



Noblesville Parks and Recreation Board Minutes December 19, 2016

MEMBERS PRESENT: Todd Thurston, Ann Minnich, Scott Noel, Steve Rogers and Donna Clark

OTHERS PRESENT: Brandon Bennett, Director; Mike Hoffmeister, Assist. Director; Nichole Haberlin, Recreation Director; Lorna Steele, Assistant Recreation Director; Wil Hampton, Mary Sue Rowland, Megan Wiles, Chris Jensen, Common Council representatives; John Ditslear, Mayor, Steve Cooke, Deputy Mayor and Carl Johnson of the Noblesville School Board.

CALL TO ORDER: President Thurston called the meeting to order at 7:00pm.

APPROVAL OF AGENDA: President Thurston asked if there were any additions or deletions to the agenda. President Thurston asked for the approval of the Agenda. Ms. Minnich moved to approve the Agenda as presented, Mr. Noel seconded this motion. No further discussion was held and the motion passed unanimously.

APPROVAL OF MINUTES of December 5, 2016 Board Meetings. President Thurston said the December 5, 2016 minutes were distributed to the Board. Are there any corrections? If there are no corrections, may I have a motion to approve? Mr. Noel moved to approve the minutes for the December 5 2016 Board meeting and Mrs. Clark seconded this motion. No further discussion was held and the motion passed unanimously.

OLD BUSINESS

1. Finch Creek Park Update

Mr. Bennett reported on the Noblesville Fieldhouse at Finch Creek Park as it was presented on December 5, 2016. There were no major changes to the plan since the last meeting. Some of the highlights included moving the facility north an additional 200-300 feet; wrapping park amenities to the south of the fieldhouse to protect the neighborhood as well as creating a landscaped and active berm to act as a buffer to the houses. The access road from the neighborhood will also be available to the neighborhood and not be a through road to alleviate the traffic concerns that come with the fieldhouse. Also presented are some examples of what views may be from various directions of the field house. The first phase of the park is also included along with the funding proposal/budget. Also shown in the packet is the resolution that will be up for vote at city council on 12/20. Two separate resolutions included are for the first phase of FCP as well as a resolution to accept the field house. Both resolutions have proposed financing packages for each individual resolution. Staff are asking for a recommendation from the park board to proceed to common council on 12/20.

Mr. Thurston mentioned a concerning email from a citizen. The concerns were answered from an email by Deputy Mayor Steve Cooke prior to the meeting. The email went to the majority of City Council as well as the Park Board.

There was also some clarification in regards to who owns the park. The City owns the park but it is not titled for the Park Board. Similar to Federal Hill Commons.

Mr. Noel wanted clarification about what the vote is about; the Park Board is voting on the concept of the park and not making a financial commitment. Mr. Bennett also mentioned that the other aspect is in regards to the impact fee spending and that the park board has to vote on the use of those funds also. Mr. Bennett also reported that the design team has already started working on the timing and coordinating of projects. A projected timeline has been started to ensure coordinated efforts are made by both design teams, the developers and the city.

Mr. Thurston mentioned that whenever there's a notice about such a project, there should be a fact sheet or FAQ about the project. Citizens are concerned about where their tax money is going, they don't know what TIF funds are, etc. and in order to ensure the boards and the citizens involved, a FAQ or fact sheet is necessary. Also, the Board involved can speak logically about the project and should lessen the questions and relieve the public from.

Ms. Clark also mentioned that she would have wished the rest of the park board could have been more involved in the process. Two of the board members were already in the know and involved while the rest were blindsided which didn't allow for questions to be asked. She mentioned it was frustrating to not have a say in the process or really know anything about it. People would ask board members about it while they're in the dark and become embarrassed about it. Perhaps an NDA could be signed by all board members so that all could be involved.

