

Appendix G

Public Involvement

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Meeting Minutes

Kitchen Table Meeting Excerpts
general project maps, blank forms and repetitive pages removed to avoid duplication.



8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585

October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 2
421 Realty Company, Inc.
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 9:00am on September 25, 2018 at 8463 Castlewood Drive, Indianapolis, IN 46250. The following people were in attendance:

- Craig May Providence Development
- Russ Wurster Wurster Construction Company
- Mark Perron Parsons
- Angela Deddish Comprehensive Land Procurement
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by 421 Realty Company, Inc. at 8463 Castlewood Drive, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron noted the design depicted in the exhibits has been modified to reduce the impact to the property but he believes there will be approximately 7 acres acquired. Russ Wurster implied he would like to sell the property. Utilities will be moved and stubbed near Wheaten Van Lines along the proposed Castleton Road alignment.

Craig May noted there is a billboard sign potentially located within the acquisition area in which they currently have a long-term lease, and his preference is to relocate the billboard on the remaining property.

I69 at I465 Kitchen Table Meeting for Parcel 2
421 Realty Company, Inc.
LA Code 6238
Des. No.: 1400075
Page 2 of 2

Devin Stettler explained the acquisition and project timelines, such that appraising will be underway soon with early acquisition procedures beginning shortly after the first of the year.

Devin Stettler explained early acquisition would be an attempt to come to an agreement based on the appraised value prior to the uniform offer being presented.

Mark Perron stated the project is scheduled for a November 2019 letting with the majority of construction taking at least two years.

Mark Perron explained Castleton Road would be altered slightly to allow access to the remaining property outside of the proposed INDOT right of way.

Craig May stated they have had issues with marketing the property for sale or development because this project has been pending for ten years.

Devin Stettler explained he would email a KTM questionnaire for Craig May to complete at his convenience. Craig May completed the questionnaire and emailed it back to Devin Stettler. This KTM questionnaire is attached to the minutes.

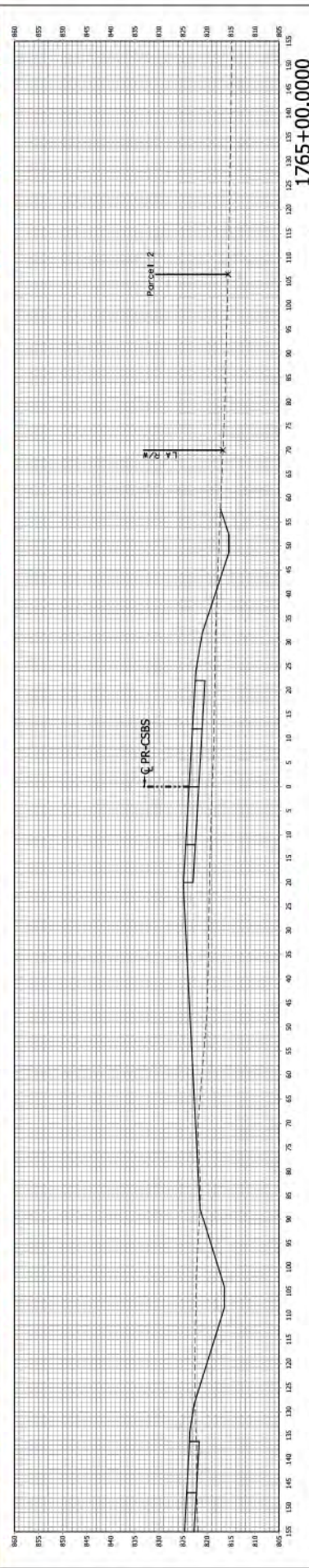
The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

Sincerely,
UNITED CONSULTING

Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223



RECOMMENDED FOR APPROVAL		DESIGN ENGINEERS		DATE
DESIGNED BY: KSP	CHKD BY: KSP	CHECKED BY: CAC	RECORDS BY: CAC	
INDIANA DEPARTMENT OF TRANSPORTATION				
Parcel 2 Exhibit August 2018				
HORIZONTAL SCALE		VERTICAL SCALE		DESIGNATION
1" = 40'		1" = 4'		1400075
				SURVEY BOOK
				ELECTRONIC
				CONTRACT
				PROJECT
				R-3826
				1400075

NOTE: Drawings are preliminary and not for construction



P:\Projects\1765\1765\1765.dwg
2018-08-20



KTM Interviewers: Mark, Devin, and Angela

I-69 at I-465 Interchange Modification

- ENGINEERING
- ENVIRONMENTAL
- INSPECTION
- LAND SURVEYING
- LAND ACQUISITION
- PLANNING
- WATER & WASTEWATER
- SINCE 1965

Property Owner Information/Tenant Information

Secondary Contact?

Name: 421 Realty Company Inc.

Name: _____

Address: 8463 Castlewood Drive
Indianapolis, IN 46250

Address: _____

Home Phone: 317-841-1002 x 204

Home Phone: _____

Cell Phone _____

Cell Phone: _____

Email address: cmay@royalpin.com

Email address: _____

Preferred Method: email

Preferred Method: _____

PROFESSIONAL STAFF

- Andrew T. Wolka, PE
- Devin L. Stettler, AICP
- Michael S. Oliphant, AICP
- E. Rachelle Pemberton, PE
- Timothy J. Coomes, PLS
- Jon E. Clodfelter, PE
- Steven R. Passey, PE
- Brian J. Pierson, PE
- Christopher L. Hammond, PE
- Paul D. Glotzbach, PE
- Brian S. Frederick, PE
- Jay N. Ridens, PE
- Christopher J. Dyer, PE
- Matthew R. Lee, PE
- William R. Curtis, PE
- Jeromy A. Richardson, PE
- Heather E. Kilgour, PE
- Adam J. Greulich, PLS
- Caleb C. Ross, PE
- Darin C. Barrett, PE
- Scott G. Minnich, PE
- Jim R. Lesh, PE
- Nicholas J. Kocher, PE
- Jennifer L. Hart, PE
- Kelton S. Cunningham, PE
- Braun S. Rodgers, PE
- Chris J. Andrzejewski, PE
- Greg J. Broz, PE
- Joshua D. Gonya, PE
- Brian S. Haefliger, PE
- Lisa A. Egler-Kellems, PE
- Amanda Stevens, PE

www.ucindy.com
(317) 895-2585
8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

1. What time of day do you prefer we contact you? Or not contact you?

Business hours

2. Any special instructions for field employees?

No

3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)

stubbed at NE corner of parcel

4. What public utilities serve this property? Do you know where they are located?

stubbed at NE corner of parcel

5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?

No

6. Are there any environmental contamination sites on the property? If so, where?

No

7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.?

A billboard is located on the property, and it will need to be relocated on the property.

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated?

No

9. Is there any additional information you wish to share about your property?

No

10. Are other persons included on the title to the property?

No

11. Do you rent the property? If so, to who?

Name: Viacom - CBS Outdoor

Address: _____

Home Phone: _____

Cell Phone: _____

Email address: _____

Lease dates (end of term)?: 11-30-31

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.?

No



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 3
Wheaton Van Lines, Inc.
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 4:00pm on October 9, 2018 at 8010 Castleton Road, Indianapolis, IN 46250. The following people were in attendance:

- Andy Burns Wheaton Van Lines, Inc.
- Mark Perron Parsons
- Angela Deddish Comprehensive Land Procurement
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by Wheaton Van Lines, Inc. at 8010 Castleton Road, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron stated the environmental studies, which include the noise studies will take place next year with commencement of construction in the Spring of 2020 and the majority of construction taking at least three years.

Mark Perron explained the purpose of the project and overview of traffic flow per the proposed design.

Andy Burns stated their main concern is access to the corporate office parking area in front of their building and they would need at least one drive on the circular driveway left open at all times. Mark Perron stated construction around the drive areas would be

I69 at I465 Kitchen Table Meeting for Parcel 3
Wheaton Van Lines, Inc.
LA Code 6238
Des. No.: 1400075
Page 2 of 2

completed in phases to maintain access to the corporate parking area and the parking area in front of the building might have to be temporarily reconfigured.

Andy Burns inquired about timing on when their property would be impacted. Mark Perron stated it is unclear at this time when each property adjacent to the project limits would be impacted but explained there would be additional public meetings once construction gets closer and details of timing can be relayed at that point.

Andy Burns said we would most likely want to get Mark Russell, General Manager at Crown Industries involved in the meetings since they would be impacted by construction even though there is no acquisition from that property. He stated they also need to maintain access and movement to the warehouse / Crown Industries for semi's. Andy Burns said the Wheaton Van Lines property receives double digit semi's a day some of which are 53 feet long. He also noted they have approximately 115 employees on site plus daily visitors.

Andy Burns indicated that semi's use the northern driveway to access the property. Employees use the middle access point and park in the larger lot. The executive team, visitors, and delivery vehicles use the circular drive.

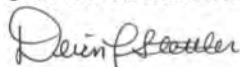
Mark Perron mentioned there would be no physical impacts to the building.

Andy Burns stated last month they had a survey map completed to resolve a property line dispute on the north property line and he could provide the survey if we thought it would be useful. Andy Burns also mentioned there is a possible, but unlikely, property line discrepancy on the south property line. Devin Stettler agreed we would want to take a look at the property line information from Andy Burns to make sure it matches the survey information we have.

Devin Stettler gave Andy Burns a KTM questionnaire for him to complete at his convenience.

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

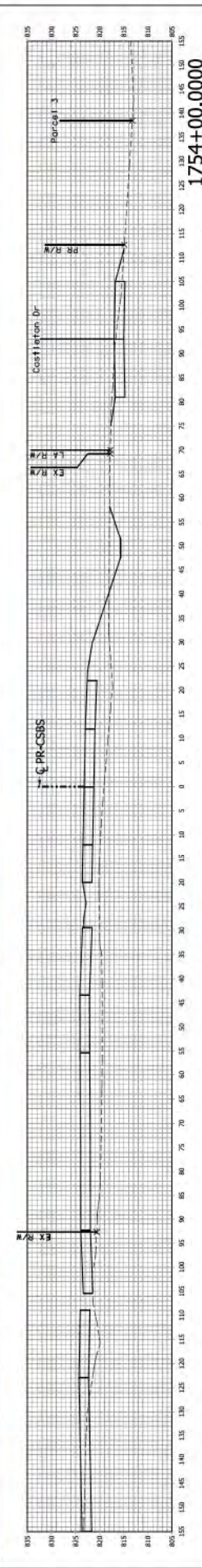
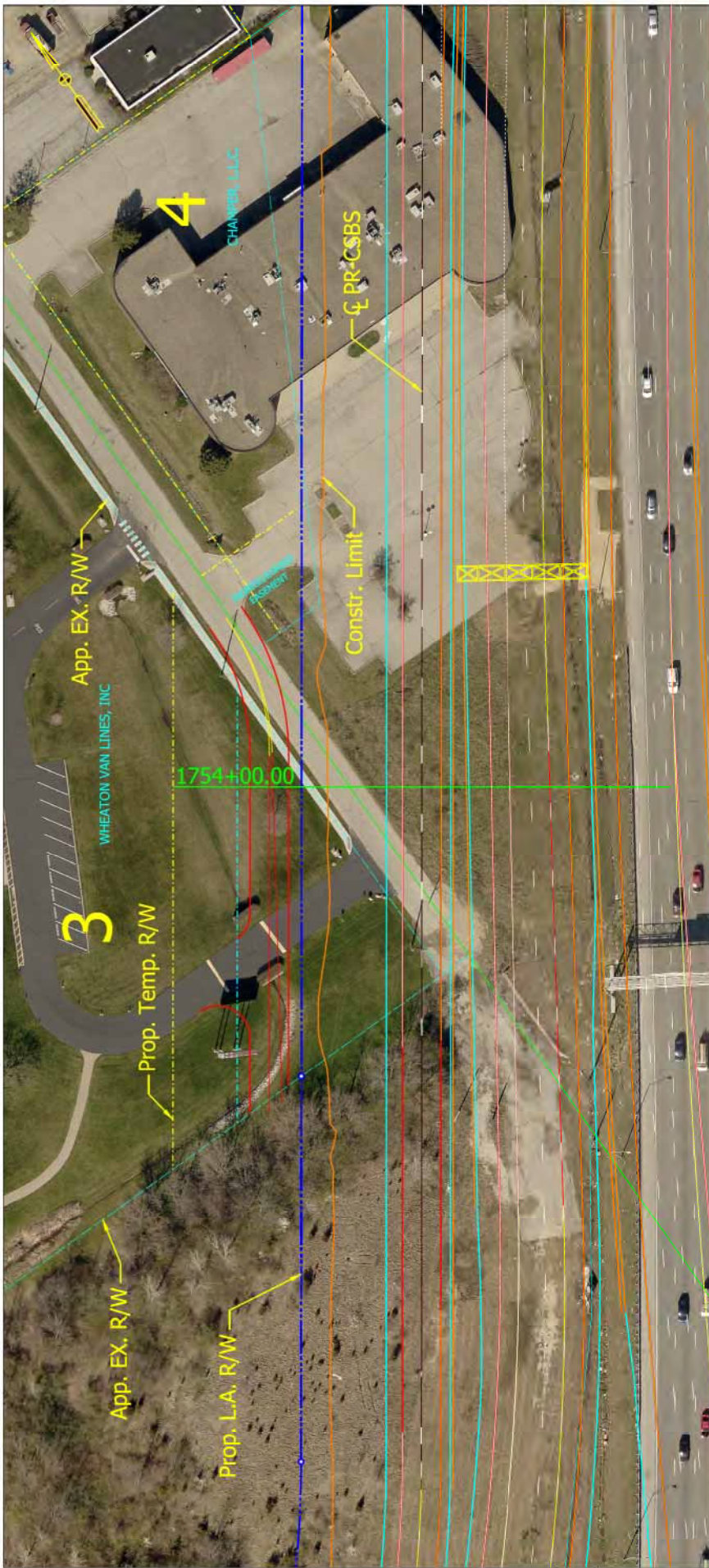
Sincerely,
UNITED CONSULTING



Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223



INDIANA DEPARTMENT OF TRANSPORTATION
 Parcel 3 Exhibit
 August 2018

RECOMMENDED FOR APPROVAL: _____ DESIGN ENGINEERS: _____ DATE: _____
 DESIGNED BY: KSP, KGP, KGP, KGP CHECKED BY: CAC, CAC
 CHECKED BY: CAC, CAC

VERTICAL SCALE: 1" = 10' 0.0000'
 HORIZONTAL SCALE: 1" = 40'

PROJECT: R-3826
 SHEETS: 140075
 CONTRACT: R-3826
 DRAWING NO: 140075

NOTE: Drawings are preliminary and not for construction

IP: \\P:\chms\271601\4188_1.dwg
 25-SEP-2018

REV	DATE	DESCRIPTION	DESIGN BY	APP'D BY
1	8/10/12	REVISED PER COMMENTS	BSC	BSC
2	8/10/12	REVISED PER COMMENTS	BSC	BSC
3	8/27/12	REVISED PER COMMENTS	BSC	BSC

REVISION RECORD

PLAN NOTES:

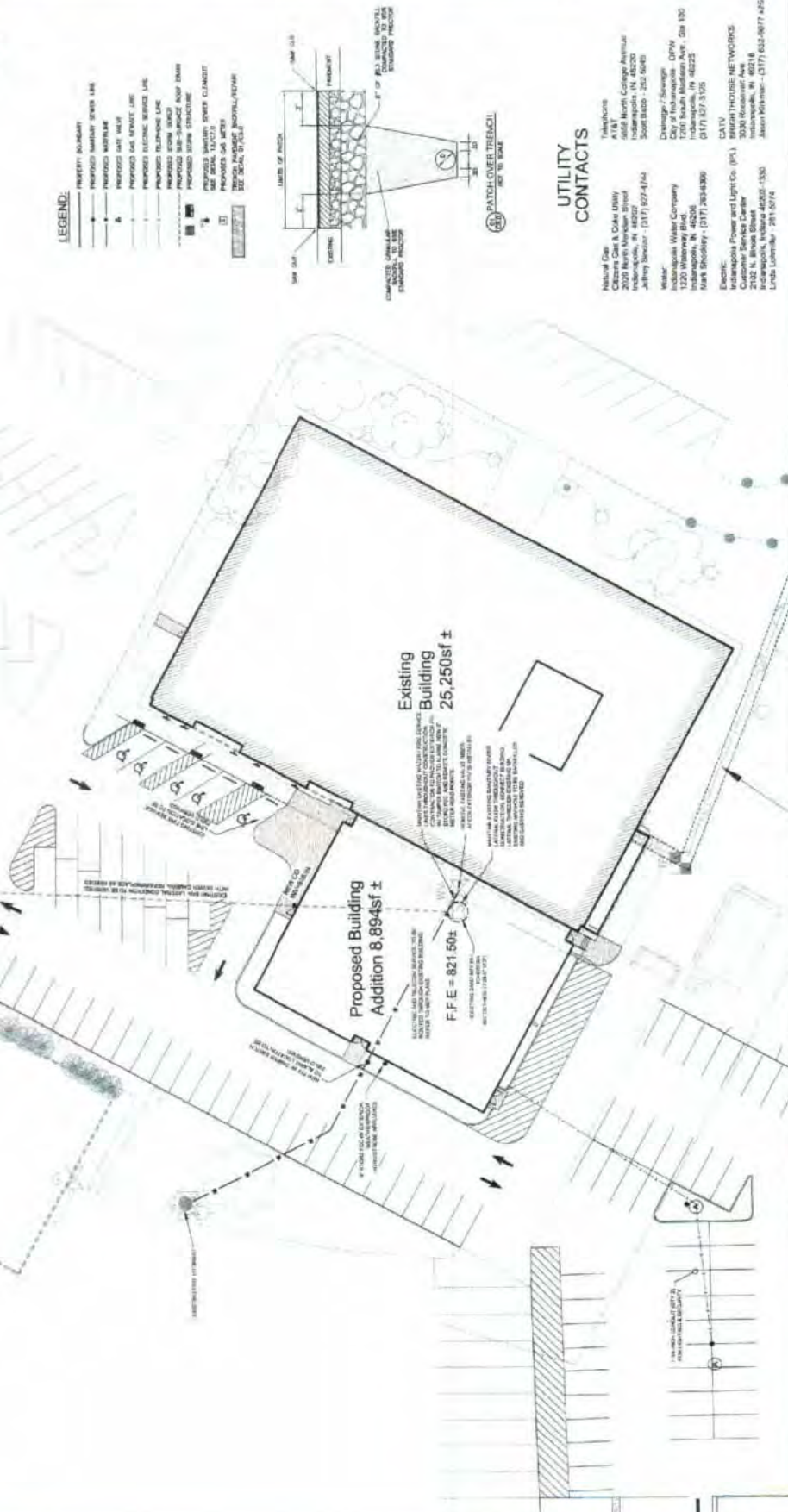
(A) LIGHT POLE FOUNDATION
 (B) 8" DIA. CORE PILES WITH RIGIDLY FRAMED PILECAP. SEE DETAIL 11/024

IRRIGATION NOTE:
 ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS AND THE IRRIGATION CONTRACT DOCUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS.

UTILITY VALVE NOTE:
 ALL UTILITY VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY CONTRACT DOCUMENTS AND THE UTILITY CONTRACT DOCUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY CONTRACT DOCUMENTS.

UTILITY NOTES:

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY CONTRACT DOCUMENTS AND THE UTILITY CONTRACT DOCUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY CONTRACT DOCUMENTS.
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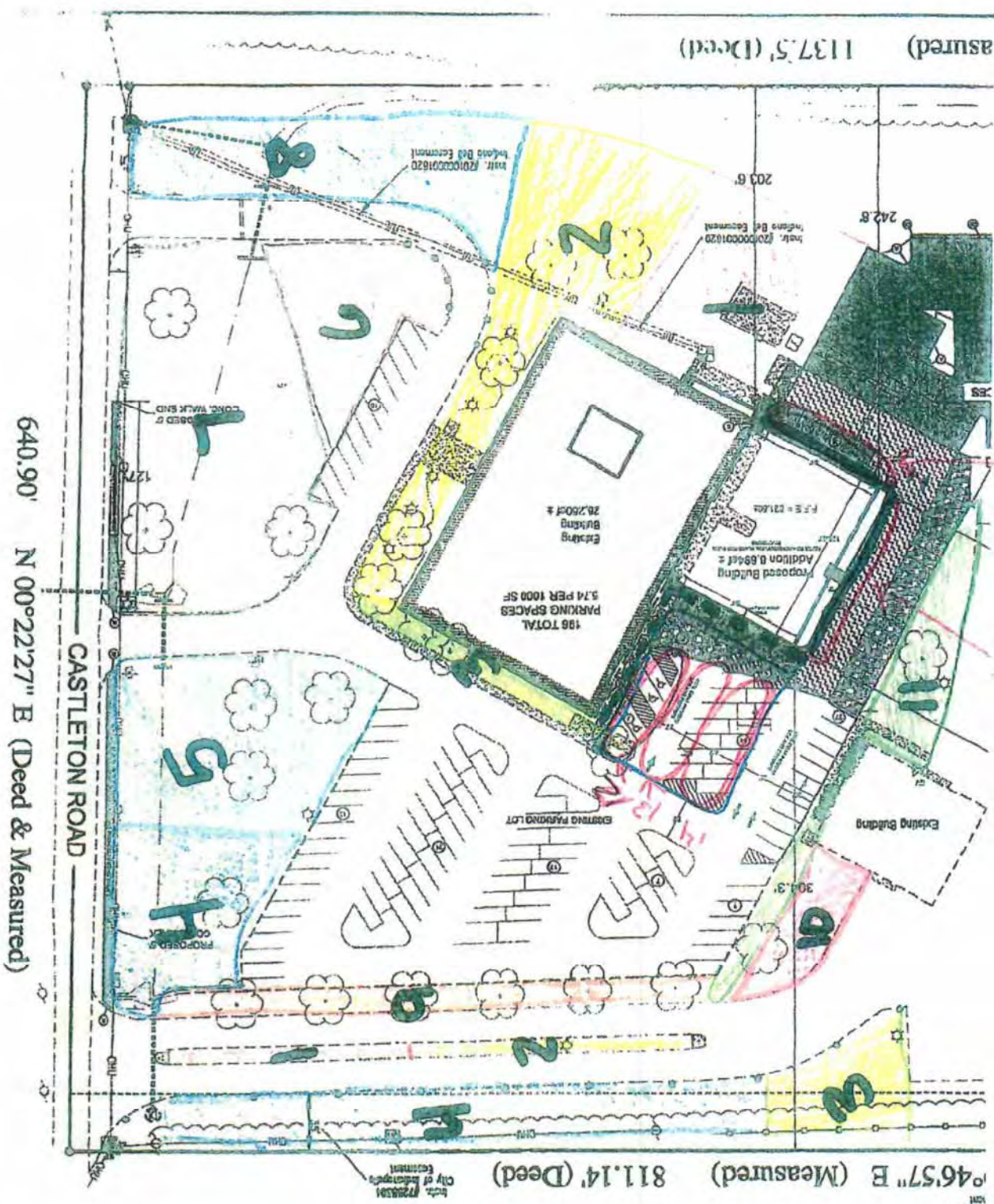


UTILITY CONTACTS

Telecommunications:
 National Gas
 Citizens Gas & Coke Utility
 2020 North Meridian Street
 Indianapolis, IN 46208
 Jeffrey Stouffer (317) 627-4764

Water:
 Indianapolis Water Company
 1200 Indiana Avenue, Ste 130
 Indianapolis, IN 46208
 Matt Stouffer (317) 263-8300

Electric:
 Indianapolis Power and Light Co. (IPL)
 3000 North Meridian Street
 Indianapolis, IN 46218
 2102 N. Illinois Street
 Indianapolis, Indiana 46205-1330
 Louis Lumbric - 317-632-9077



1137.5' (Deed) (asured)

640.90' N 00°22'27" E (Deed & Measured)

CASTLETON ROAD

811.14' (Deed) 46'57" E (Measured)

- 1 - [Pink square]
 - 2 - [Yellow square]
 - 3 - [Light green square]
 - 4 - [Light blue square]
 - 5 - [Light blue square]
 - 6 - [White square]
 - 7 - [White square]
 - 8 - [Light blue square]
 - 9 - [Light orange square]
 - 10 - [Light pink square]
 - 11 - [Light green square]
 - 12 - [Light green square]
- Drip line

TANK DISPOSAL DECLARATION

1a. Owner (Names and address inc. ZIP code) Wheaton Van Lines 8010 Castleton Rd. Indianapolis, IN ZIP CODE 46250		November 20, 23, 24	
b. Phone 842-8111		c.	2. Date of excavation
4a. Location of tanks: Address Same		3. P.O. # 11330	
b. Type of owner <input checked="" type="checkbox"/> Current <input type="checkbox"/> State or Local Govt <input type="checkbox"/> Private or Corp <input type="checkbox"/> Former <input type="checkbox"/> Fedl Govt (GSA Facility ID#) <input type="checkbox"/>			
5. Contact person at tank location		6.	7.
8. local Fire Dept. Castleton	9. Mode of Transport (specify) Hoosier	Final destination of tank or tanks	
10. Type of UST <input type="checkbox"/> steel <input type="checkbox"/> fiberglass <input type="checkbox"/> other	11.	K & F Industries 211 S. West St. Indianapolis, IN 46206	
12. Substance stored in tank Fuel oil- gas	13. Cathodic Protection <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Schedule B Description of Commodities. (Use columns 15-19)

Tank ID # (e.g. ABC-123) or arbitrarily assigned sequential # (15)	Age of tank (17)	Capacity (18)	Shipping Wt. (lbs) (19)
W 01	20 $\frac{1}{2}$ yrs.	20,000	16,440
W 02	7 years	6,000	
W 03	7 years	10,000	

Additional Information

Excavation pits were clean. No visible contamination was present. Backfilled with clean pit run sand, compacted and covered with #53 stone.

21. Did tank have leak detection system? yes no

22. Did tank contain leaded gas? yes no

23. Duty authorized officer or employee

24. I certify that all statements made and all information contained herein are true and correct. I understand that civil and criminal penalties, including forfeiture and sale, may be imposed for making false or fraudulent statements herein, failing to provide the requested information or for violation of U.S. laws on UST section 9002 (RCRA).

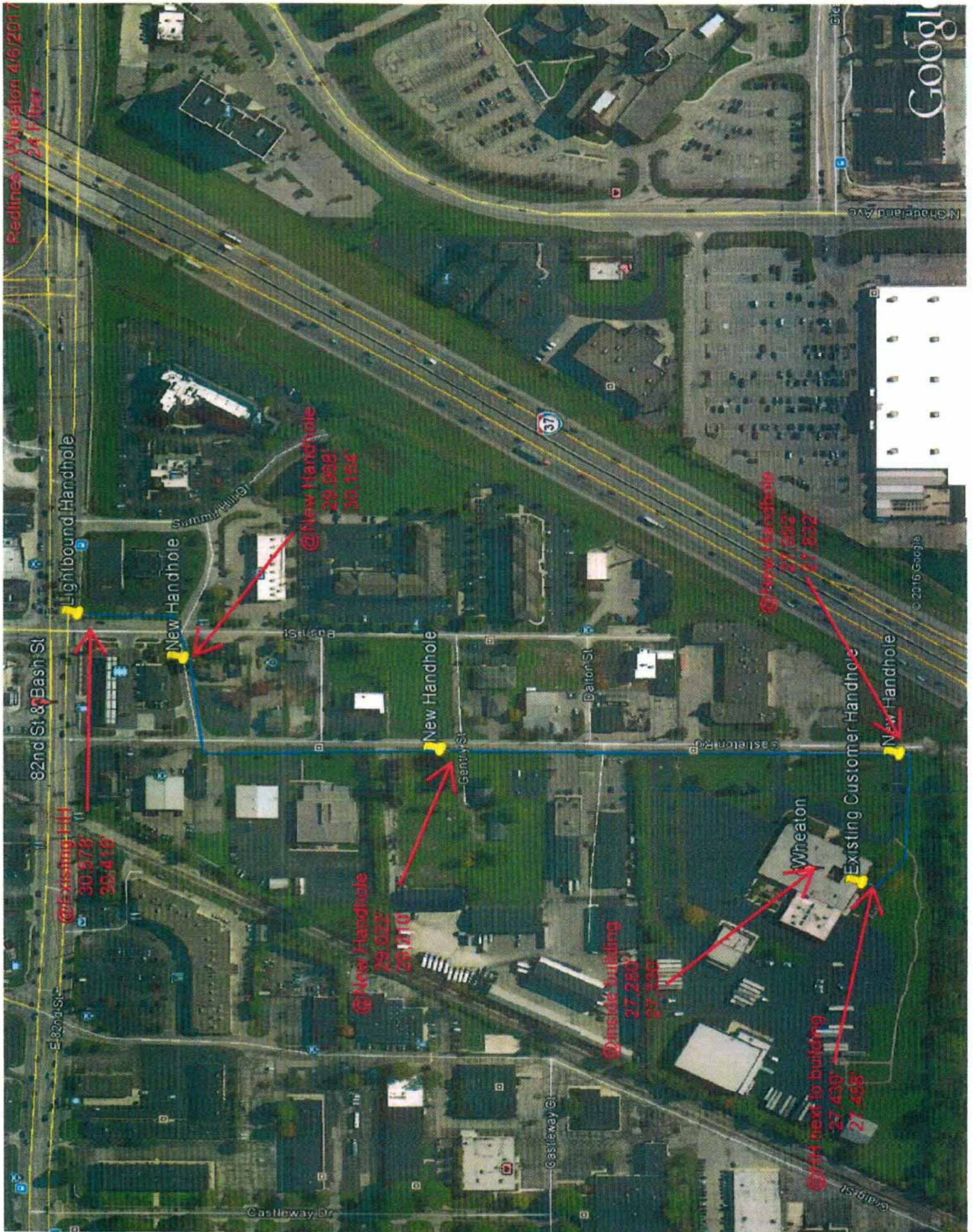
Signature: *[Handwritten Signature]*

Title: _____

Date: 12/9/87

25. Authentication (When required)

Hoosier Equipment certifies that these tanks have been properly purged, cleaned and sandblasted according to API and NFPA standards and are to be set up and used for scrap steel.





