

**Fishers City Council
Minutes
May 15, 2023**

BOARD/COMMISSION: City Council Meeting

DATE: 5/15/2023

DIRECTIONS: [Launch](#) Fishers, 12175 Visionary Way, Fishers, Indiana 46038

WORK SESSION, 6:30 p.m., Launch Fishers, Auditorium

- Public Safety Nuisance - **PRESENTATION**
 - President John Weingardt called the meeting to order at 6:33 p.m. Present were Cecilia Coble, Todd Zimmerman, Pete Peterson, Selina Coble, Brad DeReamer, Crystal Neuman, Jocelyn Vare, and David Giffel. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Jake Reardon-McSoley, Megan Baumgartner, Megan Vukusich, Chief Ed Gebhart, Lindsey Bennett, Lisa Bradford, Ashley Elrod, Breanna King, Melissa Brenneman, and Larry Lannan.
 - Lindsey Bennett and Police Chief Ed Gebhart made their presentation to the city council members.
 - The work session adjourned at 6:45 p.m.

REGULAR CITY COUNCIL MEETING, 7:00 p.m., Launch Fishers, Auditorium

1. Meeting Called to Order with the Pledge of Allegiance

- President John Weingardt called the meeting to order at 7:02 p.m. Present were Cecilia Coble, Todd Zimmerman, Pete Peterson, Selina Coble, Brad DeReamer, Crystal Neuman, Jocelyn Vare, and David Giffel. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Jake Reardon-McSoley, Megan Baumgartner, Megan Vukusich, Chief Ed Gebhart, Lindsey Bennett, Lisa Bradford, Ashley Elrod, Breanna King, Melissa Brenneman, Larry Lannan, Ross Reinhardt, Rachel Petry, Heather Bauer, Thomas Perkins, Anderson White, Anderson R. White, Nina Hersberger, Andy Mattingly, Justin Cross, Rebecca Manther, Laura Villanyl, Ed Villanyl, Leslie Wagner, Kim Sutter, Tim Matthews, Tom Teiteen, Tiffanie Ditteyson, Donna Bond, Melissa Garrison, Kim Davidson, Lane Skeeters, Ryan Post, Maran Mattice, John DeLuca, Surya Myneni, Olivia Cronin, Terry Lee, Alan Koltenpock, Kotes Myneni, Geoff Tease, Bret Anderson, Jacquelyn Thompson, Erin Bordden, Ennis Delmar and Blair Cramen.

2. Announcements:

- Jocelyn Vare announced that on June 2nd will be National Gun Violence Day

3. Proclamations: NONE

4. Presentations: *Nina Hersberger - Kids Journal Fishers City Parks; FHS Robotic Team; Mayors Youth Academy*

- Nina Hersberger came forward to talk about her Kids Journal of Fishers Parks
- State Champions, FHS Robotics Team was present. Jack White, a FHS senior gave a brief presentation on their robot. Mayor Fadness and President John Weingardt presented team members with a certificate.
- Members of the Mayors Youth Council gave their presentation on the housing market and rental homes in Fishers.

5. Council Committee Reports

- a. Finance Committee Report - **REPORT**
 - Chairman John Weingardt gave a brief overview of the Finance Committee meeting.

6. Department Reports

- a. Health Department Report - **REPORT**
- b. Engineering Report - **REPORT**

7. Consent Agenda:

- a. Request to approve the previous meeting minutes for **Monday, April 17, 2023.**
- b. **R051523** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds: **Council Action Form** I **Exhibit A** I **Resolution** **SIGNED ADOPTION**
 - Pete Peterson made a motion to approve the Consent Agenda. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

REGULAR AGENDA

Budget/ Financial

8. **R051523A** - A Request to Approve Additional Appropriation of Sewer Availability Fees (Grantham Lift Station) - **Public Hearing:** **Council Action Form** I **Exhibit A** I **Exhibit B** I **Resolution** **SIGNED ADOPTION**
 - Lisa Bradford made her presentation to the city council members.
 - President John Weingardt opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
 - Pete Peterson made a motion to approve resolution **R051523A**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
9. **051523A** - Ordinance Regarding the City of Fishers, Hamilton County, Indiana's Investment Policy - **1st, 2nd, and 3rd Reading:** **Council Action Form** I **Ordinance** **SIGNED ADOPTION**
 - Lisa Bradford made her presentation to the city council members. Lisa asked the council to suspend the rules and have the **1st, 2nd, and 3rd Reading** tonight.
 - Pete Peterson made a motion to suspend the rules and have the **1st, 2nd, and 3rd Reading** for ordinance **051523A**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
 - Pete Peterson made a motion to approve ordinance **051523A**. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
10. **051523** - Ordinance of the City of Fishers Approving Short Term Loan Financing for 2023 Fire Equipment (SCBA) - **1st, 2nd, and 3rd Reading:** **Council Action Form** I **Exhibit A** I **Exhibit B** I **Ordinance** **SIGNED ADOPTION**
 - Lisa Bradford made her presentation to the city council members. Lisa asked the council to suspend the rules and have the **1st, 2nd, and 3rd Reading** tonight.

- Peterson made a motion to suspend the rules and have the **1st, 2nd, and 3rd Reading** for ordinance **051523**. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
- Pete Peterson made a motion to approve ordinance **051523**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

11. R051523E – Request to Approve an Amendment of a Resolution of the Common Council, Approving An Amendment to Lease, and Taking Other Actions Related Thereto (Stevenato BAN): [Council Action Form I Resolution](#) ***SIGNED ADOPTION***

- Lisa Bradford made her presentation to the city council members. There will be an interest rate change. The rate can go up to 6%.
- Pete Peterson made a motion to approve resolution **R051523E**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Economic Development

12. R051523C - Request to Approve Project Agreement with OnPoint Innovation Park 3, LLC: [Council Action Form I Exhibit A I Resolution](#) ***SIGNED ADOPTION***

- Megan Baumgartner made her presentation to the city council members.
- Pete Peterson made a motion to approve resolution **R051523C**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Government/Miscellaneous

13. R051523D - A Request to Approve an Interlocal Agreement with Hamilton County Indiana Concerning a One-Time Distribution of Public Safety Income Tax Proceeds: [Council Action Form I Exhibit A I Resolution](#) ***SIGNED ADOPTION***

- Lisa Bradford made her presentation to the city council members.
- Pete Peterson made a motion to approve resolution **R051523D**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

14. R051523B - A Request to Approve Additional Appropriation of Public Safety Income Tax Proceeds (one time PSAP distribution) - **Public Hearing**: [Council Action Form I Exhibit A I Exhibit B I Resolution](#) ***SIGNED ADOPTION***

- Lisa Bradford made her presentation to the city council members. The funds received will be about one million dollars.
- President John Weingardt opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- Pete Peterson made a motion to approve resolution **R051523B**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

15. R051523F - A Resolution of the Common Council for the City of Fishers Approving Certain Parking Fees for Geist Waterfront Park: [Council Action Form I Exhibit A I Resolution](#) ***SIGNED ADOPTION***

- Jake Reardon-McSoley made his presentation to the city council members.
- Council members had a lot of discussion on the price of admission/parking for non-residents to enter the park.
- The parking fee for non-residents will be in effect Memorial Day weekend through Labor Day weekend, which is beach season. No fees will be charged in the off season. Parking capacity and park goers' safety is the concern and reason for the fee to non-residents.
- Jocelyn Vare made a motion to charge \$10 per vehicle. There was not a second to the motion and the motion died.
- Pete Peterson made a motion to approve resolution **R051523F** with the amendment to review the parking fee of \$50 in one year. Selina Stoller seconded the motion.
- Jocelyn Vare called for a roll call vote.
- John Weingardt, Cecilia Coble, Todd Zimmerman, Pete Peterson, Selina Stoller, Brad DeReamer, and David Giffel voted yay. Jocelyn Vare and Crystal Neuman voted nay. The vote was 7-Yay and 2-Nay. The motion passed.

16. 051523C - An Ordinance of the Common Council Creating Chapter 100 (Public Safety Nuisance) and Amending Chapter 36 of the City of Fishers Code of Ordinances - **1st Reading:** [Council Action Form](#) [I Exhibit A](#) [I Ordinance](#)

- Lindsey Bennet and Chief Ed Gebhart made their presentation to the city council members.
- Pete Peterson made a motion to have the **1st Reading**.

Planning & Zoning

17. 091922C - Consideration of a rezone of 1.76 acres from R2 to C1 to allow for Magnolia Grove Salon. Subject site is located at a common address of 13484 E. 116th St. (RZ-22-4) - **Final Reading:** [Council Action Form](#) [I Exhibit A](#) [I Exhibit B](#) [I Exhibit C](#) [I Staff Report](#) [I Ordinance](#) **SIGNED ADOPTION**

- Megan Vukusich made her presentation to the city council members.
- Tom Perkins of Paganelli Law Group came forward on behalf of the petitioners. The request is to go from R1-C1.
- There was discussion from the council members,
- Brad DeReamer made a motion to approve ordinance **091922C**. Crystal Neumann seconded the motion. A roll call vote was taken.
- John Weingardt, Cecilia Coble, Pete Peterson and Selina Stoller voted nay. Todd Zimmerman, Brad DeReamer, Crystal Neuman, Jocelyn Vare, and David Giffel voted yay. The vote was 4-Nay and 5-Yay. The motion passed.

18. 022023C - Consideration of a text amendment to the Unified Development Ordinance (UDO). Case #TA-23-2 - **Final Reading:** [Council Action Form](#) [I Staff Report](#) [I Ordinance](#) **SIGNED ADOPTION**

- Megan Vukusich made her presentation to the city council members.

- Pete Peterson made a motion to approve ordinance **022023C**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

19. 051523D - Consideration of a rezone of .98 acres from R2 to C1 to allow for the Drive Planning office located at 13562 E. 116th St. (RZ-23-2) - **1st Reading:** [Council Action Form](#) I [Exhibit A](#) I [Petitioner Packet](#) I [Ordinance](#)

- Megan Vukusich made her presentation to the city council members.
- The petitioner was not present. No action was taken on this item due to the petitioner not making an appearance.

Voluntary Annexations

Willow Crest Lot 3

20. R051523G - Request to approve a resolution adopting the Fiscal Plan for the Willow Crest Annexation, Lot 3 (ANX-23-2): [Council Action Form](#) I [Exhibit A](#) I [Resolution](#) ***SIGNED ADOPTION***

- Pete Peterson made a motion to approve resolution **R051523G**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

21. 041723F - Request to approve a voluntary annexation of .29 acres known as the Willow Crest Annexation, Lot 3. Subject site is generally located east of Allisonville Road with a common address of 14543 Allisonville Road (ANX-23-2) - **Final Reading:** [Council Action Form](#) I [Ordinance](#) ***SIGNED ADOPTION***

- Pete Peterson made a motion to approve ordinance **041723F**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Willow Crest Lot 5

22. R051523H - Request to approve a resolution adopting the Fiscal Plan for the Willow Crest Annexation, Lot 5 (ANX-23-3): [Council Action Form](#) I [Exhibit A](#) I [Resolution](#) ***SIGNED ADOPTION***

- Pete Peterson made a motion to approve resolution **R051523H**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

23. 041723G - Request to approve a voluntary annexation of .4 acres known as the Willow Crest Annexation, Lot 5. Subject site is generally located east of Allisonville Road with a common address of 14521 Allisonville Road (ANX-23-3) - **Final Reading:** [Council Action Form](#) I [Ordinance](#) ***SIGNED ADOPTION***

- Pete Peterson made a motion to approve ordinance **041723G**. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Willow Crest Lot 4

24. R051523I - Request to approve a resolution adopting the Fiscal Plan for the Willow Crest Annexation, Lot 4 (ANX-23-4): [Council Action Form](#) I [Exhibit A](#) I [Resolution](#) ***SIGNED ADOPTION***

- Pete Peterson made a motion to approve resolution **R051523I**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
- 25. 041723H** - Request to approve a voluntary annexation of .37 acres known as the Willow Crest Annexation, Lot 4. Subject site is generally located east of Allisonville Road with a common address of 14541 Allisonville Road (ANX-23-4) - **Final Reading:** [Council Action Form I Ordinance](#) **SIGNED ADOPTION**
- Pete Peterson made a motion to approve ordinance **041723H**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Flat Fork PUD Annexations

- 26. 051523E** - Request to approve a voluntary annexation of 50.10 acres known as the Flat Fork PUD Annexation. Subject site is generally located north of E 96th Street and east of Georgia Road. (ANX-23-5) - **1st Reading & Public Hearing:** [Council Action Form I Ordinance](#)
- Pete Peterson made a motion to have **1st Reading** on ordinance **051523E**.
- 27. 051523F** - Request to approve a voluntary annexation of 58.64 acres known as the Flat Fork PUD Annexation. The subject site is generally located north of 96th Street and west of Cyntheanne Road. (ANX-23-6) - **1st Reading & Public Hearing:** [Council Action Form I Ordinance](#)
- Pete Peterson made a motion to have **1st Reading** on ordinance **051523F**.

REGULAR ITEMS

28. Any other Unfinished / New Business: NONE

29. Community Comment - [SUBMITTED ONLINE COMMENTS](#)

- Bret Anderson who resides on Mole Drive came forward. He is asking to have a sidewalk on Lantern Road heading south to where the apartments are located.
- Robert Evans who resides at 10707 Burning Ridge stated his street needs resurfacing. He said the road had not been resurfaced for 30 years. Hamilton Pass is a concrete street and needs adequate repairs.
- Ross Reinhardt Would like the city to invest in walking and bike extenders or public transportation to help with the bottlenecks.
- Ryan Post who lives in Hickory Woods received a code violation for having Chickens. He asked the council why he and his neighbor cannot have chickens. Code enforcement has not gotten back with him, and it has been a week. He would like the council to consider allowing residents to have chickens.

30. Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The meeting was adjourned at 9:20 p.m.
Respectfully submitted,



Jennifer L. Kehl
Fishers City Clerk

DATE: MAY 15, 2023

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	Ross Reinhardt	Resident
2	Rachel Pietry	Magnolia Grove
3	Heather Bauer	Magnolia Grove
4	Thomas D. Perkins	Paganelli Law Group
5	Anderson J White	Fishers High School
6	Anderson R. White	Resident
7	Nina Hershberger	Resident
8	ELDON Hershberger	Resident
9	Andy Mattingly	Resident
10	Justin Cronk	Resident
11	Rebecca manthei	other
12	LAURA VILLANYI	Resident
13	ED VILLANYI	Resident
14	Leslie Wagner	Ginours
15	STEVEN HATG	OTHER
16	Kim Sutter	Resident Resident #Eads, Murray #Rush
17	Jan Mathews	Resident
18	Tom Teitgen	12940 FAUNUS RIDGE
19	TITAN MEDTLEVER	Resident
20	Carver	Resident
21	DONNA BOND	
22	MELISSA GARRISON	CURRAN ARCHITECTURE
23	Kim Davison	Resident
24	Lane Skeeters	resident
25	Ryan Post	Resident
26	MARAN MATTIC	Resident
27	JOHN DELUCIA	8341 TOWN DR
28	Surya myneni	Resident
29	Olivia Connin	resident
30	Robert C. E.	RESIDENT

CITY COUNCIL SIGN IN SHEETS

2 OF 2 PAGES

DATE: _____

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	TERRY LEE	HOA VP -
2	Alan Kottarak	Robotics
3	KOTESH MYNENI	FISHERS
4	GEOFF TEASE	RESIDENT
5	BRET ANDERSON	RESIDENT
6	Blair Vance	Resident
7	Jacquelyn Thompson	Resident
8	ENNIS Delmar	Resident
9	ERIN BORDEN	RESIDENT
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Public Safety Nuisance

City of Fishers Council Work Session – May 15, 2023

Introduction

Public Safety Nuisance Team

Chief Ed Gebhart

Chief Steve Orusa

Monica Heltz, Director of Health Department

Public Safety Nuisance Purpose/History

- To abate excessive repeat calls to the same commercial properties
- Examples of excessive repeat calls

If Chapter 100 were in effect today

- 10 Businesses would be a Chronic Violator and subject to fines
 - Large hotels, large Retailers, a few local businesses
- 15 Violations in the last 90 days each

Application of Ordinance

- The Public Safety Nuisance applies to:
 - Commercial (childcare, indoor entertainment, office, outdoor recreation, overnight lodging, personal service, restaurant/bar, retail sales, vehicle sales/rental)
 - Industrial (Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets)
- Does NOT apply to Residential
- Does NOT apply to medical facilities, other governmental entities, or schools.

What Counts Towards Chronic Violator Designation

Call for Service

Any time when a sworn member of the Fishers Police Department or Fire & Emergency Service Department is dispatched, deployed or responds to an incident at a specific location, whether or not it results in a Valid Complaint or Citation.

Valid Complaints

Valid Complaint(s) shall mean a documented call that requires a Public Safety Response at a business. If more than one (1) valid complaint occurs within a twenty-four (24) hour time period, then each valid complaint is considered a separate and distinct event except for valid complaints originating from one incident.

Citations

A written notice of violation of ordinance, federal or state law or penalty requiring payment of a fine.

7th

Call, Complaint or Citation

- **Warning Notification** will be sent by the Public Safety Team to business owner who has received 7 Calls for Service, Valid Complaints or Citations in a 90-day time period

10th

Call, Complaint or Citation

- **Meeting with Public Safety Team:** A mandatory meeting is required within 30 days of the 10th valid complaint.
- **Remediation Agreement:** Following the 10th Call for Service, Complaint or Citation, the business owner is required to enter into a remediation agreement with the Public Safety Team

15th

Call, Complaint or Citation

- **Chronic Violator:** Following the 15th Valid complaint, within the 90-day period, and either 1) a failure to enter into a Remediation Agreement, or 2) a failure to substantially meet the obligations of the Remediation Agreement, the business will be designated as a Chronic Violator for 6 months & will receive \$250 fine for subsequent violations*

*If the business is working with the Public Safety Team on Remediation Plan, following the 10th complaint, to improve the situation, the business will *not* be fined the \$250, regardless of hitting its 15th Valid Complaint

“7” = Warning Notification

Once a business owner has accumulated **seven (7)** Calls in 90 days for Service, Valid Complaints and/or Citations they will be sent a warning letter advising that at **ten (10)** Calls for Service, Valid Complaints and/or Citations, they will be subject to a mandatory meeting and a remediation agreement.

“10” = Meeting/Remediation Agreement

- Once business owner has ten (10) Calls for Service, Valid Complaints or Citations, the public safety team will set a mandatory meeting to occur within 30 days.
- Remediation Agreement:
 - (1) In writing and signed by the business owner and the Public Safety Team;
 - (2) Set forth reasonable remedial measures, as established by the City, which must be initiated within ninety (90) calendar days of executing the Remediation Agreement, and thereafter establish periodic thresholds and needed corrective actions which will be monitored by the Public Safety Team;
 - (3) Include proactive measures determined necessary to abate the public health, safety and welfare violations identified and may include Calls for Service, Valid Complaints, Citations and any other compliance letter or order that has been issued by any City department;
 - (4) Have a term of no more than six (6) months;
 - (5) Be fully executed within thirty (30) days after the notice of mandatory meeting was received by the business owner; and
 - (6) The business owner shall provide reports of progress toward the remedial and proactive measures contained in the Remediation Agreement no less than one (1) time per month during the term of the Remediation Agreement.

Remediation Agreement Examples

Example: Abandoned Vehicles

- Register Vehicles per Customer
 - Address broken down vehicles on lot at city meeting
 - Proactive keep eye on parking lot and identifying unwanted vehicles and working with Public Safety Team to have them removed.
 - Vehicles can be tagged immediately and removed within 72 hours
-

Example: False Alarms

- Train all employees on alarm system
 - Make sure staff is attentive to alarm system throughout the evening
 - Update and maintain alarm system to make sure it is working properly
-

Example: Suspicious Person

- Issue one card key per customer
- Post customers only allowed signs throughout business
- Address any solicitation or activity in the lobby that is not business related

“15” = Chronic Violator

If the Public Safety Team determines that the Commercial Business Property has been the subject of fifteen (15) or more Calls for Service, Valid Complaints and/or Citations in 90 days

AND

either (i) the business owner has not entered into a Remediation Agreement or (ii) the business owner has failed to substantially meet the obligations set forth in the Remediation Agreement,

THEN the Public Safety Team shall designate the Commercial Business Property as a Chronic Violator.

***If the business is working with the Public Safety Team on Remediation Plan, following the 10th complaint and is compliance with their Remediation Agreement, the business will *not* be fined the \$250, regardless of hitting its 15th Valid Complaint

Chronic Violator, Now What?

- 6 Month Designation
- Any subsequent Calls for Service, Valid Complaints or Citations will be accompanied by a fine of \$250, payable to the OVB.
- Law Department can take additional action to abate the nuisance in accordance with Indiana law, such as injunctions.

Example 1

Remediation Agreement, Substantial Compliance, 15 Calls, Complaints or Citations

- Business Owner has hit 7 Calls, Complaints or Citations and was issued a Warning Notification
- Business Owner has hit 10 Calls, Complaints or Citations and met with Public Safety Team
- Business Owner executed Remediation Agreement
- Business Owner is substantially complying with the Remediation Agreement
- Business Owner reaches 15 Calls, Complaints or Citations

Business is NOT a Chronic Violator

Example 2

Remediation Agreement, No Substantial Compliance, 15 Calls, Complaints or Citations

- Business Owner has hit 7 Calls, Complaints or Citations and was issued a Warning Notification
- Business Owner has hit 10 Calls, Complaints or Citations and met with Public Safety Team
- Business Owner has executed a Remediation Agreement
- Business Owner has done nothing in the Agreement or is not attempting to substantially comply
- Business Owner reaches 15 Calls, Complaints or Citations

Business IS a Chronic Violator

Example 3

No Remediation Agreement, 15 Calls, Complaints or Citations

- Business Owner has hit 7 Calls, Complaints or Citations and was issued a Warning Notification
- Business Owner has hit 10 Calls, Complaints or Citations
- Business Owner refused to meet with the Public Safety Team or execute a Remediation Agreement
- Business Owner reaches 15 Calls, Complaints or Citations

Business IS a Chronic Violator

Example 4

Property is a Chronic Violator, 6 months has passed, still has outstanding fees and fines

- Business Owner had hit 7 Calls, Complaints or Citations and was issued a Warning Notification
- Business Owner had hit 10 Calls, Complaints or Citations
- Business Owner did not execute a Remediation Agreement or had done nothing in the Agreement or did not attempt to substantially comply
- Business Owner reached 15 Calls, Complaints or Citations
- Business was designated a Chronic Violator
- Six months has passed but Business Owner has not paid fees and fines

Business IS STILL a Chronic Violator until fees and fines are paid

Public Outreach Efforts

Ordinance Effective Date – August 1, 2023

June 8, 2022 – Meeting with 96th Street Businesses

April 12, 2023 – Meeting with Jack Russell, CEO of OneZone Chamber of Commerce

Planned Outreach:

- Week of May 15: (following May City Council meeting)
 - Notification of OneZone Chamber of Commerce members
 - One-on-one outreach to “hot spot” locations
- Week of May 22:
 - Virtual meeting with Fishers businesses for Q&A
 - Follow up meetings as needed
- Week of June 19: (following June City Council meeting)
 - Follow up with “hot spot” locations
 - Follow up virtual business meeting for final Q&A



ANY QUESTIONS?

Thank you!

**BUDGET & FINANCE COMMITTEE REPORT
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

* This is a Report of the Budget & Finance Committee. Minutes of the committee meeting can be found online at www.fishers.in.us/agendacenter

John Weingardt, Chairperson
Cecilia Coble, Committee Member
Jocelyn Vare, Committee Member
David Giffel, Committee Member

Meeting Date: 5/11/2023

- I. Resolution R051523** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

Committee Recommendation:

- ☒ Passage
- ☐ Non-Passage
- ☐ Amendment
- ☐ No Recommendation

- II. Resolution R051523A** - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Sewer Availability Funds to the City of Fishers Municipal Budget.

Committee Recommendation:

- ☒ Passage
- ☐ Non-Passage
- ☐ Amendment
- ☐ No Recommendation

- III. Resolution R051523B** – A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Public Safety Local Income Tax Funds to the City of Fishers Municipal Budget.

Committee Recommendation:

- ☒ Passage
- ☐ Non-Passage
- ☐ Amendment
- ☐ No Recommendation

- IV. **Resolution 051523E** – A Resolution of the Common Council of the City of Fishers, Indiana Approving An Amendment of A Resolution of the Common Council, Approving an Amendment to Lease, and Taking Other Actions Related Thereto.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

- V. **Ordinance 051523A** – Ordinance Governing the City of Fishers, Hamilton County, Indiana's Investment Policy.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

- VI. **Ordinance 051523** – An Ordinance of the Common Council for the City of Fishers, Hamilton County, Indiana Approving Short Term Loan Financing for Certain Equipment for the Fishers Fire Department.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

ATTEST:


Jennifer L. Kehl, Fishers City Clerk

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, 1 Municipal Drive, Fishers, Indiana, 46038.

City of Fishers Finance Committee
Minutes
May 11, 2023

BOARD/COMMISSION: City of Fishers Finance Committee

DATE: 05/11/2023

DIRECTIONS: Fishers [Pavilion](#) Conference Room (the standalone building behind City Hall)

FINANCE COMMITTEE MEETING, 5:00 p.m., Pavilion Conference Room

1. Meeting Called to Order

- Chairman John Weingardt called the meeting to order at 5:02p.m. Present were David Giffel, Cecilia Coble and Jocelyn Vare. Others present were City Clerk Jennifer Kehl, Deputy Mayor Elliot Hultgren, Lisa Bradford and Jake Reardon-McSoley.

2. Announcements

3. Geist Waterfront Park Update

- Jake Reardon-McSoley gave his presentation to the Finance Committee members on the parking fees for the Geist Waterfront.

