



The City of Carmel, IN

A Report to Our Citizens

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The History of Carmel

- On April 13, 1837, three gentlemen laid out the Town of Bethlehem
- Due to the fact that there was already a town in Indiana named Bethlehem a vote was taken and the majority ruled: the town was incorporated and named 'Carmel'
- The first General Store was constructed in 1837
- In 1845, a framed school house building was constructed near the Town's crossroads
- In 1882, rails of the Monon Railroad were laid through Carmel and a depot opened in 1883
- In 1904, electricity was installed throughout Carmel
- In 1914, the Carmel Public Library was dedicated. In 1972, it was purchased by the Town of Carmel and used for official offices and the Court-house
- In 1930, a water system was installed and in 1933 a gas pipeline was installed
- In 1958, a new high school was erected on East Main Street; Carmel Elementary School was opened in 1961 and Carmel Junior High opened in 1964
- In 1975, the first City Primary took place in Carmel
- In 1990, the new City Hall opened for business and the Carmel Library moved to a larger building on Main Street

Carmel Overview

Located just north of Indianapolis in Hamilton County, Carmel is a dynamic edge city with award-winning schools, thriving businesses and family-oriented neighborhoods. Carmel was listed as one of the top ten places to live in the Midwest by *Money* magazine because of the high quality of life. The city is committed to preserving its vitality through controlled expansion and prudent planning.

Carmel has attracted more than 40 corporate headquarters and the Meridian Street Corridor is home to the second highest concentration of workers in the state. Carmel continues to find innovative ways to run the city more efficiently and cost-effectively.



| Demographic Information | 2005 | 2006 |
|------------------------------------------------|-------------|-------------|
| Population (estimate) | 59,243 | 60,000 |
| School Enrollment | 14,517 | 14,680 |
| Unemployment Rate | 2.1% | 2.0% |
| Personal Income | \$2,588,978 | \$2,661,240 |
| Assumed Per Capita Personal Income | \$43,701 | \$44,354 |
| Full-time Equivalent City Government Employees | 495 | 531 |



How We Have Progressed

Carmel made significant progress in regards to developing the community in 2006. Specific achievements include:

- Main Street Improvements
- Several Groundbreakings
- Smoking Ban
- Interactions Corporation
- Hurricane Katrina Relief
- Ethanol Gas Pump
- Awards & Honorable Mentions
- Population & Economic Growth

The Way Forward

Carmel has many projects planned for the future in order to continually enhance the city and to make it a great place to live. Some include:

- Road Projects
- Roundabout Construction
- Reviving the City Center
- Creating four distinct districts
- Indiana Design Center
- The Monon Center



How We Have Progressed

Progress in Fiscal Year 2006

Smoking Ban

The new no-smoking ordinance took effect on Sunday, March 5th in Carmel. This ban prohibits smoking in most public places due to the harm of second-hand smoke and the right of non-smokers to breathe clean air.

Awards & Honorable Mentions

- The City of Carmel celebrated its 18th annual Arbor Day Celebration on April 22 by planting 250 trees in Central Park. Several awards were received, including Carmel's 12th consecutive annual Tree City USA Award and 10th consecutive Tree Growth Award.
- Carmel received an Honorable Mention City Livability Award for its Roundabout Initiatives. Roundabouts have had a positive impact on the city and has decreased the seriousness of accidents.
- The League of American Bicyclists has designated Carmel a bronze level Bicycle Friendly Community. The award is presented to those communities who demonstrate excellent commitments to bicycling.



New E-85 Pump

A press conference was held on May 8 to announce a new fuel option in Carmel. The Carmel community now has the ability to fill up with ethanol at Crystal Flash on Range Line Rd. with the new E-85 pump. The new ethanol pump will encourage more people to purchase flexible fuel vehicles. The mayor has requested that all newly purchased city vehicles are alternative fuel cars.

Groundbreakings

- The City Center project broke ground in March by Pedcor City Center Development Company.
- In the early spring, ground broke for the Monon & Main development. This is the first residential development west of the Monon and will offer residents immediate access to the Monon Trail as well as shops, restaurants, and events in the Arts & Design District.
- The groundbreaking ceremony for the Evan Lurie Fine Art Gallery & Renaissance Condominiums was in April. It will be the Lurie family's first gallery in the Midwest and the building will be comprised of the gallery, office space, and condominiums.



Hurricane Katrina Relief in Long Beach, Mississippi

Shortly after Hurricane Katrina, the City of Carmel adopted Long Beach, Mississippi to help them in disaster recovery. Eight boxes of books in total, from the Carmel Clay Public Library and Verizon Scholastic Book Club were donated to the Long Beach Public Library in 2006.

