

Memorandum of Understanding

This document constitutes a Memorandum of Understanding (hereinafter referred to as “MOU”) between **Friends of Central Pool, Inc.** (hereinafter referred to as “FOCP”), an Indiana nonprofit corporation, and the City of Noblesville, Indiana, a municipal corporation (hereinafter referred to as “City” or “Noblesville”), is executed pursuant to the terms and conditions set forth herein.

Recitals

Whereas, the City owns property at Forest Park on Cicero Road that includes an aquatic center, locker rooms, and associated amenities, a facility that is collectively referred to as “Forest Park Aquatic Center” (hereinafter “FPAC”);

Whereas, pursuant to an agreement FOCP leases FPAC from the City and is responsible for maintenance and operation of FPAC for the benefit of Noblesville residents and visitors;

Whereas, FOCP operates FPAC through trained full-time staff, part-time staff, and volunteers under the direction of its governing board, in coordination with the City’s Parks Department;

Whereas, FPAC provides valuable recreational, personal development, economic, tourism, and community connections opportunities and impact;

Whereas, the City provides \$50,000 per year in a public purpose grant to supplement operational revenues and support continued maintenance of the FPAC as a valuable capital asset;

Whereas, the City has supplemented this funding from time to time to support larger capital repair and renovation needs that go beyond FPAC lease obligations and capital reserves

Whereas, the City partnered with FPAC in January 2023 to fund a capital assessment by Counsilman Hunsaker, a consultant that specializes in pool and aquatic center construction, renovation, and capital maintenance;

Whereas, Counsilman Hunsaker delivered to the City and FPAC a set of recommendations and options for making certain repairs and renovations to replace outdated equipment and improve the asset in ways that would sustain its presence and enhance its impact in Noblesville;

Whereas, the consultant’s recommendations included “duct tape repairs,” which have already been funded and completed, as well as options for renovating the facility in a way that featured indoor and outdoor areas, with retractable walls, so that the facility could be used twelve months of the year instead of only during the summer season;

Whereas, the City desires to move forward with the first phase of repairs and renovations to improve the facility in ways consistent with the consultant's recommendations;

Whereas, the City appropriated available American Rescue Plan funding to support the implementation of the consultant's indoor/outdoor concept and to begin work on phase one of that project;

Whereas, FOCP desires to receive the appropriated funding, to select and manage contractors to complete the necessary work in coordination with the City's Parks Department, to use the funding consistent with this agreement and American Rescue Plan usage parameters, and to report back to the City an accounting of the use of the funds;

Now therefore, in consideration of the mutual promises contained herein and other considerations, the receipt and sufficiency of which are hereby acknowledged; FOCP and the City agree as follows:

1. RECITALS. The representations set forth in the above recitals are material to the MOU and are hereby incorporated into and made a part of the MOU as if fully set forth in the body of the MOU.

2. DUTIES OF FOCP. FOCP shall use the funding to complete phase one of the consultant's indoor/outdoor project recommendations as set forth or described in **Exhibit A**, attached to and made a part of this MOU.

3. TERM AND RENEWAL.

A. The term of this MOU shall be for two (2) years , beginning on October 15, 2024, and ending on October 15, 2026 unless terminated or modified in accordance with this MOU.

B. The parties may renew or extend this agreement by mutual agreement.

4. COMPENSATION OF FOCP.

A. FOCP shall furnish, or contract for the furnishing of, all labor, materials, supplies, and services in accordance with the conditions of this MOU necessary to perform the functions as defined in **Exhibit A**.

B. Payment will be for the amount of \$1,000,000, subject to invoice(s) being submitted by FOCP detailing the quote(s) for services to be rendered consistent with this MOU and funding appropriation.

5. TERMINATION FOR CAUSE OR CONVENIENCE.

- A. If FOCP becomes insolvent, or if it refuses or fails to perform the work and functions provided by this MOU, or if it refuses to perform disputed work or functions as directed pending resolution of such dispute, or if it fails to make payments to subcontractors or consultants employed by it, or if it otherwise violates or fails to perform any term, covenant or provision of this MOU, then City may, without prejudice to any other right or remedy, terminate this MOU in whole or in part, in writing, provided that FOCP shall be given, except in the case of emergencies, (a) not less than ninety (90) calendar days' notice of City's intent to terminate, and (b) an opportunity for consultation with City prior to termination. In determining the amount of final payment to be made to FOCP upon such termination for default, if any, no amount shall be allowed for anticipated profit on unperformed services or other work; furthermore, an adjustment shall be made to the extent of any additional costs incurred or reasonably foreseen by City to be incurred by reason of FOCP's default.
- B. This MOU may be terminated in whole or in part in writing by City for City's convenience; provided that FOCP is given (a) not less than ninety (90) calendar days' notice of intent to terminate and (b) an opportunity for consultation with City prior to termination. If City effects termination for convenience, FOCP's compensation shall be equitably adjusted.

6. **TERMINATION FOR FAILURE OF FUNDING.** Notwithstanding any other provision of this MOU and pursuant to Indiana law, if funds for the continued fulfillment of this MOU by City are at any time insufficient or not forthcoming through failure of any entity to appropriate funds or otherwise, then City shall have the right to terminate this Agreement without penalty by giving written notice documenting the lack of funding, in which instance unless otherwise agreed to by the parties, this Agreement shall terminate and become null and void.

