	05/07/26	TRASH COLLECTION	1125-4350101	534.99	
REPUBLIC WASTE SERVICES O	618433	05/07/26	TRASH COLLECTION	1125-4350101	500.57	
REPUBLIC WASTE SERVICES O	618433	05/07/26	TRASH COLLECTION	110-4350101	165.56	
REPUBLIC WASTE SERVICES O	618433	05/07/26	TRASH COLLECTION	110-4350101	165.56	
REPUBLIC WASTE SERVICES O	618433	05/07/26	TRASH COLLECTION	1093-4350101	1,275.94	
RESILIENT LEADERSHIP LLC	618434	05/07/26	EXTERNAL INSTRUCT FEES	1081-4357004	1,225.00	2,642.62
RESILIENT LEADERSHIP LLC	618434	05/07/26	EXTERNAL INSTRUCT FEES	1091-4357004	1,225.00	
S & S WORLDWIDE INC	618435	05/07/26	GENERAL PROGRAM SUPPLIES	1082-4239039	473.66	2,450.00
STAPLES BUSINESS ADVANTAG	618436	05/07/26	GENERAL PROGRAM SUPPLIES	1082-4239039	985.26	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	GENERAL PROGRAM SUPPLIES	1082-4239039	8.14	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	GENERAL PROGRAM SUPPLIES	1082-4239039	22.35	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	GENERAL PROGRAM SUPPLIES	1082-4239039	143.45	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	OFFICE SUPPLIES	1081-4230200	92.89	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	OFFICE SUPPLIES	1081-4230200	-196.99	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	OFFICE SUPPLIES	1081-4230200	196.99	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	OFFICE SUPPLIES	1092-4230200	141.01	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	GENERAL PROGRAM SUPPLIES	1096-4239039	33.34	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	OFFICE SUPPLIES	1091-4230200	140.80	
STAPLES BUSINESS ADVANTAG	618436	05/07/26	GENERAL PROGRAM SUPPLIES	1096-4239039	75.54	
TREVIPAY- WALMART	618437	05/07/26	GENERAL PROGRAM SUPPLIES	1081-4239039	151.58	1,642.78
TREVIPAY- WALMART	618437	05/07/26	GENERAL PROGRAM SUPPLIES	1081-4239039	161.62	
TRICO REGIONAL SEWER UTIL	618438	05/07/26	WATER & SEWER	1125-4348500	85.24	
TRICO REGIONAL SEWER UTIL	618438	05/07/26	WATER & SEWER	1125-4348500	20.78	
TRICO REGIONAL SEWER UTIL	618438	05/07/26	WATER & SEWER	1125-4348500	73.53	
TRICO REGIONAL SEWER UTIL	618438	05/07/26	WATER & SEWER	1091-4348500	939.12	
TRICO REGIONAL SEWER UTIL	618438	05/07/26	WATER & SEWER	1091-4348500	1,182.35	
TRICO REGIONAL SEWER UTIL	618438	05/07/26	WATER & SEWER	110-4348500	136.37	
TRICO REGIONAL SEWER UTIL	618438	05/07/26	WATER & SEWER	1125-4348500	136.37	
UKG INC	618439	05/07/26	INFO SYS MAINT/CONTRACTS	1081-4341955	10,716.38	2,573.76
UKG INC	618439	05/07/26	INFO SYS MAINT/CONTRACTS	1091-4341955	21,698.46	
UKG INC	618439	05/07/26	SUBSCRIPT SOFTWARE>1YR	1125-4355600	4,230.00	
VERIZON	618440	05/07/26	CELLULAR PHONE FEES	1081-4344100	361.53	
VERIZON	618440	05/07/26	CELLULAR PHONE FEES	1091-4344100	30.47	
VERIZON	618441	05/07/26	CELLULAR PHONE FEES	1125-4344100	1,029.96	392.00
WEIHE ENGINEERS INC	618442	05/07/26	PARK DESIGN	1125-R4359000	5,702.50	1,029.96
COURTNEY WEINTRAUT	618443	05/07/26	CELLULAR PHONE FEES	1125-4344100	75.00	5,702.50
WISSCO IRRIGATION INC	618445	05/07/26	SERVICE-PARKS IRRIGATION	1125-4350400	480.00	
WISSCO IRRIGATION INC	618445	05/07/26	GROUNDS MAINTENANCE	1125-4350400	140.32	
WISSCO IRRIGATION INC	618445	05/07/26	GROUNDS MAINTENANCE	110-4350400	500.00	
WORLD ARTS INC	618446	05/07/26	PRINTING (NOT OFFICE SUP)	1091-4345000	7,203.16	1,120.32
WORLD ARTS INC	618446	05/07/26	PRINTING (NOT OFFICE SUP)	1081-4345000	7,203.15	
AAA EXTERMINATING INC	618447	05/07/26	BUILDING REPAIRS & MAINT	1205-4350100	90.00	14,406.31
ACUSHNET CO	618448	05/07/26	GOLF HARDGOODS	1207-4356007	569.84	90.00
						569.84

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STONE MUNICIPAL GROUP	618449	05/07/26	OPEN CHECKBOOK REPORTING	1701-4340400	119040	1,500.00	
STONE MUNICIPAL GROUP	618449	05/07/26	OPEN CHECKBOOK REPORTING	1701-4340400	119040	1,500.00	
							3,000.00
ADVANCED TURF SOLUTIONS I	618450	05/07/26	OTHER EXPENSES	601-5023990		240.00	
ADVANCED TURF SOLUTIONS I	618450	05/07/26	OTHER EXPENSES	601-5023990		240.00	
ADVANCED TURF SOLUTIONS I	618450	05/07/26	LANDSCAPING SUPPLIES	2201-4239034		737.17	
							1,217.17
TEKSYSTEMS INC	618451	05/07/26	STAFFING SUPPORT	1115-4340400	119659	1,320.68	
TEKSYSTEMS INC	618451	05/07/26	STAFFING SUPPORT	1115-R4340400	118248	1,866.82	
							3,187.50
AMAZON CAPITAL SERVICES	618452	05/07/26	OFFICE SUPPLIES	1180-R4230200	118737	36.55	
AMAZON CAPITAL SERVICES	618452	05/07/26	OTHER EXPENSES	651-5023990		2,260.61	
AMAZON CAPITAL SERVICES	618452	05/07/26	OTHER EXPENSES	601-5023990		734.14	
AMAZON CAPITAL SERVICES	618452	05/07/26	OFFICE SUPPLIES	1701-4230200		259.13	
AMAZON CAPITAL SERVICES	618452	05/07/26	OFFICE SUPPLIES	2200-4230200		140.15	
AMAZON CAPITAL SERVICES	618452	05/07/26	SAFETY SUPPLIES	2200-4239012		187.28	
AMAZON CAPITAL SERVICES	618452	05/07/26	OFFICE SUPPLIES	1207-4230200		165.99	
AMAZON CAPITAL SERVICES	618452	05/07/26	OFFICE SUPPLIES	911-4230200		13.52	
AMAZON CAPITAL SERVICES	618452	05/07/26	REPAIR PARTS	1115-4237000		6.12	
AMAZON CAPITAL SERVICES	618452	05/07/26	SMALL TOOLS & MINOR EQUIP	1115-4238000		25.99	
AMAZON CAPITAL SERVICES	618452	05/07/26	REPAIR PARTS	1115-4237000		10.26	
AMAZON CAPITAL SERVICES	618452	05/07/26	REPAIR PARTS	1115-4237000		11.60	
AMAZON CAPITAL SERVICES	618452	05/07/26	OFFICE SUPPLIES	1115-4230200		16.97	
AMAZON CAPITAL SERVICES	618452	05/07/26	OFFICE SUPPLIES	1115-4230200		56.80	
AMAZON CAPITAL SERVICES	618452	05/07/26	OFFICE SUPPLIES	1115-4230200		34.44	
AMAZON CAPITAL SERVICES	618452	05/07/26	BUILDING REPAIRS & MAINT	1115-4350100		255.84	
AMAZON CAPITAL SERVICES	618452	05/07/26	REPAIR PARTS	1115-4237000		39.99	
AMAZON CAPITAL SERVICES	618452	05/07/26	REPAIR PARTS	1115-4237000		67.82	
AMAZON CAPITAL SERVICES	618452	05/07/26	REPAIR PARTS	1115-4237000		9.99	
							4,333.19
AMERICAN NATIONAL SKYLINE	618453	05/07/26	WINDOW WASHING	1110-R4350100	116588	3,100.00	
							3,100.00
AMERI-TURF	618454	05/07/26	LANDSCAPING SUPPLIES	2201-4239034		181.00	
							181.00
APPLIED INDUSTRIAL TECH I	618455	05/07/26	OTHER EXPENSES	604-5023990		12,009.06	
APPLIED INDUSTRIAL TECH I	618455	05/07/26	OTHER EXPENSES	601-5023990		579.12	
							12,588.18
ARGOS CONNECTED SOLUTIONS	618456	05/07/26	OTHER EXPENSES	601-5023990		866.00	
ARGOS CONNECTED SOLUTIONS	618456	05/07/26	OTHER EXPENSES	651-5023990		555.75	
							1,421.75
ASSOC OF INDIANA COUNTIES	618457	05/07/26	POSTAGE	1180-4342100		120.00	
							120.00
AUTOZONE INC	618458	05/07/26	OTHER EXPENSES	601-5023990		352.92	
AUTOZONE INC	618458	05/07/26	OTHER EXPENSES	601-5023990		325.98	
							678.90
BAKER TILLY US LLP	618459	05/07/26	OTHER EXPENSES	601-5023990		7,655.50	
BAKER TILLY US LLP	618459	05/07/26	OTHER EXPENSES	651-5023990		10,770.00	
							18,425.50
BARNES & THORNBURG	618460	05/07/26	LEGAL FEES	1180-R4340000	118878	3,070.43	
BARNES & THORNBURG	618460	05/07/26	LEGAL FEES	1180-R4340000	110442	1,929.57	
							5,000.00
BRENNTAG MID SOUTH INC	618461	05/07/26	OTHER EXPENSES	601-5023990		3,194.00	
BRENNTAG MID SOUTH INC	618461	05/07/26	OTHER EXPENSES	601-5023990		3,194.00	
							6,388.00
BURGESS MECHANICAL	618462	05/07/26	OTHER EXPENSES	651-5023990		5,385.00	
							5,385.00
CALDWELL ENVIRONMENTAL IN	618463	05/07/26	OTHER EXPENSES	601-5023990		905.52	
							905.52

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CENTER FOR THE PERFORMING CENTER FOR THE PERFORMING	618464	05/07/26	OTHER EXPENSES	854-5023990	66.00	
	618464	05/07/26	HOLOCAUST REMEMBRANCE	1203-R4359003 118152	732.00	
						798.00
CHARDON LABORATORIES INC	618465	05/07/26	OTHER CONT SERVICES	105-4350900	2,745.00	
						2,745.00
CINTAS CORPORATION #18	618466	05/07/26	OTHER EXPENSES	601-5023990	332.48	
CINTAS CORPORATION #18	618466	05/07/26	UNIFORMS	1207-4356001	35.00	
CINTAS CORPORATION #18	618466	05/07/26	LAUNDRY SERVICE	1110-4356501	36.21	
CINTAS CORPORATION #18	618466	05/07/26	LAUNDRY SERVICE	1110-4356501	46.48	
CINTAS CORPORATION #18	618466	05/07/26	UNIFORMS	1207-4356001	35.00	
						485.17
CINTAS FIRST AID & SAFETY	618467	05/07/26	SAFETY SUPPLIES	1207-4239012	225.96	
						225.96
CINTAS UNIFORMS	618468	05/07/26	OTHER EXPENSES	651-5023990	310.42	
						310.42
COMPASS MINERALS AMERICA	618469	05/07/26	OTHER EXPENSES	601-5023990	2,888.13	
COMPASS MINERALS AMERICA	618469	05/07/26	OTHER EXPENSES	601-5023990	2,727.74	
COMPASS MINERALS AMERICA	618469	05/07/26	OTHER EXPENSES	601-5023990	2,822.62	
COMPASS MINERALS AMERICA	618469	05/07/26	OTHER EXPENSES	601-5023990	2,806.81	
COMPASS MINERALS AMERICA	618469	05/07/26	OTHER EXPENSES	601-5023990	2,856.51	
COMPASS MINERALS AMERICA	618469	05/07/26	OTHER EXPENSES	601-5023990	2,790.99	
						16,892.80
CORE & MAIN	618470	05/07/26	OTHER EXPENSES	601-5023990	750.00	
						750.00
CREW CAR WASH	618471	05/07/26	CAR CLEANING	1110-4351100	34,200.00	
						34,200.00
CROWN TROPHY	618472	05/07/26	OTHER CONT SERVICES	1801-4350900	16.50	
						16.50
CURRENT PUBLISHING	618473	05/07/26	PUBLICATION OF LEGAL ADS	1702-4345500	16.62	
CURRENT PUBLISHING	618473	05/07/26	PUBLICATION OF LEGAL ADS	1702-4345500	17.41	
CURRENT PUBLISHING	618473	05/07/26	PUBLICATION OF LEGAL ADS	1702-4345500	16.62	
CURRENT PUBLISHING	618473	05/07/26	PUBLICATION OF LEGAL ADS	1192-4345500	17.41	
CURRENT PUBLISHING	618473	05/07/26	PUBLICATION OF LEGAL ADS	1192-4345500	29.28	
CURRENT PUBLISHING	618473	05/07/26	PUBLICATION OF LEGAL ADS	1702-4345500	18.20	
						115.54
DATAVANT, LLC	618474	05/07/26	OTHER PROFESSIONAL FEES	1110-4341999	20.00	
						20.00
DAYSTAR DIRECTIONAL DRILL	618475	05/07/26	OTHER EXPENSES	601-5023990	2,138.00	
						2,138.00
DECORATION OF INDEPENDENC	618476	05/07/26	AUTO REPAIR & MAINTENANCE	1110-4351000	70.00	
DECORATION OF INDEPENDENC	618476	05/07/26	AUTO REPAIR & MAINTENANCE	1110-4351000	80.00	
						150.00
DON HINDS FORD	618477	05/07/26	REPAIR PARTS	1110-4237000	146.05	
DON HINDS FORD	618477	05/07/26	REPAIR PARTS	1110-4237000	438.15	
DON HINDS FORD	618477	05/07/26	REPAIR PARTS	1110-4237000	120.00	
DON HINDS FORD	618477	05/07/26	REPAIR PARTS	1110-4237000	78.78	
DON HINDS FORD	618477	05/07/26	REPAIR PARTS	1110-4237000	27.60	
DON HINDS FORD	618477	05/07/26	ALL WHEEL DRIVE MODULE	1110-4351000 119570	1,087.13	
						1,897.71
DRAINAGE SOLUTIONS, INC	618478	05/07/26	STORM SEWER MAINT SUPPLS	250-4237001	302.28	
						302.28
ELISABETH HENN-CARLSON	618479	05/07/26	MENTAL HEALTH COUNSELING	1110-4340703	125.00	
						125.00
EMERGENCY RADIO SERVICE L	618480	05/07/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	1,246.50	
						1,246.50
ENGINEERING RESOURCES INC	618481	05/07/26	ASA2-25.04 AGREEMENT	202-R4350900 118148	8,341.50	
						8,341.50
ENVIRONMENTAL LABORATORIE	618482	05/07/26	OTHER EXPENSES	601-5023990	326.48	

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ENVIRONMENTAL LABORATORIE	618482	05/07/26	OTHER EXPENSES	601-5023990	326.48	
ENVIRONMENTAL LABORATORIE	618482	05/07/26	OTHER EXPENSES	601-5023990	326.48	
HAL ESPEY	618483	05/07/26	OTHER CONT SERVICES	1192-4350900	3,100.00	979.44
FIREWIRE LEDS	618484	05/07/26	OTHER EXPENSES	601-5023990	177.90	3,100.00
FISHER SCIENTIFIC	618485	05/07/26	OTHER EXPENSES	651-5023990	-247.88	
FISHER SCIENTIFIC	618485	05/07/26	OTHER EXPENSES	651-5023990	798.29	
FISHER SCIENTIFIC	618485	05/07/26	OTHER EXPENSES	651-5023990	125.82	
FISHER SCIENTIFIC	618485	05/07/26	OTHER EXPENSES	651-5023990	201.89	
FISHER SCIENTIFIC	618485	05/07/26	OTHER EXPENSES	651-5023990	269.03	
GEORGE E BOOTH CO INC	618486	05/07/26	OTHER EXPENSES	601-5023990	1,753.23	1,147.15
GOLF GENIUS SOFTWARE INC	618487	05/07/26	SOFTWARE SUPPORT FEES	1207-4341903	4,275.00	1,753.23
GRAINGER	618488	05/07/26	OTHER EXPENSES	601-5023990	1,851.54	
GRAINGER	618488	05/07/26	OTHER EXPENSES	651-5023990	374.23	
HACH COMPANY	618489	05/07/26	OTHER EXPENSES	651-5023990	3,399.11	2,225.77
HACH COMPANY	618489	05/07/26	OTHER EXPENSES	651-5023990	972.96	
HAPPY VALLEY SAND & GRAVE	618490	05/07/26	OTHER EXPENSES	601-5023990	2,472.52	4,372.07
HAPPY VALLEY SAND & GRAVE	618490	05/07/26	OTHER EXPENSES	601-5023990	485.52	
HAPPY VALLEY SAND & GRAVE	618490	05/07/26	OTHER EXPENSES	601-5023990	857.22	
HAPPY VALLEY SAND & GRAVE	618490	05/07/26	OTHER EXPENSES	601-5023990	1,137.20	
HP INC.	618491	05/07/26	HP DESKTOP LAPTOP DOCK	1110-4467099 119551	248.00	4,952.46
HP INC.	618491	05/07/26	HP DESKTOP LAPTOP DOCK	1110-4467099 119551	1,992.64	
INDIANA DEPT OF ENVIR MGT	618492	05/07/26	OTHER EXPENSES	601-5023990	30.00	2,240.64
INDIANA OXYGEN CO	618493	05/07/26	OTHER EXPENSES	651-5023990	48.00	30.00
INDIANA OXYGEN CO	618493	05/07/26	OTHER EXPENSES	651-5023990	24.00	
INDY TRANSLATIONS LLC	618494	05/07/26	OTHER PROFESSIONAL FEES	1110-4341999	360.00	72.00
INSIGHT PUBLIC SECTOR, IN	618495	05/07/26	ENETS	1115-4238000 119650	600.00	360.00
INSITUFORM TECHNOLOGIES U	618496	05/07/26	OTHER EXPENSES	659-5023990	513,689.92	600.00
HOOK AND LADDER LANDSCAPI	618497	05/07/26	OTHER CONT SERVICES	1180-4350900	1,150.00	513,689.92
JAF PROPERTY SERVICES INC	618498	05/07/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	1,525.00	
JAF PROPERTY SERVICES INC	618498	05/07/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	425.00	
JAMES STEWART GOODWIN	618499	05/07/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	250.00	1,950.00
JANI KING OF INDIANAPOLIS	618500	05/07/26	OTHER EXPENSES	651-5023990	373.50	
JANI KING OF INDIANAPOLIS	618500	05/07/26	OTHER EXPENSES	601-5023990	373.50	
JAPAN-AMERICA SOCIETY OF	618501	05/07/26	SISTER CITY	1203-4358103	500.00	747.00
JESUS SANCHEZ GARCIA	618502	05/07/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	120.00	500.00
KENNEY OUTDOOR SOLUTIONS	618503	05/07/26	EQUIPMENT REPAIRS & MAINT	1207-4350000	504.72	120.00
KENNEY OUTDOOR SOLUTIONS	618503	05/07/26	EQUIPMENT REPAIRS & MAINT	1207-4350000	25.34	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
KIRBY RISK CORPORATION	618504	05/07/26	OTHER EXPENSES	651-5023990	128.54	530.06
KROGER, GARDIS & REGAS	618505	05/07/26	LEGAL FEES	1401-4340000	3,955.00	128.54
AMY LEGG	618506	05/07/26	OTHER EXPENSES	601-5023990	4,377.50	3,955.00
MACALLISTER MACHINERY CO	618507	05/07/26	OTHER EXPENSES	601-5023990	41.98	4,377.50
MENARDS - FISHERS	618508	05/07/26	15739	651-5023990	143.88	41.98
MENARDS, INC	618509	05/07/26	31941	601-5023990	168.38	143.88
MENARDS, INC	618510	05/07/26	32254	1115-4238000	89.97	168.38
MENARDS, INC	618511	05/07/26	31977	1207-4350000	53.04	89.97
MENARDS, INC	618511	05/07/26	32016	1207-4350000	71.80	
MENARDS, INC	618511	05/07/26	32041	1207-4350000	124.29	249.13
MICRO AIR INC	618512	05/07/26	OTHER EXPENSES	601-5023990	300.00	
MICRO AIR INC	618512	05/07/26	OTHER EXPENSES	601-5023990	60.00	
MICRO AIR INC	618512	05/07/26	OTHER EXPENSES	601-5023990	20.00	380.00
MID STATE TRUCK EQUIP COR	618513	05/07/26	OTHER EXPENSES	604-5023990	22,088.92	22,088.92
MICHAEL R MILES	618514	05/07/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	500.00	500.00
MILLER'S AUTO BODY, INC.	618515	05/07/26	OTHER EXPENSES	651-5023990	801.00	801.00
NAPA AUTO PARTS INC	618516	05/07/26	REPAIR PARTS	1110-4237000	10.95	
NAPA AUTO PARTS INC	618516	05/07/26	REPAIR PARTS	1110-4237000	654.57	
NAPA AUTO PARTS INC	618516	05/07/26	REPAIR PARTS	1110-4237000	360.40	
NAPA AUTO PARTS INC	618516	05/07/26	REPAIR PARTS	1110-4237000	10.33	
NAPA AUTO PARTS INC	618516	05/07/26	GARAGE & MOTOR SUPPIES	1110-4232100	106.04	1,142.29
NELSON ALARM COMPANY	618517	05/07/26	CITY MONITORING	1115-4350900 119027	3,080.00	3,080.00
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119473	1,025.00	
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119473	1,025.00	
STAR UNIFORM	618518	05/07/26	CPD SUPPLIES	1110-4356003 119542	1,107.00	
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119288	287.00	
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119288	287.00	
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119466	1,025.00	
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119473	1,025.00	
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119473	1,025.00	
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119473	1,025.00	
STAR UNIFORM	618518	05/07/26	NEW OFFICER UNIFORMS	1110-4356001 119473	1,025.00	8,856.00
OBERER'S FLOWERS	618519	05/07/26	OTHER EXPENSES	852-5023990	159.95	
OBERER'S FLOWERS	618519	05/07/26	OTHER EXPENSES	854-5023990	94.85	254.80
BORROR PUBLIC AFFAIRS LLC	618520	05/07/26	OTHER PROFESSIONAL FEES	1180-4341999	7,000.00	7,000.00
OMNISITE	618521	05/07/26	OTHER EXPENSES	651-5023990	375.61	375.61
ON SITE SUPPLY	618522	05/07/26	OTHER EXPENSES	601-5023990	420.25	420.25
PAMELA WEISSMAN	618523	05/07/26	MENTAL HEALTH COUNSELING	1110-4340703	120.00	

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PINNACLE MAILING PRODUCTS	618524	05/07/26	OFFICE SUPPLIES	1801-4230200	107.95	120.00
PIP	618525	05/07/26	OTHER EXPENSES	854-5023990	54.15	107.95
PIP	618525	05/07/26	STREET & TRAFFIC EQUIP	2200-4466000	251.00	
PLYMATE	618526	05/07/26	OTHER EXPENSES	651-5023990	139.23	305.15
PROMOTIONS PLUS INC	618527	05/07/26	2026 CIVILIAN CLOTHING AL	1110-4125000	186.00	139.23
PROMOTIONS PLUS INC	618527	05/07/26	PROMOTIONAL PRINTING	1160-4345002	584.50	
PROMOTIONS PLUS INC	618527	05/07/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	88.98	
PROMOTIONS PLUS INC	618527	05/07/26	SAFETY SUPPLIES	2200-4239012	69.75	
REEDY FINANCIAL GROUP PC	618528	05/07/26	OTHER PROFESSIONAL FEES	1401-4341999	823.50	929.23
REYNOLDS FARM EQUIPMENT	618529	05/07/26	EQUIPMENT REPAIRS & MAINT	1207-4350000	155.18	823.50
SENTRY GLASS INC.	618530	05/07/26	AUTO REPAIR & MAINTENANCE	1110-4351000	75.00	155.18
SEXSON MECHANICAL CORP	618531	05/07/26	ENERGY CENTER REPAIRS	105-4350900	563.57	75.00
SIRCHIE	618532	05/07/26	SPECIAL DEPT SUPPLIES	1110-4239011	110.15	563.57
SITEONE LANDSCAPE SUPPLY,	618533	05/07/26	SUPPLIES	1207-4350400	244.30	110.15
SMITH AND WARREN	618534	05/07/26	LAPEL PINS	1110-4356002	1,790.00	244.30
SMITH AND WARREN	618534	05/07/26	UNIFORM ACCESSORIES	1110-4356002	34.34	
ECHO ELECTRIC	618535	05/07/26	OTHER EXPENSES	651-5023990	47.72	1,824.34
ECHO ELECTRIC	618535	05/07/26	OTHER EXPENSES	601-5023990	26.73	
SUNBELT RENTALS, INC.	618536	05/07/26	OTHER EXPENSES	651-5023990	136.83	74.45
SWANNIES GOLF APPAREL CO	618537	05/07/26	GOLF SOFTGOODS	1207-4356006	1,093.00	136.83
SWANNIES GOLF APPAREL CO	618537	05/07/26	GOLF SOFTGOODS	1207-4356006	716.50	
TAYLOR MINNETTE SCHNEIDER	618538	05/07/26	LEGAL FEES	1180-4340000	1,860.00	1,809.50
TAYLOR OIL CO INC	618539	05/07/26	OTHER EXPENSES	651-5023990	409.98	1,860.00
TRUCK SERVICE INC	618540	05/07/26	REPAIR PARTS	2201-4237000	216.00	409.98
VASEY COMMERCIAL HEATING	618541	05/07/26	REPAIR PARTS	1207-4350100	1,853.26	216.00
VASEY COMMERCIAL HEATING	618541	05/07/26	REPAIR	1207-4345001	5,268.00	
PERSONIFY HEALTH	618542	05/07/26	WELLNESS PROGRAM	1201-4341980	885.00	7,121.26
WATERCHEM INC	618543	05/07/26	OTHER EXPENSES	651-5023990	17,020.00	885.00
WESSLER ENGINEERING, INC	618544	05/07/26	OTHER EXPENSES	659-5023990	247.50	17,020.00
WESSLER ENGINEERING, INC	618544	05/07/26	OTHER EXPENSES	601-5023990	247.50	
WESSLER ENGINEERING, INC	618544	05/07/26	OTHER EXPENSES	651-5023990	1,950.00	
WHITE'S ACE HARDWARE	618545	05/07/26	BUILDING REPAIRS & MAINT	1115-4350100	29.30	2,445.00
WILDMAN BUSINESS GROUP	618546	05/07/26	OTHER EXPENSES	601-5023990	64.50	29.30
WORRELL CORPORATION	618547	05/07/26	OTHER EXPENSES	601-5023990	8,749.42	64.50

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WORRELL CORPORATION	618547	05/07/26	OTHER EXPENSES	651-5023990		8,749.43	
WORRELL CORPORATION	618547	05/07/26	OTHER EXPENSES	601-5023990		8,730.19	
WORRELL CORPORATION	618547	05/07/26	OTHER EXPENSES	651-5023990		8,730.19	
							34,959.23
XYLEM WATER SOLUTIONS USA	618548	05/07/26	OTHER EXPENSES	651-5023990		24.00	24.00
YOURMEMBERSHIP.COM INC.	618549	05/07/26	OTHER EXPENSES	601-5023990		399.00	399.00
CENTERPOINT ENERGY	618550	05/07/26	2026 NATURAL GAS	1208-4349000	118982	52.64	52.64
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231300	119247	1,244.10	
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231300	119247	892.91	
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231300	119247	4,797.37	
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231400	119247	1,917.64	
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231300	119247	1,478.15	
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231300	119247	283.78	
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231300	119247	521.66	
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231400	119247	567.86	
AL WARREN OIL CO INC	618551	05/07/26	FUEL & OIL	2201-4231500	119247	366.02	
							12,069.49
KEVIN BROWN	618552	05/07/26	OTHER EXPENSES	651-5023990		21.45	21.45
CANON FINANCIAL SERVICES	618553	05/07/26	COPIER	1180-4353004		513.22	
CANON FINANCIAL SERVICES	618553	05/07/26	COPIER	1180-4353004		48.61	
							561.83
CARMEL OTS LLC	618554	05/07/26	2026 RESTROOM CLEANING	1208-4350900	118977	2,971.83	2,971.83
CHARTER COMMUNICATIONS HO	618555	05/07/26	CABLE SERVICE	1205-4349500		158.05	158.05
CHARTER COMMUNICATIONS HO	618556	05/07/26	2026 CABLE COSTS	1208-4349500	118981	98.95	98.95
COMCAST BUSINESS	618557	05/07/26	475 3RD AVE	1115-4344200	119012	485.75	485.75
CONSTELLATION NEWENERGY G	618558	05/07/26	OTHER EXPENSES	601-5023990		2,138.01	
CONSTELLATION NEWENERGY G	618558	05/07/26	2026 NATURAL GAS BUDGET	1208-4349000	118983	5,654.01	
							7,792.02
HANNAH COWLES	618559	05/07/26	TRAVEL - GROUND TRANSPORT	1110-4343013		60.21	
HANNAH COWLES	618559	05/07/26	TRAVEL - MEALS	1110-4343009		400.00	
HANNAH COWLES	618559	05/07/26	TRAVEL - LUGGAGE FEE	1110-4343014		140.00	
							600.21
CULLIGAN WATER OF INDIANA	618560	05/07/26	OTHER EXPENSES	651-5023990		84.40	
CULLIGAN WATER OF INDIANA	618560	05/07/26	OTHER EXPENSES	601-5023990		84.39	
							168.79
CULLIGAN OF INDIANAPOLIS	618561	05/07/26	OTHER MISCELLANEOUS	1701-4239099		61.92	61.92
DUKE ENERGY	618562	05/07/26	OTHER EXPENSES	651-5023990		60.75	
DUKE ENERGY	618562	05/07/26	OTHER EXPENSES	651-5023990		2,049.09	
DUKE ENERGY	618562	05/07/26	OTHER EXPENSES	651-5023990		22.45	
DUKE ENERGY	618562	05/07/26	OTHER EXPENSES	651-5023990		31.97	
DUKE ENERGY	618562	05/07/26	OTHER EXPENSES	651-5023990		58.00	
DUKE ENERGY	618562	05/07/26	OTHER EXPENSES	651-5023990		167.97	
DUKE ENERGY	618562	05/07/26	OTHER EXPENSES	651-5023990		31.91	
DUKE ENERGY	618562	05/07/26	OTHER EXPENSES	651-5023990		53.03	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	21.09	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	89.15	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	4,373.80	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	20.10	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	30.90	

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DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	166.83	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	734.46	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	310.63	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	389.84	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	170.97	
DUKE ENERGY	618562	05/07/26	UTILITIES - ELECTRICITY	2201-4348000	119277	35.80	
ENTERPRISE FLEET MGMT INC	618563	05/07/26	CARS/TRUCKS LEASE	2201-4353099	119002	956.70	8,818.74
EXPEDIENT/CONTINENTAL BRO	618564	05/07/26	MONTHLY COST BROADBAND	1115-4355600	119009	1,275.00	956.70
FEDEX	618565	05/07/26	POSTAGE	1701-4342100		9.47	1,275.00
GORDON FLESCH CO INC	618566	05/07/26	COPIER	1110-4353004		768.84	9.47
GORDON FLESCH CO INC	618567	05/07/26	COPIER	1110-4353004		102.22	768.84
GORDON FLESCH CO., INC.	618568	05/07/26	OTHER EXPENSES	601-5023990		184.57	102.22
GORDON FLESCH CO., INC.	618568	05/07/26	OTHER EXPENSES	651-5023990		78.56	263.13
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	15.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	15.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	35.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	39.64	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	6.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	15.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	260.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	17.34	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	3,417.24	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	61.64	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	56,297.80	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	50.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	15.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	2026 DITCH ASSESSMENT FEE	1208-4358000	118984	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		79.60	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999		75.00	

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HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
HAMILTON COUNTY TREASURER	618571	05/07/26	OTHER PROFESSIONAL FEES	902-4341999	75.00	
INAYAT ARORA	618572	05/07/26	OTHER EXPENSES	1203-5023990	100.00	63,024.26
INDIANA DRUG ENFORCEMENT	618573	05/07/26	EXTERNAL TRAINING FEES	1110-4357002	900.00	100.00
AES INDIANA	618574	05/07/26	OTHER EXPENSES	651-5023990	1,398.13	900.00
JETSET PILATES	618575	05/07/26	OTHER EXPENSES	1203-5023990	100.00	1,398.13
LAW ENF TRAINING BOARD	618576	05/07/26	EXTERNAL TRAINING FEES	1110-4357002	3,120.00	100.00
BENJAMIN LEGGE	618577	05/07/26	TRAVEL - MILEAGE	1180-4343008	127.65	3,120.00
KATHERINE MALLOY	618578	05/07/26	TRAVEL - MEALS	1110-4343009	400.00	
KATHERINE MALLOY	618578	05/07/26	TRAVEL - LODGING	1110-4343011	608.98	
KATHERINE MALLOY	618578	05/07/26	TRAVEL - PARKING & TOLLS	1110-4343010	54.00	
REPUBLIC WASTE SERVICES O	618579	05/07/26	TRASH COLLECTION	1110-4350101	510.23	1,062.98
REPUBLIC WASTE SERVICES O	618580	05/07/26	OTHER EXPENSES	601-5023990	80.00	510.23
REPUBLIC WASTE SERVICES O	618581	05/07/26	OTHER EXPENSES	601-5023990	80.00	80.00
REPUBLIC WASTE SERVICES O	618582	05/07/26	OTHER EXPENSES	601-5023990	135.65	80.00
REPUBLIC WASTE SERVICES O	618583	05/07/26	OTHER EXPENSES	651-5023990	1,717.51	135.65
SIMPLIFILE	618584	05/07/26	RECORDING FEES	2200-4340600	236.00	1,717.51
THOMSON REUTERS-WEST	618585	05/07/26	LIBRARY REF MATERIALS	1180-4469000	1,616.99	236.00
T-MOBILE USA INC	618586	05/07/26	OTHER PROFESSIONAL FEES	1110-4341999	50.00	1,616.99
TPI UTILITY CONSTRUCTION	618587	05/07/26	OTHER EXPENSES	612-5023990	31,500.00	50.00
TRAVELERS	618588	05/07/26	CITY INSURANCE	105-4347500 118992	5,375.00	31,500.00
TREASURER OF STATE	618589	05/07/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	5,375.00
TREASURER OF STATE	618590	05/07/26	OTHER EXPENSES	911-5023990	4,203.80	40.00
TRICO REGIONAL SEWER UTIL	618591	05/07/26	OTHER EXPENSES	601-5023990	146.12	
TRICO REGIONAL SEWER UTIL	618591	05/07/26	OTHER EXPENSES	601-5023990	149.37	
VAN AUSDALL & FERRAR FINA	618592	05/07/26	COPIER	1701-4353004	174.30	295.49
						174.30