Mr. Noel reported about how it impacts the BGC of Noblesville. There is currently no contract but a men's handshake guaranteeing \$130,000 of income between the new facility and a shared use with the Noblesville Fieldhouse. The impact to the BGC is substantial. Developers are ready to start the contract with the BGC in January 2015. Best Choice field house has already been notified that they will no longer be using the BGC. Overflow play at the current facility in Westfield will now be using the BGC.

Mr. Thurston reported that the original master plan always had something like this in the plan. It was originally going to be a YMCA, then a community center, a conference center, etc. so this master plan has evolved as other areas have evolved. He mentioned that this makes sense and that its good with BGC, Ivy Tech, etc. and there are a lot of positives.

Ms. Clark mentioned that there is no question that a facility like this is necessary. The demand outweighs the open space and we need to make sure the deal is the best.

Mr. Bennett reported about the proposed revenues from court and turf rental revenue. Many different scenarios were run to show a variety of different options. We wanted to make sure we remained conservative and took the summer out. A 40 week scenario at 4 nights a week along with the rate and the number of hours (varies between court and turf with a variety of rates) projects approximately just over \$300,000. Again, this is a conservative number for the initial projection. They handle the finances and everything involved. We would audit their books to ensure accuracy. Mr. Cooke reported that a number of groups including regional and national and international teams want to make this field house their Midwest home or permanent home.

Ms. Clark asked why we don't lease the land to them rather than sell. Mr. Cooke answered that in order for them to get the financing for the facility, they must own the land. Similar to that of the Jonathan Byrds field house in Westfield.

Additionally, Mr. Bennett reported that the business plan with Pros Consulting will resume after the direction is given or recommended by the park board or common council. The plan is 40-50% done and have been put on hold temporarily. Even the study mentioned a multi-use facility.

Mr. Clark asked why we're sharing 40%/60% above \$300,000 in rental revenue. Mr. Bennett answered that their initial request of the lease was \$1M. With the City negotiation down to \$800,000, the developer requested a share because of their overhead as well as it acts as an incentive to rent the facility. The more rental revenue we make, the less money needs to come out of TIF funds.

Ms. Clark also asked about the project in Fishers. Mr. Ditslear reported that Fishers hasn't progressed any further with their center. Mr. Bennett also reported that the developer wouldn't be concerned about a potential development in Fishers. Fishers is working with GR facility group.

The architecture of the building was also a concern. Because of the size, there will have to be some metal on the building but all architecture will fit the parks expectations as well as the cities. It sits on a GUO so the standard will be set by that standard. The planning of the project and architecture will certainly be approved; CD's and DD's will have to be approved by the park board. The field house and the 10 acres would be treated like a private entity as any other private entity would.

Mr. Rogers had a question about what happened if the facility failed; specifically the property and building. Mr. Ditslear answered that payments would stop and the bank would become the

owner. The facility would then become something of "suitable use" and the city would become the first option to purchase the building. It wouldn't become something unsuitable like a factory, etc.

Mr. Noel made a motion to; Mr. Rogers seconded. Mr. Rogers mentioned that he felt he was not left in the dark and is very happy and excited for the project. Ms. Clark mentioned that she was happy and supportive of the project. All voted in favor.

NEW BUSINESS

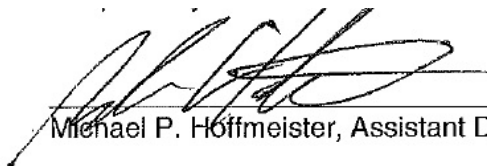
1. Board to consider special event policies and procedures

Mr. Hoffmeister presented to the Park Board agreements for Federal Hill Commons; 1. 2017 Special Event Application; 2. Facility License Agreement; 3. Alcohol Agreement; 4. Food & Beverage Agreement. All agreements are currently in the hands of the city's legal team for review. The 2017 Special Event Application was simply an update of dates as well as the addition of Federal Hill Commons questions and associated feed. The Facility License Agreement will be used with a regional or national music promotor wants to bring a show to Federal Hill Commons. This agreement will protect the assets of the park while also earning some revenues from rental fees, booking fees, ticketing fees, etc. The alcohol agreement will be the agreement used any time alcohol is served at a Federal Hill Commons event. The alcohol vendor is responsible for the excise permit, identifying patrons and managing consumption of alcohol. They would also pay a fee, either percentage or flat rate, to participate. The food & beverage agreement would be used any time a concessionaire wants to serve food at Federal Hill Commons. All required documentation would be required like insurance, health department licenses. Etc. There would also be a fee tied to the food & beverage concessionaire. A motion was made by Mr. Noel; seconded by Mrs. Minnich. There was no further discussion and all voted in favor.