7. GENERAL PROVISIONS.

- A. Non-Agent. Notwithstanding anything to the contrary in this MOU or elsewhere, is not an agent of the City and shall not in any way purport to act or speak for or on behalf of the City.
- B. Independent Contractor. The parties agree that FOCP is an independent contractor as that term is commonly used and is not an employee of City. As such, FOCP is solely responsible for all taxes and none shall be withheld from the sums paid to FOCP. FOCP acknowledges that it is not insured in any manner by City for any loss of any kind whatsoever. FOCP has no authority, express or implied, to bind or obligate City in any way.
- C. Subcontracting. The parties agree that FOCP shall not subcontract, assign or delegate any responsibility to perform under this Agreement without prior written approval of City; however, it is understood that FOCP has obtained or will obtain quotes from contractors to perform the work identified in this MOU and the City anticipates approving the subcontracting upon review of updated or final quotes. In the event that City approves of any such subcontracting, assignment or delegation, FOCP shall remain responsible for managing, directing and paying the person or persons to whom such responsibilities or obligations are sublet, assigned or delegated. City shall have no obligation whatsoever toward such persons. FOCP shall take sole responsibility for the quality and quantity of any services rendered by such persons. Any consent given in accordance with this provision shall not be construed to relieve FOCP of any responsibility for performing under this Agreement.

- D. Necessary Qualifications. FOCP certifies that it will furnish to City, if requested, any and all documentation, certification, authorization, license, permit, or registration required by the laws or rules and regulations of City, other units of local government, the State of Indiana, and the United States. FOCP further certifies that it is now and will remain in good standing with such governmental agencies and that it is now and will maintain all licenses, permits, registrations, authorizations, or certifications, as applicable to the services in force during the term of this Agreement.
- E. Confidentiality of City Information. FOCP understands that the information provided to it or obtained from City during the performance of its responsibilities may be confidential and may not, without prior written consent of City, be disclosed to a person not in City's employ except to employees or agents of FOCP who have a need to know in order to provide the services. The obligations of this section shall survive the termination of this Agreement and shall be applicable to the full extent permissible under statutes governing access to public records. Confidential information shall not include information, that: (a) was known by FOCP at the time it was received; (b) is, as of the time of its disclosure or thereafter becomes, part of the public domain through a source other than FOCP; (c) is made known to FOCP by a third person who does not impose any obligation of confidence on FOCP with respect to such information; (d) is required to be disclosed pursuant to governmental authority, law, regulation, duly authorized subpoena, or court order whereupon FOCP shall provide notice and an opportunity to object to City prior to such disclosure; or (e) information that is independently developed by FOCP without references to the confidential information. FOCP shall not, under any circumstances, release information provided to it by, or on behalf of, City that is required to be kept confidential by City pursuant to Indiana law, except as contemplated by this section, clause (d).
- F. Records; Audit. FOCP shall maintain books, records, documents and other evidence directly pertinent to performance under this Agreement. FOCP shall make such materials available at its offices at all reasonable times during the Agreement period and for three (3) years from termination or the date of final payment under this Agreement for inspection by City or any other authorized representative of City. Copies thereof, if requested, shall be furnished at no cost to City. FOCP acknowledges that the funding in this MOU is provided through the

City's American Rescue Plan allocation, which carries with it specified reporting documentation obligations, and FOCP will cooperate with the City to ensure those obligations are satisfied. This includes providing proof of payment to contractors and consultants who perform work within the scope of this agreement.

- G. Remedies. Following the occurrence of any default, breach, or other failure to perform, or an act of negligence or misconduct causing damage to either Party, by the other or any of its employees, agents, or subcontractors, the aggrieved party shall have every remedy now or hereafter existing at law or in equity or by statute or otherwise which may be available. This provision shall survive any termination of this Agreement.
- H. Indemnification. FOCP agrees to indemnify, defend, and hold harmless City and its officers, agents, officials, and employees for any and all third party claims, actions, causes of action, judgments and liens to the extent they arise out of any act or omission by FOCP or any of its officers, agents, employees or subcontractors, regardless of whether or not it is caused in part by the negligence of a party indemnified hereunder. Such indemnity shall include attorney's fees and all costs and other expenses arising therefrom or incurred in connection therewith and shall not be limited by reason of the enumeration of any insurance coverage. This provision shall survive any termination of this Agreement.
- I. Insurance. FOCP shall furnish, or cause to be furnished, City with certification of comprehensive general liability insurance coverage with a minimum limit of Two Million Dollars (\$2,000,000.00) per occurrence. FOCP shall furnish certificates of insurance provided by the insurer, and the certificates shall name the City as additional insured and provide that such insurance is in effect and will not be cancelled during the required period without thirty (30) days prior written notice of such cancellation to City.
- J. Notice. Any notice or other correspondence required to be sent under this Agreement shall be sent to:

To Noblesville FOCP:

To Noblesville:

Friends of Central Pool, Inc.
2 North 9th Street
P.O. Box 10

City of Noblesville
16 S. 10th Street
Noblesville, IN 46060

Noblesville, IN 46060
Attn: Greg Conner

Attn: Savannah Wines, Parks
Director

Copy to:
City of Noblesville
Attn: City Attorney
16 S. 10th Street
Noblesville, IN 46060

K. Non-discrimination. FOCP and its subcontractors shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to her or his hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment, because of her or his race, religion, color, sex, sexual orientation, handicap, disability, national origin, ancestry, disabled veteran status, or Vietnam-era veteran status. Breach of this section shall be regarded as a material breach of this Agreement.

L. Conflict of Interest. FOCP certifies and warrants to Noblesville that neither it nor any of its agents, representatives or employees who will participate in the performance of any services required by this Agreement has or will have any conflict of interest, direct or indirect, with Noblesville.

M. Force Majeure. In the event that either party is unable to perform any of its obligations under this Agreement – or to enjoy any of its benefits – because of natural disaster, pandemic, or decrees of governmental bodies not the fault of the affected party (hereinafter referred to as Force Majeure Event), the party who has been so affected shall immediately give notice to the other and shall take commercially reasonable actions to resume performance. Upon receipt of such notice, all obligations under this Agreement shall be immediately suspended except for payment obligations with respect to service already provided. If the period of nonperformance exceeds one hundred eighty (180) days from the receipt of the Force Majeure Event, the party whose ability to perform has not been so affected may, by giving written notice, terminate this Agreement.