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TARA WASHINGTON	618593	05/07/26	OTHER EXPENSES	651-5023990		554.85	
TARA WASHINGTON	618593	05/07/26	OTHER EXPENSES	601-5023990		554.83	
WEX BANK	618594	05/07/26	GASOLINE	1120-4231400		94.19	1,109.68
WEX BANK	618595	05/07/26	GASOLINE	1110-4231400		1,720.17	94.19
WEX BANK	618596	05/07/26	GASOLINE	1120-4231400		469.89	1,720.17
A & F ENGINEER CO, LLC	618597	05/12/26	ASA1 AGREEMENT	2200-R4340100	117910	3,790.00	469.89
ADVANCED TURF SOLUTIONS I	618598	05/12/26	INV45222227	1207-4350400	118990	783.10	3,790.00
AL WARREN OIL CO INC	618599	05/12/26	FUEL & OIL	2201-4231300	119247	1,472.37	783.10
TEKSYSTEMS INC	618600	05/12/26	STAFFING SUPPORT	1115-R4340400	118248	3,187.50	1,472.37
AMAZON CAPITAL SERVICES	618601	05/12/26	CELLULAR PHONE FEES	1110-4344100		146.85	3,187.50
AMAZON CAPITAL SERVICES	618601	05/12/26	SAFETY SUPPLIES	1110-4239012		265.96	
AMAZON CAPITAL SERVICES	618601	05/12/26	OTHER EQUIPMENT	1110-4467099		1,472.38	
AMAZON CAPITAL SERVICES	618601	05/12/26	OFFICE SUPPLIES	1110-4230200		199.55	
AMAZON CAPITAL SERVICES	618601	05/12/26	OTHER MISCELLANEOUS	1110-4239099		280.42	
AMAZON CAPITAL SERVICES	618601	05/12/26	OTHER MAINT SUPPLIES	1110-4238900		914.37	
AMAZON CAPITAL SERVICES	618601	05/12/26	FURNITURE & FIXTURES	1110-4463000		483.16	
AMAZON CAPITAL SERVICES	618601	05/12/26	OFFICE SUPPLIES	1201-4230200		164.55	
AMAZON CAPITAL SERVICES	618601	05/12/26	OFFICE SUPPLIES	1192-4230200		96.90	
AMERICAN STRUCTURE POINT,	618602	05/12/26	PROFESSIONAL SERVICES	202-R4340100	110491	130.00	4,024.14
ASCENSION ST VINCENT PUBL	618603	05/12/26	OFFICER PHYSICALS	1110-R4340701	118784	4,851.72	130.00
BEC ENTERPRISES LLC	618604	05/12/26	REPAIRS AND PARTS	2201-4237000	119255	2,258.72	4,851.72
BETH MAIER PHOTOGRAPHY	618605	05/12/26	PHOTOGRAPHY SERVICES	1203-R4359003	115415	198.50	2,258.72
BLUE GRASS FARMS, INC.	618606	05/12/26	SUPPLIES	2201-4239034	119260	64.50	198.50
BLUE GRASS FARMS, INC.	618606	05/12/26	SUPPLIES	2201-4239034	119260	1,436.50	
BRENNTAG MID SOUTH INC	618607	05/12/26	REFLECTING POND SUPPLIES	1206-4350400	119220	3,365.50	1,501.00
BOBCAT OF ANDERSON	618608	05/12/26	AUTO REPAIRS & PARTS	2201-4237000	119258	56.74	3,365.50
BRINKMAN PRESS, INC	618609	05/12/26	STATIONARY & PRNTD MATERL	1401-4230100		75.00	56.74
BROADY-CAMPBELL, INC	618610	05/12/26	ROUNDAABOUT REPAIRS	2201-4350400	119262	940.00	75.00
BROADY-CAMPBELL, INC	618610	05/12/26	ROUNDAABOUT REPAIRS	2201-4350400	119262	4,160.00	
BROADY-CAMPBELL, INC	618610	05/12/26	ROUNDAABOUT REPAIRS	2201-4350400	119262	3,360.00	8,460.00
CC & T CONSTRUCTION INC	618611	05/12/26	CONCRETE STAIRS	2201-R4350100	116858	17,500.00	
CC & T CONSTRUCTION INC	618611	05/12/26	SIDEWALK AND HANDICAP RAM	2201-4350200	119499	36,000.00	
CC & T CONSTRUCTION INC	618611	05/12/26	VETERANS WAY PARKING GARA	1206-4350203	119583	600.00	
CC & T CONSTRUCTION INC	618611	05/12/26	VETERANS WAY PARKING GARA	1206-4350203	119583	500.00	
CC & T CONSTRUCTION INC	618611	05/12/26	MAIN ST CONCRETE WORK	1206-4350203	119433	30,000.00	
CC & T CONSTRUCTION INC	618611	05/12/26	CONCRETE WORK-SIDEWALK	1206-4350203	119540	13,000.00	
CC & T CONSTRUCTION INC	618611	05/12/26	CONCRETE WORK	1206-R4350200	118719	66,500.00	
C. L. COONROD & COMPANY	618612	05/12/26	ACFR PREPARATION	1701-4340300	119043	15,022.29	164,100.00
							15,022.29

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CALDWELL ENVIRONMENTAL IN	618613	05/12/26	DUMP FEES	2201-4350100	119263	779.45	779.45
CARMEL WELDING & SUPP INC	618614	05/12/26	TOOLS	2201-4238000	119266	40.24	
CARMEL WELDING & SUPP INC	618614	05/12/26	TOOLS	2201-4238000	119266	115.00	155.24
CITY WIDE MAINTENANCE	618615	05/12/26	CLEANING SERVICES	1207-4350600	119061	1,021.07	
CITY WIDE MAINTENANCE	618615	05/12/26	CLEANING SERVICES	1207-4350600	119061	40.00	1,061.07
CHRISTOPHER BURKE ENGINEE	618616	05/12/26	PROGRAM ASSISTANCE	250-R4350900	118925	3,026.25	3,026.25
CINTAS CORPORATION #18	618617	05/12/26	LAUNDRY SERVICES	2201-4356501	119271	226.67	
CINTAS CORPORATION #18	618617	05/12/26	LAUNDRY SERVICES	2201-4356501	119271	227.79	
CINTAS CORPORATION #18	618617	05/12/26	MATS AT RED TRUCK RD	1206-4350100	119224	95.08	
CINTAS CORPORATION #18	618617	05/12/26	RUG CLEANING	1115-4350100	119026	126.44	675.98
CONNAN'S PAINT & BODY SHO	618618	05/12/26	INSURANCE DEDUCTIBLE	1110-4351000	119616	2,500.00	2,500.00
CREW CAR WASH	618619	05/12/26	CAR CLEANING	1110-4351100		320.00	320.00
CURRENT PUBLISHING	618620	05/12/26	DISPLAY ADS - 2026	1203-4346500	119407	3,538.00	
CURRENT PUBLISHING	618620	05/12/26	DISPLAY ADS - 2026	1203-4359003	119407	6,505.01	
CURRENT PUBLISHING	618620	05/12/26	DISPLAY ADS - 2026	854-5023990	119406	2,430.00	12,473.01
STEEL HOUSE, LLC DBA CUST	618621	05/12/26	RAILING REPAIR	2201-4350900	119365	13,421.50	
STEEL HOUSE, LLC DBA CUST	618621	05/12/26	RAILING REPAIR	2201-4350900	119365	2,475.00	
STEEL HOUSE, LLC DBA CUST	618621	05/12/26	PIPE RAIL WITH GATE	2201-4350900	119377	6,057.30	
STEEL HOUSE, LLC DBA CUST	618621	05/12/26	PIPE RAIL WITH GATE	2201-4350900	119377	944.07	22,897.87
OFFICE KEEPERS	618622	05/12/26	OFFICE CLEANING 2026	1801-4350600	119033	359.00	359.00
DECORATION OF INDEPENDENC	618623	05/12/26	AUTO REPAIR & MAINTENANCE	1110-4351000		70.00	70.00
DON HINDS FORD	618624	05/12/26	REPAIR PARTS	1110-4237000		281.20	
DON HINDS FORD	618624	05/12/26	REPAIR PARTS	1110-4237000		292.10	573.30
DRAINAGE SOLUTIONS, INC	618625	05/12/26	STORM SEWER MAINT SUPPLS	250-4237001		351.44	351.44
DUNCO MARKETING EVENTS &	618626	05/12/26	SPONSORSHIP PROCUREMENT	854-R5023990	116775	5,000.00	
DUNCO MARKETING EVENTS &	618626	05/12/26	SPONSORSHIP PROCUREMENT	854-R5023990	116775	5,000.00	10,000.00
EYE 4 GROUP LLC	618627	05/12/26	WAY FINDING SIGNS	1192-R4350900	118664	5,157.86	5,157.86
FLEETPRIDE	618628	05/12/26	YEARLY SOFTWARE ACTIVATIO	2201-4355200	119280	2,800.00	2,800.00
GRAINGER	618629	05/12/26	MAINTENANCE SUPPLIES	1206-4238900	119228	67.32	67.32
OMNI ELECTRIC LLC	618630	05/12/26	LIGHT REPAIR 96TH & DELEG	2201-4350080	119652	11,097.42	11,097.42
HALL SIGNS, INC.	618631	05/12/26	NEW PEDESTRIAN CROSSING	202-4350900	119655	5,914.77	5,914.77
HEAPY SOLUTIONS LLC	618632	05/12/26	PHASE 1 ENERGY CENTER STU	105-4340400	119350	22,000.00	22,000.00
HP INC.	618633	05/12/26	REPLACE LAPTOPS-ENG	2200-4463201	119455	1,455.29	
HP INC.	618633	05/12/26	HP ELITEBOOK	1115-4463201	119600	1,480.29	2,935.58
INDIANA LANDMARKS	618634	05/12/26	HISTORIC PRESERVATION COM	1192-4359029		398.30	398.30
INDIANA OXYGEN CO	618635	05/12/26	AMMUNITIONS & ACCESSORIES	1110-4239010		24.00	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
INDY THERAPY AND COUNSEL	618636	05/12/26	MENTAL HEALTH COUNSELING	1110-4340703		145.00	24.00
INSIGHT PUBLIC SECTOR, IN	618637	05/12/26	MICROSOFT AZURE OVERAGES	1115-4355600	118936	73.19	145.00
INTELLICORP RECORDS	618638	05/12/26	OTHER PROFESSIONAL FEES	1110-4341999		1,361.75	73.19
J & F DISTRIBUTING COMPAN	618639	05/12/26	REPAIR PARTS	2201-4351000	119290	110.96	1,361.75
KBSO CONSULTING LLC	618640	05/12/26	CONSULTING	1115-R4340400	118529	2,500.00	110.96
KBSO CONSULTING LLC	618640	05/12/26	CONSULTING	1115-R4340400	118529	2,500.00	
KBSO CONSULTING LLC	618640	05/12/26	CONSULTING	1115-R4340400	118529	2,500.00	7,500.00
KEYSTONE COOPERATIVE INC	618641	05/12/26	2026 FUEL	1207-4231300	118985	1,664.36	1,664.36
LEADSONLINE LLC	618642	05/12/26	SOFTWARE	1110-4463202	119651	13,742.00	13,742.00
MARTIN MARIETTA AGGREGATE	618643	05/12/26	RIPRAP	250-4236000	119656	1,464.61	1,464.61
MENARDS, INC	618644	05/12/26	MAINTENANCE SUPPLIES	1206-4238900	119235	122.44	
MENARDS, INC	618644	05/12/26	BUILDING & REPAIRS MATERI	2201-4238900	119296	220.77	
MENARDS, INC	618644	05/12/26	MAINTENANCE SUPPLIES	1206-4238900	119235	30.62	
MENARDS, INC	618644	05/12/26	BUILDING & REPAIRS MATERI	2201-4237000	119296	40.04	
MENARDS, INC	618644	05/12/26	BUILDING & REPAIRS MATERI	2201-4238900	119296	237.02	650.89
NAPA AUTO PARTS INC	618645	05/12/26	REPAIR PARTS	1110-4237000		136.30	
NAPA AUTO PARTS INC	618645	05/12/26	REPAIR PARTS	1110-4237000		180.20	
NAPA AUTO PARTS INC	618645	05/12/26	REPAIR PARTS	1110-4237000		543.47	
NAPA AUTO PARTS INC	618645	05/12/26	AUTO REPAIR & MAINTENANCE	1115-4351000		520.46	
NAPA AUTO PARTS INC	618645	05/12/26	AUTO REPAIR & MAINTENANCE	1115-4351000		-36.00	1,344.43
YARD & COMPANY	618646	05/12/26	CONSULTING SERVICES	1192-4340400	119427	1,797.50	1,797.50
NELSON ALARM COMPANY	618647	05/12/26	BUILDING REPAIRS & MAINT	1115-4350100		2,515.00	2,515.00
NEW WAVE CONTROL SOLUTION	618648	05/12/26	PROGRAMMING FEES	1115-R4340400	118518	1,200.00	1,200.00
NORTHSIDE TRAILER INC.	618649	05/12/26	TILT DECK TRAILER	2201-R4465001	118880	23,982.00	23,982.00
NV5 GEOSPATIAL INC	618650	05/12/26	CITYWORKS SUPPORT	1115-R4340402	116880	1,392.80	1,392.80
ONEZONE	618651	05/12/26	OTHER PROFESSIONAL FEES	1110-4341999		80.00	80.00
OPTICOS DESIGN, INC	618652	05/12/26	HOUSING STUDY	1192-R4340400	118665	3,500.00	3,500.00
OTIS ELEVATOR CO	618653	05/12/26	MID-TOWN PARKING GARAGE	1115-4350100	119510	637.00	637.00
P K S CONSTRUCTION INC	618654	05/12/26	WATER TOWER BUILDING REPA	1115-4350100	119169	9,963.00	9,963.00
PETSUITES FISHERS	618655	05/12/26	ANIMAL SERVICES	1110-4357600		68.80	68.80
PIP	618656	05/12/26	EVENT PRINTING & SIGNAGE	1203-4359003	119106	2,266.07	2,266.07
PROMOTIONS PLUS INC	618657	05/12/26	UNIFORMS	1192-R4356001	118533	635.00	
PROMOTIONS PLUS INC	618657	05/12/26	UNIFORMS	1192-4356001	119550	168.00	
PROMOTIONS PLUS INC	618657	05/12/26	SAFETY SUPPLIES	2200-4239012		46.50	849.50
RH CONTRACTING	618658	05/12/26	CHRISTKINDLMART HUT LABOR	2201-R4350900	118088	4,950.00	

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RH CONTRACTING	618658	05/12/26	CHRISTKINDLMART HUT LABOR	2201-R4350900	118088	250.00	
RH CONTRACTING	618658	05/12/26	CHRISTKINDLMART HUT LABOR	2201-R4350900	118088	4,950.00	
RH CONTRACTING	618658	05/12/26	CHRISTKINDLMART HUT LABOR	2201-R4350900	118088	4,950.00	
RH CONTRACTING	618658	05/12/26	CHRISTKINDLMART HUT LABOR	2201-R4350900	118088	4,950.00	20,050.00
SEXSON MECHANICAL CORP	618659	05/12/26	FACILITY & EQUIPMENT REPA	2201-4350100	119562	511.69	
SEXSON MECHANICAL CORP	618659	05/12/26	GARAGE REPAIRS	1206-4350100	119240	5,233.00	5,744.69
STOOPS FREIGHTLINER	618660	05/12/26	REPAIR PARTS	2201-R4237000	118429	79.02	
STOOPS FREIGHTLINER	618660	05/12/26	REPAIR PARTS	2201-R4237000	118429	60.56	
STOOPS FREIGHTLINER	618660	05/12/26	REPAIR & AUTO PAIRS	2201-4237000	119243	5,914.47	6,054.05
SUNBELT RENTALS	618661	05/12/26	BOTTLED GAS/PAINT/RENTAL	2201-4353099	119318	2,993.97	
SUNBELT RENTALS	618661	05/12/26	EVENT RENTALS	1203-4359003	119143	134.05	3,128.02
SWANK MOTION PICTURES INC	618662	05/12/26	2026 MIDTOWN SCREEN MOVIE	854-5023990	119409	505.00	505.00
T M T INC	618663	05/12/26	ROUNDAABOUT REPAIRS	2201-4350400	119048	2,363.00	
T M T INC	618663	05/12/26	MULCHING	2201-4350400	119320	69,609.90	71,972.90
TIFFANY LAWN & GARDEN	618664	05/12/26	MULCH	2201-4239034	119319	497.50	
TIFFANY LAWN & GARDEN	618664	05/12/26	MULCH	2201-4239034	119319	497.50	
TIFFANY LAWN & GARDEN	618664	05/12/26	MULCH	2201-4239034	119319	597.00	
TIFFANY LAWN & GARDEN	618664	05/12/26	MULCH	2201-4239034	119319	398.00	1,990.00
TRUGREEN	618665	05/12/26	FIRE STATION FERTILIZATIO	1206-4350400	119557	178.00	178.00
TRUTH SEEKERS POLYGRAPH I	618666	05/12/26	OTHER PROFESSIONAL FEES	1110-4341999		200.00	200.00
THINKGARD LLC	618667	05/12/26	COMPLIANCE AS A SERVICE	1115-4355600	119671	2,312.50	2,312.50
PERSONIFY HEALTH	618668	05/12/26	WELLNESS PROGRAM	1201-4341980		4,150.00	4,150.00
WEIHE ENGINEERS INC	618669	05/12/26	LANDSCAPE PLAN & INSPECTI	1192-4350900	119342	2,205.00	2,205.00
ZYNNOVATION LLC	618670	05/12/26	TREE DIAPERS	2201-4239034	119643	3,415.58	3,415.58
BELMONT GRAPHICS LLC	618397	05/07/26	SIGNAGE WHITE RIVER TRAIL	103-R4462000	61861	1,525.00	1,525.00
LOCHMUELLER GROUP, INC.	618422	05/07/26	INTERURBAN TRAIL ENCROACH	103-4460706	62639	2,702.56	2,702.56
WEIHE ENGINEERS INC	618442	05/07/26	ENGAGEMENT OF SERVICES	103-4460710	63015	6,539.50	6,539.50
WIRELESS NETWORKING SOLUT	618444	05/07/26	MONON CENTER SECURITY UPG	103-4460706	63058	4,657.00	4,657.00

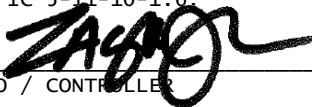
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				TOTAL HAND WRITTEN CHECKS		.00
				TOTAL COMPUTER-WRITTEN CHECKS	1,876,091.47	
			TOTAL WRITTEN CHECKS	1,876,091.47		

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 16 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 1,876,091.47 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

Monthly Report of Electronic Transfers

For the Month/Year of: **April 30, 2026**

<u>Date</u>	<u>Recipient</u>	<u>Amount</u>	<u>Fund</u>	<u>Account</u>	<u>Description</u>
04/06/2026	MARATHON HEALTH	104,604.05	301	5023994	HEALTH INSURANCE
04/06/2026	ANTHEM	300,149.93	301	5023994	HEALTH INSURANCE
04/07/2026	861 N RANGELINE	15,000.00	201/2201	4353099	RENT
04/07/2026	UPS	35.72	601	5023990	POSTAGE
04/07/2026	UPS	57.73	651	5023990	POSTAGE
04/13/2026	UNUM LIFE INSURANCE	13,157.84	301	5023993	LIFE/ DISABILITY INSURANCE
04/13/2026	UNUM LIFE INSURANCE	10,764.82	301	5023993	LIFE/ DISABILITY INSURANCE
04/13/2026	UNUM LIFE INSURANCE	15,830.26	301	5023993	LIFE/ DISABILITY INSURANCE
04/14/2026	HAMILTON COUNTY TREASURER	7,904.44	101	5023990	COURT COSTS
4/14/2026	BANK OF NEW YORK MELLON	116,500.00	651	5023990	BOND PAYMENT
04/15/2026	C.L. COONROD	6,077.41	1701	4340300	CONSULTING SERVICES
04/15/2026	SEDGWICK	34,217.92	302	5023990	WORKERS COMP
4/15/2026	INDIANA WORKFORCE DEVELOPMENT	2,532.00	101/201	4110000	UNEMPLOYMENT FEES
04/16/2026	ANTHEM	255,506.63	301	5023994	HEALTH INSURANCE
04/17/2026	VSP	12,145.40	301	5023994	VISION INSURANCE
04/17/2026	ANTHEM	459,523.06	301	5023994	HEALTH INSURANCE
04/21/2026	REPUBLIC SERVICES	561,795.84	601	5023990	UTILITY TRASH SERVICE
04/27/2026	FORD MOTOR CREDIT	851.56	101/1160	4352600	AUTO LEASE PAYMENT
4/27/2026	REGIONS BANK	686,781.24	653	5023990	BOND PAYMENT
4/27/2026	REGIONS BANK	185,325.00	653	5023990	BOND PAYMENT
04/28/2026	GRM STORAGE	159.34	502	4341999	COURT STORAGE FEES
04/28/2026	ANTHEM	262,684.19	301	5023994	HEALTH INSURANCE
4/28/2026	BOK FINANCIAL	2,389,721.50	606	5023990	BOND PAYMENT
4/28/2026	BOK FINANCIAL	1,588,796.00	606	5023990	BOND PAYMENT
4/28/2026	HORIZON INVESTMENT	298,069.25	606	5023990	BOND PAYMENT
4/28/2026	WEBSTER BANK	79,164.00	653	5023990	BOND PAYMENT
04/29/2026	SEDGWICK	6,588.00	302	5023990	WORKERS COMP
04/29/2026	SEDGWICK	792.00	302	5023990	WORKERS COMP
4/29/2026	BOK FINANCIAL	1,328,925.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	613,878.01	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	15,651.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	14,904.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	13,982.50	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	13,107.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	12,309.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	11,536.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	10,834.50	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	10,170.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	9,541.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	8,946.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	5,697.00	606	5023990	BOND PAYMENT
4/29/2026	UNITED FIDELITY BANK	2,700.00	606	5023990	BOND PAYMENT
		<u>9,486,916.14</u>			

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.


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 \$ 9,486,916.14 are in 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



STRATEGIC HIGHLIGHTS

- Construction progressing on the following projects:
 - Magnolia
 - The Wren
 - 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

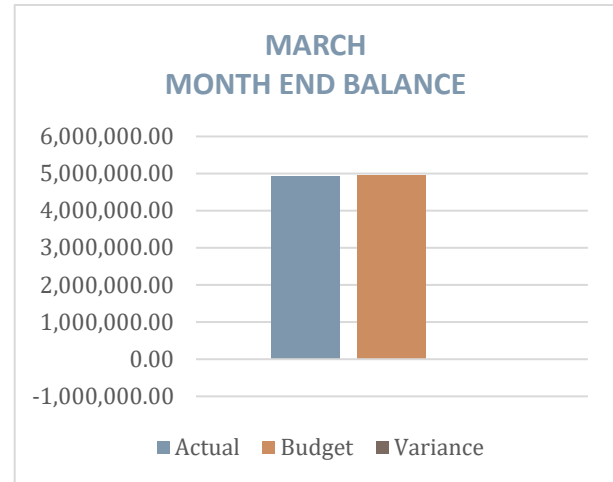
March Beginning Balance	\$	4,991,186
March Revenues	\$	71,262
March Transfers	\$	-
March Expenditures	\$	142,109
March ending Balance Without Reserve Funds	\$	4,920,339
Supplemental Reserve Fund	\$	7,169,415
City Center Bond Reserve	\$	561,201
Midtown Bond Reserve	\$	1,260,594
Midtown West Bond Reserve	\$	1,042,426
Urban Parks Fund	\$	3,881,317
March Balance With Reserve Funds	\$	18,835,292

FINANCIAL STATEMENT

Financial Statement

MARCH MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 4,920,339
Ending Balance with Restricted Funds	\$ 18,835,292



SUMMARY OF CASH

For the Month Ending March 2026

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 3/1/26			
1101 Cash	\$ 4,991,185.55	\$ 4,991,185.55	\$ -
1110 TIF	\$ -	\$ -	\$ -
Total Cash	\$ 4,991,185.55	\$ 4,991,185.55	\$ -
Receipts			
1101 Cash	\$ 71,262.39	\$ 86,327.38	\$ (15,064.99)
1110 TIF	\$ -	\$ -	\$ -
Developer Payments	\$ -	\$ -	\$ -
Transfers to Reserves (TIF)	\$ -	\$ -	\$ -
Transfers to Reserves (non-TIF)	\$ -	\$ -	\$ -
Transfer to SRF	\$ -	\$ -	\$ -
Total Receipts	\$ 71,262.39	\$ 86,327.38	\$ (15,064.99)
Disbursements			
1101 Cash	\$ 142,109.33	\$ 132,851.33	\$ (9,258.00)
1110 TIF	\$ -	\$ -	\$ -
Total Disbursements	\$ 142,109.33	\$ 132,851.33	\$ (9,258.00)
1101 Cash	\$ 4,920,338.61	\$ 4,944,661.60	\$ (24,322.99)
1110 TIF	\$ -	\$ -	\$ -
Cash Balance 3/31/26	\$ 4,920,338.61	\$ 4,944,661.60	\$ (24,322.99)
Total Usable Funds	\$ 4,920,338.61	\$ 4,944,661.60	\$ (24,322.99)

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end March 2026

RESTRICTED FUNDS

Supplemental Reserve Fund	\$ 7,169,415
City Center Bond Reserve	\$ 561,201
Midtown Bond Reserve	\$ 1,260,594
Midtown West Bond Reserve	\$ 1,042,426
Urban Parks Fund	\$ 3,881,317
Sub-total:	<u>\$ 13,914,953</u>

UNRESTRICTED FUNDS

TIF	\$ 0
Non TIF	\$ 4,920,339
Sub-total:	<u>\$ 4,920,339</u>
Total Funds	<u>\$ 18,835,292</u>

OUTSTANDING RECEIVABLES

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

STATEMENT OF CHANGES IN EQUITY

MONTH END: MARCH 2026

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)		
Total Receipts (Non-TIF)	\$ 71,262.39	
Expenditures (TIF)		
Expenditures (Non-TIF)		\$ 142,109.33

FINANCIAL UPDATE

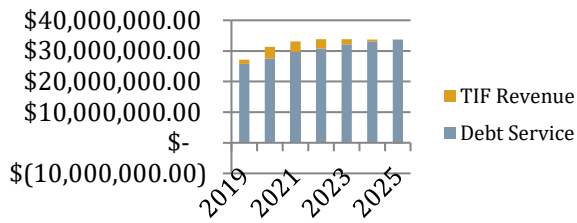
Financial Update

TIF REVENUE AND DEBT

Estimated 2026 TIF revenue and PIATT payments available for CRC use is \$35,458,650.

DEBT PAYMENTS

Month	Payment
June 2026	\$17,086,649
December 2026	\$17,083,569



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

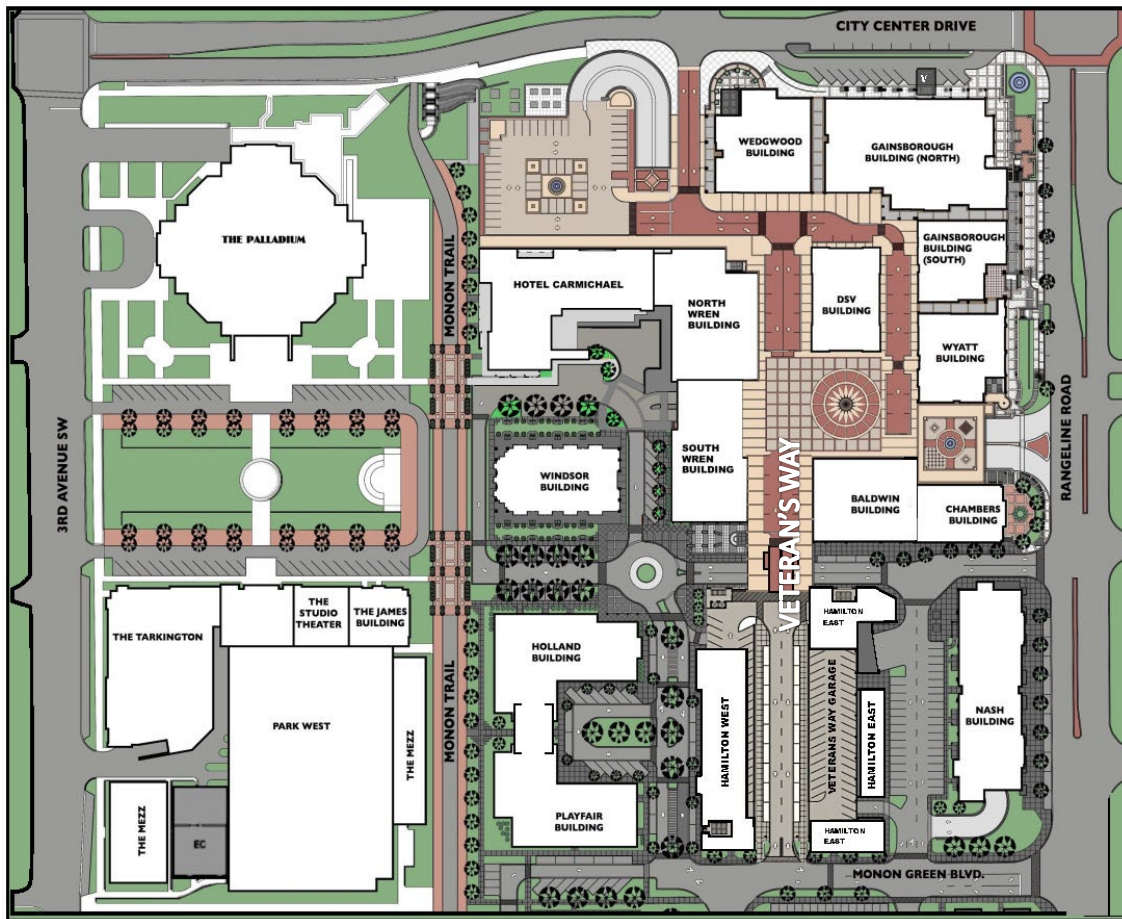


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

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

CRC Contract Amounts:

City Center Bond: \$ 16,214,875.00

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




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

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

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

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

PROJECT UPDATES

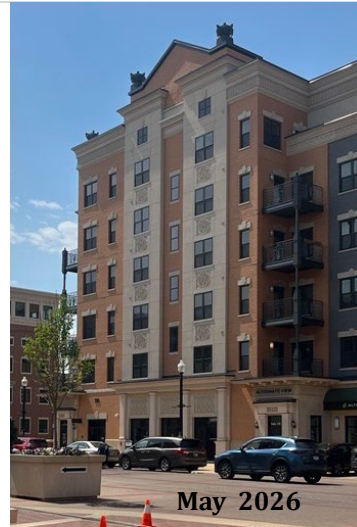
<p>Kent</p>	<p>A three-story building, of approximately 111,000 square feet of luxury apartments.</p> <p>Site drawings were approved by the CRC Architectural Committee.</p>	<p>Start: Summer 2018</p> <p>Complete: June 2021</p>	<p>Site Construction – Start: Spring 2018 Site Work Awarded – Spring 2018 Building Construction – Start: Summer 2018 Building Complete June 2021 - Pool and Site work is still under construction</p> 
<p>Hamilton (Park East commercial/residential buildings)</p>	<p>Hamilton East: 5 ground floor residential two-story townhomes; 7,954 SF of ground floor commercial space Hamilton West: 13,992 SF of ground floor commercial space</p>	<p>Start: Summer 2018</p>	<p>Hamilton East - Construction commenced: Summer 2018, completed Summer 2019 Hamilton West – Construction commenced: Summer 2020, currently under construction</p>
<p>Playfair and Holland</p>	<p>A five-story building, of approximately 178,000 square feet, which will include 112 luxury apartments and commercial retail/office space.</p>	<p>Start: September 2019</p> <p>Complete: Spring 2022</p> <p>Approx. 112 Apartments</p>	
<p>Windsor</p>	<p>A four-story building, of approximately 64,000 square feet.</p>	<p>Start: Summer 2022</p> <p>Complete: May/June 2024</p>	<p>May 2026</p> 

PROJECT UPDATES

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

Start: Summer 2020

Complete: June 2024



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
-------------	--------------	-----

- 7) CRC Commitments

No commitments by the CRC have been made.

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

PROJECT UPDATES



Rendering



September 2022

CIVIC SQUARE GARAGE

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

Construction Start	January 2022
Construction End	Opened Summer 2022

- 6) Construction Milestones: Garage is now open for public use.
- 7) CRC Commitments

The CRC will be involved with development and construction of the parking garage

- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC



March 2023

PROJECT UPDATES

Rendering



May 2026



CIVIC SQUARE CONDOMINIUMS

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

Construction Start	March 2025
Construction End	Anticipated Q3 2026

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

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

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



MAGNOLIA

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

Construction Start	April 2022 (Building 1)
Construction End	Estimated 2025 (Buildings 4-6)

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments: CRC contributed the land for the development of this project.
- 8) Council and/or CRC Action Items

ACTION ITEM

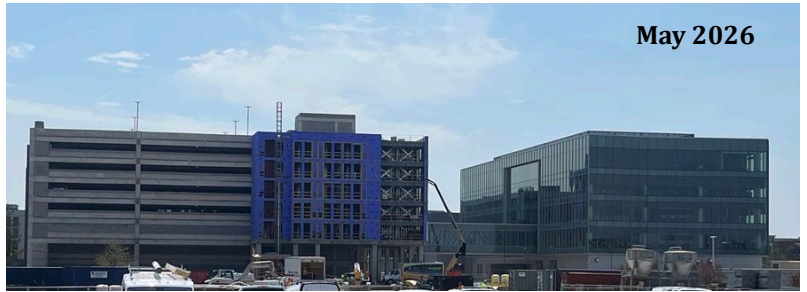
CITY COUNCIL

CRC

PROJECT UPDATES



Rendering



May 2026

HAMILTON CROSSING

- 1) Developer Partner(s): Kite Reality Group and Pure Development, Inc.
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: New home of Republic Airways. 105,000 square-foot training facility with 20 classrooms, 94 workstations, two cabin trainers, and eight flight simulators. The hotel adjacent to the training center will be expanded to 274 rooms. 600 jobs brought/created with Republic alone.
- 4) Total project budget: \$200,000,000 investment for Phase 1 and II

5) Anticipated Project Schedule

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

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

Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.

9) Council and/or CRC Action Items

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

PROJECT UPDATES

Rendering



May 2026



PROSCENIUM II

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

4) Anticipated Project Schedule

Design Start	2021
Construction Start	2022
Construction Complete	Estimated August 2024

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

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

7) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Rendering



May 2026



AT&T SITE

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

4) Anticipated Project Schedule

Design Start	2022
Construction Start	2024
Construction Complete	December 2025

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

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

7) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES



ARDALAN PLAZA

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

3) Anticipated Project Schedule

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

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

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

5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES



MONON SQUARE NORTH

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

3) Anticipated Project Schedule

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

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

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

- 5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES



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

May 8, 2026

Prepared for City Council and the Redevelopment Commission

-End Report-

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

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

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

5 **Synopsis:**

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

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

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

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

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

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

22 **CHAPTER 2 CITY ADMINISTRATION**

23
24 **ARTICLE 8: AFFILIATED ENTITIES**

25 **§2-403 DEFINITIONS.**

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

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

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

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

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

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

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

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

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

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

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

46

47 **§ 2-404 REQUIREMENTS**

48

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

51

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

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

56

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

60

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

63

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

66

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

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

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

75

76 [Signature Page Follows]

77

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

80 COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

81
82
83 Adam Aasen, President _____ Matthew Snyder, Vice-President _____
84
85
86 Teresa Ayers _____ Anita Joshi _____
87
88
89 Ryan Locke _____ Shannon Minnaar _____
90
91
92 Anthony Green _____ Rich Taylor _____
93
94
95 Jeff Worrell _____

96
97
98 ATTEST:
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100 _____
101 Jacob Quinn, Clerk

102
103 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
104 _____ 2025, at _____ .M.
105
106 _____
107 Jacob Quinn, Clerk

108
109 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
110 _____ 2025, at _____ .M.
111
112 _____
113 Sue Finkam, Mayor

114
115 ATTEST:
116
117 _____
118 Jacob Quinn, Clerk

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

ORDINANCE NO. D-2795-25

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

Synopsis:

An Ordinance establishing public areas of City Hall

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

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

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

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

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

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

Section 2. Definition of Public Areas. For purposes of this Ordinance, public areas of City Hall shall include, but not be limited to, lobbies, corridors, the Council Chambers, meeting rooms not located within or directly connected to office space occupied by a City department, and the restrooms located on the first and second floors of City Hall. Access may be temporarily limited only for emergency, maintenance, sanitation, or security purposes, or during all local, state, and federally mandated holidays unless otherwise provided for by the Common Council, or as otherwise required by law.