4. Consent Agenda

- a. Request to review the previous meeting memoranda: Minutes:
 - i. Minutes: [March 20th, 2023](#)
- b. **R051523** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds: [Council Action Form](#) | [Resolution](#) | [Exhibit A](#)
- Jocelyn Vare made a motion to approve the Consent Agenda. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

RESOLUTIONS:

5. **R051523A** - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Sewer Availability Funds to the City of Fishers Municipal Budget: [Council Action Form](#) | [Resolution](#) | [Exhibit A](#) | [Exhibit B](#)
 - Lisa Bradford made her presentation to the Finance Committee members.
 - Jocelyn Vare made a motion to send resolution **R051523A** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
6. **R051523B** - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Public Safety Local Income Tax Funds to the City of Fishers Municipal Budget: [Council Action Form](#) | [Resolution](#) | [Exhibit A](#) | [Exhibit B](#)
 - Lisa Bradford made her presentation to the Finance Committee members.
 - David Giffel made a motion to send resolution **R051523B** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

7. **R051523E** - A Resolution of the Common Council of the City of Fishers, Indiana, Approving an Amendment of a Resolution of the Common Council, Approving An Amendment to Lease, and Taking Other Actions Related Thereto: [Council Action Form](#) | [Resolution](#)
- Lisa Bradford made her presentation to the Finance Committee members.
 - David Giffel made a motion to send resolution **R051523E** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

ORDINANCES:

8. **051523A** - Ordinance Governing the City of Fishers, Hamilton County, Indiana's Investment Policy: [Council Action Form](#) | [Ordinance](#)
- Lisa Bradford made her presentation to the Finance Committee members.
 - This ordinance expires every 3 years. This is just a renewal.
 - David Giffel made a motion to send ordinance **051523A** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
9. **051523** - An Ordinance of the Common Council for the City of Fishers, Hamilton County, Indiana Approving Short Term Loan Financing for Certain Equipment for the Fishers Fire Department: [Council Action Form](#) | [Ordinance](#) | [Exhibit A](#) | [Exhibit B](#)
- Lisa Bradford made her presentation to the Finance Committee members.
 - David Giffel made a motion to send ordinance **051523** to the full council for approval. Jocelyn Vare seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Discussion Topics

10. Food & Beverage Update
- Lisa Bradford and Elliott Hultgren gave a brief update on the money collected to date from the Food and Beverage Tax.
11. Redevelopment Commission Annual Report for 12/31/22
- Finance Committee Members were given a copy of the report to review. Lisa Bradford briefly went over the highlights of the document.

Regular Items

12. Any other Unfinished / New Business
- None
13. Meeting Adjournment
- Cecilia Coble made a motion to adjourn the meeting. Jocelyn Vare seconded the motion. There was no remonstrance and all members voted yay.
 - The motion passed. The meeting was adjourned at 6:01 p.m.

Respectfully submitted,



Jennifer L. Kehl
Fishers City Clerk

Calendar Year
2022

Annual Report – Tax Increment Financing



FISHERS REDEVELOPMENT COMMISSION

The Fishers Redevelopment Commission was created to serve the city for the purpose of reviewing redevelopment proposals for underdeveloped and blighted areas.

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Fishers Redevelopment Commission (“FRDC”) Background

What is the FRDC?

The FRDC is a body of five citizens that reviews and acts on redevelopment activities as defined by Indiana Code 36-7-14. These activities can include acquiring real property; laying out and constructing public improvements such as infrastructure and parks; rehabilitating, maintaining or demolishing real property; disposing of property; and making payments required or authorized for bonds and redevelopment activities in Fishers (the “City”).

In addition, the FRDC authorizes the issuance of bonds for redevelopment districts (The “District”), in the name of the City, in anticipation of revenues of the District and to use the proceeds of such bonds to acquire and redevelop property in the Economic Development Area (“EDA”). A redevelopment commission is charged with finding ways to address areas needing redevelopment in the manner that best serves the social and economic interests of the unit and its inhabitants. They also consider the authorization of Tax Increment Financing (“TIF”) districts.

Who are the members?

- Five citizens are appointed to be members of the FRDC. Two members are appointed by the City Council and the remaining three members are appointed by the Mayor. There is an additional non-voting member that is appointed by the Hamilton Southeastern School Board. Each member’s term is one year in length and expires on January 1 of each year. The following are the 2021 Members of the FRDC:
 - Tony Bonacuse (President)
 - Damon Grothe (Vice President)
 - Anderson Schoenrock (Secretary)
 - Brad Johnson
 - Dan Canan
 - Brad Boyer (School Board Representative)
- The daily operations of the FRDC are handled by City employees primarily from the Controller’s Department and Economic Development Department at no cost to the FRDC. The following employees are primarily responsible for FRDC functions:
 - Megan Baumgartner (Economic and Community Development Director)
 - Jordin Willy (Assistant Director of Economic Development)
 - Lisa Bradford (City Controller)
 - Lawrence Summers (Senior Controller, Economic Development)

When was it created?

The FRDC was created in March of 1989 out of a growing need for redevelopment.

Why is it important?

The FRDC is vital to the City's development for its ability to create TIF districts to spur development activity in certain areas and to pledge TIF revenues toward the repayment of debt incurred for redevelopment purposes. The FRDC authorizes the issuance of debt in the redevelopment district. Statutory debt for the redevelopment district is based on the assessed value of the district which is the same as the City's assessed value. In addition, the FRDC acts as an oversight committee for the City to investigate, study, and select areas that need redevelopment or economic development.

Where does the FRDC have jurisdiction?

The FRDC's jurisdiction is congruent with the City of Fishers' city limits.

What has the FRDC done in recent history?

The following are significant actions passed by the FRDC since 2007.

2007 Highlights

- Approve Economic Development Plan for the Shops at Geist Pointe and declare the area an Economic Development Area (EDA) and an allocation area.
- Approve economic development plan for Olio Road/I-69 and designate the related EDA to encourage growth near the Exit 10 interchange area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2007 B (BD Northeast Medical Center Development, LLC Project) (the 2007 Bonds) used for infrastructure and utility costs of the St. Vincent emergency facility on 26 acres at Exit 10. The project consists of a 120,000 square foot building comprised of three (3) stories with helipad. The anchor programs consist of a free-standing emergency departments, diagnostic imaging services, and an ambulatory surgery center.
- Approval of and EDA and Allocation Area designated as the St. Vincent Economic Development Area.

2008 Highlights

- Approval of Economic Development Plan for the Shops at Geist Pointe and declaration of the area an Economic Development Area (EDA) and an allocation area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2008A (Shops at Geist Pointe, LLC Project) (the 2008 Bonds) to be loaned to Shops at Geist Point LLC and applied to certain demolition costs and costs of the construction of certain road, drainage, sanitary, sewer and other infrastructure improvements.
- Designation Crosspoint TIF District and approval of related project. Concourse at Crosspoint is a Class A office park located along the west side of I-69 close to 106th Street.
- Pledge of TIF Revenues to economic development bonds for the Concourse at Crosspoint

- Approval of Economic Development Agreement with Clarian Health Partners. The project was for a medical and health related facility. As part of the project, the City (Town at the time) provided necessary public infrastructure in the area.
- Designation of Clarian Allocation Area.
- Approval of Clarian bonds for Infrastructure improvements in the area

2009 Highlights

- Designation of Clarian Allocation Area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2009 (Clarian Saxony Medical Center Project) to finance certain infrastructure improvements.
- Approval of economic development agreement with Interchange Diversified, LLC for a mixed-use development located near the intersection of State Road 238 and 136th Street.
- Approval to issue bonds for infrastructure and other costs related to development near SR 238 and 136th Street and near the southwest intersection of I-69 and SR 238 (Saxony Bonds).
- Designation of Saxony Allocation Area. The property tax increment from this approximately 100-acre area will support the debt service for the Saxony Bonds.
- Designation of Village, Commons and Town Allocation Areas in the Olio Road/I-69 EDA.
- Approve Research and Technology Park EDA and Allocation Area.

2010 Highlights

- Approval of amendment to the lease agreement to allow for the refunding of RDA Lease Rental Revenue Bonds of 2001 with the Fishers RDA Lease Rental Refunding Bonds of 2010.
- Approval of Fishers Automotive Project and related bonds authorized.
- Approval of River Place Project.
- Approval of Lease Financing for 96th and Allisonville Road Project backed by special benefits taxes.
- Approval of the State Road 37 Economic Development plan and designation of the State Road 37 EDA and Allocation Area.
- Authorization of State Road 37 bonds issued by the Town of Fishers.
- Approval of Fishers Automotive Economic Development Agreement and Allocation Area.

2011 Highlights

- Pledge of TIF revenues to the repayment of the Town of Fishers Redevelopment District Bonds, Series 2011 (State Road 37 Project).
- Approval of bonds related to improvements in the Geist Annexation Area
- Pledge of TIF revenues to the repayment of the Economic Development Revenue Bonds, Series 2011 (Fishers Automotive Project).

2012 Highlights

- Approval of expansion of SR 37 EDA.
- Approval of expansion of Fishers/I-69 EDA.

2013 Highlights

- Acquisition of property from US post Office and transfer of property to the Town of Fishers for downtown redevelopment.
- Acquisition of property in the Downtown area to spur redevelopment.
- Approval of Blast media EDA.
- Approval of Lease Agreement with Forum Credit Union for Blast Media space.
- Approval of Blue Bridge Digital EDA and subsequently approval of associated sublease.

2014 Highlights

In 2014, the FRDC approved several projects in the Downtown TIF district. The major projects are described in more detail below.

The Depot at Nickel Plate

- 241 Luxury Apartments
- 15,719 square feet ground floor retail
- Approximately 430 structured parking garage spaces
- Approximately 50-75 additional jobs
- \$40M total project investment
- Completed in April 2015

Central Green Improvements

- Improved public green space plaza
- 20+ additional trees

The Edge

- 60,187 square feet mixed-use (3-story)
- 22,000 square feet leased by Community Health Network
- Restaurants, retail, medical office, office space
- 330 space parking garage
- \$18M total project investment
- Approximately 100-150 additional jobs
- Completed in 2016

The Switch

- 33,150 square feet mixed-use building (3-story)
- Restaurants, retail, office
- 100+ Class A luxury apartments (Studio, 1BR, 2BR)

- 400+ space parking garage (Shared by tenants/public)
- Approximately 100-120 additional jobs
- Enhanced train platform and pedestrian plaza
- \$28.5M total project investment
- Completed in 2016

Meyer Najem Building

- 40,000 square feet office building (2-story)
- 71 new jobs from Meyer Najem Headquarters (15 additional jobs by 2019)
- 115 space parking lot
- \$7M total project investment

116th St. Pocket Park

- Temporary urban pocket park
- Promotes activity through ping pong table, stage, benches, and bike racks
- Serves as a venue for community art

2015 Highlights

The FRDC took actions to help secure the following companies in Fishers in 2015.

Blue Bridge Digital, LLC

The FRDC approved a sublease agreement for a 9,095 square foot office space in the Meyer Najem building in downtown Fishers for Blue Bridge Digital, an app development and service company, primarily focused on non-profit groups, colleges and small businesses. The company expects a \$50,000 total investment in Fishers. Blue Bridge expects to add approximately 32 jobs for an estimated total expected job of 60 and is one of Launch Fishers success stories. In addition to these, the FRDC also approved subleases for **12 Stars Media** (a video production company) and **Quad Med, LLC** (Medical Clinic) for spaces in the Meyer Najem building on the second floor which is master leased by the FRDC.

Launch Fishers

In 2015 the FRDC approved a lease with **Launch Fishers** for a 51,571 space that was previously used by Deca Financial Services. The property will allow Launch Fishers accommodate the growth in members since its inception in 2012. Launch Fishers has grown to approximately 550 members. Launch Fishers was developed with entrepreneur John Wechsler to serve the unique needs of entrepreneurs working to start and build high-potential enterprises across a broad range of categories including technology, health information, life sciences, biotech, agri-tech and more. More than just a space, however, Launch Fishers offers its members the opportunity to connect and collaborate with like-minded individuals.

Ginovus

The FRDC also approved a 10-year lease with **Ginovus**, a site selection consulting company, for a 6,444 square foot space owned by the City located in The Switch office building.

IKEA

IKEA announced plans to open a 296,000 square foot store in Fishers in 2017 at a total investment of \$40,000,000. It is expected to bring 250 jobs to Fishers.

CloudOne

The FRDC approved an economic development agreement with CloudOne to place them as a tenant in The Switch building. Along with CloudOne and Ginovus, another major tenant in the Switch building is Purdue University College of Pharmacy's Center for Medication Safety Advancement and Purdue Manufacturing Extension Partnership.

Four Day Ray

Four Day Ray as a mixed-use development with 2nd floor dedicated to tech office space and 1st floor to a brewery/restaurant. Total investment is estimated to be \$6,200,000.

2016 Highlights

The FDRC was involved in approving following projects in 2016.

Citimark Partners

As part of a \$32.7 million development plan, Indianapolis-based Citimark committed to purchase a 23-acre site that includes the former Charles Schwab & Co. regional client center on the corner of Visionary Way and Technology Lane and the building that houses Launch Fishers in the city's Certified Technology Park. Citimark plans to spend \$4.5 million to renovate the Schwab building. It also intends to add 80,000 square feet of additional office buildings on the property, which will be transformed into a corporate campus with walking trails and shared amenities such as food services and open green space.

Central Indiana Orthopedics

Muncie-based Central Indiana Orthopedics plans to spend \$13 million to start a 37-acre technology-focused medical campus in Fishers that would include a clinic and surgery center for the health care provider along with additional space for medical offices. The development, to be called MedTech Park, would encompass 37 acres to the east of St. Vincent's Hospital along 136th Street and Interstate 69 and would be worth about \$52 million when fully completed. Central Indiana Orthopedics plans to buy the entire property and construct a 50,000-square-foot facility that will have space for a clinic, surgery center, and imaging and physical therapy services.

RQAW Engineering

RQAW Corp. plans to invest \$4 million to relocate its headquarters and 60 employees to the new building. They plan to build a 30,000 square foot office building. The engineering and architecture firm would occupy 15,000 square feet of space on the second and third floors.

Fishers District at The Yard

Developer Thompson Thrift Retail Group plans to develop a project called The Yard, which could cost \$40 million to \$60 million to develop. It would be adjacent to the new Ikea store and near the Top golf venue.