N. Applicable Laws; Forum. FOCP agrees to comply with all applicable federal, state and local laws, rules, regulations or ordinances, and all provisions required thereby to be included herein are hereby incorporated by reference. The enactment of any state or federal statute or the promulgation of regulations

thereunder after execution of this Agreement shall be reviewed by Noblesville and FOCP to determine whether the provisions of the Agreement require formal modification.

This Agreement shall be construed in accordance with the laws of the State of Indiana, and by all applicable Municipal Ordinances, Resolutions, Rules, Regulations, or Codes of Noblesville. Suit, if any, shall be brought in the State of Indiana, County of Hamilton.

- O. Waiver. Neither party's delay or inaction in pursuing the remedies set forth in this Agreement, or available by law, shall not operate as a waiver of any of Party's rights or remedies.
- P. Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the provision shall be stricken, and all other provisions of this Agreement which can operate independently of such stricken provisions shall continue in full force and effect.
- Q. Attorneys' Fees. Either party shall be liable to the other for reasonable attorneys' fees incurred by in connection with the collection or attempt to collect, any damages arising from the negligent or wrongful act or omission of the other party from a breach of any provision of this Agreement, from an indemnity obligation, or from a failure to fulfill any provisions or responsibility provided herein. This provision shall survive any termination of this Agreement.
- R. Successors and Assigns. Noblesville and FOCP each binds itself and its partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement; except as otherwise provided herein, neither party shall assign, sublet, or transfer its interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of Noblesville or FOCP.

8. INTERPRETATION AND INTENT.

- A. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, written or verbal, between City and FOCP. No statements, promises or agreements whatsoever, in writing or verbal, in conflict with the terms of the Agreement have been made by City or FOCP which in any way modify, vary, alter,

enlarge or invalidate any of the provisions and obligations herein stated. This Agreement may be amended and modified only in writing signed by both City and FOCP.

- B. In resolving conflicts, errors, discrepancies and disputes concerning the scope of the work or services to be performed by FOCP or other rights or obligations of City or FOCP, the document or provision thereof imposing the greater obligation upon City and affording the greater right or remedy to City, shall govern.
- C. Any interpretation applied to this Agreement, by the parties hereto, by an arbitrator, court of law, or by any other third party, shall not be made against City solely by virtue of City or City's representatives having drafted all or any portion of this Agreement.
- D. This Agreement shall include, and incorporate by reference, any provision, covenant or condition required or provided by law or by regulation of any state or federal regulatory or funding agency.

Entered into this 8th day of October, 2024.

Friends of Central Pool, Inc.

By: Gregory R. Conner

Title: President



EXHIBIT A

Forest Park Aquatic Center Facility Study by Councilman-Hunsaker.



Counsleman • Hunsaker
AQUATICS FOR LIFE

Forest Park Aquatic Center Facility Study Noblesville, Indiana

July 18, 2024



Forest Park
AQUATIC CENTER



Today's Goals

- Background on Existing Facility
- Existing Facility Conditions
- Future Options
- Market Demographics and Potential Events



Existing Facility

- Built in 1976
- Owned by the City of Noblesville, operated by 501c3 Friends of Central Pool since 1997
- Only aquatics facility open to the public in Noblesville. Annually attracts over 50k visitors.
- 10 lane 50-meter x 25-yard competition pool (Olympic size)
- 25-yard diving pool with 10-meter diving platform (Olympic size)
- Zero entry baby pool and splashpad
- Hosts large swim and dive events (summer only)



Area Aquatic Facilities

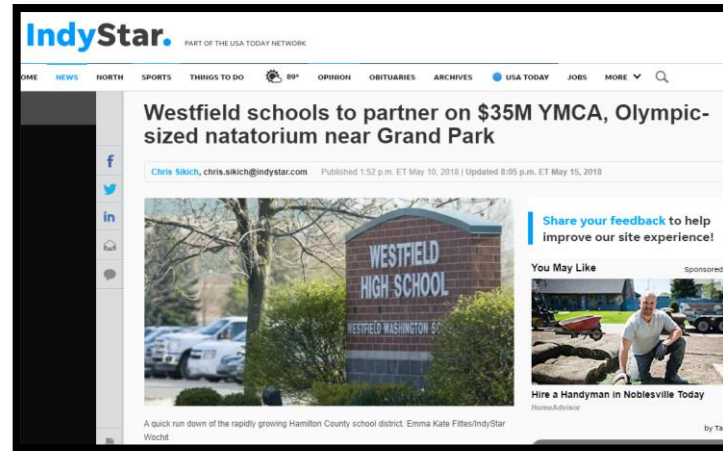
Indianapolis Area High Schools with Indoor 50 Meter (Olympic Regulation) Pools

Hamilton Country

- Carmel x2
- Hamilton Southeastern
- Fishers
- Westfield

Surrounding Area

- North Central
- Pike
- Ben Davis
- Center Grove
- Plainfield
- Brownsburg
- Crawfordsville
- Lawrence Township
- Franklin Township
- Avon
- Pendleton
- Zionsville
- Plainfield
- Southport



Assessment Scope

Review Existing Information



- ☐ Facility Drawings
- ☐ Prior Studies/Reports
- ☐ Observations/Goals

Conduct On-Site Audit of Facility



- ☐ Pools and All Equipment
- ☐ Support Facilities
- ☐ Code Compliance including ADA Review

Review Findings with Project Team



- ☐ Recommendations for Physical Issue Corrections
- ☐ Recommendations for Addressing Functional Issues
- ☐ Cost Implications of Identified Action Plan
- ☐ Forecasting Remaining Life of Systems
- ☐ Identification of “fatal flaws” or Major Concerns

Pool Assessment Highlights



Significant corrosion on piping connections and pipe supports, and the waterslides' pump and strainer basket show similar signs of corrosion.



Mechanical system is exposed to the outdoor elements which decreases its expected lifespan.