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

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

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

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

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

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

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53
54 _____
55 Adam Aasen, President

Matthew Snyder, Vice-President

56
57 _____
58 Teresa Ayers

Anita Joshi

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60 _____
61 Ryan Locke

Shannon Minnaar

62
63 _____
64 Anthony Green

Rich Taylor

65
66 _____
67 Jeff Worrell

68
69 ATTEST:

70
71 _____
72 Jacob Quinn, Clerk

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

76
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78 _____
79 Jacob Quinn, Clerk

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

82
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84 _____
85 Sue Finkam, Mayor

86 ATTEST:

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88 _____
89 Jacob Quinn, Clerk

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

RESOLUTION CC-12-01-25-04

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

Synopsis:

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

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

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

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

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

WHEREAS, the Carmel Plan Commission has duly certified, and recommended to the Common Council, an amendment to the community’s Comprehensive Plan regarding a new Home Place Subarea Plan and its associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map;

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

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

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

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

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

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

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

72

73 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
74 _____ 2026, by a vote of _____ ayes and _____ nays.

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

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78 _____
79 Matt Snyder, President

Ryan Locke, Vice-President

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81 _____
82 Rich Taylor

Anthony Green

83
84 _____
85 Jeff Worrell

Teresa Ayers

86
87 _____
88 Shannon Minnaar

Adam Aasen

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91 Anita Joshi

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93 ATTEST:

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96 _____
97 Jacob Quinn, Clerk

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

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104 Jacob Quinn, Clerk

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

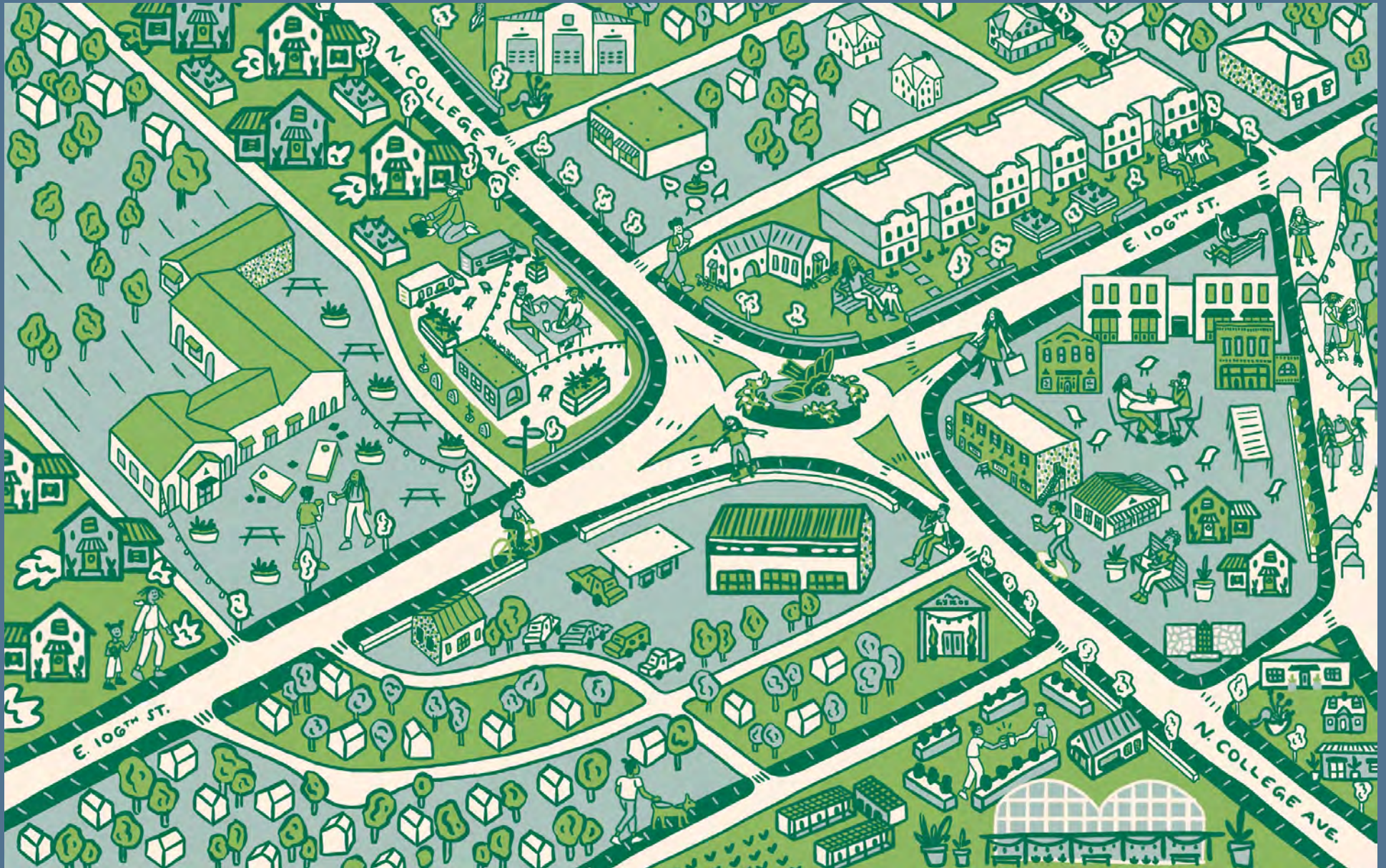
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110 _____
111 Sue Finkam, Mayor

112 ATTEST:

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115 _____
116 Jacob Quinn, Clerk

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

CARMEL HOME PLACE SUBAREA PLAN



Contents

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

Introduction

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

Subarea Plan Purpose

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

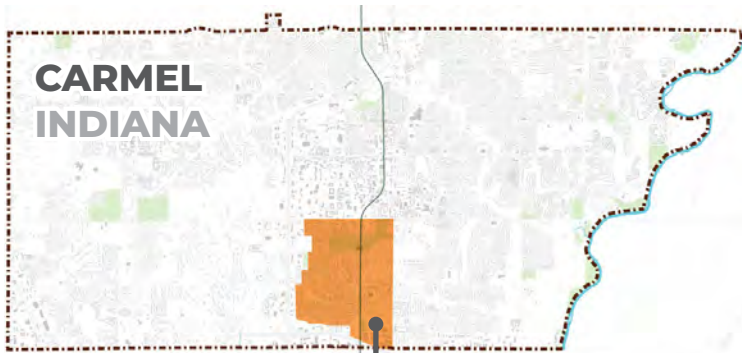
For example, a subarea plan does not:

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

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

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

Home Place Subarea



Home Place Locator Map

Home Place

To be added to Subarea
(in maps throughout)



1 Planning Summary

1 Planning Summary

Home Place Subarea Plan (2009)

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

Carmel Comprehensive Plan (2022)

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

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

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

Carmel Clay Parks & Recreation Comprehensive Master Plan

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

City of Carmel Transit Implementation Strategy (2025)

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

City of Carmel Positioning Strategy (2023)

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

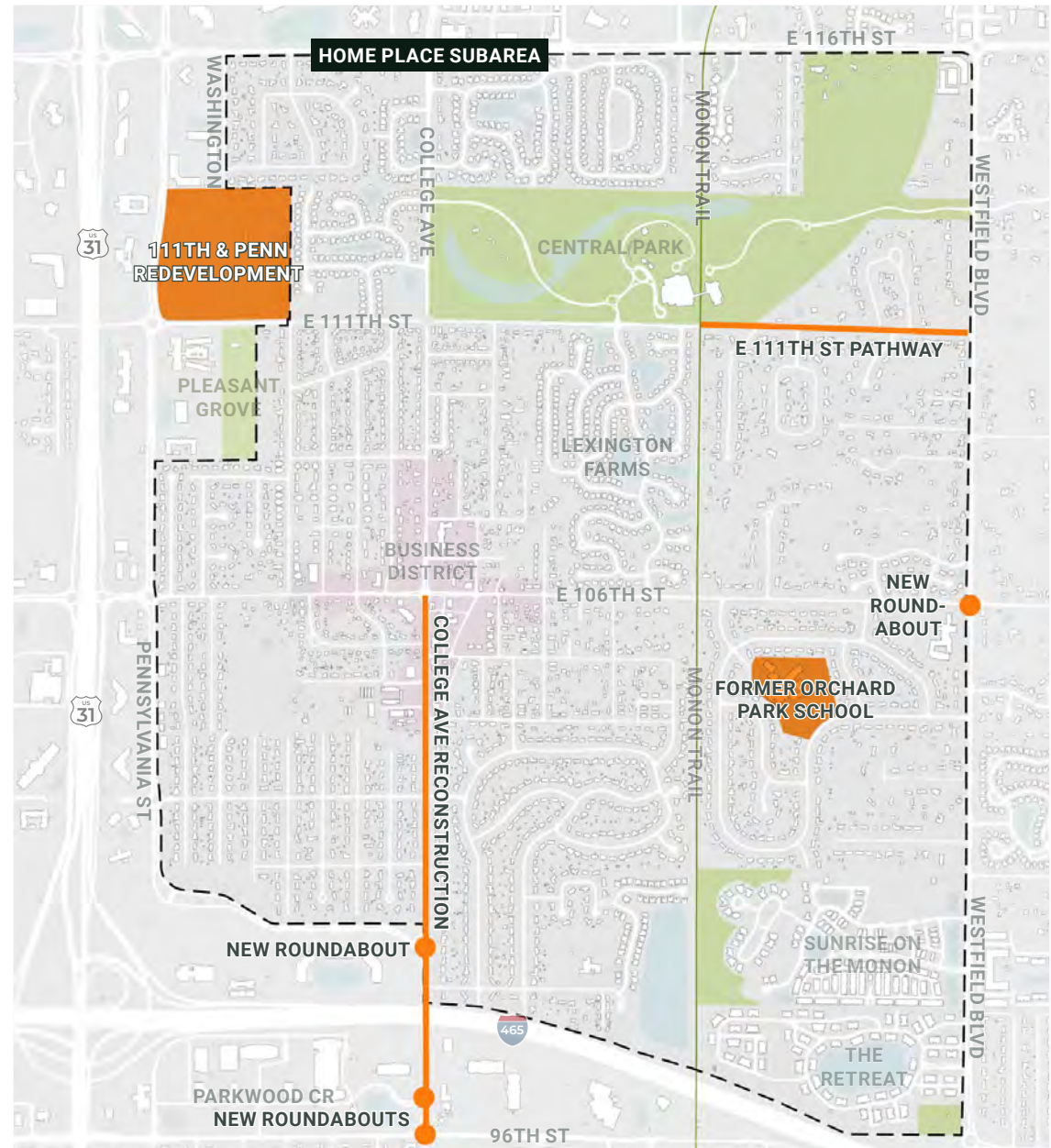
Projects In The Works

Planned/Anticipated Developments

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

Current Infrastructure Projects

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



2

Growth Strategy

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

Define Who We Are

This Is Home Place

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



Home Place Character Collage

Support Place-Based Organizations

106th & College, Inc.

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

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

106th & College Inc. Vision

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

106th & College Inc. Mission

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

Greater Home Place Neighborhood Association

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

Home Place Advisory Board

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

106th & College Inc Core Values

Quaint & Neighborly



Over
Bustling & Corporate

Locally-Owned Businesses



Over
National Chains

Lush & Green



Over
Hard & Concrete

Small & Medium-Scale Buildings



Over
High-Rise Commercial Structures

Collaborate with Intentionality

Lead / Partner

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

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

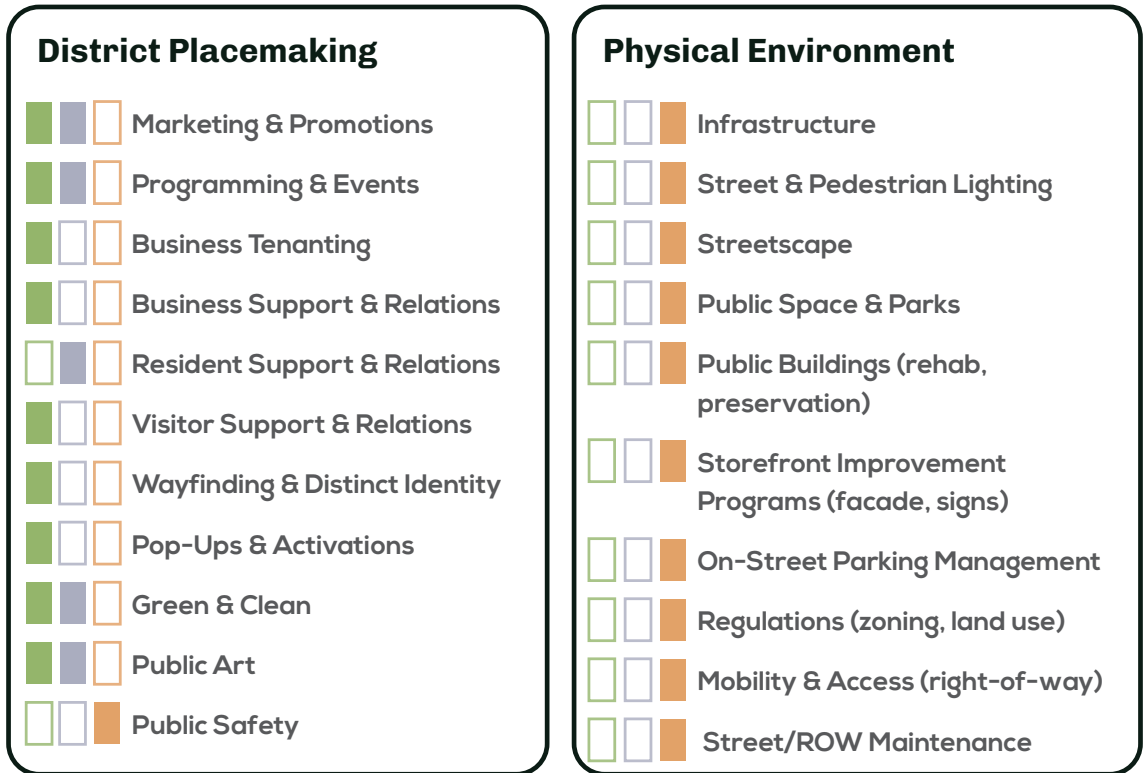
The Physical Environment includes the area's design, development, rehabilitation and maintenance of the buildings, streets, and storefronts we know as part of day-to-day life.

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

106th & College, Inc.

GHPNA

Partner with City



Organizational Responsibilities Chart

Set the Vision for Our Gathering Place

Investing in the Heart of Home Place

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



106th & College Business District Brand Graphics

Enhance the Experience

Focus on the First 16 Feet

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

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



Diagram of the First 16 Feet and Examples Images

First 16 Feet Grant Program Overview

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

Activate the Business District

Short-Term Initiatives

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

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

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



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

Invest in Long-Term Vitality

Long-term Possibilities

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

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

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



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

Community-Wide Initiatives

Standards for New Streets & Buildings

Design Home Place Building Standards

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

Establish Home Place Street Standards

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

Example Pre-Approved Building Plans



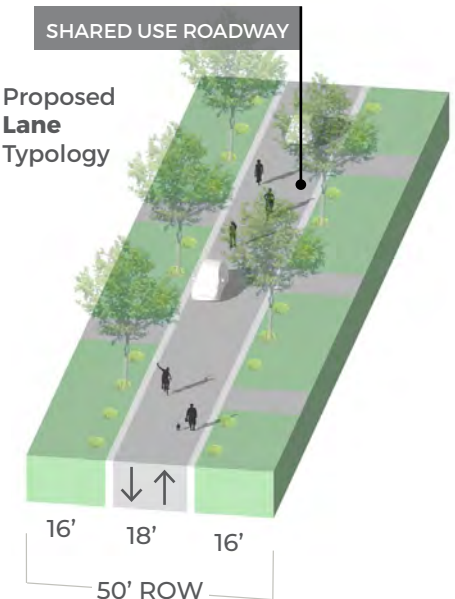
(Source: HousingOH.org)

Proposed Neighborhood Street Typology

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



Proposed Lane Typology

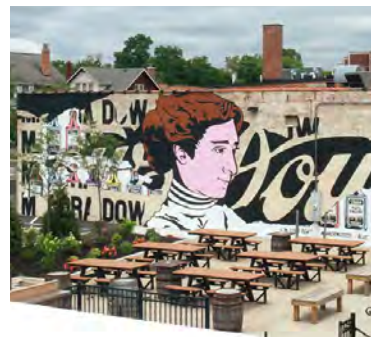


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Design & Policy Guidance

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).
- » **Consider a full range of financial tools to support future Home Place investments.**

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.~~

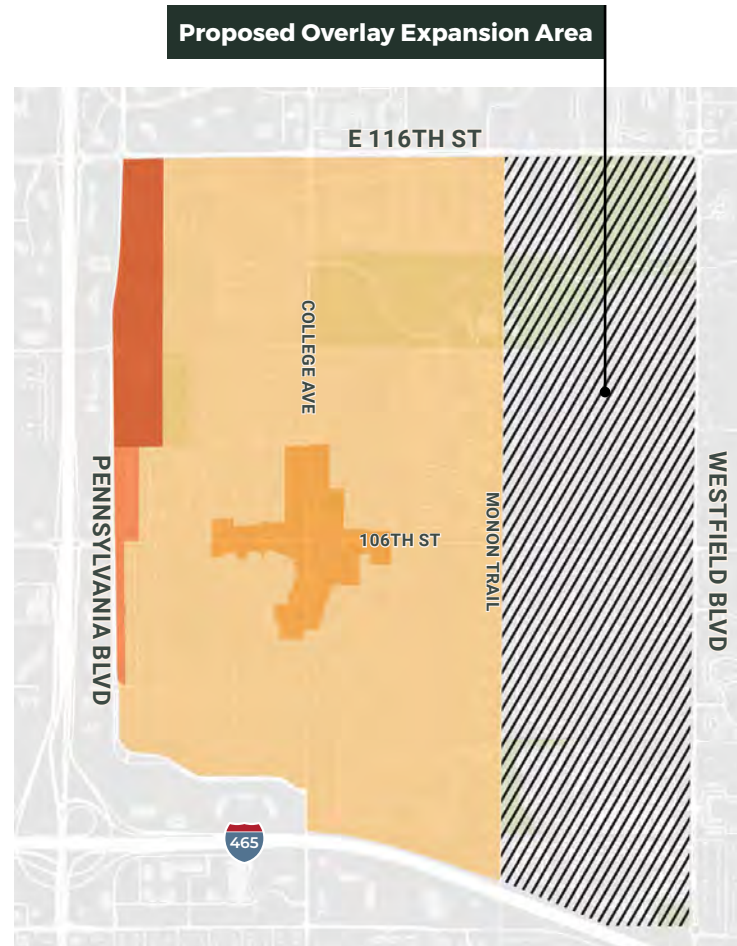
Policy Guidance (continued)

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

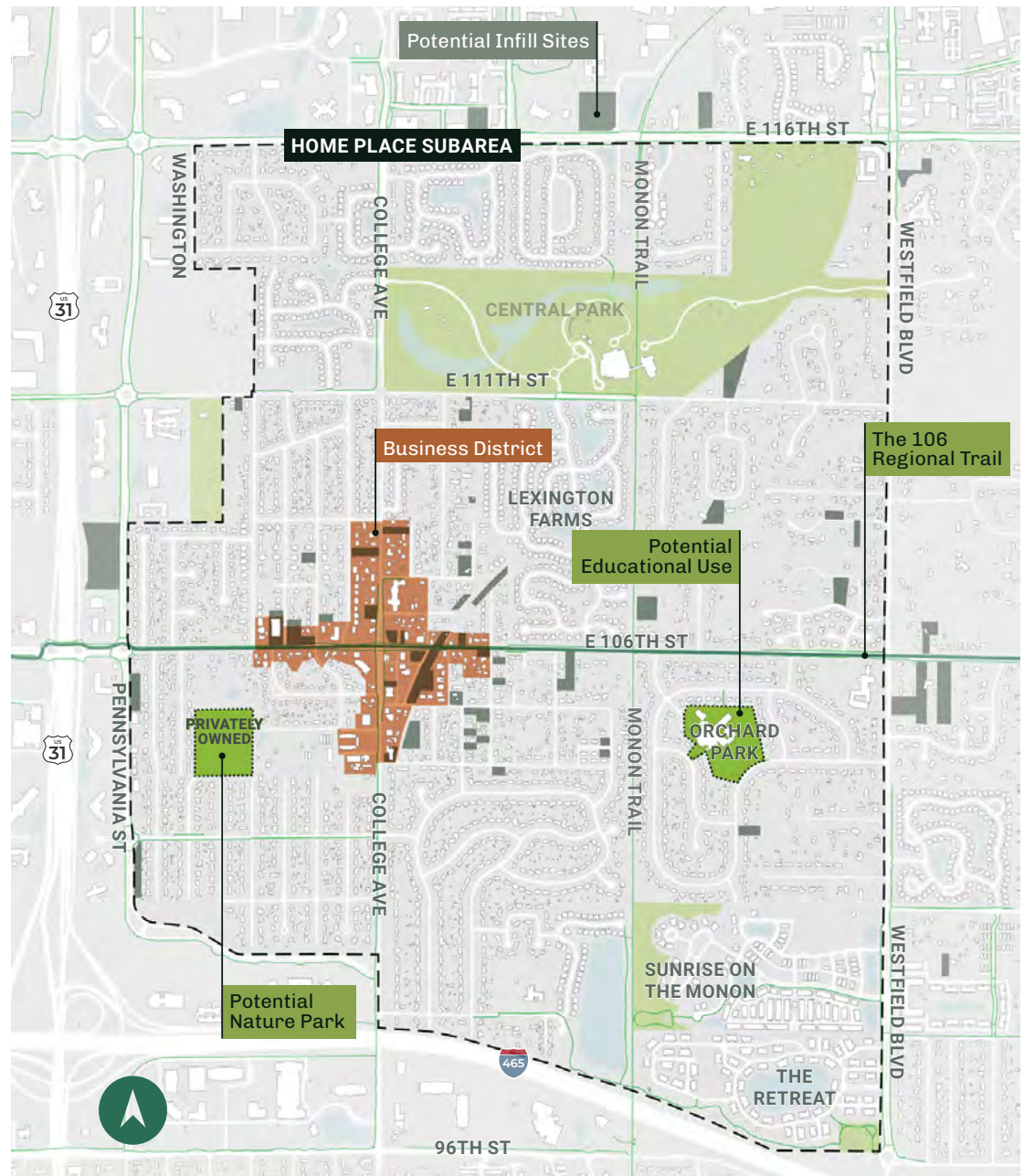
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

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.

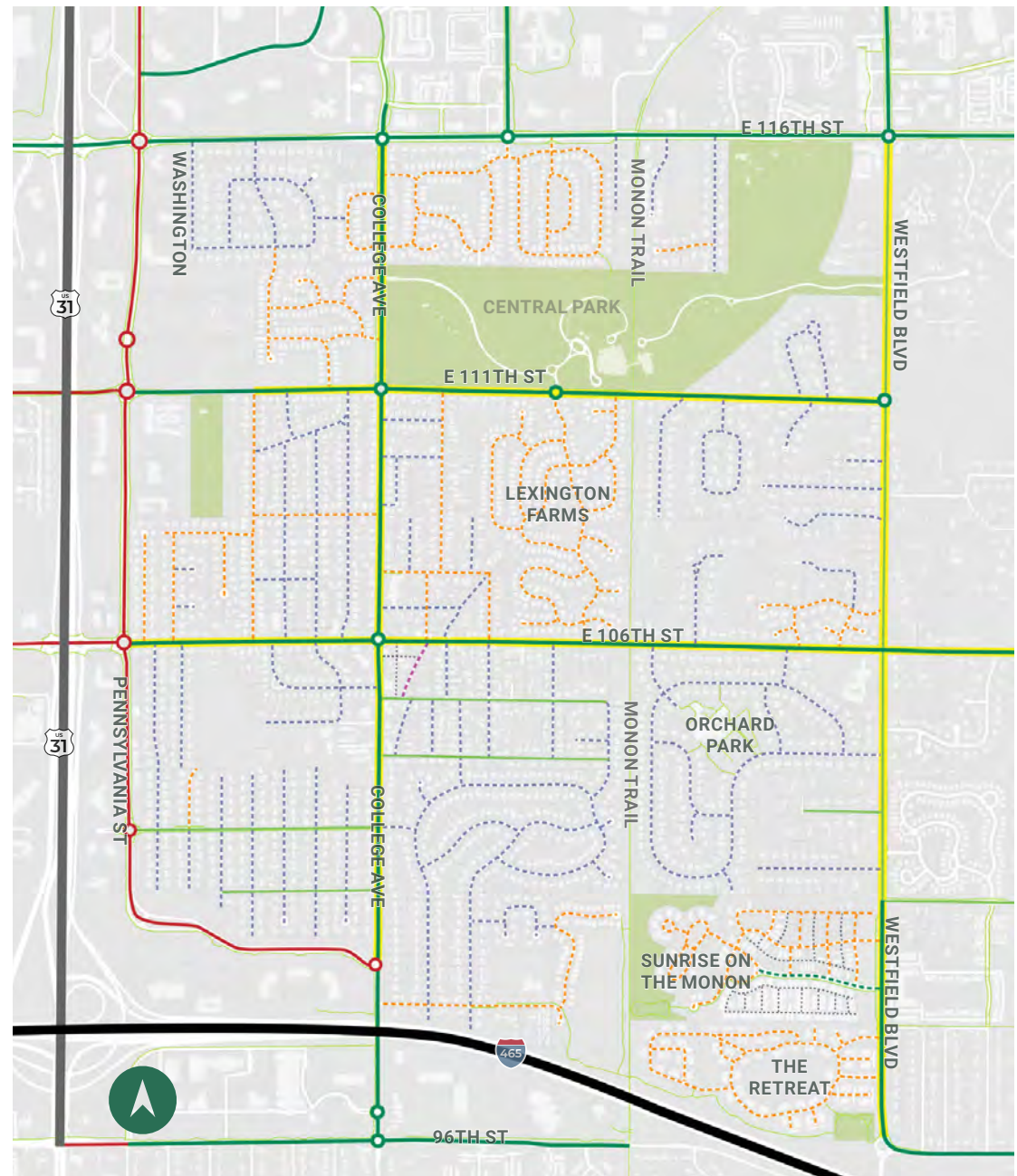


Home Place Proposed Street Typologies Map

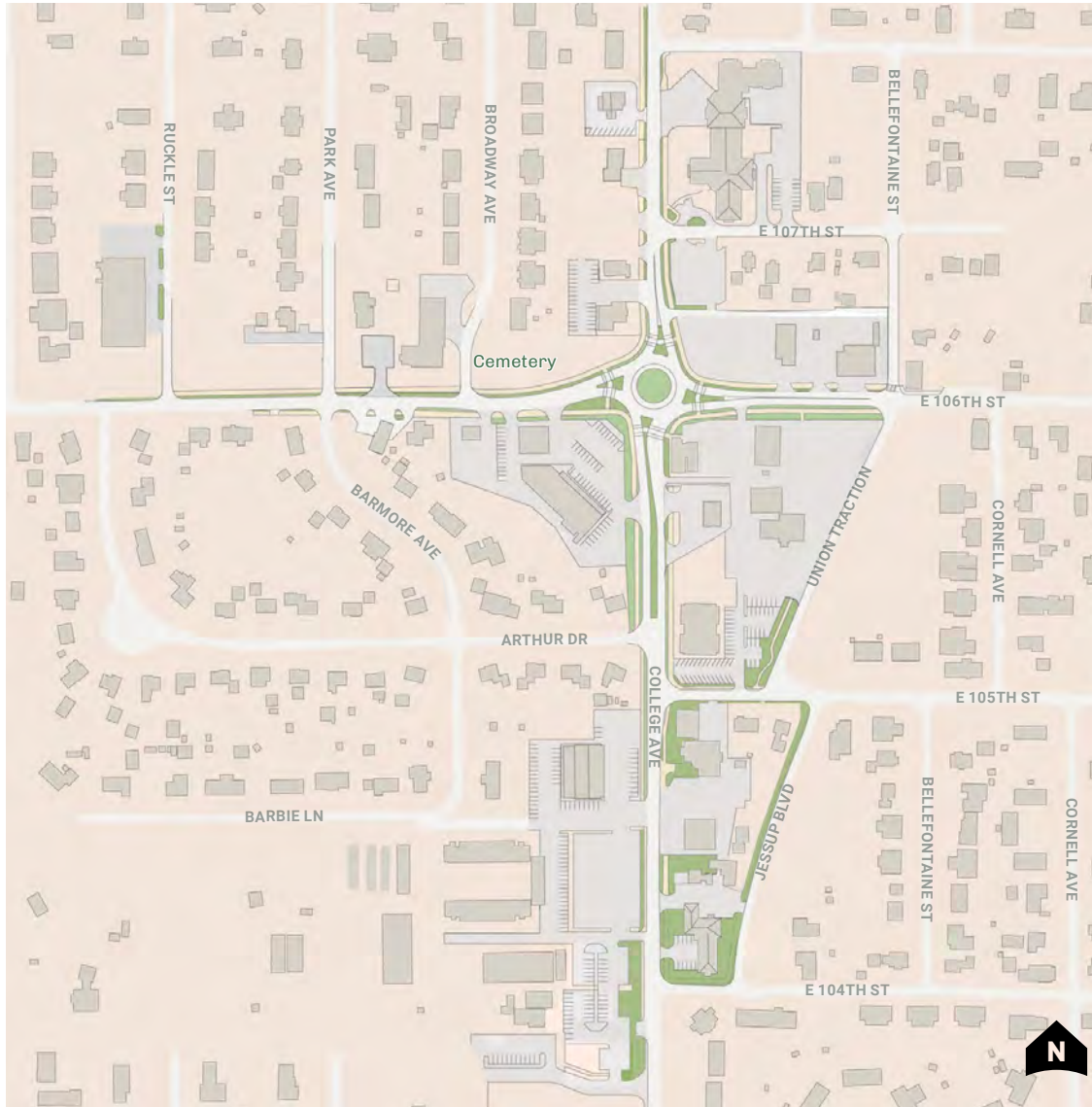
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network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

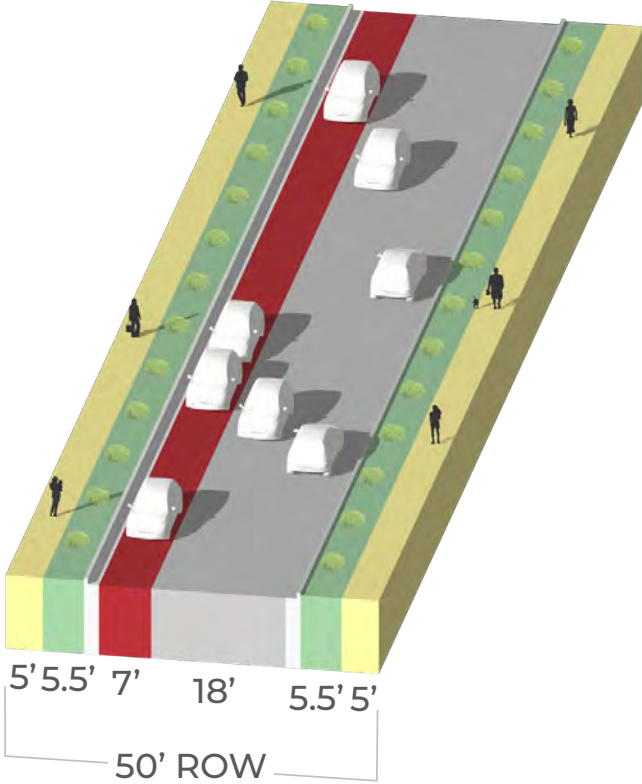
Click here to review these documents:

- 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)**

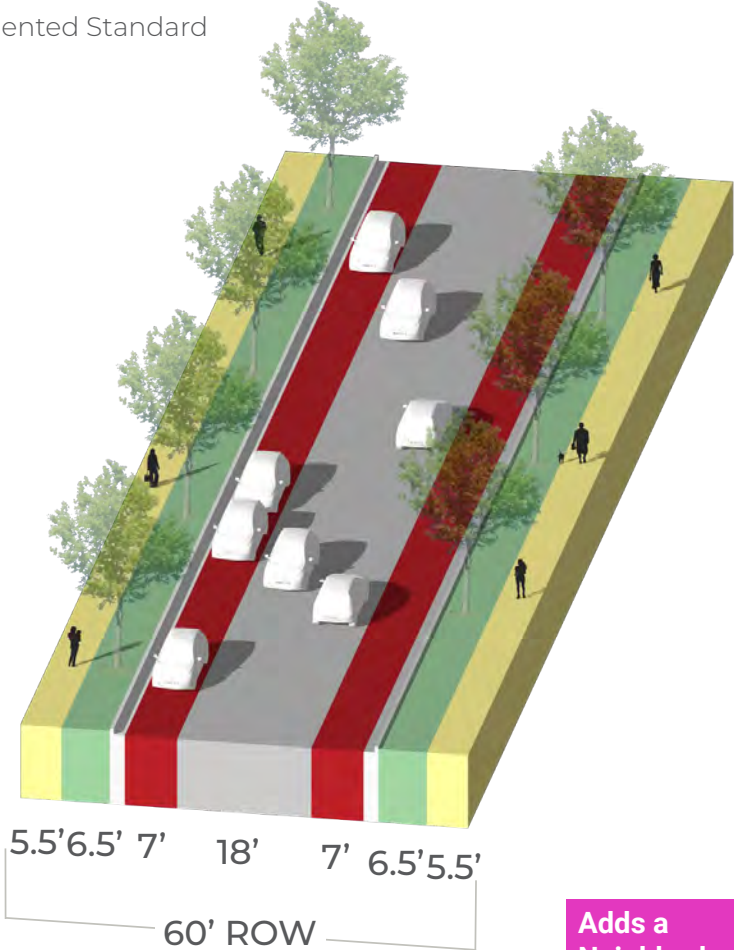
CARMEL
HOME PLACE by YARD & CO.

Neighborhood Street

Minimum Standard



Example of Augmented Standard

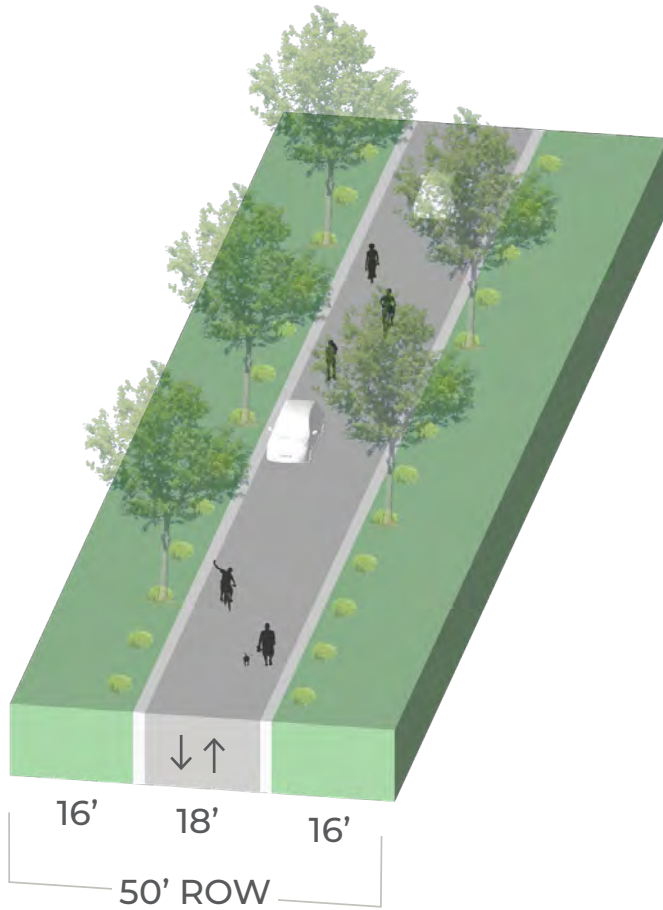


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	1 side min., 7' wide	Optional	Required on residential streets

Adds a Neighborhood Street Typology to the list of City of Carmel Street Typologies (described on pg. 16 of the Home Place Subarea Plan).