The 17-acre property would be redeveloped into a culinary and entertainment center with 10 to 12 lots for restaurants and possibly a combination theater-dining establishment. The development would also include an acre of green space and up to two buildings totaling 3,000 square feet that would be used for shared culinary space to incubate new businesses, like Launch Fishers.

Braden Business Systems

Braden Business Systems is building a 35,000-square-foot, four-story building and plans to bring more than 70 jobs to Fishers' emerging downtown, called the Nickel Plate District. The business is building on land the city owned north of the Switch apartment complex. The company will operate on the top two floors of the building and also plans to lease a 10,000-square-foot warehouse nearby. Fishers estimates the company's investment at \$5.6 million to \$7 million. The City will Master Lease 15,000 square feet.

1 North (Now Spark Apartments)

A \$47 million mixed-use project on the northwest corner of North Street and Lantern Road is currently under construction. The Fishers City Council provided \$16.5 million in economic incentives. The project, which is a collaboration between three companies, is slated to include a three-story, 30,000-square-foot office building, 500-space parking garage and a four-story mixed-use building with 240 apartments and 5,000 square feet of commercial space.

2017 Highlights

The FDRC was involved in approving following projects in 2017.

IoT Lab:

The first Internet of Things (IoT) laboratory in the state of Indiana and is located on Technology Drive in NE Commerce Park. This is a public private partnership that is intended to facilitate the next wave of entrepreneurs from Launch Fishers. The building is 24,562-square-feet and is designed to house a combination of maker areas, development labs, and testing spaces for companies to experiment in designing new IoT technologies.

Police Station and Garage:

Due to the exponential growth the City of Fishers has enjoyed there is a need for a larger police station to house the staff and courts. The new police station will wrap a parking garage the will serve both the city's and public's purposes. The station is located just east of the existing station on Municipal Drive.

CEDIA

CEDIA (Custom Electronic Design and Installation Association) is constructing a new 40,000 square foot \$13.7 million headquarters in Delaware Park along Kincaid Drive and visible from I-69. 30,000 square feet are intended to be used by CEDIA and the balance of space will be rented to other businesses. CEDIA represents 3,700 member companies worldwide and serves more than 30,000 industry professionals that manufacture, design, and integrate goods and services for the connected home.

Geist Park

The city is investing in a 70-acre waterfront park at Geist Reservoir. The park will be developed at the last-remaining undeveloped parcel of the 1,900-acre reservoir, located approximately at 111th Street on the east side of Olivo Road. The cost of land acquisition is \$15.7 million and now that the land price is settled the city will proceed with the planning process to determine how the park will be developed.

Knowledge Services

Knowledge Services is planning to construct an 80,000-square foot \$17 million headquarters on a 17-acre parcel on USA Parkway and I-69 with the addition of 400 new jobs by 2021. Knowledge Services is the largest government MSP (managed service provider) in the nation with eight state accounts and counting.

2018 Highlights

BW

A \$10 million development is currently under construction on the northeast corner of the Fishers' Municipal Complex. The 4-story building will add to the vibrancy of the municipal ellipse, providing 45,000 square feet of office space options to innovative companies, looking to locate in Fishers. The City of Fishers is contributing a 10-year tax abatement to the project.

Flexware Headquarters

Flexware Innovation continues to invest in Fishers, with their intent to develop a 35,000 square foot office building, to serve as the company's headquarters. The \$3.5 million project will sit to the northwest of the Nickel Plate District Amphitheater and include a 100-space surface parking lot, available to the public, after working hours. The City of Fishers is contributing incentives to the project through a tax abatement, utility relocation, and impact fee waivers.

TechWay:

The Hageman Group intends to develop a 3 story, 31,000 square foot office building, at the entrance of the City's Certified Tech Park (CTP). In the heart of Fishers' Nickel Plate District, the building will be surrounded by walkable amenities, including the future Nickle Plate Trail. Situated as the gateway to the CTP, the building will provide an opportunity for growing, innovation companies to participate in the entrepreneurial economy of Fishers. The total project investment is \$8.5 million. The City of Fishers will provide \$2.06 million in bond proceeds and a waiver of impact fees to assist with costs, only in the event the building is pre-leased and under construction in a 30-month time frame.

Browning Investment and First Internet Bank:

In December 2018, Browning Investments announced plans for a \$157 million development in the Fishers' Nickel Plate District, on the north and south sides of 116th Street. Anchoring the project is the 6 story, 175,000 square foot First Internet Bank Headquarters, situated on the south side of the development. The south side will also consist of a 750-space parking garage and a 110-room boutique

hotel. First internet Bank intends to occupy the upper 5 floors of the building with the first-floor retail and an event center.

Hub & Spoke

A \$14 million makerspace and design center are planned for 106th street along the future Nickel Plate Trail. The 86,000 square foot project will consist of a training facility, a maker's space, a community connect coworking spaces, and an event space. The project intends to increase awareness around the skilled trades and broadening the career options for students.

2019 Highlights

Nickel Plate Hotel

In December 2019, Browning Investments, Dora Hotel Company, and the City of Fishers announced the plans to bring a 5-story, 116-room high-end, boutique hotel to the city's downtown Nickel Plate District. The \$21 million Hotel Nickel Plate is a part of the larger master development by Browning announced in December 2018, which includes First Internet Bank's new 180,000 square foot headquarters. The Tapestry Collection by Hilton hotel will feature a full-service restaurant on the first floor and Nickel Plate Trail access. The project aims for a completion date in 2022.

Mattingly Development

Fishers-based Mattingly Construction announced plans for a \$7 million development at Sunlight Drive, off the 106th Street interchange. The first phase will feature three buildings 8,227ft², 10,433 ft², and 14,600 ft² respectively, on three of the twelve-acre joint parcel. The development is intended to provide leasing alternatives to small businesses in Fishers.

Pullman Pointe

Indianapolis-based Scannell Properties announced plans for a \$29 million 180-unit multifamily at Lantern Road and Fishers Point Boulevard. The project will consist of two multifamily buildings, a clubhouse, limited retail, and a leasing center. A completion date for this project will fall in 2021.

Strongbox

Strongbox, an Indianapolis- based commercial developer, announced plans to rehabilitate the former Marsh Supermarkets property located at 96th Street and Lantern Road. Strongbox, plans to invest \$7 million to demolish 20,000 ft² of the existing building to accommodate a new tenant to the community, add landscaping and parking lot improvements, and build a 10,000 ft² out lot retail building.

Crew Carwash Headquarters

In April of 2019, Crew Carwash announced plans to build a \$10 million & 40,000 square foot headquarters and carwash on 116th street, off I-69, near Top Golf.

The Station

Thompson Thrift announced The Stations, as the final phase of their mixed- used development project, which currently consists of the newly developed culinary- focused Fishers District project. The Stations

will sit on 8.6 acres of land, adjacent to Fishers District and include a hotel, townhomes, a restaurant, 8800 sf2 of retail and 60,000 sf2 of commercial office.

Maple Sturup

In 2019, Maple Sturup, LLC announced plans for a \$2.7 million, 3- story, 16,280 sf2 office building on Maple Street in Fishers Nickel Plate District. This announcement come after the completion of its sister-building, Master Station, which sits adjacent.

2020 Highlights

Genezen Labs

Genezen Labs, a viral vector production contractor for gene and cell therapy, plans to open an R&D lab and clean manufacturing facility with office space in the Crosspoint Business Park. Genezen has committed to growing by 36 employees by 2024 and investing \$7.8 million in capital improvements as part of their incentive package.

INCOG BioPharma

INCOG BioPharma announced plans to establish its first manufacturing facility and global headquarters in Fishers, in the Exit 5 Business Park. INCOG intends to invest \$60 million in the new location, creating up to 150 new jobs by the end of 2024. The startup is breaking ground in 2021, with plans to be fully operational in the first half of 2022.

Knowledge Services

Knowledge Services announced its purchase the old Marsh Headquarters building in the Crosspoint Business Park. The Indianapolis-based government and commercial workforce management software company will occupy a portion of the 165,000 sf building, while leasing the remaining unused space to other tenants.

Memory Ventures

Fishers-based Memory Ventures announced plan to purchase and relocate into the former Marsh building at 96th Street & Lantern Road. The company plans to invest \$1 million in renovating the space, occupying part of the site and leasing the remaining available space. Memory Ventures' move to the building is a part of the larger redevelopment push, along 96th street.

Round Room

Round Room announced its acquisition of the two-story, 190,000-square-foot property at 10300 Kincaid Dr. Round Room (old Roche building), which had sat vacant for several years. The nation's largest Verizon authorized retailer plans on renovating the building, while occupying 120,000 square feet and leasing the remainder to tenants. The move allows Round Room to consolidate more than 200 of its employees.

U.Group

Washington, D.C. area-based U.Group announced plans to establish a Fishers location in January 2020. The digital transformation partner selected Fishers for its Midwest office, planning to create up to 130

high-wage jobs in the surrounding community, spanning the full range of its capabilities—including technology, data, consulting, and creative services. The company is operating out of Launch Fishers, until it can identify a permanent location in Fishers.

ZergNet

The New York- based digital media tech company announced its plans to establish a Midwest presence, with its move into space in the Meyer Najem Building in Fishers. The company’s relocation is a part of the City’s master-lease program, which provides companies with flexible short-term lease options.

2021 Highlights

Fishers Life Science and Innovation Park

The city purchased 75 acres at the intersection of 126th and Cumberland Road to create a new Life Science and Innovation Park to recruit new companies to Fishers. The RDC completed the purchase in August.

Stevanato Group

Stevanato Group committed to build a new, 375,000 SF pharmaceutical manufacturing facility in the Fishers Life Science and Innovation Park. The facility will produce sterilized vaccine vials and cartridges. The total investment will exceed \$200 million and the company plans to hire 200 new employees with average salaries of \$75,000.

List Bio

List Bio committed to building a new 110,000 SF pharmaceutical manufacturing facility in Fishers. List will manufacture microbiome treatments in a CDMO facility and hire 200 new employees. They will build this facility in the Life Science and Innovation Park.

Quantigen

Quantigen, a diagnostic pharmaceutical company, announced plans to expand its footprint in Fishers by moving into 10300 Kincaid Blvd. The company plans to invest nearly \$7M and hire an additional 26 employees.

2022 Highlights

Stevanato Group

Stevanato Group announced an expansion of its Fishers facility in 2022. The expansion increases the building to over 500,000 SF and a total investment of \$515 million. Stevanato is an Italian pharmaceutical glass manufacturer of vaccine vials and cartridges. This facility will be their first US manufacturing location.

The Next Phase of Fishers District

The Next Phase of Fishers District was announced in September 2022. This \$550M investment includes the Fishers Event Center, the Union at Fishers District, and the development area surrounding the Fishers

Event Center. The Fishers Event Center is 8,000 seat arena that will HSE School District graduations, community events, and will be the new home of the Indy Fuel.

The Union at Fishers District is an extension of the Yard at Fishers District, with an additional hotel, multi-family project, and first-in-class restaurants, retail, and entertainment options. The Union will connect The Yard with the Slate, down to the Fishers Event Center and surrounding area.

Andretti Autosport Global Headquarters

Andretti Autosport announced its plans to construct its new global headquarters in Fishers at the Indianapolis Metropolitan Airport. Andretti began construction on the 580,000 SF facility at the end of 2022 and they plan to hire 500 additional employees over the next several years and relocate over 100 to the new Fishers location.

Andretti plans to purchase all of the remaining developable area at the Indy Metro Airport with the goal of developing a true campus along the Nickel Plate Trail.

REV Condominium Project

In 2022, the City was able to announce its first condominium project in the Nickel Plate District. Birkla Investments and Mike Alboher plan to redevelop the site at 8603 E. 116th Street into a 5-story for-sale luxury condo project. The first two floors will have a mix of retail and office and will overlook the Nickel Plate Trail.