The pools' filtration is an open-air gravity sand filtration should be replaced with either high-rate sand filtration or regenerative media filtration.



Code requirement for turnover rate which is 6 hours (main pool – 6.15 hours, dive pool – 9.7 hours) is not met with either pool.



A pool liner/membrane was installed in both pools in 2012 due to significant water loss that was occurring in the main pool which is typically due to failures in the pool structure and/or the original cast iron piping.



Corrosion was observed on the stainless-steel perimeter overflow system.



Several areas of the pool deck are in poor condition and need to be replaced.



Dive pool depth markers need to be repainted or replaced with tile markers.



Several of the 1-meter diving boards do not have side rails installed.

Pool Assessment Highlights



Corrosion exists on the side walls of the recreation pool where it appears the chlorinated water has penetrated the concrete shell and reached the embedded rebar.



Vertical and horizontal cracking exists in the recreation pool walls.



Gaps exist beneath the pool's stainless-steel gutters where it connects to the concrete wall.



Areas of bare concrete were observed where the pool paint has delaminated.



The landing pad for the small waterslide has rips in it.



Corrosion exists on components of the recirculation system including the pipe connections, pipe supports, pool pumps and motors, and on the high-rate sand filters.



The recirculation system is exposed to the outdoor elements which decreases its expected lifespan.



Pool deck cracking that spans over 10 feet in length were observed in multiple places around the pool's perimeter.



The stainless-steel perimeter overflow system had areas of corrosion.



The splashpad's vertical spray elements are 16 years old which is close to the expected lifespan for this type of equipment.



Several of the spray elements are no longer functional.

Pool Assessment Details

Item	Condition	Risk	Recommendation
Pool Heater	Inoperable	Critical	Replaced 2024
Main Water Supply	Inoperable – Break	Critical	Repaired 2024
Main Drain & Gutter Piping (Comp & Dive)	Original 1976 Cast Iron Piping. Current main drain covers do not meet code requirements. Cast Iron Piping in other areas of the facility has failed. A failure of the main drain lines would be catastrophic.	Critical	Replace
Baby Pool Leak	Leak identified in 2023 requiring minor repairs	Critical	Repaired 2024
Comp & Dive Filtration, Pumps, Chemicals	Significant deterioration, design does not meet current codes, equipment failure(s) deemed probably in the near future. UV water treatments should be added. Equipment is exposed to weather elements. Construction of facilities building is recommended.	Critical	Replace
Comp & Dive Gutters	Existing stainless-steel gutters in comp and dive pools have exceeded their projected life. Significant deterioration was observed. Return lines are currently run in gutters which does not meet industry standards.	Serious	Replace within the next 2-4 years
Comp and Dive Liners	Existing pool liners were installed in 2012. The expected life of a pool liner is 15-20 years. Several areas of deterioration were observed including a leak in the diving pool liner which was repaired in 2023.	Serious	Replace within the next 2-4 years

Pool Assessment Details

Item	Condition	Risk	Recommendation
Pool Ladders	Existing pool ladders do not meet current industry design of recessed steps and grab bars. It is recommended that the current ladders be modified and timed with future liner replacement.	Serious	Replace in the next 2-4 years at the same time as liner replacement
Baby Pool Filtration, Pumps and Chemicals	Existing infrastructure is past its expected lifespan. Significant deterioration was observed to filtration systems and piping. UV water treatment should be added. Equipment is exposed to weather elements. It is recommended to construct facilities building to house this equipment in the future.	Serious	Replace in the next 2-4 years
Facility Electrical Service	The facility's electrical service was inspected by Gaylor Electric. Significant wear and tear was observed. There is also damage to contactors serving the comp and dive pools. Several distribution cabinets do not meet current code. Gaylor has recommended upgrading the existing electrical infrastructure.	Serious	Upgrade and replace componentry in the next 2-4 years
Fast Freddy Waterslide	The waterslide was observed to be in good operating condition. All hardware and stairs were repaired in 2020. The fiberglass slide is showing signs of deterioration and should be reglazed in the near future.	Fair	Reglaze fiberglass in the next 3-5 years

Pool Assessment Details

Item	Condition	Risk	Recommendation
Splashpad	The splashpad was constructed in 2007. Significant deterioration was observed. The automatic solenoid control system no longer works and all features are either on or off. Many features no longer work or don't work as designed. UV water treatment should be added.	Fair	Add UV protection and replace features over the next 3-5 years
North Storage & Chemical Building	Significant deterioration was observed. The area of the building where muriatic acid is stored has widespread corrosion. This building should be replaced.	Fair	Replace building in the next 3-5 years
Competition Starting Blocks	Current starting blocks do not meet current USA Swimming standards.	Fair	Replace in the next 3-5 years
Main Building Roof	Current main building roof is a rubber membrane system. Significant sections of deterioration were observed. It was observed that sections of the roof have been repaired. This roof will need to be replaced in the near future. Given the age of the building and functional design, replacement of the entire building should be considered.	Fair	Replace roof or entire building in the next 3-5 years
Main Building HVAC, Sinks, Toilets and Doors	The HVAC system serving the existing office will need replacement in the next 3-5 years. It was also observed that several of the existing doors and locks need repair/replacement. There is no access control system.	Fair	Repair/replace in the next 3-5 years. Consider access control system

Pool Assessment Details

Item	Condition	Risk	Recommendation
Overhead Stadium Lighting	Existing overhead lighting is 1976 construction. Gaylor Electric has recommended upgrading the existing fixtures to LED.	Fair	Replace existing fixtures with LED in the next 3-5 years
Concrete Pool Deck	Sections of the existing concrete pool deck were observed to be in poor condition. It is recommended that the entire concrete pool deck be replaced in the future.	Fair	Replace existing concrete pool deck in the next 3-5 years

Forest Park Aquatic Center – Future Options

1. Repair Existing Facility
2. Construct an Expanded Outdoor Only Facility
3. Construct an Expanded Indoor/Outdoor Facility