Lane

Adds a Lane Typology to the list of City of Carmel Street Typologies (described on pg. 16 of the Home Place Subarea Plan).

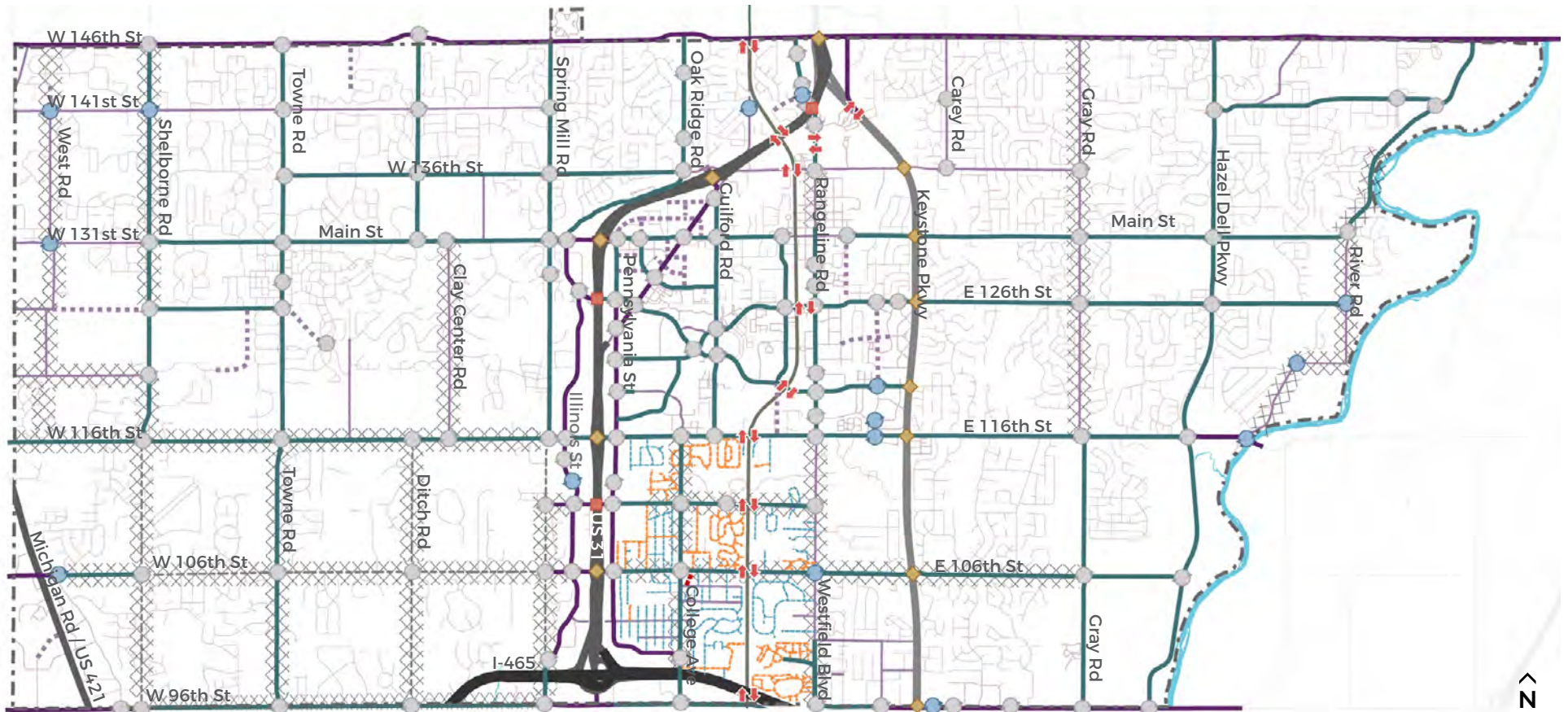


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

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

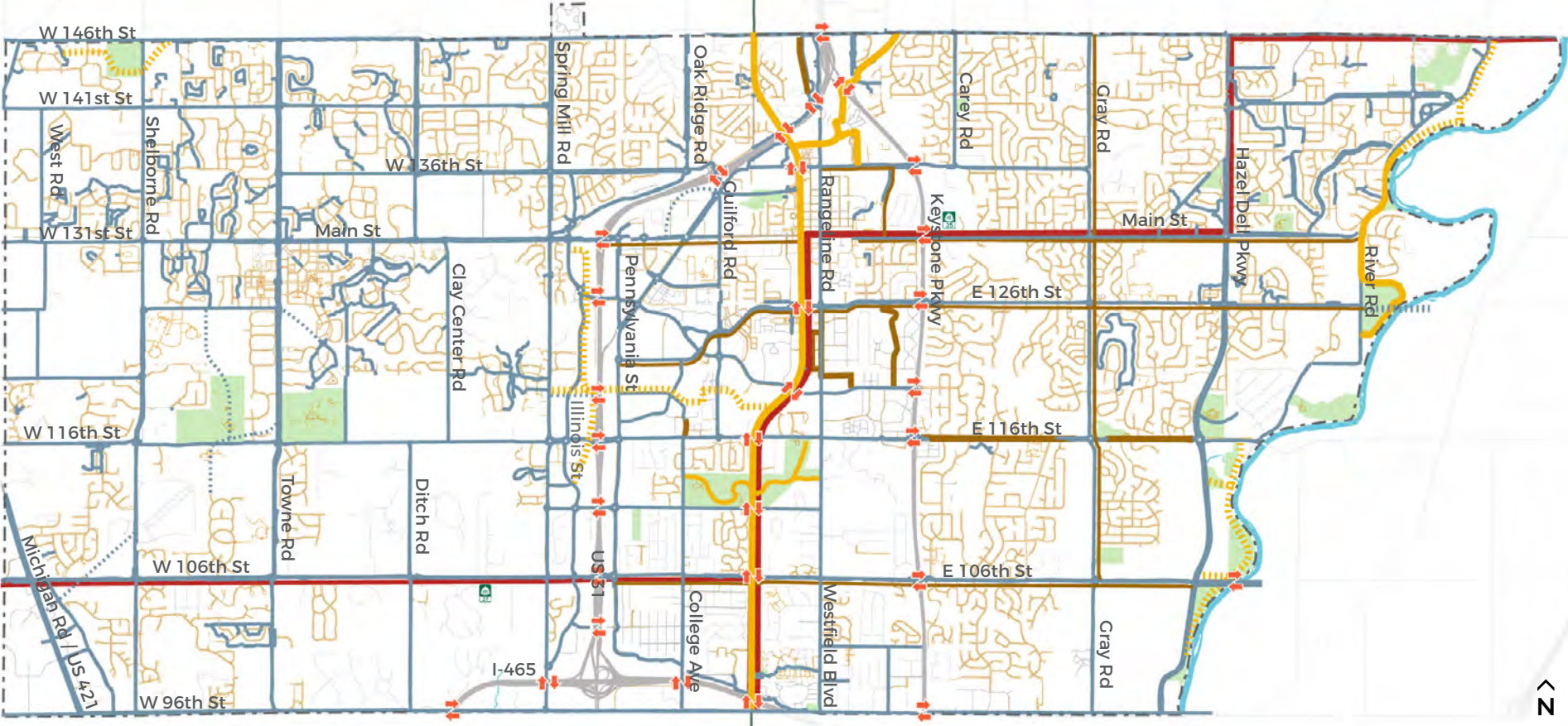


LEGEND

- | | | | |
|--------------------------|--|--------------------------|------------------|
| 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
- Public Park
- Water body
- River
- ↕ Grade-separated Crossing
- Municipal Limits

ORDINANCE D-2815-26

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

WHEREAS, the Carmel Midtown Community Development Corporation (the “Petitioner”) has filed a Petition for Vacation of a Public Way (the “Petition”), which is attached hereto and incorporated herein, with the City of Carmel, Indiana, pursuant to Indiana Code §36-7-3-12 (the “Vacation Statute”); and

WHEREAS, the Public Way to be vacated is located between 1118 S. Rangeline Road and 1132 S. Rangeline Road, previously Lot 8 of the Harvey B Stout subdivision; and

WHEREAS, the Petitioner has requested that the northern half of the Public Way be vacated and ownership vested in the Carmel Midtown Community Development Corporation, and that the southern half of the Public Way be vacated and ownership vested in the Stewart, Phillip L 2024 Irrev Trust for Judith E Stewart & Grandchildren 1/2 int & Phillip L Stewart 2024 Irrev Trust for Judith E Stewart & Children 1/2 int tc. (the “Stewart Trust”); and

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

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 20th day of April, 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 Petitioner and the Stewart Trust, as described in Exhibits A and B and depicted in Exhibit C of the Petition.

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.

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

51
52 **PASSED** by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2026, by a
53 vote of ____ ayes and ____ nays.

54
55
56 _____
57 Matthew Snyder, President

Ryan Locke, Vice-President

58
59 _____
60 Jeff Worrell

Teresa Ayers

61
62 _____
63 Shannon Minnaar

Anita Joshi

64
65 _____
66 Adam Aasen

Anthony Green

67
68 _____
69 Rich Taylor

70
71
72 ATTEST:

73
74 _____
75 Jacob Quinn, Clerk

76
77 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
78 _____ 2026, at _____ .M.

79
80 _____
81 Jacob Quinn, Clerk

82
83 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
84 _____ 2026, at _____ .M.

85
86 _____
87 Sue Finkam, Mayor

88 ATTEST:

89
90 _____
91 Jacob Quinn, Clerk

ORDINANCE D-2816-26

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

WHEREAS, the Carmel Midtown Community Development Corporation (the “Petitioner”) has filed a Petition for Vacation of a Public Way (the “Petition”), which is attached hereto and incorporated herein, with the City of Carmel, Indiana, pursuant to Indiana Code § 36-7-3-12 (the “Vacation Statute”); and

WHEREAS, the Public Way to be vacated is located to the west of 1132 S. Rangeline Rd., lots 9 and 10 of the Harvey B Stout Subdivision in the City of Carmel, Indiana (the “Public Way”); and

WHEREAS, the Petitioner has requested that the Public Way be vacated and ownership vested in the Carmel Midtown Community Development Corporation; and

WHEREAS, the Public Way is not necessary for any public purpose, it is currently unused and its future development is not reasonably feasible given its current size and shape; and

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

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 20th day of April, 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 Petitioner, as depicted and described in Exhibit A of the Petition.

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.

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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-2816-26
Page Two of Two Pages

PETITION TO VACATE PUBLIC WAY

Pursuant to Indiana Code 36-7-3-12, the Carmel Midtown Community Development Corporation (the "Petitioner"), does hereby respectfully petition the Carmel City Council (the "Council") for the vacation of the of the Public Way located to the west of lots 9 and 10 of the Harvey B Stout subdivision, which is entirely within the corporate boundaries of the City of Carmel, Indiana.

1. The Public Way to be vacated is more particularly described and depicted in Exhibit A, which is incorporated herein by this reference.
2. The Petitioner is the owner of 1132 S. Rangeline Road, lots 9 & 10 of the Harvey B Stout subdivision, which abuts the Public Way to the east.
3. In support of this petition, the Petitioner states the following:
 - a. The vacation will not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
 - b. The vacation will not leave any adjoining property owners without access to their real estate by means of a public way or street or make such access inconvenient or difficult.
 - c. The vacation will not hinder the public's access to a church, school, or other public building or place.
 - d. The vacation will not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.
 - e. There are no abutting landowners that need to be notified of the vacation.

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

By: 
Title: Authorized Signer
Date: 3/25/25

STATE OF Indiana)
COUNTY OF Hamilton) SS:

Before me, the undersigned NOTARY PUBLIC, in and for said County and State, personally appeared Henry Mestetsky, who acknowledged executing the foregoing Petition, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he or she executed the same voluntarily.

Witness my hand and Notarial Seal this 25 day of March, 2026.

My Commission No./Expiration: October 1, 2032



My County of Residence: Hamilton

Courtney Livingston
Notary Public Signature

Courtney Livingston
Notary Public Printed

EXHIBIT A
PAGE 1 OF 2

A LAND BOUNDARY DESCRIPTION OF
A PART OF LOTS 9 AND 10
OF HARVEY B. STOUT & WIFE TRACTS (SUBDIVISION)
LOCATED IN
CARMEL, INDIANA
NOVEMBER 30, 2016

A part of Lots Nine (9) and Ten (10) in Harvey B. Stout and Wife, First Addition in Clay Township, Hamilton County, Indiana, as shown on the plat recorded November 20, 1939 in Deed Record 126, Page 524, in the Office of the Recorder of Hamilton County, Indiana, and also being the parcel of land described in the deed to 1132 South Rangeline LLC, recorded as Instrument number 2013075757 in said Recorder's office, more particularly described as follows: Commencing at the southeast corner of said Lot Ten (10); thence South 89 degrees 17 minutes 04 seconds West along the south line of said Lot Ten (10) 338.37 feet to the POINT OF BEGINNING of this description; thence continuing South 89 degrees 17 minutes 04 seconds West along said south line 18.63 feet to the southwest corner of said Lot Ten (10); thence North 00 degrees 40 minutes 09 seconds West along the west line of said Lots Nine (9) and Ten (10) 171.00 feet to the northwest corner of said Lot Nine (9); thence North 89 degrees 17 minutes 04 seconds East along the north line of said Lot Nine (9) 26.13 feet; thence Southerly 122.30 feet along a non-tangent arc to the right and having a radius of 244.50 feet and subtended by a long chord having a bearing of South 02 degrees 52 minutes 56 seconds West and a length of 121.03 feet; thence South 00 degrees 40 minutes 09 seconds East 50.21 feet to the POINT OF BEGINNING and containing 0.10 acres, more or less. Bearings are based on an OPUS Solution for Indiana State Plane East Coordinate System.

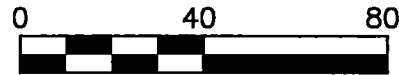
EXHIBIT A
PAGE 1 OF 2

G:\DE\Clients\City of Carmel\076690 CRC Asset Redevelopment Tasks Phase 1\Veterans Way Extension\ENG\Legal-Survey\76690tract.dwg, Plotted By: daulton, Plotted: Nov 30, 2016 - 3:12pm

EXHIBIT A

PAGE 2 OF 2

A PART OF LOTS 9 AND 10
OF HARVEY B. STOUT & WIFE TRACTS (SUBDIVISION)
LOCATED IN
CARMEL, INDIANA



GRAPHIC SCALE IN FEET

MONUMENT W/ BRASS
CAP FOUND AT THE
NE CORNER OF SE 1/4
OF SECTION 36-18-3
PER HCSO CORNER
RECORD NO. 18033606

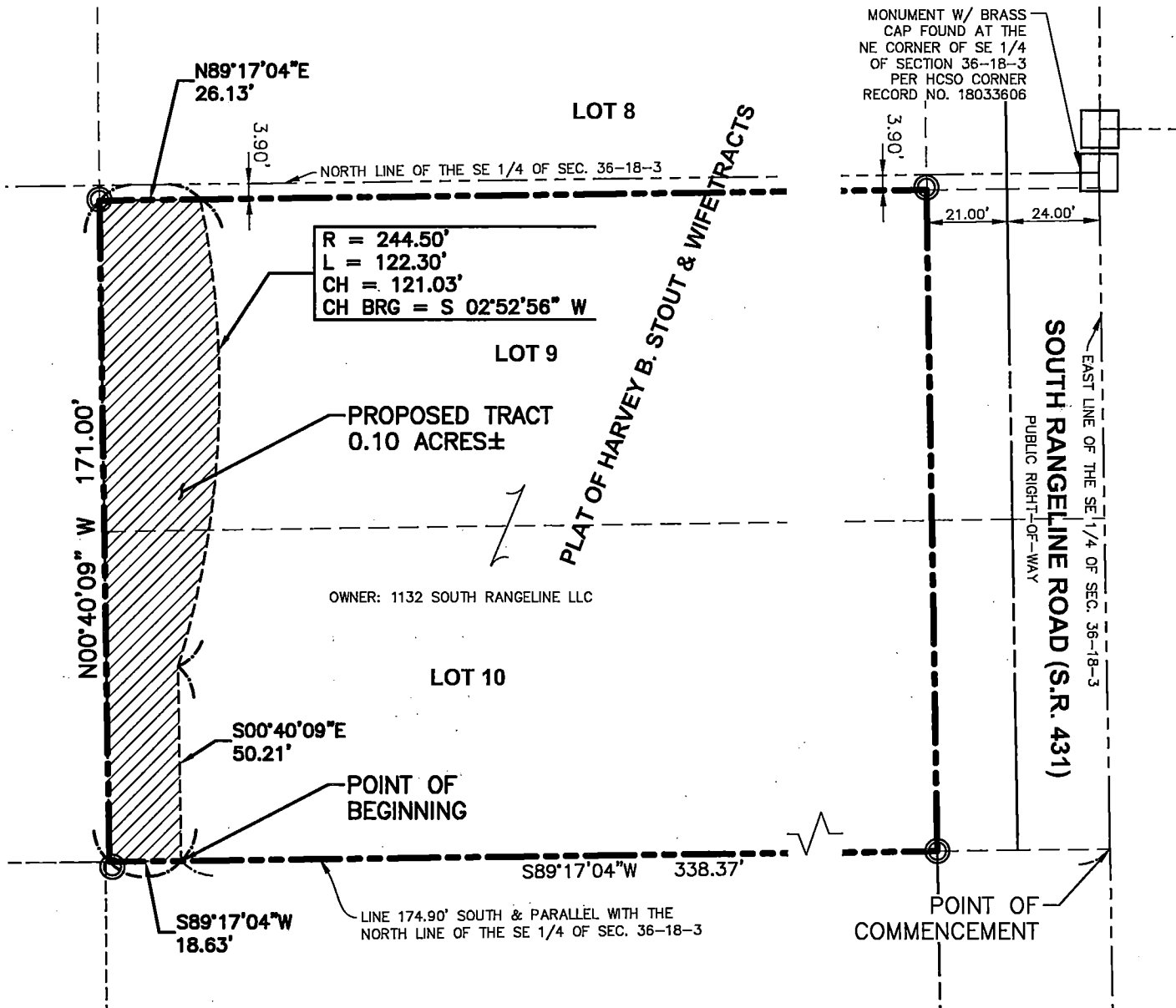


EXHIBIT A

PAGE 2 OF 2



7635 Interactive Way
Suite 100
Indianapolis, IN 46278
317.299.7500
FAX: 317.291.5805

CONTRACT No.
76690
DRAWING FILE:
SEE PLOT STAMP

DATE 11/30/16
DR. PJD
CKD. DNA

NO.	DATE	REVISIONS

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

**ORDINANCE
Z-706-26**

Short Term Residential Rental UDO Amendment

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

Dear Members:

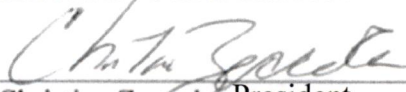
The Carmel Plan Commission offers you the following report on the application **Docket No. PZ-2026-00059 OA: Short Term Residential Rental UDO Amendment**– which seeks to amend Unified Development Ordinance to revise the fees, definitions, standards, and approval procedures applicable to Short-Term Residential Rentals. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

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

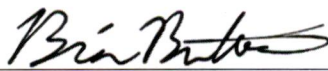
At its scheduled meeting on April 21st, 2026, the Carmel Plan Commission voted Nine (9) in Favor, Zero (0) Opposed, to forward to the Common Council the proposed **Ordinance No. Z-706-26** with a **"Favorable Recommendation"**.

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-607.5(e), the Council has ninety (90) days to act on this petition before it becomes effective as Certified by the Commission. Ninety days from the date of the Certification is July 22nd, 2026.

CARMEL PLAN COMMISSION

BY: 
Christine Zoccola President

ATTEST:



Bric Butler, Secretary
Carmel Plan Commission
Dated: April 23rd, 2026

CARMEL CITY CLERK
APR 23 2026
TIME: 4:00 PM

ORDINANCE Z-706-26
AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA

*An Ordinance amending the Short-Term Rental Use-Specific Standards and Definitions
in the Unified Development Ordinance.*

Synopsis: This Ordinance amends the Short-Term Rental Use-Specific Standards. This ordinance also amends the applicable Special Exception provision and the Definitions in the Unified Development Ordinance.

WHEREAS, the City wishes to ensure the public health, safety and welfare of all its residents, and uphold the property rights of the City residents who own real property located in Residential Districts; and

WHEREAS, the City previously adopted Ordinance Z-629-17 (the “Ordinance”) that regulates dwellings converted to Short-Term Residential Units; and

WHEREAS, the City wishes to modify applicability of the Short-Term Rental Use-Specific Standards; and

WHEREAS, subject to Indiana Code 36-1-24, it is in the public interest that Short-Term Rentals be reasonably regulated and that due process be provided to all affected property owners to protect the quality of life and quiet enjoyment of properties as well as to conserve property values in Residential Districts; and

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

WHEREAS, pursuant to Indiana Code 36-7-4-610 and City of Carmel Ordinance D-2391-17, the Carmel Unified Development Ordinance is incorporated by reference into the Carmel City Code.

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-2026-00059 having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, April 21st, 2026, it hereby adopts this Ordinance to amend the Carmel Unified Development Ordinance (Ordinance Z-625-17, as amended), to read as follows:

Section I: The foregoing recitals are incorporated herein by this reference.

Section II: *Amend Article 1 by Clarifying Filing Fees for Non Owner- Occupied Short-Term Rental.*

1.29 Filing Fees

1. Zoning and Development Fees

BOARD OF ZONING APPEALS APPLICATIONS

• Special Exception, **Non Owner- Occupied** Short Term Rental \$250.00

Section III: *Amend Article 1 by adding a Filing Fee for Owner- Occupied Short-Term Rental Permit.*

1.29 Filing Fees

2. Permits and inspections

SHORT TERM RENTAL; OWNER-OCCUPIED

Initial Permit Fee \$150.00

This Ordinance was prepared by Sergey Grechukhin, Transactions Chief on August 29, 2025, at 1:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

46 **Section IV:** Amend Article 2 by adding Short-Term Rental as a Residential Special Exception for the
47 following Districts:

48 2.03 S1 District Intent, Permitted Uses, and Special Uses
49 Residential Special Exception – short-term residential rental; non-owner-occupied*
50 Residential Permitted Use – short-term residential rental; owner-occupied
51

52 2.05 S2 District Intent, Permitted Uses, and Special Uses
53 Residential Special Exception – short-term residential rental; non-owner-occupied*
54 Residential Permitted Use – short-term residential rental; owner-occupied*
55

56 2.07 R1 District Intent, Permitted Uses, and Special Uses
57 Residential Special Exception – short-term residential rental; non-owner-occupied*
58 Residential Permitted Use – short-term residential rental; owner-occupied*
59

60 2.09 R2 District Intent, Permitted Uses, and Special Uses
61 Residential Special Exception – short-term residential rental; non-owner-occupied*
62 Residential Permitted Use – short-term residential rental; owner-occupied*
63

64 2.11 R3 District Intent, Permitted Uses, and Special Uses
65 Residential Special Exception – short-term residential rental; non-owner-occupied*
66 Residential Permitted Use – short-term residential rental; owner-occupied*
67

68 2.13 R4 District Intent, Permitted Uses, and Special Uses
69 Residential Special Exception – short-term residential rental; non-owner-occupied*
70 Residential Permitted Use – short-term residential rental; owner-occupied*
71

72 2.15 R5 District Intent, Permitted Uses, and Special Uses
73 Residential Special Exception – short-term residential rental; non-owner-occupied*
74 Residential Permitted Use – short-term residential rental; owner-occupied*
75

76 2.17 UR District Intent, Permitted Uses, and Special Uses
77 Residential Special Exception – short-term residential rental; non-owner-occupied*
78 Residential Permitted Use – short-term residential rental; owner-occupied*
79

80 2.19 B1 District Intent, Permitted Uses, and Special Uses
81 Residential Special Exception – short-term residential rental; non-owner-occupied*
82 Residential Permitted Use – short-term residential rental; owner-occupied*
83

84 2.21 B2 District Intent, Permitted Uses, and Special Uses
85 Residential Special Exception – short-term residential rental; non-owner-occupied*
86 Residential Permitted Use – short-term residential rental; owner-occupied*
87

88 2.23 B3 District Intent, Permitted Uses, and Special Uses
89 Residential Special Exception – short-term residential rental; non-owner-occupied*
90 Residential Permitted Use – short-term residential rental; owner-occupied*
91

92 2.25 B5 District Intent, Permitted Uses, and Special Uses

This Ordinance was prepared by Sergey Grechukhin, Transactions Chief on August 29, 2025, at 1:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

94 Residential Special Exception – short-term residential rental; non-owner-occupied*
95 Residential Permitted Use – short-term residential rental; owner-occupied*

96
97 2.27 B6 District Intent, Permitted Uses, and Special Uses

98 Residential Special Exception – short-term residential rental; non-owner-occupied*
99 Residential Permitted Use – short-term residential rental; owner-occupied*

100
101 2.29 B7 District Intent, Permitted Uses, and Special Uses

102 Residential Special Exception – short-term residential rental; non-owner-occupied*
103 Residential Permitted Use – short-term residential rental; owner-occupied*

104
105 2.33 C1 District Intent, Permitted Uses, and Special Uses

106 Residential Special Exception – short-term residential rental; non-owner-occupied*
107 Residential Permitted Use – short-term residential rental; owner-occupied*

108
109 2.35 C2 District Intent, Permitted Uses, and Special Uses

110 Residential Special Exception – short-term residential rental; non-owner-occupied*
111 Residential Permitted Use – short-term residential rental; owner-occupied*

112
113 2.39 MC District Intent, Permitted Uses, and Special Uses

114 Residential Special Exception – short-term residential rental; non-owner-occupied*
115 Residential Permitted Use – short-term residential rental; owner-occupied*

116
117
118 **Section V: Amend Article 5: Development Standards, Section 5.73: US-27 Short-Term Rental Use-Specific**
119 **Standards as follows:**

120
121 This Use-Specific Standards (US) section applied to the following zoning districts:
122 S1 S2 R1 R2 R3 R4 R5 UR **B1 B2 B3 B5 B6 B7 C1 C2 MC**

123
124 A. Purpose: It is the purpose of this Section to benefit the general public by minimizing adverse impacts
125 on established residential neighbourhoods in the City and the owners and residents of properties in
126 these neighbourhoods resulting from the conversion of residential properties to tourist and transient
127 use.

128
129 B. **Short-Term Residential Rental Unit Permits and Special Exceptions:**

130
131 1. **Permit Eligibility: No Owner of a Dwelling (including detached accessory structures) within a**
132 **residential zoning district outlined above, may use such Dwelling as a Short-Term Residential**
133 **Rental Unit without first obtaining a Short-Term Residential Rental Unit Permit. Occupancy by the**
134 **Owner is a prerequisite for permit eligibility.**

135
136 2. **Special Exception Eligibility: If a Dwelling (or detached accessory structures) within a residential**
137 **zoning district outlined above, is not owner-occupied, the Owner may only use such Dwelling as a**
138 **Short-Term Residential Rental Unit after obtaining a Special Exception pursuant to Section 9.08:**
139 **Special Exception. A Permanent Resident of a Dwelling located in a Residential District may not**
140 **use the Dwelling as a Short-Term Residential Rental Unit if:**

141
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- 142 1. ~~The Permanent Resident applies for and is granted a Special Exception, pursuant to Section~~
 143 ~~9.08: Special Exception (Group Homes and Short-Term Residential Rentals) hereof.~~
 144 2. ~~The Permanent Resident maintains a valid Registered Retail Merchant Certificate;~~
 145 3. ~~The Permanent Resident posts a clearly printed sign inside his or her Dwelling on the inside~~
 146 ~~of the front door that provides information regarding the location of any fire extinguishers in~~
 147 ~~the unit and building, gas shut off valves, fire exits, or pull fire alarms;~~

148
 149 C. Required Information for **Permit and Special Exception** Application: Both the initial **and renewal**
 150 applications **for a Short-Term Residential Rental Unit Permit** and ~~any renewal application for a Special~~
 151 ~~Exception permit~~ shall contain **all permitted information under IC 36-1-24-11, and shall be subject to**
 152 **all permitted obligations and restrictions under that Chapter and applicable law, as the same may be**
 153 **amended from time to time. In determining whether to issue a Short-Term Residential Rental Unit**
 154 **Permit, Director of Community Services shall consider the same criteria as outlined in Section 9.08(F).**

- 155
 156 1. ~~Information sufficient to show that the applicant is the Permanent Resident of the Short-Term~~
 157 ~~Residential Rental Unit, and that the applicant has a Registered Retail Merchant Certificate.~~
 158 ~~Permanent residency shall be established by showing that the Unit is listed as the applicant's~~
 159 ~~residence on at least two (2) of the following: motor vehicle registration; driver's license; voter~~
 160 ~~registration; tax documents showing the unit as the applicant's primary residence for a standard~~
 161 ~~homestead credit; or utility bill. A renewal application shall contain sufficient information to~~
 162 ~~show that the applicant is a Permanent Resident and has occupied the unit for at least 275 days~~
 163 ~~of the preceding calendar year.~~
 164 2. ~~Primary and secondary emergency contact information, including mailing address, phone~~
 165 ~~number or email address. Upon approval of a Special Exception, emergency contact~~
 166 ~~information shall be shared with the Carmel Police Department.~~

167
 168 D. Limitations: The term of a **Short-Term Residential Rental Unit Permit and** Special Exception ~~permit~~
 169 granted to an **Owner Permanent Resident** shall be one (1) year. The grant of a **Short-Term Residential**
 170 **Rental Unit Permit and** Special Exception ~~permit provides an exception only to the other requirements~~
 171 ~~of this Ordinance. It~~ does not confer a right to lease, sublease, or otherwise use a Dwelling as a Short-
 172 Term Residential Rental Unit where such use is not otherwise allowed by law, a homeowners
 173 association agreement or requirements, any applicable covenant, condition, and restriction, a rental
 174 agreement, or any other restriction, requirement, or enforceable agreement. Nothing in this Section
 175 shall relieve any person or facilitator of the obligations imposed by any and all applicable provisions
 176 of state law and the Carmel City Code, including but not limited to those obligations imposed by
 177 Indiana tax laws and rules. Further, nothing in this Section shall be construed to limit any remedies
 178 available under any and all applicable provisions of state law and the Carmel City Code.

179
 180 E. Suspension of Section: The Mayor may, subject to approval by resolution of the Council, suspend
 181 operation of this Section for not more than thirty (30) days per calendar year, during periods of time
 182 when major sporting activities or other special events, including, but not limited to the Indianapolis
 183 500, PGA Tournament, NCAA Tournament, or a large convention, are scheduled in the Central Indiana
 184 community. During these periods, a Permanent Resident may use his or her Dwelling as a Short-Term
 185 Residential Rental Unit without obtaining **a Short-Term Residential Rental Unit Permit** or a Special
 186 Exception ~~permit~~.

187
 188 **F. No person shall list a Dwelling within the City of Carmel's planning jurisdiction on any short-term**
 189 **rental platform without first obtaining a valid Short-Term Residential Rental Unit Permit or a Special**

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190 **Exception under this Section for that Dwelling.**

191
192 **G. Revocation of Permit or Special Exception: If three (3) or more citations for violation of local**
193 **ordinances are issued to an Owner within a calendar year, the Director of Community Services may**
194 **initiate revocation of a Short-Term Residential Rental Unit Permit or Special Exception by providing**
195 **a written notice to the Owner. The notice shall inform the Owner of the Director’s intent to seek**
196 **revocation of the Permit or Special Exception and include the date of revocation hearing in front of the**
197 **Board of Public Works and Safety.**

198
199 **H. Revocation Hearing: The revocation hearing shall be conducted according to IC 4-21.5-3. If the**
200 **Board of Public Works and Safety finds that citations were properly issued, the Board may revoke a**
201 **Short-Term Residential Rental Permit or Special Exception for a period of not more than one year.**

202
203 **I. New Permit After Revocation: An Owner may apply for a new Short-Term Residential Rental Unit**
204 **Permit or Special Exception for which a previous Permit or Special Exception was revoked; however,**
205 **a new Permit or Special Exception may not be issued until the Owner pays any outstanding fines for**
206 **local ordinances citations issued to the Owner regarding Dwelling’s use as a Short-Term Rental.**

207
208 **Section VI: Amend Article 9: Processes, Section 9.08 Special Exception as follows:**

209
210 **9.08 Special Exception**

211 **Applicability: This Special Exception section only applies to Group Homes, Short-Term Residential Rental,**
212 **and Non-Dwelling Short-Term Rental uses.**

213
214 **A. General Information: Except for Short-Term Residential and Short-Term Non-Dwelling Rental**
215 **renewal applications, Special Exception approval by the Board of Zoning Appeals shall be necessary**
216 **prior to the establishment of a Special Exception, cited by the district regulations herein, or the issuance**
217 **of an Improvement Location Permit for said Special Exception. A Special Exception shall be**
218 **considered as an exception to the uses allowed under the Unified Development Ordinance, and thus**
219 **the original application for a Special Exception shall not generally be entitled to favorable**
220 **consideration, except as follows:**

221 **1. A proposed Group Home that complies with the requirements of Section 5.72: Group Home**
222 **Use-Specific Standards where not more than eight (8) unrelated persons will be residents shall**
223 **generally be entitled to favorable consideration;**

224 **2. A proposed Group Home that complies with the requirements of Section 5.72: Group Home**
225 **Use-Specific Standards where more than eight (8) unrelated persons will be residents shall be**
226 **entitled to favorable consideration only if the application is supported by the Director of**
227 **Community Services;**

228 **3. A Short-Term Residential Rental Unit that complies with Section 5.73: Short-Term Rental**
229 **Use-Specific Standards shall generally be entitled to favorable consideration.**

230 **Any application for the renewal of a Special Exception that complies with the requirements of Section**
231 **5.72: Group Home Use-Specific Standards or Section 5.73: Short-Term Rental Use-Specific Standards**
232 **shall generally be entitled to favorable consideration, so long as it is not opposed by the Director of**
233 **Community Services.** The Board of Zoning Appeals shall have discretion whether to approve or deny
234 each Special Exception application, with its decision to be based on the basis for review criteria
235 established herein and special and unique conditions pertinent to the site.

236
237 **B. Procedure:**

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238 1. *Procedure Generally*: Whenever an application for a Special Exception within the planning
 239 jurisdiction is made, it shall follow the procedure set forth herein and shall conform to the
 240 regulations and requirements of the Unified Development Ordinance **and applicable Indiana**
 241 **law.**

242 2. *Consultation with the Director of Community Services and Application*: **Prior to submitting**
 243 **the application form and all necessary supporting documents, a** Applicants ~~shall~~ **may request to**
 244 meet with the Director of Community Services **or his/her designee** to review the zoning
 245 classification of their site, review the regulatory ordinances and materials, review the Special
 246 Exception procedures, and examine the proposed exception and development of the property.
 247 ~~The Director of Community Services shall aid and advise the applicant in preparing the~~
 248 ~~application and supporting documents as necessary.~~ The Director of Community Services will
 249 inform the applicant that the Group Home building must meet the Indiana Department of
 250 Homeland Security's building classification requirements. ~~The applicant shall then submit the~~
 251 ~~application form and all necessary supporting documents and materials.~~

252 3. *Initial Review by the Director of Community Services*: Docketing on Board of Zoning
 253 Appeals Agenda: Following the receipt of the application and necessary supporting documents
 254 and materials by the Director of Community Services, the Director shall then review the
 255 materials solely for the purpose of determining whether the application is complete and in
 256 technical compliance with all applicable ordinances, laws, and regulations, and therefore
 257 entitled to be forwarded to the Board of Zoning Appeals. If the materials submitted by the
 258 applicant are not complete or do not comply with the necessary legal requirements, the Director
 259 of Community Services, **within 30 days of filing**, shall inform the applicant of the deficiencies
 260 in said materials. Unless and until the Director of Community Services formally accepts the
 261 Special Exception application as complete and in legal compliance, it shall not be considered
 262 as formally filed for the purpose of proceeding to succeeding steps toward Special Exception
 263 approval as hereinafter set forth. Within ~~thirty-seven~~ **(30)** days of the formal acceptance of the
 264 application by the Director of Community Services, the Director shall formally file the
 265 application by placing it upon the agenda of the Board of Zoning Appeals, according to the
 266 Rules of Procedure of the Board of Zoning Appeals.