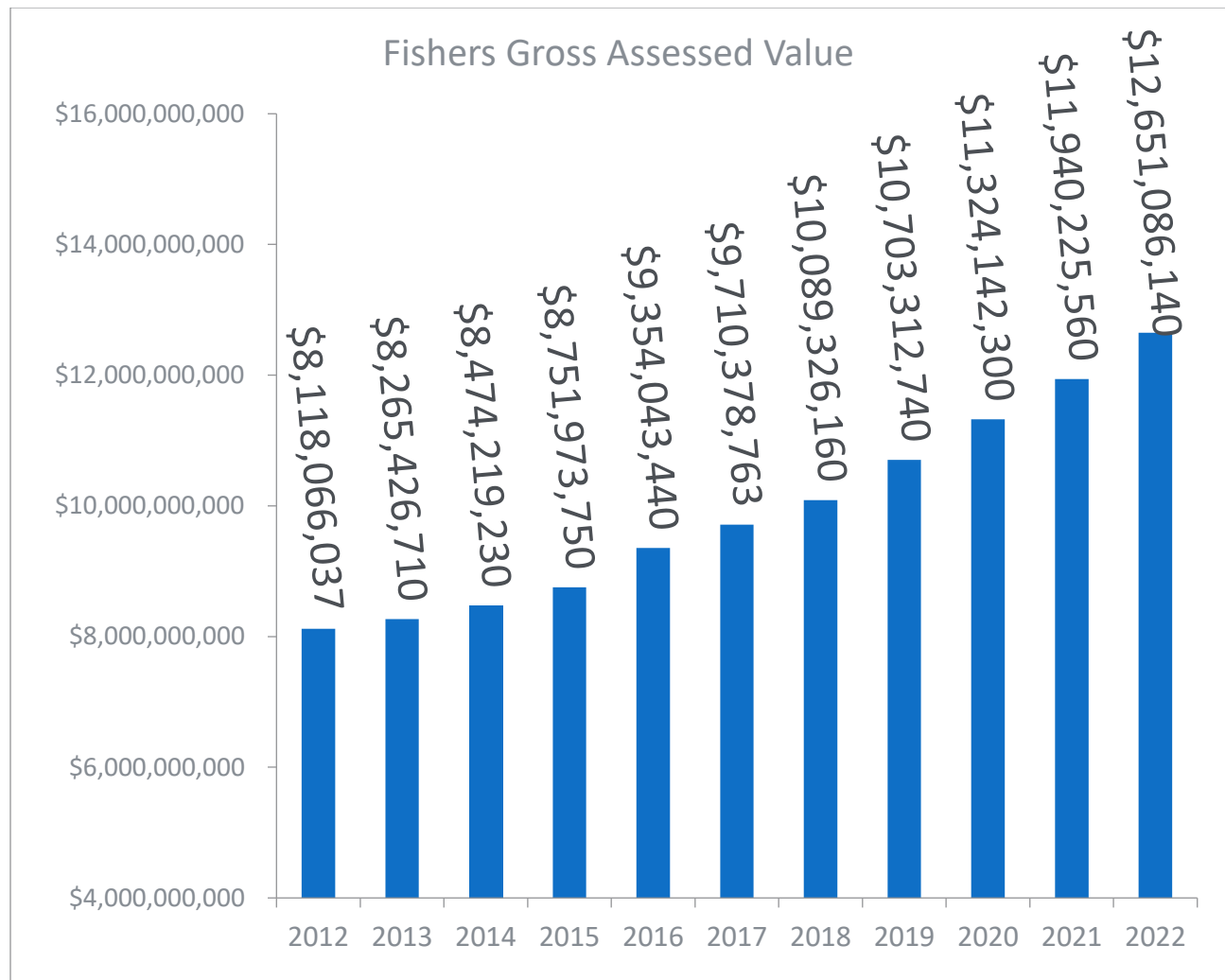
New Committed Jobs:

This table illustrates the job growth in Fishers from 2017 – 2022 and represents how new development is impacting the jobs sector in a positive way for Fishers’ residents. For 2022, the average salary of the new jobs was \$94,800 with a total amount investment of \$1,264,215,616.

	2017	2018	2019	2020	2021	2022
New Jobs Committed	2033	473	1109	1101	955	1,286

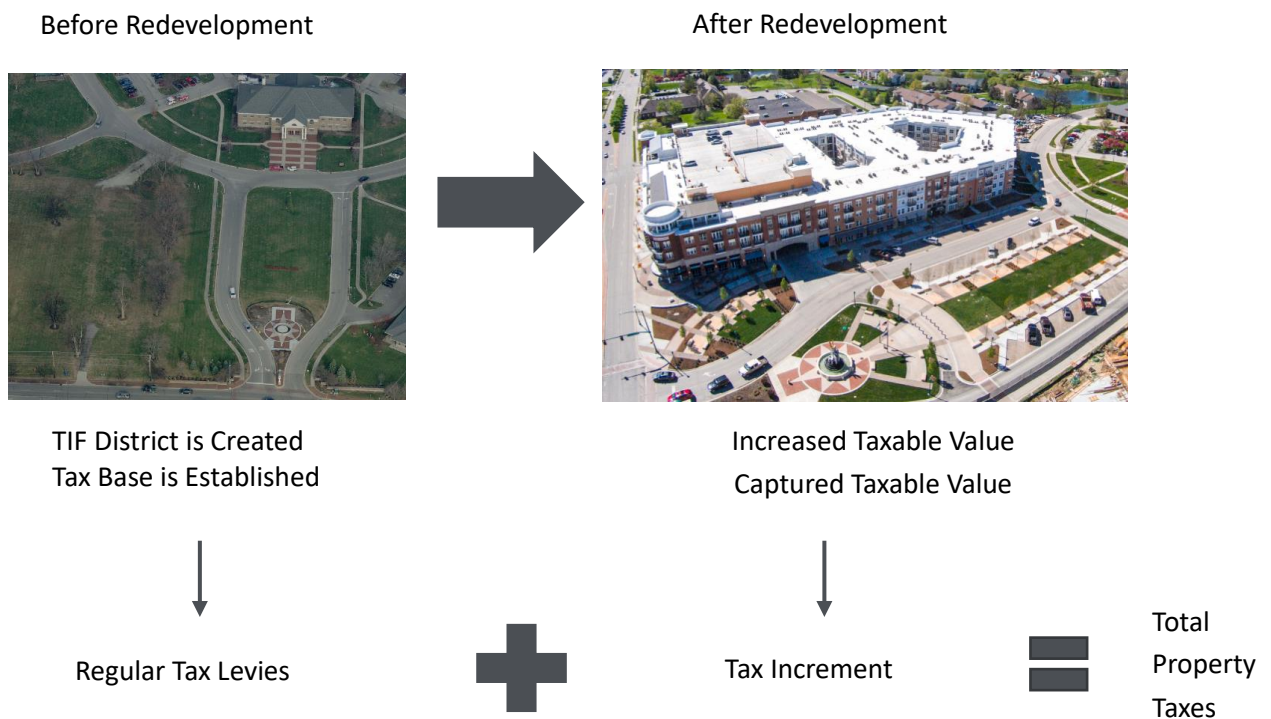
Gross Assessed Value Growth (“GAV”)

Fishers has seen a steady rise in Gross Assessed Value over the past few years (refer to graph below). This growth can be explained from Fishers’ growing population as well as the expansion and redevelopment of many locations throughout the City. A portion of the AV growth has occurred in the downtown area, which is being rehabilitated into a dynamic urban center where people can eat, live, shop, and work (refer to Downtown TIF District for more detail). According to a report in 2019, the impact to overlapping districts has been far outweighed by the impact of new growth and projects to the City and areas as a whole.



2022 Active TIF Districts

The FRDC has created a total of 30 TIF districts and covers approximately 2,289 acres as of December 31, 2022 (Refer to the table on Page 18). The TIF revenues captured and available for use in redeveloping the associated TIF districts are based on the increase in assessed value of the area after it is established as a TIF district. TIF captures only the incremental increases in taxes for the area designated as a TIF district. Those incremental increase in taxes are considered TIF revenue. This captured revenue is then used for improvements within that TIF District or in areas that would benefit the TIF District. Below is a basic illustration of how TIF revenues are captured.



Assessed Value Information by TIF District

2021 Pay 2022 Assessed Values

TIF District	Gross AV	Net AV	Base AV	Incremental AV
116th St Fishers	80,502,800	80,423,745	24,921,078	55,502,667
Allisonville Corridor	138,847,500	134,295,644	83,012,919	51,282,725
Britton Park	63,715,500	63,715,500	2,323,438	61,392,062
Clarian	60,814,800	16,039,904	0	16,039,904
Commons	127,000	127,000	127,000	0
Crosspoint	22,611,100	22,611,100	1,820,456	20,790,644
Downtown	512,811,100	469,729,570	181,185,413	288,544,157
Fishers Automotive EDA	8,411,500	8,411,500	3,457,945	4,953,555
Fishers Tech Park	66,892,800	64,999,300	12,809,739	52,189,561
River Place	6,972,700	6,972,700	5,784,498	1,188,202
Saxony	79,006,700	66,684,087	7,636,369	59,047,718
Shops at Geist Pointe	11,440,000	11,400,000	1,328,630	10,071,370
Sun King	21,800	21,800	21,800	0
St. Vincent EDA	55,753,200	2,189,335	0	2,189,335
State Road 37	114,801,000	112,921,565	71,378,790	41,542,775
Town	17,299,200	17,299,200	1,294,733	16,004,467
Village Center	550,800	550,800	495,423	55,377
Downtown Personal Property	718,440	718,440	326,940	391,500
Sun King Personal Property	208,630	208,630	0	208,630
Central Indiana Orthopedics	11,651,800	11,651,800	137,722	11,514,078
Metropolitan Airport	0	0	0	0
The Yard	62,748,500	62,748,500	1,223,638	61,524,862
The Stations	6,109,000	5,378,845	1,776,673	3,602,172
Pullman Pointe	12,445,600	12,445,600	1,396,305	11,049,295
126 th & Cumberland	97,500	97,500	97,500	0
Highline	0	0	0	0
Andretti	0	0	0	0
96 th Residential	0	0	0	0
96 th Commercial	0	0	0	0
Rev	0	0	0	0
TOTAL	1,334,558,970	1,171,642,065	402,557,009	769,085,056

TIF Fund Balance Sheet as of December 31, 2022

Assets

Cash and Cash Equivalents	\$ 11,291,327
Receivables (Net of Uncollectable)	-
Prepays	-
Total Assets	<u>\$</u>

Liabilities and Fund Balances

Accounts payable	\$ -
Accrued payroll and withholdings payable	-
Total Liabilities	<u>-</u>

Fund Balance:

Non spendable	
Restricted	\$
Committed	
Assigned	
Total fund balances	<u></u>
Total liabilities and fund balance	<u>\$ 11,291,327</u>

TIF Fund Combined Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended December 31, 2022

Revenues		
	Taxes - TIF revenues	14,958,278
	Charges for services (Rent Revenue)	454,785
A	Other Revenues	2,186,089
	 Total Revenues	 17,599,152
 Expenditures		
	Debt service and capital lease payments	5,978,327
	Rent	1,149,414
	Pass-Throughs for economic development bonds	5,695,053
	Capital outlay	2,203,925
	Contractual Services	618,235
	Refunds	11,580
	 Total Expenditures	 15,572,393
	 Excess of revenues over expenditures	 2,026,759
	 Net change in fund balance	 2,026,759
	 Fund Balance – beginning	 9,264,568
	 Find Balance – ending	 11,291,327

A → other revenue includes 2.1% revenue share from Fishers Test Kitchen, along with IEDC Passthrough grants

TIF Fund Statement of Revenues, Expenditures and Fund Balances

Detail by TIF District for the year ended December 31, 2022. Numbers rounded to nearest dollar.

TIF District	2021 Fund Balance	Revenue Received	Expenses Paid		2022 Fund Balance
116th St Fishers	1,355,257	1,027,171	837,777		1,544,651
Allisonville Corridor	754,958	995,256	811,746		938,468
Britton Park	1,377,397	1,109,764	1,062,608		1,424,553
Clarian	0	305,138	305,138		0
Commons	0	0	0		0
Crosspoint	0	401,155	401,155		0
Downtown	5,028,712	6,387,529	5,255,962	A	6,160,279
Fishers Automotive EDA	0	142,128	142,128		0
Fishers Tech Park	614,378	1,040,947	849,013		806,312
River Place	51,681	18,317	69,998		0
Saxony	0	1,123,564	1,123,564		0
Shops at Geist Pointe	0	192,355	192,355		0
Sun King	0	0	0		0
St. Vincent EDA	39,765	41,649	22,427		58,987
State Road 37	0	790,135	790,135		0
Town	0	283,274	283,274		0
Village Center	0	1,053	1,053		0
Downtown Personal Property	34,749	7,554	6,161		36,142
Sun King Personal Property	7,641	4,026	3,284		8,413
Central Indiana Orthopedics	0	219,040	219,040		0
Metropolitan Airport	0	0	0		0
The Yard	0	1,216,845	1,187,119		29,726
The Stations	0	395,498	395,498		0
Pullman Pointe	0	106,598	106,598		0
126 th & Cumberland	0	1,790,156	1,506,360		283,796
Highline	0	0	0		0
Andretti	0	0	0		0
96 th Residential	0	0	0		0
96 th Commercial	0	0	0		0
Rev	0	0	0		0
TOTAL	9,264,568	17,599,152	15,572,393		11,291,327

Note A: Revenue and expenses include rent and other revenues. Rent received on subleases are netted against the rent paid on master lease.