Option 1 – Repair Existing Facility

- Construct new facilities building
 - Filtration and pumps
 - Chemical treatment
 - Add surge tank (code)
- Replace main drains (code)
- Replace all piping infrastructure and gutters
- Add underwater pool lights (code)
- Replace pool liners
- Replace pool ladders (code)
- Upgrade facility electrical infrastructure and wiring
- Upgrade overhead stadium lighting
- Replace roof and remodel locker rooms and office
- Winterize main building
- Replace remainder of concrete pool deck
- Replace portions of fencing
- Replace Fast Freddy waterslide
- Upgrade diving boards and support platforms
- Replace north storage building
- Construct baby pool and spray pad facilities enclosure
- Replace baby pool and splash pad filtration system, pumps and chemical treatment
- Add UV water treatment (code)
- Replace baby pool slide
- Repair/replace splashpad features
- Replace rental deck

Estimated Cost: \$18-22M

Option 2 – Expanded Outdoor Facility

- All repairs stated in Option 1
- Construction of new recreation space
 - Aqua Play Zone
 - 25-yard lap pool
 - Waterslides
 - Other amenities
 - Separate bathrooms/changing space
- New competition pool shell to accommodate championship level swim meets
- Modifications to dive pool and platforms to accommodate championship diving meets
- Permanent spectator seating
- New athlete locker rooms and facility office
- Creation of community center
- Facility design would allow for future indoor/outdoor option.



Estimated Cost: \$37-41M

Option 2 – Expanded Outdoor Facility

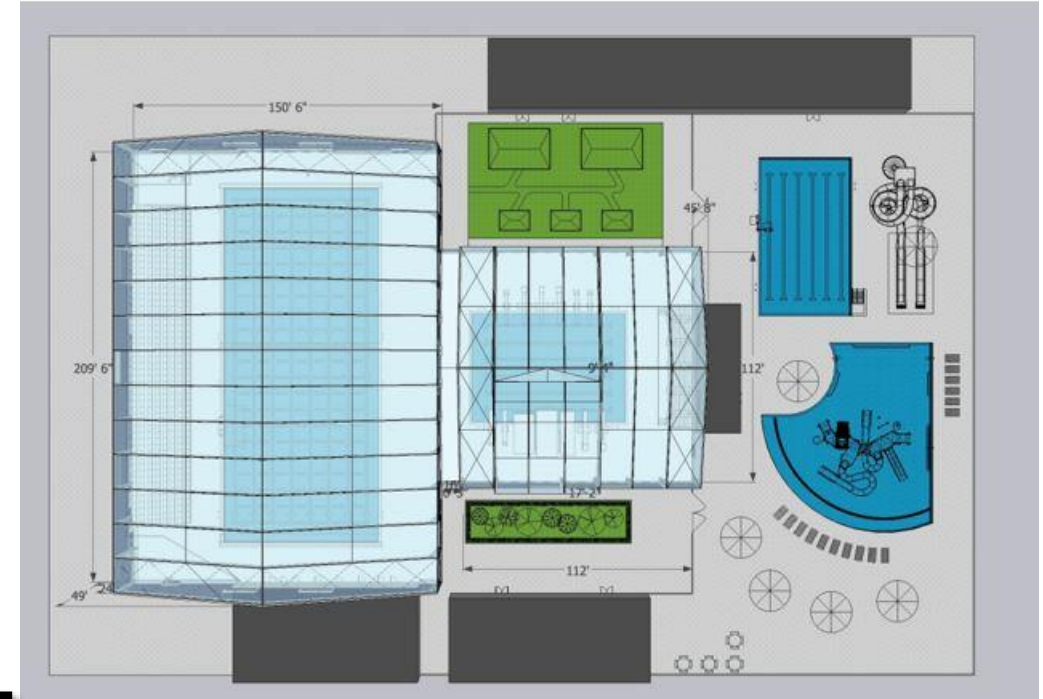


Option 2 – Expanded Outdoor Facility



Option 3 – Indoor/Outdoor Facility

- All items contained in Option 2
- Construction of OpenAire engineered glass enclosures over competition and dive pools
 - Retractable roofs
 - Sides open
 - HVAC
 - Lighting
- Expanded community center
- Would attract national and international competitions
- Would allow citizens of Noblesville surrounding areas access all year.



