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ORDINANCE NO. 28-05-15

AN ORDINANCE ESTABLISHING A MUNICIPAL RIVERFRONT  
DEVELOPMENT PROJECT AREA WITHIN THE CITY OF NOBLESVILLE

WHEREAS, White River flows through the City of Noblesville at the location shown on the map which is attached as Exhibit A; and,

WHEREAS, Indiana Code 7.1-3-20-16.1 authorizes the establishment of a Municipal Riverfront Development Project Area on either side of a river, and the area may extend one thousand five hundred (1,500) feet from the river, unless part of the area adjacent to the river is incapable of being developed because the area is in flood plain; and,

WHEREAS, the City has adopted a Flood Hazard Zone contiguous to White River and the land within the zone is incapable of being developed because the area is in a floodplain, which said Flood Hazard Zone is shown in light green on Exhibit A; and,

WHEREAS, Indiana Code 7.1-3-20-16.1 authorizes the Common Council to designate a municipal riverfront development project within a municipal riverfront development project area ("the Riverfront Area"); and,

WHEREAS, Indiana Code 7.1-3-20-6.1(b)(2)(B) permits a Riverfront Area to be extended to one thousand five hundred (1,500) feet beyond the Flood Hazard Zone; and,

WHEREAS, the extension of the boundary of the Riverfront Area resulting from the Flood Hazard Zone is shown in dark green on Exhibit A; and,

WHEREAS, Indiana Code 7.1-3-20-16.1 provides that the Riverfront Area must be located within a Redevelopment Area as defined in Indiana Code 36-7-14; and,

WHEREAS, the Common Council believes it is in the best interests of the City to create a Riverfront Area, near the City's downtown, contiguous to White River, as authorized by Indiana Code 7.1-3-20-16.1, which Riverfront Area is shown in yellow on Exhibit A; and,

WHEREAS, the Riverfront Area shown in Exhibit A is included within the Noblesville Redevelopment Area which was established on the 2<sup>nd</sup> day of February, 1989; and,

WHEREAS, since January 1, 2013, the City has expended One Million Four Hundred Sixty-three Thousand Three Hundred Sixteen (\$1,463,316) for public infrastructure improvements, and Two Hundred Forty-two Thousand Eight Hundred Sixteen Dollars and Sixty-two Cents (\$242,816.62) in City funds to pay part of the costs of improvements to private property through the City's Façade Grant project, which expenditures improved and benefitted the Riverfront Area and which expenditures are shown on Exhibit B; and,

WHEREAS, the State of Indiana has expended Five Hundred Thirty-seven Thousand Five Hundred Dollars (\$537,500) within the Riverfront Area since January 1, 2013, as shown on Exhibit B.

WHEREAS, the City anticipates expending at least Nine Million Seven Hundred Thousand Dollars (\$9,700,000) within the Riverfront Area within two (2) years of the date of this Ordinance for the Federal Hill Commons Project and the BlueSky Project, which are more particularly described in Exhibit C.

IT IS THEREFORE ORDAINED by the Common Council of the City of Noblesville as follows:

1. The City hereby designates the real estate shown in yellow in the attached Exhibit A as the Noblesville Riverfront Development Project Area ("the Riverfront Area").


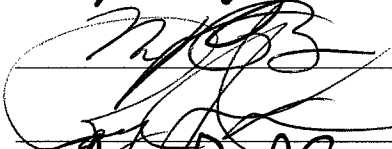
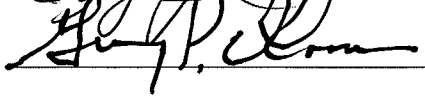
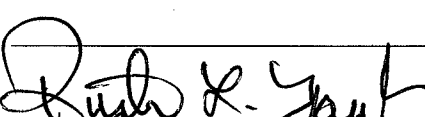
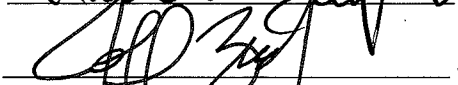

2. The owner or lessee of any restaurant located within the Riverfront Area is authorized to provide a copy of this Ordinance to the Indiana Alcoholic Beverage Commission in support of an application pursuant to Indiana Code 7.1-3-20-16 and 7.1-3-20-16.1.
3. The Projects and expenditures of the City described in Exhibit B and C are designated as the initial development projects for the Riverfront Area, which projects may be amended subsequent to the date of this Ordinance.
4. This Ordinance is in full force and effect upon passage.