Parcel Number: 3

Date: October 9, 2018

KTM Interviewers: Mark, Angela, and Devin

I-69 at I-465 Interchange Modification

ENGINEERING
ENVIRONMENTAL
INSPECTION
LAND SURVEYING
LAND ACQUISITION
PLANNING
WATER & WASTEWATER
SINCE 1965

Property Owner Information/Tenant Information

Secondary Contact?

Name: Wheaton Van Lines, Inc.
S. Andrew Burns, Esq
Address: P.O. Box 50800 General Counsel
Indianapolis, IN 46250-0800

Name: Doreen Hiatt
Address: same Managers, facilities

Home Phone: _____

Home Phone: _____

Cell Phone _____

Office
Cell Phone: (317) 558-0443

Email address: andrew_burns@wvlcorp.com

Email address: doreen_hiatt@wvlcorp.com

Preferred Method: either

Preferred Method: _____

1. What time of day do you prefer we contact you? Or not contact you?

Between 8 a.m. and 6 p.m.

2. Any special instructions for field employees?

Maintain as much southern boundary tree line as possible.

3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)

Yes
IPL - Electricity
CITIZENS Energy Group - water, sewer, gas

4. What public utilities serve this property? Do you know where they are located?

See above #3

5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?

No storage tanks.

6. Are there any environmental contamination sites on the property? If so, where?

No.

www.icindy.com
(317) 895-2585
8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

PROFESSIONAL STAFF

Andrew T. Wolke, PE
Devin L. Stettler, AICP
Michael S. Diphant, AICP
E. Rachelle Pemberton, PE
Timothy J. Scemes, PLS
Jon E. Doolittle, PE
Steven R. Passey, PE
Brian J. Pierson, PE
Christopher L. Hammond, PE
Paul D. Gintzoch, PE
Brian S. Frederick, PE
Jay N. Rikkers, PE
Christopher J. Dyer, PE
Matthew R. Lee, PE
William K. Curtis, PE
Jemmy A. Richardson, PE
Heather E. Kilgour, PE
Adam J. Greulich, PLS
Celestic Rosa, PE
Dann C. Barrett, PE
Scott G. Mirmich, PE
Jim R. Lesh, PE
Nicholas J. Kocher, PE
Jennifer L. Hart, PE
Kellon S. Cunningham, PE
Braun S. Rodgers, PE
Chris J. Andziewski, PE
Greg J. Broz, PE
Joshua D. Gonyea, PE
Brian S. Haefliger, PE
Lisa A. Egler-Keliena, PE
Aminda Stevens, PE

7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.?

No.

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated?

No.

9. Is there any additional information you wish to share about your property?

No.

10. Are other persons included on the title to the property?

No.

11. Do you rent the property? If so, to who?

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email address: _____

Lease dates (end of term)?: _____

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.?

No.

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I-465 Kitchen Table Meeting for Parcel 4
Champer LLC
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 12:00pm on September 28, 2018 at 8047 Castleton Road, Indianapolis, IN 46250. The following people were in attendance:

- Ross Williams Artec Environmental
- Doug Myers Artec Environmental
- Mark Perron Parsons
- Angela Deddish Comprehensive Land Procurement
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by Champer LLC at 8047 Castleton Road, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to the subject parcel and explained the project is scheduled for a November 2019 letting, with construction likely commencing the first part of 2020 and the majority of construction taking approximately two years.

Mark Perron explained the revised interchange plan and that a noise study will be completed as part of the environmental assessment.

Ross Williams stated they do not want a noise barrier wall since it would block visibility of the Artec building.

Mark Perron explained the likeliness for a retaining wall and agreed most businesses do not typically desire a noise barrier wall. He stated it is his understanding that several years ago the State purchased a portion of the property, which extends through about half of the building and Ross Williams agreed.

Ross Williams stated the building has been in disrepair with the AC units, copper pipe, and other items being stolen from the property as well as them having to deal with homeless, dumping, vandalism, and maintenance since the State has refused to secure, demolish, or upkeep the property. The building has flooded and the water is currently shut off.

Devin Stettler explained they would be developing engineering and appraising two ways for this property, one to include excess land and one to exclude excess land. Angela Deddish explained excess land to Ross Williams and Doug Myers.

Doug Myers pointed out that the building we met in on the contiguous property is not shown on the exhibits presented and he is concerned about the how close the proposed right of way will be to the existing building.

Mark Perron explained there would be a limited access fence placed along the proposed right of way and Devin Stettler stated he would have the survey crew come to the property to identify the exact location of the existing building.

Angela Deddish brought up the recorded weed liens are listed in the title report. Ross Williams stated they fought the liens because they were due to the State not maintaining the property and he believed they were resolved. The liens are from May 2014 and July 2014.

Doug Myers said their main concern is drainage, and he presented some study information Champer LLC had done and explained the new building has actually flooded twice already. Doug Meyers stated he believes a primary culprit of the flooding problem is the existing culvert that flows west under I-69 from Lowe's.

Mark Perron stated they have consulted with Indianapolis Department of Public Works (DPW) and DPW is working on their own drainage study. He explained as part of this project the I-69 Interstate culverts are being resized and some of the drainage within the INDOT right of way on the east side of I-69 is being diverted to the south through the I-465/I-69 interchange.

Mark Perron said the design team is aware of the drainage problem in this area and that rerouting runoff to the I-465/I-69 interchange and utilizing detention would help the situation. Mark Perron said the project team may meet again with Champer LLC to review the final drainage plans once they are available.

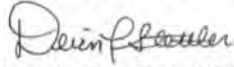
Devin Stettler explained he would email a KTM questionnaire for Ross Williams to complete at his convenience. Ross Williams completed the questionnaire and emailed it back to Devin Stettler. This KTM questionnaire is attached to the minutes.

I69 at I465 Kitchen Table Meeting for Parcel 4
Champer LLC
LA Code 6238
Des. No.: 1400075
Page 3 of 3

Where applicable, this page
has been removed from other
meeting summaries to avoid
duplication.

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

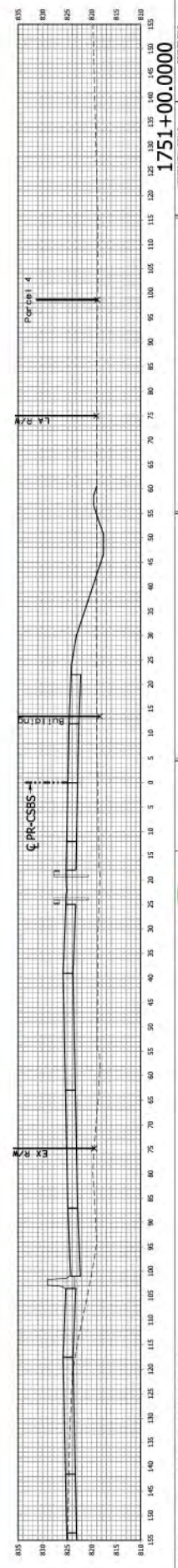
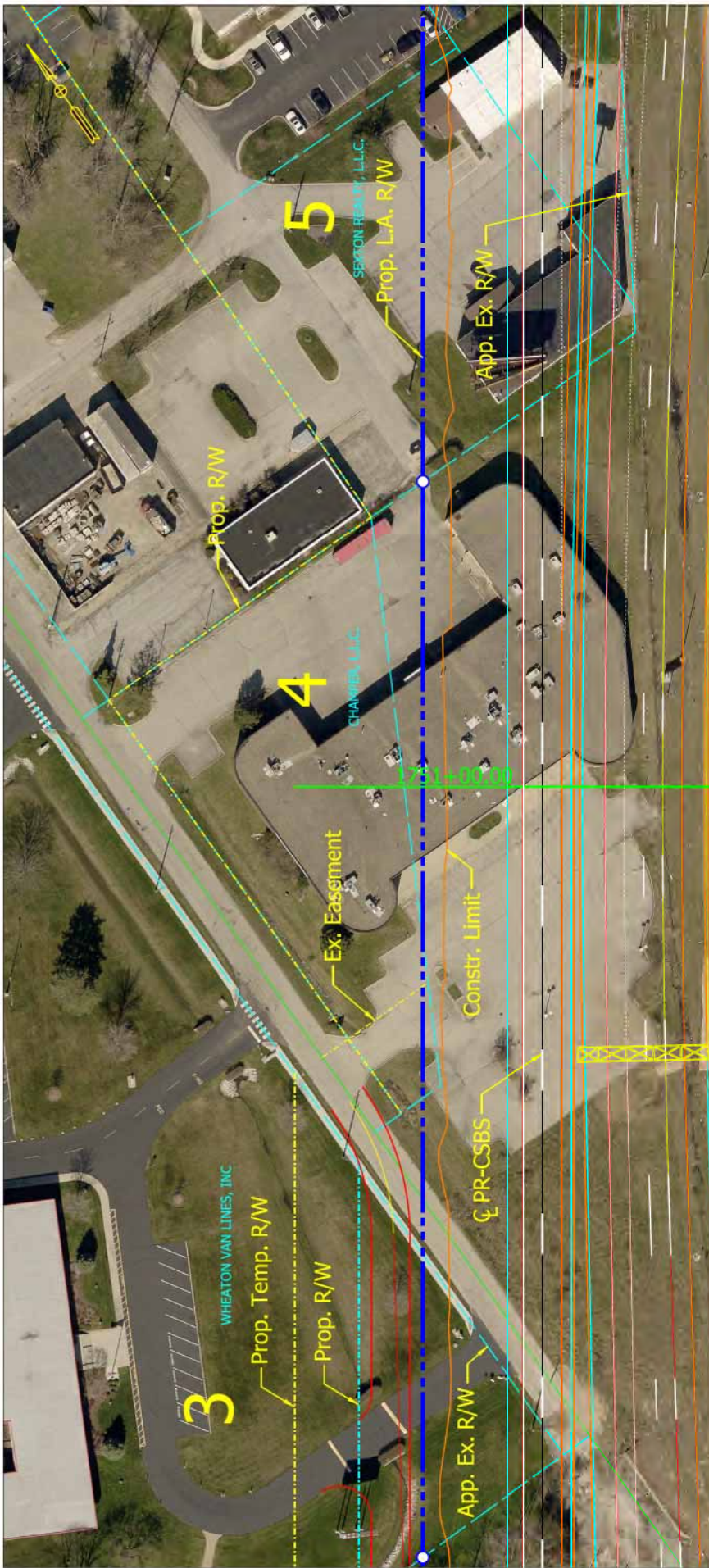
Sincerely,
UNITED CONSULTING



Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223



NOTE: Drawings are preliminary and not for construction

RECOMMENDED FOR APPROVAL	DESIGN ENGINEER	DATE	INDIANA DEPARTMENT OF TRANSPORTATION	
DESIGNED BY: KSP	DRAWN BY: KSP		Parcel 4 Exhibit August 2018	
CHECKED BY: CAC	CHECKED BY: CAC		PROJECT: R-3826	
			SHEETS: 1400075	
			CONTRACT: 1400075	

VERTICAL SCALE: 1751+00.0000
HORIZONTAL SCALE: AS SHOWN



P:\Projects\2160\2160\2160_4_20.dwg
25-SEP-2018



Parcel Number: 4

Date: September 28, 2018

KTM Interviewers: Mark, Angela, and Devin

I-69 at I-465 Interchange Modification

Property Owner Information/Tenant Information

Secondary Contact?

Name: Champer LLC

Name: Doug Myers

Address: 8047 Castleton Road
Indianapolis, IN 46250

Address: _____

office Home Phone: 317-577-7000

office Home Phone: 317-577-7000

Cell Phone: _____

Cell Phone: _____

Email address: ross@artecenvironmental.com

Email address: _____

Preferred Method: _____

Preferred Method: _____

1. What time of day do you prefer we contact you? Or not contact you?
10am - 6pm
2. Any special instructions for field employees?
3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)
Yes, kinda
4. What public utilities serve this property? Do you know where they are located?
5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?
No
6. Are there any environmental contamination sites on the property? If so, where?
No

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ENVIRONMENTAL
INSPECTION
LAND SURVEYING
LAND ACQUISITION
PLANNING
WATER & WASTEWATER
SINCE 1965

OFFICERS
William E. Hall, PE
Dave Richter, PE, PLS
Steven W. Jones
Christopher R. Pope, PE
B. Keith Bryant, PE
Michael Rowe, PE

PROFESSIONAL STAFF
Andrew T. Wolka, PE
Devin L. Stettler, AICP
Michael S. Oliphant, AICP
E. Rachelle Pemberton, PE
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Joshua D. Gonya, PE
Brian S. Haefliger, PE
Lisa A. Egler-Kellems, PE
Amanda Stevens, PE

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7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.?

No

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated?

No

9. Is there any additional information you wish to share about your property?

Drainage Issues

10. Are other persons included on the title to the property?

No

11. Do you rent the property? If so, to who?

No

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email address: _____

Lease dates (end of term)?: _____

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.?

No

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



November 7, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I-465 Kitchen Table Meeting for Parcel 6
INKY SES Indianapolis, LLC
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 12:00pm on November 2, 2018 at 8055 Bash Street, Indianapolis, IN 46250. The following people were in attendance:

- Ravi Hansoty Arbor Lodging Partners
- Vamsi Bonthala Arbor Lodging Partners
- Mark Perron Parsons
- Angela Deddish Comprehensive Land Procurement
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by INKY SES Indianapolis, LLC at 8055 Bash St, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to the subject parcel and explained the project is scheduled for a November 2019 letting, with construction likely commencing the first part of 2020 and the majority of construction taking at least two years.

Mark Perron explained the purpose of the project and overview of traffic flow.

Vamsi Bonthala asked if the interchange at 82nd Street would be closed for the duration of the project and when the project would begin.

Mark Perron explained there would be closures but the phasing and timing of closures has not yet been determined. Mark Perron stated there would be transportation management planning meetings scheduled that will involve the public to assist in working through some of these details.

Mark Perron explained the revised interchange plan and that a noise study will be completed as part of the environmental assessment.

Ravi Hansoty asked if the project was funded and the source of funding. Mark Perron explained there are multiple layers for funding but the overall project is federally funded.

Ravi Hansoty asked how many other properties have acquisitions. Ravi Hansoty also asked if any other properties are hotels and if his property required the most acquisition. Mr. Perron explained there are 36 properties where either permanent and/or temporary right of way is being acquired and this property is one of the larger ones in terms of overall acquisition but not in acreage. One of the other parcels involving the acquisition of permanent right of way is a hotel.

Vamsi Bonthala asked if this is the only major project happening in Indiana or if other major projects are happening at the same time. Mark Perron explained this is one of the larger projects but not the largest or the only large project, I-69 Section 6 as well as the I-65/I-70 split are also currently under development.

Devin Stettler explained there would be two offers made, one reflecting them retaining the remaining land and one as a total acquisition.

Vamsi Bonthala asked about timing of the removal of the building, what happens if they are not in agreement with the offer, and what the process would be if we do not reach an agreement. Angela Deddish explained typical possession timelines but in this case relocation could drive the timelines.

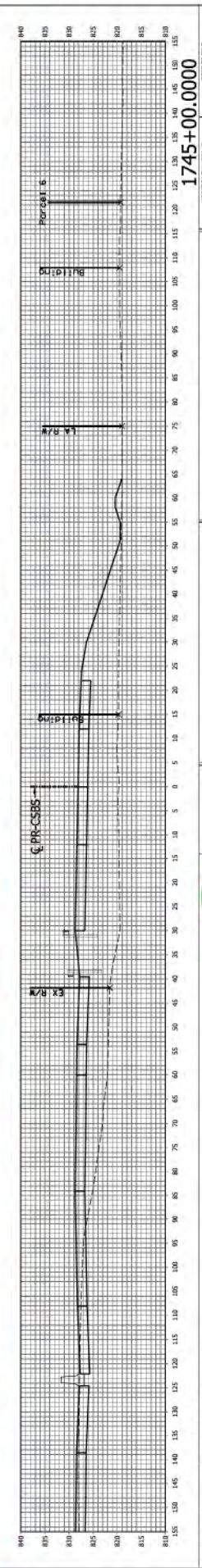
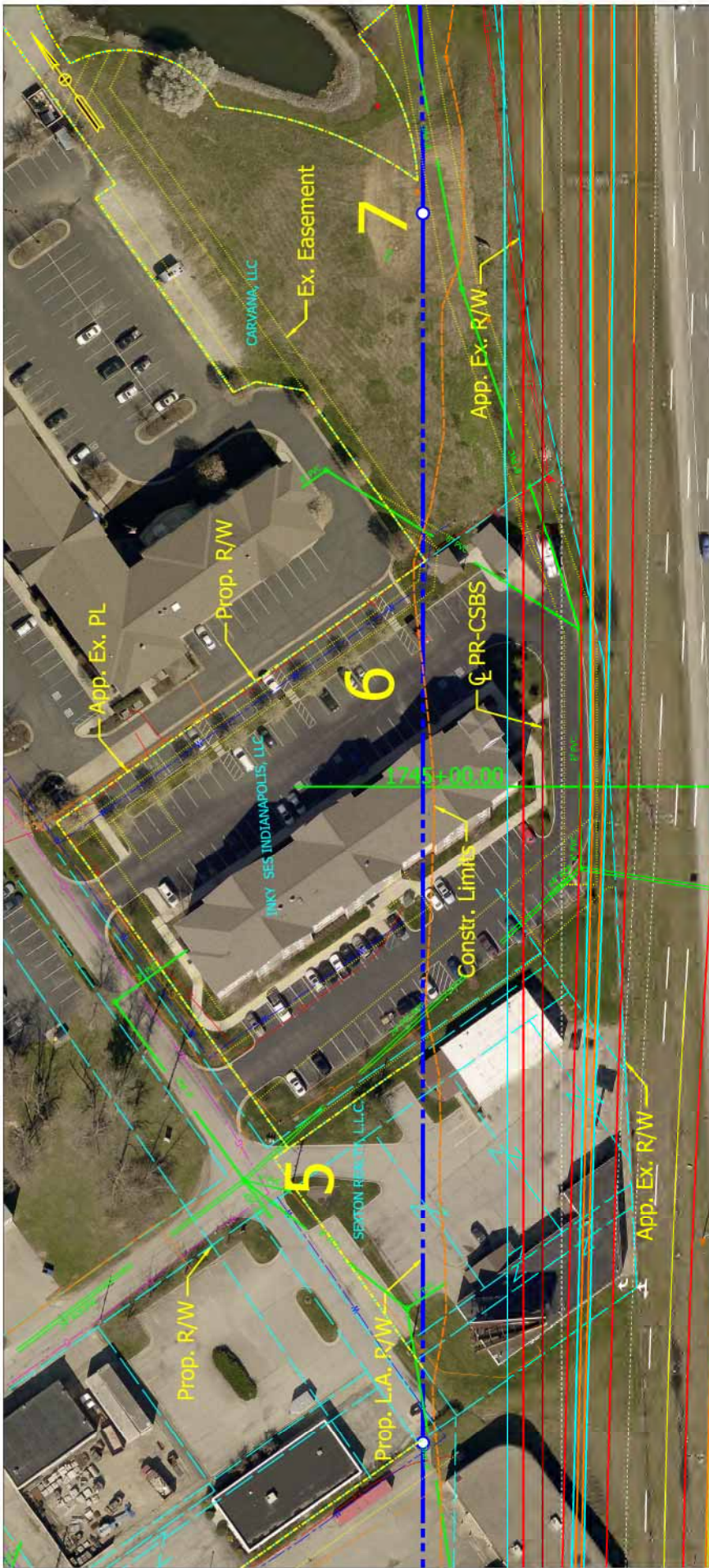
Angela Deddish further explained the process of submitting evidence of value for review. Devin Stettler explained if an agreement cannot be reached, the uniform offer would eventually be made and INDOT can file for condemnation 30 days thereafter.

Devin Stettler explained Boomerang Ventures would handle relocation and they could direct all questions regarding relocation to them.

Ravi Hansoty asked if he could contact the project team about questions on impact to their adjacent property and asked if Parsons is involved in the actual construction. Mark Perron explained they could direct any questions to the project team and stated the project website would be updated soon with additional information. Mark Perron also stated Parsons would be involved throughout construction as project management but would not be completing the actual construction.

Angela Deddish inquired about the private sanitary sewer easement that Devin Stettler previously asked about in an email dated 10/17/2018. Ravi Hansoty said he would verify if they have any information on who owns the easement. Mark Perron stated they are also looking at overall utility impacts so property owners can have a full view of potential impacts to their property.

Devin Stettler explained he would email a KTM questionnaire for Ravi Hansoty and Vamsi Bonthala to complete at their convenience. This KTM questionnaire is attached to the minutes. Devin Stettler also emailed the FHWA Acquisition and Relocation brochures.



INDIANA DEPARTMENT OF TRANSPORTATION
 Parcel 6 Exhibit
 August 2018

DESIGNED BY: KAP	DESIGN ENGINEER: KAP	DATE:
CHECKED BY: CAC	PROJECT: R-38226	
RECOMMENDED FOR APPROVAL: _____ BRIDGE FILE: _____		
VERTICAL SCALE: _____ SURVEY BOOK: _____ ELECTRONIC CONTRACT: _____ SHEETS: 1400075 PROJECT: 1400075		



NOTE: Drawings are preliminary and not for construction

SPILLS
 SPILLS



Parcel Number: 6

Date: October 2, 2018

KTM Interviewers: Mark, Jackie, and Devin

I-69 at I-465 Interchange Modification

Property Owner Information/Tenant Information

Secondary Contact?

Name: Arc Hospitality Portfolio II Owner, LLC

Name: _____

Address: 3950 University Drive, Suite 301
Fairfax, VA 22030-2566

Address: _____

Home Phone: _____

Home Phone: _____

Cell Phone: _____

Cell Phone: _____

Email address: _____

Email address: _____

Preferred Method: _____

Preferred Method: _____

1. What time of day do you prefer we contact you? Or not contact you?
2. Any special instructions for field employees?
3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)
4. What public utilities serve this property? Do you know where they are located?
5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?
6. Are there any environmental contamination sites on the property? If so, where?
7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.?

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 LAND ACQUISITION
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 Amanda Stevens, PE

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October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 8
Hospitality Investors Trust
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 10:00am on September 28, 2018 at 6817 East 82nd Street, Indianapolis, IN 46250. The following people were in attendance:

- Howard Chan Hospitality Investors Trust
- Mark Perron Parsons
- Jackie Dodd Dodd Title Corporation
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler stated the purpose of the meeting was to overview INDOT's Clear Path 465 project, and how the project will impact the property owned by Parcel 8 (Hampton Inn).

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron explained INDOT's need to change the flow of traffic to Binford Boulevard and to add new travel lanes for southbound I69 at the 82nd Street and I69 ramp and bridge. Mark Perron further explained INDOT's need as such relates to Parcel 8: (1) to expand its current use of its existing right-of-way to add southbound lanes on a collector-distributor roadway along the eastside of Parcel 8 property line; and (2) to acquire an additional estimated two (2) feet of right-of-way from the eastside of Parcel 8's property line for the purpose of constructing new drainage to support the added travel lanes. To construct such improvements, Mark Perron explained INDOT needs temporary right-of-way from Parcel 8's parking lot to provide a safe work zone by keeping vehicles and people away from construction equipment and to provide adequate space to construct

the retaining walls and ditches. This temporary right-of-way would affect several parking spaces on the eastside of Parcel 8's building. The anticipated overall construction duration is 2-3 years while the anticipated construction duration to complete grading and installation of a new ditch along Parcel 8 is estimated to be 4-6 months.

Howard Chan expressed concern about INDOT's temporary need for its parking spaces especially given the Hampton's Inn's need for customer parking at night. Howard Chan asked if INDOT could prevent the restriction of parking spaces at night. Mark Perron acknowledged Howard Chan's concern and noted that this was an issue that INDOT will try to accommodate, at least for many of the parking spaces as possible. Howard Chan also expressed a lot of concern for the noise increase stemming from the addition of travel lanes which would be closer in proximity to Parcel 8's building (Hampton Inn) and rooms located on the eastside of the building. Howard Chan, after reviewing INDOT's right of way plans for Parcel 8, asked many questions about the elevation of the new travel lanes and the location of the new ditch. Howard Chan believes INDOT's current plan, as such relates to Parcel 8 is going to substantially impact Parcel 8's business. Howard Chan asked if INDOT could reconfigure the interchange at I-69 and 82nd Street to a diamond configuration that would eliminate his building. Howard Chan indicated they wanted to sell the hotel to the State. Mark Perron explained INDOT's current design as shown on the exhibits is pending approval from the Federal Highway Administration and not likely to change.

Howard Chan stated that his two main concerns were visibility and noise. Howard Chan asked about ideas to "soften the noise" to Parcel 8. Mark Perron explained INDOT is working to complete a noise study for the entire project to determine each parcel's eligibility. Mark Perron stated the noise study will be complete soon and a noise meeting will be held for all eligible properties late 2019 or early 2020. Howard Chan asked if the window openings in the building could receive enhanced protection to reduce noise impacts. Mark Perron said he couldn't make any commitments to that. Howard Chan asked how tall the retaining wall would be in front of the property. Mark Perron stated the wall would be 15-20 feet tall. Howard Chan asked if trees could be planted in front of the retaining wall to provide a visual barrier from the hotel to the retaining wall. Mark Perron said that there will be a drainage ditch between the proposed retaining wall and the proposed right of way line and that trees would not be allowed.

Devin Stettler explained the purpose of the meeting was to begin discussion for early acquisition. INDOT's anticipated construction letting will be November 2019 with construction starting in early 2020. Devin Stettler stated the acquisition team would most likely be contacting Howard Chan with an offer in early January 2019, after the completion of right of way engineering and appraisal, with offers. Devin Stettler stated this initial offer would not be tied to condemnation because the legal document is not complete. However, INDOT would like to reach an agreement on this offer. If an agreement cannot be reached at that time, then a subsequent offer would be presented after the environmental process is completed which would include condemnation.

Howard Chan advised that before any early acquisition offer could seriously be considered for Parcel 8, the Noise Study would need to be completed. Howard Chan confirmed that he will be the main point of contact for all INDOT communication until such time Parcel 8's legal team becomes involved.

Howard Chan further stated that Hospitality Investors Trust (HitReit) took title to Parcel 8 in 2017. Howard Chan will follow up with his office to make sure the records are correct.

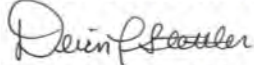
I69 at I465 Kitchen Table Meeting for Parcel 8
Hospitality Investors Trust
LA Code 6238
Des. No.: 1400075
Page 3 of 3

Devin Stettler provided to Howard Chan the KTM questionnaire to complete and return.

