

**COMMON COUNCIL
CITY OF NOBLESVILLE
FEBRUARY 11, 2025**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, February 11, 2025. Megan Wiles called the meeting to order at 6:00 p.m. pursuant to public notice with the following members present: Mark Boice, Mike Davis, Evan Elliott, David Johnson, Pete Schwartz, Aaron Smith, Todd Thurston, and Megan Wiles.

Also present were Mayor Chris Jensen, City Clerk Evelyn Lees, Deputy Mayor Matt Light, Community Development Director Sarah Reed, City Attorney Jonathan Hughes, a department director, staff, interested citizens, and members of the media.

PLEDGE OF ALLEGIANCE

Mr. Johnson led the chamber in the Pledge of Allegiance.

ROLL CALL

City Clerk Evelyn Lees called the roll. A quorum was present.

APPROVAL OF EXECUTIVE SESSION MEMORANDUM: JANUARY 28, 2025

Mr. Davis moved to approve the executive session memorandum from January 28th, second Mr. Peterson, nine ayes, motion carried.

**APPROVAL OF MINUTES: JANUARY 28, 2025 JOINT MEETING WITH
NOBLESVILLE SCHOOL BOARD**

Mr. Davis moved to approve the minutes from the January 28th joint meeting with the Noblesville School Board, second Mr. Johnson, nine ayes, motion carried.

APPROVAL OF MINUTES: JANUARY 28, 2025

Mr. Davis moved to approve the minutes from the January 28th Council meeting, second Mr. Boice, nine ayes, motion carried.

APPROVAL OF AGENDA

Mr. Davis moved to amend the agenda to consider Miscellaneous #5 and #6 after Miscellaneous #4, second Mr. Smith, nine ayes, motion carried. Mr. Davis moved to approve the agenda as amended, second Mr. Thurston, nine ayes, motion carried.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no petitions to speak.

MAYOR'S COMMENTS

Mayor Jensen chose not to speak at that time.

COUNCIL COMMITTEE REPORTS

Mr. Boice stated the Roads Committee met on February 7. He stated the closure of Pleasant Street for Phase II would remain closed to the end of the year. He stated there would be short closures of 19th Street and Pleasant Street to finish installing water lines. He stated as part of the Highway Safety Improvement Plan, there would be work on Americans with Disabilities Act (ADA) work to add ramps to sidewalks on 10th Street. He stated the work would continue all year. He stated the first Street Rehabilitation contract was bid that morning, and the second contract would bid in March. He stated construction to replace a culvert under Greenfield Avenue at the Wheeler and Wheeler Arm legal Drain would begin in late March. He stated construction would coincide with the school spring break to help ease traffic issues.

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Mr. Davis stated the Finance Committee met on February 6. He stated the Danielle Stiles-Polk and Anita Rogers of the Hamilton County Community Foundation presented their annual report. He stated Deputy Controller Caitlin Kesner discussed a resolution for Year End 2024 encumbrance carry forward. He stated Ms. Kesner also discussed an update on the subsidy payment to the Park Program Fund. He stated Chief Financial Officer and Controller Jeff Spalding discussed an ordinance for the Fire Cumulative Capital Fund Tax Rate Reset for Pay 2026. He stated the committee recommended approval of the claims.

APPROVAL OF CLAIMS

Mr. Thurston moved to approve the claims as presented, second Mr. Johnson, nine ayes, motion carried.

MISCELLANEOUS

- #1 COUNCIL TO CONSIDER RESOLUTION RC-9-25, A RESOLUTION
APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT
(CHUCK HABERMAN)

Miscellaneous #1 was discussed with Miscellaneous #2.

- #2 COUNCIL TO CONSIDER RESOLUTION RC-10-25, A RESOLUTION
APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT
(CHUCK HABERMAN)

Mayor Jensen stated Evolve Transporters would move their headquarters to Washington Business Park from Ohio. He stated Evolve Transporters designs and manufactures of custom transports for the motorsports industry. He stated they planned to invest \$38 million dollars on the relocation. He thanked the Economic Development staff for their work on the project.

Chief Executive Officer Brad Kossow of Evolve Transporters addressed the Council. Mr. Kossow stated he bought the company five years ago, but the company had been in existence for approximately 40 years. He stated they design and manufacture professional racing transporters. He stated as their business had grown, they had looked for an expansion opportunity. He stated the people and community were most important. He stated they also looked at Charlotte, Virginia and Indianapolis, but Noblesville stood out to them. He stated they looked forward to being a part of the community.