Debt – Expected to be Serviced using TIF Revenues

As of December 31, 2022

<u>Name</u>		<u>Issue Date</u>	<u>Outstanding Par amount as of 12/31/2022</u>	<u>Total Outstanding Principal and Interest as of 1/1/2022</u>	<u>Principal and Interest due in 2022</u>
Redevelopment Commission Obligations					
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	A	11/10/2016	15,550,000	20,624,300	1,425,659
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	C	11/15/2018	20,855,000	32,712,390	1,681,565
Taxable Economic Development Revenue Bonds, Series 2013 (Flaherty/Fishers Station)	A	9/12/2013	11,710,000	18,713,327	1,133,905
Taxable Econ. Dev. Rev Bonds, Series 2019B		10/24/2019	15,180,000	23,247,709	471,608
Taxable Econ. Dev. Rev Bonds, Series 2019A		12/4/2019	17,480,000	29,119,595	763,525
Taxable Econ. Dev. Rev. Bond Anticipation Notes, Series 2019A		6/24/2019	0	10,908,113	10,797,075
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		4/30/2020	0	14,572,106	14,489,738
Taxable Econ. Dev. Rev. Ref. Bonds, Series 2020 (Fishers Station Project)	A	11/20/2020	13,030,000	16,687,836	1,010,797
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2022A	C	1/28/2022	25,575,000	23,629,889	147,873
Redevelopment District Obligations					
Redevelopment District Refunding Bonds, Series 2017A1	D	9/13/2017	9,535,000	12,729,075	574,950
Taxable Redevelopment District Bonds, Series 2017A2	D	9/13/2017	0	212,363	212,363
Redevelopment District Refunding Bonds, Series 2017C	D	9/13/2017	2,825,000	3,667,463	286,650
Redevelopment District Refunding Bonds, Series 2017B	D	10/5/2017	4,255,000	5,864,275	441,400
County Option Income Tax Revenue Bonds, Series 2016	B	12/4/2016	5,590,000	7,388,700	511,300
Taxable Redevelopment District Refunding Bonds, Series 2020		7/1/2020	4,325,000	5,477,243	439,603
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2021C	C	1/28/21	23,350,000	23,629,889	135,119
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2022A	C	1/28/22			
Economic Development Bonds (Developer Bonds)					
Taxable Econ. Dev. Rev. Bonds, Series 2006A (Britton Park)		12/4/2006	6,250,000	9,323,849	1,107,210
Taxable Econ. Dev. Revenue Bond, Series 2008 (Crosspoint)		11/14/2008	4,000,064	3,150,898	708,067
Taxable Econ. Dev. Rev. Bond, Series 2008A (Geist Landing)		6/19/2008	1,515,000	2,558,147	184,585
Taxable Econ. Dev. Rev. Bond, Series 2009 (Clarian Saxony)		12/23/2009	379,426	1,230,084	837,269
Econ. Dev. Revenue Bonds, Series 2011 (Fishers Automotive)		3/31/2011	1,440,000	2,159,085	171,538
Economic Development Revenue Bonds, Series 2017A (CIO)		8/3/2017	4,600,000	7,581,812	237,582
Economic Development Revenue Bonds, Series 2017B (CIO)		8/3/2017	1,900,000	2,960,063	0
Taxable Econ. Dev. Rev. Bonds, Series 2018A (Yard)	D	7/5/2018	8,795,000	13,603,599	634,905
Taxable Econ. Dev. Rev. Bonds, Series 2018B (Yard Garage)	D	8/21/2018	7,115,000	11,026,389	403,334
Taxable Econ. Dev. Rev. Bonds, Series 2019C (The Stations)	D	12/18/2019	4,915,000	7,172,196	241,445
Economic Development Revenue Bonds, Series 2021A (Pullman Pointe)		2/23/2021	6,790,000	10,958,800	426,300
Taxable Economic Development Revenue Bonds, Series 2022 (Highline)	E	9/28/2022	7,410,000	13,508,990	0

NOTES:

A – The Series 2013 debt service for 2016 was funded with TIF revenues from the Allisonville Corridor and Downtown TIF District. The Taxable Economic Development Revenues BANs, Series 2015, 2015B and 2015C related to the Edge, The Switch, Meyer Najem and overall downtown redevelopment were permanently financed with the Taxable Economic Development Bonds, Series 2016A (The Downtown Projects Bonds). The Downtown Projects Bonds are to be repaid from the revenue from the TIF Districts (Allocation Areas) in the Fishers/I-69 Economic Development Area. The TIF districts to contribute to the repayment of these debt obligations are 116th St Fishers, Allisonville Corridor, Downtown, and Fishers Tech Park. The 2013 Series was advanced refunded with Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project).

B – The County Option Income Tax Revenue BANs, Series 2015 was permanently financed with the County Option Income Tax Revenue Bonds, Series 2016. The debt service is expected to be paid from the TIF districts in the Fishers/I-69 Economic Development Area.

C – Debt is pledged with local income tax but expected to be paid from TIF districts in Fishers/I-69 Economic Development Area

D – 2018A is pledged to be paid out of the Yard Allocation area. In the event of a shortfall, the developer is responsible for 85% of debt service and the City for 15%. 2018B and 2019C are fully developer backed.

E – 2022 is pledged to be paid out of the Highline Allocation area. In the event of a shortfall, the developer is responsible for 85% of debt service and the City for 15%.



To: Fishers City Council
From: Jason Taylor, P.E. –Director of Engineering
Date: May 12, 2023

RE: Barrett Law of Commercial Private Roadways – Britton Park/Trade Center and Publishers Business Parks

Purpose

The purpose of this memorandum is to provide the City Council with information concerning the current status of the Barrett Law of Commercial Private Roadways. Specifically, the private roadways within the Britton Park/Trade Center and Publishers Business Parks. (exhibits included)

Summary

Since 2022, the City and the business owners within the above mentioned business parks have been collaborating on ways the private roadways can be improved and what support the City can provide to the business owners. Through the discussions, it was determined the Barrett Law process was an avenue that allowed the improvements to occur while not requiring the businesses to bear the costs in a single lump sum. Once the Barrett Law process was determined to be a way to accomplish the improvements while spreading the payments over time, the Department of Engineering communicated with the businesses of the intent through a series of presentations and one-on-one meetings.

On March 14th, the Board of Public Works & Safety approved the preliminary resolution to begin the Barrett Law process for both commercial private roadways. Those resolutions can be found here: [Barrett East](#) and [Barrett West](#). Per Indiana Code 36-9-36, the City mailed official notifications to the property owners/businesses that a Public Hearing will be held at the Board of Public Works and Safety meeting on March 28, 2023. Although not required, the City provided additional information to the property owners/businesses concerning the construction costs that can be expected. An example letter is included as an attachment in this memo.

Approximately eight (8) of the property and/or business owners, including the property manager, were in attendance at the March 28, 2023 meeting for the public hearing. Comments were provided and the video of the meeting can be found [here](#). One property owner hired an attorney, of which was present and spoke against the project with the other property owners being generally supportive of the need of the improvements but had concerns related to the total costs. As such, the mayor and other board members requested the Department of Engineering to revisit the scope of the work to determine if there were other methods for the improvements that could be explored and provide an alternate of the work being performed in 2024.

Since those meetings, the Department of Engineering and City Attorney have communicated the allocation percentage to the property/business owners through the property manager, but due to the requirements of IC-36-9-36, the total costs of the project will not be determined until after full completion of the improvements.

With the feedback and direction from the board, an updated timeline (60 days) for the project has been determined:

- Ma
- y 8th thru June 11th – *revised from previous update.*
 - May 11th - Core samples were taken in the field for Geo-tech firm laboratory evaluation.
 - Geo-tech firm analyzes core samples in laboratory of existing cross -section of pavement and condition of sub grade.
 - Geo-Tech firm will create report on lab analysis with recommendations on possible scope changes.
 - Revise scope and prepare project manual bid documents to be advertised for bid.
 - This timeline has changed due to the industry not having availability to perform the work sooner.
- June 12th thru June 27th *Revised from previous update*
 - Continue discussion on ways to reduce financing costs.
 - Advertise projects for bids – this is to help have actual costs instead of engineer estimates.
- June 28th thru July 10th – *revised from previous update.*
 - Bids Due - Open contractor bids
 - Bid prices shared with property owners.
 - Property Owners approve conditional road dedication agreement document to be presented at following Board of Public Works and Safety.
- July 11th – *revised from previous update.*
 - Present updates (bid and dedication documents) to the Board of Public Works & Safety
 - The City is still working towards trying to maintain this schedule and feel the 11th is the earliest we will be able to present, however that date is subject to change.

The Engineering Department has been in continuous communication with all property owners via the Property Owners Association management with weekly status updates including timeline, road dedication process, and current steps being taken. Progress has also been made on determining a revised construction scope. The Engineering Department hired Geo-Tech firm Terracon to collect roadway and subgrade core samples in the field for laboratory analysis and further recommendations on construction/rehabilitation options in an effort to reduce overall costs. Engineering staff met with the Controller's Office, City Attorney, and a bond finance professional to continue to evaluate and explore bond financing cost savings. Under the current timeline we anticipate being able to share results from the bid process with property owners/businesses by the end of June. The intent is still for the roadways to be under construction and completed prior to the end of the 2023 construction season, but it has been communicated the work may move to 2024 due to pricing.



Fishers Health Department Update – 5/15/2023

Annual Report

- The 2022 annual report is available [here](#).

Senate Enrolled Act 4 - Governors Public Health Commission Legislation

- Historic increase in funding for local public health in Indiana has passed. Requires core public health services to be provided. County executive must opt-in to receive apportioned funding with biennial budget process. LHDs must submit plan and budget by September 1. State Fiscal Year amounts \$75M 2024 and \$150M 2025.

Health Conditions Under Watch:

- COVID-19: US public health emergency ended May 11. CDC will stop tracking cases as a measure community spread and shift focus to monitoring hospitalizations and deaths from COVID-19. World Health Organization removed COVID-19 as public health emergency of international concern on Friday 5/5/23.
- Recent cluster outbreak of Mpox (monkeypox) observed in Chicago between April 17 and May 5. FHD has vaccine on hand if needed and will monitor ongoing situation.

Community Health Assessment:

- Wrapping up secondary data analyses by June 30, 2023. The remaining work includes community-based surveys, stakeholder focus groups and report writing.

Core Health Services (April 2023)

- 123 patients seen for non-COVID-19 immunizations and tuberculosis (TB) tests.
- 168 COVID-19 vaccines administered. Booster uptake 22.4%.
- 11 COVID-19 tests administered. All tests are currently offered free of charge through COVID-19 grant funding.
- Signed on with IDOH to offer HIV, hepatitis C, chlamydia, gonorrhea, syphilis, and lead testing services. Working on processes to roll out testing services this summer and treatment services this fall/winter.
- Reportable conditions continue to be managed at a steady pace and monitored for outbreak potential.
- Health Inspector certified as home lead risk assessor to assist with lead exposure investigations.

Mental Health

- Launched Stigma Free Fishers [CredibleMind](#) platform May 1. This free online platform covers hundreds of topics and has thousands of mental health related resources, assessments, referral checks, and more. Over 475 individuals have visited the site to date. Users have explored over 50 different mental health topics and taken over 215 assessments.
- Hope for Happiness, led by Bring Change2Mind clubs at HSE, occurred on May 13.
- Internal Mental Health Action Teams continue to meet. Teams are focused on People, Place, Purpose and Prevention Resources.

Environmental Health & Inspections

- 2023 inspections underway with grading system in place. Graded 244 facilities to date with 215 receiving grade A, 21 grade B, and 7 grade C. One facility failed inspection and will remain closed until critical issues are remediated. There are 150 more facilities to be inspected and graded. Grades to be posted publicly on September 30, 2023.
- Public facing GIS dashboard to be launched this summer after final input and testing. Allows any member of the public to view and access all facilities and associated inspection reports, grades, etc.

Community Outreach and Social Media

- May social media is highlighting Mental Health Awareness Month, CredibleMind, community events, lead testing changes, and service-awareness.



- Outreach activities include participation in Fishers Farmers Markets, Hope for Happiness, Touch-A-Truck, and Fishers Frenzy.
- FHD's first Teen Public Health Academy application deadline May 14. Academy to be held July 17-22.

Emergency Preparedness:

- Finalizing Improvement Plan based on COVID-19 After Action Report.

Grants and Funding:

- FHD is host-site for Indiana Public Health Association public health student internship opportunity. Intern started on May 8, 2023. Intern will primarily support mental health initiative and CredibleMind roll out.
- We anticipate a third year of CoAg grant funding, which supports our school liaison position and efforts to improve relationships and services with our schools.
- We anticipate a third year of COVID Supplemental funding which will continue to support our Community Health Advocate position as well as COVID testing and vaccination efforts.
- We are awaiting word on VFC grant funding. This funding supports staff to provide all scheduled vaccinations, and vaccinations for underinsured and uninsured children.
- We have collected \$2,896,541.21 to date from IDOH to date for COVID vaccines administered.



CDC COVID-19 COMMUNITY LEVEL

LOW



INDICATOR	DESCRIPTION
17.5	New COVID-19 cases per 100,000 people in the past 7 days
0.9	New COVID-19 admissions per 100,000 population (7-day total)
0.7%	Percent of staffed inpatient beds occupied by COVID-19 patients (7-day average)

► = increasing
◄ = decreasing
■ = no change

Updated on 05/08/2023

Kehl, Jennifer

From: Andy Mattingly <Andy.Mattingly@forumcu.com>
Sent: Friday, May 12, 2023 11:50 AM
To: Vukusich, Megan
Cc: Baumgartner, Megan; Fadness, Scott
Subject: RE: Neighborhood Meeting Recap - Magnolia Grove

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Megan and Megan,

Thank you for the update and information Megan V.

Megan B, as I am unsure how much of the public comment will be included in the packet for the City Council regarding the Magnolia Grove decision I just wanted to make sure that a couple of comments that were made at the meeting were considered which I think shows the neighbors are trying to be reasonable and also are applicable to the 1st reading of the Drive project just a few hundred feet from Magnolia

- It is understood by most of us that the best use for this property is commercial (as well as the Drive project)
- Per the planning staff suggestions to Magnolia Grove, this is transitioning to residential location, the design should reflect this and I feel so should the use allowed in the building
- That an additional restriction should be placed that limits this to single tenant, owner occupied so that the owner's income is derived from the business conducted not the commercial rental income that can be generated (I think it should be for Drive as well – 12000 square feet, 2 story building for a company that seems to have very few employees in Fishers...)
 - The current Magnolia design still has almost 2,000 square feet to be rented to another tenant
 - From Magnolia attorney's own comments he indicate they would never have more than 10 – 13 appointments at one time. I fear that the 2,000 square feet will morph into more especially if they find tenants who want more space
- Moore Dentistry is a great example of a small business owner who derives value from his business that is being conducted at the location not from a commercial real estate perspective with rental income. Plus the design fits with the neighborhood, the church usage and visually are a very nice transition from commercial to residential.