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

Sincerely,

UNITED CONSULTING



Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



July 30, 2019

Mr. Runfa Shi, Project Manager
Production Management
INDOT
100 North Senate Avenue, N601
Indianapolis, IN 46204

RE: I69 at I465 Kitchen Table Meeting for Parcel 8
Hospitality Investors Trust
LA Code: 6238
Des. No.: 1400075

Dear Mr. Shi:

A second Kitchen Table Meeting (KTM) was held at 8:00am on May 1, 2019 at 6817 East 82nd Street, Indianapolis, IN 46250. The following people were in attendance:

- | | |
|------------------|------------------------------|
| • Keri Koehler | Hospitality Investors Trust |
| • Terry Funk | Building Maintenance Manager |
| • Mark Perron | Parsons |
| • Dan Miller | Parsons |
| • Tony Pakeltis | Parsons |
| • Devin Stettler | United Consulting |
| • Jackie Dodd | Dodd Title Corporation |

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner. Keri Koehler is new to her position and was interested in learning more about the project and how it may affect this parcel.
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Jackie Dodd stated the purpose of the meeting was to overview INDOT's Clear Path 465 project, and how the project will impact the property owned by Parcel 8 (Hampton Inn).

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron explained INDOT's need to change the flow of traffic to Binford Boulevard and to add new travel lanes for southbound I69 at the 82nd Street and I69 ramp and bridge. Mark Perron further explained INDOT's need as such relates to Parcel 8: (1) to expand its current use of its existing right-of-way to add southbound lanes along the eastside of Parcel 8 property line; and (2) to acquire an additional estimated (2) to five

(5) feet of right-of-way from the eastside of Parcel 8's property line for the purpose of constructing new drainage to support the added travel lanes. For its construction of such improvements Mark Perron explained INDOT's need for a temporary right-of-way from Parcel 8's parking lot for the purpose of INDOT's staging and storing its materials and equipment needed for the regrading of the road and drainage. This temporary right-of-way would affect several parking spaces on the eastside of Parcel 8's building. The anticipated time frame for INDOT's completion of the Clear Path Project is three construction seasons. The anticipated time frame for INDOT to complete its grading and installation of the new ditch along Parcel 8 is estimated to be 4-6 months.

Keri Koehler, Howard Chan's replacement, shared that Howard Chan left notes stating a Noise study was to be conducted for Parcel 8. Keri Koehler asked if the Noise study had been completed. Keri Koehler, Howard Chan's replacement, shared that Howard Chan left notes stating a Noise study was to be conducted for Parcel 8. Keri Koehler asked if the Noise study had been completed. Tony Pakeltis explained that a Draft Traffic Noise Impact Assessment Report had been prepared. The Report should be finalized later in 2019 and will be available when the Public Hearing is conducted. Noise levels were predicted at the Hampton Inn, but no noise impacts were identified. The noise impact criterion for hotels is 72 decibels. Based on the analysis in the draft report, predicted noise levels at the Hampton Inn are less than 70 decibels. Per FHWA and INDOT policy, no noise abatement was considered at the Hampton Inn since the predicted noise levels are below the noise impact criterion. Keri Koehler specifically asked Tony Pakeltis about the results for the Hampton Inn. Tony Pakeltis stated that predicted noise levels at Hampton Inn are in the mid to upper 60's. Tony Pakeltis also explained because the Hampton Inn property currently sits below the grade of I-69, noise levels are noticeably lower than if the property was at the same grade as I-69. Only outdoor human use areas are evaluated as part of the noise study, so the noise predictions represent the noise near ground level and not the upper floors of the hotel.

Keri Koehler expressed concern about INDOT's temporary need for its parking spaces given that some customers may sleep in until noon. Mark Perron acknowledged Keri Koehler's concern and noted this was an issue that INDOT should be able to accommodate, at least for many of the parking spaces. Keri Koehler shared the Hampton Inn is planning to make improvements to its parking lot lights, as well as improvements to its parking lot. Keri Koehler and her Hampton Inn building maintenance manager both explained concern about replacing one of the parking lot lights given INDOT's plans to relocate utilities. Keri Koehler stated the appraiser had advised the utilities would need to be relocated along the right-of-way between I-69 lanes and the Hampton Inn parking lot located on the eastside of the Hampton Inn.

Keri Koehler asked about the appraisal process. Devin Stettler explained the steps of the appraisal process, and the time period for completion estimated to be 2-3 months.

Devin Stettler explained the purpose of the meeting was to begin discussion for early acquisition. INDOT's anticipated time frame for letting the project will be fall of 2021. Devin Stettler advised the acquisition team would most likely be contacting Keri Koehler in the next 2 to 3 months, after the completion of legal descriptions, plats and appraisal, with an offer. This offer would be for discussion purposes to see if an agreement could be reached for an early acquisition. Devin Stettler also advised this offer would not be tied to condemnation. After presentation of this offer if an agreement cannot be reached, then an offer would be presented which would include condemnation.

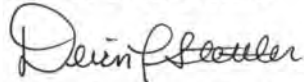
I69 at I465 Kitchen Table Meeting for Parcel 8
Hospitality Investors Trust
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Des. No.: 1400075
Page 3 of 3

Dan Miller explained the NEPA requirements need to also be completed for the Clear Path Project.

Keri Koehler asked if all of us could walk the site to review the location of INDOT's proposed acquisition of Parcel 8. Further discussion occurred concerning the Hampton Inn parking lot light poles and moving of the same given INDOT's taking would encompass the land where the Hampton Inn's current parking lot light poles are currently located. The only place to relocate the Hampton Inn lighting would be to install on the parking lot pavement, which does not appear to be the most feasible location for the light poles. Mark Perron agreed to review possible options for working around the Hampton Inn's parking lot light poles issue.

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

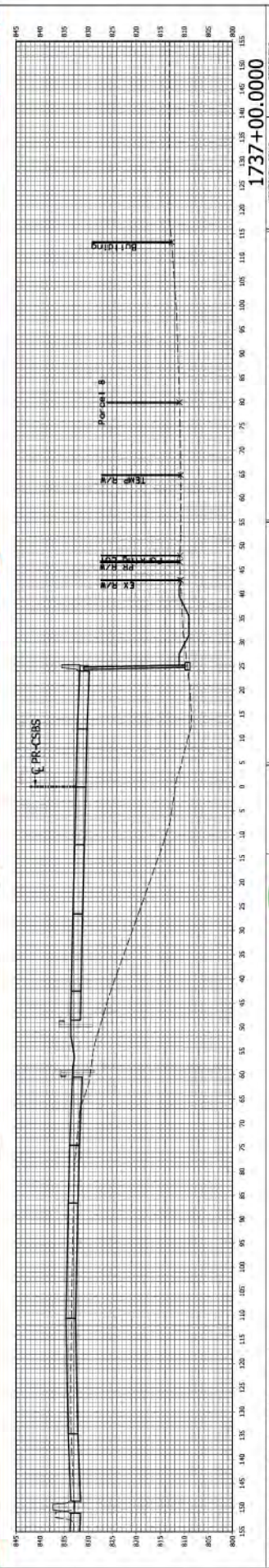
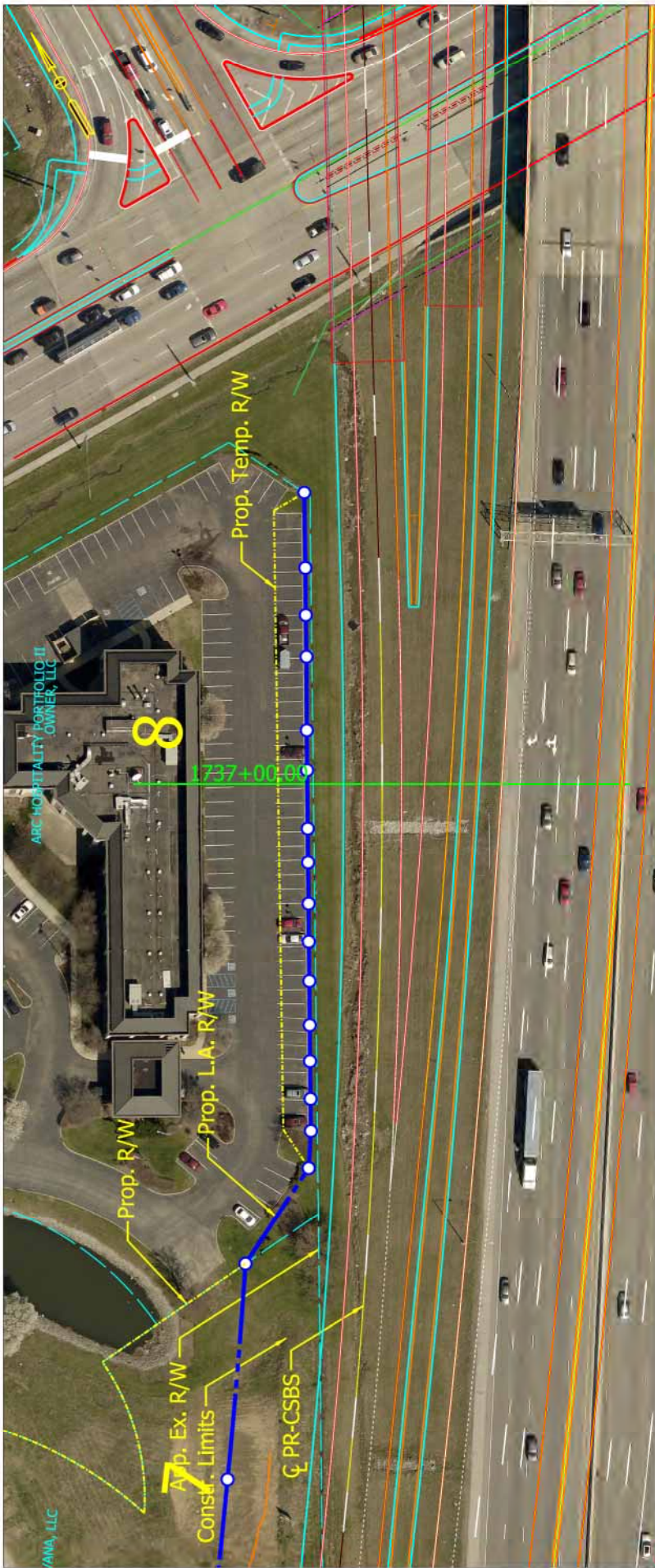
Sincerely,
UNITED CONSULTING



Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: KTM questionnaire

c: All Attendees
File 16-223



NOTE: Drawings are preliminary and not for construction

RECOMMENDED FOR APPROVAL	DESIGN ENGINEERS	DATE	INDIANA DEPARTMENT OF TRANSPORTATION	
DESIGNED: MJP	DESIGNED: MJP		Parcel 8 Exhibit August 2018	
CHECKED: CAC	CHECKED: CAC		PROJECT: R-38526	
			SHEETS: 1400075	
			ELECTRONIC CONTRACT: R-38526	
			BRIDGE FILE: 1400075	



SCALE: 1"=40'



Parcel Number: 8

Date: October 2, 2018

KTM Interviewers: Mark, Jackie, and Devin

I-69 at I-465 Interchange Modification

ENGINEERING
ENVIRONMENTAL
INSPECTION
LAND SURVEYING
LAND ACQUISITION
PLANNING
WATER & WASTEWATER
SINCE 1965

Property Owner Information/Tenant Information

Secondary Contact?

Name: HIT Portfolio II Owner, LLC
Keri Koehler

Name: Terry Funk

Address: 3950 University Drive, Suite 301
Fairfax, VA 22030-2566

Address: 6817 E. 82nd Street

Office Phone: 571-529-6145

Office Phone: 317-576-0220

Cell Phone: _____

Cell Phone: _____

Email address: kkoehler@hitreit.com

Email address: terry.funk@hilton.com

Preferred Method: e-mail

Preferred Method: Cell

PROFESSIONAL STAFF

Andrew T. Wolka, PE
Devin L. Stettler, AICP
Michael S. Oliphant, AICP
E. Rachelle Pemberton, PE
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Amanda Stevens, PE

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8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

1. What time of day do you prefer we contact you? Or not contact you?
Anytime
2. Any special instructions for field employees?
No
3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)
Yes
4. What public utilities serve this property? Do you know where they are located?
Electric, Natural Gas, Water, Sanitary Sewer, Storm Sewer, Telephone.
5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?
No
6. Are there any environmental contamination sites on the property? If so, where?
No
7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.?

Hotel, Revenue is generated by guest occupancy and meeting room rental.

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated?

HIT Portfolio II Owner, LLC

9. Is there any additional information you wish to share about your property?

10. Are other persons included on the title to the property?

HIT Portfolio II Owner, LLC

11. Do you rent the property? If so, to who?

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email address: _____

Lease dates (end of term)?: _____

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.?

No

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 9
Jordan CW, LLC
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 12:15pm on October 5, 2018 at 8440 Allison Pointe Boulevard, Suite 200, Indianapolis, IN 46250. The following people were in attendance:

- John Jordan Jordan CW, LLC
- Mike Jordan Jordan CW, LLC
- Keith Dedrick Jordan CW, LLC
- Dean Murphy Fairway Commercial Lending
- Mark Perron Parsons
- Angela Deddish Comprehensive Land Procurement
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by Jordan CW, LLC at 8455-8459 Castlewood Drive, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Devin Stettler explained the acquisition process and project timelines, such that appraising will be underway soon with early acquisition procedures beginning shortly after the first of the year. Devin Stettler explained early acquisition would be an attempt to come to an agreement based on the appraised value prior to the uniform offer being presented. Devin Stettler explained that a uniform offer comes with the threat of imminent domain but cannot be sent out until the environmental document is approved.

Devin Stettler stated the project is scheduled for a November 2019 letting with construction starting in Spring 2020 and the majority of construction taking at least two years because the interstates will remain open.

Mark Perron stated the environmental studies, which include the noise studies will conclude next year. A determination about the noise barrier wall will not be made until after the noise meeting either late 2019 or early 2020.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron explained the purpose of the project and overview of traffic flow. He also explained the addition of a southbound I-69 ramp that will climb in elevation resulting in a retaining wall approximately 20 feet in height in front of the property.

Mark Perron said they will try to reduce impact to the parking lot but a few spaces might be permanently eliminated. He stated the temporary right of way would impact the entire row of parking adjacent to the right of way line for a period of time but not for the entire duration of construction for the whole project. Dean Murphy noted there are lease obligations to provide parking so they are contractually bound to their tenants.

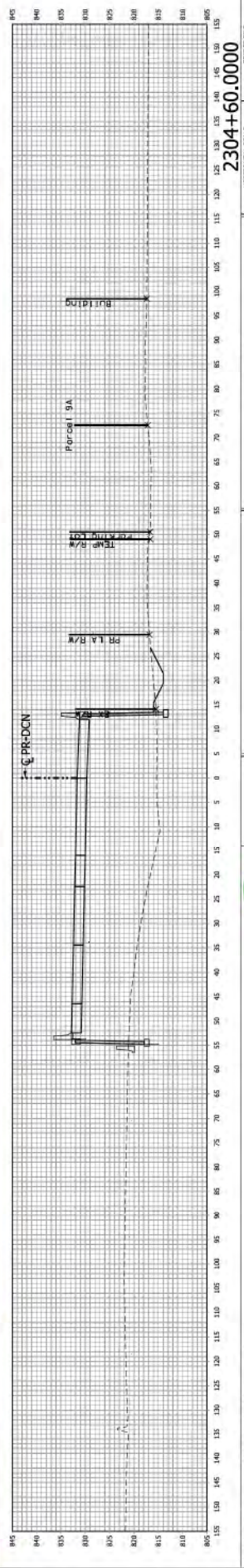
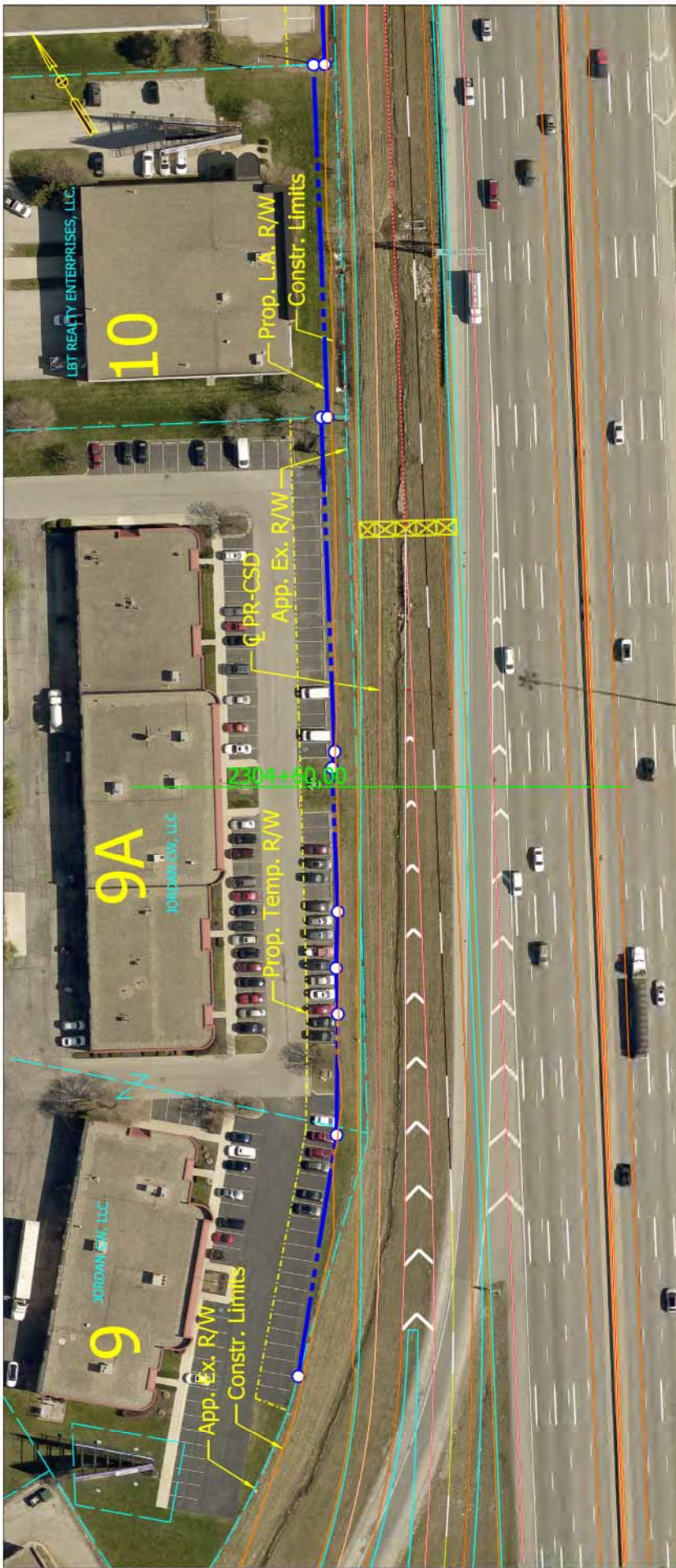
John Jordan inquired about drainage. Mark Perron stated they are looking at drainage options inside the proposed right of way and storm sewers and/or ditches will be used to contain the runoff from the interstate and ramps within INDOT right of way.

Mike Jordan stated they are not as concerned about the retaining wall height or location but the loss of parking for any period of time is a major concern and he needs assurance the parking lot will be repaired if damaged. He said he is also concerned about damage to the parking lot outside of the construction limits. Mark Perron confirmed any damage done to the parking lot as a result of construction would be repaired and that no large equipment would be accessing the property outside the right of way areas.

Mike Jordan stated the Virtual Game business, Breakout Room, and hair salon operate in the evening and weekends but the remaining tenants operate during regular business hours.

Dean Murphy asked how many appraisals would be completed for the acquisition. Devin Stettler explained there would be one appraisal completed but it would be reviewed by a second appraiser and by INDOT. Mike Jordan asked if the exhibits presented could be emailed to them.

Devin Stettler explained he would email the exhibits and a KTM questionnaire for them to complete. The KTM questionnaire is attached to the minutes.



NOTE: Drawings are preliminary and not for construction

RECOMMENDED FOR APPROVAL	DESIGN ENGINEERS	DATE
DESIGNED BY: KSP	DESIGNED BY: KSP	
CHECKED BY: CAC	CHECKED BY: CAC	

INDIANA DEPARTMENT OF TRANSPORTATION	
Parcel 9A Exhibit August 2018	

HORIZONTAL SCALE	VERTICAL SCALE
1"=100'	1"=10'

PROJECT	1400075
CONTRACT	R-38226
ELECTRONIC	
SURVEY BOOK	1400075
DESCRIPTION	1400075

BRIDGE FILE



P:\Projects\21602\Draws\9A_10.dwg
25-SEP-2018



Parcel Number: 9

Date: October 5, 2018

KTM Interviewers: Mark, Angela, and Devin

I-69 at I-465 Interchange Modification

Property Owner Information/Tenant Information

Secondary Contact?

Name: Jordan CW LLC

Name: _____

Address: 8783 Randall Drive
Fishers, IN 46038-1080

Address: _____

Home Phone: _____

Home Phone: _____

Cell Phone: _____

Cell Phone: _____

Email address: _____

Email address: _____

Preferred Method: _____

Preferred Method: _____

1. What time of day do you prefer we contact you? Or not contact you?
2. Any special instructions for field employees?
3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)
4. What public utilities serve this property? Do you know where they are located?
5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?
6. Are there any environmental contamination sites on the property? If so, where?

ENGINEERING
 ENVIRONMENTAL
 INSPECTION
 LAND SURVEYING
 LAND ACQUISITION
 PLANNING
 WATER &
 WASTEWATER
 SINCE 1965

OFFICERS

William E. Hall, PE
 Dave Richter, PE, PLS
 Steven W. Jones
 Christopher R. Pope, PE
 B. Keith Bryant, PE
 Michael Rowe, PE

PROFESSIONAL STAFF

Andrew T. Wolka, PE
 Devin L. Stettler, AICP
 Michael S. Oliphant, AICP
 E. Rachelle Pemberton, PE
 Timothy J. Coomes, PLS
 Jon E. Clodfelter, PE
 Steven R. Passey, PE
 Brian J. Pierson, PE
 Christopher L. Hammond, PE
 Paul D. Glotzbach, PE
 Brian S. Frederick, PE
 Jay N. Ridens, PE
 Christopher J. Dyer, PE
 Matthew R. Lee, PE
 William R. Curtis, PE
 Jeromy A. Richardson, PE
 Heather E. Kilgour, PE
 Adam J. Greulich, PLS
 Caleb C. Ross, PE
 Dann C. Barrett, PE
 Scott G. Minnich, PE
 Jim R. Lesh, PE
 Nicholas J. Kocher, PE
 Jennifer L. Hart, PE
 Kelton S. Cunningham, PE
 Braun S. Rodgers, PE
 Chris J. Andrzejewski, PE
 Greg J. Broz, PE
 Joshua D. Gonya, PE
 Brian S. Haefliger, PE
 Lisa A. Egler-Kellems, PE
 Amanda Stevens, PE

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Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 10
Cochran Holdings, LLC
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 11:00am on September 27, 2018 at 8461 Castlewood Drive, Indianapolis, IN 46250. The following people were in attendance:

- John Cochran Cochran Exteriors
- Ross Cochran Cochran Exteriors
- Mark Perron Parsons
- Angela Deddish Comprehensive Land Procurement
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by Cochran Holdings, LLC at 8461 Castlewood Drive, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Ross Cochran stated they recently moved into the building and chose the location based upon the visual exposure to I69. He said Cochran Exteriors had studies done on traffic flow and contacted INDOT about potential impacts to the building caused by the pending road construction prior to purchasing the property.

Ross and John Cochran expressed extreme concern over the potential loss of visibility caused by the elevation of the added travel lanes, retaining wall, and concrete barriers that are proposed as part of the project. Mark Perron stated the elevation of the new

barrier on the outside of the collector-distributor ramp would be approximately 2-3 feet higher than the elevation of the existing I-69 median barrier in front of Parcel 10.

Mark Perron noted the permanent acquisition would be a strip take approximately 12 feet wide and approximately 17 feet from the building, and the first travel lane would be approximately 50 feet from the building. Currently the nearest travel lane is approximately 106 feet from the face of the building, per the exhibits discussed at the meeting.

Ross Cochran stated they have completed plans to construct angled parking in front of the building where their company branded trucks could park, thereby increasing visibility of the company name. He said they also are very close to getting a permit approved for a 14 feet wide by 7 feet tall two sided-angled building mounted EMC billboard sign.

Devin Stettler asked Ross Cochran to email the plans for the sign and parking to Devin Stettler and Mark Perron.

Mark Perron said he could overlay the parking design on the plans to verify if there are any potential conflicts.

John Cochran stated they are currently on City sewer with their side parking drainage going to the swale on the north side of the building, which drains into the right-of-way ditch and the rear parking drains into a catch basin off Castlewood Drive. He inquired about drainage from the rear being redirected to the highway ditch, how the additional roadway drainage would be handled, and if there is a noise barrier wall planned.

Mark Perron stated redirecting drainage adjacent to I-69 to the right of way would most likely not be permitted and would not be taken into consideration as part of the project. He said there would be catch basins in place along I-69 for storm water control within INDOT's right of way and that the barrier wall would aide with directing the water.

Mark Perron stated the environmental studies, which include the noise studies will conclude next year. A determination about the noise barrier wall will not be made until after the noise meeting either late 2019 or early 2020. John Cochran said it is their desire to not have a noise barrier wall since it would further diminish the visibility of the building. Ross Cochran noted the building is 26'-4" tall.

Devin Stettler explained the acquisition and project timelines, such that appraising will be underway soon with early acquisition procedures beginning shortly after the first of the year.

Devin Stettler explained early acquisition would be an attempt to come to an agreement based on the appraised value prior to the uniform offer being presented.

Mark Perron stated the project is scheduled for a November 2019 letting with the majority of construction taking at least two years.

John Cochran said they would like for the utility lines in front of their property (on the I-69 side) to be buried because if they are moved closer to the building beyond the proposed right of way it would impact their parking plan and encroach upon the building. John Cochran asked about the new fence along the proposed right of way line. Mark Perron said it would be a new chain link fence.

I69 at I465 Kitchen Table Meeting for Parcel 10
Cochran Holdings, LLC
LA Code 6238
Des. No.: 1400075
Page 3 of 3

Mark Perron stated he was not positive of the utility relocation plan at this point but he would make a note of their request and concern.

Ross Cochran said he would email the CAD file for the parking lot plans and believes it would help them by having some 3D images of how the roadway, retaining wall, and barriers will appear after construction.

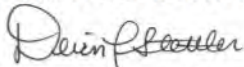
Mark Perron stated they have been doing drone work in the area and might be able to provide additional imaging for them.

Devin Stettler explained he would email a KTM questionnaire for John Cochran to complete. John Cochran completed the questionnaire and emailed it back to Devin Stettler. The KTM questionnaire is attached to the minutes.

In summary, Ross Cochran stated they are most concerned about correcting drainage problems, avoiding the placement of a sound barrier wall in front of their property and minimizing the height of the interstate in front of their building to preserve as much visibility as possible.