ALL OF WHICH IS ORDAINED by the Common Council of the City of Noblesville, Indiana, this 9th day of June, 2015.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

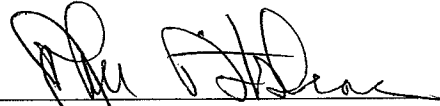
Aye

Nay

	Brian Ayer _____
	Mark Boice _____
	Roy Johnson _____
	Greg O'Connor _____
_____	Steve Wood _____
	Rick L. Taylor _____
	Jeff Zeckel _____

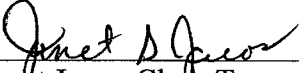
APPROVED and signed by the Mayor of the City of Noblesville, Hamilton

County, Indiana, this 9th day of June, 2015.



John Ditslear, Mayor  
City of Noblesville, Indiana

ATTEST:

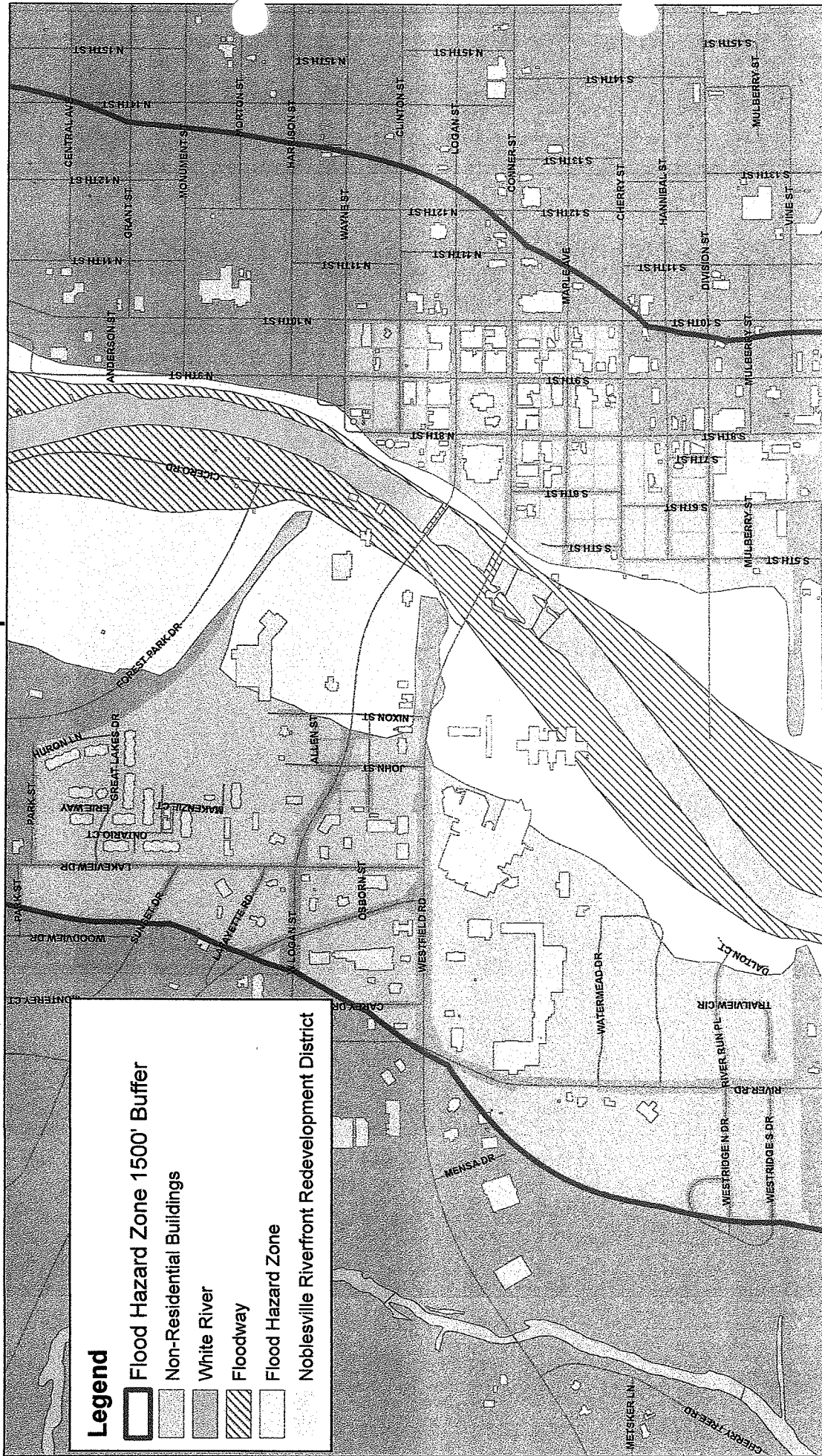


Janet Jaros, Clerk-Treasurer  
City of Noblesville, Indiana






This document prepared by Michael A. Howard, Attorney at Law, 694 Logan Street, Noblesville, Indiana 46060.

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Michael A. Howard, Attorney at Law, 694 Logan Street, Noblesville, Indiana 46060

# Noblesville Riverfront Redevelopment District



**Legend**

-  Flood Hazard Zone 1500' Buffer
-  Non-Residential Buildings
-  White River
-  Floodway
-  Flood Hazard Zone

Noblesville Riverfront Redevelopment District



Every effort has been made to ensure the accuracy, completeness, and reliability of the information contained herein. The City of Noblesville assumes no liability for damages incurred directly or indirectly as a result of reliance on, use of, or publication of the information. The information may not be accurate. The user of this information is responsible for its use. The City of Noblesville and its officials, employees, and agents do not assume any liability for the information. Areas depicted by these capital products are approximate. Data for this map was obtained from the City of Noblesville, at (317) 775-4611.