267 4. *Short-Term Rentals Renewal Applications*: Short-Term Residential and Short-Term Non-
 268 Dwelling Rental renewal applications shall be docketed, filed with, and placed on the agenda
 269 of the Hearing Officer for the public hearing according to the Rules of Procedure of the Board
 270 of Zoning Appeals. The same rules for public hearing, basis of review and approval/denial, and
 271 re-application shall apply for Short-Term Residential and Short-Term Non-Dwelling Rental
 272 renewal applications as initial application for Special Exception.

273 5. *Public Hearing*: Once the Director of Community Services has accepted and filed the
 274 application with The Board of Zoning Appeals, a docket number shall be assigned and a date
 275 and time set for a public hearing by The Board of Zoning Appeals, according to the Rules of
 276 Procedure of the Board of Zoning Appeals. The applicant shall be responsible for the cost and
 277 publication of any required published legal notification of the public hearing. The applicant
 278 shall also notify all interested parties and property owners as required by the Rules of Procedure
 279 of the Board of Zoning Appeals; however, notice by publication shall not be required for the
 280 renewal of a Special Exception. The conduct of the public hearing shall be in accordance with
 281 the Board of Zoning Appeals Rules of Procedure.

282 6. *Approval or Denial of the Special Exception Application*: Upon approval of a Special
 283 Exception, the Board of Zoning Appeals shall inform the applicant that the applicant may apply
 284 to the Director of Community Services for Improvement Location Permits (if necessary) or may
 285 commence the Special Exception if no permits are required. Failure of the Board of Zoning

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286 Appeals to inform the applicant of the time limits set forth in Section 5.72(D): Limitations,
 287 Section 5.73(D): Limitations or Section 5.74(D): Limitations, as applicable, shall not relieve
 288 the applicant of complying with said Section or otherwise complying with all applicable Federal
 289 and State laws, rules, and regulations.

290 *7. Appeal of Hearing Officer Decision:* A Short-Term Residential and Short-Term Non-
 291 Dwelling Rental renewal application decision of a Hearing Officer shall not be a basis for
 292 judicial review, but it may be appealed to the Board of Zoning Appeals. The Board of Zoning
 293 Appeals shall conduct a new hearing on the matter and shall not be bound by any Findings of
 294 Fact made by the Hearing Officer. A person who wishes to appeal a decision of the Hearing
 295 Officer must file the appeal with the Board of Zoning Appeals within five (5) days after the
 296 decision is made, as provided in *IC 36-7-4-924*.

297 *8. Time Limit for Re-Application:* A Special Exception application that is denied by the Board
 298 of Zoning Appeals is ineligible to be placed again on an agenda for consideration until the
 299 legality of the decision is finally determined by a court, pursuant to judicial review according
 300 to the Advisory Planning Law, or for a period of ~~six~~ ~~twelve~~ (6) months following the date of
 301 the denial, whichever is later. In addition, whenever a Special Exception application is denied,
 302 the property involved in the application shall not be the subject of ~~a~~ ~~the different~~ ~~same~~ Special
 303 Exception application, ~~or any use variance or rezone proposal~~, for a period of six (6) months
 304 following the date of the denial.

305 C. Basis of Review ~~for Group Homes and Non-Dwelling Short Term Rentals~~: The Board of Zoning
 306 Appeals, in reviewing a Special Exception application ~~for Group Homes or Non-Dwelling Short Term~~
 307 ~~Rentals~~, shall give consideration to the particular needs and circumstances of each application and shall
 308 examine the following items as they relate to the proposed Special Exception:

- 309 1. Surrounding zoning and land use;
- 310 2. Access to public streets;
- 311 3. Driveway and curb cut locations in relation to other sites;
- 312 4. Parking location and arrangement;
- 313 5. Trash and material storage;
- 314 6. Necessary exterior lighting;
- 315 7. Protective restrictions and/or covenants; and
- 316 8. (Group Homes only) Proximity and number of other Group Homes to the proposed site.

317 D. Basis of Approval or Rejection: The Board of Zoning Appeals, in approving or rejecting a Special
 318 Exception application ~~for Group Homes or Non-Dwelling Short Term Rentals~~, shall base its decision
 319 upon the following factors as they relate to the above listed items (Section 9.08(C): Basis of Review)
 320 concerning the proposed Special Exception:

- 321 1. The economic factors related to the proposed Special Exception, such as cost/benefit to the
 322 community and its anticipated effect on surrounding property values;
- 323 2. The social/neighborhood factors related to the proposed Special Exception, such as
 324 compatibility with existing uses in the vicinity of the premises under consideration and how the
 325 proposed Special Exception will affect neighborhood integrity; and
- 326 3. The effects of the proposed Special Exception on vehicular and pedestrian traffic in and
 327 around the premises upon which the Special Exception is proposed.

328 E. Special Exception Group Home Decisions; Commitment: Pursuant to *IC 36-7-4-1015*, the Board of
 329 Zoning Appeals may, as a condition to any approval of an application for a Special Exception, require
 330 or allow the owner to make any or all of the following commitments concerning the use of the property:

- 331 1. That the Special Exception will fully comply with *Section 5.72 Group Home Use Specific*
 332 *Standards*.
- 333 2. That the Special Exception will be limited to five (5), ten (10), or fifteen (15) years, at the

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334 discretion of the Board of Zoning Appeals.

335 3. If the Board of Zoning Appeals determines that a homeowners association or similar entity
336 has established limitations or prohibitions that apply to the property, that the owner's
337 implementation of the Special Exception will not result in the violation of any such limitations
338 or prohibitions.

339 F. Basis for Review and Approval or Rejection of Short-Term Residential Rentals: The Board of
340 Zoning Appeals, in reviewing a Short-Term Residential Rental Special Exception application, shall
341 base its decision to approve or deny such application on the following items as they relate to the
342 proposed Special Exception:

343 1. Protection of public health and safety related to fire and building safety, sanitation,
344 transportation, traffic control, and pollution;

345 2. Access to public streets;

346 3. Parking location and arrangement;

347 4. Trash and material storage;

348 5. Previously-issued notices of violation and/or citations for the subject property relating to
349 noise, protection of welfare, property maintenance, and nuisance;

350 6. Protective restrictions and/or covenants.

351 If the applicant satisfies the items outlined herein, the Board of Zoning Appeals must approve Special
352 Exception within thirty (30) from the initial hearing in front of the Board.

353 G. Special Exception Short-Term Residential Rental Decisions; Commitment: Pursuant to IC
354 36-7-4-1015, the Board of Zoning Appeals may, as a condition to any approval of an application for a
355 Special Exception, require or allow the owner to make any or all of the following commitments
356 concerning the use of the property:

357 1. That the Special Exception will fully comply with Section 5.73: Short-Term Rental
358 Use-Specific Standards.

359 2. ~~That the Special Exception will be limited to thirty (30), sixty (60), or ninety (90) days during~~
360 ~~a calendar year, at the discretion of the Board of Zoning Appeals.~~ 3. If the Board of Zoning
361 Appeals determines that a homeowners association or similar entity has established limitations
362 or prohibitions that apply to the property, that the owner's implementation of the Special
363 Exception will not result in the violation of any such limitations or prohibitions.

364 GH. Special Exception Non-Dwelling Short-Term Rental Decisions; Commitment: Pursuant to IC
365 36-7-4-1015, the Board of Zoning Appeals may, as a condition to any approval of an application for a
366 Special Exception, require or allow the owner to make any or all of the following commitments
367 concerning the use of the property:

368 1. That the Special Exception will fully comply with Section 5.74: Non-Dwelling Short-Term
369 Rental Use-Specific Standards.

370 2. That the Special Exception will be limited to thirty (30), sixty (60), or ninety (90) days during
371 a calendar year, at the discretion of the Board of Zoning Appeals.

372 3. If the Board of Zoning Appeals determines that a homeowners association or similar entity
373 has established limitations or prohibitions that apply to the property, that the owner's
374 implementation of the Special Exception will not result in the violation of any such limitations
375 or prohibitions.

376 HI. Special Exception Non-Dwelling Short-Term Rental Decisions; Commitment: Pursuant to IC
377 36-7-4-1015, a Hearing Officer may, as a condition to any approval of an application for a Special
378 Exception, require or allow the
379 owner to make any or all of the following commitments concerning the use of the property:

380 1. That the Special Exception will fully comply with Section 5.74: Non-Dwelling Short-Term
381 Rental Use-Specific Standards.

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2. That the Special Exception will be limited to thirty (30), sixty (60), or ninety (90) days during a calendar year, at the discretion of the Hearing Officer.

3. If the Hearing Officer determines that a homeowners association or similar entity has established limitations or prohibitions that apply to the property, that the owner’s implementation of the Special Exception will not result in the violation of any such limitations or prohibitions.

Section VII: *Amend Article 11: Definitions as follows:*

Owner, Short-Term Residential Rental Property: A person that has an interest in title or a present possessory interest in property that is offered to the public as a Short-Term Residential Rental Unit.

Owner- Occupied Short-Term Residential Rental Property: A Dwelling that is the Owner’s primary residence and is offered to the public as a Short-Term Residential Rental Unit.

Short-Term Residential Rental Unit: A Dwelling, or portion thereof, that is rented or leased to transient guests by ~~an Owner of a Permanent Resident of the~~ Dwelling for a period of less than thirty (30) consecutive calendar days through a short-term rental platform as defined in IC 26-1-24-7. The term includes a detached accessory structure, including a guest house, accessory dwelling unit, or other living quarters that are intended for human habitation, if the entire property is designated for a single-family residential use. The term does not include property that is used for any nonresidential use.

Section VIII: Upon passage of this Ordinance, all previously granted Special Exceptions to allow a Short-Term Rentals are considered valid Short-Term Residential Unit Permits and no fee shall be applied for future renewals of such permits.

Section IX: The Common Council hereby delegates Department of Community Services to correct and codify numbering, pagination, cross-references, table of contents, Appendices, and land use matrix of the Unified Development Ordinance affected by this Ordinance.

Section X: All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed.

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

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This Ordinance was prepared by Sergey Grechukhin, Transactions Chief on August 29, 2025, at 1:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

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

432
433 **COMMON COUNCIL FOR THE CITY OF CARMEL**

434
435 _____
436 Matthew Snyder, President

435 _____
436 Ryan Locke, Vice-President

437
438 _____
439 Rich Taylor

437
438 _____
439 Anthony Green

440
441 _____
442 Jeff Worrell

440
441 _____
442 Teresa Ayers

443
444 _____
445 Shannon Minnaar

443
444 _____
445 Adam Aasen

446
447 _____
448 Anita Joshi

449
450 ATTEST:

451
452 _____
453
454 Jacob Quinn, Clerk

455
456 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
457 _____ 2026, at _____ .M.

458
459 _____
460
461 Jacob Quinn, Clerk

462
463 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
464 _____ 2026, at _____ .M.

465
466 _____
467
468 Sue Finkam, Mayor

469
470 ATTEST:

471
472 _____
473
474 Jacob Quinn, Clerk

475
476
477 This Ordinance was prepared by Sergey Grechukhin, Transactions Chief on August 29, 2025, at 1:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

ORDINANCE D-2819-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION OF FUNDS FROM THE
GENERAL FUND (FUND #101) TO THE MARKETING AND COMMUNITY RELATIONS 2026
BUDGET (FUND #1203)**

Synopsis: This ordinance appropriates \$20,000.00 to cover costs related to Volunteer Carmel.

WHEREAS, the Marketing and Community Relations Department (“MAC”) is launching and implementing the City of Carmel Volunteer Program, also known as Volunteer Carmel; and

WHEREAS, implementation of the Volunteer Carmel program requires funding for volunteer onboarding, training materials, promotional materials, identification items, and related program support expenses; and

WHEREAS, funds in the amount of Twenty Thousand Dollars (\$20,000.00) need to be appropriated to support these program costs in the Marketing and Community Relations 2026 budget (Fund #1203); and

WHEREAS, the General Fund (Fund #101) has excess funds in the amount of Twenty Thousand Dollars (\$20,000.00).

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following sum of money is hereby appropriated from the General Fund (#101) for the purposes specified herein, subject to applicable laws, as follows:

\$20,000.00 from the General Fund (Fund #101)

To

Marketing and Community Relations (Fund #1203):

Line Item 4355801—Volunteer Int Materials—\$3,900.00

Line Item 4355802—Volunteer Promo Printing—\$3,400.00

Line Item 4355803—Volunteer Training & Devel—\$8,500.00

Line Item 4355804—Volunteer Awards & Prizes—\$4,200.00

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

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

53
54 COMMON COUNCIL FOR THE CITY OF CARMEL

56 _____
57 Matt Snyder, President

Ryan Locke, Vice-President

58 _____
59 Rich Taylor

Anthony Green

60 _____
61 Jeff Worrell

Teresa Ayers

62 _____
63 Shannon Minnaar

Adam Aasen,

64 _____
65 Anita Joshi

66
67 ATTEST:

68 _____
69 Jacob Quinn, Clerk

70
71 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2026,
72 at _____ .M.

73 _____
74 Jacob Quinn, Clerk

75
76 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____,
77 2026, at _____ .M.

78 _____
79 Sue Finkam, Mayor

80
81 ATTEST:

82 _____
83 Jacob Quinn, Clerk

84
85
86
87
88
89 Ordinance D-2819-26

90
91 Page Two of Two

ORDINANCE D-2822-26

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO REFUND CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE CITY AND TO PAY INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE AND SALE OF THE BONDS AND APPROPRIATING THE PROCEEDS DERIVED FROM THE SALE OF SUCH BONDS

Synopsis:

This resolution authorizes the issuance of the City’s General Obligation Refunding Bonds, Series 2026, in the maximum principal amount of \$12,000,000, for the purpose of refinancing multiple series of outstanding General Obligation Bonds issued in 2016 in order to achieve debt service savings and paying costs of issuance of such bonds.

WHEREAS, the City of Carmel, Indiana (the “City”) has previously issued certain general obligation bonds, which are currently outstanding and more particularly described in Exhibit A hereto and made a part hereof (collectively, the “Prior Bonds”) to finance the acquisition, design, construction, renovation, improvement and/or equipping of certain public infrastructure and/or other local public improvement projects all of which are more particularly described in Exhibit A hereto (collectively, the “2016 Projects”); and

WHEREAS, each of the 2016 Projects was an independently desirable end in itself without reference to another capital project, and the total cost to the City for each of the separate projects did not exceed the then-applicable threshold amount set forth in Ind. Code 6-1.1-20-1.1, based upon the law in effect at the time the Prior Bonds were issued, or the current threshold amount set forth in Ind. Code 6-1.1-20-1.1, and, therefore, none of the 2016 Projects constitutes a “controlled project”, as defined under Ind. Code 6-1.1-20-1.1; and

WHEREAS, each of the 2016 Projects is being refinanced for the purpose of providing gross or net present value savings to taxpayers of the City, and, therefore, none of the 2016 Projects constitutes a “controlled project”, as defined under Ind. Code 6-1.1-20-1.1(a)(3); and

WHEREAS, each of the 2016 Projects constitutes a project for engineering, land and right-of-way acquisition, construction, resurfacing, maintenance, restoration, and rehabilitation exclusively for or of: (a) local road and street systems; (b) arterial road and street systems; or (c) any combination of local and arterial road and street systems, and, therefore, none of the 2016 Projects constitutes a “controlled project”, as defined under Ind. Code 6-1.1-20-1.1(a)(9); and

WHEREAS, due to favorable market conditions, the Common Council of the City (the “Council”) now desires to authorize the refinancing of all or a portion of the Prior Bonds in order to lower the interest costs associated with the Prior Bonds and thereby provide a savings to the City (collectively, the “Refunding”); and

41 **WHEREAS**, the Common Council (the “Council”) hereby finds that it would be of public
42 utility and benefit and in the best interests of the City and its citizens to finance the costs of the
43 Refunding through the issuance of general obligation bonds of the City; and

44 **WHEREAS**, the Council deems it advisable to authorize the issuance, in one or more
45 series, of general obligation refunding bonds of the City pursuant to Ind. Code 5-1-5 and Ind. Code
46 36-4-6-19, each as amended (the “Act”), designated as the “City of Carmel, Indiana, General
47 Obligation Refunding Bonds, Series 2026” (with such different or additional series designation
48 determined to be necessary or appropriate) (the “Bonds”), in the original aggregate principal
49 amount not to exceed Twelve Million Dollars (\$12,000,000), for the purpose of providing funds
50 to be applied to pay the costs of the Refunding and the costs incurred in connection with the
51 issuance and sale of the Bonds and all incidental expenses therewith, including the cost of any
52 credit enhancement with respect thereto (if necessary); and

53 **WHEREAS**, the original principal amount of the Bonds, together with the outstanding
54 principal amount of previously issued bonds or other obligations which constitute a debt of the
55 City, is no more than two percent (2%) of one-third (1/3) of the total net assessed valuation of the
56 City; and

57 **WHEREAS**, the amount of proceeds of the Bonds allocated to pay costs of the Refunding
58 and the costs of issuance of the Bonds, together with estimated investment earnings thereon, does
59 not exceed the amount needed for such purpose, as estimated by the Council; and

60 **WHEREAS**, the Council now finds that the existing budget and tax levy did not
61 contemplate the costs of the Refunding or the issuance of the Bonds, and now desires to authorize
62 the issuance of the Bonds to procure such funds for such purpose and that a need exists for the
63 making of the additional appropriation hereinafter set out; and

64 **WHEREAS**, notice of a hearing on said appropriation has been duly given by publication
65 as required by law, and the hearing on said appropriation has been held, at which all taxpayers and
66 other interested persons had an opportunity to appear and express their views as to such
67 appropriation; and

68 **WHEREAS**, the Council now finds that all conditions precedent to the adoption of an
69 ordinance authorizing the issuance of the Bonds and an additional appropriation of the City have
70 been complied with in accordance with the Act.

71 **NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE**
72 **CITY OF CARMEL, INDIANA THAT:**

73 **SECTION 1. Authorization for the Bonds.** In order to provide financing for the
74 Refunding and incidental expenses incurred in connection therewith and on account of the issuance
75 of the Bonds, the City shall borrow money and issue the Bonds as herein authorized.

76 **SECTION 2. General Terms of Bonds.** In order to procure said loan for such purposes,
77 the CFO/Controller of the City (the “Controller”) is hereby authorized and directed to have
78 prepared and to issue and sell negotiable general obligation bonds of the City, in one or more
79 series, in an aggregate principal amount not to exceed Twelve Million Dollars (\$12,000,000) (the

80 “Authorized Amount”), to be designated “City of Carmel, Indiana, General Obligation Refunding
81 Bonds, Series 2026” (with an appropriate additional series designation, if needed) for the purpose
82 of providing financing for the Refunding and incidental expenses, such expenses to include,
83 without limitation, the costs of selling and issuing the Bonds.

84 The Bonds shall be signed in the name of the City by the manual or facsimile signature of
85 the Mayor of the City and attested by the manual or facsimile signature of the Controller of the
86 City, who shall affix the seal of the City, if any, to each of the Bonds manually or shall have the
87 seal imprinted or impressed thereon by facsimile or other means. In case any officer whose
88 signature or facsimile signature appears on the Bonds shall cease to be such officer before the
89 delivery of the Bonds, such signature shall nevertheless be valid and sufficient for all purposes as
90 if such officer had remained in office until delivery thereof. The Bonds shall also be authenticated
91 by the manual signature of the Registrar (as hereafter defined). Subject to the provisions of this
92 Ordinance regarding the registration of the Bonds, the Bonds shall be fully negotiable instruments
93 under the laws of the State of Indiana.

94 The Bonds are, as to all the principal thereof and interest due thereon, general obligations
95 of the City, payable from *ad valorem* property taxes on all taxable property within the City.

96 The Bonds shall be issued in fully registered form in denominations of Five Thousand
97 Dollars (\$5,000) or any integral multiple thereof (or such different denominations as shall be
98 acceptable to the Controller, upon the advice of bond counsel), shall be numbered consecutively
99 from 2026R-1 upward, and shall be originally dated as of their date of issuance. The Bonds shall
100 bear interest payable semiannually on January 15 and July 15 of each year (each, an “Interest
101 Payment Date”), or such other dates as determined by the Controller prior to the sale of the Bonds,
102 based on advice of the municipal advisor to the City, beginning no earlier than January 15, 2027,
103 at a rate or rates not exceeding five percent (5.00%) per annum (the exact rate or rates to be
104 determined by bidding or negotiation pursuant to Section 6 of this Ordinance). Interest shall be
105 calculated on the basis of a 360-day year comprised of twelve 30-day months.

106 The Bonds shall mature on the dates and shall be issued in the principal amounts, as
107 applicable, as determined by the Controller and Mayor, provided that the original aggregate
108 principal amount does not exceed the Authorized Amount, that the first maturity shall be no earlier
109 than January 15, 2027, and that the final maturity shall be no later than January 15, 2036.

110 All payments of interest on the Bonds shall be paid by check mailed one business day prior
111 to the Interest Payment Date to the registered owners thereof as of the date which is fifteen (15)
112 days prior to such Interest Payment Date at the addresses as they appear on the registration books
113 kept by the Registrar (the “Registration Record”) or at such other address as is provided to the
114 Paying Agent (as hereafter defined) in writing by such registered owner. Each registered owner of
115 \$100,000 or more in principal amount of Bonds shall be entitled to receive interest payments by
116 wire transfer by providing written wire instructions to the Paying Agent before the record date for
117 any payment. All principal payments on the Bonds shall be made upon surrender thereof at the
118 principal office of the Paying Agent, in any coin or currency of the United States of America which
119 on the date of such payment shall be legal tender for the payment of public and private debts, or
120 in the case of a registered owner of \$100,000 or more in principal amount of Bonds, by wire
121 transfer on the due date upon written direction of such owner provided at least fifteen (15) days

122 prior to the maturity date; provided, however, if the Bonds are sold to the Bond Bank (as defined
123 herein), then so long as the Bond Bank is the registered owner of the Bonds, the Bonds shall not
124 be required to be surrendered for payment of any principal of or interest on the Bonds, except upon
125 redemption in full or final maturity of the Bonds.

126 Interest on Bonds shall be payable from the Interest Payment Date to which interest has
127 been paid next preceding the authentication date thereof unless such Bonds are authenticated after
128 the date which is fifteen (15) days immediately prior to such Interest Payment Date and on or
129 before such Interest Payment Date in which case they shall bear interest from such Interest
130 Payment Date, or unless authenticated on or before the date which is fifteen (15) days immediately
131 prior to the first Interest Payment Date, in which case they shall bear interest from the original
132 date, until the principal shall be fully paid.

133 Each Bond shall be transferable or exchangeable only upon the Registration Record by the
134 registered owner thereof in person, or by his attorney duly authorized in writing, upon surrender
135 of such Bond together with a written instrument of transfer or exchange satisfactory to the
136 Registrar duly executed by the registered owner or his attorney duly authorized in writing, and
137 thereupon a new fully registered Bond or Bonds in the same aggregate principal amount, and of
138 the same maturity, shall be executed and delivered in the name of the transferee or transferees or
139 the registered owner, as the case may be, in exchange therefor. The costs of such transfer or
140 exchange shall be borne by the City, except for any tax or governmental charge required to be paid
141 in connection therewith, which shall be payable by the person requesting such transfer or
142 exchange. The City, the Registrar and the Paying Agent may treat and consider the persons in
143 whose names such Bonds are registered as the absolute owners thereof for all purposes including
144 for the purpose of receiving payment of, or on account of, the principal thereof and interest due
145 thereon.

146 In the event any bond is mutilated, lost, stolen or destroyed, the City may execute and the
147 Registrar may authenticate a new bond of like date, maturity and denomination as that mutilated,
148 lost, stolen or destroyed, which new bond shall be marked in a manner to distinguish it from the
149 bond for which it was issued, provided that, in the case of any mutilated bond, such mutilated bond
150 shall first be surrendered to the Registrar, and in the case of any lost, stolen or destroyed bond
151 there shall be first furnished to the Registrar evidence of such loss, theft or destruction satisfactory
152 to the City and the Registrar, together with indemnity satisfactory to them. In the event any such
153 bond shall have matured, instead of issuing a duplicate bond, the City and the Registrar may, upon
154 receiving indemnity satisfactory to them, pay the same without surrender thereof. The City and
155 the Registrar may charge the owner of such Bond with their reasonable fees and expenses in this
156 connection. Any bond issued pursuant to this paragraph shall be deemed an original, substitute
157 contractual obligation of the City, whether or not the lost, stolen or destroyed Bond shall be found
158 at any time, and shall be entitled to all the benefits of this Ordinance, equally and proportionately
159 with any and all other Bonds issued hereunder.

160 **SECTION 3. Terms of Redemption.** The Controller, upon consultation with the City's
161 municipal advisor, may designate maturities of Bonds (or portion thereof in integral multiples of
162 \$5,000 principal amount each) that shall be subject to mandatory sinking fund redemption, and the
163 corresponding redemption dates, amounts and prices (including premium, if any). Except as

164 otherwise set forth in this Ordinance, the Controller, upon consultation with the City’s municipal
165 advisor, is hereby authorized and directed to determine the terms governing any such redemption.

166 Notice of redemption shall be mailed by first-class mail or by registered or certified mail
167 to the address of each registered owner of a bond to be redeemed as shown on the Registration
168 Record not more than forty-five (45) days and not less than thirty (30) days prior to the date fixed
169 for redemption except to the extent such redemption notice is waived by owners of Bonds
170 redeemed, provided, however, that failure to give such notice by mailing, or any defect therein,
171 with respect to any bond shall not affect the validity of any proceedings for the redemption of any
172 other Bonds. Any notice of redemption required under this section shall identify the Bonds to be
173 redeemed including the complete name of the Bonds, the interest rate, the issue date, the maturity
174 date, the respective CUSIP numbers (if any) and certificate numbers (and, in the case of a partial
175 redemption, the respective principal amounts to be called) and shall state (i) the date fixed for
176 redemption, (ii) the Redemption Price, (iii) that the Bonds called for redemption must be
177 surrendered to collect the Redemption Price, (iv) the address of the principal corporate trust office
178 of the registrar and paying agent at which the Bonds must be surrendered together with the name
179 and telephone number of a person to contact from the office of the registrar and paying agent, (v)
180 any condition precedent to such redemption, (vi) that on the date fixed for redemption, and upon
181 the satisfaction of any condition precedent described in the notice, the Redemption Price will be
182 due and payable upon each such Bond or portion thereof and that interest on the Bonds called for
183 redemption ceases to accrue on the date fixed for redemption, and (vii) that if such condition
184 precedent is not satisfied, such notice of redemption is rescinded and of no force and effect, and
185 the principal and premium, if any, shall continue to bear interest on and after the date fixed for
186 redemption at the interest rate borne by the Bond. The place of redemption may be determined by
187 the City. Interest on the Bonds so called for redemption shall cease on the redemption date fixed
188 in such notice if sufficient funds are available at the place of redemption to pay the redemption
189 price on the date so named, and thereafter, such Bonds shall no longer be protected by this
190 Ordinance and shall not be deemed to be outstanding hereunder, and the holders thereof shall have
191 the right only to receive the redemption price.

192 All Bonds which have been redeemed shall be canceled and shall not be reissued; provided,
193 however, that one or more new registered Bonds shall be issued for the unredeemed portion of any
194 bond without charge to the holder thereof.

195 No later than the date fixed for redemption, funds shall be deposited with the Paying Agent
196 or another paying agent to pay, and such agent is hereby authorized and directed to apply such
197 funds to the payment of, the Bonds or portions thereof called for redemption, including accrued
198 interest thereon to the redemption date. No payment shall be made upon any bond or portion
199 thereof called for redemption until such bond shall have been delivered for payment or cancellation
200 or the Registrar shall have received the items required by this resolution with respect to any
201 mutilated, lost, stolen or destroyed bond.

202 **SECTION 4. Appointment of Registrar and Paying Agent.** The Controller is hereby
203 authorized to serve as, or to appoint a qualified financial institution to serve as, registrar and paying
204 agent for the Bonds (the “Registrar” or “Paying Agent”). The Registrar is hereby charged with
205 the responsibility of authenticating the Bonds, and shall keep and maintain at its principal office
206 or corporate trust office books for the registration and transfer of the Bonds. The Controller is

207 hereby authorized to enter into such agreements or understandings with such institution as will
208 enable the institution to perform the services required of the Registrar and Paying Agent. The
209 Controller is authorized to pay such fees as the institution may charge for the services it provides
210 as Registrar and Paying Agent.

211 The Registrar and Paying Agent may at any time resign as Registrar and Paying Agent by
212 giving thirty (30) days written notice to the Controller and to each registered owner of the Bonds
213 then outstanding, and such resignation will take effect at the end of such thirty (30) days or upon
214 the earlier appointment of a successor Registrar and Paying Agent by the Controller. Such notice
215 to the Controller may be served personally or be sent by first-class or registered mail. The
216 Registrar and Paying Agent may be removed at any time as Registrar and Paying Agent by the
217 Controller, in which event the Controller may appoint a successor Registrar and Paying Agent.
218 The Controller shall notify each registered owner of the Bonds then outstanding of the removal of
219 the Registrar and Paying Agent. Notices to registered owners of the Bonds shall be deemed to be
220 given when mailed by first-class mail to the addresses of such registered owners as they appear on
221 the Registration Record. Any predecessor Registrar and Paying Agent shall deliver all the Bonds,
222 cash and investments in its possession and the Registration Record to the successor Registrar and
223 Paying Agent. At all times, the same entity shall serve as Registrar and as Paying Agent.

224 **SECTION 5. Form of Bonds.** (a) The form and tenor of the Bonds shall be substantially
225 as follows, all blanks to be filled in properly and all necessary additions and deletions to be made
226 prior to delivery thereof:

227 2026R-
228 UNITED STATES OF AMERICA
229
230 STATE OF INDIANA COUNTY OF HAMILTON
231 CITY OF CARMEL, INDIANA
232 GENERAL OBLIGATION REFUNDING BOND, SERIES 2026

<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Original</u> <u>Date</u>	<u>Authentication</u> <u>Date</u>	<u>[CUSIP]</u>
--------------------------------	--------------------------------	--------------------------------	--------------------------------------	----------------

233
234 REGISTERED OWNER: _____
235 PRINCIPAL SUM: _____ DOLLARS (\$_____)

236 The City of Carmel, in Hamilton County, Indiana (the "City") for value received, hereby promises to pay to
237 the Registered Owner set forth above, the Principal Sum set forth above on the Maturity Date set forth above, and
238 to pay interest thereon until the Principal Sum shall be fully paid, at the Interest Rate per annum specified above
239 from the Interest Payment Date (as defined herein) to which interest has been paid next preceding the
240 Authentication Date of this bond unless this bond is authenticated after the date which is fifteen (15) days
241 immediately preceding such Interest Payment Date and on or before such Interest Payment Date in which case it
242 shall bear interest from such Interest Payment Date, or unless this bond is authenticated on or before [_____
243 15, 20__], in which case it shall bear interest from the Original Date, which interest is payable semiannually on
244 January 15 and July 15 of each year (each, an "Interest Payment Date"), beginning on [_____
245 Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

246 The principal of this bond is payable at _____ (the "Registrar" or "Paying Agent"), in
247 _____, Indiana. All payments of interest on this bond shall be paid by check mailed one business day prior

248 to the Interest Payment Date to the registered owner hereof as of the first day of the month in which interest is
249 payable at the address as it appears on the registration books kept by the Registrar or at such other address as is
250 provided to the Paying Agent in writing by the Registered Owner. Each registered owner of \$100,000 or more in
251 principal amount of Bonds shall be entitled to receive interest payments by wire transfer by providing written
252 wire instructions to the Paying Agent before the record date for any payment. All payments of principal of and
253 premium, if any, on this bond shall be made upon surrender thereof at the principal [corporate trust] office of the
254 Paying Agent in any coin or currency of the United States of America which on the dates of such payment shall
255 be legal tender for the payment of public and private debts, or in the case of a Registered Owner of \$100,000 or
256 more in principal amount of Bonds, by wire transfer on the due date upon written direction of such owner provided
257 at least fifteen (15) days prior to the maturity date.

258 This bond is one of an authorized issue of negotiable general obligation bonds of the City, of like original
259 date, tenor and effect, except as to denomination, numbering, interest rates, and dates of maturity, in the total
260 amount of _____ (\$_____), numbered consecutively from 2026R-1 upward, issued for the
261 purpose of financing the costs of refinancing certain outstanding general obligation bonds of the City as more
262 particularly described in the Ordinance (as defined herein) and (b) the costs incurred in connection with the
263 issuance and sale of the bonds and all incidental expenses therewith, as authorized by Ordinance D-_____-26
264 adopted by the Common Council on the __ day of _____, 2026 (the "Ordinance"), and in accordance with
265 Indiana Code 5-1-5, et seq., Indiana Code 36-4-6-19 and other applicable provisions of the Indiana Code, as
266 amended (collectively, the "Act"). The owner of this bond, by the acceptance hereof, agrees to all the terms and
267 provisions contained in the Ordinance and the Act.

268 PURSUANT TO THE PROVISIONS OF THE ACT AND THE ORDINANCE, THE PRINCIPAL OF THIS
269 BOND AND ALL OTHER BONDS OF SAID ISSUE AND THE INTEREST DUE THEREON ARE PAYABLE
270 AS A GENERAL OBLIGATION OF THE CITY, FROM AN *AD VALOREM* PROPERTY TAX TO BE
271 LEVIED ON ALL TAXABLE PROPERTY WITHIN THE CITY.

272 [INSERT REDEMPTION TERMS]

273 Notice of such redemption shall be mailed by first-class mail or by registered or certified mail not more than
274 sixty (60) days and not less than thirty (30) days prior to the date fixed for redemption to the address of the
275 registered owner of each bond to be redeemed as shown on the registration record of the City except to the extent
276 such redemption notice is waived by owners of the bond or bonds redeemed, provided, however, that failure to
277 give such notice by mailing, or any defect therein, with respect to any bond shall not affect the validity of any
278 proceedings for the redemption of any other Bonds. Any notice of redemption required under this section shall
279 identify the Bonds to be redeemed including the complete name of the Bonds, the interest rate, the issue date, the
280 maturity date, the respective CUSIP numbers (if any) and certificate numbers (and, in the case of a partial
281 redemption, the respective principal amounts to be called) and shall state (i) the date fixed for redemption, (ii) the
282 Redemption Price, (iii) that the Bonds called for redemption must be surrendered to collect the Redemption Price,
283 (iv) the address of the principal corporate trust office of the registrar and paying agent at which the Bonds must
284 be surrendered together with the name and telephone number of a person to contact from the office of the registrar
285 and paying agent, (v) any condition precedent to such redemption, (vi) that on the date fixed for redemption, and
286 upon the satisfaction of any condition precedent described in the notice, the Redemption Price will be due and
287 payable upon each such Bond or portion thereof and that interest on the Bonds called for redemption ceases to
288 accrue on the date fixed for redemption, and (vii) that if such condition precedent is not satisfied, such notice of
289 redemption is rescinded and of no force and effect, and the principal and premium, if any, shall continue to bear
290 interest on and after the date fixed for redemption at the interest rate borne by the Bond. The place of redemption
291 may be determined by the City. Interest on the Bonds so called for redemption shall cease on the redemption date
292 fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price on the
293 date so named, and thereafter, such Bonds shall no longer be protected by the Ordinance and shall not be deemed
294 to be outstanding thereunder.

295 This bond is subject to defeasance prior to payment as provided in the Ordinance.

296 If this bond shall not be presented for payment on the date fixed therefor, the City may deposit in trust with
297 the Paying Agent or another paying agent, an amount sufficient to pay such bond, and thereafter the Registered

298 Owner shall look only to the funds so deposited in trust for payment and the City shall have no further obligation
299 or liability in respect thereto.