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

Sincerely,
UNITED CONSULTING



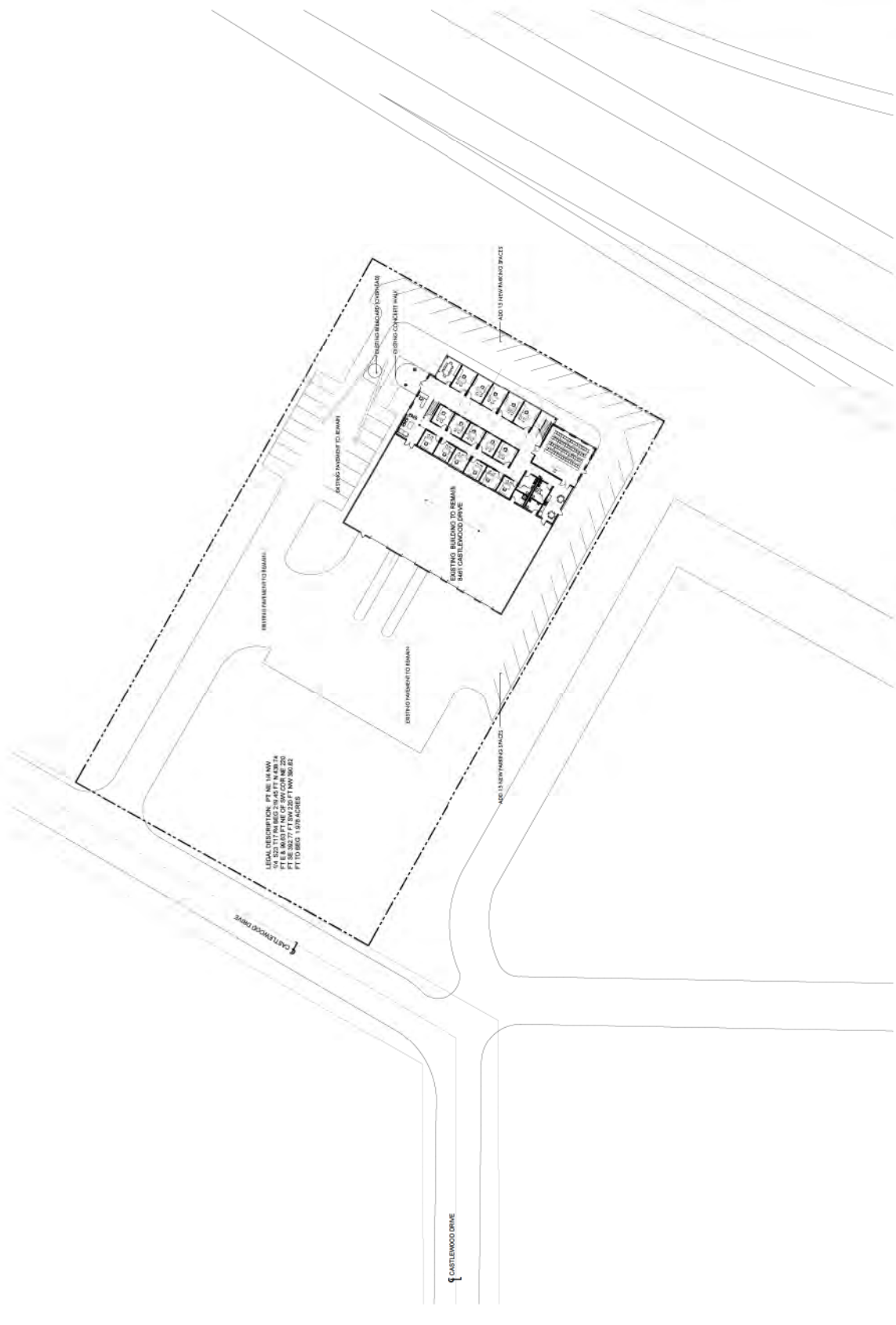
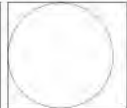
Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223



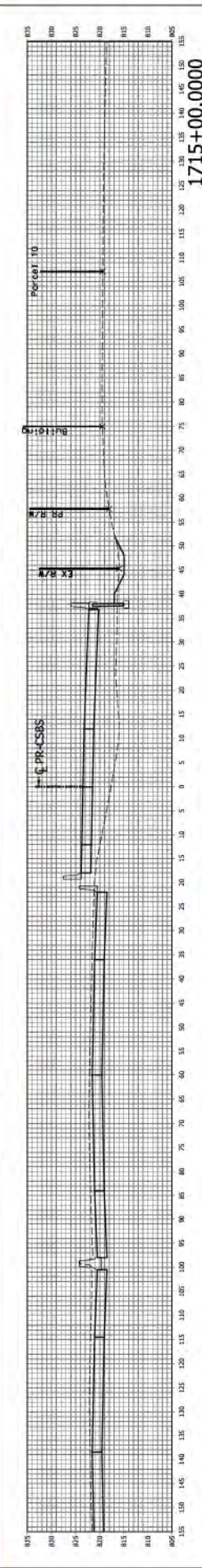
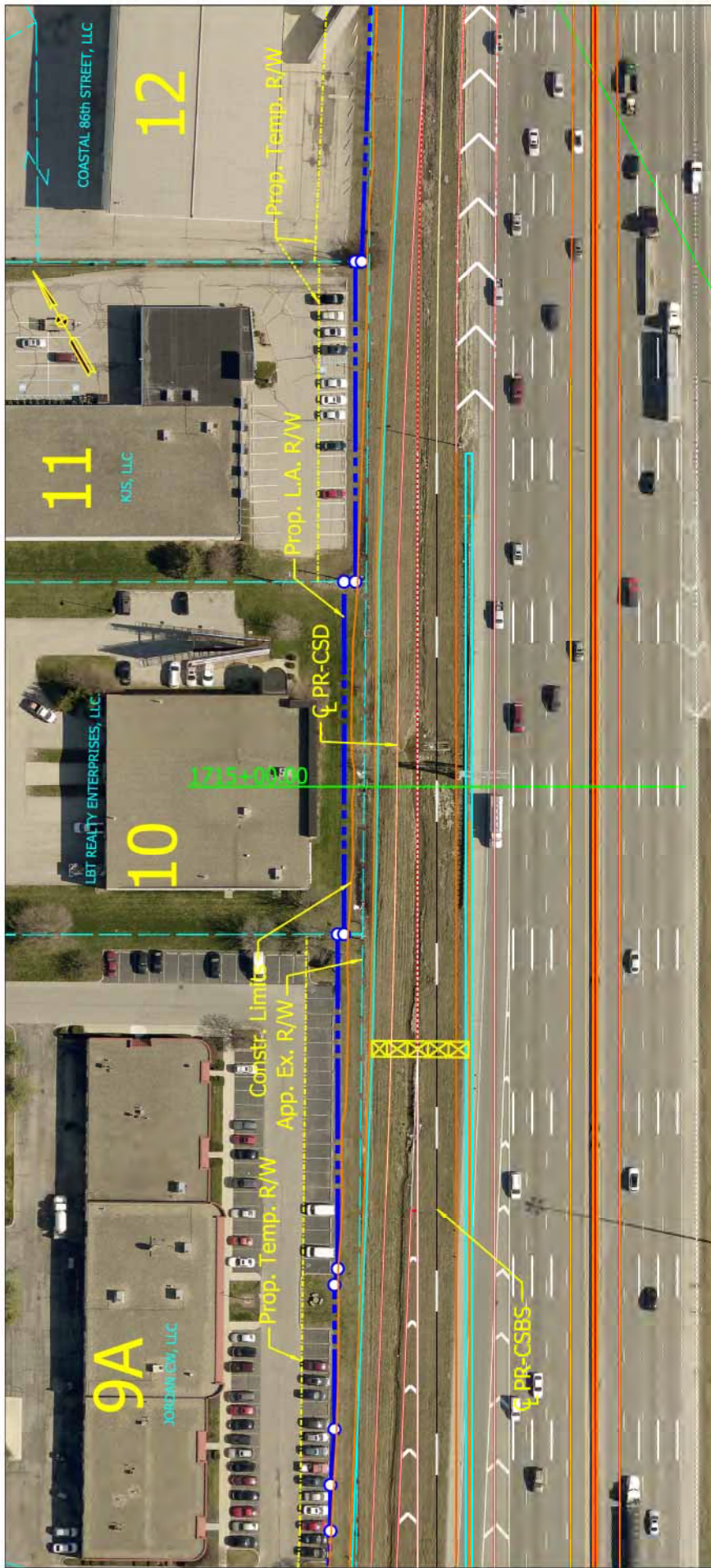
DATE: 01/25/2011
PROJECT: 10461
DRAWN: J. W. WILSON
CHECKED: J. W. WILSON
SCALE: AS SHOWN



LEGAL DESCRIPTION: PT. 1/4 NW
CORNER OF SE. 1/4 NW
CORNER OF SE. 1/4 NW
PT. 8.8. 84.61 PT. 1/4 NE OF SE. 1/4 NW
PT. 88. 82. 77. FT. 8. W. 250. FT. NW. 80. 82.
PT. TO BECA. 1. 82. 8. 8. 8. 8.



01 SITE PLAN
SCALE: 1" = 30'-0"



NOTE: Drawings are preliminary and not for construction

RECOMMENDED FOR APPROVAL	DESIGN ENGINEERS	DATE
DESIGNED BY: KJP	DESIGNED BY: KJP	
CHECKED BY: CAC	CHECKED BY: CAC	

INDIANA DEPARTMENT OF TRANSPORTATION	
Parcel 10 Exhibit August 2018	

BRIDGE FILE	DESIGNATION	1400075
VERTICAL SCALE	SURVEY BOOK	
HORIZONTAL SCALE	ELECTRONIC CONTRACT	
	PROJECT	R-3826
	PRODUCT	1400075



SCALE: 1"=40'



Parcel Number: 10

Date: September 27, 2018

KTM Interviewers: Mark, Angela, and Devin

I-69 at I-465 Interchange Modification

ENGINEERING
ENVIRONMENTAL
INSPECTION
LAND SURVEYING
LAND ACQUISITION
PLANNING
WATER & WASTEWATER
SINCE 1965

Property Owner Information/Tenant Information

Secondary Contact?

Name: Cochran Holdings, LLC / ROSS COCHRAN

Name: JOHN COCHRAN

Address: 9662 Decatur Drive
Indianapolis, IN 46256-965

Address: 8461 CASTLEWOOD DR
INDIANAPOLIS, IN 46250

Home Phone: —

Home Phone: —

Cell Phone: —

Cell Phone: —

Email address: ROSS@COCHRANEXTERIORS.COM

Email address: JOHN@COCHRANEXTERIORS.COM

Preferred Method: EMAIL

Preferred Method: EMAIL

1. What time of day do you prefer we contact you? Or not contact you?

8:30 AM - 5:00 PM

2. Any special instructions for field employees?

PLEASE CONTACT ROSS OR JOHN COCHRAN

3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)

YES / NO

4. What public utilities serve this property? Do you know where they are located?

IPL + CITIZENS ENERGY GROUP / NO

5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?

NO

6. Are there any environmental contamination sites on the property? If so, where?

NO

7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.?

YES / BUSINESS

www.ujindy.com
(317) 895-2585
8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

PROFESSIONAL STAFF

- Andrew T. Wolka, PE
- Devin L. Stettler, AICP
- Michael S. Oliphant, AICP
- E. Rachelle Pemberton, PE
- Timothy J. Coomes, PLS
- Jon E. Clodfelter, PE
- Steven R. Passsey, PE
- Brian J. Pierson, PE
- Christopher L. Hammond, PE
- Paul D. Glotzbach, PE
- Brian S. Frederick, PE
- Jay N. Ridens, PE
- Christopher J. Dyer, PE
- Matthew R. Lee, PE
- William R. Curtis, PE
- Jeromy A. Richardson, PE
- Heather E. Kilgour, PE
- Adam J. Greulich, PLS
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- Dann C. Barrett, PE
- Scott G. Minnich, PE
- Jim R. Lesh, PE
- Nicholas J. Kocher, PE
- Jennifer L. Hart, PE
- Kellon S. Cunningham, PE
- Braun S. Rodgers, PE
- Chris J. Andrzejewski, PE
- Greg J. Broz, PE
- Joshua D. Gonya, PE
- Brian S. Haefliger, PE
- Lisa A. Egler-Kellers, PE
- Amanda Stevens, PE

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated?

NO

9. Is there any additional information you wish to share about your property?

PARKING LOT ALONG E. ELEVATION
OF BUILDING (DWG WILL BE PROVIDED)

10. Are other persons included on the title to the property?

NO

11. Do you rent the property? If so, to who? NO

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email address: _____

Lease dates (end of term)?: _____

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.?

NO

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 11
KJS & 421 Realty Company, Inc.
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 9:00am on September 25, 2018 at 8463 Castlewood Drive, Indianapolis, IN 46250. The following people were in attendance:

- Craig May Providence Development
- Russ Wurster Wurster Construction Company
- Mark Perron Parsons
- Angela Deddish Comprehensive Land Procurement
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by KJS & 421 Realty Company, Inc. at 8463 Castlewood Drive, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron explained the permanent acquisition is adjacent to the parking lot with temporary right of way in the parking area, impacting approximately 20 spaces.

Mark Perron stated the temporary right of way would not be utilized for the entire project duration but would more likely be utilized for approximately 4-6 months while ditch and wall work are being completed in that area. Craig May asked if all working area would be accessed from I69, Mark Perron confirmed all access would be from the interstate so there would be no additional disruption to the remaining property.

I69 at I465 Kitchen Table Meeting for Parcel 11
KJS & 421 Realty Company, Inc.
LA Code 6238
Des. No.: 1400075
Page 2 of 2

Craig May said there is a billboard on the adjacent property to the south in which Russ Wurster's family trust still retains an interest. Devin Stettler noted this billboard appears to be outside the project limits.

Devin Stettler explained acquisition and project timeline, such that appraising will be underway soon with early acquisition procedures beginning shortly after the first of the year.

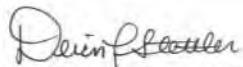
Devin Stettler also explained that early acquisition would be an attempt to come to an agreement based on the appraised value prior to the uniform offer being presented.

Mark Perron stated the project is scheduled for a November 2019 letting with the majority of construction taking at least two years.

Devin Stettler explained that he would email the KTM questionnaire for Craig May to complete at his convenience. Craig May completed the questionnaire and emailed it back to Devin Stettler. This KTM questionnaire is attached to the minutes.

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

Sincerely,
UNITED CONSULTING



Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223



KTM Interviewers: Mark, Devin, and Angela

I-69 at I-465 Interchange Modification

ENGINEERING
ENVIRONMENTAL
INSPECTION
LAND SURVEYING
LAND ACQUISITION
PLANNING
WATER & WASTEWATER
SINCE 1965

Property Owner Information/Tenant Information

Secondary Contact?

Name: KJS, LLC & 421 Realty Company Inc.

Name: _____

Address: 8463 Castlewood Drive
Indianapolis, IN 46250

Address: _____

Home Phone: 317-841-1002 x 204

Home Phone: _____

Cell Phone: _____

Cell Phone: _____

Email address: cmay@royalpin.com

Email address: _____

Preferred Method: email

Preferred Method: _____

www.ucindy.com
(317) 895-2585
8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

PROFESSIONAL STAFF

- Andrew T. Wolka, PE
- Devin L. Stettler, AICP
- Michael S. Oliphant, AICP
- E. Rachelle Pemberton, PE
- Timothy J. Coomes, PLS
- Jon E. Clodfelter, PE
- Steven R. Passey, PE
- Brian J. Pierson, PE
- Christopher L. Hammond, PE
- Paul D. Glotzbach, PE
- Brian S. Frederick, PE
- Jay N. Ridens, PE
- Christopher J. Dyer, PE
- Matthew R. Lee, PE
- William R. Curtis, PE
- Jeromy A. Richardson, PE
- Heather E. Kilgour, PE
- Adam J. Greulich, PLS
- Caleb C. Ross, PE
- Dann C. Barrett, PE
- Scott G. Minnich, PE
- Jim R. Lesh, PE
- Nicholas J. Kocher, PE
- Jennifer L. Hart, PE
- Kelton S. Cunningham, PE
- Braun S. Rodgers, PE
- Chris J. Andrzejewski, PE
- Greg J. Broz, PE
- Joshua D. Gonya, PE
- Brian S. Haefliger, PE
- Lisa A. Egler-Kellems, PE
- Amanda Stevens, PE

1. What time of day do you prefer we contact you? Or not contact you?

Business hours

2. Any special instructions for field employees?

No

3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)

Yes. The water line comes in from the west to the building.

4. What public utilities serve this property? Do you know where they are located?

All utilities come from the west along Castlewood Drive.

5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?

No

6. Are there any environmental contamination sites on the property? If so, where?

No

7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.?

Rented office & warehouse space.

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated?

No

9. Is there any additional information you wish to share about your property?

Parking will be an issue for Wurster Construction (Tenant) during the time when we have spaces fenced off during road construction.

10. Are other persons included on the title to the property?

No

11. Do you rent the property? If so, to who?

Name: Wurster Construction, Enigma Marketing, Royal Pin, Providence Development

Address: _____

Home Phone: _____

Cell Phone: _____

Email address: _____

Lease dates (end of term)?: _____

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.?

No

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 12
Coastal 86th Street, LLC
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 1:30pm on September 25, 2018 at 201 South Capitol Avenue, Indianapolis, IN 46225. The following people were in attendance:

- Tom Ott Coastal Partners
- David Shelton Coastal Partners
- Mark Perron Parsons
- Jackie S. Dodd Dodd Title Corporation
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by Coastal 86th Street, LLC at 8501 Castlewood Drive, Indianapolis, IN 46250.

Devin Stettler explained acquisition and project timeline, such that appraising will be underway soon with early acquisition procedures beginning shortly after the first of the year.

Devin Stettler stated the project is scheduled for a November 2019 letting with the majority of construction taking at least two years.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Devin Stettler advised the acquisition team would most likely be contacting them again in early January 2019, after the completion of right of way engineering and appraisal,

with an offer. This offer would be for discussion purposes to see if an agreement could be reached for an early acquisition. Devin Stettler also advised this offer would not be tied to condemnation. After presentation of this offer if an agreement cannot be reached, then an offer would be presented which would include condemnation.

Mark Perron explained INDOT's need to acquire right of way from Parcel 12 for the purpose of constructing a new drainage system for INDOT's right of way that will flow south towards 82nd Street. The proposed right of way would go up to the Parcel 12 parking lot. Mark Perron further explained during construction, INDOT will have a need for a portion of the parking lot as temporary right of way, as depicted on Parcel 12 Exhibit, to maintain a safe work zone.

David Shelton, Coastal Partners inquired whether or not INDOT would be documenting the condition of the Parcel 12 Parking Lot concrete prior to INDOT's temporary acquisition so that any damage to the concrete would be corrected at the conclusion of INDOT's temporary use of the parking lot.

Mark Perron explained it is the practice for INDOT to restore pavement, as in this case, to its original condition in the event damage should occur during INDOT's temporary use.

David Shelton and Tom Ott each related their concern of the current Tenant's loss of use for the parking lot spaces during INDOT's temporary occupation.

Tom Ott and David Shelton stated the Parcel 12 Parking Lot acquisition area is currently occupied by the Tenant's semi-trailers. They also mentioned the Tenant has not always used the parking spaces along I69 (eastside of building) for the semi-trailers and have reason to believe part of the Tenant's purpose in moving their semi-trailers to the east side of the building parking lot is to provide advertisement.

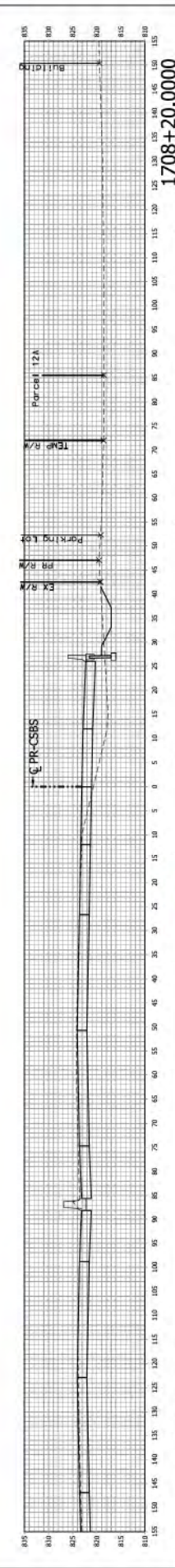
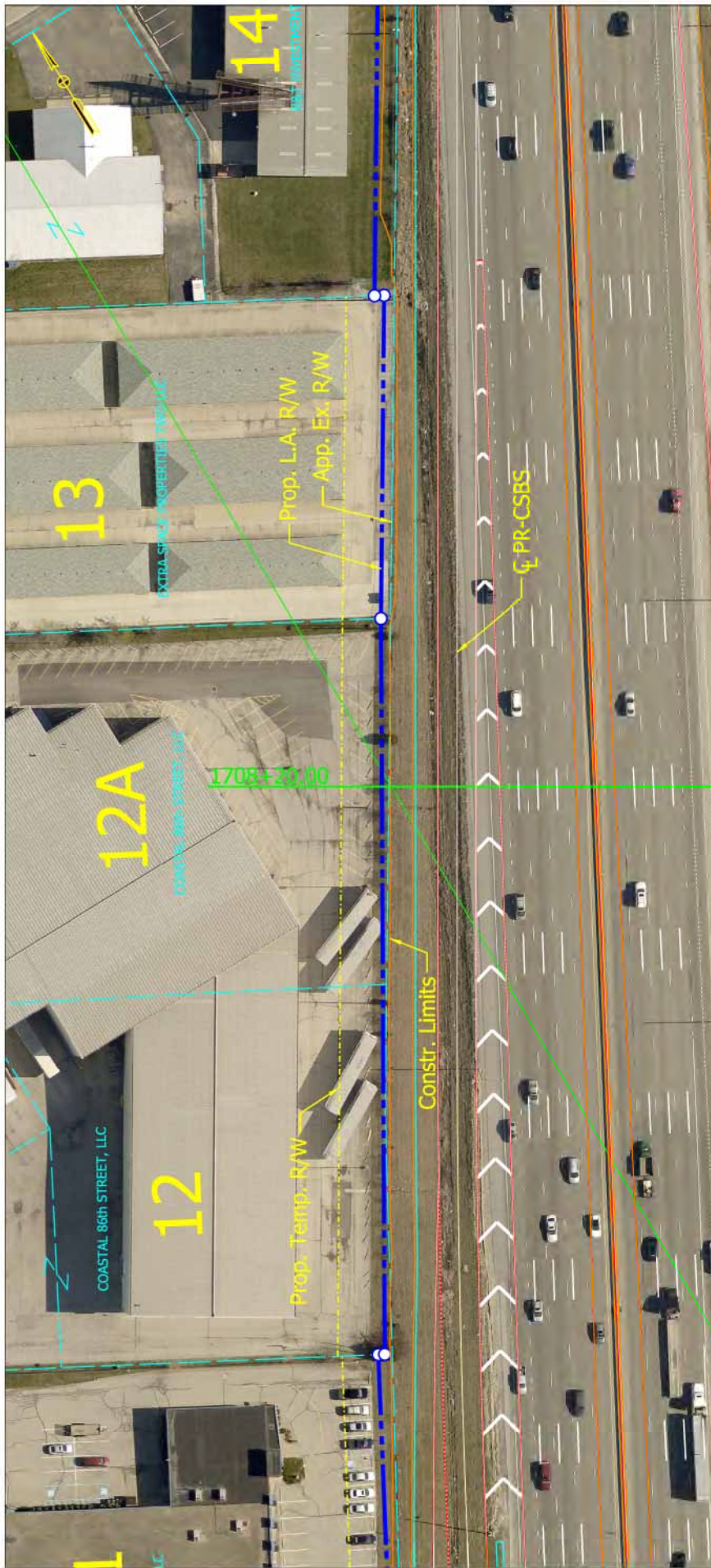
David Shelton requested the Appraisal for the acquisition include loss of use per month calculation so that it could use for its Tenant damages.

David Shelton and Tom Ott mentioned the current drainage system in place along the fence for Parcel 12 is not working since there is often standing water. Mark Perron said INDOT would control any runoff from their right of way. They asked about the type of fencing to be used by INDOT during construction.

Tom Ott asked about the location of the fence upon completion of INDOT's work. Mark Perron stated the new fence would be located along the proposed right of way line.

Tom Ott was interested in knowing the square footage and/or percentage of land to be acquired by INDOT. Devin Stetter said the design team does not yet have this information but it will be provided through the right of way acquisition process when it is available.

Devin Stettler mentioned to Tom Ott that he would be the point of contact after the KTM for all INDOT questions or concerns. Devin Stettler also advised Tom Ott that he would be contacted by Jackie Dodd, Acquisition Agent, in early January. Tom Ott advised Jackie that he would be including April Pyatt, IceMiller, at some point in the acquisition process to review the offer. However, at this time Tom Ott prefers that Jackie Dodd work directly with him.



NOTE: Drawings are preliminary and not for construction

RECOMMENDED FOR APPROVAL	DESIGN ENGINEER	DATE
DESIGNED BY: KSP	ISSUED BY: KSP	
CHECKED BY: CAC	RECORDED BY: CAC	

INDIANA DEPARTMENT OF TRANSPORTATION	
Parcel 12A Exhibit August 2018	
PROJECT: R-3826	CONTRACT: R-3826
SURVEY BOOK: 140075	ELECTRONIC SHEETS: 140075
DISCONTINUED: 140075	BRIDGE FILE: 140075



Parcel Number: 12

Date: September 25, 2018

KTM Interviewers: Mark, Jackie, Stephanie, and Devin

I-69 at I-465 Interchange Modification

ENGINEERING
 ENVIRONMENTAL
 INSPECTION
 LAND SURVEYING
 LAND ACQUISITION
 PLANNING
 WATER &
 WASTEWATER
 SINCE 1965

Property Owner Information/Tenant Information

Secondary Contact?

Name: Coastal 86th Street LLC
Attn Tom Ott
 Address: 3500 Cincinnati Avenue, Suite 325
 Rocklin, CA 95765-1233

Name: DAVE Shelton
 Address: 2015 Capitol Ave, Ste 430

work
~~Home~~ Phone: 317-829-5758

Judpls IN 46225
~~Home~~ Phone: 317-237-5797

Cell Phone: _____

Cell Phone: _____

Email address: fott@coastalpartners.net

Email address: dshelton@CoastalPartners.net

Preferred Method: email

Preferred Method: email

PROFESSIONAL STAFF

Andrew T. Wolka, PE
 Devin L. Stettler, AICP
 Michael S. Olphant, AICP
 E. Rachelle Pemberton, PE
 Timothy J. Coomes, PLS
 Jon E. Clodfelter, PE
 Steven R. Passey, PE
 Brian J. Pierson, PE
 Christopher L. Hammond, PE
 Paul D. Glotzbach, PE
 Brian S. Frederick, PE
 Jay N. Ridens, PE
 Christopher J. Dyer, PE
 Matthew R. Lee, PE
 William R. Curtis, PE
 Jeremy A. Richardson, PE
 Heather E. Kilgour, PE
 Adam J. Greulich, PLS
 Caleb C. Ross, PE
 Dann C. Barrett, PE
 Scott G. Minnich, PE
 Jim R. Lesh, PE
 Nicholas J. Kocher, PE
 Jennifer L. Hart, PE
 Kelton S. Cunningham, PE
 Braun S. Rodgers, PE
 Chns J. Andrzejewski, PE
 Greg J. Broz, PE
 Joshua D. Gonya, PE
 Brian S. Haefliger, PE
 Lisa A. Egler-Kellers, PE
 Amanda Stevens, PE

www.ucindy.com
(317) 895-2585
8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

1. What time of day do you prefer we contact you? Or not contact you?

Any time

2. Any special instructions for field employees?

NO

3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)

yes no Gas + Elec.

4. What public utilities serve this property? Do you know where they are located?

Gas + Electric NO

5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?

NO

6. Are there any environmental contamination sites on the property? If so, where?

NO

7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.?

It is lease to Deflecto, LLC

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated?

No

9. Is there any additional information you wish to share about your property?

No

10. Are other persons included on the title to the property?

No

11. Do you rent the property? If so, to who?

Name: Deflecto, LLC (Ed Hibbert)

Address: 7035 E. 86th St.

Indpls, IN 46250

^{Work}
~~Home~~ Phone: 317-849-9555

Cell Phone: _____

Email address: edward.hibbert@deflecto.com

Lease dates (end of term)?: _____

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.?

No

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 13
Extra Space Properties Two, LLC
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 10:00am on September 28, 2018 at 7151 East 86th Street, Indianapolis, IN 46250. The following people were in attendance:

- Mike Hurst Extra Storage Space
- Mark Perron Parsons
- Jackie S. Dodd Dodd Title Corporation
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin explained the purpose of the meeting was to introduce INDOT's Clear Path 465 project, and how the project will impact the property owned by Extra Storage Space at 7151 East 86th Street, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron explained to Mike Hurst INDOT's right of way needs for Parcel 13 and the need to grade and to install new drainage to support the approach for the ramp along Parcel 13 and Parcel 13's adjoining neighbors. Actually walking along the existing right of way line on Parcel 13, Mark Perron was able to illustrate to Mike Hurst the physical location of INDOT's proposed and temporary right of way lines.

Mark Perron further advised Mike Hurst that another purpose of today's meeting was to discuss with Extra Space Storage INDOT's need for temporary right of way up to Parcel 13's storage units located on the east side of the building. Mark Perron explained INDOT needs to provide for extra space to allow the contractor to grade and build the new ditch

and to create a buffer to safely separate the work zone from people and vehicles. Mike Hurst stated the storage unit tenants would need at least enough space for a pickup truck to drive around the end of the units and to provide access to the end units. Mark Perron advised Mike Hurst the total construction period for the Clear Path project will be at least 2-3 years; however, the construction for the grading and drainage as such relates to Parcel 13 is estimated to be 4-6 months.

Mark Perron advised Mike Hurst Extra that the fence currently in place along the existing right of way line will be removed and a new construction fence will be installed at the proposed right of way line.

Devin Stettler explained to Mike Hurst that INDOT would provide a "cost to cure" for Extra Space Properties Two, LLC to replace the fence upon completion of construction.

Mark Perron observed there is currently an electrical box located on the northeast corner of Parcel 13 very close to the existing right of way line. Mike Hurst said he believes the electrical box serves the Extra Space Storage sign which lights at night. Mike Hurst also believes the electrical box serves some of the storage units that require power. Mark Perron stated INDOT will be working to move and/or work around the utility locations in the right of way for Parcel 13 and surrounding parcels. Mike Hurst stated he has no knowledge of other utilities located underground, above ground or otherwise as such relates to Parcel 13. He mentioned the dumpster would be temporarily relocated during construction.

