

**COMMON COUNCIL - WORK SESSION
CITY OF NOBLESVILLE
MARCH 26, 2024**

The Common Council of the City of Noblesville met in special session on Tuesday, March 26, 2024 in room A213 at City Hall. Darren Peterson called the meeting to order pursuant to public notice at 6:25 p.m. with the following members present: Mike Davis, Evan Elliott, Dave Johnson, Aaron Smith, Todd Thurston, and Megan Wiles. Mark Boice and Pete Schwartz were absent.

Also present were Mayor Chris Jensen, City Clerk Evelyn Lees, Deputy Mayor Matt Light, Community Development Director Sarah Reed, Public Safety Director Chad Knecht, City Attorney Jonathan Hughes, City Engineer Alison Krupski, Press Secretary Robert Herrington, Community Engagement Manager Aaron Head, Project Coordinator Jayme Thompson, and Jake Head.

Event Center Update

Ms. Reed displayed a site plan for the project. She stated the parking garage will have 950 parking spaces, and the surface lot next to the event center will have approximately 250 parking spaces. She stated there are plans to build a hotel and mixed-use development directly north of the event center. She stated the event center will be the terminus of a pedestrian boulevard that will run north and south through the Innovation Mile district. She displayed various renderings of the event center. She reviewed the materials and design of the event center. She displayed renderings of the parking garage and reviewed construction features. She stated she receives a status update every two weeks. She stated power is onsite, and a crane is onsite. She stated site preparation is underway, and vertical construction is expected to begin in April. She stated staff are working as problem-solvers for the project. Mr. Elliott and Mr. Johnson expressed approval. Mr. Elliott asked if a partner hotel had been designated yet. Mr. Hughes stated Patch Development is working to secure a hotel, and there has been interest. He stated an announcement is expected soon. He stated minimum taxpayer payments are required as part of the Build-Operate-Transfer (BOT) agreement. Mr. Elliott asked if conference space will be available. Mr. Hughes replied yes, there will be. He stated spaces in the parking garage will be shared with the hotel. He stated there also has been interest in the mixed-use portion of the development.

DORA

Mr. Head displayed a PowerPoint presentation. He stated “DORA” stands for Designated Outdoor Refreshment Area. He stated DORAs were created by the legislature effective July 1, 2023 (IC 7.1-3-31). He stated within a DORA, patrons age 21 and over may purchase up to two alcoholic beverages from a permitted establishment or vendor and carry those beverages within a defined boundary. He stated an ordinance establishing a DORA Downtown will be presented at the next Council meeting. He explained the law and the regulations regarding DORAs, including the hours they will be allowed, which will mirror the hours of Downtown events. He stated permittees and vendors will be approved by the Council. He reviewed the benefits of a DORA. He reviewed the alcoholic beverage regulations. He displayed a map of the proposed boundaries and designations. He reviewed the proposed signage and special DORA cups to be used. He stated the Administration’s goal is to initially establish one DORA with three vendor areas, then possibly add more. He stated up to seven DORA areas are allowed.

Mr. Head stated an ordinance establishing the DORA is expected to be introduced at the Council’s April 9 meeting, with second reading and a public hearing at the April 23 meeting. He stated if the ordinance is adopted on April 23, it will be sent to the state Alcohol and Tobacco Commission on April 24 for their approval. He stated the Commission has indicated that approval of districts takes approximately two weeks. He stated staff hopes to gain approval before the Indiana Peony Festival. He stated the City does not want DORAs in residential areas, but an area can be adopted for one day in special cases, such as the Front Porch Music Festival on Logan Street.

Mr. Head stated he has compared the draft ordinance to ten approved ordinances from other communities, and the draft ordinance for Noblesville is more comprehensive. He stated he

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expects the Alcohol and Tobacco Commission to approve the ordinance. He stated he has worked with public safety, and the Police Department is prepared to staff DORAs as needed.

ADJOURNMENT

Mr. Peterson adjourned the meeting at 6:55 p.m.

DARREN PETERSON, PRESIDENT

ATTEST:

EVELYN L. LEES, CLERK