Economic Development Assistant Director Chuck Haberman stated the first Economic Development Agreement with Patch Development was for the real property, which would be an investment of \$25 million to build a 250,000 square foot headquarters and manufacturing facility in Lot 6 of Washington Business Park. He displayed a site map of Washington Business Park showing the location of the proposed facility. He displayed elevations of the building. He stated the property tax abatement with Patch Development was for ten years to match the lease on the building. He stated the second Economic Development Agreement with Evolve Transporters would include a personal property tax abatement for ten years on their \$14 million investment to outfit the inside of the building for their operations. He stated Evolve Transporters plans to move 70 employees from Ohio and add 210 employees by 2028 with an average wage of \$32.00 per hour. Mr. Davis moved to approve Resolution RC-9-25 as presented, second Mr. Johnson, nine ayes, motion carried. Mr. Davis moved to approve Resolution RC-10-25 as presented, second Mr. Smith, nine ayes, motion carried.

- #3 COUNCIL TO CONSIDER RESOLUTION RC-11-25, A RESOLUTION
APPROVING A PERSONAL PROPERTY TAX ABATEMENT
(KAYLA ROBINSON)

Miscellaneous #3 was discussed with Miscellaneous #4.

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**#4 COUNCIL TO CONSIDER RESOLUTION RC-12-25, A RESOLUTION
APPROVING A REAL PROPERTY TAX ABATEMENT
(KAYLA ROBINSON)**

Economic Development Manager Kayla Robinson stated Resolution RC-11-25 approved the personal property tax abatement summarized in the Economic Development Agreement that was just approved. She stated Evolve Transporters was expected to attract other advanced manufacturing companies. Mr. Thurston stated he believed new businesses need to be part of the community. He stated he was glad to hear that community involvement was a requirement of the Economic Development Agreement. Mr. Davis moved to approve Resolution RC-11-25 as presented, second Mr. Johnson, nine ayes, motion carried. Mr. Davis moved to approve Resolution RC-12-25 as presented, second Mr. Johnson, nine ayes, motion carried.

**#5 COUNCIL TO CONSIDER RESOLUTION #RC-6-25, A RESOLUTION
AUTHORIZING THE CARRY-FORWARD OF ENCUMBRANCES FROM
THE PRIOR BUDGET YEAR (CAITLIN KESNER)**

Deputy Controller Caitlin Kesner stated this annual resolution carried forward encumbrances from the prior year that either were expected to take more than one year or were delayed. She stated by law, all encumbrances last for one calendar year unless Council takes action to carry them forward. Mr. Smith stated the Finance Committee reviewed the transactions. He expressed appreciation for the Office of Finance and Accounting's work and transparency. Mr. Davis moved to approve Resolution RC-6-25 as presented, second Mr. Johnson, nine ayes, motion carried.

**#6 COUNCIL TO CONSIDER RESOLUTION RC-8-25, A RESOLUTION
APPROVING A TRANSFER OF REAL PROPERTY (JAYME THOMPSON)**

Ms. Reed spoke on behalf of Executive Project Coordinator Jayme Thompson. Ms. Reed stated the resolution approved a property transfer of 723 South 5th Street to Greater Indianapolis Habitat for Humanity. She stated the City purchased the property for Pleasant Street, but then a different route was chosen for the street, and the parcel was deemed unnecessary. She stated the property was transferred to Hamilton County Area Neighborhood Development, Inc. (HAND) with a stipulation that it must be developed within five years or revert to the City. She stated HAND's efforts were unsuccessful due to flood plain constraints. She stated this transfer to Habitat for Humanity would demolish the existing structure, subdivide the lot, and build two homes for first-time buyers earning below 80 percent of the Area Median Income (AMI). She stated the resolution would require demolition to begin within 90 days and completion within 180 days. She stated Habitat for Humanity would have five years to construct two homes. She stated if the deadlines were not met, ownership of the property would revert to the City of Noblesville.

Chief Operating Officer Ted Mosey of Habitat for Humanity at 3135 North Meridian, Indianapolis, addressed the Council. Mr. Mosey displayed a PowerPoint presentation. He stated Habitat for Humanity had been in Central Indiana for 37 years and was its 15th largest homebuilder. He stated last year they completed 34 homes, and this year they expected to complete at least that many homes. He stated they had built a total of 79 homes in Hamilton County. He stated they sell the homes at their appraised value with zero percent mortgages. He stated they are a regulated mortgage company. He stated they provide education in home ownership to potential buyers. He stated 80 percent of the Average Median Income for a family of four in Hamilton County was \$82,300.00. He stated they worked with teachers and other public servants to buy their first homes.