**Noblesville Riverfront Redevelopment District**

**Capital Expenditures & Investments**

January 1, 2013 – May 20, 2015

<b>2013 Expenditures (as of 1.1.2013)</b>				
<b>Project</b>	<b>City Funds</b>	<b>State Funds</b>	<b>Misc. Funds</b>	<b>Total</b>
City Façade Grant Program	\$ 59,165.50		\$ 99,645.44	\$ 158,810.94
Downtown Flower Baskets	\$ 2,272.00			\$ 2,272.00
Riverwalk Trail/Boardwalk	\$ 435,000.00			\$ 435,000.00
Street Rehabilitation	\$ 583,000.00			\$ 583,000.00
<b>TOTAL 2013 INVESTMENT</b>	<b>\$ 1,079,437.50</b>	<b>\$ -</b>	<b>\$ 99,645.44</b>	<b>\$ 1,179,082.94</b>
<b>2014 Expenditures</b>				
<b>Project</b>	<b>City Funds</b>	<b>State Funds</b>	<b>Misc. Funds</b>	<b>Total</b>
8th Street Resurfacing	\$ 261,500.00			\$ 261,500.00
8th Street Railroad	\$ 158,000.00	\$ 150,000.00	\$ 50,000.00	\$ 358,000.00
Conner Street Sidewalk			\$ 80,000.00	\$ 80,000.00
SR 32/38 Resurfacing		\$ 387,500.00		\$ 387,500.00
City Façade Grant Program	\$ 133,389.12		\$ 150,714.11	\$ 284,103.23
Downtown Flower Baskets	\$ 2,272.00			\$ 2,272.00
<b>TOTAL 2014 INVESTMENT</b>	<b>\$ 555,161.12</b>	<b>\$ 537,500.00</b>	<b>\$ 280,714.11</b>	<b>\$ 1,373,375.23</b>
<b>2015 Expenditures (To Date as of 5.20.2015)</b>				
<b>Project</b>	<b>City Funds</b>	<b>State Funds</b>	<b>Misc. Funds</b>	<b>Total</b>
Street Rehabilitation	\$ 25,000.00			\$ 25,000.00
Downtown Flowers	\$ 2,272.00			\$ 2,272.00
City Façade Grant Program	\$ 50,262.00		\$ 52,988.00	\$ 103,250.00
<b>TOTAL 2015 INVESTMENT</b>	<b>\$ 77,534.00</b>	<b>\$ -</b>	<b>\$ 52,988.00</b>	<b>\$ 130,522.00</b>

