



Common Council Agenda Item Cover Sheet

MEETING DATE: August 28, 2018

- ☐ Previously Discussed Ordinance
- ☐ Proposed Development Presentation
- ☐ New Ordinance for Discussion
- ☒ Miscellaneous
- ☐ Transfer

ITEM or ORDINANCE #: 1

INITIATED BY: Steve Cooke

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets

RESOLUTION NO. #RC-12-18

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE, INDIANA APPROVING A PROJECT AGREEMENT IN CONNECTION WITH THE DEVELOPMENT AND FINANCING OF A PARKING GARAGE AND MIXED-USE COMMERCIAL/RESIDENTIAL PROJECT IN THE DOWNTOWN AND AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Common Council of the City of Noblesville, Indiana (the “Council” and the “City”, respectively) desires to foster and encourage economic development and redevelopment of the City that will be of public benefit to the City and in connection therewith is authorized to enter into one or more project agreements with project developers; and

WHEREAS, the Council has created a master development plan (the “Development Plan”) for the City and specifically desires to incent development consistent with the City’s Development Plan; and

WHEREAS, the Council has been advised by its staff and others of a proposed project agreement by and between the City, the City of Noblesville Redevelopment Commission (the “Redevelopment Commission”), the City of Noblesville Economic Development Commission (the “Economic Development Commission”), the Noblesville Community Development Corporation (the “CDC”) and The Levinson Noblesville, LLC (the “Developer”), the substantially final form of which agreement is attached hereto as Exhibit A and incorporated herein by reference (the “Project Agreement”), pursuant to which the Developer has proposed to undertake the construction of a parking garage and mixed-use commercial/residential project in the City’s downtown area with an estimated total development cost of \$24,334,673 (the “Project”) and the City, the Redevelopment Commission, the Economic Development Commission and CDC have proposed to take certain actions (the “City Actions”) in connection therewith to facilitate the development of the Project, including providing certain bond financing incentives in accordance with Indiana Code 36-7-11.9 and -12, as amended; and

WHEREAS, the Council has reviewed the Project Agreement and considered the information provided to it by its staff and others relating to the proposed Project and the City Actions in connection therewith and finds that the terms of the Project Agreement are consistent with the provisions of Indiana law and the Development Plan, will serve to foster and encourage economic and redevelopment of the City and will be of public benefit to the City;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Noblesville, Indiana, as follows:

Section 1. The Project Agreement, in substantially final form attached hereto as Exhibit A, is hereby approved and the Mayor of the City is authorized to execute said Project Agreement on behalf of the City.

Section 2. The Mayor of the City is hereby authorized and empowered to approve such amendments, additions, deletions and changes to the Project Agreement as he deems necessary or advisable, with the advice of counsel, and his approval shall be signified by his execution of said Project Agreement.

Section 3. The Mayor, the Controller and the Clerk of the City, and such other staff members, service providers and firms as they may direct are hereby authorized and directed to take any and all other actions on behalf of the City as may be necessary or appropriate to carry out the purposes of this resolution, including the formation of the CDC with the initial members of the CDC to be appointed by the Mayor.

Section 4. This resolution shall be effective from and after its passage and execution by the Mayor.

All of which is resolved by the Common Council of the City of Noblesville this
_____ day of _____ 2018.

AYE

NAY

_____ BRIAN AYER _____

_____ MARK BOICE _____

_____ WIL HAMPTON _____

_____ CHRISTOPHER JENSEN _____

_____ ROY JOHNSON _____

_____ GREGORY P. O'CONNOR _____

_____ MARY SUE ROWLAND _____

_____ RICK L. TAYLOR _____

_____ MEGAN G. WILES _____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this
_____ day of _____ 2018.

JOHN DITSLEAR, MAYOR
CITY OF NOBLESVILLE, INDIANA

EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE, INDIANA

EXHIBIT A

Form of Project Agreement