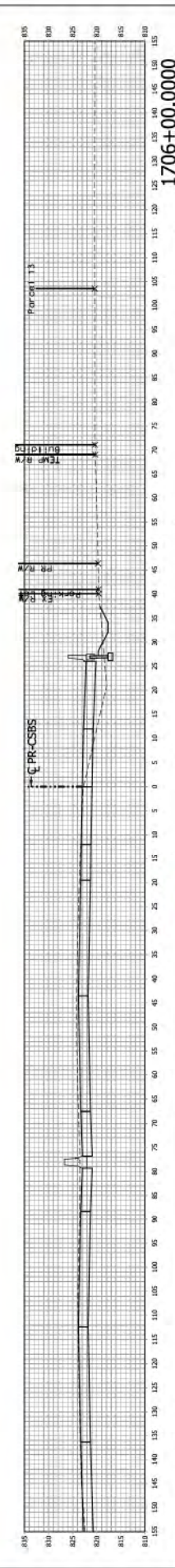
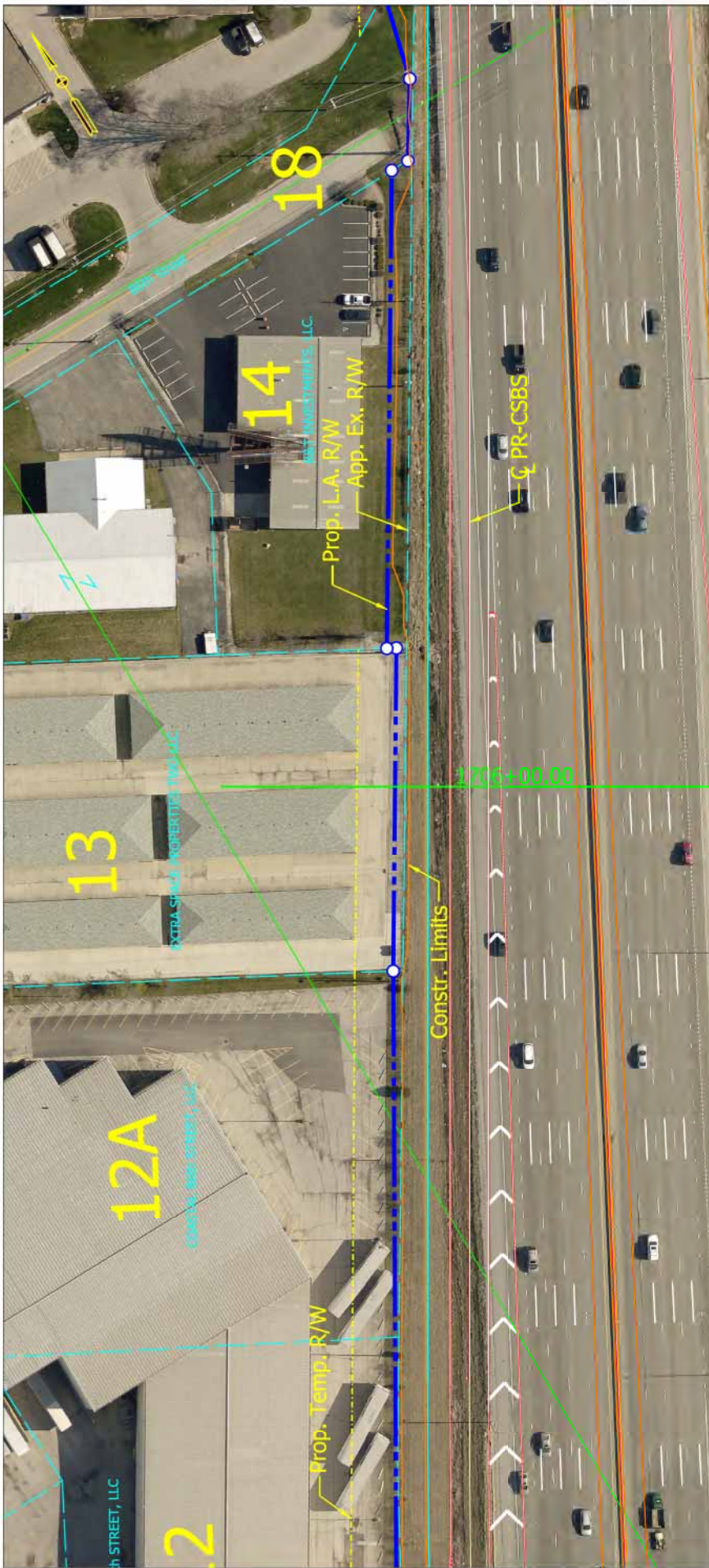
Devin Stettler explained acquisition and project timeline, such that appraising will be underway soon with early acquisition procedures beginning shortly after the first of the year.

Devin Stettler also explained that early acquisition would be an attempt to come to an agreement based on the appraised value prior to the uniform offer being presented.

Mark Perron stated the project is scheduled for a November 2019 letting with the majority of construction taking at least two years.

Mike Hurst mentioned that he does not have authority to make any decisions for Extra Space Properties Two, LLC about INDOT's right of way offers, or other matters. Mike Hurst said that he will be submitting INDOT's right of way plans for Parcel 13 to the corporate headquarters for review and he asked for an electronic copy of INDOT's right of way plans for Parcel 13 to pass along to corporate headquarters. Mike Hurst asked that all Acquisition offers be submitted directly to him and he would submit the same to Extra Space Storage legal. After that point, the acquisition team would deal directly with Extra Space Storage's legal counsel.

Devin Stettler provided Mike Hurst with a KTM questionnaire to complete and return via e-mail. This KTM questionnaire is attached to the minutes.



INDIANA
DEPARTMENT OF TRANSPORTATION

Parcel 13 Exhibit
August 2018

1706+00.0000

RECOMMENDED FOR APPROVAL: _____ DESIGN ENGINEER: _____ DATE: _____

DESIGNED BY: KSP DRAWN BY: KSP CHECKED BY: CAC

CHECKED BY: CAC

PROJECT: R-3826
SHEETS: 140075
CONTRACT: R-3826
PROJECT: 140075

NOTE: Drawings are preliminary and not for construction

IP: R:\Projects\21602\Draw 13_03.dgn
25SEP-2018



Parcel Number: 13

Date: September 28, 2018

KTM Interviewers: Mark, Jackie, and Devin

I-69 at I-465 Interchange Modification

ENGINEERING
ENVIRONMENTAL
INSPECTION
LAND SURVEYING
LAND ACQUISITION
PLANNING
WATER & WASTEWATER
SINCE 1965

OFFICERS
William E. Hall, PE
Dave Richter, PE, PLS
Steven W. Jones
Christopher R. Pope, PE
B. Keith Bryant, PE
Michael Rowe, PE

PROFESSIONAL STAFF
Andrew T. Wolka, PE
Devin L. Stettler, AICP
Michael S. Oliphant, AICP
E. Rachelle Pemberton, PE
Timothy J. Coomes, PLS
Jon E. Clodfelter, PE
Steven R. Passey, PE
Brian J. Pierson, PE
Christopher L. Hammond, PE
Paul D. Glotzbach, PE
Brian S. Frederick, PE
Jay N. Ridens, PE
Christopher J. Dyer, PE
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Jeromy A. Richardson, PE
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Chris J. Andrzejewski, PE
Greg J. Broz, PE
Joshua D. Gonya, PE
Brian S. Haefliger, PE
Lisa A. Egler-Kellems, PE
Amanda Stevens, PE

www.ucindy.com
(317) 895-2585
8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

Property Owner Information/Tenant Information

Secondary Contact?

Name: Extra Space Properties, Two LLC

Name: _____

Address: P.O. Box 800729
Dallas, TX 75380-0729

Address: _____

Home Phone: _____

Home Phone: _____

Cell Phone: _____

Cell Phone: _____

Email address: _____

Email address: _____

Preferred Method: _____

Preferred Method: _____

1. What time of day do you prefer we contact you? Or not contact you?
2. Any special instructions for field employees?
3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known)
4. What public utilities serve this property? Do you know where they are located?
5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings?
6. Are there any environmental contamination sites on the property? If so, where?

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 14
R & T Investments, LLC
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 10:00am on September 21, 2018 at 8935 North Meridian Street, Suite 115, Indianapolis, IN 46260. The following people were in attendance:

- Alan Bird Complete Office Supply
- Roni Bird Complete Office Supply
- Tony Bird Complete Office Supply
- Jackie S. Dodd Dodd Title Corporation
- Mark Perron Parsons
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of this meeting was to overview INDOT's Clear Path 465 project, and how the project will impact the property owned by R & T Investments, LLC located at 7209 East 86th Street, Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron explained INDOT's need for the project and how additional lanes will impact Parcel 14 (the R&T Investment, LLC property currently occupied by Complete Office Supply business owned and operated by the Birds). Alan Bird, Roni Bird, and Tony Bird (the Bird Family) participated in the discussion and asked questions based upon INDOT's right-of-way needs per Parcel 14 Exhibit. The Bird family members expressed their concerns about: (1) Safety; (2) Drainage; and (3) Noise, related to INDOT's proposed

increase in travel lanes and project impacts to Parcel 14 and its business operation. In terms of Safety, the Bird family members expressed concern about the potential increase in traffic resulting from the additional lanes. Tony Bird inquired about the anticipated speed limit for the new travel lanes. The Bird family stated concerns about the amount of accidents near and around Parcel 14, and the measures they have taken to move employee offices away from the east side of the building to protect employees in the event a vehicle should leave the roadway and impact their building. The Bird Family described how drainage problems in the area lead to ponding in front of their building during heavy rains.

Tony Bird wanted to understand what to expect for changes to the current drainage and landscaping with the added travel lanes. Tony Bird further wanted to know INDOT's plans in terms of the number of travel lanes to be added near Parcel 14; and he later inquired about the percentage of land Parcel 14 could expect to lose to the new travel lanes.

Mark Perron described the preliminary drainage plan within INDOT right of way. Devin Stettler said the design team did not yet have the area of land required for the right of way purchase but this information would be available later this year or early next year.

Alan Bird said Parcel 14 currently experiences challenges with drainage during heavy rainfall resulting in ponding water on the east side of the building. Alan Bird stated that Parcel 14 is currently on a septic system with three (3) fingers which run along the east side of Parcel 14 parallel to and possibly very close to the existing right of way fence.

Alan Bird asked about a Noise Study, and more specifically about how and when such study would be conducted. The Bird family expressed concern about the current level of noise and vibration, and increase to the same with the addition of travel lanes next to Parcel 14. They indicated that Complete Office Supply has a call center located in its building, and the current travel noise is an issue in terms of vehicles braking, honking and crashing throughout the day near Parcel 14. Mark Perron stated the project will increase capacity, separate interstate and local traffic, both of which will help alleviate traffic backups and crashes. Mark Perron also gave an overview of the noise process including the current status (developing the noise model) and upcoming steps (i.e. noise meeting).

Alan Bird described an ongoing safety concern along 86th Street where vehicles traveling along 86th Street at night expected the road to continue over the interstate. He stated that crashes have been a problem with vehicles hitting non-reflective guardrail at the end of 86th Street.

Devin Stettler told the Bird Family that the acquisition team would most likely be contacting them again in early January 2019 after the completion of right of way engineering and appraisal, with an offer. This offer would be for discussion purposes to see if an agreement could be reached for an early acquisition. This offer would not be tied to condemnation. After presentation of this offer if an agreement cannot be reached, then an offer would be presented which would include condemnation.

Tony Bird inquired about the appraisal for Parcel 14, and how the fair market value (FMV) for the "acquisition" would be calculated. Devin Stettler advised of several methods employed by appraiser in arriving at a FMV, and advised that the specifics for the

I69 at I465 Kitchen Table Meeting for Parcel 14
R & T Investments, LLC
LA Code 6238
Des. No.: 1400075
Page 3 of 3

methods used for Parcel 14 "acquisition" would need to be discussed by the appraiser at a later time.

After learning of an anticipated January offer, Alan Bird inquired about the timing for completion of the Noise study in terms of its need to be factored in the FMV offer should the Noise be determined by the Study to create an issue. Mark Perron and Devin Stettler advised this would be an issuance they would need to inquire further about.

Tony Bird and Alan Bird mentioned the Bird Family had attended all INDOT group meetings. The Bird Family agreed the KTM was more meaningful and more personal.

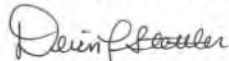
Alan Bird related to all that the Clear Path 465 project is causing the Bird family stress in terms of the unknown.

Tony Bird asked who he could discuss issues concerning the project that should arise in the next few months. The Bird Family were advised to contact any one of the team members present at the meeting with Devin Stettler being the primary contact for project concerns related to right of way.

Devin Stettler provided the KTM questionnaire to Alan Bird to complete and return. Alan Bird completed the questionnaire and emailed it back to Devin Stettler. This KTM questionnaire is attached to the minutes.

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

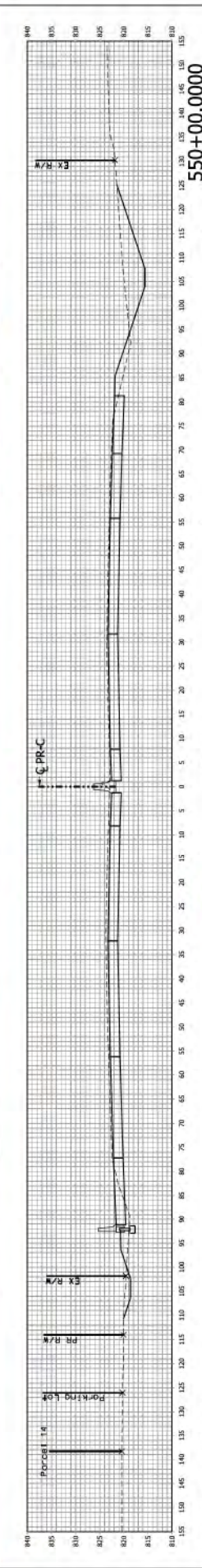
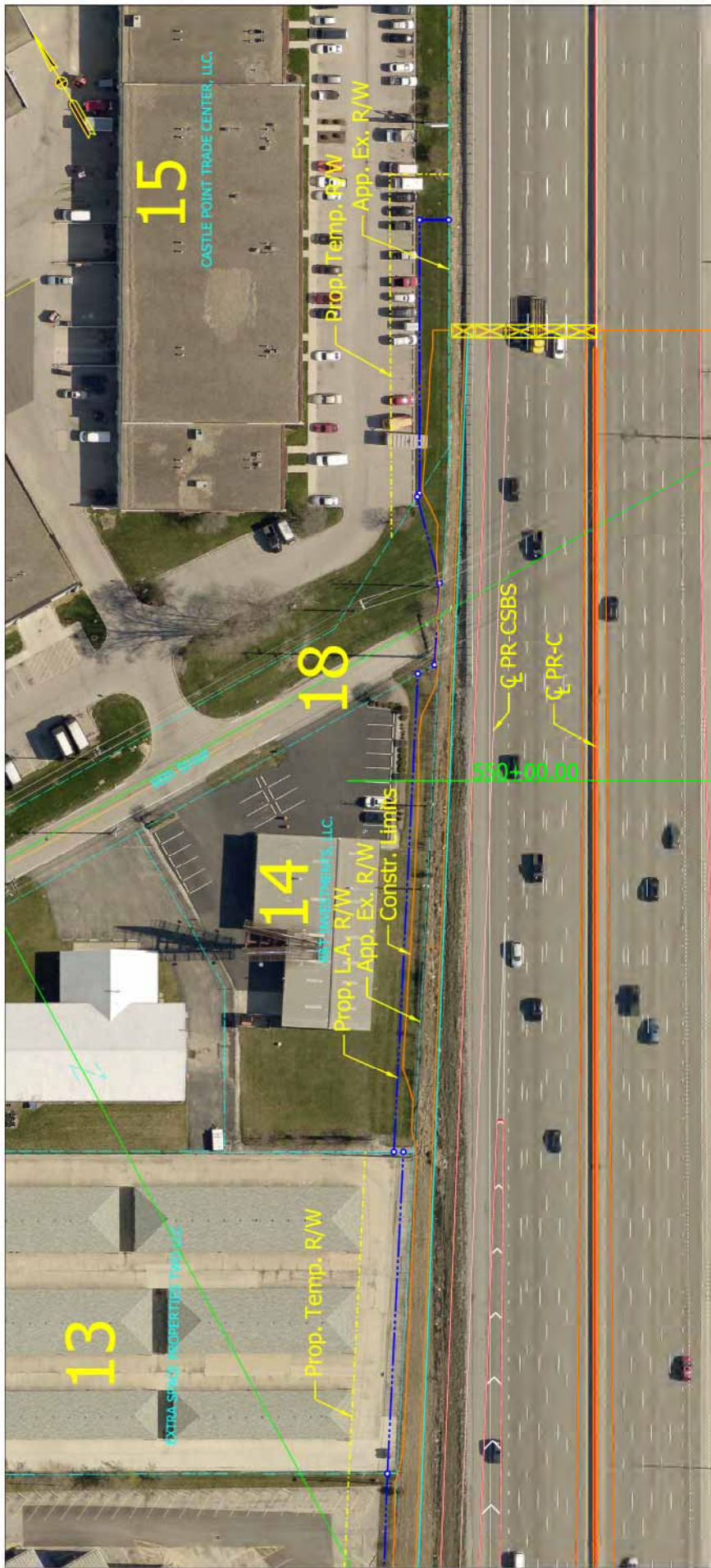
Sincerely,
UNITED CONSULTING



Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223



INDIANA DEPARTMENT OF TRANSPORTATION
Parcel 14 Exhibit
August 2018

RECOMMENDED FOR APPROVAL	DESIGN ENGINEER	DATE
DESIGNED BY: KSP	DESIGNED BY: KSP	DATE:
CHECKED BY: CAC	CHECKED BY: CAC	

DESIGNATION	PROJECT
1400075	R-3826
SHEETS	1400075
OF	

NOTE: Drawings are preliminary and not for construction

IP: P:\Projects\21602\PARCEL 14.dwg
25SEP2018



Parcel Number: 14

Date: September 21, 2018

KTM Interviewers: Mark Perron, Devin Stettler, and Jackie Dodd

I-69 at I-465 Interchange Modification

ENGINEERING
ENVIRONMENTAL
INSPECTION
LAND SURVEYING
LAND ACQUISITION
PLANNING
WATER & WASTEWATER
SINCE 1965

OFFICERS
William E. Hall, PE
Dave Richler, PE, PLS
Steven W. Jones
Christopher R. Pope, PE
B. Keith Bryant, PE
Michael Rowe, PE

PROFESSIONAL STAFF
Andrew T. Wolka, PE
Devin L. Stettler, AICP
Michael S. Oliphant, AICP
E. Rachelle Pemberton, PE
Timothy J. Coomes, PLS
Jon E. Clodfelter, PE
Steven R. Passey, PE
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Jay N. Ridens, PE
Christopher J. Dyer, PE
Matthew R. Lee, PE
William R. Curtis, PE
Jeromy A. Richardson, PE
Heather E. Kilgour, PE
Adam J. Greulich, PLS
Caleb C. Ross, PE
Danni C. Barrett, PE
Scott G. Minnick, PE
Jim R. Lash, PE
Nicholas J. Kocher, PE
Jennifer L. Hart, PE
Kelton S. Cunningham, PE
Braun S. Rodgers, PE
Chris J. Andrzejewski, PE
Greg J. Broz, PE
Joshua D. Gonya, PE
Brian S. Haefliger, PE
Lisa A. Egler-Kellems, PE
Armanda Stevens, PE

www.ucindy.com (317) 895-2585 8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

Property Owner Information/Tenant Information

Secondary Contact?

Name: R&T Investments, LLC
Tony Bird
Roni Bird
Alan Bird

Name: Alan Bird

Address: 7209 East 86th Street
Indianapolis, IN 46250-1548

Address: 7209 East 86th Street, Indianapolis, IN

Home Phone:

Home Phone: NA

Cell Phone:

Cell Phone:

Email address: tonyb@completeos.com

Email address: alanb@completeos.com

Preferred Method: Email

Preferred Method: Email

1. What time of day do you prefer we contact you? Or not contact you?

Please make contact Monday through Friday, 9am to 2pm.

2. Special instructions for field employees? Please have anyone on your behalf check in with one of us before starting any work on our property.

3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known). We are on city water. Sewer is on a septic system.

4. What public utilities serve this property? Do you know where they are located? IPL electric, Citizens Gas, Citizens Water. Do not know where the lines are located.

5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings? Only underground tanks that we are aware of are two septic holding tanks.

6. Are there any environmental contamination sites on the property? If so, where? Not aware of any.

7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.? Revenue generating activities: Two:
 - a. Rental of building to Complete Office Supply.
 - b. Lease of billboard rights to Fairway Outdoor.

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated?. Carolyn (Roni) Bird

9. Is there any additional information you wish to share about your property?
 - a. Septic system fingers (3) are located on the east side of building.
 - b. Water pools on the northside of property, at southeast end of parking lot.
 - c. Runoff from I-69 may be an issue. Noise level from traffic on I-69 and conducting business within the building by Complete Office Supply.

10. Are other persons included on the title to the property? Carolyn (Roni) Bird

11. Do you rent the property? If so, to who? R&T Investments rents property to:

Name: Complete Office Supply, Inc.

Address: 7209 E. 86th St, Indianapolis, IN 46250

Alan Bird, President

Home Phone: _____

Cell Phone: _

Email address: Alanb@completeos.com

Lease dates (end of term)?: 2021-2023 with 5 year renewal option

12. R&T Investments also leases land rights for Billboard to:

Fairway Outdoor

Lease term: 10 years

13. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.? No

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 15
Castle Point Trade Center, LLC
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 1:00pm on September 19, 2018 at 6925 East 96th Street, Indianapolis, IN 46250-3302. The following people were in attendance:

- | | |
|-------------------|------------------------|
| • Tim Stevens | Mann Properties |
| • Craig Cleveland | Mann Properties |
| • Debbie Mann | Mann Properties |
| • Mark Perron | Parsons |
| • Jackie S. Dodd | Dodd Title Corporation |
| • Devin Stettler | United Consulting |

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Devin Stettler explained the purpose of the meeting was to overview INDOT's Clear Path 465 project, and how the project will impact the property owned by Mann Properties located at 6925 East 96th Street, Indianapolis, IN 46250-3302.

Mark Perron explained the need for the project and how the added travel lanes and new southbound I-69 ramp configuration will impact Parcel 15 (Castle Point Trade Center, LLC).

All Mann Property parties participated in the discussion and asked questions based upon INDOT's right-of-way needs per Parcel 15 Exhibit. Tim Stevens was interested in the drainage of water and need to move utilities.

Debbie Mann and Craig Cleveland expressed a lot of concern about its tenants losing access to parking spaces per INDOT's temporary right of way requirements to construct a new drainage ditch, widen the roadway, and provide separation between the work zone and vehicles and pedestrians.

Debbie Mann and Craig Cleveland stated that UPS is the tenant next door to Parcel 15 and they have greatly increased parking demand from October through January. Both Debbie Mann and Craig Cleveland asked if the parking restrictions could be implemented in months other than October through January.

Tim Stevens wanted to know the type of fencing to be used by INDOT. Mark Perron indicated the fencing would most likely be a temporary chain link fence or an orange construction fence and that it would most likely have a temporary base.

Tim Stevens was interested to learn if INDOT was using movable fencing so the fence could be removed at certain points in time to allow tenants access to the parking spaces (approximately 23 parking spaces in total) during INDOT's lack of construction activity within the temporary right of way.

Debbie Mann and Craig Cleveland asked about the use of language in INDOT's temporary right of way document defining the scope: (1) Certain time of year; (2) Certain period of Time. Debbie Mann and Craig Cleveland disclosed the north end of the 7160 East 86th Street building is not currently occupied. They stated their concern that the temporary loss of 23 parking spaces, may impact their ability to lease the space until after construction is completed. They suggested that adding temporary parking spaces elsewhere on the property would be difficult.

Devin Stettler advised Mann Properties that the acquisition team would most likely be contacting them again in early January, 2019 after the completion of legal descriptions, plats and appraisals. This offer would be for discussion purposes to see if an agreement could be reached for an early acquisition. Devin Stettler also advised this offer would not be tied to condemnation. After presentation of this offer if an agreement cannot be reached, then in approximately 10 months an offer would be presented which would include condemnation.

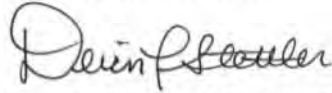
Craig Cleveland, Mann Properties, was identified as the point person for all acquisition matters.

Devin Stettler provided Craig Cleveland with a KTM information form to complete and return. Craig Cleveland completed the questionnaire and emailed it back to Devin Stettler. This KTM questionnaire is attached to the minutes.

I69 at I465 Kitchen Table Meeting for Parcel 15
Castle Point Trade Center, LLC
LA Code 6238
Des. No.: 1400075
Page 3 of 3

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

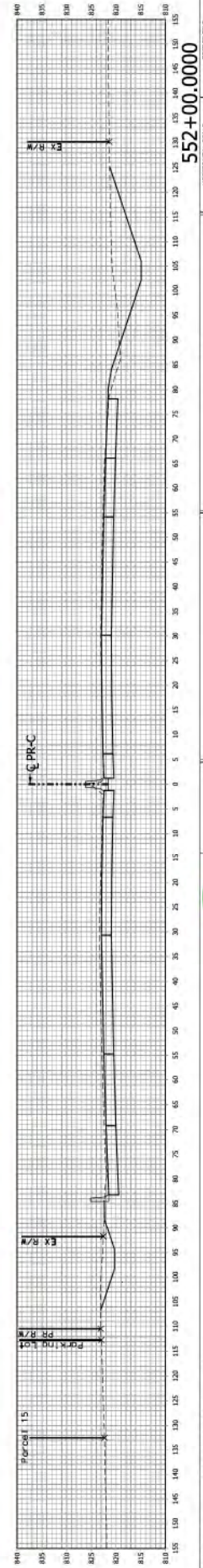
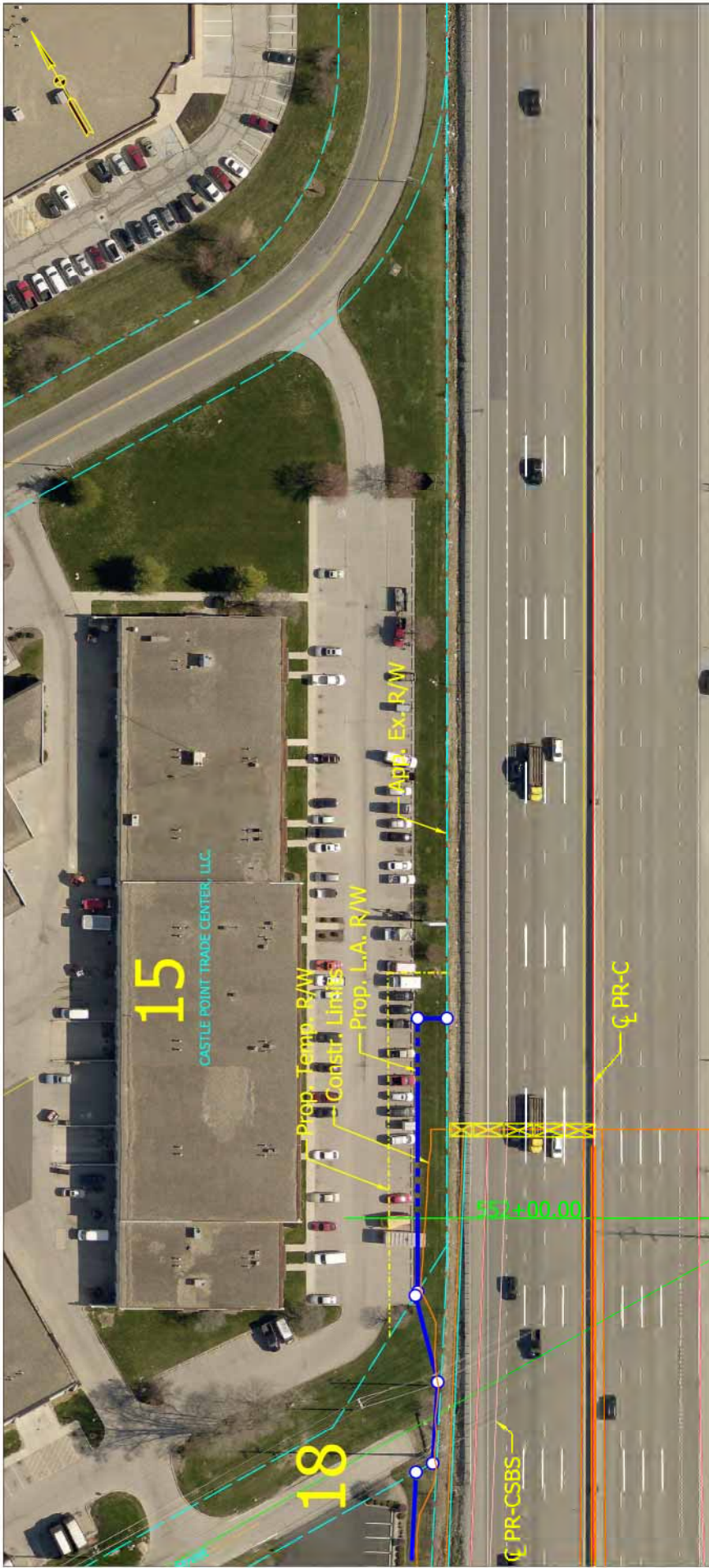
Sincerely,
UNITED CONSULTING

A handwritten signature in black ink that reads "Devin Stettler". The signature is written in a cursive style with a large initial 'D'.

Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223



INDIANA DEPARTMENT OF TRANSPORTATION
Parcel 15 Exhibit
August 2018

RECOMMENDED FOR APPROVAL	DESIGN ENGINEERS	DATE
DESIGNED BY: KSP	DESIGNED BY: KSP	
CHECKED BY: CAC	CHECKED BY: CAC	

VERTICAL SCALE	DESCRIPTION
1" = 10'	1400075
HORIZONTAL SCALE	SURVEY BOOK
1" = 40'	1400075
	ELECTRONIC CONTRACT
	R-38226
	PROJECT
	1400075

NOTE: Drawings are preliminary and not for construction

IP: P:\Projects\21602\PARCEL 15.dwg
11/20/18 10:30 AM





Parcel Number: 15

Date: September 19, 2018

KTM Interviewers: _____

I-69 at I-465 Interchange Modification

Property Owner Information/Tenant Information Secondary Contact?

Name: Castle Point Trade Center LLC (Craig Cleveland) Name: Tim Stevens

Address: 6925 E. 96th Street, Suite 200 Address: 6925 E. 96th Street, Suite 200

Indianapolis, Indiana 46250 Indianapolis, Indiana 46250

Home Phone: Office# (317) 849-0452 ext.310 Home Phone: Office# (317) 849-0452 ext.320

Cell Phone: _____ Cell Phone: (_____) _____

Email address: cleveland@mann-properties.com Email address: tstevens@mann-properties.com

Preferred Method: e-mail Preferred Method: e-mail

1. What time of day do you prefer we contact you? Or not contact you? I may be contacted anytime between the hours of 8:00 am and 8:00 pm
2. Any special instructions for field employees? 24 hour notice prior to any work commencing.
3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known) Yes we are on city water and sewer but I do not know where the mains are located.
4. What public utilities serve this property? Do you know where they are located? Citizens Energy (gas), Indianapolis Power and Light, Comcast and AT&T service this property. I do not know where the mains are located.
5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings? No
6. Are there any environmental contamination sites on the property? If so, where? Yes. The location is in front of 8621 Bash Street, Indianapolis, IN 46250.
7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.? Yes. Multiple suites for lease.

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 WATER &
 WASTEWATER
 SINCE 1965

OFFICERS

William E. Hall, PE
 Dave Richter, PE, PLS
 Steven W. Jones
 Christopher R. Pope, PE
 B. Keith Bryant, PE
 Michael Rowe, PE

PROFESSIONAL STAFF

Andrew T. Wolka, PE
 Devin L. Stettler, AICP
 Michael S. Oliphant, AICP
 E. Rachelle Pemberton, PE
 Timothy J. Coomes, PLS
 Jon E. Clodfelter, PE
 Steven R. Passey, PE
 Brian J. Pierson, PE
 Christopher L. Hammond, PE
 Paul D. Glotzbach, PE
 Brian S. Frederick, PE
 Jay N. Ridens, PE
 Christopher J. Dyer, PE
 Matthew R. Lee, PE
 William R. Curtis, PE
 Jeromy A. Richardson, PE
 Heather E. Kilgour, PE
 Adam J. Greulich, PLS
 Caleb C. Ross, PE
 Dann C. Barrett, PE
 Scott G. Minnich, PE
 Jim R. Lesh, PE
 Nicholas J. Kocher, PE
 Jennifer L. Hart, PE
 Kelton S. Cunningham, PE
 Braun S. Rodgers, PE
 Chris J. Andrzejewski, PE
 Greg J. Broz, PE
 Joshua D. Gonya, PE
 Brian S. Haefliger, PE
 Lisa A. Egler-Kellems, PE
 Amanda Stevens, PE

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8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated? Yes. There is a mortgage on this property.

9. Is there any additional information you wish to share about your property? Our tenant UPS has a very busy holiday season, November through January.

10. Are other persons included on the title to the property? No

11. Do you rent the property? If so, to who? Yes (see attached)

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email address: _____

Lease dates (end of term)?: _____

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.? NO

Meeting Minutes

8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250 (317) 895-2585



October 31, 2018

Ms. JoAnn Wooldridge, Project Manager
Capital Program Management
INDOT Greenfield District
32 South Broadway
Greenfield, IN 46140

RE: I69 at I465 Kitchen Table Meeting for Parcel 17
School Building Corporation of Lawrence Township
LA Code: 6238
Des. No.: 1400075

Dear Ms. Wooldridge:

A Kitchen Table Meeting (KTM) was held at 1:00pm on September 24, 2018 at 6501 Sunnyside Road, Indianapolis, IN 46250. The following people were in attendance:

- Rodger Smith School Building Corporation of Lawrence Township
- Mark Perron Parsons
- Jackie S. Dodd Dodd Title Corporation
- Devin Stettler United Consulting

The meeting objectives were as follows:

1. Establish a dialogue between the project team and the property owner,
2. Allow the project team to introduce the project and discuss how the different design elements impacts each specific adjacent property, and
3. Provide an opportunity to learn how the property owner believes the project impacts their property.

During the meeting, the following information was discussed:

Devin Stettler explained the purpose of the meeting was to overview INDOT's Clear Path 465 project, and how the project will impact the property owned by School Building Corporation of Lawrence Township located at 7001 Johnson Road Indianapolis, IN 46250.

Devin Stettler presented preliminary engineering drawings indicating the impact to this parcel. The first exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street. The second exhibit (parcel map) showed how the project impacts this specific parcel. Both exhibits were distributed to all parties for review and discussion during the meeting.

Mark Perron explained the overall project and the need to lower East 71st Street to increase the vertical clearance under the I-465 bridge over East 71st Street. Lowering 71st Street will impact Parcel 17 (Skiles Test Elementary School). The existing vertical clearance along East 71st Street under I-465 is 13'-8" and the I-465 widening will reduce this even more. INDOT will need a strip of right of way from Parcel 17 for the purpose of lowering the road and regrading drainage ditches. Rodger Smith said five school buildings could potentially be affected. Mark Perron stated that utilities and fences will need to be relocated and trees within the construction limits would be removed. Mark Perron stated the overall width of East 71st Street would be about the same as it is today.

Mark Perron stated the project is scheduled for a November 2019 letting with commencement of construction Spring 2020 and the majority of construction taking at least two years.

Rodger Smith raised several issues of concern: (1) Bus routes will need to change during the construction period; (2) Protected Area(s) within Parcel 17 are used for environmental space and student learning activities; (3) School Board Member who lives off Johnson Road near the Skiles Test Elementary School - anticipated objection to INDOT's work particularly the drainage work given a recent road construction project near Johnson Road that resulted in significant drainage issues.

Rodger Smith stated Parcel 17 currently has a natural drainage system, and he is concerned about changes to the drainage based on the new construction.

Mark Perron stated the existing drainage pattern to the west will be maintained. Rodger Smith stated the trail located near Parcel 17 is mainly used by walkers and foot traffic. He also stated that Avalon Hills is the adjacent neighborhood and cannot be used to turn buses around.

Rodger Smith stressed it is very important for the school to receive a timeline for INDOT's work planned for East 71st Street and right of way acquisition for Parcel 17 ASAP because the school's legal counsel needs time to review all acquisition documents and coordination with the school board to plan for bus routes is needed.

Rodger Smith also stressed the design and acquisition teams should not directly contact any School Board Member. Rodger Smith stated that all acquisition communication goes through him and he reports to the school superintendent who in turn reports to the school board.

Mark Perron said INDOT will hold Transportation Management Plan meetings to discuss the maintenance of traffic with major stakeholders including schools in the area affected by the Clear Path 465 Project. These meetings will be an opportunity to discuss impacts to bus routes and transportation patterns during construction.

Devin Stettler advised Rodger Smith the acquisition team would most likely be contacting them again in early January, 2019, after the completion of right of way engineering and appraisal, with an offer. This offer would be for discussion purposes to see if an agreement could be reached for an early acquisition. Devin Stettler also mentioned this offer would not be tied to condemnation. After presentation of this offer if an agreement cannot be reached, then an offer would be presented which would include condemnation.

Devin Stettler provided Rodger Smith with the KTM questionnaire to complete and return. Roger Smith completed the questionnaire and emailed it back to Devin Stettler. This KTM questionnaire is attached to the minutes.

I69 at I465 Kitchen Table Meeting for Parcel 17
School Building Corporation of Lawrence Township
LA Code 6238
Des. No.: 1400075
Page 3 of 3

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

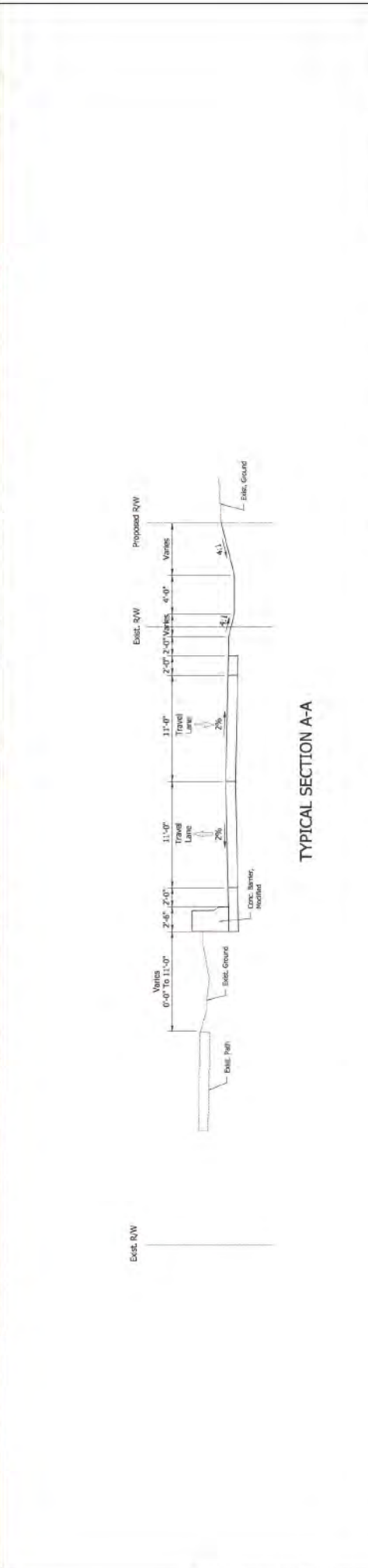
Sincerely,
UNITED CONSULTING

A handwritten signature in cursive script that reads "Devin Stettler".

Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Project Map
Parcel Map
KTM questionnaire

c: All Attendees
File 16-223



RECOMMENDED FOR APPROVAL	DESIGN ENGINEER	DATE	INDIANA DEPARTMENT OF TRANSPORTATION	HORIZONTAL SCALE VERTICAL SCALE	BRIDGE FILE
	DESIGNED	DRAWN			
CHIEF ENGINEER	CHECKED	PROJECT	71ST STREET PRELIMINARY PLAN	N/A	
DESIGNED	DRAWN	PROJECT		SHEET NO.	1 OF 1
CHIEF ENGINEER	CHECKED	PROJECT		CONTRACT	



Parcel Number: 17

Date: September 24, 2018

KTM Interviewers: Mark, Devin, Jackie & Stephanie

I-69 at I-465 Interchange Modification

Property Owner Information	Secondary Contact?
Name: School Building Corporation of Lawrence Township Rodger Smith, Chief of Operations.	Name: _____
Address: 6501 Sunnyside Road Indianapolis, IN 46236-974	Address: _____ _____
Home Phone: <u>317-423-7575</u>	Home Phone: _____
Cell Phone: _____	Cell Phone: _____
Email address: <u>_rodgersmith@msdlit.k12.in.us_</u>	Email address: _____
Preferred Method: email	Preferred Method: _____

1. What time of day do you prefer we contact you? Or not contact you? In the AM
2. Any special instructions for field employees? Any one that comes onto the property needs to check in at the main office to identify yourself and the purpose.
3. Are you on city water/sewer? Do you know where the lines run? Additional utilities? (plot on parcel map if known) yes. On Johnson Street
4. What public utilities serve this property? Do you know where they are located? Yes. We do have some site surveys. All utilities serving this property come in from the west side on Johnson Street.
5. Are you aware of any underground storage tanks on the property? Any tanks within the buildings? No
6. Are there any environmental contamination sites on the property? If so, where? No

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 SINCE 1965

OFFICERS
 William E. Hall, PE
 Dave Richter, PE, PLS
 Steven W. Jones
 Christopher R. Pope, PE
 B. Keith Bryant, PE
 Michael Rowe, PE

PROFESSIONAL STAFF
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 Lisa A. Egler-Kellems, PE
 Amanda Stevens, PE

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7. Does the property have revenue-generating activities? i.e. farming billboards, business, utility leases, mineral rights, etc.? None

8. Are other persons included on the title to the property? Other parties of interest, eg: unrecorded land contract(s). Any sale or transfer contemplated? None

9. Is there any additional information you wish to share about your property? None

10. Are other persons included on the title to the property? None

11. Do you rent the property? If so, to who? No

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email address: _____

Lease dates (end of term)?: _____

12. Is any of the property under a preservation agreement, such as classified forest, other NRCS program, etc.? None



November 11, 2019

Mr. Runfa Shi, Project Manager
Production Management
INDOT
100 North Senate Avenue, N601
Indianapolis, IN 46204

RE: I69 at I465 Kitchen Table Meeting for Parcels 37SA and 37SB
Lamar Advertising
LA Code: 6238
Des. No.: 1400075

Dear Mr. Shi:

A Kitchen Table Meeting (KTM) was held at 10:00am on May 1, 2019 at INDOT. The following people were in attendance:

- | | |
|------------------|-------------------|
| • Mark Perron | Parsons |
| • Todd Clift | INDOT |
| • Doug Gannaway | INDOT |
| • Jason Graham | Lamar Advertising |
| • Jesse Wiley | Lamar Advertising |
| • Devin Stettler | United Consulting |

The meeting objectives were as follows:

1. Establish a dialogue between the project team and Lamar Advertising.
2. Allow the project team to introduce the project and discuss how the different design elements impacts each billboard, and
3. Provide an opportunity to learn how the billboard owner believes the project impacts their signs.

During the meeting, the following information was discussed:

Devin Stettler stated the purpose of the meeting was to provide an overview of INDOT's Clear Path 465 project, and how the project will impact the two billboards in the right-of-way of the railroad.

Devin Stettler presented preliminary engineering drawings indicating the impact to these billboards. The exhibit (project map) showed the improvements to I-465/I-69 including the interchanges at I-465/I-69 and I-69/82nd Street.

Doug Gannaway explained the Hoosier Heritage Port Authority (HHPA) and Lamar Advertising are interested in relocating signs elsewhere on the railroad property.

Doug Gannaway will check with Lamar about tag numbers. Todd Clift will run tag numbers by Monica Hartke-Tarr with INDOT permitting to make sure the existing signs are permitted.

Devin Stettler explained INDOT's anticipated time frame for letting for construction will be in the fall of 2021 and construction starting in the spring of 2022.

I69 at I465 Kitchen Table Meeting for Parcels 37SA and 37SB
Lamar Advertising
LA Code 6238
Des. No.: 1400075
Page 2 of 2

Todd Clift asked about the possible need to encumber temporary right-of-way from the railroad. **It has been confirmed that Hoosier Heritage Port Authority (HHPA) will provide a right of entry for the project.**

It was mentioned during the meeting that the State Fair train is not actively running any longer.

It was discussed during the meeting that a Hold Over Agreement might be needed.

Options for transporting signs was discussed. Transporting signs by rail is likely not a viable option. Access to construct signs will be granted either by rail car or access road.

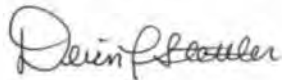
The double sided billboard parcels will likely be handled with cost to cures (CTC).

Different CTC build options were discussed including rotating the southernmost sign without moving it in its entirety.

Jason Graham explained a structure takes approximately 8 weeks to construct. However, this time does not include preparing engineering drawings prior to construction. Jason Graham also stated Lamar Advertising will supply plans showing the existing footers.

The above minutes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact our office at your convenience.

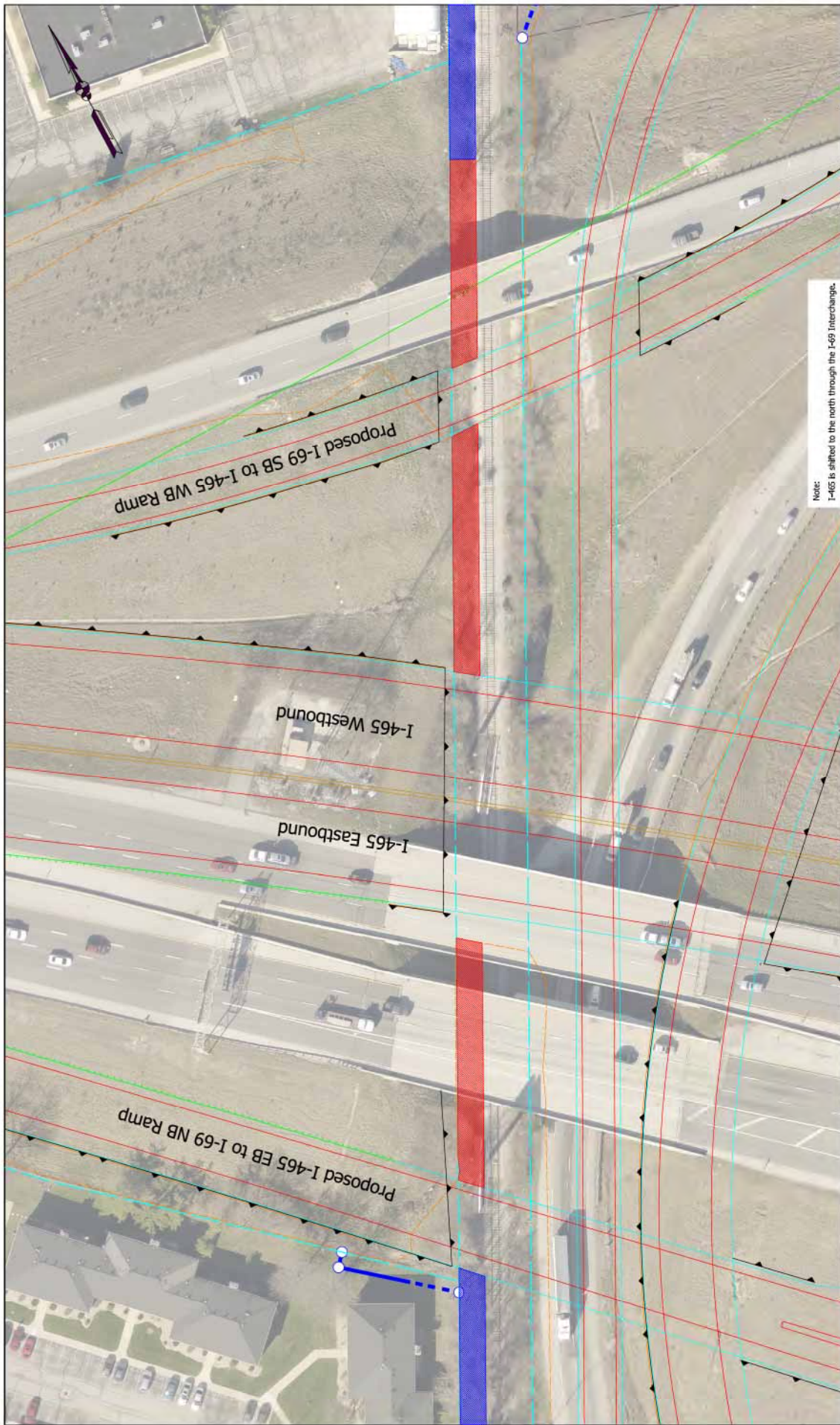
Sincerely,
UNITED CONSULTING



Devin Stettler, MPI, AICP
Manager, Land Acquisition Services

enclosures: Clear Path I-465 Billboard Relocation Exhibits

c: All Attendees
File 16-223



Note:
I-465 is shifted to the north through the I-69 Interchanges.

	<p>RELOCATION before Clear Path I-465 Construction</p>		<p>INDIANA DEPARTMENT OF TRANSPORTATION</p>	<p>HORIZONTAL SCALE VERTICAL SCALE</p>	<p>BUILDING FILE</p>
	<p>RELOCATION after Clear Path I-465 Construction</p>				
<p>PARSONS 101 W. Ohio St., Suite 2121 Indianapolis, IN 46204 Bus (317) 616-1000 Fax (317) 616-1033</p>		<p>PROJECT: CLEAR PATH I-465 BILLBOARD RELOCATION</p>		<p>DESIGNATION</p>	
<p>RECOMMENDED FOR APPROVAL</p>		<p>DATE</p>		<p>DESIGNATION</p>	
<p>DESIGNED BY</p>		<p>CHECKED BY</p>		<p>PROJECT</p>	
<p>REVISION ENGINEERS</p>		<p>DATE</p>		<p>PROJECT</p>	
<p>DESIGNED BY</p>		<p>CHECKED BY</p>		<p>PROJECT</p>	
<p>REVISION ENGINEERS</p>		<p>DATE</p>		<p>PROJECT</p>	
<p>DESIGNED BY</p>		<p>CHECKED BY</p>		<p>PROJECT</p>	
<p>REVISION ENGINEERS</p>		<p>DATE</p>		<p>PROJECT</p>	



Mike Campbell

From: Devin Stettler
Sent: Monday, November 11, 2019 7:10 AM
To: Mike Campbell
Subject: FW: I-465 - INDOT Des#

FYI..... See me to discuss....

Thanks,

Devin

From: Clift, Wm. Todd <WClift@indot.IN.gov>
Sent: Friday, November 8, 2019 6:54 AM
To: Devin Stettler <Devin.Stettler@ucindy.com>
Subject: I-465 - INDOT Des#

Devin –

Here is the response from Rhonda; all looks good and she has indicated that they will provide the needed temp for the sign removal.

Todd

Wm. Todd Clift
Support, Property Management & LPA
Section Manager
100 N. Senate Avenue, Room N642
Indianapolis, IN 46204
Office: (317) 232-5060
Fax: (317) 233-3055
Email: wclift@indot.in.gov



From: Rhonda [<mailto:rhondask@frontier.com>]
Sent: Wednesday, October 30, 2019 12:07 PM
To: Gannaway, Douglas T. <DTGannaway@indot.IN.gov>
Cc: Anderson, Samantha <SaAnderson2@indot.IN.gov>; Clift, Wm. Todd <WClift@indot.IN.gov>
Subject: RE: I-465 - INDOT Des#

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

HHPA will provide a right of entry for the project.

Subject: I-465 / I-69 Interchange Modification and ATL Project (Des. No. 1400075)
 Transportation Management Plan Meeting

Date/Time: 12/11/2018 10:00 a.m. -11:30 a.m. EDST

Location: Heritage Christian School, 6401 East 75th Street, Indianapolis, IN 46250

Meeting Facilitator: Toby Randolph and Tom Heustis

Attendees:

Name	Representing	Telephone Number	Email address
See attached Attendee List			

Discussion

1. Purpose of the Meeting and Introductions:
 - a. Welcome the participants and discussed what is a transportation management plan (TMP) and how this project will integrate the TMP

2. Project Overview:
 - a. Briefed project limits of I-465 and I-69 added travel lanes and key features
 - b. Briefed interchange modifications at I-465 and I-69, I-69 and 82nd Street and I-465 and Allisonville Road

3. Transportation Management Plan Process
 - a. TMP introduction, what does the TMP address. Follows strategy in the Indiana Design Manual
 - b. TMP team responsibilities were detailed
 - c. Maintenance of traffic alternatives comparison report, what were feasible and reasonable concepts for construction phasing of this project.

4. Conceptual Maintenance of Traffic Plan
 - a. Discussed the goals and strategies of the traffic-control plan, including: traffic mobility, effective traffic-control plan, and work zone safety.
 - b. Briefed the design criteria for the project during construction, including: work zone speed limit, design speed on ramps, and providing a minimum of 11 ft. lanes during construction on I-465 and I-69
 - c. I-465 corridor alternatives that were considered, #1 and #2, counter-flow and no counter-flow. Discussed advantages and disadvantages of both; alternative #2 recommended to move forward, estimated two construction seasons.
 - d. I-69 and Binford Boulevard Corridor, three major construction stages, estimated two construction seasons. Discussed 82nd Street Interchange, all ramps likely need a short-term closure to construct the pavement and bridges.

5. Next Steps
 - a. Project schedule, design complete by the end of 2019, estimated construction schedule, 3-4 years.
 - b. Contract likely have incentives for early-completion and/or opening of ramps ahead of schedule.



- c. Future TMP meetings, Spring and Summer 2019. Proposed topics: final traffic control plan, traffic analysis results, planned ramp closures, detours, public information plan.

6. Question and Answers

- a. Mo McReynolds, who represents the City of Indianapolis Major's Office, has had contact with local residents. They are expressing concerns regarding which ramp/interstate will have closures, and when they are occurring. She requests that the project team release this information to the public as soon as possible to help people plan commutes, as well as provide updates during construction.
- b. Ed Ingle, representing Heritage Christian, stated 50-70% of customers commute from Carmel and Fishers, and most of those use this interchange. He requested clearly defined communication lines to Heritage Christian, to keep parents informed on construction updates.
- c. Mark Hayden, representing Community Health, outlined his concerns and suggestions regarding this project. He referenced previous nearby construction projects where local traffic would cut through the hospital campus with little regard to pedestrians. Mark suggests engaging law enforcement through the duration of the project to mitigate this risk as well as enforcing speed limits. Clear signage will also be important in helping the public understand correct and incorrect diversion. Mark wants the project team to design staging such that emergency traffic will have access to the hospital at all times. He again referenced previous nearby construction projects where congestion locked up 82nd St. and Shadeland Avenue and expressed concerns with EMS access during those situations.
- d. Mo asked questions regarding Right of Way acquisition. She asked about any major changes or acquisitions related to current local development due to this project. Mark Perron answered this question by explaining the footprint of the project (I-69 being wider than it is today). Mark discussed the expansion of I-69 was chosen to affect the properties to the West, which lead to a handful of partial and total Right of Way takes. He explained that most of the property owners that will be affected have been met with and understand the situation. Right of Way Engineering and property coordination will continue as the project design develops.
- e. Renee Smith, representing Roche Diagnostics, mentioned that a possible consequence of closing 82nd St. ramps would be that traffic will use the 96th St. interchange, which could affect traffic on Hague Rd. Currently Roche is located on both East and West sides of Hague Rd. Renee asked about a project that has been in the works for a while that was planning on widening Hague Rd, and how that schedule relates to the Clear Path project. Larry Jones explained that the Hague Rd widening project was still in its early stages and will likely not be complete before the Clear Path project starts. Renee informed the group that by Spring of 2020, Roche is planning on vacating their building West of Hague Rd. and only be located on the East side.
- f. Larry Jones wanted the group to know that Binford Boulevard near the Southern limits of the project will be receiving a resurfacing treatment within the next year before the Clear Path project begins.

These minutes are the writer's best interpretation of discussions held during the meeting. Please inform the writer within three (3) business days of any noteworthy omissions or errors as these will become part of the project record.