300 This bond is transferable or exchangeable only upon the books of the City kept for that purpose at the office
301 of the Registrar by the Registered Owner in person, or by his attorney duly authorized in writing, upon surrender
302 of this bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed
303 by the Registered Owner or his attorney duly authorized in writing, and thereupon a new fully registered bond or
304 Bonds in the same aggregate principal amount, and of the same maturity, shall be executed and delivered in the
305 name of the transferee or transferees or the Registered Owner, as the case may be, in exchange therefor. The
306 City, any registrar and any paying agent for this bond may treat and consider the person in whose name this bond
307 is registered as the absolute owner hereof for all purposes including for the purpose of receiving payment of, or
308 on account of, the principal hereof and interest due hereon.

309 The Bonds maturing in any one year are issuable only in fully registered form in the denomination of [\$5,000
310 or any integral multiple thereof].

311 It is hereby certified and recited that all acts, conditions and things required to be done precedent to and in
312 the execution, issuance and delivery of this bond have been done and performed in regular and due form as
313 provided by law.

314 This bond shall not be valid or become obligatory for any purpose until the certificate of authentication
315 hereon shall have been executed by an authorized representative of the Registrar.

316 IN WITNESS WHEREOF, the City of Carmel, Indiana, has caused this bond to be executed in its corporate
317 name by the manual or facsimile signatures of its duly elected, qualified and acting Mayor, its corporate seal, if
318 any, to be hereunto affixed, imprinted or impressed by any means and attested manually or by facsimile by the
319 Controller of the City.

CITY OF CARMEL, INDIANA

By: _____
Mayor

(SEAL)

ATTEST:

Controller

320 CERTIFICATE OF AUTHENTICATION

321 It is hereby certified that this bond is one of the Bonds described in the within-mentioned Ordinance duly
322 authenticated by the Registrar.

323 _____, as Registrar

324
325
326 By: _____
327 Authorized Representative
328
329

330 The following abbreviations, when used in the inscription on the face of this bond, shall be construed as
331 though they were written out in full according to applicable laws or regulations:

TEN. COM.	as tenants in common
TEN. ENT.	as tenants by the entireties
JT. TEN.	as joint tenants with right of survivorship and not as tenants in common
UNIF. TRANS. MIN. ACT	_____ Custodian _____ (Cust.) (Minor)
	under Uniform Transfers to Minors Act of _____ (State)

332
333 Additional abbreviations may also be used, although not contained in the above list.

334 FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto
335 _____ (Please Print or Typewrite Name and Address)
336 \$ _____ principal amount (must be a multiple of [\$5,000]) of the within bond and all rights
337 thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer
338 the within bond on the books kept for the registration thereof with full power of substitution in the premises.

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within bond in every particular, without alteration or enlargement or any change whatsoever.

339
Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a Securities Transfer Association recognized signature guarantee program.

340 (End of Form of Bonds)

341 (b) The Bonds may, in compliance with all applicable laws, initially be issued and held
342 in book-entry form on the books of the central depository system, The Depository Trust Company,
343 its successors, or any successor central depository system appointed by the City from time to time
344 (the "Clearing Agency"), without physical distribution of Bonds to the purchasers. The following
345 provisions of this section apply in such event.

346 One definitive Bond of each maturity shall be delivered to the Clearing Agency (or its
347 agent) and held in its custody. The City and the Registrar and Paying Agent may, in connection
348 therewith, do or perform or cause to be done or performed any acts or things not adverse to the
349 rights of the holders of the Bonds as are necessary or appropriate to accomplish or recognize such
350 book-entry form Bonds.

351 During any time that the Bonds remain and are held in book-entry form on the books of a
352 Clearing Agency, (1) any such Bond may be registered upon the books kept by the Registrar in the
353 name of such Clearing Agency, or any nominee thereof, including Cede & Co., as nominee of The
354 Depository Trust Company; (2) the Clearing Agency in whose name such Bond is so registered
355 shall be, and the City and the Registrar and Paying Agent may deem and treat such Clearing
356 Agency as, the absolute owner and holder of such Bond for all purposes of this Ordinance,
357 including, without limitation, the receiving of payment of the principal of and interest on such
358 Bond, the receiving of notice and giving of consent; (3) neither the City nor the Registrar or Paying
359 Agent shall have any responsibility or obligation hereunder to any direct or indirect participant,
360 within the meaning of Section 17A of the Securities Exchange Act of 1934, as amended, of such
361 Clearing Agency, or any person on behalf of which, or otherwise in respect of which, any such
362 participant holds any interest in any bond, including, without limitation, any responsibility or
363 obligation hereunder to maintain accurate records of any interest in any bond or any responsibility
364 or obligation hereunder with respect to the receiving of payment of principal of or interest or
365 premium, if any, on any bond, the receiving of notice or the giving of consent; and (4) the Clearing
366 Agency is not required to present any bond called for partial redemption prior to receiving payment
367 so long as the Registrar and Paying Agent and the Clearing Agency have agreed to the method for
368 noting such partial redemption.

369 If either the City receives notice from the Clearing Agency which is currently the registered
370 owner of the Bonds to the effect that such Clearing Agency is unable or unwilling to discharge its
371 responsibility as a Clearing Agency for the Bonds, or the City elects to discontinue its use of such
372 Clearing Agency as a Clearing Agency for the Bonds, then the City and Registrar and Paying
373 Agent each shall do or perform or cause to be done or performed all acts or things, not adverse to
374 the rights of the holders of the Bonds, as are necessary or appropriate to discontinue use of such
375 Clearing Agency as a Clearing Agency for the Bonds and to transfer the ownership of each of the
376 Bonds to such person or persons, including any other Clearing Agency, as the holders of the Bonds
377 may direct in accordance with this Ordinance. Any expenses of such discontinuance and transfer,
378 including expenses of printing new certificates to evidence the Bonds, shall be paid by the City.

379 During any time that the Bonds are held in book-entry form on the books of a Clearing
380 Agency, the Registrar shall be entitled to request and rely upon a certificate or other written
381 representation from the Clearing Agency or any participant or indirect participant with respect to
382 the identity of any beneficial owner of Bonds as of a record date selected by the Registrar. For
383 purposes of determining whether the consent, advice, direction or demand of a registered owner
384 of a bond has been obtained, the Registrar shall be entitled to treat the beneficial owners of the
385 Bonds as the bondholders and any consent, request, direction, approval, objection or other
386 instrument of such beneficial owner may be obtained in the fashion described in this Ordinance.

387 During any time that the Bonds are held in book-entry form on the books of a Clearing
388 Agency, the Mayor, the Controller and/or the Registrar are authorized to execute and deliver a
389 Letter of Representations agreement with the Clearing Agency, or a Blanket Issuer Letter of
390 Representations, and the provisions of any such Letter of Representations or any successor
391 agreement shall control on the matters set forth therein. The Registrar, by accepting the duties of
392 Registrar under this Ordinance, agrees that it will (i) undertake the duties of agent required thereby
393 and that those duties to be undertaken by either the agent or the issuer shall be the responsibility
394 of the Registrar, and (ii) comply with all requirements of the Clearing Agency, including without

395 limitation same day funds settlement payment procedures. Further, during any time that the Bonds
396 are held in book-entry form, the provisions of Section 5 of this Ordinance shall control over
397 conflicting provisions in any other section of this Ordinance.

398 **SECTION 6. Sale of Bonds.**

399 (a) The Bonds shall be sold through either a public sale in accordance with Ind. Code
400 5-1-11, or a negotiated sale in accordance with Ind. Code 5-1-11-1(a)(2), as determined by the
401 Controller.

402 (b) If the Controller determines to sell the Bonds at a public sale in accordance with
403 Ind. Code 5-1-11, the Controller shall cause to be published a notice of sale once each week for
404 two consecutive weeks per Ind. Code 5-3-1-2. The date fixed for the sale shall not be earlier than
405 fifteen (15) days after the first of such publications and not earlier than three (3) days after the
406 second of such publications. Said bond sale notice shall state the time and place of sale, the
407 purpose for which the Bonds are being issued, the total amount thereof, the amount and date of
408 each maturity, the maximum rate or rates of interest thereon, their denominations, the time and
409 place of payment, that specifications and information concerning the Bonds are on file in the office
410 of the Controller and are available on request, the terms and conditions upon which bids will be
411 received and the sale made and such other information as is required by law or as the Controller
412 shall deem necessary, including any terms and conditions of sale which provide an exclusion or
413 exemption from the applicability of all or a portion of the provisions of Rule 15c2-12 of the U.S.
414 Securities and Exchange Commission as amended (the "SEC Rule"), in which case the Controller
415 may set the minimum authorized denomination of the Bonds at One Hundred Thousand Dollars
416 (\$100,000) as contemplated by the SEC Rule. As an alternative to the publication of a notice of
417 sale, the Controller may sell the Bonds through the publication of a notice of intent to sell the
418 Bonds and compliance with related procedures pursuant to Ind. Code 5-1-11-2(b).

419 All bids for the Bonds shall be sealed and shall be presented to the Controller in accordance
420 with the terms set forth in the bond sale notice. Bidders for the Bonds shall be required to name
421 the rate or rates of interest which the Bonds are to bear, which shall be the same for all Bonds
422 maturing on the same date and the interest rate bid on any maturity of Bonds must be no less than
423 the interest rate bid on any and all prior maturities, not exceeding five percent (5.00%) per annum,
424 and such interest rate or rates shall be in multiples of one-eighth or one-hundredth of one per cent.
425 The Controller shall award the Bonds to the bidder who offers the lowest interest cost, to be
426 determined by computing the total interest on all the Bonds to their maturities and deducting
427 therefrom the premium bid, if any, or adding thereto the amount of the discount, if any. No bid
428 for less than ninety-nine percent (99.00%) of the par value of the Bonds (or such higher percentage
429 as the Controller shall determine, with the advice of the City's municipal advisor, prior to the sale
430 of the Bonds) and accrued interest, if any, shall be considered. The Controller may require that all
431 bids shall be accompanied by certified or cashier's checks or wire transfers payable to the order of
432 the City, or a surety bond, in an amount not to exceed one percent of the aggregate principal amount
433 of the Bonds as a guaranty of the performance of said bid, should it be accepted. In the event no
434 satisfactory bids are received on the day named in the sale notice, the sale may be continued from
435 day to day thereafter for a period of thirty (30) days without re-advertisement; provided, however,
436 that if said sale be continued, no bid shall be accepted which offers an interest cost which is equal

437 to or higher than the best bid received at the time fixed for sale in the bond sale notice. The
438 Controller shall have full right to reject any and all bids.

439 (c) Alternatively, if the Controller determines to sell the Bonds through a negotiated
440 sale, the Controller may negotiate the sale of said Bonds through private negotiation as either an
441 underwriting or private placement, to a purchaser or purchasers selected by the Controller (the
442 "Purchaser") at an interest rate or rates not exceeding five percent (5.00%) per annum. The Mayor
443 is hereby authorized and directed to execute and deliver and the Controller is hereby authorized to
444 attest a bond purchase agreement with the Purchaser (the "Bond Purchase Agreement"), to be
445 prepared in a form satisfactory to the Mayor and Controller and consistent with the terms of this
446 Ordinance, with the advice of the municipal advisor to the City and Barnes & Thornburg LLP, as
447 bond counsel. The Bond Purchase Agreement will be required to name the rate or rates of interest
448 which the Bonds are to bear, not exceeding the maximum rate hereinbefore fixed, and such interest
449 rate or rates shall be in multiples of 1/8, 1/20 or 1/100 of one percent. The purchase price of the
450 Bonds shall not be less than ninety-nine percent (99.00%) of the par value of the Bonds

451 (d) After the Bonds have been properly sold and executed, the Controller shall receive
452 payment for the Bonds from the purchasers and shall provide for delivery of the Bonds to the
453 Purchaser.

454 (e) Notwithstanding anything in this Ordinance to the contrary and in lieu of a public
455 sale of the Bonds pursuant to this Section, the Bonds may, in the discretion of the City, based upon
456 the advice of the City's municipal advisor, be sold either to the Indiana Bond Bank or a local public
457 improvement bond bank established by the City pursuant to Ind. Code 5-1.4 (either such entity,
458 the "Bond Bank"). In the event of such determination of sale to the Bond Bank, the Bonds shall
459 be sold to the Bond Bank in such denomination or denominations as the Bond Bank may request,
460 and pursuant to a qualified entity purchase agreement (the "QE Purchase Agreement") between
461 the City and the Bond Bank, hereby authorized to be entered into and executed by the Mayor on
462 behalf of the City, subsequent to the date of the adoption of this Ordinance. Such QE Purchase
463 Agreement may set forth the definitive terms and conditions for such sale, but all of such terms
464 and conditions must be consistent with the terms and conditions of this Ordinance, including
465 without limitation, the interest rate or rates on the Bonds which shall not exceed the maximum rate
466 of interest for the Bonds authorized pursuant to this Ordinance. Bonds sold to the Bond Bank shall
467 be accompanied by all documentation required by the Bond Bank pursuant to the provisions of
468 Ind. Code 5-1.5 or 5-1.4, as applicable, and the QE Purchase Agreement, including, without
469 limitation, an approving opinion of nationally recognized bond counsel, certification and guarantee
470 of signatures and certification as to no litigation pending, as of the date of delivery of the Bonds
471 to the Bond Bank, challenging the validity or issuance of the Bonds. In the event the City
472 determines to sell the Bonds to the Bond Bank, the submission of an application to the Bond Bank,
473 the entry by the City into the QE Purchase Agreement, and the execution and delivery of the QE
474 Purchase Agreement on behalf of the City by the Mayor in accordance with this Resolution are
475 hereby authorized, approved and ratified.

476 (f) The Controller is hereby authorized and directed to have the Bonds prepared, and
477 the Mayor and the Controller are hereby authorized and directed to execute the Bonds in
478 substantially the form and the manner herein provided. The Controller is hereby authorized and

479 directed to deliver the Bonds to the Purchaser, at which time, the Controller shall be authorized to
480 receive from the Purchaser the purchase price and take the Purchaser's receipt for the Bonds.

481 (g) The Controller is hereby authorized and directed to obtain legal opinion as to the
482 validity of the Bonds from Barnes & Thornburg LLP, and to furnish such opinion to the Purchaser
483 of the Bonds or to cause a copy of said legal opinion to be printed on each Bond. The cost of such
484 opinion shall be paid out of the proceeds of the Bonds.

485 (h) The Controller shall report the proceedings related to the sale of the Bonds to the
486 Council.

487 (i) If necessary, the Controller is hereby authorized to appoint a financial institution to
488 serve as escrow agent (the "Escrow Agent") for the Prior Bonds in accordance with the terms of
489 an Escrow Agreement between the City and the Escrow Agent (the "Escrow Agreement"). The
490 final form of the Escrow Agreement shall be approved by the Mayor and Controller, upon the
491 advice of the City's bond counsel and Municipal Advisor, and the Mayor and the Controller are
492 hereby authorized and directed to complete, execute and attest the same on behalf of the City so
493 long as its provisions are consistent with this Ordinance and the Bond Purchase Agreement.
494 Alternatively, the Controller may cause the Bond Bank to enter into an escrow agreement to
495 provide for the refunding and defeasance of the Bond Bank's outstanding bonds which were issued
496 to finance the purchase of the Prior Bonds from the City and which obligations of the Bond Bank
497 are secured by the Prior Bonds.

498 **SECTION 7. Use of Bond Proceeds.** Proceeds of the Bonds shall be applied as follows
499 and in the following order of priority.

500 (a) *First*, concurrently with the delivery of the Bonds, the Controller may
501 purchase (subject to the terms of the Prior Bonds), with the proceeds of the Bonds and cash on
502 hand, direct obligations of, or obligations the principal and interest on which are unconditionally
503 guaranteed by, the United States of America (the "Government Obligations"), to be used, together
504 with certain cash from the proceeds of the Bonds and cash on hand, if any, as set forth in the
505 Escrow Agreement, to refund and legally defease the Prior Bonds all as set forth in the Escrow
506 Agreement. In order to refund the Prior Bonds, the Controller shall deposit the Government
507 Obligations and certain cash, if any, with the Escrow Agent under the Escrow Agreement in an
508 amount sufficient to provide moneys for the payment of all outstanding amounts dues, plus the
509 redemption premium (if any), with respect to the Prior Bonds until the earliest date upon which
510 the Prior Bonds may be prepaid. As an alternative to purchasing Government Obligations, the
511 Controller may, with the advice of the Municipal Advisor, deposit a gross amount of proceeds of
512 the Bonds and cash on hand with the Escrow Agent in an amount sufficient to currently refund,
513 legally defease and prepay the Prior Bonds. If required for the legal defeasance of the Prior Bonds,
514 the Controller shall obtain a verification of an accountant as to the sufficiency of the Government
515 Obligations (if any) and funds deposited in the irrevocable escrow account created under the
516 Escrow Agreement (the "Escrow Account") to accomplish said refunding and legal defeasance of
517 the Prior Bonds. If the Bonds are purchased by a local public improvement bond bank established
518 by the City pursuant to Ind. Code 5-1.4 which Bond Bank is also the owner or holder of the Prior
519 Bonds, the Controller may agree that the proceeds of the Bonds shall be deemed to have been
520 received by the City and used to effect a current refunding, defeasance and redemption of the Prior

521 Bonds, but that the Bond Bank shall retain such amounts to (i) provide for the refunding and
522 defeasance of the portion of Bond Bank’s outstanding bonds which were issued to finance the
523 purchase of the Prior Bonds from the City and (ii) pay the costs of issuance of the Bonds on behalf
524 of the City.

525 (b) *Second*, any remaining proceeds of the Bonds shall be applied by the
526 Controller to the cost of issuance of the Bonds not otherwise paid. When all the costs of issuance
527 of the Bonds have been paid, the Controller shall be used to pay debt service on the Bonds or
528 otherwise used as permitted by law.

529 **SECTION 8. Defeasance.** If, when the Bonds or any portion thereof shall have become
530 due and payable in accordance with their terms or shall have been duly called for redemption or
531 irrevocable instructions to call the Bonds or any portion thereof for redemption have been given,
532 and the whole amount of the principal and the interest so due and payable upon such Bonds or any
533 portion thereof then outstanding shall be paid, or (i) cash, or (ii) direct non-callable obligations of
534 (including obligations issued or held in book entry form on the books of) the Department of the
535 Treasury of the United States of America, and securities fully and unconditionally guaranteed as
536 to the timely payment of principal and interest by the United States of America, the principal of
537 and the interest on which when due without reinvestment will provide sufficient money, or (iii)
538 any combination of the foregoing, shall be held irrevocably in trust for such purpose, and provision
539 shall also be made for paying all fees and expenses for the payment, then and in that case the Bonds
540 or such designated portion thereof shall no longer be deemed outstanding or secured by this
541 Ordinance.

542 **SECTION 9. Tax Covenants.** In order to preserve the exclusion of interest from gross
543 income for federal income tax purposes on the Bonds, and as an inducement to purchasers of the
544 Bonds, the City represents, covenants and agrees that:

545 (a) The City will not take any action or fail to take any action with
546 respect to the Bonds that would result in the loss of the exclusion from gross income
547 for federal income tax purposes of interest on the Bonds pursuant to Section 103 of
548 the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds
549 (the “Code”), including, without limitation, the taking of such action as is necessary
550 to rebate or cause to be rebated arbitrage profits on Bond proceeds or other monies
551 treated as Bond proceeds to the federal government as provided in Section 148 of
552 the Code, and will set aside such monies, which may be paid from investment
553 income on funds and accounts notwithstanding anything else to the contrary herein,
554 in trust for such purposes.

555 (b) The City will file an information report Form 8038-G with the
556 Internal Revenue Service as required by Section 149 of the Code.

557 (c) The City will not make any investment or do any other act or thing
558 during the period that any bond is outstanding hereunder which would cause any
559 bond to be an “arbitrage bond” within the meaning of Section 148 of the Code and
560 the regulations applicable thereto as in effect on the date of delivery of the Bonds.

561 Notwithstanding any other provisions of this Ordinance, the foregoing covenants and
562 authorizations (the “Tax Sections”) which are designed to preserve the exclusion of interest on the
563 Bonds from gross income under federal income tax law (the “Tax Exemption”) need not be
564 complied with to the extent the City receives an opinion of nationally recognized bond counsel
565 that compliance with such Tax Section is unnecessary to preserve the Tax Exemption.

566 **SECTION 10. Amendments.** Subject to the terms and provisions contained in this
567 section, and not otherwise, the owners of not less than sixty-six and two-thirds percent (66-2/3%)
568 in aggregate principal amount of the Bonds then outstanding shall have the right, from time to
569 time, to consent to and approve the adoption by the City of such ordinance or ordinances
570 supplemental hereto as shall be deemed necessary or desirable by the City for the purpose of
571 modifying, altering, amending, adding to or rescinding in any particular any of the terms or
572 provisions contained in this Ordinance, or in any supplemental ordinance; provided, however, that
573 nothing herein contained shall permit or be construed as permitting:

574 (a) An extension of the maturity of the principal of or interest on any
575 bond, without the consent of the holder of each Bond so affected; or

576 (b) A reduction in the principal amount of any bond or the rate of
577 interest thereon, or a change in the monetary medium in which such amounts are
578 payable, without the consent of the holder of each Bond so affected; or

579 (c) A preference or priority of any bond over any other bond, without
580 the consent of the holders of all Bonds then outstanding; or

581 (d) A reduction in the aggregate principal amount of the Bonds required
582 for consent to such supplemental ordinance, without the consent of the holders of
583 all Bonds then outstanding.

584 If the City shall desire to obtain any such consent, it shall cause the Registrar to mail a
585 notice, postage prepaid, to the addresses appearing on the registration books held by the Registrar.
586 Such notice shall briefly set forth the nature of the proposed supplemental ordinance and shall state
587 that a copy thereof is on file at the office of the Registrar for inspection by all owners of the Bonds.
588 The Registrar shall not, however, be subject to any liability to any owners of the Bonds by reason
589 of its failure to mail such notice, and any such failure shall not affect the validity of such
590 supplemental ordinance when consented to and approved as herein provided.

591 Whenever at any time within one year after the date of the mailing of such notice, the City
592 shall receive any instrument or instruments purporting to be executed by the owners of the Bonds
593 of not less than sixty-six and two-thirds per cent (66-2/3%) in aggregate principal amount of the
594 Bonds then outstanding, which instrument or instruments shall refer to the proposed supplemental
595 ordinance described in such notice, and shall specifically consent to and approve the adoption
596 thereof in substantially the form of the copy thereof referred to in such notice as on file with the
597 Registrar, thereupon, but not otherwise, the City may adopt such supplemental ordinance in
598 substantially such form, without liability or responsibility to any owners of the Bonds, whether or
599 not such owners shall have consented thereto.

600 No owner of any bond shall have any right to object to the adoption of such supplemental
601 ordinance or to object to any of the terms and provisions contained therein or the operation thereof,
602 or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the City
603 or its officers from adopting the same, or from taking any action pursuant to the provisions thereof.
604 Upon the adoption of any supplemental ordinance pursuant to the provisions of this section, this
605 Ordinance shall be, and shall be deemed, modified and amended in accordance therewith, and the
606 respective rights, duties and obligations under this Ordinance of the City and all owners of Bonds
607 then outstanding, shall thereafter be determined exercised and enforced in accordance with this
608 Ordinance, subject in all respects to such modifications and amendments.

609 Notwithstanding anything contained in the foregoing provisions of this Ordinance, the
610 rights and obligations of the City and of the owners of the Bonds, and the terms and provisions of
611 the Bonds and this Ordinance, or any supplemental ordinance, may be modified or altered in any
612 respect with the consent of the City and the consent of the owners of all the Bonds then outstanding.

613 Without notice to or consent of the owners of the Bonds, the City may, from time to time
614 and at any time, adopt such ordinances supplemental hereto as shall not be inconsistent with the
615 terms and provisions hereof (which supplemental ordinances shall thereafter form a part hereof),

616 (a) To cure any ambiguity or formal defect or omission in this
617 Ordinance or in any supplemental ordinance; or

618 (b) To grant to or confer upon the owners of the Bonds any additional
619 rights, remedies, powers, authority or security that may lawfully be granted to or
620 conferred upon the owners of the Bonds or to make any change which, in the
621 judgment of the Council, is not to the prejudice of the owners of the Bonds; or

622 (c) To modify, amend or supplement this Ordinance to permit the
623 qualification of the Bonds for sale under the securities laws of the United States of
624 America or of any of the states of the United States of America, to obtain or
625 maintain bond insurance with respect to payments of principal of and interest on
626 the Bonds to procure a rating on the Bonds from a nationally recognized securities
627 rating agency designated in such supplemental ordinance, if such supplemental
628 ordinance will not adversely affect the owners of the Bonds; or

629 (d) To provide for the refunding or advance refunding of the Bonds; or

630 (e) To make any other change which, in the determination of the
631 Council in its sole discretion, is not to the prejudice of the owners of the Bonds.

632 **SECTION 11. Approval of Official Statement.** If the Controller of the City, with the
633 advice of the City's municipal advisor, determines that the preparation of an official statement is
634 necessary or is in the best interest of the City, then the Bonds may be offered and sold pursuant to
635 an Official Statement (preliminary and final) or other offering document with respect to such
636 Bonds (collectively, the "Official Statement"), to be made available and distributed in such
637 manner, at such times, for such periods and in such number of copies as may be required pursuant
638 to the SEC Rule to the extent applicable to the Bonds. The City hereby authorizes the Mayor or
639 Controller (a) to authorize and approve a Preliminary Official Statement, as the same may be

640 appropriately confirmed, modified and amended for distribution as the Preliminary Official
641 Statement of the City with respect to the Bonds, (b) on behalf of the City, to designate the
642 Preliminary Official Statement a “final” Official Statement of the City with respect to the Bonds,
643 and (c) to authorize and approve the Preliminary Official Statement to be placed into final form
644 and enter into such agreements or arrangements as may be necessary or advisable in order to
645 provide for the distribution of a sufficient number of copies of the Official Statement under the
646 SEC Rule.

647 **SECTION 12. Continuing Disclosure Contract.** If required under the SEC Rule, the
648 Council hereby approves, and authorizes and directs the Mayor and the Controller, for and on
649 behalf of the City, to execute and deliver, and to perform the obligations of the City under, a
650 Continuing Disclosure Contract from the City to each registered owner or holder of any Bond (the
651 “Continuing Disclosure Contract”). The Mayor and the Controller are authorized to approve the
652 form of the Continuing Disclosure Contract, upon the advice of the City’s bond counsel, with such
653 determination to be conclusively evidenced by such Mayor’s and such Controller’s execution
654 thereof.

655 **SECTION 13. Additional Appropriation.** There is hereby appropriated a sum equal to the
656 proceeds of the Bonds, to be issued in the maximum aggregate principal amount of Twelve Million
657 Dollars (\$12,000,000), plus all investment earnings thereon. The purpose for such appropriation
658 is to provide funds to pay the costs of the Refunding, including related costs and the costs of issuing
659 the Bonds, as provided in this Ordinance. Such appropriation shall be provided for out of the
660 proceeds of the Bonds, together with all investment earnings thereon, and shall be in addition to
661 all appropriations provided for in the existing budget and shall continue in effect until the
662 completion of the described purposes. Any and all actions previously taken by any officer or
663 employee of the City in connection with this Ordinance, including the publication of the Notice of
664 Hearing on Additional Appropriation, be and hereby are ratified, approved and affirmed.

665 **SECTION 14. Other Action.** The appropriate officers are hereby authorized to take all
666 such actions and execute all such instruments as are necessary or desirable to effectuate this
667 ordinance, and any such agreement, certificate or other instrument heretofore executed and
668 delivered and any such other action heretofore taken are hereby ratified and approved. These
669 actions include obtaining a rating, bond insurance or any other form of credit enhancement for the
670 Bonds if economically feasible and desirable and with the favorable recommendation of the
671 municipal advisors to the City, and filing a report of an additional appropriation with the Indiana
672 Department of Local Government Finance. In addition, the appropriate officers of the City are
673 hereby authorized and directed to take any other action deemed necessary or advisable in order to
674 effectuate the Refunding, the issuance of the Bonds, or any other purposes of this Ordinance.
675 Pursuant to Ind. Code 5-1-14-18, in connection with the issuance of the Bonds, the execution of
676 the Bonds and any other contract, certificate or other document executed and delivered by or on
677 behalf of the City in connection with the issuance of the Bonds, is authorized to be executed and
678 delivered using electronic signatures (as defined in Ind. Code 26-2-8-102(10), as amended), rather
679 than manual signatures, and any such Bonds or any other contract, certificate or other document
680 executed and delivered by or on behalf of the City in connection with the issuance of the Bonds
681 using electronic signatures shall be considered fully legal and valid for all purposes and with the
682 same force and effect as if the execution were performed with manual signatures

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

712
713

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Matthew Snyder, President

Ryan Locke, Vice President

Teresa Ayers

Anthony Green

Rich Taylor

Jeff Worrell

Adam Aasen

Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

714 Presented by me to the Mayor of the City of Carmel, Indiana, this ____ day of _____,
715 2026, at _____ .M.

Jacob Quinn, Clerk

716 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____,
717 2026, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

718
719 Prepared by: Bradley Bingham, Esq.
720 Barnes & Thornburg LLP
721 11 South Meridian Street
722 Indianapolis, IN 46204

EXHIBIT A

DESCRIPTION OF PRIOR BONDS AND PROJECTS

City of Carmel, Indiana, General Obligation Bonds, Series 2016A, issued in the original aggregate principal amount of \$1,214,000, and currently outstanding in the aggregate principal amount of \$767,000.

DESCRIPTION OF THE 2016A PROJECT

The 2016A Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a one-lane roundabout at Carey Road and 136th Street, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016B, issued in the original aggregate principal amount of \$1,089,000, and currently outstanding in the aggregate principal amount of \$687,000.

DESCRIPTION OF THE 2016B PROJECT

The 2016B Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a one-lane roundabout at Carey Road and Hawthorne Drive, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016C, issued in the original aggregate principal amount of \$1,633,000, and currently outstanding in the aggregate principal amount of \$1,032,000.

DESCRIPTION OF THE 2016C PROJECT

The 2016C Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a two-lane roundabout at Rangeline Road and 116th Street, together with any sidewalk, drainage,

streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016D, issued in the original aggregate principal amount of \$1,373,000, and currently outstanding in the aggregate principal amount of \$866,000.

DESCRIPTION OF THE 2016D PROJECT

The 2016D Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a roundabout at Rangeline Road and Executive Drive, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016E, issued in the original aggregate principal amount of \$1,599,000, and currently outstanding in the aggregate principal amount of \$1,011,000.

DESCRIPTION OF THE 2016E PROJECT

The 2016E Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a two-lane roundabout at Guilford Road and Carmel Drive, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016F, issued in the original aggregate principal amount of \$1,577,000, and currently outstanding in the aggregate principal amount of \$997,000.

DESCRIPTION OF THE 2016F PROJECT

The 2016F Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public

improvements in the City of Carmel, Indiana, including, without limitation, adding a two-lane roundabout at Guilford Road and City Center, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016G, issued in the original aggregate principal amount of \$1,373,000, and currently outstanding in the aggregate principal amount of \$866,000.

DESCRIPTION OF THE 2016G PROJECT

The 2016G Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a roundabout at Pennsylvania Street and City Center Drive, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto

City of Carmel, Indiana, General Obligation Bonds, Series 2016H, issued in the original aggregate principal amount of \$1,577,000, and currently outstanding in the aggregate principal amount of \$997,000.

DESCRIPTION OF THE 2016H PROJECT

The 2016H Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a two-lane roundabout at Carmel Drive and City Center, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016I, issued in the original aggregate principal amount of \$1,426,000, and currently outstanding in the aggregate principal amount of \$902,000.

DESCRIPTION OF THE 2016I PROJECT

The 2016I Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a two-lane roundabout at Towne Road and 106th Street, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016J, issued in the original aggregate principal amount of \$1,513,000, and currently outstanding in the aggregate principal amount of \$956,000.

DESCRIPTION OF THE 2016J PROJECT

The 2016J Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a two-lane roundabout at 96th Street and Delegates Row, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016K, issued in the original aggregate principal amount of \$1,394,000, and currently outstanding in the aggregate principal amount of \$881,000.

DESCRIPTION OF THE 2016K PROJECT

The 2016K Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a two-lane roundabout at 96th Street and Gray Road, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work

preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016L, issued in the original aggregate principal amount of \$1,383,000, and currently outstanding in the aggregate principal amount of \$875,000.

DESCRIPTION OF THE 2016L PROJECT

The 2016L Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, adding a two-lane roundabout at 96th Street and Hazel Dell Parkway, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

City of Carmel, Indiana, General Obligation Bonds, Series 2016M, issued in the original aggregate principal amount of \$1,211,000, and currently outstanding in the aggregate principal amount of \$765,000.

DESCRIPTION OF THE 2016M PROJECT

The 2016M Project consists of all or any portion of (a) the design, inspection, construction, renovation, improvement and/or equipping of certain public infrastructure and other local public improvements in the City of Carmel, Indiana, including, without limitation, constructing Monon Boulevard from 2nd Street to Main Street, together with any sidewalk, drainage, streetscaping, landscaping and/or lighting projects and other improvements related thereto; (b) the acquisition of any land or right-of-way necessary therefor; and (c) all utility relocation, acquisition, design, inspection, construction, demolition, renovation, remediation, improvement, excavation, site work preparation and/or equipping projects related to the projects described in clauses (a) and (b) and any and all costs related thereto.

ORDINANCE D-2823-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION OF FUNDS
FROM THE CITY ASSETS REPAIRS AND MAINTENANCE FUND (FUND #927)**

Synopsis: This ordinance appropriates \$1,074,842.00 to cover repair and/or maintenance costs for city assets.

WHEREAS, funds in the amount of One Million Seventy-Four Thousand Eight Hundred Forty-Two Dollars (\$1,074,842.00) need to be appropriated to support repair and/or maintenance costs for City assets; and

WHEREAS, the City Assets Repairs and Maintenance Fund (#927) has excess funds in the amount of One Million Seventy-Four Thousand Eight Hundred Forty-Two Dollars (\$1,074,842.00) to appropriate to City Assets Repairs and Maintenance Fund (#927) Line Item 4350100—Building Repairs & Maintenance.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following sum of money is hereby appropriated from the City Assets Repairs and Maintenance Fund (#927) for the purposes specified herein, subject to applicable laws, as follows:

\$1,074,842.00 from the City Assets Repairs and Maintenance Fund (#927)

To:

**City Assets Repairs and Maintenance Fund (#927):
Line Item 4350100—Building Repairs & Maintenance—\$1,074,842.00**

This Ordinance shall be in full force and effect from and after the date of 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.

COMMON COUNCIL FOR THE CITY OF CARMEL

Matthew Snyder, President

Ryan Locke, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Adam Aasen,

Anita Joshi

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-2823-26

Page Two of Two

PETITION TO VACATE A PUBLIC WAY

1. Victoria Edwards (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 Laurel Ridge Arm, Springmill Run Drain 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: Homeowner desires to combine Lots 1 and 2, Laurel Ridge into Lot 1A in order to facilitate home improvements. A portion of the existing Laurel Ridge Arm currently running on the common line of Lots 1 and 2 has been approved by the Hamilton County Drainage Board to be revised slightly as shown on the replat to give clearance from the planned remodel.

b) Specifically describe the property proposed to be vacated:
The portion of the existing easement that is shown on the exhibit and described will no longer be needed. It is, therefore, being vacated to give required clearance for property improvements.

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

1. [REDACTED]

2. [REDACTED]

3. (add additional if necessary)

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

(PETITIONER)

Victoria Edwards
Signature

Victoria Edwards
Printed Name

4/24/24
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: Victoria Edwards

Date: 4/24/24

State of Indiana)
County of Hamilton) SS:



Subscribed and sworn to me before this 24th of April, 2024.