Source: City of Noblesville Engineering and Economic Development Departments

Note: Project costs not directly attributed to City funds are based on project estimates and are not "as-built" figures

Misc. Funds are denoted as grants or private investment dollars.

## DESCRIPTION OF THE FEDERAL HILL COMMONS PROJECT

The Federal Hill Commons project will be a municipal park project located on approximately six (6) acres on the west side of the White River. The project is bounded by St. Rd. 19 on the east, St. Rd. 32/38 on the south, Logan St. on the north, and Nixon St on the west. The project will take this underutilized area, most of which is in flood plain, to provide a gathering space for the community, and provide a location to display the City's rich history and public art. The project will provide an aesthetically pleasing gateway to the historic center of the City and will feature both active and passive recreational components.

The elements included in the project are:

- An amphitheater, including a stage and equipment for concerts, plays, and other public presentations.
- A retaining wall along St. Rd. 32/38 on the north side of the park with walkways for viewing art and other displays along the wall.
- Paved areas for parking and Market Plaza for community displays, sales, and other community activities.
- Public restroom facilities.
- A play area and playground equipment for children.
- Nature areas including water features which will demonstrate design alternatives to educate the public of desirable water quality practices.
- Grassy areas for picnic and other passive activities.
- Walking paths.

The construction costs and land acquisition costs are anticipated to total Six Million Dollars (\$6,000,000).

In order to construct the Project, the City, acting on behalf of the Commission and/or the Noblesville Redevelopment Authority, has acquired, or will acquire, at least four (4) parcels of Real Estate located between Logan Street and Conner Street on the north and south and State Road 19 and John Street on the east and west.

## DESCRIPTION OF THE BLUESKY TECHNOLOGY PROJECT

The BlueSky Technology Project will be a public-private development project between the City and BlueSky Technology Partners, Inc., which is a software technology development company. Under a Development Agreement between the City and the Company, the Commission and the City will acquire land necessary to accommodate construction of Blue Sky's corporate headquarters. The costs to be paid by the City will include environmental work; survey; retention walls on the east and west part of the Real Estate; testing and compaction of the building pad, on-site drainage; curbs; parking lot lighting; and construction of the parking lot to include approximately two hundred (200) spaces at a total cost of approximately Three Million Five Hundred Thousand Dollars (\$3,500,000).

BlueSky will construct an office and technology center consisting of approximately thirty-four thousand (34,000) square feet of Class A office space and a planned public restaurant of approximately six thousand (6,000) square feet.

The headquarters is anticipated to have over sixty (60) employees when completed in late 2016 and is expected to expand to over one hundred (100) employees within five (5) years of opening the new facility. BlueSky will be the first new, non-medical office building constructed near downtown in many years. The project is anticipated to be the first step to expand the City downtown business center west of White River. The BlueSky project, combined with the Federal Hill project, will substantially upgrade the appearance of the land west of the river and should encourage future private investment in new businesses and residential development on the west side of the river.

Most of the parking spaces being constructed by the City will be available to users of Federal Hill Commons after the business hours of BlueSky.

There are four (4) parcels of real estate which the City has or will acquire, in order to construct the BlueSky building and provide parking for the users of the BlueSky building and the public using Federal Hill Commons.