Minutes prepared by: Alex Lee, 12/31/2018

Attachments

c: File
All Attendees (via email)
Runfa Shi, INDOT

Attachments intentionally omitted
to avoid duplication

The following contacts were invited to attend
TMP meeting 12/11/2018

TMP Committee

Agency	Sal.	First	Last Name	Title	Phone	Mailing 1	Mailing 2	City	State	Zip
Federal Highway Administration	Ms.	Michelle	Allen			Federal Office Building, Room 254	575 N. Pennsylvania Street	Indianapolis	Indiana	46204
Federal Highway Administration	Ms.	Eryn	Fletcher	Senior Transportation E	317-226-7489	Federal Office Building, Room 254	575 N. Pennsylvania Street	Indianapolis		
INDOT Greenfield District	Ms.	JoAnn	Wooldridge	Project Manager	317-467-3978 x1	Greenfield District Office	32 S Broadway St.	Greenfield	Indiana	46140
INDOT Greenfield District	Mr.	Runfa	Shi	Project Manager						
INDOT Greenfield District	Mr.	Nathan	Riggs	Greenfield Media Relati	317-467-3479 x1	Greenfield District Office	32 S Broadway St.	Greenfield	Indiana	46140
INDOT Greenfield District	Ms.	Karstin	Carmany-George	Environmental	317-467-3467	Greenfield District Office	32 S Broadway St.	Greenfield	Indiana	46140
INDOT Greenfield District	Mr.	Luis	Laracuente	District Traffic Engineer	317-467-3418	Greenfield District Office	32 S Broadway St.	Greenfield	Indiana	46140
INDOT Greenfield District	Mr.	Mike	Wilmot	Construction Engineer	317-467-3450	Greenfield District Office	32 S Broadway St.	Greenfield	Indiana	46140
INDOT Greenfield District	Mr.	Andy	Nahrwold	Highway Engineer Sup 4	317-467-3482	Greenfield District Office	32 S Broadway St.	Greenfield	Indiana	46140
INDOT Greenfield District	Mr.	Jason	Taylor	Technical Services Direc	317-467-3484	Greenfield District Office	32 S Broadway St.	Greenfield	Indiana	46140
INDOT Greenfield District	Ms.	Jennifer	Beck	Senior Project Manager	317-232-0911	Greenfield District Office	32 S Broadway St.	Greenfield	Indiana	46140
INDOT Environmental Services	Mr.	Brandon	Miller	Senior Environmental M	317-234-5108	Environmental Services-Policy	100 N Senate, Rm N642-ES	Indianapolis	Indiana	46204
INDOT Public Involvement	Mr.	Rickie	Clark	Public Hearing Manager	317-232-6601	100 North Senate Avenue	IGCN 642	Indianapolis	Indiana	46204
INDOT Public Involvement	Mr.	Neil	Marcus	Public Hearing Manager		100 North Senate Avenue		Indianapolis	Indiana	46204
INDOT Rail Office	Ms.	Venetta	Keefe	Rail Programs Manager	317-232-1474	100 North Senate Avenue	IGCN 955	Indianapolis	Indiana	46204
INDOT Traffic Management Division	Mr.	Ed	Cox	ITS Engineering Director	317-899-8601	8620 E 21st St.		Indianapolis	Indiana	46219
INDOT Traffic Management Division		Mischa	Kachler	Work Zone Supervisor	317-899-8604	8621 E 21st St.		Indianapolis	Indiana	46219
INDOT Mobility & Congestion	Mr.	Dan	McCoy	Traffic Mobility Engineer	317-233-3943	100 North Senate Avenue	IGCN	Indianapolis	Indiana	46204
INDOT Office of the Construction	Mr.	Roland	Fegan	Deputy Commissioner o	317-234-8384	100 North Senate Avenue	IGCN	Indianapolis	Indiana	46204
INDOT Production Management	Mr.	Runfa	Shi	Project Manager	317-234-4912	100 North Senate Avenue	IGCN 601-CPM	Indianapolis	Indiana	46204
Department of Public Works	Mr.	Daniel	Parker	Director	317-327-7837	200 East Washington Street	Suite 2460	Indianapolis	Indiana	46204
Department of Public Works	Mr.	Tim	Joyce	Deputy Director of Policy and Planning		200 East Washington Street	Suite 2460	Indianapolis	Indiana	46625
Department of Metropolitan Development	Ms.	Emily	Mack	Director		200 East Washington Street	Suite 2042	Indianapolis	Indiana	46204
Department of Metropolitan Development	Ms.	Meredith	Klekotka	Principal Planner for Tra	317-327-5123					
Indy MPO		Anna	Gremling	Executive Director	317-327-5487	200 East Washington Street	Suite 1922	Indianapolis	Indiana	46204
City of Indianapolis, Mayor's Office	Ms.	Mo	McReynolds	Neighborhood Liason	317-327-5121	2501 City-County Building	200 E Washington St	Indianapolis	Indiana	46204
Metropolitan School District of Lawrence Township	Mr.	Roger	Smith	Chief of Operations	317-423-7572	6501 Sunnyside Road	Lawrence Education and Com	Indianapolis	Indiana	46236
Metropolitan School District of Lawrence Township	Dr.	Shawn	Smith	Superintendent	317-423-8200	6501 Sunnyside Road		Indianapolis	Indiana	46236
Indiana State Police	Superintendent	Douglas	Carter	Superintendent	317-232-8248	IGCN N302	100 North Senate Avenue	Indianapolis	Indiana	46204
Indiana State Police	Sargent	Brent	Alspach	Sargent						
Indianapolis Fire Department	Chief	Allen	Pekarek	IFD Division Chief EMS	317-327-6787					
Indianapolis Metropolitan Police Department	Commander	Michael	Wooley	Commander	317-327-6100	3120 E 30th Street		Indianapolis	Indiana	46208
Marion County Health and Hospital	Mr.	Greg	Hall	Emergency Preparednes	317-221-3354	2951 East 38th Street	Suite 101	Indianapolis	Indiana	46218
Community Health Network	Mr.	Mark	Hayden	Senior Project Manage	317-355-5277	13050 Parkside Dr	Suite 100	Fishers	Indiana	46038
Community Health Network	Ms.	Kathy	Krusie	President, North Region	317-621-5342	7330 Shadeland Station	Suite 200	Indianapolis	Indiana	46256
Community Health Network	Mr.	David	Croston	VP, Facilities, Construction, and Engineering						
Fairbanks Addiction Treatment Center	Ms.	Barbara	Elliot	President and CEO	317-849-8222	8102 Clearvista Parkway		Indianapolis	Indiana	46256
Hamilton County Emergency Management	Mr.	Shane	Booker	Executive Director	317-770-4436	18100 Cumberland Parkway		Noblesville	Indiana	46060
Hamilton County Highway Department	Mr.	Bradley James	Davis	Director	317-773-7770	1700 South 10th Street		Noblesville	Indiana	46060
Heritage Christian School	Mr.	Ed	Ingle	Director of Transportati	317-813-3879 X1	6401 E 75th Street		Indianapolis	Indiana	46250
Roche Diagnostics	Ms.	Renee	Smith	Facility Operations Man	317-661-0716	9115 Hague Road		Indianapolis	Indiana	46256
Cornerstone Companies, Inc.	Ms.	Megan	Drummond	Property Manager	317-288-9005	8902 N. Meridian Street	Suite 205	Indianapolis	Indiana	46260
City of Noblesville	Mr.	John	Beery	City Engineer						
City of Fishers	Mr.	Jeff	Hill	Director of Engineering						



I-465 / I-69 Clear Path Transportation Management Plan Sign-In Sheet
 Heritage Christian School, 6401 East 75th Street, Indianapolis, IN 46250
 December 11, 2018

Name	Organization	Email	Street Address	Zipcode
Alex Lee	PARSONS	alex.lee@parsons.com		
Bill Curtis	United	bill.curtis@ucindy.com		
DAN MCCOY	INDOT	dmccoy@indot.in.gov		
MIKE WILMOT	INDOT	MWILMOT@INDOT.IN.GOV		
Tyler Beshardt	Parsons	-		
Pickie Clark	INDOT	pickie@indot.in.gov		
Mark Hayden	Community Health			
Dan Miller	Parsons	daniel.j.miller@parsons.com		



I-465 / I-69 Clear Path Transportation Management Plan Sign-In Sheet
Heritage Christian School, 6401 East 75th Street, Indianapolis, IN 46250
December 11, 2018

Name	Organization	Email	Street Address	Zipcode
LARRY JONES	CITY OF INDIANAPOLIS DPW	LARRY.JONES@INDY.GOV		
Mo McReynolds	CITY OF Indy Mayor's Office	mo.mcreeynolds@indy.gov		
Erin Fletcher	FITA			
Kunfa Shi	INDOT			
MICHAEL KACHLER	INDOT WIS			
Hilary Lowther	INDOT	hlowther@indot.in.gov		
Ed Cox	INDOT	ecox@indot.in.gov		

Noise Meeting #2 Presentation

Excerpts - duplicate slides from Noise Meeting #1 intentionally omitted



Clear Path 465 I-465/I-69 Interchange Reconstruction & ATL Noise Meeting August 7, 2019



Agenda

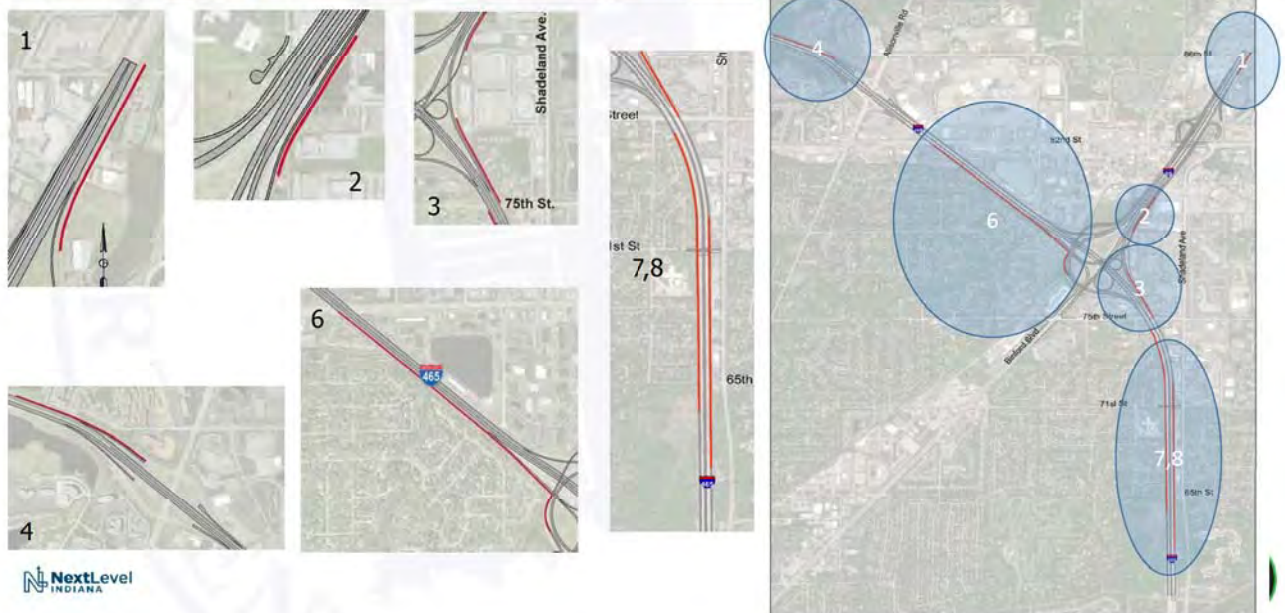
- Introductions
- Project overview and status
- Noise basics
- Noise analysis process
- Noise barrier evaluation
- Proposed noise barrier locations
- Property owner survey



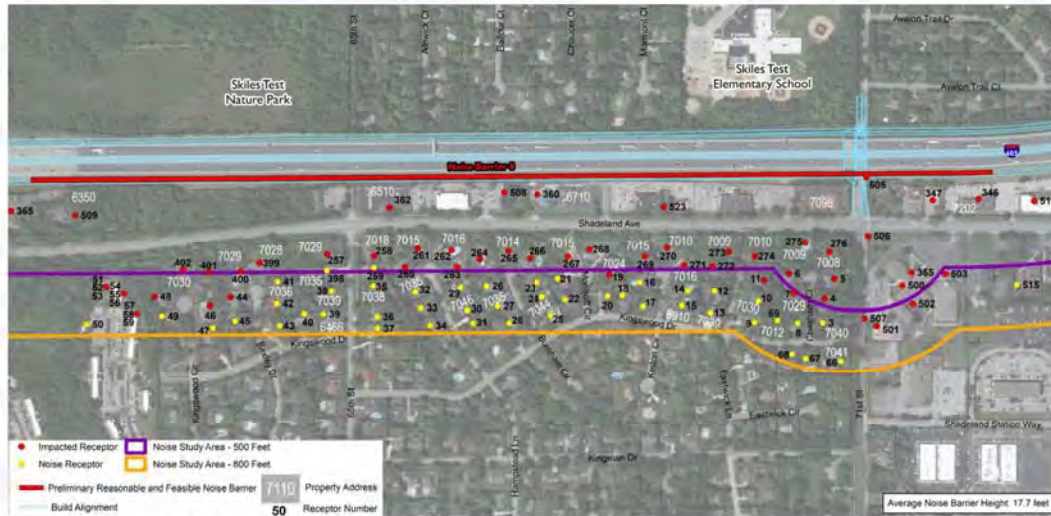
Evaluated Noise Barriers



Preliminary Feasible and Reasonable Noise Barriers



Preliminary Feasible and Reasonable Noise Barrier 8



East side of I-465, near 71st Street

Length: 4,900 feet
Avg. Height: 17.7 feet

Estimated Cost: \$2.6M
Benefited Receptors: 93



Noise Barrier 8 Additional Evaluation

	December 2018	August 2019
Study Area Size	500 feet	800 feet
Number of Residential Receptors Evaluated	28	110
Noise Impacts Identified (greater than 66 decibels at residential receptors)	Yes	Yes
Noise Barrier Analysis - Feasible		
Acoustic Feasibility (5 decibel reduction at majority of impacted receptors)	Yes	Yes
Engineering Feasibility (No major utility, safety, drainage, or environmental conflicts)	Yes	Yes
Noise Barrier Analysis - Reasonable		
Noise Reduction Goal Achieved (7 decibel reduction at majority of first row receptors)	Yes	Yes
Benefited Receptors (5 decibel reduction with barrier)		
Residential	21	83
Non-Residential	17	10
Cost-Effectiveness (Needs to be below \$30,000 per benefited receptor)	\$96,000	\$28,000
Noise Survey Conducted	No	Ongoing
Views of Residents and Property Owners	Not Applicable	To be Determined



Views of Residents and Property Owners

- Noise Barrier #8 noise surveys were mailed on July 18, 2019.
- Noise Barrier #8 survey responses are due by August 21, 2019.
- Greater than 50% response rate required or a second survey will be mailed.
- All benefited residents and property owners were surveyed.
- Per INDOT policy, INDOT will consider the opinions of all survey respondents to determine whether a noise barrier is appropriate for this location.



Noise Barrier Types



- **Typical noise barrier has a panel design**



Noise Barrier Types



- **Noise wall texture is usually either block wall design or panel design**



Property Owner Survey

- **Turn in completed survey cards tonight**
- **For questions, email or call:**
daniel.j.miller@parsons.com (317) 616-4663
- **Or mail survey cards, postmarked no later than August 21, 2019:**
IN. Dept. of Transportation
c/o: Parsons
Clear Path 465 Project
Attn: Daniel J. Miller
101 W. Ohio St., Suite 2121
Indianapolis, IN 46204



Thank you for Attending!



Contact: Runfa Shi
Email: indot@indot.in.gov

Visit the project website at www.clearpath465.indot.in.gov





Clear Path 465 Public Noise Meeting Sign-In Sheet

August 7, 2019

Name	Did you receive a survey?	Neighborhood/Business Name If applicable	Email	Street Address	Zip code
Anthony Firulli BSM	(Y) / N / ?	EAST AVAION Hills	SPYDER2004@MAC.COM bfirulli@icloud.com	7029 EASTWICK LANE	46256
Ed Stryker	Y / (N) / ?	EastAston	egsdutch@hotmail.com	7324 Highbury Rd.	46256
Rosi Jones	Y / N / ?	EAST AVAION Hills	RmJONESMD@aol.com	7012 KINGSWOOD DRIVE	46256
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				
	Y / N / ?				



Clear Path 465 Public Noise Meeting Sign-In Sheet

August 7, 2019

Name	Did you receive a survey?	Neighborhood/Business Name If applicable	Email	Street Address	Zip code
Donna Jordan	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	East Avalon Hills	dstella60@comcast.net	6456 Kingswood Dr	46256
Robby + Erin Geile	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	East Avalon Hills	rwgeile@msn.com	7015 Burnham Circle	46256
Brennan Murray	<input type="radio"/> Y / <input checked="" type="radio"/> N / ?	Merritt For Indy	brennan@merrittforindy.com	19247 N. Meridian	46256
Cares Warren	<input type="radio"/> Y / <input checked="" type="radio"/> N / ?	East Avalon Hills		6617 Hampstead Ct	46256
	<input type="radio"/> Y / <input type="radio"/> N / ?				
	<input type="radio"/> Y / <input type="radio"/> N / ?				
	<input type="radio"/> Y / <input type="radio"/> N / ?				
	<input type="radio"/> Y / <input type="radio"/> N / ?				
	<input type="radio"/> Y / <input type="radio"/> N / ?				
	<input type="radio"/> Y / <input type="radio"/> N / ?				
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	<input type="radio"/> Y / <input type="radio"/> N / ?				
	<input type="radio"/> Y / <input type="radio"/> N / ?				
	<input type="radio"/> Y / <input type="radio"/> N / ?				
	<input type="radio"/> Y / <input type="radio"/> N / ?				



Clear Path 465 Public Noise Meeting Sign-In Sheet

August 7, 2019

Name	Did you receive a survey?	Neighborhood/Business Name If applicable	Email	Street Address	Zip code
Mom Reynolds	Y/N/?	City - MNA			
Terry Evans	Y/N/?	AHE		7229 Kingman Circle	46256
Scott Huber	Y/N/?			7019 Eastwick Ln	46256
CHARLES POISEL	Y/N/?	EAH		7034 BURNHAM CIRCLE	46256
Karl W. Fricke	Y/N/?	EAAA		6820 KINGSWOOD DR.	46256
Logan Tanner	Y/N/?			7026 KINGSWOOD	46256
MIKE LOPEZ	Y/N/?	EAH	7141 EASTWICK@GMAIL.COM	7141 EASTWICK LN	46256
FRANK MOOSBRUGGER	Y/N/?	EAH		7014 EASTWICK CIR	46256
Mike Treman	Y/N/?	EAH	miket24@hotmail.com	7018 E. 65 th ST.	46256
Michael McQuillen	Y/N/?	CC Council	mike@mikemcquillen.com	9302 Timberline DR	46256
MARK KOERS	Y/N/?	EAH	MARK.KOERS@ATT.NET	6742 KINGMAN DR.	46256
Tara Cardinal	Y/N/?	EAH	tara.keck@yahoo.com	6939 Eastwick Cir	46256
Michelle Dreiman	Y/N/?	EAH	dreiman5@yahoo.com	7014 Burnham Circle	46256
Jeremy Reinhardt	Y/N/?	EAH	jrhino@yahoo.com	7024 Burnham Circle	46256
Betty Hogsett	Y/N/?	EAH	bmhcanuk@sbcglobal.net	7235 Highhury Dr	46256



Clear Path 465 Public Noise Meeting Sign-In Sheet

August 7, 2019

Name	Did you receive a survey?	Neighborhood/Business Name If applicable	Email	Street Address	Zip code
Scott Hicks	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	Avalon Dentistry	SAH@AVALONDENTAL.COM	7118 N. Shadeland Ave	46250
Michelle Allen	<input type="radio"/> Y / <input type="radio"/> N / ?	FTWA	michelle.allen@dot.gov		
Chel Fel	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	Pomulus Media	Chuck.Fredrick@Pomulus.com	6810 N. Shadeland Ave	46220
Richard Pederson	<input type="radio"/> Y / <input type="radio"/> N / ?		REDFSPETE@CS.COM	7019 Eastwidge Circle	46256
Jim HARPOLE	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?		JimConsulting@att.net	7009 Caesum Ct	46256
MARK HALL	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	LIMAR Properties	MHALL22@AOL.COM	6350 N. SHADELAND AVE # 9	46220
Ethan Evans	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	East Avalon Hills	evansfilms90@gmail.com	7229 Kingman Cir.	46256
RICHARD Schevitz	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	East Avalon Hills	rws.shevitz@gmail.com	7040 EASTWICH LN	46256
Rosemary Ervin	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	"	rosemaryervin@gmail.com	"	"
Blake Tanner	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	East Avalon		7026 Kingswood Dr	46256
N. Reeves	<input type="radio"/> Y / <input type="radio"/> N / ?	East Av Hills		Hampstead	46256
GEORGE HELMUT	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	AVALON HILLS EAST	GEORGE@SBCGLOBAL.COM	7028 CAESUM CT INDIANAPOLIS IN	46256
SANDY PASOTTI	<input checked="" type="radio"/> Y / <input type="radio"/> N / ?	EAST AVALON HILLS	psodfamily1984@comcast.net	7339 HAMPSTEAD LN.	46256
Joe Pickard	<input type="radio"/> Y / <input checked="" type="radio"/> N / ?	East Avalon Hills	Joe@Peersproject.org	6434 Kingswood	46256
	<input type="radio"/> Y / <input type="radio"/> N / ?				



Clear Path 465 Public Noise Meeting Sign-In Sheet

August 7, 2019

Name	Did you receive a survey?	Neighborhood/Business Name If applicable	Email	Street Address	Zip code
Teresa Axthelm	Y / <input checked="" type="radio"/> N / ?	INDOT	taxthelm@indot.in.gov		
Julia Port	Y / <input checked="" type="radio"/> N / ?	PARSONS			
Dan Miller	Y / <input checked="" type="radio"/> N / ?	"			
Kristen Veldcamp	Y / <input checked="" type="radio"/> N / ?	"			
Eric Jagger	Y / <input checked="" type="radio"/> N / ?	"			
Mark Perron	Y / <input checked="" type="radio"/> N / ?	"			
Carl Chaitetz	Y / <input checked="" type="radio"/> N / ?	"			
Alex Lee	Y / <input checked="" type="radio"/> N / ?	"			
Brandon Miller	Y / <input checked="" type="radio"/> N / ?	INDOT			
Rickie Cloak	Y / <input checked="" type="radio"/> N / ?	"			
Andy Dietrich	Y / <input checked="" type="radio"/> N / ?	"			
DAVID HUFFMAN	Y / <input checked="" type="radio"/> N / ?	EAST AVALON HILLS	dhuffman21@comcast.net	6609 KINGSWOOD DR	46256
Jeff Ambrose	<input checked="" type="radio"/> Y / <input checked="" type="radio"/> N / ?	EAST AVALON HILLS	JAMBROS@GMAIL.COM	7045 Burnham Cir	46256
Andrew Bilger	<input checked="" type="radio"/> Y / <input checked="" type="radio"/> N / ?	E A H	clspblger@yahoo.com	7046 Hampstead	46256
Ken Jenniges	Y / <input checked="" type="radio"/> N / ?	E A H	Kjenniges@comcast.net	7250 Eastwick Ln	46256

Comment Log Clear Path 465, Des. 1400075

No.	Date Received	Page No.	Summary	Category	Name
1	8/23/2017	A-1	We have just finished construction on a new building and have flooding problems. How are you going to fix this problem?	Hydraulic/ Business Impacts	Ross Williams
2	8/23/2017	A-2	We have just completed construction on a new facility and it has flooded four times. How is drainage going to be addressed from the previous expansion project and for the new project?	Hydraulic/ Business Impacts	Artec Environmental
3	8/23/2017	A-3	Detain your water. Stop Lowes' water.	Hydraulic	Jim Sapp
4	8/23/2017	A-4	Could someone check the stoplight timing for the northbound lanes at the 75th St and Binford Blvd intersection. The northbound Binford Blvd Lanes backup due to the high number of cars on southbound Binford Blvd turning left into the Heritage Christian School. Also, the stoplight at the Binford Rd and Graham Rd intersection going southbound has timing issues.	75th St and Binford Blvd	John Happersberger
5	8/23/2017	A-5	I would appreciate your consideration to create an access from northbound Binford Blvd to East I-465 to be included on this major project. The missing clover has been a deterrent to the area's growth and commuter ease.	Missing Movements	Mr. Hall
6	8/23/2017	A-6	I am very concerned about the additional storm water runoff from the added lanes that will drain into Blue Creek. Previous projects have put too much water into Blue Creek. There is severe erosion along the creek. My neighbors and I have all had foundation problems over the past few years. A couple of years ago, Hythe Rd collapsed over Blue Creek. If any additional water is added into Blue Creek, then there needs to be plans to fix the erosion problems.	Hydraulic/ Residential Impacts	Karl Pfeffer
7	8/23/2017	A-7	I cannot believe adding a stop light at the I-465 eastbound lanes to Binford Blvd southbound lanes could be in the best interest of the traveling public. Surely, there is a better solution?	Signal at Binford	David Day
8	8/23/2017	A-8	I think this project and all the alternatives are good. We really need more mainline travel lanes including under Allisonville Rd. The mainline travel lanes narrow on eastbound I-465, so there is a bottleneck at Allisonville Rd.	Alignment Comment	Jay Neel
9	8/23/2017	A-9	I vote for Alternate A. It is a much safer alternative.	Alignment Preference	Jane Walter
10	8/23/2017	A-10	South of 75th St, the drainage on I-465 is a problem. Storm water from north of 75th St to about 1,500 feet south of the 71st St heads west through Devonshire 8 subdivision via Blue Creek. I live on Blue Creek at Hythe Rd and have serious erosion issues.	Hydraulic/ Residential Impacts	Thomas Schubert

Comment Log Clear Path 465, Des. 1400075

No.	Date Received	Page No.	Summary	Category	Name
11	8/23/2017	A-11	How do you get from northbound Binford Blvd to eastbound I-465? Alternative B would allow access via an off ramp from Binford Blvd to I-465 east/south.	Missing Movements	Michael R. Baldwin /mbaldwin36@comcast.net
12	8/23/2017	A-11	Please send BRAG the landscape plans for the I-69/Binford Blvd gateway.	Landscaping	Michael R. Baldwin /mbaldwin36@comcast.net
13	8/23/2017	A-12 to A-13	My main concern is our office located at 71st St and Shadeland Ave. We are concerned that the added lanes will take out our parking spaces, which would leave us without any a parking. We would love to know if this area will impact out our parking. We are approximately 40 feet from I-465.	Business Impacts	Angel Turpin / bet5267@gmail.com
14	8/23/2017	A-12 to A-13	I live at 62nd St and Binford Blvd and the amount of traffic and sound is absolutely horrible. My backyard faces Binford Blvd and I cannot enjoy my backyard. My kids cannot even hear me talk due to the noise level. Once you start construction on I-465/I-69 the amount of traffic will increase. Can you please look into putting in sound barriers near the residential areas along Binford Blvd. A sound barrier is needed now with the current noise levels. I cannot even image how much noise levels will increase during construction.	Residential Impacts/ Noise	Angel Turpin / bet5267@gmail.com
15	8/29/2017	B-2	Please consider the pros and cons of the "fly over" proposal that would build a ramp over 465 leading to 69 North.	Alignment Comment	Arnell Hill
16	8/29/2017	B-2	One issue that needs to be addressed is the smooth merging of traffic from I-465 South to I-69 South. Some drivers need to exit to 82nd street or to 96th street and there is not that much time to merge over to the right lanes.	Alignment Comment	Arnell Hill
17	8/29/2017	B-2	The decision needs to relate to extending I-69 to connect to the I-69 extension on the southwest side of Indianapolis.	Alignment Comment	Arnell Hill
18	8/4/2017	B-4	Will sound barriers be constructed on the south side of I-465 as it approaches I-69?	Noise	John Sullivan