My final thought is that I hope the Council will consider that these residential to commercial orphan opportunities that exist throughout Fishers should be for small business owners who want to run a business in the location and control their own destiny rather than allow commercial investment properties to be built and directly compete with already zoned commercial properties that struggle to find tenants and have higher starting costs because they pay commercial prices for land rather than residential prices for land. Fishers depends on all types of developers to keep the city moving forward and to maintain its status as the best place to live, work and play is critical. It would be unfortunate if developers ever felt their projects are devalued or under-utilized or feel that Fishers is no longer the right community for development because of discounted opportunities that exist throughout the community that "one time" real estate developers find attractive.

I am asking that the Council vote no to the current Magnolia project and redirect Magnolia Grove to consider the above restrictions. The details hammered out for Moore Dentistry seem to be appropriate especially since this Magnolia project is farther from the Commercial area. I know that the Council makes the vote and I hope that the City's position would be the right vote is no for the currently designed project. I know the City's official position has significant weight with the Council members.

I appreciated the opportunity to speak at the planning commission and the work that Megan V does to address all the varied interests and concerns of all involved.

Make it a great day,

Andy Mattingly
317.908.9556
13487 E 116th

PS – Thank from all my teammates for the presence of the street sweepers on USA Parkway recently, it was noticed by all and greatly appreciated.

From: Vukusich, Megan <vukusichm@fishers.in.us>

Sent: Friday, May 12, 2023 9:08 AM

To: Chris Cooke <chris.cooke@cookefg.com>; 'kimlcook@msn.com' <kimlcook@msn.com>; 'angela@envisionideas.com' <angela@envisionideas.com>; 'jerrybond@mac.com' <jerrybond@mac.com>; 'jthompson2235@yahoo.com' <jthompson2235@yahoo.com>; Elizabeth Cooke <elizcooke@comcast.net>; Andy Mattingly <Andy.Mattingly@forumcu.com>; Tim Mattingly <tim@indyamr.com>; Jacquelyn Thompson <jacque@kineticrecreation.com>; Freddie McClure <freddielmccclure@gmail.com>; lauraworld@mac.com; Joseph Bond <jerrybond@icloud.com>; Jerry Bond <jerrybond@mac.com>; Michelle Morrow (pbmorrow1@comcast.net) <pbmorrow1@comcast.net>

Cc: Baumgartner, Megan <baumgartnerm@fishers.in.us>; Fadness, Scott <fadnesss@fishers.in.us>

Subject: RE: Neighborhood Meeting Recap - Magnolia Grove

Wanted to send a quick update on the Magnolia Grove rezone which is scheduled to go to City Council this Monday 5/15 for the final vote on approval. Mayor Fadness and our Engineering Director have been discussing potential vehicular access with the church. The conversation is progressing but we will not have any decisions by Monday's meeting. Depending on the outcome of Monday's meeting we will be sure to keep you updated on these conversations.

The City Council meeting will be held at Launch Fishers at 7pm. There will a presentation by staff and the petitioner but no public comments will be heard. A final vote will take place on the rezone at the meeting.

MEGAN VUKUSICH

Director, Planning and Zoning

Tel: 317.588.1431, Mobile: 317.526.3905

vukusichm@fishers.in.us

www.fishers.in.us



From: Vukusich, Megan

Sent: Wednesday, May 3, 2023 3:56 PM

To: 'Chris Cooke' <chris.cooke@cookefg.com>; 'kimlcook@msn.com' <kimlcook@msn.com>; 'angela@envisionideas.com' <angela@envisionideas.com>; 'jerrybond@mac.com' <jerrybond@mac.com>; 'jthompson2235@yahoo.com' <jthompson2235@yahoo.com>; Elizabeth Cooke' <elizcooke@comcast.net>; 'Andy.mattingly@forumcu.com' <andy.mattingly@forumcu.com>; 'Tim Mattingly' <tim@indyamr.com>; 'Jacquelyn Thompson' <jacque@kineticrecreation.com>; 'Freddie McClure' <freddielmccclure@gmail.com>; 'lauraworld@mac.com' <lauraworld@mac.com>; 'Joseph Bond' <jerrybond@icloud.com>; 'Jerry Bond' <jerrybond@mac.com>; 'Michelle Morrow' (pbmorrow1@comcast.net)' <pbmorrow1@comcast.net>

Cc: Baumgartner, Megan <baumgartnerm@fishers.in.us>; Fadness, Scott <fadnesss@fishers.in.us>

Subject: RE: Neighborhood Meeting Recap

Good afternoon – I wanted to send over the traffic memo we received today from A&F Engineering prior to tonight's meeting.

We know traffic was a big concern brought up during the neighborhood meeting and the consultant has provided an alternative option of connecting to the church and Kroger to eliminate access off of 116th. This of course would be dependent on the church and Kroger agreeing to provide access but is something we can continue to work though if these projects move forward.

Please note, this includes both the Magnolia Grove and Drive Planning projects but Plan Commission will only be discussing the Magnolia Grove rezone at tonight's meeting.

From: Vukusich, Megan

Sent: Thursday, April 27, 2023 3:45 PM

To: Chris Cooke <chris.cooke@cookefg.com>; 'kimlcook@msn.com' <kimlcook@msn.com>; 'angela@envisionideas.com' <angela@envisionideas.com>; 'jerrybond@mac.com' <jerrybond@mac.com>; 'jthompson2235@yahoo.com' <jthompson2235@yahoo.com>; Elizabeth Cooke <elizcooke@comcast.net>; 'Andy.mattingly@forumcu.com' <andy.mattingly@forumcu.com>; Tim Mattingly <tim@indyamr.com>; Jacquelyn Thompson <jacque@kineticrecreation.com>; Freddie McClure <freddielmccclure@gmail.com>; 'lauraworld@mac.com' <lauraworld@mac.com>; Joseph Bond <jerrybond@icloud.com>; Jerry Bond <jerrybond@mac.com>; Michelle Morrow (<pbmorrow1@comcast.net>) <pbmorrow1@comcast.net>

Cc: Baumgartner, Megan <baumgartnerm@fishers.in.us>; Fadness, Scott <fadnesss@fishers.in.us>

Subject: RE: Neighborhood Meeting Recap

The meeting agenda can be found here: [https://in-fishers.civicplus.com/AgendaCenter/ViewFile/Agenda/_05032023-2180 \[in-fishers.civicplus.com\]](https://in-fishers.civicplus.com/AgendaCenter/ViewFile/Agenda/_05032023-2180[in-fishers.civicplus.com])

From: Vukusich, Megan

Sent: Thursday, April 27, 2023 12:16 PM

To: 'Chris Cooke' <chris.cooke@cookefg.com>; 'kimlcook@msn.com' <kimlcook@msn.com>; 'angela@envisionideas.com' <angela@envisionideas.com>; 'jerrybond@mac.com' <jerrybond@mac.com>; 'jthompson2235@yahoo.com' <jthompson2235@yahoo.com>; 'Elizabeth Cooke' <elizcooke@comcast.net>; 'Andy.mattingly@forumcu.com' <andy.mattingly@forumcu.com>; 'Tim Mattingly' <tim@indyamr.com>; 'Jacquelyn Thompson' <jacque@kineticrecreation.com>; 'Freddie McClure' <freddielmccclure@gmail.com>; 'lauraworld@mac.com' <lauraworld@mac.com>; 'Joseph Bond' <jerrybond@icloud.com>; 'Jerry Bond' <jerrybond@mac.com>; 'Michelle Morrow (<pbmorrow1@comcast.net>) <pbmorrow1@comcast.net>

Cc: Baumgartner, Megan <baumgartnerm@fishers.in.us>; Fadness, Scott <fadnesss@fishers.in.us>

Subject: RE: Neighborhood Meeting Recap

Hello all –

Here is the list of final commitments for the Magnolia Grove rezone:

- 1) That the property owner voluntarily annex into city limits;
- 2) Hours of operation be limited to 8am to 8pm, Monday through Saturday. Closed on Sundays;
- 3) All lighting fixtures shall be full-cut off, with a zero-foot candle lighting level at the property line; From 10pm to 8am, lighting shall be limited to the amount required for security purposes only;
- 4) Uses are limited to the following: Office, medical office, beauty/hair salon, day spa, nail salon; and
- 5) The building and site design shall be substantially similar to the plans included as Exhibit C, including a parking lot with a maximum of 49 parking spaces.

I will forward on the link to next week's May 3rd meeting once posted tomorrow.

We are continuing to review site access and will update you as conversations progress.

From: Vukusich, Megan

Sent: Wednesday, April 19, 2023 2:26 PM

To: Chris Cooke <chris.cooke@cookefg.com>; 'kimlcook@msn.com' <kimlcook@msn.com>; 'angela@envisionideas.com' <angela@envisionideas.com>; 'jerrybond@mac.com' <jerrybond@mac.com>; 'jthompson2235@yahoo.com' <jthompson2235@yahoo.com>; Elizabeth Cooke <elizcooke@comcast.net>; Andy.mattingly@forumcu.com; Tim Mattingly <tim@indyamr.com>; Jacquelyn Thompson <jacque@kineticrecreation.com>; Freddie McClure <freddiemcclure@gmail.com>; lauraworld@mac.com; Joseph Bond <jerrybond@icloud.com>; Jerry Bond <jerrybond@mac.com>; Michelle Morrow (pbmorrow1@comcast.net) <pbmorrow1@comcast.net>

Cc: Baumgartner, Megan <baumgartnerm@fishers.in.us>; Fadness, Scott <fadnesss@fishers.in.us>

Subject: Neighborhood Meeting Recap

Good afternoon,

Wanted to send a quick recap on yesterday's meeting. Thank you to those in attendance and for the written comments from those unable to attend.

Magnolia Grove Salon will be submitting a list of commitments to the city prior to going before Plan Commission. I will sure to send these over to you all once received. The commitments will include:

- Limited hours of operation
- Lighting restrictions
- Maximum parking spaces allowed
- Use limitations

IF approved, any commitments would run with the land to ensure that any future owner would be subject to them as well. **The next public meeting is scheduled for Wednesday May 3, 2023 at 6pm at Launch Fishers.**

Site access and 116th traffic improvements are being looked into internally. I will be sure to share all updates as this progresses, including the staff report and agenda for the next public meeting once posted.

Kehl, Jennifer

From: Laura Villanyi <lauraworld@mac.com>
Sent: Saturday, May 13, 2023 7:12 PM
To: Vukusich, Megan
Subject: E-mails

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hi Megan,
I have a letter that I want put into the City Council and planning commission packets. How do I do that?
This is the letter for your records too.

May 13, 2023

Fishers City Council Members and Planning Commissioners,

I want to express my vantage point about the two properties Magnolia Salon and Drive Planning and their request for a zoning change from R2 to C1. I do not feel that a change of zoning is in the best interest of the community. I realize that they bought land for a price that is lower than it would be on a commercial lot. Their argument is to change the zoning because they would be abutting commercial. They are pleading a case that they should be an exception. This is problematic on many fronts from my experience. I have lived in this sector of Fishers for over 35 years. There have been many changes and I have had a front row seat to observe and participate. This proposed change to the zoning here opens up a character change in the landscape that will be irrevocable. There are ONLY residential properties across from both petitioners. By changing the zoning for either of them you now open the door for a chain reaction that would significantly change the look and feel of this sector of Fishers. All of the 116th residents could then request a commercial re-zone. If you make the exception for these two you would open that gate up for everyone. This decision must be viewed as a long term best interest of this area. The traffic in this sector is daunting due to the 4 HSE schools, Geist Waterfront Park, the Super Kroger, the dozens of neighborhoods east of Olio using 116th as a thoroughfare even the Starbucks drive thru line is a cluster of crazy. If you keep these lots appropriately zoned as R2 you are not adding any more stress to this area. If you keep it R2 the lighting, hours of operation, structure size, intensity of traffic change will not be an issue. The plan to keep this area R2 was agreed upon years ago by a smart City Council and Planning Commission. I have been to all of the meetings held by these petitioners. Nothing that the petitioners have brought to the table has added any value, or is providing any benefit to the residential nature of this area. There are many existing appropriate commercial areas zoned for their businesses to flourish. I feel it would be a mistake to allow these properties a zoning change.

Laura Bond Villanyi
13575 East 114th Street
Fishers 46037

Just because you want to do something does not mean you should.

Sent from my iPad

Form Name:	Public Meeting Comment Form
Submission Time:	May 12, 2023 5:03 pm
Browser:	Chrome 113.0.0.0 / Windows
IP Address:	50.221.64.82
Unique ID:	1101278773
Location:	40.0428, -86.1275

Name	Chris Cooke
Address	13625 E 114th St Fishers, IN 46037-9712
Email	chris.cooke@cookefg.com
Subdivision or business name	Cedarston
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	May 15, 2023
Project Name/Resolution Number	Magnolia Salon

Comment

Dear Fishers City Council,

The Magnolia Salon is on your May 15th agenda tonight. Please consider the following key points, and remember that the Plan Commission voted 5 against this salon, and 2 for the salon.