In the fall, Mayor Billy Skellie of Long Beach, received two checks to assist his city in the disaster recovery efforts. A check for \$10,000 was presented to Mayor Skellie from the City of Carmel and a check for \$5,000 was presented to him by the Carmel Rotary Club.

Carmel donated a street sweeper to Long Beach. Carmel was retiring the vehicle from its fleet, so two Long Beach city employees visited Carmel in October to learn how to operate the street sweeper.

To learn more about relief efforts or to volunteer, visit <http://www.ci.carmel.in.us/government/deptcommunityrelations6.html>

Population & Economic Growth

The City of Carmel issued 547 new single family residential building permits in 2006 and 23 new multifamily unit permits in 2006. Non-residential building permits issued in 2006 totaled \$114 million in construction value. Overall, building permits issued in 2006 had an estimated construction value of \$311 million.



Main Street Improvements

Improvements were completed on Main Street from the Monon Trail west to 4th Avenue SW, in order to make the area look more attractive.

- In addition to curbs and sewers, on-street parking and streetlights were installed on both sides of the road-way.
- On the north side of the street, sidewalks, decorative pavers and street trees were added.
- A roundabout was constructed at the intersection of Main Street and 4th Avenue SW.

Interactions Corporation

It was decided in the fall that Interactions Corporation would locate their headquarters in Carmel. Interactions Corp. develops innovative computer software for automated customer service. They have moved from New Jersey to Clay Terrace in Carmel and expect to create 240 jobs.

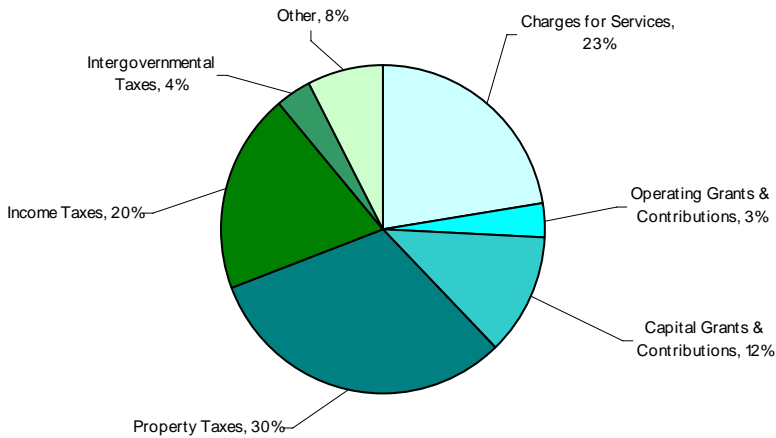


The City's Finances

Revenues and Expenses

Primary Government Sources of Revenue

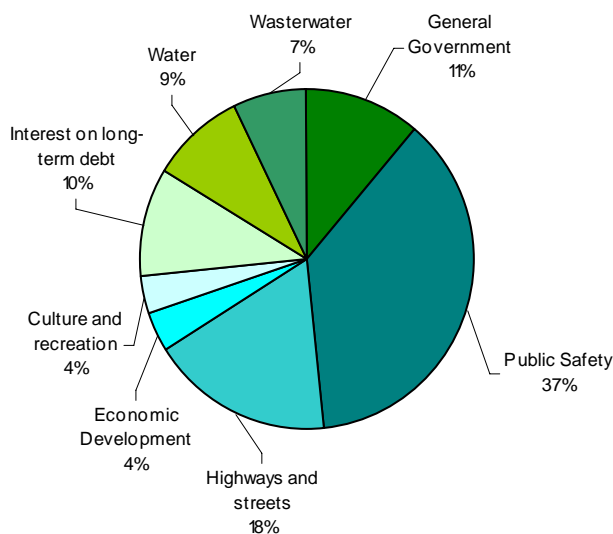
2006 Revenues By Source



| Revenues by Source | 2005 Revenue (in \$) | 2006 Revenue (in \$) |
|----------------------------------|----------------------|----------------------|
| Charges for Services | 22.9 million | 25.3 million |
| Operating Grants & Contributions | 4.2 million | 3.7 million |
| Capital Grants & Contributions | 34.9 million | 13.4 million |
| Property Taxes | 32.3 million | 35.0 million |
| Income Taxes | 15.2 million | 22.0 million |
| Intergovernmental Taxes | 2.5 million | 4.2 million |
| Other | 5.4 million | 8.4 million |
| Total Revenues | 117.4 million | 112.0 million |