Estimated Cost: \$58-65M

Option 3 – Indoor/Outdoor Facility



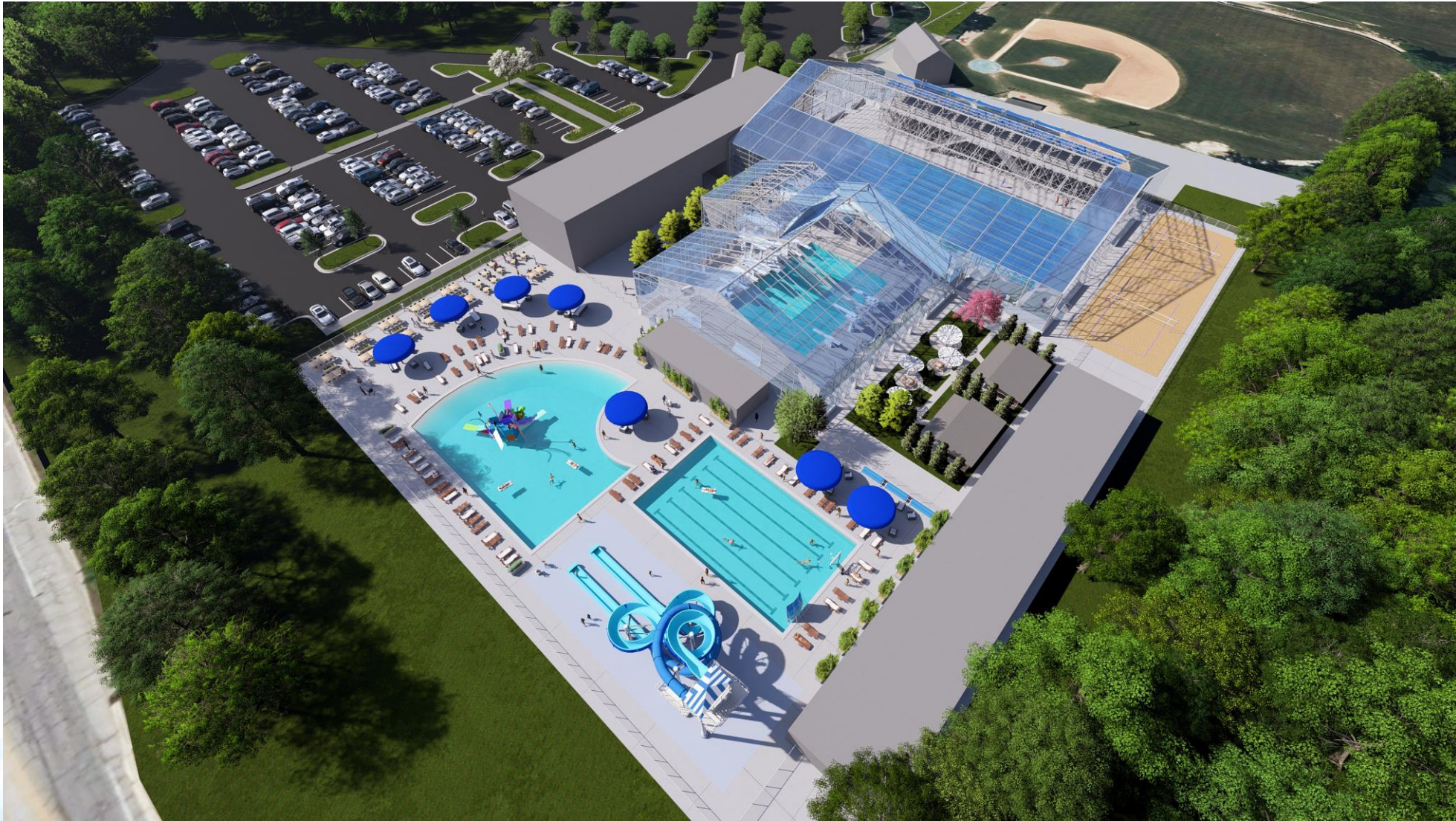
Option 3 – Indoor/Outdoor Facility



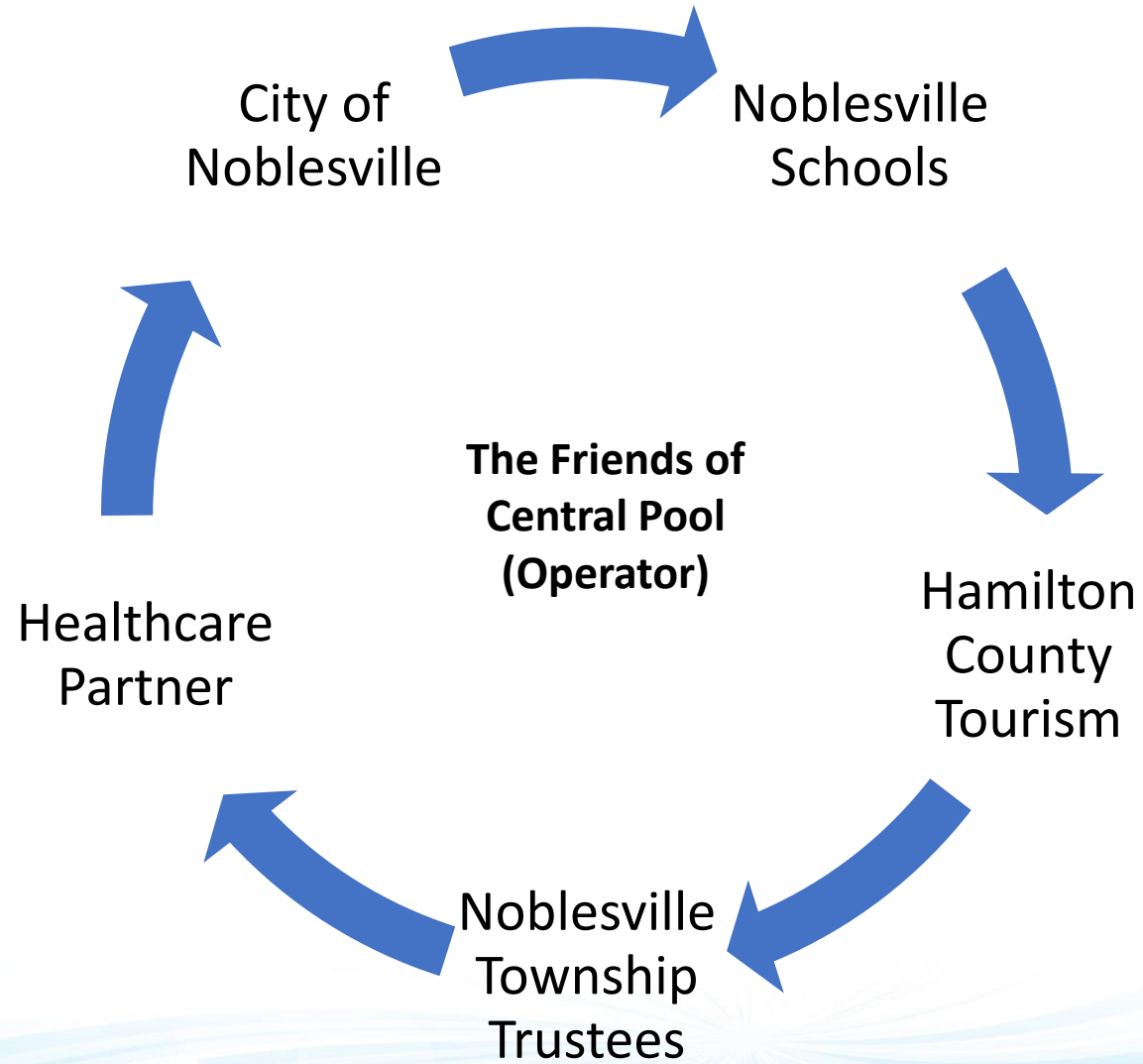
Option 3 – Indoor/Outdoor Facility



Option 3 – Indoor/Outdoor Facility

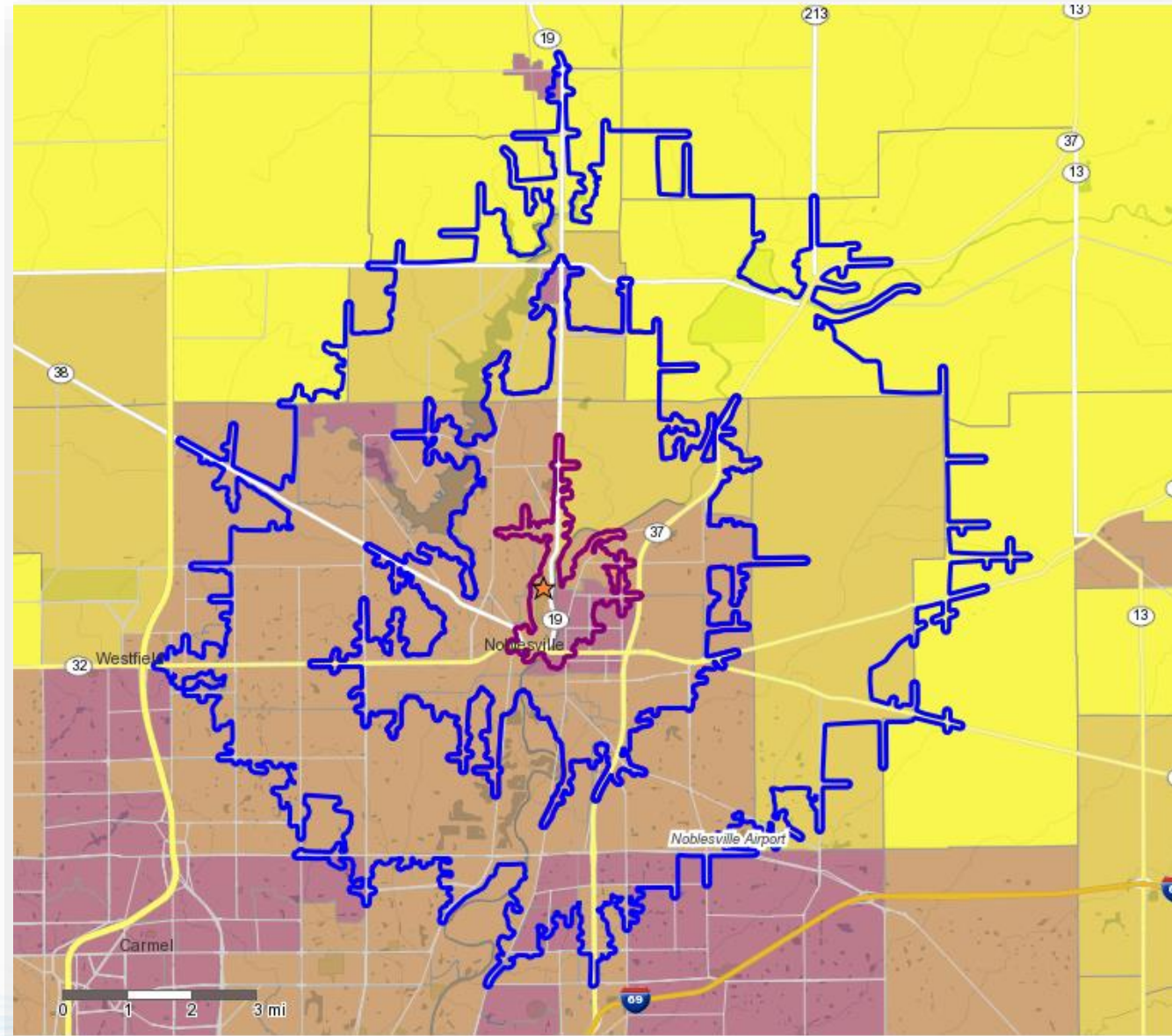


Potential Partners



Market Summary

- Significant population growth has occurred since 2000, averaging 12% to 14% annually
- High population density exists within 10 to 15-minute drive time with growth expected towards the northeast
- Large percentage of families with young children (ages 5-14) within 15-minutes of the Forest Park Aquatic Center
- 69% of drive-time population have a household income of over \$75,000
- Lack of indoor pools for year-round community wellness and competition within the drive time radius
- Opportunity to enhance summer recreational swimming offerings to increase seasonal attendance with few destination outdoor aquatic venues
- 15-minute drive time population projected to pass 107,000 people by 2027, and a 30-minute population of over 500,000
- Based on industry metrics, the drive-time population is within range to support a year-round 50-meter indoor pool