Lisa Marie Sauce / Lisa Marie Sauce Notary
Public Signature / Notary Public Printed

My commission expires: 2/02/2033

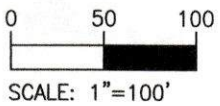
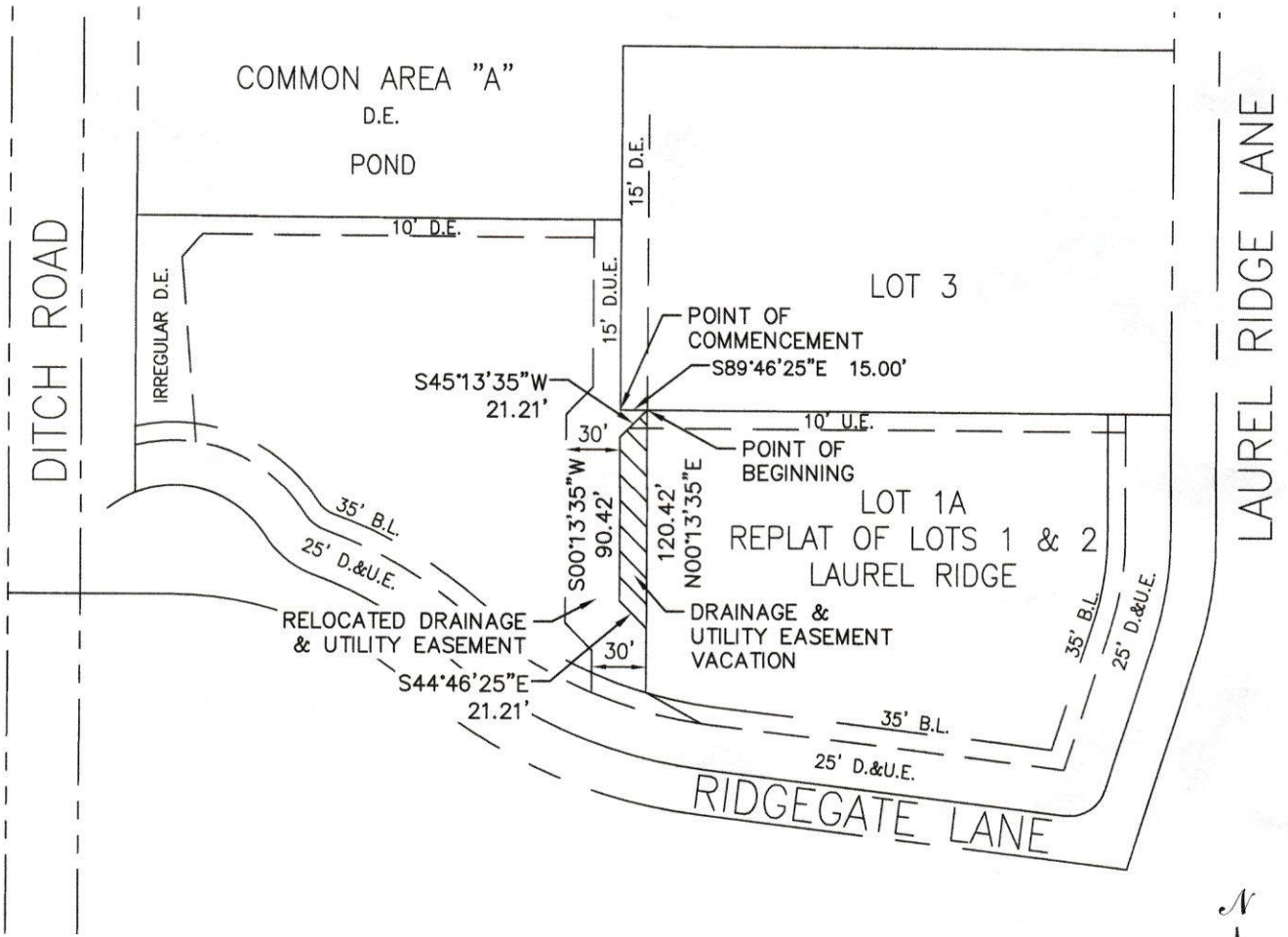
My county of residence is Marion County.

My Commission No. is: NP0761295

DRAINAGE & UTILITY EASEMENT VACATION DESCRIPTION

PART OF LOT 1A IN THE REPLAT OF LOTS 1 & 2 IN LAUREL RIDGE AS RECORDED IN PLAT CABINET _____, SLIDE _____ AS INSTRUMENT NO. _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, LAUREL RIDGE, AS RECORDED IN PLAT CABINET 4, SLIDE 233 AS INSTRUMENT NUMBER 2007001499, THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 89 DEGREES 46 MINUTES 25 SECONDS EAST (BEARING BASIS IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 13 MINUTES 35 SECONDS WEST 21.21 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 90.42 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 25 SECONDS EAST 21.21 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 35 SECONDS EAST 120.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1,581 SQUARE FEET, MORE OR LESS.



PREPARED BY:



PO BOX 70
ZIONSVILLE, IN 46077
(317)344-2822

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

PROJECT NO.: 250135	DRAINAGE & UTILITY EASEMENT VACATION EXHIBIT
DRAWN BY: KS	
DATE: 04/22/2026	
PROJECT: LOT 1A, REPLAT OF LOTS 1 & 2 LAUREL RIDGE, CARMEL, IN	

ORDINANCE D-2821-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
VACATING THE EASEMENT LOCATED AT 1372 RIDGEGATE LANE & 10450 LAUREL
RIDGE LANE.**

Synopsis: Vacation of drainage and utility easement within the Laurel Ridge subdivision.

WHEREAS, Victoria Edwards (“Petitioner”) has 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 1372 Ridgeway Lane & 10450 Laurel Ridge Lane, 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 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 Easement was held by the Common Council of the City of Carmel, Indiana, on the 18th day of May 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

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

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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-2821-26
Page Two of Two Pages

PETITION TO VACATE A PUBLIC WAY

1. Victoria Edwards (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 Laurel Ridge Arm, Springmill Run Drain 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: Homeowner desires to combine Lots 1 and 2, Laurel Ridge into Lot 1A in order to facilitate home improvements. A portion of the existing Laurel Ridge Arm currently running on the common line of Lots 1 and 2 has been approved by the Hamilton County Drainage Board to be revised slightly as shown on the replat to give clearance from the planned remodel.

 - b) Specifically describe the property proposed to be vacated: The portion of the existing easement that is shown on the exhibit and described will no longer be needed. It is, therefore, being vacated to give required clearance for property improvements.

4. The following are the names and addresses of the owners of land which abut the property proposed to be vacated:
 1. Ronald & Suzanne Mencias, 10480 Laurel Ridge Lane, Carmel, IN 46032
 2. Laurel Ridge Homeowners Association, Inc.
8623 E. Washington St., Indianapolis, IN 46219
 3. (add additional if necessary)

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

(PETITIONER)

Victoria Edwards
Signature

Victoria Edwards
Printed Name

4/24/26
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: Victoria Edwards

Date: 4/24/24

State of Indiana)
County of Hamilton) SS:



Subscribed and sworn to me before this 24th of April, 2024.

Lisa Marie Sauce / Lisa Marie Sauce Notary
Public Signature / Notary Public Printed

My commission expires: 2/02/2033

My county of residence is Marion County.

My Commission No. is: NP0761295

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
19th day of August 2022 - JNG
Robin M. Miller, Auditor of Hamilton County
Parcel # 17-13-10-00-02-001.000

File Number: 22846915-FSH

State Parcel No.: 29-13-10-002-001.000-018 (17-13-10-00-02-001.000)

2022041293 WD \$25.00
08/19/2022 09:35:51AM 2 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented



LIMITED LIABILITY COMPANY WARRANTY DEED

EJC

THIS INDENTURE WITNESSETH, that **Ridge Properties, LLC**, an Indiana limited liability company (Grantor), CONVEYS AND WARRANTS to **James Leigh I LLC**, an Indiana limited liability company (Grantee), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Hamilton County, State of Indiana

Lot 1 in Laurel Ridge, Secondary, an Addition in Hamilton County, Indiana, the plat of which (the "Plat") was recorded in the Office of the Recorder of Hamilton County, Indiana as Instrument Number 2007001499 on January 8, 2007.

The address of such real estate is more commonly known as: 1390 Ridgeway Lane, Carmel, IN 46032.

Subject to real estate taxes now due and payable and thereafter.

Subject to any and all easements, covenants and restrictions of record.

The undersigned person executing this deed warrants and represents that pursuant to the Operating Agreement or duly adopted resolutions of the Grantor, that the undersigned has all the necessary authority to execute this deed conveying the real estate described above, that no further action is necessary for the making of this conveyance, and that the Grantor is in good standing in the State of Indiana.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

CARMEL CITY CLERK

APR 24 2026

TIME: 3:31pm

IN WITNESS WHEREOF, Grantor has executed this deed this 10 day of August, 2022.

GRANTOR:

Ridge Properties, LLC

By: [Signature]
Robert Thomas, President of Ridge Properties, LLC

STATE OF INDIANA)
COUNTY OF MARION) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Robert Thomas, President of Ridge Properties, LLC, and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal on the 10 day of August, 2022.



[Signature]
(Signature of Notary Public)
Printed Name of Notary Public: _____
Resident of _____ County, _____
Commission expires: _____

Send tax statements to Grantee's address at: James Leigh I LLC, 10450 Laurel Ridge Lane, Carmel, IN 46032

After Recording return to: ATA National Title Group of Indiana, LLC, 8335 Keystone Crossing, Suite 104, Indianapolis, IN 46240.

This instrument prepared by Michael Ghosh, Attorney at Law #22033-49, THE GHOSH LAW OFFICE, LLC, 275 Medical Drive #313, Carmel, Indiana 46082 / Telephone 317-572-8571.

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

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
30th day of September 2022 - JKT
Robin M. Mills Auditor of Hamilton County
Parcel # 17-13-10-00-02-002.000

File Number: 22847758-FSH
State Parcel No.: 29-13-10-002-002.000-018 (17-13-10-00-02-002.000)

2022048083 DEED \$25.00
09/30/2022 12:28:03PM 2 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented



TRUSTEES' DEED

JDB

THIS INDENTURE WITNESSETH that **Jane A. Goldberg, Trustee of The Jane and Stephen Goldberg Trust** dated the 28th day of June 2002 ("Grantor") CONVEYS AND WARRANTS to **JAMES LEIGH II LLC**, an Indiana limited liability company ("Grantee"), for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Hamilton County, State of Indiana:

Lot Number 2 in Laurel Ridge, Secondary Plat, an addition in Hamilton County, as per plat thereof recorded January 8, 2007 as Instrument # 2007001499, in the Office of the Recorder of Hamilton County, Indiana.

More commonly known as: 10450 Laurel Ridge Lane, Carmel, IN 46032.

Subject to real estate taxes now due and payable and thereafter.

Subject to any and all easements, covenants and restrictions of record.

Grantor represents and warrants that The Jane and Stephen Goldberg Trust dated the 28th day of June 2002 is in full force and effect as of the date hereof and that Jane A. Goldberg is and continues to be a duly appointed and acting Trustee of said trust.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

CARMEL CITY CLERK

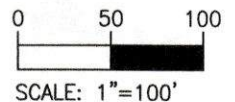
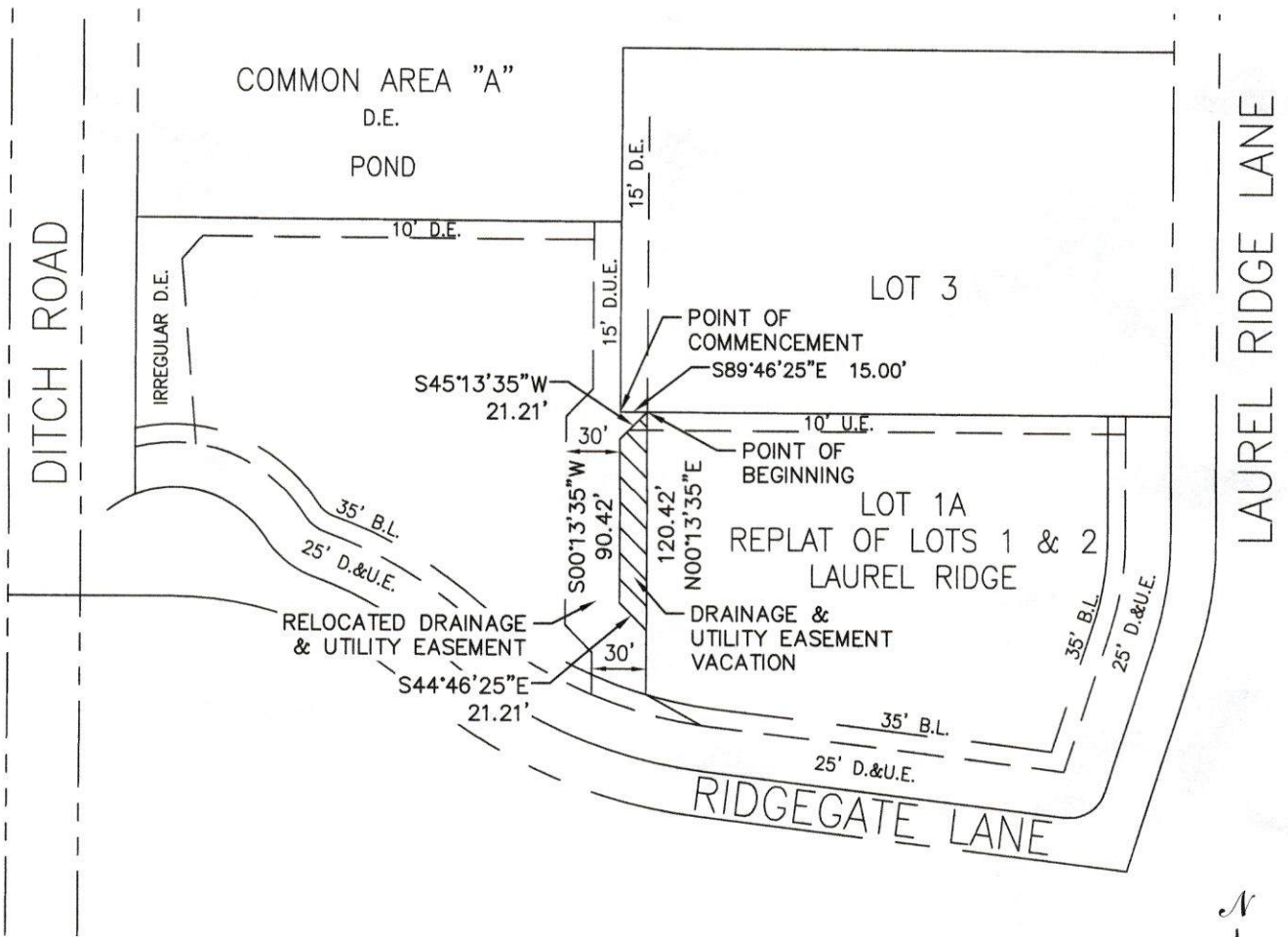
APR 24 2026

TIME: 3:34pm

DRAINAGE & UTILITY EASEMENT VACATION DESCRIPTION

PART OF LOT 1A IN THE REPLAT OF LOTS 1 & 2 IN LAUREL RIDGE AS RECORDED IN PLAT CABINET _____, SLIDE _____ AS INSTRUMENT NO. _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, LAUREL RIDGE, AS RECORDED IN PLAT CABINET 4, SLIDE 233 AS INSTRUMENT NUMBER 2007001499, THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 89 DEGREES 46 MINUTES 25 SECONDS EAST (BEARING BASIS IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 13 MINUTES 35 SECONDS WEST 21.21 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 90.42 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 25 SECONDS EAST 21.21 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 35 SECONDS EAST 120.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1,581 SQUARE FEET, MORE OR LESS.



PREPARED BY:



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

PO BOX 70
ZIONSVILLE, IN 46077
(317)344-2822

PROJECT NO.: 250135
DRAWN BY: KS
DATE: 04/22/2026

DRAINAGE & UTILITY EASEMENT VACATION EXHIBIT
PROJECT: LOT 1A, REPLAT OF LOTS 1 & 2 LAUREL RIDGE, CARMEL, IN

ORDINANCE D-2813-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 8, ARTICLE 4, SECTIONS 8-38 and 8-39
OF THE CARMEL CITY CODE**

**Synopsis: Amends Carmel City Code § 8- 39 to add new speed humps on
West Road between 121st Street and 131st Street.**

WHEREAS, the Common Council has established certain criteria for the approval, installation and use of “speed humps” within the City of Carmel’s (the “City”) corporate limits, which criteria have been codified in Carmel City Code Section 8-38;

WHEREAS, pursuant to City Code Section 8-38, the cost of removing a speed hump is borne by the City;

WHEREAS, it is in the public interest to require the neighborhood requesting the installation of a speed hump to bear the costs of its removal should the neighborhood later ask for its removal;

WHEREAS, the Common Council has established City Code Section 8-39 as its listing of those City locations where at the installation and use of “speed humps” has been approved in accordance with City Code Section 8-38; and

WHEREAS, the Common Council finds that the installation and use of “speed humps” in the City on West Road between 121st Street and 131st Street, such locations being more particularly described on the document attached hereto and incorporated herein as Exhibit A, meets all of the criteria set forth in City Code Section 8-38, as established by the document attached hereto and incorporated herein as Exhibit B, and that such installation and use should therefore be approved.

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

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

Section 2. The construction and use of a “speed hump” at the location identified in the Recitals is approved.

Section 3. Chapter 8, Article 4, Section 8-39 of the Carmel City Code is hereby amended and shall read as follows:

“Sec. 8-39 Authorized Speed Hump Locations.”

The following City locations are authorized for the construction of “speed humps” pursuant to Section 8-38 above:

Ordinance D-2813-26

Page One of Three

This Ordinance was originally prepared by Allison Lynch McGrath, Assistant Corporation Counsel, on 4/1/26 at 7:45 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Ms. Lynch McGrath for legal sufficiency or otherwise.

- 48 (a) Medalist Parkway between 122nd Street and 126th Street.
- 49 (b) Emerson Road between York Drive and Sherman Drive.
- 50 (c) Emerson Road between Lantern Lane and Guilford Road.
- 51 (d) Sherman Drive between Emerson Road and Main (131st) Street.
- 52 (e) Milano Drive between LaBlanca Bend and Olivia Lake Drive.
- 53 (f) Windy Knoll Drive between Millbrae Drive and Cardinal Way.
- 54 (g) Heatherstone Place between Bayhill Drive and Windpointe Pass.
- 55 (h) **West Road between 121st Street to 131st Street.**
- 56

57 Section 4. Should any provision or portion of this Ordinance be declared by a court of competent
 58 jurisdiction to be invalid for any reason, the remaining provisions shall not be affected so long as they can,
 59 without the invalid provision, be given the effect intended by the Common Council in adopting this
 60 Ordinance. To this end, the provisions of this Ordinance are severable.

61
 62 Section 5. The remaining provisions of Carmel City Code Sections 8-38 and 8-39 are not affected
 63 by this Ordinance and shall remain in full force and effect.

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

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92 Ordinance D-2813-26
 93 Page Two of Three

This Ordinance was originally prepared by Allison Lynch McGrath, Assistant Corporation Counsel, on 4/1/26 at 7:45 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Ms. Lynch McGrath for legal sufficiency or otherwise.

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

96
97 **COMMON COUNCIL FOR THE CITY OF CARMEL**
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100 _____
101 Matt Snyder, President
102 _____
103 Ryan Locke, Vice-President

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105 Jeff Worrell
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107 Teresa Ayers

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109 Shannon Minnaar
110 _____
111 Anita Joshi

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113 Adam Aasen
114 _____
115 Anthony Green

116 _____
117 Rich Taylor

118 ATTEST:

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120 _____
121 Jacob Quinn, Clerk

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

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126 _____
127 Jacob Quinn, Clerk

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

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132 _____
133 Sue Finkam, Mayor

134 ATTEST:

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136 _____
137 Jacob Quinn, Clerk

138 Ordinance D-2813-26

139 Page Three of Three

This Ordinance was originally prepared by Allison Lynch McGrath, Assistant Corporation Counsel, on 4/1/26 at 7:45 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Ms. Lynch McGrath for legal sufficiency or otherwise.

ORDINANCE NO. D-2820-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 3, ARTICLE 2, SECTION 3-58 AND CHAPTER 8, ARTICLE 5, SECTION
8-45 OF THE CARMEL CITY CODE**

Synopsis: Ordinance amending the collection of civil penalties under the jurisdiction of the City’s Violations Bureau

WHEREAS, the City of Carmel (“City”), has authority to establish parking regulations within its corporate boundaries, and

WHEREAS, the City, pursuant to Indiana Code Chpt. 33-36-2, has established a Violations Bureau and appointed the City Clerk as the Violations Clerk under City Code § 3-58;

WHEREAS, the Common Council of the City of Carmel, Indiana (“Common Council”) is authorized to assess the civil penalties for violations and to appoint agents to assist the Violations Clerk with the collection of civil penalties under Indiana Code § 33-36-3-1; and

WHEREAS, the Common Council now finds that it is in the interest of public safety and welfare to amend the collection of civil penalties under the jurisdiction of the City’s Violations Bureau.

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

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

Section 2. The following subsection of Carmel City Code Section 3-58 is hereby amended and shall read as follows:

“§ 3-58 Establishment of Violations Bureau and Appointment of Violations Clerk.

(b) The City Clerk will serve as the Clerk of the Violations Bureau.

(3) Civil penalties shall be paid to, receipted by, and accounted for by the Clerk or the Clerk’s appointed agent(s) and/or designee(s). For parking violation, the Clerk’s agent(s) and/or designee(s) under this subsection may include the entity under contract with the City to provide assistance with parking enforcement.”

Section 3. The following subsection of Carmel City Code Section 8-45 is hereby amended and shall read as follows:

“(c)(1)Any police officer, ~~or~~ community service officer, **or other City enforcement officer** who observes the violation of any provision of Chapter 8, Article 5 of the City Code shall attach to the offending vehicle a notice ~~for~~ **for** the owner/operator thereof **or shall mail to such person, first class postage paid, notice** that such vehicle has been parked in violation of same and advising that such person may, on or before the date and time set forth on the **notice/ticket** to appear before the City of Carmel Ordinance Violation Bureau Clerk, pay to the City of Carmel Ordinance Violation Bureau Clerk **or the Clerk’s agent**, as a fine for and in full satisfaction of such violation, the sum of **\$250** for the first violation and a sum of \$100 for each subsequent violation, except that, in the case of

51 a vehicle that is unlawfully parked in a properly marked handicapped parking space, or that
52 has been backed into a parking space in violation of § 8-50 of the City Code, such fine shall be
53 in the sum of \$750 for the first violation and a sum of \$125 for each subsequent violation.
54

55 Section 4. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance
56 are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such
57 repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other
58 ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the
59 effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be
60 imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.
61

62 Section 5. If any portion of this Ordinance is for any reason declared to be invalid by a court of
63 competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance
64 so long as enforcement of same can be given the same effect.
65

66 Section 6. The remaining portions of Carmel City Code Sections 3-58 and 8-45 are not affected by
67 this Ordinance upon its passage.
68

69 Section 7. This Ordinance shall be in full force and effect from and after the date of its passage
70 and signing by the Mayor and such publication as required by law.
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101 **PASSED** by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2026, by
102 a vote of _____ ayes and _____ nays.

103
104 **COMMON COUNCIL FOR THE CITY OF CARMEL**

105
106 _____
107 Matt Snyder, President

106 _____
107 Ryan Locke, Vice-President

108
109 _____
110 Rich Taylor

109 _____
110 Anthony Green

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112 _____
113 Jeff Worrell

112 _____
113 Teresa Ayers

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115 _____
116 Anita Joshi

115 _____
116 Adam Aasen

117
118 _____
119 Shannon Minnaar

120
121 ATTEST:

122
123 _____
124 Jacob Quinn, Clerk

125
126 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
127 _____ 2026, at _____ .M.

128
129 _____
130 Jacob Quinn, Clerk

131
132 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
133 _____ 2026, at _____ .M.

134
135 _____
136 Sue Finkam, Mayor

137
138 ATTEST:

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140 _____
141 Jacob Quinn, Clerk

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149 Ordinance D-2820-26
150 Page Three of Three Pages

This Ordinance was prepared by Benjamin J. Legge, City Attorney on April 24, 2026, at 3:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

ORDINANCE NO. D-2820-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 3, ARTICLE 2, SECTION 3-58 AND CHAPTER 8, ARTICLE 5, SECTION
8-45 OF THE CARMEL CITY CODE**

Synopsis: Ordinance amending the collection of civil penalties under the jurisdiction of the City’s Violations Bureau

WHEREAS, the City of Carmel (“City”), has authority to establish parking regulations within its corporate boundaries, and

WHEREAS, the City, pursuant to Indiana Code Chpt. 33-36-2, has established a Violations Bureau and appointed the City Clerk as the Violations Clerk under City Code § 3-58;

WHEREAS, the Common Council of the City of Carmel, Indiana (“Common Council”) is authorized to assess the civil penalties for violations and to appoint agents to assist the Violations Clerk with the collection of civil penalties under Indiana Code § 33-36-3-1; and

WHEREAS, the Common Council now finds that it is in the interest of public safety and welfare to amend the collection of civil penalties under the jurisdiction of the City’s Violations Bureau.

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

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

Section 2. The following subsection of Carmel City Code Section 3-58 is hereby amended and shall read as follows:

“§ 3-58 Establishment of Violations Bureau and Appointment of Violations Clerk.

(b) The City Clerk will serve as the Clerk of the Violations Bureau.

(3) Civil penalties shall be paid to, receipted by, and accounted for by the Clerk or the Clerk’s appointed agent(s) and/or designee(s). For parking violation, the Clerk’s agent(s) and/or designee(s) under this subsection may include the entity under contract with the City to provide assistance with parking enforcement.”

Section 3. The following subsection of Carmel City Code Section 8-45 is hereby amended and shall read as follows:

“(c)(1)Any police officer, community service officer, or other City enforcement officer who observes the violation of any provision of Chapter 8, Article 5 of the City Code shall attach to the offending vehicle a notice for the owner/operator thereof or shall mail to such person, first class postage paid, notice that such vehicle has been parked in violation of same and advising that such person may, on or before the date and time set forth on the notice/ticket to appear before the City of Carmel Ordinance Violation Bureau Clerk, pay to the City of Carmel Ordinance Violation Bureau Clerk or the Clerk’s agent, as a fine for and in full satisfaction of such violation, the sum of \$50 for the first violation and a sum of \$100 for each subsequent violation, except that, in the case of

51 a vehicle that is unlawfully parked in a properly marked handicapped parking space, or that
52 has been backed into a parking space in violation of § 8-50 of the City Code, such fine shall be
53 in the sum of \$75 for the first violation and a sum of \$125 for each subsequent violation.
54

55 Section 4. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance
56 are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such
57 repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other
58 ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the
59 effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be
60 imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.
61

62 Section 5. If any portion of this Ordinance is for any reason declared to be invalid by a court of
63 competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance
64 so long as enforcement of same can be given the same effect.
65

66 Section 6. The remaining portions of Carmel City Code Sections 3-58 and 8-45 are not affected by
67 this Ordinance upon its passage.
68

69 Section 7. This Ordinance shall be in full force and effect from and after the date of its passage
70 and signing by the Mayor and such publication as required by law.
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101 **PASSED** by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2026, by
102 a vote of _____ ayes and _____ nays.

103
104 **COMMON COUNCIL FOR THE CITY OF CARMEL**

105
106 _____
107 Matt Snyder, President

106 _____
107 Ryan Locke, Vice-President

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109 _____
110 Rich Taylor

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110 Anthony Green

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112 _____
113 Jeff Worrell

112 _____
113 Teresa Ayers

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115 _____
116 Anita Joshi

115 _____
116 Adam Aasen

117
118 _____
119 Shannon Minnaar

120
121 ATTEST:

122
123 _____
124 Jacob Quinn, Clerk

125
126 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
127 _____
128 _____ 2026, at _____ .M.

129
130 _____
131 Jacob Quinn, Clerk

132
133 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
134 _____
135 _____ 2026, at _____ .M.

136
137 _____
138 Sue Finkam, Mayor

139
140 ATTEST:

141
142 _____
143 Jacob Quinn, Clerk

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149 Ordinance D-2820-26
150 Page Three of Three Pages

This Ordinance was prepared by Benjamin J. Legge, City Attorney on April 24, 2026, at 3:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

ORDINANCE NO. D-2824-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING ARTICLE 4, SECTION 2-128 OF THE CARMEL CITY CODE**

Synopsis: Amends Article 4, Section 2-128 of the Carmel City Code to establish the Non-Reverting City Assets Repairs and Maintenance Fund (Fund #927).

WHEREAS, the Common Council of the City of Carmel, Indiana is, pursuant to Indiana Code 36-4-6-18, authorized to pass ordinances and resolutions regarding the control of the City’s finances and the appropriation of money; and

WHEREAS, the Common Council of the City of Carmel, Indiana wishes to establish the non-reverting City Assets Repairs and Maintenance Fund (Fund #927) to support repair and maintenance costs for City assets.

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

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

Section 2. Carmel City Code Section 2-128 is hereby amended and shall read as follows:

- “§ 2-128 **Non-Reverting City Assets Repairs and Maintenance Fund (Fund #927).**
- (a) The non-reverting “City Assets Repairs and Maintenance Fund” (Fund #927) is established.**
- (b) The funds contained in the City Assets Repairs and Maintenance Fund shall be received and deposited therein from all lawful sources in accordance with applicable law.**
- (c) The funds contained in the City Assets Repairs and Maintenance Fund shall be used exclusively for the purpose of funding repairs to and/or maintenance of assets within the City.**
- (d) The funds contained in the City Assets Repairs and Maintenance Fund shall be accounted for and maintained separate from all other City funds.**
- (e) The City Assets Repairs and Maintenance Fund shall be administered by the Controller.”**

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

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

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

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

53
54 **COMMON COUNCIL FOR THE CITY OF CARMEL**

55
56 _____
57 Matt Snyder, President

56 _____
57 Ryan Locke, Vice-President

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59 _____
60 Rich Taylor

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60 Anthony Green

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62 _____
63 Jeff Worrell

62 _____
63 Teresa Ayers

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65 _____
66 Anita Joshi

65 _____
66 Adam Aasen

67
68 _____
69 Shannon Minnaar

70
71 ATTEST:

72
73 _____
74 Jacob Quinn, Clerk

75
76 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
77 _____
78 _____ 2026, at _____ .M.

79
80 _____
81 Jacob Quinn, Clerk

82
83 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
84 _____
85 _____ 2026, at _____ .M.

86
87 _____
88 Sue Finkam, Mayor

89
90 ATTEST:

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92 _____
93 Jacob Quinn, Clerk

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98 Ordinance D-2824-26

99 Page Two of Two

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This Ordinance was prepared by Benjamin J. Legge, City Attorney on May 6, 2026, at 10:00 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

RESOLUTION CC-05-18-26-05

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA APPROVING A TRANSFER OF FUNDS BETWEEN THE GENERAL FUND
(#101) AND THE CITY ASSETS REPAIRS AND MAINTENANCE FUND (#927)**

Synopsis: Transfers \$1,074,842.00 from the General Fund (#101) into the City Assets Repairs and Maintenance Fund (#927).

WHEREAS, funds in the amount of One Million Seventy-Four Thousand Eight Hundred Forty-Two Dollars (\$1,074,842.00) are needed to support repair and/or maintenance costs for City assets; and

WHEREAS, the General Fund (#101) has excess funds in the amount of One Million Seventy-Four Thousand Eight Hundred Forty-Two Dollars (\$1,074,842.00).

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana that the Controller is authorized to transfer funds from the General Fund into the City Assets Repairs and Maintenance Fund as follows:

\$1,074,842.00 from General Fund (#101)

To

City Assets Repairs and Maintenance Fund (#927): \$1,074,842.00

[signature page to follow]

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

37
38
39 **COMMON COUNCIL FOR THE CITY OF CARMEL**

40
41 _____
42 Matthew Snyder, President

Ryan Locke Vice-President

43
44 _____
45 Rich Taylor

Anthony Green

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47 _____
48 Jeff Worrell

Teresa Ayers

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50 _____
51 Shannon Minnaar

Adam Aasen

52
53 _____
54 Anita Joshi

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56 ATTEST:

57
58 _____
59 Jacob Quinn, Clerk

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

63
64 _____
65 Jacob Quinn, Clerk

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

69
70 _____
71 Sue Finkam, Mayor

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73
74 ATTEST:

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76 _____
77 Jacob Quinn, Clerk

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79 Resolution CC-05-18-26-05
80 Page Two of Two

ORDINANCE D-2823-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION OF FUNDS
FROM THE CITY ASSETS REPAIRS AND MAINTENANCE FUND (FUND #927)**

Synopsis: This ordinance appropriates \$1,074,842.00 to cover repair and/or maintenance costs for city assets.

WHEREAS, funds in the amount of One Million Seventy-Four Thousand Eight Hundred Forty-Two Dollars (\$1,074,842.00) need to be appropriated to support repair and/or maintenance costs for City assets; and

WHEREAS, the City Assets Repairs and Maintenance Fund (#927) has excess funds in the amount of One Million Seventy-Four Thousand Eight Hundred Forty-Two Dollars (\$1,074,842.00) to appropriate to City Assets Repairs and Maintenance Fund (#927) Line Item 4350100—Building Repairs & Maintenance.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following sum of money is hereby appropriated from the City Assets Repairs and Maintenance Fund (#927) for the purposes specified herein, subject to applicable laws, as follows:

\$1,074,842.00 from the City Assets Repairs and Maintenance Fund (#927)

To:

**City Assets Repairs and Maintenance Fund (#927):
Line Item 4350100—Building Repairs & Maintenance—\$1,074,842.00**

This Ordinance shall be in full force and effect from and after the date of 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.