Primary Government Functional Expenses

2006 Expenses by Activity



| Expenses by Activity | 2005 Expenses (in \$) | 2006 Expenses (in \$) |
|----------------------------|-----------------------|-----------------------|
| General Government | 12.2 million | 10.4 million |
| Public Safety | 28.9 million | 33.6 million |
| Highways and streets | 9.2 million | 16.0 million |
| Economic Development | 5.8 million | 3.4 million |
| Culture and recreation | 2.7 million | 3.5 million |
| Interest on long-term debt | 2.4 million | 9.2 million |
| Water | 5.9 million | 8.5 million |
| Wasterwater | 6.0 million | 6.5 million |
| Total Expenses | 73.1 million | 91.1 million |

Independent Audit

An independent audit of the state's financial statements resulted in a clean audit opinion.



Additional information is available at the city's website, www.ci.carmel.in.us/

What's Next?

Future Challenges and Economic Outlook

Carmel Road Projects

To be completed in 2007:

- 3rd & 4th Avenue realignment
- 116th Street & Shelbourne Ave realignment and roundabout
- 116th Street from Range Line Road to College
- Old Meridian Street
- Last phase of Illinois Street

To begin in summer 2007:

- Oak Ridge Road & 136th Street roundabout
- 136th Street from Oakridge Road to Springmill Road
- 136th Street from Springmill Road to Ditch Road
- Pennsylvania Street from 103rd Street to 106th Street with roundabouts at 103rd & 106th
- 126th Street & Towne roundabout
- Grande Boulevard, a new street that will connect Guilford Road, just South of Carmel Middle School, to Main Street, just West of Old Meridian

Benefits of Roundabouts in Carmel

- According to statistics from Carmel Police Department in 2006, traffic signals at 96th Street and 116th Street combined, 27 accidents and eight injuries
- The same statistics reveal at roundabout intersections at 126th Street and 131st Street, 17 accidents happened with only one injury
- There are only eight conflict points in a roundabout compared to 32 in a four-way stop condition
- Roundabout construction costs average \$125,000 less than signaled intersections
- There is a continual savings on electricity costs
- Costs of accident damages is less at roundabouts than traditional signaled intersections



Conceptual view of North Elevation at Carmel City Center on City Center Drive

City Center Plans

- A pedestrian friendly plan for the City Center includes recreation, 170,000 square feet of office space, 230,000 square feet of retail & restaurant space, 300 luxurious penthouses, apartments, & condominiums, a 102 room hotel and a Performing Arts Center
- When complete, the City Center will comprise of 1 million square feet and cost \$300 million
- The City Center Theater broke ground on March 13, 2007. The 500 seat theater is expected to open in December of 2010 along with the Concert Hall
- Funding for the City Center will come from increases in commercial taxes in designated economic development areas, not from property taxes
- Carmel City Center is a public-private partnership between the City of Carmel and Pedcor City Center Development Company



The Monon Center

- The Monon Center in Central Park will offer a multitude of state-of-the-art facilities and services when it opens in the spring of 2007.
- The 161-acre Central Park will be the largest recreational green space in Clay Township.
- The Center contains 146,000 square feet of recreational space including a fitness center, a dance studio, a 1/8 mile elevated track, indoor aquatics center, gymnasium, and locker rooms.
- The creation of new job opportunities includes 13 full-time and over 200 part-time/seasonal positions.

Carmel's Consolidated Comprehensive Plan (C3 Plan)

- This plan, a vision for 2020, is to effectively develop these four unique areas of Carmel : East Carmel, North Central Carmel, South Central Carmel and West Carmel
- East Carmel is primarily residential neighborhoods and recreational areas
- North Central Carmel is the urbanizing core. Four-story or higher buildings are being built, two dominant street corridors exist and multiple commercial districts are in the area
- South Central Carmel contains the 1950s to 1970s style residential homes with only one commercial district and two strong street corridors
- West Carmel is the largest geographically and has the most undeveloped land. Suburban residential neighborhoods have been built and two commercial areas exist

Indiana Design Center

- Groundbreaking for the \$4 million Indiana Design Center is expected in the spring of 2007 with the grand opening in late 2008.
- The 85,000 square foot development will be located in the Carmel Arts and Design District.
- The Center will focus on home design, décor, and renovation. It will also include a wide variety of products for interior design such as hardware, flooring, and fabrics.
- It is anticipated that the center will create approximately 50 jobs with annual payroll of \$2,000,000.

We want your input! Do you like this report? What additional information would you like to see included? Please contact John Doe, City of Carmel Representative – at (800) 555-0123.