Economic Impact

Huden Partners Economic Impact Report Prepared For Hamilton County BEST

Forest Park Pool Impact - Hamilton County, IN Visitors & Net New Summary							
Visitor Summary	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Daytrips Non-Hamilton County (Net New)	38,857	38,304	37,768	37,215	37,232	37,232	37,232
% Visits	40.9%	40.3%	39.5%	38.9%	38.8%	38.8%	38.8%
Daytrips Hamilton County	20,263	20,353	20,644	20,734	20,934	20,934	20,934
% Visits	21.4%	21.4%	21.6%	21.6%	21.8%	21.8%	21.8%
Overnights Non-Hamilton County (Net New)	33,539	34,175	34,813	35,448	35,451	35,451	35,451
% Visits	35.3%	35.9%	36.4%	37.0%	36.9%	36.9%	36.9%
Overnights Hamilton County	2,236	2,283	2,331	2,378	2,378	2,378	2,378
% Visits	2.4%	2.4%	2.4%	2.5%	2.5%	2.5%	2.5%
Total	94,895	95,115	95,555	95,775	95,995	95,995	95,995
Non-Hamilton County	76.3%	76.2%	76.0%	75.9%	75.7%	75.7%	75.7%
Non-Hamilton County Visits	72,396	72,478	72,581	72,663	72,683	72,683	72,683
Hamilton County	23.7%	23.8%	24.0%	24.1%	24.3%	24.3%	24.3%
Hamilton County Visits	22,499	22,637	22,974	23,112	23,312	23,312	23,312

Source: Huden Partners

The above table summarizes the visitation to the Project generated from within and outside of Hamilton County over a 15-Year period. By Year 3 of the Project, approximately 76 percent of visits would be net new from outside of the county. Given the nature of the Project, it is assumed that visitation will be more localized as time progresses.

Economic Impact

Huden Partners Economic Impact Report Prepared For Hamilton County BEST

As a result of the Project, Hamilton County will attract new visitors that would not have visited otherwise. These net new visitors will spend money in Hamilton County onsite as well as offsite, supporting the local economy. Huden classifies spending in five categories: food & beverage, lodging, retail, transportation and other.

For Scenario A, Huden projects net new direct spending to be approximately \$3.3 million in Year 1, totaling more than \$70.1 million over the 15-year time frame. As net new direct spending trickles through the local economy, it generates induced and indirect spending. Combined total net new spending is expected to surpass \$6.1 million in Year 1, totaling more than \$76.3 million over five years.

Direct Net New/Recaptured Spending to Hamilton County (\$000s) - Forest Park Pool Impact

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Total
Food & Beverage	\$ 1,135	\$ 1,170	\$ 1,207	\$ 1,245	\$ 1,283	\$ 1,798	\$ 2,084	\$ 24,352
Lodging	\$ 570	\$ 598	\$ 627	\$ 658	\$ 678	\$ 786	\$ 911	\$ 11,141
Retail	\$ 416	\$ 428	\$ 441	\$ 455	\$ 468	\$ 543	\$ 630	\$ 7,740
Transportation	\$ 792	\$ 817	\$ 843	\$ 869	\$ 895	\$ 1,274	\$ 1,477	\$ 17,207
Other	\$ 472	\$ 487	\$ 503	\$ 519	\$ 536	\$ 710	\$ 823	\$ 9,745
Total	\$ 3,384	\$ 3,500	\$ 3,622	\$ 3,746	\$ 3,859	\$ 5,111	\$ 5,925	\$ 70,185

Source: Huden Strategic Partners

Direct, Indirect & Induced Spending to Hamilton County (\$000s) - Forest Park Pool Impact

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Total
Direct	\$ 3,384	\$ 3,500	\$ 3,622	\$ 3,746	\$ 3,859	\$ 5,111	\$ 5,925	\$ 42,218
Indirect	\$ 1,409	\$ 1,457	\$ 1,507	\$ 1,558	\$ 1,605	\$ 2,137	\$ 2,477	\$ 17,615
Induced	\$ 1,327	\$ 1,372	\$ 1,419	\$ 1,467	\$ 1,511	\$ 2,006	\$ 2,325	\$ 16,558
Total	\$ 6,120	\$ 6,329	\$ 6,547	\$ 6,770	\$ 6,976	\$ 9,253	\$ 10,727	\$ 76,391

Source: Huden Partners

Economic Impact

Huden Partners Economic Impact Report Prepared For Hamilton County BEST

Based on Huden's analysis for the Indoor/Outdoor Project, the following table demonstrates that the Project meets the requirements and the extent of the impact on Hamilton County over a 5-and 15-year period.

Est. Project Cost	Amount Requested of BEST funding	Net New Visitation by Year 3 – 25%	5-Year New Direct Spend	5-Year Economic Impact	Lodging Tax - 8% Over 5 Years	Lodging Tax – 8% Over 15 Years	Net New Jobs Over 15 Years	Total Tax Impact Over 15 Years
\$64.7 million	\$16.2 million	76%	\$18.11 million	\$32.74 million	\$250,000	\$891,000	48	\$1.5 million

Event	Month	Number of out-of-area visitors	Number of hotel room nights
Fall Invitational - Swim	November	1000	900
Winter Invitational - Swim	January	1000	900
Indiana Senior State - Swim	March	500	600
Championship Meet - Swim	April	700	1120
Spring Invitational - Swim	May	1000	900
Summer Invitational - Swim	July	1800	1620
Indiana Senior State - Swim	July	700	840
Championship Meet - Swim	August	700	1120
Fall Invitational - Dive	October	200	320
Winter Invitational - Dive	February	200	320
Championship Meet - Dive	March	300	900
Summer Invitational - Dive	August	200	400
Championship Meet - Dive	September	300	900
Training Camp - Swim	June	40	200
Water Polo - Winter	January	50	13
Water Polo - Summer	September	50	13
Synchronized Swimming Meet	December	25	13
US Masters Meet	March	150	90
Special Olympics	August	100	60
Public Leisure Attractions	May-Aug	10000	100
	Total	19015	11328



USA Diving Opportunity

2028 US Diving Olympic Games Qualifying Events/Trails Opportunity

- 2028 Summer Olympics will be held in Los Angeles at an outdoor venue
- USA Diving is pushing for all elite level, Olympic Trial qualifying competitions be held outside starting in 2025 leading up to the games
- This includes multiple major competitions (including the Olympic Trails) that will draw the very best divers from all over the world
- USA Diving would like to see competitions held at the Forest Park Aquatic Center
- This would require significant upgrades to the facility



Thank You!