COMMON COUNCIL FOR THE CITY OF CARMEL

Matthew Snyder, President

Ryan Locke, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Adam Aasen,

Anita Joshi

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-2823-26

Page Two of Two

2 **RESOLUTION CC-05-18-26-01**

3 **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,**
4 **INDIANA, APPROVING CERTAIN CARMEL REDEVELOPMENT AUTHORITY**
5 **LEASE RENTAL REFUNDING BONDS TO REFINANCE CERTAIN OUTSTANDING**
6 **BONDS AND RELATED MATTERS**

7 **Synopsis:**

8 *This resolution approves the issuance of Carmel Redevelopment Authority’s Lease Rental*
9 *Bonds, Series 2026A, in the maximum principal amount of \$115,000,000, for the purpose of*
10 *refinancing the Authority’s Lease Rental Bonds, Series 2016A in order to achieve debt service*
11 *savings, and approves documents and matters related thereto.*

12 WHEREAS, the City of Carmel Redevelopment Authority (the “Authority”) has been
13 created pursuant to Indiana Code 36-7-14.5, as amended, as a separate body corporate and politic,
14 and as an instrumentality of the City of Carmel, Indiana (the “City”), to finance local public
15 improvements for lease to the City of Carmel Redevelopment Commission (the “Commission”),
16 as the governing body of the City of Carmel Redevelopment District (the “District”); and

17 WHEREAS, the Authority, as lessor, and the Commission, as lessee, entered into a Lease
18 Agreement related to the 2016A Bonds (as defined herein), dated as of January 20, 2016, as
19 amended and supplemented by an Addendum to Lease, dated as of May 5, 2016 (the “Original
20 2016A Lease”); and

21 WHEREAS, the Authority previously issued its City of Carmel Redevelopment Authority
22 Lease Rental Bonds, Series 2016A (Public Infrastructure Projects), dated May 5, 2016 (the “2016A
23 Bonds”), in the original aggregate principal amount of \$139,872,000, pursuant to a Trust
24 Indenture, dated as of May 1, 2016, between the Authority and Argent Institutional Trust Company
25 (successor to The Huntington National Bank), as trustee, for the purpose of procuring funds to
26 finance the costs of certain local public improvements and other infrastructure projects in the City
27 (collectively, the “2016A Projects”), pay capitalized interest, and pay costs incurred on the account
28 of the issuance and sale of the 2016A Bonds; and

29 WHEREAS, the 2016A Bonds are currently outstanding in the aggregate principal amount
30 of One Hundred Thirteen Million Five Hundred Forty-One Thousand Dollars (\$113,541,000), and
31 are subject to redemption, at the option of the Authority, on any date on or after July 15, 2026; and

32 WHEREAS, Indiana Code 5-1-5 and Indiana Code 36-7-14.5, each as amended, authorize
33 the refunding of bonds issued by the Authority; and

34 WHEREAS, due to favorable market conditions, the Authority desires to refund all or a
35 portion of the outstanding 2016A Bonds (collectively, the “Refunded Bonds”) in order to effect a
36 savings in the interest costs on the Refunded Bonds; and

37 WHEREAS, the Authority has adopted, or is expected to adopt, a resolution authorizing
38 the issuance of one or more series of its refunding bonds, designated as the “City of Carmel
39 Redevelopment Authority Lease Rental Refunding Bonds, Series 2026A (with such additional or
40 different series designation as may be determined by the Authority to be necessary or appropriate),
41 all or any portion of which may be taxable or tax-exempt for federal income tax purposes, in the
42 maximum aggregate principal amount not to exceed One Hundred Fifteen Million Dollars
43 (\$115,000,000) (collectively, the “2026A Bonds”), pursuant to a Trust Indenture substantially in
44 the form submitted prior to this meeting, with changes in the form or substance thereof as the
45 officers executing the same may approve upon the advice of counsel, to be dated as of the first day
46 of the month in which the 2026A Bonds are sold or issued, between the Authority and a trustee
47 bank to be chosen by the CFO/Controller, as trustee, as trustee (the “Trust Indenture”), for the
48 purpose of providing funds to (a) effect a refunding of all or a portion of the Refunded Bonds, (b)
49 fund a debt service reserve funds or pay the premium for a debt service reserve fund surety policy,
50 if necessary, and (c) pay the costs incurred on the account of the issuance and sale of the 2026A
51 Bonds, including any premiums for a municipal bond insurance policy or other form of credit
52 enhancement for the 2026A Bonds; and

53 WHEREAS, pursuant to the Original 2016A Lease, as consideration for the use and
54 occupancy of the Leased Premises, the Commission has agreed to pay to the Authority fixed annual
55 rental payments that correspond with the semi-annual amounts of principal and interest due on the
56 Refunded Bonds in each twelve month period ending on each January 15 (each, an “Annual
57 Period”), in an amount equal to the multiple of \$1,000 next higher than the sum of principal and
58 interest due on the Refunded Bonds in such Annual Period, plus an additional \$5,000 each Annual
59 Period to cover the certain administrative costs and expenses related to the Refunded Bonds, all
60 payable in advance in semi-annual installments on January 1 and July 1 of each year; and

61 WHEREAS, the Authority and the Commission have adopted, or are expected to adopt,
62 resolutions approving an amendment to the Original 2016A Lease, in substantially the form
63 presented at this meeting (the “Lease Amendment”), for the purpose of reducing the semi-annual
64 lease rental payments due under the Original 2016A Lease to correspond with the reduced debt
65 service to become due with respect to the 2026A Bonds, plus certain annual administrative costs
66 and expenses related to the 2026A Bonds, thereby realizing a portion of the savings achieved by
67 refunding the Refunded Bonds, together with certain other changes to the terms of the Original
68 2016A Lease; and

69 WHEREAS, the annual rentals (the “Lease Rentals”) payable by the Commission under
70 the Original 2016A Lease, as amended by the Lease Amendment (collectively, the “Lease”), will
71 be pledged by the Authority to pay debt service on the 2026A Bonds and any unrefunded 2016A
72 Bonds, if any; and

73 WHEREAS, the Commission reasonably expects to pay the Lease Rentals during the term
74 of the Lease from a portion of the local income tax revenues to the extent received by the City
75 pursuant to Indiana Code 6-3.5-6, as amended, and/or other general revenues of the City, which
76 may be transferred to, and received by the Commission from time to time or other legally available
77 revenues of the Commission; however, the payment of the Lease Rentals will be secured solely by
78 a back-up pledge of the revenues derived by the Commission from the levy of a special benefits
79 tax pursuant to Indiana Code 36-7-14-27; and

80 WHEREAS, the Council hereby finds and determines that each of the 2016A Projects was
81 either: (a) a project for engineering, land and right-of-way acquisition, construction, resurfacing,
82 maintenance, restoration, and rehabilitation exclusively for or of: (i) local road and street systems;
83 (ii) arterial road and street systems; or (iii) any combination of local and arterial road and street
84 systems, or (b) an independently desirable end in itself without reference to another capital project,
85 and the total cost to the City for each of the separate projects did not exceed the then-applicable
86 threshold amount set forth in Ind. Code 6-1.1-20-1.1, based upon the law in effect at the time the
87 Refunded Bonds were issued, or the current threshold amount threshold amount set forth in Ind.
88 Code 6-1.1-20-1.1; and, therefore, none of the 2016A Projects would otherwise constitute a
89 “controlled project”, as defined under Ind. Code 6-1.1-20-1.1, even though the Commission and
90 the City each reasonably expect and intend to pay the Lease Rentals from funds other than property
91 taxes that are exempt from the levy limitations of Ind. Code 6-1.1-18.5; and

92 WHEREAS, the Common Council desires to approve the Lease Amendment pursuant to
93 Indiana Code 36-7-14-25.2, which provides that any lease approved by a resolution of the
94 Commission must be approved by an ordinance or resolution of the fiscal body of the City;

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

97 Section 1. Approval of Lease Amendment, 2026A Bonds and Trust Indenture. The
98 Common Council hereby approves the issuance of the 2026A Bonds by the Authority pursuant to
99 Indiana Code 36-7-14.5-19, the execution and delivery of the Lease Amendment, as approved by
100 the Commission, pursuant to Indiana Code 36-7-14-25.2, including (if necessary) the levy by the
101 Commission of a special benefits tax pursuant to Indiana Code 36-7-14-27 during the term of the
102 Lease to provide necessary funds from which to pay the Lease Rentals when due thereunder, the
103 execution and delivery of the Trust Indenture and the pledge of the Lease Rentals thereunder to
104 the payment of the 2026A Bonds, pursuant to IC 36-7-14.5-21, all subject to the following
105 conditions: (a) the maximum original aggregate principal amount of the 2026A Bonds shall not
106 exceed \$115,000,000; (b) the 2026A Bonds shall have a final maturity date no later than January
107 15, 2036; (c) the maximum annual lease rental payment during the term of the Original 2026A
108 Lease, as amended by the Lease Amendment, shall not exceed \$16,500,000; (d) the maximum
109 interest rate on the 2026A Bonds shall not exceed five percent (5.00%) per annum; (e) the 2026A
110 Bonds may be subject to redemption prior to maturity, with such specific dates and redemption
111 terms determined at the time of the sale of such series of 2026A Bonds and approved by the
112 Authority in the purchase agreement for the applicable series of 2026A Bonds, all upon the advice
113 of the municipal advisor to the Authority and approval of the City’s CFO/Controller; (f) the
114 maximum term of the Original 2016A Lease, as amended by the Lease Amendment, shall be no
115 later than the term specified in the Original Lease; and (g) no capitalized interest shall be funded
116 with the proceeds of the 2026A Bonds. Notwithstanding anything herein to the contrary, the
117 Common Council acknowledges and agrees that the Authority and the Commission may execute
118 separate leases in order to effectuate the intent of this Resolution, so long as the terms and
119 conditions of such leases, in the aggregate, are consistent with the terms and conditions of this
120 Resolution. Upon the issuance of the 2026A Bonds, the Council hereby repeals the pledge of local
121 income tax revenues to secure the Lease, as set forth in Ordinance D-2283-16.

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

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

Matthew Snyder, President

Ryan Locke

Teresa Ayers

Anthony Green

Rich Taylor

Jeff Worrell

Adam Aasen

Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

144 Presented by me to the Mayor of the City of Carmel, Indiana, this ____ day of _____,
145 2026, at _____.M.

Jacob Quinn, Clerk

146 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____,
147 2026, at _____.M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

148 Prepared by: Bradley Bingham, Esq.
149 Barnes & Thornburg LLP
150 11 South Meridian Street
151 Indianapolis, IN 46204

2 **RESOLUTION CC-05-18-26-02**

3 **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,**
4 **INDIANA, APPROVING CERTAIN CARMEL REDEVELOPMENT AUTHORITY**
5 **LEASE RENTAL REFUNDING BONDS TO REFINANCE CERTAIN OUTSTANDING**
6 **BONDS AND RELATED MATTERS**

7 **Synopsis:**

8 *This resolution approves the issuance of Carmel Redevelopment Authority’s Lease Rental*
9 *Bonds, Series 2026B, in the maximum principal amount of \$5,000,000, for the purpose of*
10 *refinancing the Authority’s Lease Rental Bonds, Series 2016B in order to achieve debt service*
11 *savings, and approves documents and matters related thereto.*

12 WHEREAS, the City of Carmel Redevelopment Authority (the “Authority”) has been
13 created pursuant to Indiana Code 36-7-14.5, as amended, as a separate body corporate and politic,
14 and as an instrumentality of the City of Carmel, Indiana (the “City”) to finance local public
15 improvements for lease to the City of Carmel Redevelopment Commission (the “Commission”),
16 as the governing body of the City of Carmel Redevelopment District (the “District”); and

17 WHEREAS, the Authority, as lessor, and the Commission, as lessee, entered into a Lease
18 Agreement related to the 2016B Bonds (as defined herein), dated as of January 20, 2016, as
19 amended and supplemented by an Addendum to Lease, dated as of May 5, 2016 (the “Original
20 2016B Lease”); and

21 WHEREAS, the Authority previously issued its City of Carmel Redevelopment Authority
22 Lease Rental Bonds, Series 2016B (Economic Development Projects), dated May 5, 2016 (the
23 “2016B Bonds”), in the original aggregate principal amount of \$10,337,000, pursuant to a Trust
24 Indenture, dated as of May 1, 2016, between the Authority and Argent Institutional Trust Company
25 (successor to The Huntington National Bank), as trustee, for the purpose of procuring funds to
26 finance costs of certain local public improvements and other infrastructure projects in, or directly
27 benefiting and serving certain redevelopment and/or economic development areas in the City,
28 including, without limitation, the Old Towne Economic Development Area, the City Center
29 Redevelopment Area, and/or the Proscenium Economic Development Area (collectively, the
30 “2016B Projects”), pay the premium for a debt service reserve fund credit facility, pay capitalized
31 interest, and pay costs incurred on the account of the issuance and sale of the 2016B Bonds; and

32 WHEREAS, the 2016B Bonds are currently outstanding in the aggregate principal amount
33 of Four Million Nine Hundred Forty-Two Thousand Dollars (\$4,942,000), and are subject to
34 redemption, at the option of the Authority, on any date on or after July 15, 2026; and

35 WHEREAS, Indiana Code 5-1-5 and Indiana Code 36-7-14.5, each as amended, authorize
36 the refunding of bonds issued by the Authority; and

37 WHEREAS, due to favorable market conditions, the Authority desires to refund all or a
38 portion of the outstanding 2016B Bonds (collectively, the “Refunded Bonds”) in order to effect a
39 savings in the interest costs on the Refunded Bonds; and

40 WHEREAS, the Authority has adopted, or is expected to adopt, a resolution authorizing
41 the issuance of one or more series of its refunding bonds, designated as the “City of Carmel
42 Redevelopment Authority Lease Rental Refunding Bonds, Series 2026B (with such additional or
43 different series designation as may be determined by the Authority to be necessary or appropriate),
44 all or any portion of which may be taxable or tax-exempt for federal income tax purposes, in the
45 maximum aggregate principal amount not to exceed Five Million Dollars (\$5,000,000)
46 (collectively, the “2026B Bonds”), pursuant to a Trust Indenture substantially in the form
47 submitted prior to this meeting, with changes in the form or substance thereof as the officers
48 executing the same may approve upon the advice of counsel, to be dated as of the first day of the
49 month in which the 2026B Bonds are sold or issued, between the Authority and a trustee bank to
50 be chosen by the CFO/Controller, as trustee, as trustee (the “Trust Indenture”), for the purpose of
51 providing funds to (a) effect a refunding of all or a portion of the Refunded Bonds, (b) fund a debt
52 service reserve funds or pay the premium for a debt service reserve fund surety policy, if necessary,
53 and (c) pay the costs incurred on the account of the issuance and sale of the 2026B Bonds,
54 including any premiums for a municipal bond insurance policy or other form of credit
55 enhancement for the 2026B Bonds; and

56 WHEREAS, pursuant to the Original 2016B Lease, as consideration for the use and
57 occupancy of the Leased Premises, the Commission has agreed to pay to the Authority fixed annual
58 rental payments that correspond with the semi-annual amounts of principal and interest due on the
59 Refunded Bonds in each twelve month period ending on each January 15 (each, an “Annual
60 Period”), in an amount equal to the multiple of \$1,000 next higher than the sum of principal and
61 interest due on the Refunded Bonds in such Annual Period, plus an additional \$5,000 each Annual
62 Period to cover the certain administrative costs and expenses related to the Refunded Bonds, all
63 payable in advance in semi-annual installments on January 1 and July 1 of each year; and

64 WHEREAS, the Authority and the Commission have adopted, or are expected to adopt,
65 resolutions approving an amendment to the Original 2016B Lease, in substantially the form
66 presented at this meeting (the “Lease Amendment”), for the purpose of reducing the semi-annual
67 lease rental payments due under the Original 2016B Lease to correspond with the reduced debt
68 service to become due with respect to the 2026B Bonds, plus certain annual administrative costs
69 and expenses related to the 2026B Bonds, thereby realizing a portion of the savings achieved by
70 refunding the Refunded Bonds, together with certain other changes to the terms of the Original
71 2016B Lease; and

72 WHEREAS, the annual rentals (the “Lease Rentals”) payable by the Commission under
73 the Original 2016B Lease, as amended by the Lease Amendment (collectively, the “Lease”), will
74 be pledged by the Authority to pay debt service on the 2026B Bonds and any unrefunded 2016B
75 Bonds, if any; and

76 WHEREAS, the Commission reasonably expects to pay the Lease Rentals during the term
77 of the Lease from tax increment revenues derived from one or more allocation areas established
78 within the District to be received by the Commission pursuant to Indiana Code 36-7-14, as

79 amended, or other legally available revenues of the Commission; however, the payment of the
80 Lease Rentals will be secured solely by a back-up pledge of the revenues derived by the
81 Commission from the levy of a special benefits tax pursuant to Indiana Code 36-7-14-27; and

82 WHEREAS, the Common Council desires to approve the forms of the Lease Amendment
83 pursuant to Indiana Code 36-7-14-25.2, which provides that any lease approved by a resolution of
84 the Commission must be approved by an ordinance or resolution of the fiscal body of the City;

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

87 Section 1. Approval of Lease Amendment, 2026B Bonds and Trust Indenture. The
88 Common Council hereby approves the issuance of the 2026B Bonds by the Authority pursuant to
89 Indiana Code 36-7-14.5-19, the execution and delivery of the Lease Amendment, as approved by
90 the Commission, pursuant to Indiana Code 36-7-14-25.2, including (if necessary) the levy by the
91 Commission of a special benefits tax pursuant to Indiana Code 36-7-14-27 during the term of the
92 Lease to provide necessary funds from which to pay the Lease Rentals when due thereunder, the
93 execution and delivery of the Trust Indenture and the pledge of the Lease Rentals thereunder to
94 the payment of the 2026B Bonds, pursuant to IC 36-7-14.5-21, all subject to the following
95 conditions: (a) the maximum aggregate original principal amount of the 2026B Bonds shall not
96 exceed \$5,000,000; (b) the 2026B Bonds shall have a final maturity date no later than January 15,
97 2029; (c) the maximum annual lease rental payment during the term of the Original 2016B Lease,
98 as amended by the Lease Amendment, shall not exceed \$2,200,000; (d) the maximum interest rate
99 on the 2026B Bonds shall not exceed five percent (5.00%) per annum; (e) the 2026B Bonds may
100 be subject to redemption prior to maturity, with such specific dates and redemption terms
101 determined at the time of the sale of such series of 2026B Bonds and approved by the Authority
102 in the purchase agreement for the applicable series of Bonds, all upon the advice of the financial
103 advisor to the Authority and approval of the City's CFO/Controller; (f) the maximum term of the
104 Original 2016B Lease, as amended by the Lease Amendment, shall be no later than the term
105 specified in the Original Lease; and (g) no capitalized interest shall be funded with the proceeds
106 of the 2026B Bonds. Notwithstanding anything herein to the contrary, the Common Council
107 acknowledges and agrees that the Authority and the Commission may execute separate leases in
108 order to effectuate the intent of this Resolution, so long as the terms and conditions of such leases,
109 in the aggregate, are consistent with the terms and conditions of this Resolution.

110 Section 2. Authorization of Other Actions. Each of the Mayor, any member of the
111 Common Council, the CFO/Controller and the Clerk, and any other officer, employee or agent of
112 the City is hereby authorized and directed, for and on behalf of the City, to execute and deliver
113 any contract, deed, agreement, certificate, instrument or other document and to take any action as
114 such person determines to be necessary or appropriate to accomplish the purposes of this
115 Resolution, such determination to be conclusively evidenced by such person's execution of such
116 contract, deed, agreement, certificate, instrument or other document or such person's taking of
117 such action.

118 Section 3. Severability. If any part of this Ordinance shall be adjudged to be invalid by
119 a court of proper jurisdiction, it shall be conclusively presumed that the Common Council would
120 have passed the remainder of this Ordinance without such invalid part.

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

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

Matthew Snyder, President

Ryan Locke, Vice President

Teresa Ayers

Anthony Green

Rich Taylor

Jeff Worrell

Adam Aasen

Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

132 Presented by me to the Mayor of the City of Carmel, Indiana, this ____ day of _____,
133 2026, at _____.M.

Jacob Quinn, Clerk

134 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____,
135 2026, at _____.M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

136 Prepared by: Bradley Bingham, Esq.
137 Barnes & Thornburg LLP
138 11 South Meridian Street
139 Indianapolis, IN 46204

2 **RESOLUTION CC-05-18-26-03**

3 **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,**
4 **INDIANA, APPROVING CERTAIN CARMEL REDEVELOPMENT AUTHORITY**
5 **LEASE RENTAL REFUNDING BONDS TO REFINANCE CERTAIN OUTSTANDING**
6 **BONDS AND RELATED MATTERS**

7 **Synopsis:**

8 *This resolution approves the issuance of Carmel Redevelopment Authority’s Lease Rental*
9 *Bonds, Series 2026C, in the maximum principal amount of \$10,000,000, for the purpose of*
10 *refinancing the Authority’s Lease Rental Refunding Bonds, Series 2016C in order to achieve debt*
11 *service savings, and approves documents and matters related thereto.*

12 WHEREAS, the City of Carmel Redevelopment Authority (the “Authority”) has been
13 created pursuant to Indiana Code 36-7-14.5 as a separate body corporate and politic, and as an
14 instrumentality of the City of Carmel, Indiana (the “City”) to finance local public improvements
15 for lease to the City of Carmel Redevelopment Commission (the “Commission”), as the governing
16 body of the City of Carmel Redevelopment District (the “District”); and

17 WHEREAS, the Authority, as lessor, and the Commission, as lessee, entered into a Lease
18 Agreement related to the 2016C Bonds (as defined herein), dated as of January 20, 2016, as
19 amended and supplemented by an Addendum to Lease, dated as of May 5, 2016 (the “Original
20 2016C Lease”); and

21 WHEREAS, the Authority previously issued its City of Carmel Redevelopment Authority
22 Lease Rental Refunding Bonds, Series 2016C (Energy Center Project), dated May 5, 2016 (the
23 “2016C Bonds”), in the original aggregate principal amount of \$15,164,000, pursuant to a Trust
24 Indenture, dated as of May 1, 2016, between the Authority and Argent Institutional Trust Company
25 (successor to The Huntington National Bank), as trustee, for the purpose of procuring funds to
26 refinance the City of Carmel, Indiana, Redevelopment District Certificates of Participation, Series
27 2010C, dated November 12, 2010, which were originally issued to finance a portion of the costs
28 of the acquisition, construction or equipping of the Performing Arts Center, including the central
29 facility located in the City Center Redevelopment Area used for the purpose of receiving,
30 processing and distributing heated and chilled water to certain served properties, commonly
31 referred to as the “Energy Center Site” (the “2016C Project”), pay the premium for a debt service
32 reserve fund credit facility, pay capitalized interest, and pay costs incurred on the account of the
33 issuance and sale of the 2016C Bonds; and

34 WHEREAS, the 2026C Bonds are currently outstanding in the aggregate principal amount
35 of Nine Million Two Hundred Eighty-Four Thousand Dollars (\$9,284,000), and are subject to
36 redemption, at the option of the Authority, on any date on or after July 15, 2026; and

37 WHEREAS, Indiana Code 5-1-5 and Indiana Code 36-7-14.5, each as amended, authorize
38 the refunding of bonds issued by the Authority; and

39 WHEREAS, due to favorable market conditions, the Authority desires to refund all or a
40 portion of the outstanding 2016C Bonds (collectively, the “Refunded Bonds”) in order to effect a
41 savings in the interest costs on the Refunded Bonds; and

42 WHEREAS, the Authority has adopted, or is expected to adopt, a resolution authorizing
43 the issuance of one or more series of its refunding bonds, designated as the “City of Carmel
44 Redevelopment Authority Lease Rental Refunding Bonds, Series 2026C (with such additional or
45 different series designation as may be determined by the Authority to be necessary or appropriate),
46 all or any portion of which may be taxable or tax-exempt for federal income tax purposes, in the
47 maximum aggregate principal amount not to exceed Ten Million Dollars (\$10,000,000)
48 (collectively, the “2026C Bonds”), pursuant to a Trust Indenture substantially in the form
49 submitted prior to this meeting, with changes in the form or substance thereof as the officers
50 executing the same may approve upon the advice of counsel, to be dated as of the first day of the
51 month in which the 2026C Bonds are sold or issued, between the Authority and a trustee bank to
52 be chosen by the CFO/Controller, as trustee, as trustee (the “Trust Indenture”), for the purpose of
53 providing funds to (a) effect a refunding of all or a portion of the Refunded Bonds, (b) fund a debt
54 service reserve funds or pay the premium for a debt service reserve fund surety policy, if necessary,
55 and (c) pay the costs incurred on the account of the issuance and sale of the 2026C Bonds,
56 including any premiums for a municipal bond insurance policy or other form of credit
57 enhancement for the 2026C Bonds; and

58 WHEREAS, pursuant to the Original 2016C Lease, as consideration for the use and
59 occupancy of the Leased Premises, the Commission has agreed to pay to the Authority fixed annual
60 rental payments that correspond with the semi-annual amounts of principal and interest due on the
61 Refunded Bonds in each twelve month period ending on each January 15 (each, an “Annual
62 Period”), in an amount equal to the multiple of \$1,000 next higher than the sum of principal and
63 interest due on the Refunded Bonds in such Annual Period, plus an additional \$5,000 each Annual
64 Period to cover the certain administrative costs and expenses related to the Refunded Bonds, all
65 payable in advance in semi-annual installments on January 1 and July 1 of each year; and

66 WHEREAS, the Authority and the Commission have adopted, or are expected to adopt,
67 resolutions approving an amendment to the Original 2016C Lease, in substantially the form
68 presented at this meeting (the “Lease Amendment”), for the purpose of reducing the semi-annual
69 lease rental payments due under the Original 2016C Lease to correspond with the reduced debt
70 service to become due with respect to the 2026C Bonds, plus certain annual administrative costs
71 and expenses related to the 2026C Bonds, thereby realizing a portion of the savings achieved by
72 refunding the Refunded Bonds, together with certain other changes to the terms of the Original
73 2016C Lease; and

74 WHEREAS, the annual rentals (the “Lease Rentals”) payable by the Commission under
75 the Original 2016C Lease, as amended by the Lease Amendment (collectively, the “Lease”), will
76 be pledged by the Authority to pay debt service on the 2026C Bonds and any unrefunded 2016C
77 Bonds, if any; and

78 WHEREAS, the Commission reasonably expects to pay the Lease Rentals during the term
79 of the Lease from tax increment revenues derived from one or more allocation areas established
80 within the District to be received by the Commission pursuant to Indiana Code 36-7-14, as

81 amended, or other legally available revenues of the Commission; however, the payment of the
82 Lease Rentals will be secured solely by a back-up pledge of the revenues derived by the
83 Commission from the levy of a special benefits tax pursuant to Indiana Code 36-7-14-27; and

84 WHEREAS, the Common Council desires to approve the forms of the 2016C Refunding
85 Lease pursuant to Indiana Code 36-7-14-25.2, which provides that any lease approved by a
86 resolution of the Commission must be approved by an ordinance or resolution of the fiscal body
87 of the City;

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

90 Section 1. Approval of Lease Amendment, 2026C Bonds and Trust Indenture. The
91 Common Council hereby approves the issuance of the 2026C Bonds by the Authority pursuant to
92 Indiana Code 36-7-14.5-19, the execution and delivery of the Lease Amendment, as approved by
93 the Commission, pursuant to Indiana Code 36-7-14-25.2, including (if necessary) the levy by the
94 Commission of a special benefits tax pursuant to Indiana Code 36-7-14-27 during the term of the
95 Lease to provide necessary funds from which to pay the Lease Rentals when due thereunder, the
96 execution and delivery of the Trust Indenture and the pledge of the Lease Rentals thereunder to
97 the payment of the 2026C Bonds, pursuant to IC 36-7-14.5-21, all subject to the following
98 conditions: (a) the maximum aggregate original principal amount of the 2026C Bonds shall not
99 exceed \$10,000,000; (b) the 2026C Bonds shall have a final maturity date no later than July 15,
100 2035; (c) the maximum annual lease rental payment during the term of the Original 2016C Lease,
101 as amended by the Lease Amendment, shall not exceed \$1,350,000; (d) the maximum interest rate
102 on the 2026C Bonds shall not exceed five percent (5.00%) per annum; (e) the 2026C Bonds may
103 be subject to redemption prior to maturity, with such specific dates and redemption terms
104 determined at the time of the sale of such series of Bonds and approved by the Authority in the
105 purchase agreement for the applicable series of Bonds, all upon the advice of the financial advisor
106 to the Authority and approval of the City's CFO/Controller; (f) the maximum term of the Original
107 2016C Lease, as amended by the Lease Amendment, shall be no later than the term specified in
108 the Original Lease; and (g) no capitalized interest shall be funded with the proceeds of the 2026C
109 Bonds. Notwithstanding anything herein to the contrary, the Common Council acknowledges and
110 agrees that the Authority and the Commission may execute separate leases in order to effectuate
111 the intent of this Resolution, so long as the terms and conditions of such leases, in the aggregate,
112 are consistent with the terms and conditions of this Resolution.

113 Section 2. Authorization of Other Actions. Each of the Mayor, any member of the
114 Common Council, the CFO/Controller and the Clerk, and any other officer, employee or agent of
115 the City is hereby authorized and directed, for and on behalf of the City, to execute and deliver
116 any contract, deed, agreement, certificate, instrument or other document and to take any action as
117 such person determines to be necessary or appropriate to accomplish the purposes of this
118 Resolution, such determination to be conclusively evidenced by such person's execution of such
119 contract, deed, agreement, certificate, instrument or other document or such person's taking of
120 such action.

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

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

Matthew Snyder, President

Ryan Locke

Teresa Ayers

Anthony Green

Rich Taylor

Jeff Worrell

Adam Aasen

Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

135 Presented by me to the Mayor of the City of Carmel, Indiana, this ____ day of _____,
136 2026, at _____.M.

Jacob Quinn, Clerk

137 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____,
138 2026, at _____.M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

139
140 Prepared by: Bradley Bingham, Esq.
141 Barnes & Thornburg LLP
142 11 South Meridian Street
143 Indianapolis, IN 46204

2 **RESOLUTION CC-05-18-26-04**

3 **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY**
4 **OF CARMEL, INDIANA, APPROVING THE ISSUANCE OF REFUNDING BONDS**
5 **OF THE CITY OF CARMEL STORM WATER DISTRICT AND RELATED MATTERS**

6 **Synopsis:**

7 *This resolution approves the issuance of Carmel Storm Water District Refunding Bonds,*
8 *Series 2026, in a maximum principal amount of \$24,000,000, for the purpose of refinancing the*
9 *Storm Water District Bonds, Series 2016 and the Storm Water District Revenue Bonds, Series*
10 *2020, in order to provide interest cost and cash flow savings to the Storm Water District, and to*
11 *approve matters related thereto.*

12 WHEREAS, the City of Carmel, Indiana (the “City”) has created the City of Carmel Storm
13 Water District (the “District”) pursuant to Indiana Code 8-1.5-5, as amended, as a special taxing
14 district of the City, which is governed by the Board of Public Works and Safety, acting as the
15 governing body of the Department of Storm Water Management of the City (the “Board”), and has
16 established, constructed and financed a municipal storm water drainage and collection system for
17 the purpose of providing for storm water management to the residents and users in the City (the
18 “System”); and

19 WHEREAS, the District previously issued its City of Carmel, Indiana Storm Water District
20 Bonds, Series 2016, dated May 5, 2016 (the “2016 Bonds”), in the original aggregate principal
21 amount of \$30,720,000, pursuant to a bond resolution adopted by the Board on January 4, 2016,
22 as amended, for the purpose of procuring funds to finance the costs of certain improvements to the
23 System, fund a debt service reserve fund, and pay costs incurred on the account of the issuance
24 and sale of the 2016 Bonds; and

25 WHEREAS, the District previously issued its City of Carmel, Indiana Storm Water District
26 Revenue Bonds, Series 2020, dated August 3, 2020 (the “2020 Bonds”), in the original aggregate
27 principal amount of \$6,700,000, pursuant to a bond resolution adopted by the Board on February
28 3, 2016, as amended, for the purpose of procuring funds to finance the costs of certain
29 improvements to the System, fund a debt service reserve fund, and pay costs incurred on the
30 account of the issuance and sale of the 2020 Bonds; and

31 WHEREAS, the 2016 Bonds are currently outstanding in the aggregate principal amount
32 of \$18,540,000, and are subject to redemption, at the option of the District, on any date on or after
33 July 15, 2026; and

34 WHEREAS, the 2020 Bonds are currently outstanding in the aggregate principal amount
35 of \$3,975,000, and are subject to redemption, at the option of the District, on any date on or after
36 January 1, 2026; and

37 WHEREAS, Indiana Code 5-1-5 and Indiana Code 8-1.5-5, each as amended, authorize
38 the refunding of bonds issued by the District; and

39 WHEREAS, due to favorable market conditions and in order to alleviate restrictive
40 covenants, the District desires to refund all or a portion of the outstanding 2016 Bonds and/or the
41 2020 Bonds (collectively, the “Refunded Bonds”) in order to effect a savings in the interest costs
42 on the Refunded Bonds and/or provide a gross cash flow savings to the District; and

43 WHEREAS, the Board has adopted, or is expected to adopt, a resolution authorizing the
44 issuance of one or more series of the District’s refunding bonds, designated as the “City of Carmel,
45 Indiana Storm Water District Refunding Bonds, Series 2026 (with such additional or different
46 series designation as may be determined by the Board to be necessary or appropriate), all or any
47 portion of which may be taxable or tax-exempt for federal income tax purposes, in the maximum
48 aggregate principal amount not to exceed Twenty-Four Million Dollars (\$24,000,000) (the
49 “Bonds”), for the purpose of providing funds to (a) effect a refunding of all or a portion of the
50 Refunded Bonds, (b) fund a debt service reserve funds or pay the premium for a debt service
51 reserve fund surety policy, if necessary, and (c) pay the costs incurred on the account of the
52 issuance and sale of the 2026 Bonds, including any premiums for a municipal bond insurance
53 policy or other form of credit enhancement for the 2026 Bonds; and

54 WHEREAS, the District reasonably expects to pay debt service on the Bonds from
55 available revenues of the District, including surplus revenues of the System, deposited in its
56 revenues account; however, the payment of debt service on the Bonds will be secured solely by a
57 back-up pledge of the revenues derived by the District from the levy of a special benefits tax
58 pursuant to Indiana Code 8-1.5-5-22; and

59 WHEREAS, the Common Council of the City (the “Common Council”), as the fiscal body
60 of the City, now desires to approve the issuance of the Bonds as required under Indiana Code 8-
61 1.5-5-23(a);

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

64 Section 1. Approval of 2026 Bonds. Pursuant to Indiana Code 8-1.5-5-23(a), the
65 Common Council hereby approves of the issuance of the Bonds of the District, in one or more
66 series, in an aggregate principal amount not to exceed Twenty-Four Million Dollars (\$24,000,000),
67 including (if necessary) the levy by the District of a special benefits tax pursuant to Indiana Code
68 8-1.5-5-22 during the term of the Bonds to provide necessary funds from which to pay debt service
69 on the Bonds when due. The Bonds shall be issued for the purpose of providing funds to effect a
70 refunding of all or a portion of the Refunded Bonds, fund a debt service reserve funds or pay the
71 premium for a debt service reserve fund surety policy, if necessary, and pay the costs incurred on
72 the account of the issuance and sale of the 2026 Bonds, including any premiums for a municipal
73 bond insurance policy or other form of credit enhancement for the 2026 Bonds. Such approval is
74 subject to the following conditions: (a) the maximum original aggregate principal amount of the
75 Bonds shall not exceed \$24,000,000; (b) the maximum interest rate on the Bonds shall not exceed
76 five percent (5.00%) per annum; and (c) the final maturity date of the Bonds shall be no later than
77 January 15, 2036.

78 Section 2. Approval of Additional Appropriation. In accordance with Indiana Code 6-
79 1.1-18-5, the Common Council hereby approves the additional appropriation made by the Board,

80 on behalf of the District, in an amount not to exceed \$24,000,000, which appropriation is to be
81 provided out of the proceeds of the Bonds received by the District in connection with the sale of
82 the Bonds, together with all investment earnings thereon. Such appropriation shall be used by the
83 District to refund all or a portion of the Refunded Bonds, to fund a debt service refund fund (if
84 necessary), and to pay incidental expenses in connection therewith and on account of the issuance
85 of the Bonds. Such appropriation shall be in addition to all appropriations provided for in the
86 existing budget and levy and shall continue in effect until the completion of the refunding of the
87 Refunded Bonds. Any surplus of such proceeds may be used to pay debt service on the Bonds or
88 otherwise used as permitted by law.

89 Section 3. Authorization of Other Actions. Each of the Mayor, any member of the
90 Common Council, the Clerk, and the CFO/Controller, and any other officer, employee or agent of
91 the City is hereby authorized and directed, for and on behalf of the City, to execute and deliver
92 any contract, deed, agreement, certificate, instrument or other document and to take any action as
93 such person determines to be necessary or appropriate to accomplish the purposes of this
94 Resolution, such determination to be conclusively evidenced by such person's execution of such
95 contract, deed, agreement, certificate, instrument or other document or such person's taking of
96 such action.

97 Section 4. Severability. If any part of this Resolution shall be adjudged to be invalid
98 by a court of proper jurisdiction, it shall be conclusively presumed that the Common Council would
99 have passed the remainder of this Resolution without such invalid part.

100 Section 5. Repeal of Conflicting Ordinances. All ordinances, resolutions and orders,
101 or parts thereof, in conflict with the provisions of this resolution, are, to the extent of such conflict,
102 hereby repealed.

103 Section 6. Effectiveness. This Resolution shall be in full force and effect from and
104 after its passage by the Common Council and approval by the Mayor as required by law.

105 [Signature Page Follows]

106 **PASSED** by the Common Council of the City of Carmel, Indiana, this ___ day of _____,
107 2026, by a vote of _____ ayes and _____ nays.

108
109

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Matthew Snyder, President

Ryan Locke, Vice President

Teresa Ayers

Anthony Green

Rich Taylor

Jeff Worrell

Adam Aasen

Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

110 Presented by me to the Mayor of the City of Carmel, Indiana, this ___ day of _____,
111 2026, at _____ .M.

Jacob Quinn, Clerk

112 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____,
113 2026, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

114 Prepared by: Bradley Bingham, Esq.
115 Barnes & Thornburg LLP
116 11 South Meridian Street
117 Indianapolis, IN 46204