With no other business to discuss, Ms. Minnich made a motion to adjourn and Mr. Noel seconded this motion. President Thurston adjourned the meeting at 9:32 p.m.

Respectfully Submitted

Approved



Michael P. Hoffmeister, Assistant Director



Todd Thurston, President

Next meeting: Wednesday, January 4, 2017 at Federal Hill Commons Green Room, 107 Logan Street, Noblesville, IN 46060 at 7:00 p.m.

Noblesville Park Board

Monday, December 19, 2016

Subject: Finch Creek Park
Applicant: N/A
Agenda Item: Old Business #1
Summary: Update to plan for Finch Creek Park and financing for construction.

Recommendation: Staff recommends motion to approve the plans as presented and take it city council for the funding package and resolution for the project.
Prepared by: Brandon Bennett, CPRP, Director
Department of Parks and Recreation
City of Noblesville
bbennett@noblesville.in.us, 317-776-6350

Park Terms and Definitions:

Summary:

Since the last board meeting the City Attorney has finalized the resolution for construction of the first phase at Finch Creek Park which includes \$1M from sale of land for Fieldhouse, \$2.5M of eligible expenses from Park Impact fees and the remaining \$6M funded through a lease rental financing package with the Redevelopment Commission and Authority.

Background:

The City has been working on plans for Finch Creek Park since 2008. Since then the plan has evolved as needs have evolved and we are finally at a point where we are ready to take the first step in the process which includes final design, funding, and construction of the first phase of Finch Creek Park. There are no park amenities on the East side of town where over 56% of our population is growing so the development of this park has been needed as the population continues to grow.

Recommendation:

Staff recommends motion to approve the plans as presented and take it city council for the funding package and resolution for the project.

Noblesville Park Board

Monday, December 19, 2016

Subject: Board to consider special event policies and agreements
Applicant: N/A
Agenda Item: New Business # 1
Summary: Staff are presenting updated policies and agreements

Recommendation: **Staff recommends the board approved the presented special event policies and agreements with the changes that come after review from the legal team.**

Prepared by: Mike Hoffmeister, CPRP, Assistant Director
Department of Parks and Recreation
City of Noblesville
mhoffmeister@noblesville.in.us; 317-776-6350

Park Terms and Definitions:

Summary:

Staff are working with the City legal team to develop these changed policies and agreements. All documents currently being reviewed by the City legal team. Staff are requesting the approval of the updated 2017 Special Event Application and three newly developed Federal Hill Commons agreements. We hope to use these documents for both Federal Hill Commons events but also other events where food, beverage and alcohol are supplemental to the event. All flat rates and percentages in the three newly created documents will vary and be determined on an event-by-event basis. Specifics included in these documents which need approval from the Park Board include:

1. 2017 Special Event Application, Federal Hill Commons rental rates (update only)
2. Federal Hill Commons Facility License Agreement (newly developed)
3. Federal Hill Commons Alcohol agreement (newly developed)
4. Federal Hill Commons Food and Beverage agreement (newly developed)

Background:

With the addition of Federal Hill Commons and the potential for large events, it was time that we create new documents associated with those events. The format for the three new documents are being replicated from the Fort Wayne Parks & Recreation Department as they've help guide us. The 2017 Special Event application has no major changes with the exception of the addition of Federal Hill Commons questions and rate structures.

Recommendation:

Staff recommends the board approves the presented special event policies and agreements as proposed with the changes that will come from the City legal team.