Land Acquisition and Land Development Director Chris Barnett displayed a photo of the property. He stated there was a dilapidated house and garage at 723 South 5th Street on 1.5 lots, so two homes could be built on the property. He stated the homes would be three bedroom, two story homes. He displayed photos of similar homes they recently built that would fit in the neighborhood. He stated large portions of the lots on south 5th Street are in the flood plain, so the

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houses would be moved close to the front of the lots, as were the other homes in the neighborhood. He stated their last Noblesville project built two duplexes on Division Street, which would house four families. Mr. Peterson asked if the house would be in the flood plain. Ms. Reed replied no, Assistant Planning Director Denise Aschleman was the City's flood administrator, and she had reviewed the preliminary plans. Mr. Smith asked if there was a long list of applicants for homes. Mr. Mosey replied yes, there was a waiting list. Mr. Smith asked if the applicants were required to live in Hamilton County. Mr. Mosey replied yes, they were. Mr. Hughes stated the same basic restrictions in place when the property was transferred to HAND would still be used for this transfer. Mr. Davis moved to approve Resolution RC-8-25, second Peterson, nine ayes, motion carried.

PREVIOUSLY DISCUSSED ORDINANCE

#02-01-25 COUNCIL TO CONSIDER ORDINANCE #02-01-25, AN ORDINANCE APPROVING AN ADDITIONAL APPROPRIATION IN THE PARK FUND TO SATISFY INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE TECHNICAL REQUIREMENT FOR THE 2025 CIVIL CITY ADOPTED BUDGET (TOM MACDONALD)

Deputy Financial Officer Tom MacDonald stated this additional appropriation was a technical adjustment to reconcile the approved budget to the budget sent to the Department of Local Government Finance (DLGF). He stated the appropriation did not increase the budget. He stated the action merely satisfied a reporting requirement. He stated there were no changes to the ordinance since first reading.

PUBLIC HEARING FOR ORDINANCE #02-01-25

Ms. Wiles opened the public hearing for Ordinance #02-01-25. Seeing no one from the public come forward, Mr. Davis moved to close the public hearing for Ordinance #02-01-25, second Mr. Johnson, nine ayes, motion carried.

Mr. Davis moved to approve Ordinance #02-01-25, second Mr. Johnson. The following roll call vote was taken for Ordinance #02-01-25:

AYE: Mark Boice, Mike Davis, Evan Elliott, Dave Johnson, Darren Peterson, Pete Schwartz, Aaron Smith, Todd Thurston, and Megan Wiles.

Nine ayes, motion carried.

PROPOSED DEVELOPMENT PRESENTATION

#1 COUNCIL TO HEAR INTRODUCTORY INFORMATION FOR A PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 1,137 ACRES FOR A MIXED-USE DEVELOPMENT THAT INCLUDES SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, TOWNHOMES, URBAN STYLE MIXED-USE, COMMERCIAL, AND OFFICE, TO BE KNOWN AS GATEWOOD LAKES PLANNED DEVELOPMENT, ADJACENT TO OLIO ROAD, 156TH STREET, CYNTHEANNE ROAD, AND 146TH STREET (ATTORNEY MATT PRICE)

Mayor Jensen introduced Gatewood Lakes as a master planned golf cart community that would include high end custom single-family homes and other housing options. He stated the lake district would include 2.5 miles of shoreline. He stated the development would be just north of Innovation Mile. He stated since the development was announced last week, there had been concerns about traffic in the area. He stated the City had been planning improvements to the area roads for years. He thanked the Council for their investment and foresight. He stated the development would be in the Hamilton Southeastern Schools system, and he met with Superintendent Mapes last week.

