

TO: Common Council

FROM: Matt Light
Savannah Wines

RE: RC 17-25, acquisition of property from Janus Development Services

DATE: February 23, 2025

RC 17-25 would provide authorization for acquisition of 6 parcels currently owned by Janus Developmental Services near SR 32 and Willowview Road. Collectively the parcels comprise 15.59 acres. Previously the parcels have been used as a golf driving range, putt putt course, and batting cage, but those uses have not been operative since 2019.

Acquisition of the property would support a project in partnership with Janus, Real America LLC, BeeFree Bakery, and Hamilton County to provide several new amenities on the city's west side, including a dog park, a trail head along the Midland Trace Trail, a café that provides employment opportunities for individuals with disabilities and refreshment options for trail users, and housing for individuals with disabilities.

In October 2023, Janus issued a Request for Proposals and Offers regarding land the nonprofit owns that is adjacent to their headquarters building and Hamilton County Express. The RFP indicated that the Janus board desired to sell or convey the property to entities that would develop it in a way that aligned with Janus' mission of providing services and opportunities for individuals with disabilities to be integrated and valued members of our community.

The City of Noblesville partnered with BeeFree Bakery, which had already leased the golf clubhouse for food packing and workforce training purposes, and Hamilton County, which provides significant funding to Hamilton County Express, to submit a RFP response. The response outlined a vision for supporting Janus' mission by working with a qualified housing developer that would construct attainable housing that included units dedicated to individuals with disabilities. The response also outlined a vision for development of a dog park, which has consistently been identified as a priority amenity for the community, a trail head with parking and public restrooms, and a BeeFree café that would be available to trail users and other visitors. Inclusive and accessible playground features have also been discussed for the project.

Following an initial favorable review of the RFP response, we engaged appraisers to value the property and worked with the Janus Board on a project framework. This included partnering with Real America LLC, who had submitted a separate RFP response and has successfully developed similar projects in other cities. Real America intends to apply for tax credits through



the Indiana Housing and Community Development Authority. The 2025 tax credit application deadline is in July, and awards are expected in November.

If Real America is successful in obtaining the tax credit award, the City would then convey the central 4.76-acre parcel at the appraised value to Real America to complete the housing component of the project, working in partnership with Janus and other stakeholders to design road access, stormwater detention, parking, utilities, and other compatible uses.

The City plans to use Park Impact Fees for acquisition of the 5 parcels that will ultimately be dedicated to uses consistent with the current park impact fee study and ordinance. The 6th parcel that is planned for housing uses would be purchased with community development or unrestricted capital project funds.

The City and Parks Department have worked with landscape architects Lehman & Lehman (now merged with V3 Companies, Ltd.) and Peterson Architecture to prepare initial design concepts for the project. Construction cost estimates will be refined during the remainder of 2025. \$425,000 in One Year Bond capital funding is available for design costs, site work, and 6th parcel acquisition costs, in addition to Park Impact Fees.

Project designs and timelines will be coordinated with INDOT's SR 32 widening project.

The resolution includes language allowing the acquisition to be structured through the Noblesville Parks Foundation, a 501(c)(3) entity that exists to support programs and priorities of the Parks Department, which could assist in securing outside grant funding to cover a portion of the design, acquisition, and construction costs.

The Noblesville Advisory Council on Disabilities has been a valuable advisor and advocate for this project and will continue to be engaged as the project moves forward.



RESOLUTION RC-17-25

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE CONCERNING
ACQUISITION OF REAL PROPERTY

WHEREAS, Indiana law authorizes the City of Noblesville, Hamilton County, Indiana, ("the City"), to purchase or otherwise acquire property as the City considers necessary and appropriate; and

WHEREAS, the City has identified a property within the City of Noblesville which would provide new amenities to the City, namely a dog park, trail head, trailside café, and recreational amenities (the "Project");

WHEREAS, the Project would support a partnership with multiple community organizations and stakeholders, including Janus Developmental Services Inc., BeeFree Gluten-Free Bakery, RealAmerica LLC, and Hamilton County;

WHEREAS, the Project will provide several new amenities on the City's west side, including providing employment opportunities and housing for individuals with disabilities, and will further City goals to support wellness, inclusivity, and community connections;

WHEREAS, for the foregoing reasons, the City considers it necessary and appropriate to acquire certain real property for the Project as generally identified below (the "Real Estate");






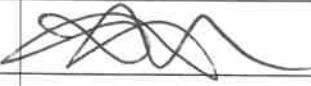




WHEREAS, the Common Council of the City of Noblesville ("Council") has determined that the acquisition of the Real Estate by any means allowable by law is necessary for the construction of the Project in coordination with project partners.

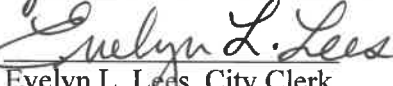
IT IS THEREBY RESOLVED by the Common Council of the City of Noblesville as follows:

1. The Common Council of the City of Noblesville hereby resolves that it is interested in purchasing Real Estate described in the attached **Exhibit A**, and incorporated herein, and any other parcels adjacent to those listed which may be required as the designs for the Project are being completed.
2. The Mayor of the City of Noblesville, the Director of Parks and Recreation, and the Noblesville Parks Foundation are authorized to take all action appropriate or necessary to acquire the Real Estate, but not limited to, retaining appraisers, engineers, lawyers, and/or other agents or professionals as may be necessary to prepare and submit an offer to purchase the Real Estate; and to initiate acquisition of the Real Estate.

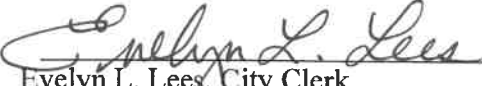
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Approved on this 25th day of February, 2025 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: 
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this 25th day of February, 2025 at 7:08 P.M.


 Evelyn L. Lees, City Clerk


 Chris Jensen, Mayor

MAYOR'S APPROVAL
2-25-25
 Date

Chris Jensen, Mayor

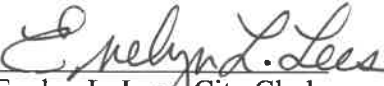
ATTEST: 
 Evelyn L. Lees, City Clerk



EXHIBIT A

Name	Parcel No.	Site Address
Janus Developmental Services Inc.	29-10-02-000-001.004-013, 29-10-02-000-001.001-012, 29-10-02-000-002.003-012, 29-10-02-000-002.001-012, 29-10-02-000-001.002-012, 29-10-02-000-001.003-012	17400 Willowview Road