1. The 116th and Olio corners have 4 PUDs that define commercial area, uses, and distance from the intersection. These ZONING RULES were arrived at with over 100 meetings of the neighbors, Fishers staff, and the developers over many years of work. The Fall Creek Community Organization (FCCO) had over 200 community members representing this area during these PUD debates. Commercial uses were restricted to INSIDE THE MOUNDS/FENCES, and limited to 1400 feet from the center of the OLIO/116th intersection.
2. Magnolia is located OUTSIDE THESE LIMITS, and OUTSIDE THE COMMERCIAL MOUNDS and FENCES.
3. Stop the Commercial CREEP and the SWISS CHEESE commercial effect in Fishers. WE MUST SAY NO to some of the people trying to wedge in commercial to send the message you cannot "get rich" by holding out for commercial zoning. (Original homeowner WOULD NOT SELL TO THE EXISTING CHURCH, said he can MAKE MORE MONEY BEING COMMERCIAL. Don't reward this behavior.)
4. Magnolia wants 48 parking spaces (Dentist on outside of mound has 24 parking spaces and has MUCH BETTER ACCESS for traffic).
5. U Turns on 116th will be REQUIRED to reach/leave Magnolia's location. These U Turns (either in front of the local church, or in front of Cedarstone Lane) are dangerous, disrupt traffic flow, and add to 116th street congestion in the area.
6. Commercial pads suitable for Magnolia Salon are currently for sale INSIDE THE COMMERCIAL MOUNDS. The salon belongs on one of these already zoned commercial pads which have substantial parking and are accessed via a stoplight controlled intersection.
7. Don't undercut local developers who negotiated in good faith. Allowing Magnolia to proceed on the OUTSIDE OF THE MOUNDS is extremely unfair to the commercial developers (Zinkan and Barker, Thomson Thrift, Kite Development) who negotiated in good faith on the 4 PUDs.
8. Magnolia (and Drive Planning in near future) wants to undercut these developers by buying a lower cost lot outside the mounds, and then getting commercial zoning. Magnolia belongs INSIDE the mound and should buy existing commercial land per the PUD.
9. Fishers 2022 Planning maps show the Magnolia plot as RESIDENTIAL. Neighbors have a right to rely on the map, the existing PUDs, and the prior comments (on the record) by Town/City leaders.
10. Any approval on the outside of the mound should be the same intensity as the existing Moore Berry Dentistry (which is the ONLY commercial building outside the mound).
11. Moore Berry Dentistry Specs - SHOULD BE MAX ALLOWED ON OUTSIDE OF COMMERCIAL MOUNDS:
 - a. 24 parking spots

- b. 4500 square feet
- c. 6 chairs (equal to an office, salon booth)
- d. Residential look and feel, single story, pitched roof
- e. Owner Operated, Single Tenant
- f. Business hours (generally 7am to 7pm)
- g. Small sign, tasteful, low lighting
- h. Very nice landscaping, well maintained

Thank you, Chris Cooke, the Cedarstone HOA, and the 116th Street neighbors.

Would you like to receive email
communications and updates from the
City of Fishers?

Yes

Form Name:	Public Meeting Comment Form
Submission Time:	May 12, 2023 5:35 pm
Browser:	Chrome 113.0.0.0 / Windows
IP Address:	73.168.181.157
Unique ID:	1101288345
Location:	39.9564, -85.9651

Name	Freddie McClure
Address	13511 E. 114th Street Fishers, IN 46037
Email	freddiemcclure@gmail.com
Subdivision or business name	Cedarstone
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	May 15, 2023
Project Name/Resolution Number	091922C
Comment	<p>Magnolia Grove Salon has proposed a new development in an area of 116th Street currently zoned as residential (consistent with the published Fishers 2040 plan, commitments to neighbors made over the last several years and the current PUD). The street and intersections in this area were not designed to accommodate this type and amount of additional commercial traffic (u-turns).</p> <p>The proposed salon has 23 chairs and plans to operate 12 hours a day (8am-8pm). If the salon operates at 75% occupancy with an average of 4 clients per chair per day, that would result in approximately 70 clients per day plus 17 hairstylists (at 75%) plus 2 staff plus daily deliveries (mail, packages, etc.)...this would result in approximately 90 individuals coming and going which would be 180 one-way trips.</p> <p>The current design of the entrance/exit of the salon would require every individual to make 1 u-turn per trip (if you enter from the east, you will have to make a u-turn to return from the direction you came and the reverse if you are entering from the west) potentially resulting in nearly 90 additional u-turns per day (on average 7-8 additional u-turns on 116th street per hour). This is already an intense traffic area and we have already seen multiple accidents including more than 1 fatality. Creating this level of danger for the residents of Fishers, especially those neighbors that already have difficulty getting in and out of their driveways and neighborhoods, is not acceptable!</p>
Would you like to receive email communications and updates from the City of Fishers?	Yes

Form Name:	Public Meeting Comment Form
Submission Time:	May 13, 2023 7:21 pm
Browser:	Safari 16.4 / OS X
IP Address:	68.45.172.78
Unique ID:	1101513566
Location:	40.0623, -86.0585

Name	Laura Villanyi
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Address	13575 E. 114th St Fishers, IN 46037
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Email	lauraworld@mac.com
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Subdivision or business name	Cedarstone
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Please select the meeting to which you would like to submit a public comment	City Council Plan Commission Meeting
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Meeting Date	May 15, 2023
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Project Name/Resolution Number	Magnolia Grove Salon
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Fishers City Council Members and Planning Commissioners,

I want to express my vantage point about the two properties Magnolia Salon and Drive Planning and their request for a zoning change from R2 to C1. I do not feel that a change of zoning is in the best interest of the community. I realize that they bought land for a price that is lower than it would be on a commercial lot. Their argument is to change the zoning because they would be abutting commercial. They are pleading a case that they should be an exception. This is problematic on many fronts from my experience. I have lived in this sector of Fishers for over 35 years. There have been many changes and I have had a front row seat to observe and participate. This proposed change to the zoning here opens up a character change in the landscape that will be irrevocable. There are ONLY residential properties across from both petitioners. By changing the zoning for either of them you now open the door for a chain reaction that would significantly change the look and feel of this sector of Fishers. All of the 116th residents could then request a commercial re-zone. If you make the exception for these two you would open that gate up for everyone. This decision must be viewed as a long term best interest of this area. The traffic in this sector is daunting due to the 4 HSE schools, Geist Waterfront Park, the Super Kroger, the dozens of neighborhoods east of Olivo using 116th as a thoroughfare even the Starbucks drive thru line is a cluster of crazy. If you keep these lots appropriately zoned as R2 you are not adding any more stress to this area. If you keep it R2 the lighting, hours of operation, structure size, intensity of traffic change will not be an issue. The plan to keep this area R2 was agreed upon years ago by a smart City Council and Planning Commission. I have been to all of the meetings held by these petitioners. Nothing that the petitioners have brought to the table has added any value, or is providing any benefit to the residential nature of this area. There are many existing appropriate commercial areas zoned for their businesses to flourish. I feel it would be a mistake to allow these properties a zoning change.

Laura Bond Villanyi
13575 East 114th Street
Fishers 46037

Just because you want to do something does not mean you should.

**Would you like to receive email
communications and updates from the
City of Fishers?**

Yes

Form Name:	Public Meeting Comment Form
Submission Time:	May 14, 2023 4:57 pm
Browser:	Safari 16.4 / OS X
IP Address:	68.45.175.73
Unique ID:	1101655108
Location:	40.0623, -86.0585

Name	Donna Bond
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Address	13555 E. 114th St. Fishers, IN 46037
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Email	jerrybond@mac.com
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Subdivision or business name	Cedarstone HOA
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Please select the meeting to which you would like to submit a public comment	City Council
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Meeting Date	May 15, 2023
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Project Name/Resolution Number	Magnolia Grove Salon/#091922C
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Comment

To: Fishers City Council Members

Strongly recommend disapproval of changing the zoning code of the proposed Magnolia Salon property from R2 to C1. This zoning code change would set a precedent that would negatively affect the residences in this area of East 116th St.

Strongly urge the City Council honor the existing PUD standards of limiting commercial businesses that were agreed upon after several neighborhood meetings regarding the construction of an expanded Kroger store at the intersection of 116th Street and Olio Road. As neighbors, we believe the City Council promised the neighborhood that there would be a limit on expanding commercial properties.

Strongly urge the City Council to consider the serious Public Safety hazard that U-turns would cause for eastbound traffic trying to enter Magnolia Grove Salon. Traffic in this area is already heavy given rush hour, school, one of the busiest Kroger stores in the state of Indiana, Starbucks and other commercial businesses on all four corners of 116th Street and Olio Road. The new Geist Waterfront park which will open for boating/swimming at the end of May will also strongly impact traffic. I did a test drive May 3, 2023, and was fortunate no one was behind me when I attempted a U-Turn. I had to come to a complete stop in the left lane of 116th Street to make the turn. Since there is not a designated turn lane to enter the Salon, the probability of serious traffic accidents for Fishers residents and the Salon's customers is very high. The traffic study submitted by A&F Engineering cannot be accurate. In addition to customers, the hair stylists, admin staff, cleaning and maintenance staffs as well as daily delivery trucks/cars must be considered.

Changing the zoning code from residential to commercial for this parcel would set a precedent that would destroy the integrity of the neighborhood and create a high risk public safety traffic hazard . This change would put public safety at risk for the sake of individual commercial development.

**Would you like to receive email
communications and updates from the
City of Fishers?**

Yes

Form Name:	Public Meeting Comment Form
Submission Time:	May 14, 2023 8:37 pm
Browser:	Chrome Mobile 112.0.5615.135 / Android
IP Address:	99.41.235.108
Unique ID:	1101700147
Location:	39.8079, -86.0949

Name	Larry Browning
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Address	3711 Rock maple Dr. Indianapolis , IN 46235
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Email	browninglr@88gmail.comgest
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Subdivision or business name	Long wood glen
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Please select the meeting to which you would like to submit a public comment	City Council Town Hall Building Corporation
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Meeting Date	Jun 05, 2023
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Project Name/Resolution Number	The new swimming hole or park
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Comment	Why are you changing so much? I feel we go out more then the people up there. Seems they only go out every now and then. If it wasn't for us, Geist people wouldn't be able to work at the boat dock to take our money. We pay our part to keep it clean.
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Would you like to receive email communications and updates from the City of Fishers?	Yes
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Form Name:	Public Meeting Comment Form
Submission Time:	May 14, 2023 9:39 pm
Browser:	Safari 16.3 / OS X
IP Address:	99.103.138.229
Unique ID:	1101710153
Location:	39.7436, -86.1158

Name	Andrea Hunley
Address	917 Stillwell St Indianapolis, IN 46202
Email	s46@iga.in.gov
Subdivision or business name	Indiana General Assembly
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	May 15, 2023
Project Name/Resolution Number	R051523F

May 13, 2023

Councilors:

RE: Geist Waterfront Park

As State Senator for District 46 in Indianapolis, I represent the economic and cultural hub of our city our state. Indianapolis contributes 20% of Indiana's GDP and nearly one sixth of its population. We are a bustling city with many amenities that residents outside of Marion County benefit from and enjoy.

Can you imagine if Downtown Indianapolis charged \$50 in parking anytime folks from Fishers or other non-residents came to a Colts game, to see the Circle of Lights, attend a concert at Gainbridge Fieldhouse, explore the Cultural Trail, or play on the Canal? It would certainly deter folks from visiting, or at least using individual transit to do so. I would love help understanding the goal of a \$50 day pass parking fee for non-residents to enjoy the Geist Waterfront Park during the summer months.

My own personal family loves to travel and explore state and national parks. We're avid adventurers. We've been to the Pacific Northwest, exploring public beaches and parks in Seattle and the San Juan Islands. Sometimes we had to pay a nominal parking fee, but \$50 would have been absolutely cost prohibitive. Being unfamiliar with these areas, and with young children in tow, I would not have felt comfortable attempting to find alternative parking and another route in.

For the past two decades I have served children in our public schools as a teacher and as a school principal. I know firsthand the importance of providing opportunities for families to play, explore, and have new experiences in ways that are safe, inclusive, and affordable. From walking on the canal, to visiting our award-winning restaurants and museums, Indy is a special place with something for everyone. I would hope that nearby cities and towns would strive to be as vibrant and inclusive.

I'm interested to know what alternatives have been explored. Did you consider adding a special tax for the vendors that will be providing services and amenities to the Waterfront Park? How about a special taxing district?

We have to think regionally and we have to think equitably. We need to share and promote our regional amenities. We need to create structures for sustainable engagement and continued economic growth. We need to work collaboratively and remember: we are stronger together.

Here in Indy, we believe in Hoosier Hospitality and we work hard to make all visitors to our city feel right at home. I would hope that Fishers would do the same.

Sincerely,

Andrea Hunley

Indiana State Senator

District 46

Senator.Hunley@iga.in.gov

Form Name:	Public Meeting Comment Form
Submission Time:	May 15, 2023 11:40 am
Browser:	Chrome 113.0.0.0 / Windows
IP Address:	198.21.24.251
Unique ID:	1101889004
Location:	40.7066, -74.2027

Name	Kathryn Allen
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Address	12088 Red Hawk Dr Fishers, IN 46037
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Email	allenkaty53@gmail.com
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Subdivision or business name	Gray Eagle
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Please select the meeting to which you would like to submit a public comment	City Council
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Meeting Date	May 15, 2023
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Project Name/Resolution Number	091922C (RZ-22-4) and 051523D (RZZ-23-2)
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Comment	<p>I would like to state my opposition to the two referenced proposals for rezoning properties on 116th street (near Olio) for a salon and office building. We already have significant traffic on E. 116th street in this area--and it is already challenging to turn out of the Gray Eagle neighborhood onto 116th. Not to mention the safety of pedestrians trying to cross streets in cross-walks.</p> <p>Additionally, this is coming very close to the tree farm and is destroying the homes that are already in the area. There is already plenty of development ongoing in the area (Brooks School Road/126th Street). I have lived in Fishers for 20 years--and the amount of development that has taken place in this time frame is mind-boggling and is destroying the look and feel of what made Fishers a desirable place to live.</p> <p>Please vote No on rezoning these 2 properties and help to protect residents and keep Fishers a desirable place to live.</p>
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