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Attorney Matt Price of Dentons Bingham Greenebaum LLP, 10 West Market Street, Indianapolis, addressed the Council on behalf of Henke Development Group. Mr. Price displayed a preliminary site plan of the development. He stated the property was generally bounded by Olio Road, 156th Street, 141st Street, and Prairie Baptist and Cyntheanne Roads. He stated the development would be divided into six “blocks” or uses. He stated core would be Gatewood Landing, with a central lake and residential club amenities. He reviewed the concept plans of the development. He stated there would be a marketplace in the southwest part of the property. He stated there would be an active older-adult section, and a section with dining and entertainment options. He displayed character exhibits of recreational features, commercial, and various housing options. He stated they would hold a neighborhood meeting tomorrow night, and they had already met with individuals. He stated the project would be presented to the Plan Commission on February 18. Mr. Peterson asked how far the residential area would be from the Arena at Innovation Mile. Mr. Price replied it was approximately a half mile. He stated the project was designed to be walkable. Mr. Boice stated he guessed motorized watercraft would not be allowed on the lake. Mr. Henke replied that was correct. Mr. Johnson asked what the total investment for the project would be. Mr. Price replied it would be close to \$2 billion in total investment. He stated their estimates were always conservative. He stated they make modest expectations, then exceed them. Mr. Hughes stated a Planned Unit Development (PUD) ordinance would be presented to the Plan Commission next week. He stated staff knew the type of quality to expect from the Henke Development Group. He stated staff was still working with Henke Development on specific language to provide standards while allowing the developer flexibility. Mr. Peterson expressed appreciation for the project’s uniqueness and the Henkes’ efforts. Ms. Wiles stated that the quality of their other projects was spectacular, and she hoped this project would have the same level of quality. Mr. Elliott asked if the branding mentioned was final. Mr. Price stated branding was usually refined as the project moved forward, but the current branding provided a good sense of what it would be.

NEW ORDINANCES FOR DISCUSSION

#03-02-25 COUNCIL TO CONSIDER ORDINANCE #03-02-25, AN ORDINANCE TO RE-ESTABLISH THE FIRE CUMULATIVE CAPITAL FUND TAX RATE, AND ESTABLISHING A PUBLIC HEARING (JEFFREY SPALDING)

Mr. Davis moved to introduce Ordinance #03-02-25, second Mr. Thurston. Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance was the official first step in the 2026 budget process. He stated the Fire Cumulative Capital Fund has a maximum allowable tax rate. He stated in order to maintain budgeting flexibility, the City must take this action each year. He stated the ordinance would not have a material effect on the overall tax rate for the City. Mr. Smith stated the ordinance and the reasons for adopting it were explained in detail to the Finance Committee.

Mr. Davis moved to establish a public hearing for Ordinance #03-02-25 at the February 25th meeting, second Mr. Thurston, nine ayes, motion carried.

#04-02-25 COUNCIL TO CONSIDER ORDINANCE #04-02-25, AN ORDINANCE ANNEXING APPROXIMATELY 1,137 ACRES IN WAYNE TOWNSHIP; RESOLUTION RC-7-25, ADOPTING A FISCAL PLAN FOR PROPERTY ADJACENT TO OLIO ROAD, 156TH STREET, CYNTHEANNE ROAD, AND 146TH STREET; AND ESTABLISHING A PUBLIC HEARING (JOYCEANN YELTON)

Mr. Davis moved to introduce Ordinance #04-02-25, second Mr. Johnson. Development Services Manager Joyceann Yelton displayed a map of the area. She stated the annexation of the Gatewood Lakes project was super-voluntary. She stated the annexation was approximately 1,033 acres. She stated the entire project acreage would be annexed except for a small portion that was already within the City limits. She requested that a public hearing be established for the March 11 meeting, after which a resolution adopting a fiscal plan for the annexation would be

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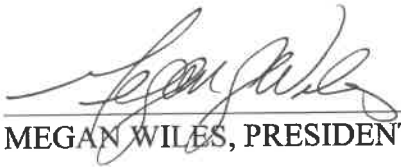
considered. She stated a vote for the ordinance would then take place at the March 25 meeting. Mr. Johnson asked if the small carved-out areas would be infilled at a later date. Ms. Yelton replied there were no plans to annex those areas. Mr. Davis moved to establish a public hearing for Ordinance #04-02-25 at the March 11th meeting, second Mr. Johnson, nine ayes, motion carried.

COUNCIL COMMENTS

Mr. Johnson stated that morning at the Board of Public Works and Safety meeting, Garmon and GM Development were approved to build the new police station. He stated a diverse committee went through a detailed selection process. He stated now contracts could move forward, and he hoped there would be more good news in the future.

ADJOURNMENT

There being no further business before the Common Council this 11th day of February 2025, Ms. Wiles adjourned the meeting.


MEGAN WILES, PRESIDENT

ATTEST:


EVELYN L. LEES, CLERK