Comment Log Clear Path 465, Des. 1400075

No.	Date Received	Page No.	Summary	Category	Name
19	8/8/2017	B-5, B-6	Many are excited to see the intersection and corridor improvements.	General Comment/Project Need	Robert Queer III GIS Analyst, Dept. of Engineering, Fishers
20	8/1/2017	B-7	General inquiries/discussion of previously proposed project	General Comment	Robert Queer III GIS Analyst, Dept. of Engineering, Fishers
21	9/1/2017	B-8, B-9	Will there be noise barriers east of 465, along Shadeland between Fall Creek Rd and 75th Street?	Noise	Valarie & James
22	9/5/2017	B-10	I have reviewed all schematics and the information on your website. As a twice-daily commuter through this intersection, I strongly recommend Alternative A. Thank you for allowing my input.	Alignment Preference	Brock P. Nolan
23	8/27/2017	B-11	I would prefer Plan B. I hate those double loops and do all I can to avoid them.	Alignment Preference	Laurie Mitchell
24	8/28/2017	B-12	Option B or C look to be the best. Are there any plans to eliminate the weave that occurs on I-465 West merging with I-69 South to I-465 West before the Allisonville Road exit?	Alignment Preference	Tim Thurnes
25	8/28/2017	B-13	These plans are all fine and such, but the fact that it's going to take at LEAST half a decade to fix a problem that you kept contributing to by not addressing it is pathetic. I-465 West at Allisonville Rd is also a disaster.	General Comment/Project Need	Richard McClelland Simpson III
26	8/28/2017	B-14, B-15	I-465 East at Allisonville Road is a disaster. It causes a huge backup on two lanes on I-465. It definitely needs more lanes. California controls for traffic would help.	Alignment Comment	Randy Todd
27	8/29/2017	B-16	Alternative A or C. I prefer C.	Alignment Preference	Corey Knopp
28	8/29/2017	B-16	I want to see a free flowing exit onto Binford from Eastbound I-465.	Missing Movements	Corey Knopp
29	8/29/2017	B-16	Please get rid of the proposed signal.	Signal at Binford	Corey Knopp
30	8/28/2017	B-17	Any of those looks infinitely better than what's currently in-place.	General Comment/Project Need	Chris Rodgers
31	8/28/2017	B-18	Anything that gets rid of the loop ramp from I-465 East to I-69 North will be an improvement. Alternative B is the best choice, in my opinion.	Alignment Preference	Chris Herring

Comment Log Clear Path 465, Des. 1400075

No.	Date Received	Page No.	Summary	Category	Name
32	8/28/2017	B-19	Alternative C. Binford should not be a left exit. Mainline I-69 should be on left especially since it will soon continue on to the I-465 beltway.	Alignment Preference	Brian Stalter
33	8/28/2017	B-20	The best solution is Alternative B, as it moves the I-465 to I-69 traffic to the left side of the highway, where many of them want to be anyway, to continue further north on I-69. This allows the folks coming from Binford and from I-465 East to merge to the right, to exit at 82nd St without having to worry about the folks doing the opposite merge to continue north on I-69.	Alignment Preference	Brian Smith
34	8/28/2017	B-20	I believe better signage on I-465 North, near the WFMS studios would help improve the flow in that area. Some issues stem from incorrect/misleading signs.	Signage	Brian Smith
35	8/28/2017	B-21	Examining the three alternatives only Alternative 3 addresses the problem of traffic weaving off of 82nd St. to Binford Blvd S, and Binford Blvd N to 82nd St. sufficiently. The two things with this alternative I'd like to see modified, are the curves for the ramp from I-69 South to I-465 South straightened some. I know space is limited and without a complete flyover ramp there will be turns in that ramp, but I just think we need to try what we can to lessen the curves.	Alignment Preference	Barry Fair
36	8/28/2017	B-21	Why are we adding a traffic signal? We should be eliminating signals on our main thoroughfares not adding.	Signal at Binford	Barry Fair
37	8/28/2017	B-21	Can a collector/distributor ramp be constructed for the ramps off of I-465 East to Binford Blvd. S and 82nd St? The ramp would start before the bridge over the RR and I-69 South ramp with a separate bridge over the RR and ramp next to the mainline one, then the ramps would split just before the bridge over the Binford Blvd mainline ramps with the ramp to southbound Binford Blvd. going over the ramp from I-465 East to I-69 North, then being able to merge into Binford Blvd without a signal. While the ramp to 82nd St. would continue across Binford mainlines into the loop as shown but separated from the I-465 mainline.	Alignment Comment	Barry Fair
38	8/31/2017	B-22, B-23	Every morning there is a roar outside and inside my home from traffic on I-456 and Shadeland Avenue. The pollution is so bad that I can no longer walk my dog in the mornings or evening.	Noise/Air Quality	resident
39	8/26/2017	B-24, B-25	Increase the speed limit on I-465 to 60 or 65. Also, express lanes should be an option.	Alignment Comment	resident

Comment Log Clear Path 465, Des. 1400075

No.	Date Received	Page No.	Summary	Category	Name
40	8/28/2017	B-26, B-27	The biggest problem is the use of one exit for the two exit ramps of Binford, and this backs up to Keystone- if we could add a lane from Allisonville to the Binford exit in the immediate future (not a long term solution) this would appear to serve tremendously.	Alignment Comment	William M Norman
41	8/28/2017	B-26, B-27	I vote for Option A and add a lane from the Allisonville on ramp to I-465 East to Binford directly.	Alignment Preference	William M Norman
42	8/28/2017	B-26, B-27	I do not find Option C helpful. Option B does not solve the congestion at the 82nd street exit from I-69 as much as Option A. The two lanes would allow more vehicles, but there is not enough sight distance for drivers to find their way.	Alignment Comment	William M Norman
43	9/1/2017	B-28, B-30	The large hill before the I-69 interchange is the major cause of rush hour congestion on I-465 North. Trucks have trouble with the incline after the dip and slow traffic behind them, which then backs up to the 56th St exit.	Alignment Comment	Brandon C Flood
44	9/1/2017	B-28, B-30	It would be nice during this project to build a ramp to allow I-465 North traffic to be able to exit to Binford South.	Missing Movements	Brandon C Flood
45	8/31/2017	B-31, B-33	The four options are not showing an EAST BOUND RAMP to I-465 from North Bound Binford! This has been needed for years for all the neighborhoods located south of I-465! It would not take much room or effort on the design and function of the project.	Missing Movements	Kevin K Parsons
46	8/31/2017	B-31, B-33	I am aware that the City has allowed Ricker's to apparently purchase the area needed for this east bound ramp, but no construction has begun, so the purchase by INDOT is still feasible.	Missing Movements/Rickers	Kevin K Parsons
47	8/29/2017	B-34, B-37	I think the upgrade is long overdue and it seems like each option has certain qualities that will improve traffic flow.	General Comment/Project Need	John M Lapp
48	8/29/2017	B-34, B-37	Why these plans not include a new connection for northbound Binford to East/South 465!?	Missing Movements	John M Lapp
49	8/29/2017	B-34, B-37	No matter which option is selected the double loops that merge under I-465 needs to go away.	Alignment Comment	John M Lapp

Comment Log Clear Path 465, Des. 1400075

No.	Date Received	Page No.	Summary	Category	Name
50	8/30/2017	B-38, B-39	In my opinion the best alternative is C. I feel alternative C provides the best method of separately I-69 and Binford Blvd traffic entering and exiting 82nd Street.	Alignment Preference	Jeremy A Burns
51	8/29/2017	B-40, B-41	I prefer Alternative C, since it moves the exit from I-69 South to Binford South. The existing alignment allows last minute lane changes between the Binford exit and I-465 exit, which is dangerous and slows down traffic.	Alignment Preference	Brett A Duiser
52	8/25/2017	B-42, B-44	I would encourage you to add an on ramp from Northbound Binford to I-465 Southbound. This would alleviate congestion at Allisonville Road. Right now to access I-465 Southbound everyone needs to either go west to Allisonville Road, or South to the Shadeland Avenue on ramp. This is area has a large population. An off ramp from I-465 Westbound to Southbound Binford would also help alleviate congestion at the I-465/I-69 intersection. How about moving the ramps to the 75th street bridge over I-465?	Missing Movements	Chuck Muller
53	8/26/2017	B-16	It would be beneficial if the engineers designing the alignment drove this route on a regular basis because then they would have the best insight on how to fix it. It would be great if INDOT did not start any other projects nearby this project that would further delay rerouted traffic.	General Comment/MOT	Stacey Evans
54	9/13/2018	C-1 to C-3	My office building (7118 N. Shadeland Ave) backs up to I465 near the 71st street bridge. I believe the current plan is to add one south bound lane and two north bound lanes. Some questions please: Will a sound barrier wall be installed where my building is located? How many feet closer will 465 move toward my building?	Alignment Comment	Scott Hicks
55	9/12/2018	C-4	Noise is already a <u>big issue</u> for several neighborhoods. I can speak to that as a realtor and a homeowner. Our neighborhood is extremely concerned and feel its not being heard!	Noise	Chris Dossma
56	9/12/2018	C-5	On material presented I could not determine what is being done for Eastbound traffic from Allisonville to 465. Currently 3 lane merge onto 465 without a directional lane. Too much traffic to safely merge - need dedicated lane.	Missing Movements	Michael H.
57	9/12/2018	C-6	Please include a separate pedestrian/bicycle bridge across Binford at 71st intersection.	Missing Movements	resident
58	10/15/2018	C-7	Good job! Keep it up!	General Comment	resident
59	1/11/2019	C-8 to C-10	Opposed to Noise Barrier #3 as presented in the Decemeber 17th, 2019 public meeting. Alternate designs were proposed.	Noise Concern	J. Murray Clark on behalf of Castleton Outdoor Solutions

Comment Log Clear Path 465, Des. 1400075

No.	Date Received	Page No.	Summary	Category	Name
60	5/3/2019	C-11 to C-12	Were a second set of noise questionnaires sent-out, what was the result? We are somewhat skeptical of this process. We are looking for the status and timeline of the EA and the status of Noise Barrier #3.	Noise Concern and Scheduling	J. Murray Clark
61	12/1/2018	C-15	I am a property owner at the corner of I-465 and I-69. What buildings are you taking down south bound on I-69? How are you handling additional drainage from 82nd street south?	Drainage	Jim R. Sapp
62	8/7/2019	D-1	We have lived in East Avalon Hills for 22 years. We are not within the noise study area. We are at the east end of the neighborhood on Hampstead Ln. Over the last 22 years the noise from 465 has gotten noticeably worse. Even where we are we are affected by the noise especially when windows are open and we are trying to enjoy the outdoors which we do often even in the winter months. The quality of life in EAHA has definitely been affected adversely and with increased traffic over the next 10-20 years we assume it will only worsen. We are 100% for Barrier 8. We love our neighborhood and don't want to move! Thank you!	Noise Concern	Dave & Sandy Pasotti
63	8/7/2019	D-2	We have owned our home for 12 years and the 465 traffic noise has multiplied several times over the years. We would love to be able to use our lovely yard for cookouts and family gatherings but we can not due to the amount of noise. I would love to have our 3 boys sports parties and grad parties in our backyard, but we can not. Our children do not play in our yard due to the noise. Please allow sound barrier 8! Thanks you.	Noise Concern	Michelle Dreiman
64	8/7/2019	D-3	We have invested over \$18,000 and are prepared to put a 500 square foot sign. This wall will eliminate the ability to do this. Wasted \$\$	Noise Wall	Limar Properties
65	8/7/2019	D-4	(Dated 2/15/2019) I am writing this letter in support of the proposed additional sound barrier, to be placed along Interstate 465. I am the director of CUMNS Kids, an early childhood center, located within Castleton United Methodist Church. We serve up to 220 children each year. The children we serve are currently be subjected to the interstate noise from the age of 6 weeks old till age 5. We are concerned about the long term effects this type of noise will have on the children in our care. According to the World Health Organization, noise at the decimal that the children are being exposed to can cause a number of short and long-term health problems, such as sleep disturbance, cardiovascular effects, and poorer work and school performance. We strongly encourage you to consider this proposal as a way to aid in the health and overall wellbeing of each child. Please free free to contact me with any questions you may have.	Noise Concern	Yvette Wills

Comment Log Clear Path 465, Des. 1400075

No.	Date Received	Page No.	Summary	Category	Name
66	8/7/2019	D-5	The Castleton area is important but has seen a decline in businesses. Clear Path 465 is a worthy project, but neighbors fear the area will loose more businesses and see properties go into disrepair. I ask for your support and leadership to include a sound barrier to not only protect the quality of local businness, but also to protect the quality of life for area homes and neighborhoods. Please help those on the east side of I-465 by including a barrier in the plan.	Noise Concern	Michael J. McQuillen, City-County Council District #4
67	8/7/2019	D-6	The area south of 82nsd street is a mix of new and established businesses. There are also churches and a neighborhood. In the last years there has been a decline in businesses. The area suffered the loss of Marsh Supermarket. Clear Path 465 is a worthy and necessary project. However, the expanded lanes will signfigantly increase noise pollution. On behalf of the BRAG boar do directors, I respectfully request that INDOT building Sound Barrier #8 to protect our area from extremely high levels of noise pollution.	Noise Concern	Mark Flanary, Executive Director, BRAG
68	8/7/2019	D-7-24	We, the residents of East Avalon Hills, are requesting a sound wall on the east side of 465. The proposed sound walls included in the 465 clear path project do not include the east side of 465 between Fall Creek and 75th Street. With the expansion of 465, the noise will greatly increase, affecting our quality of life and home prices. The excuse to not include our neighborhood in the study has been the businesses on the east side of 465 would loose visibility. We would like to argue that these businesses are not those that require signs to gain business. We demand that the city put people over businesses and protect the residents of East Avalon Hills from the extra sound the expansion of 465 will create.	Noise Concern	Social Media petition with 273 names



INDIANA DEPARTMENT OF TRANSPORTATION



Greenfield District
32 South Broadway
Greenfield, IN 46140

PHONE: 1-855-463-6848
FAX: (317) 467-3957

Eric Holcomb, Governor
Joe McGuinness,
Commissioner

Thank you for attending this evening's public information meeting. Please submit comments by using the space provided below. INDOT appreciates your attendance and participation this evening.

August 23, 2017

COMMENT:

ARTEC

8047 castleton road 46250

* We have just finished a new construction building and have flooding problems

* How are you going to fix this problem

SIGNATURE:

D. Ross Williams

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August 23, 2017

COMMENT:

HOW IS DRAINAGE GOING TO BE ADDRESSED?

1) FROM PREVIOUS EXPANSION PROJECT

2) NEW PROJECT.

THERE ARE SERIOUS DRAINAGE ISSUES CAUSED BY HIGHWAY RUN OFF THAT HAVE AFFECTED LOCAL BUSINESSES IN THE TIME PERIOD FOLLOWING THE LAST PROJECT. OUR BUILDING HAS FLOODED 4 TIMES. @ 047 Castleton Rd, 46250

SIGNATURE:

ARTEZ ENVIRONMENTAL

we just completed construction on New Facility

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August 23, 2017

COMMENT:

Detain Your
Water

Stop Lowe's
Water

SIGNATURE:

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32 South Broadway
Greenfield, IN 46140

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August 23, 2017

COMMENT:

If someone could check the northbound light cycle at 75th + Binford. Due to the left turn lane light cycle on the southbound Binford + the large number of cars turning left to go to Heritage Christian School.

If, for example, the Binford light is 60 seconds long, 20-25 seconds of southbound left turn cars will go through and all the southbound cars continue on to 71st Street. BUT the northbound lanes only have 30-40 seconds of that same light cycle and this then causes the northbound traffic to back-up and it will back up as far south as 71st Street.

There is also a timing issue for the light at Binford and Graham Road going southbound. The light is out of timing and cars wanting to turn south from 71st Street going west can't turn because the southbound lanes are backed up north of 71st Street, and at times southbound Binford cars block the entire intersection.

SIGNATURE:

John Hopperslager
16403 Welch Rd
Indpls 46220
317-501-3199

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INDIANA DEPARTMENT OF TRANSPORTATION



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Commissioner

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August 23, 2017

COMMENT:

~ Would appreciate consideration of access from N-bound lanes (BLN to I-465/E) being included in this major project. The missing clover has been a detriment to the area's growth and communication ease.

SIGNATURE:

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32 South Broadway
Greenfield, IN 46140

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FAX: (317) 467-3957

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Commissioner

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August 23, 2017

COMMENT:

I am very concerned about adding additional storm runoff water from the additional lanes to Blue Creek. I live at 6601 Hylthe road and Blue Creek is on the west side of my property. Past projects like additional lanes on 465, Shadeland Ave and 75 street have put way to much water into Blue Creek. This creek was never ment to handle this much water. There is severe erosion along the creek. I have lost trees and a power pole fell into the creek - losing power. My neighbors and I have all had foundation ~~prople~~ problems the last few years. Part of Hylthe road collapse a couple of years ago over the creek. This creek cannot accept any more water. If any additional witr is added to Blue Creek, then there needs to be plans to fix the erosion problems.

SIGNATURE:

Karl Pfeffer
6601 Hylthe Rd
Indpls IN 46220
317-841-1320

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Greenfield, IN 46140

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Joe McGuinness,
Commissioner

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August 23, 2017

COMMENT:

I CAN'T BELIEVE ADDING A STOP LIGHT AT THE I-465 EB TO BIRFORD SB CAN BE IN THE BEST INTEREST OF THE TRAVELLING PUBLIC. SURELY THERE IS A BETTER SOLUTION?

SIGNATURE:

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32 South Broadway
Greenfield, IN 46140

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Eric Holcomb, Governor
Joe McGuinness,
Commissioner

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August 23, 2017

COMMENT:

I think this project is really good and all of the alternatives are good. We really need more mainline travel lanes including under Allisonville Road. Right now the ~~lanes~~ ~~mainline travel~~ lanes number of mainline travel lanes narrows Eastbound I-465 so there is a bottleneck at Allisonville Road.

SIGNATURE:

Jay Neel *Jay R. Neel*

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Greenfield, IN 46140

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Commissioner

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August 23, 2017

COMMENT:

THE DRAINAGE ON THE 465 LEG SOUTH OF 75TH STREET IS A PROBLEM. STORM WATER FROM NORTH OF 75TH ST TO A POINT OVER 1500 FEET SOUTH OF 75TH ST. HEADS WEST THROUGH DEVONSHIRE 8 SUBDIVISION VIA BLUE CREEK. I LIVE ON BLUE CREEK AT HYTHE ROAD AND HAVE SERIOUS EROSION ISSUES.

SIGNATURE: *Thomas Schube*
317-727-3493

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Greenfield, IN 46140

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Eric Holcomb, Governor
Joe McGuinness,
Commissioner

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August 23, 2017

COMMENT:

How do you get from north bound Binford Blvd.
to east bound I-465?
Alternative B would allow an access off ramp from Binford
to I-465 east/south.
Please send BRAC the landscape plans for the I-69 / Binford
Gateway.

SIGNATURE: *Michael R Baldwin* BRAC
MBALDWIN36@COMCAST.NET

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Eric Holcomb, Governor
Joe McGuinness,
Commissioner

Thank you for attending this evening's public information meeting. Please submit comments by using the space provided below. INDOT appreciates your attendance and participation this evening.

August 23, 2017

COMMENT:

1. My main concern is our office, it is located at 71st Shadeland. We are concerned that the extra lanes will take out our parking spaces, leaving us without any parking.

We would love to know if this area will be ~~to~~ taking out our parking. If this is the case, we need to find a new office and need to do this ~~before~~ sooner rather than later.

we are aprox 40 feet from 465

2. Concern #2 I live at 62/Binford and the amount of traffic and the sound is absolutely horrible. my back yard faces Binford and I cant enjoy my back yard, my kids cannot hear me talk and due to the noise level.

Once you start construction on 465/69 the amt. of traffic will increase even more. Can you please look into putting sound barriers near residential areas along Binford.

~~This will decrease the~~ The sound barriers is needed w/ the amt. of traffic now, I cant imagine how much increase noise will occur during construction.

SIGNATURE:

Angel Jurpin bet5241@gmail.com

Thank you



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I live at 62 Binford
I work at 71st Stadeland
and my kids go to Heritage Christian

This project will affect all areas of our
lives.

Thanks

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: 465/69 proposals
Date: Thursday, September 07, 2017 3:18:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Nicole Gearlds

Project Manager - Greenfield District

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Office: (317) 467-3986 (Cisco Extension: 14885)

Email: ngearlds@indot.in.gov

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A State that Works [\[in.gov\]](#)

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From: INDOT Clear Path 465
Sent: Thursday, August 31, 2017 2:40 PM
To: Arnell <cogjc@comcast.net>; INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: RE: 465/69 proposals

Arnell,

Thank you for the below information!

We will continue to review and consider minimizing weaving movements and connections to future sections of I-69.

Please let us know if you have any additional concerns or questions about the project as we move forward.

v/r,

Chris Myers

Communications Director

INDOT, Greenfield District

32 South Broadway
Greenfield, IN 46140

Office: (317) 467-3446

From: Arnell [<mailto:cogjc@comcast.net>]
Sent: Tuesday, August 29, 2017 7:51 PM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: 465/69 proposals

****** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ******

Hello,

In making your decision please consider the pros and cons of the "fly over" proposal that would build a ramp over 465 leading to 69 North. The flyovers from 465 south to 74 east and the newly constructed 465 South to 65 South serve as examples of the pros and cons. Lessons learned from those should help make an effective decision.

One issue that needs to be addressed still is the smooth merging of traffic from 465 South to going north on I 69. Some drivers need to exit to 82nd street and others to 96th street with only a few key moment to make the move to merge over to the right lanes.

Also, the decision needs to also relate to extending I 69 to connect to the I 69 extension on the southwest side of Indianapolis.

Thank You

Mr. Arnell Hill

Sent from [Mail\[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows 10

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: sound barriers
Date: Thursday, September 07, 2017 3:29:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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From: John Sullivan [<mailto:jsullivan@4mklaw.com>]
Sent: Tuesday, August 08, 2017 8:53 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: RE: sound barriers

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Thanks.

From: INDOT Clear Path 465 [<mailto:ClearPath465@indot.IN.gov>]
Sent: Tuesday, August 08, 2017 8:34 AM
To: jsullivan@4mklaw.com; INDOT Clear Path 465
Subject: RE: sound barriers

John,

We're still in the early stages of the project, and sound barriers will be constructed based on the noise analysis that takes place in the region (which I believe will be starting in the next six months or so).

We likely won't know until at least next year whether sound barriers will officially be part of the project.

v/r,

Chris Myers
Communications Director
INDOT, Greenfield District
32 South Broadway
Greenfield, IN 46140
Office: (317) 467-3446

From: John Sullivan [<mailto:jsullivan@4mklaw.com>]
Sent: Friday, August 04, 2017 5:53 PM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: sound barriers

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Will sound barriers be constructed on the South side of 465 as it approaches I69?

John Sullivan

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: interchange improvement exhibit
Date: Thursday, September 07, 2017 3:29:16 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Nicole Gearlds

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[\[in.gov\]](#)

From: Queer III, Robert [<mailto:queerr@fishers.in.us>]
Sent: Tuesday, August 08, 2017 10:36 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: RE: interchange improvement exhibit

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Chris,

Thanks for the reply!

The exhibit was an image that was provided to Fox59 in an article from 2015. I'll be sure to stay tuned for more info after the open house. This doesn't effect my commute personally, but I know many are excited to see the intersection and corridor improvements.

[http://fox59.com/2015/12/29/state-to-invest-50-million-to-improve-i-465i-69-interchange-on-indys-northeast-side/\[fox59.com\]](http://fox59.com/2015/12/29/state-to-invest-50-million-to-improve-i-465i-69-interchange-on-indys-northeast-side/[fox59.com])



Thanks and good luck on the project!

Robert Queer III

GIS Analyst, Department of Engineering
 P 317.595.3358



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From: INDOT Clear Path 465 [mailto:ClearPath465@indot.IN.gov]
Sent: Tuesday, August 08, 2017 8:32 AM
To: Queer III, Robert <queerr@fishers.in.us>; INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: RE: interchange improvement exhibit

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Robert,

The project designers have included parts of the interchange improvements that were noted previously, but the design overall would be considered new (as there have been a significant amount of changes in the area). Additional information on the alternates, etc., should be added to the website after the open house.

I don't believe we still have the old exhibit... but if you would happen to have any old pictures or information on it, we would love to see it!

v/r,

Chris Myers
Communications Director
INDOT, Greenfield District
32 South Broadway
Greenfield, IN 46140
Office: (317) 467-3446

From: Queer III, Robert [<mailto:queerr@fishers.in.us>]
Sent: Tuesday, August 01, 2017 3:14 PM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: interchange improvement exhibit

****** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ******

I remember seeing an old exhibit of the interchange improvement, do you still have that or can add it to the new site, or do you plan on posting a new one?

Love the project name btw

Thanks,

Robert

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: INDOT Inquiry - Clear Path 465
Date: Thursday, September 07, 2017 3:15:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[ClearPathInquiry.pdf](#)

Nicole Gearlds

Project Manager - Greenfield District

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Greenfield, IN 46140

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Office: (317) 467-3986 (Cisco Extension: 14885)

Email: ngearlds@indot.in.gov



From: Myers, Christopher
Sent: Friday, September 01, 2017 1:08 PM
To: catnip6154@me.com; INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: INDOT Inquiry - Clear Path 465

Valerie and James,

Thank you for the attached inquiry. Because of the added travel lane projects, we will accomplish reviews for whether sound barriers will be appropriate in this region.

I will note though, that a barrier has limited to no effect on noise further than 200 feet away from the roadway. If a barrier for your region is constructed, it will be to the west side of Shadeland (as Shadeland is an Indianapolis street, rather than INDOT, and we cannot construct outside of our right-of-way).

When we review noise barriers, we take decibel level reduction, cost per benefited residence/business and desirability into consideration.

We'll have additional information regarding some of the unknowns in the coming months and years, but please let us know if you have any additional questions or concerns.

v/r,

Chris Myers

Communications Director

INDOT, Greenfield District

32 South Broadway

Greenfield, IN 46140

Office: (317) 467-3446 ext. 14824

Email: Chris.Myers@indot.IN.gov

-
Sign up at alerts.indot.in.gov to receive INDOT news releases by email or texts about projects impacting your commute by the county of your preference

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#)
Subject: FW: I465-I69 project
Date: Thursday, September 07, 2017 3:13:56 PM

Nicole Gearlds
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Email: ngearlds@indot.in.gov

-----Original Message-----

From: INDOT Clear Path 465
Sent: Wednesday, September 06, 2017 11:00 AM
To: Brock P Nolan <brock.p.nolan@gmail.com>; INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: RE: I465-I69 project

Brock,

Thank you for the below suggestion!

Please let us know if you have any concerns or questions about the project as we move forward.

v/r,

Chris Myers
Communications Director
INDOT, Greenfield District
32 South Broadway
Greenfield, IN 46140
Office: (317) 467-3446

-----Original Message-----

From: Brock P Nolan [<mailto:brock.p.nolan@gmail.com>]
Sent: Tuesday, September 05, 2017 6:58 PM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: I465-I69 project

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I have reviewed all schematics and the information on your website. As a twice-daily commuter through this intersection, I strongly recommend Alternative A. Thank you for allowing my input.
Brock P. Nolan

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: I would much prefer Plan B.
Date: Thursday, September 07, 2017 3:27:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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[\[in.gov\]](#)

From: Laurie Mitchell [<mailto:turtlelovin@att.net>]
Sent: Sunday, August 27, 2017 7:29 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: I would much prefer Plan B.

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

I would much prefer Plan B. I hate those double loops and do all I can to avoid them. Lorraine Mitchell, 8438 Christiana Ln, Indpls 46256

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Perron, Mark](#); [Miller, Daniel J](#)
Subject: FW: Facebook comment: Tim Thurnes
Date: Thursday, September 07, 2017 3:24:08 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Nicole Gearlds

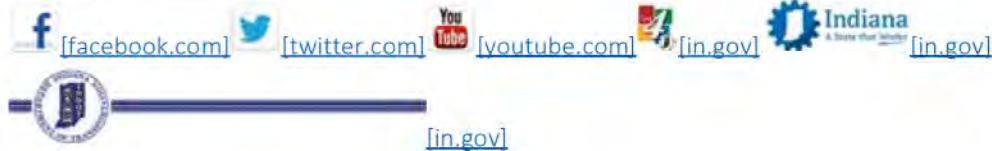
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Office: (317) 467-3986 (Cisco Extension: 14885)

Email: ngearlds@indot.in.gov



From: Riggs, Nathan W
Sent: Monday, August 28, 2017 9:38 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: Facebook comment: Tim Thurnes

https://www.facebook.com/ClearPath465/posts/167206707169937?comment_id=167232203834054&comment_tracking=%7B%22tn%22%3A%22R%22%7D[facebook.com]



[Tim Thurnes](#)[facebook.com] Option B or C look to be the best. Are there any plans to eliminate the weave that occurs on I465 West merging with I69 south to I465 west before the Allisonville Road exit?

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[Clear Path 465](#)[facebook.com] INDOT does not have any plans at this time to eliminate the weave movement that occurs on I-465 West between I-69 and Allisonville Road. However, INDOT will be working to improve the traffic operations at this location. Traffic analysis is still underway but preliminary plans include extending an additional lane from the I-69 South to I-465 West ramp to Allisonville Road.

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From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: Facebook comment: Richard McClelland Simpson III
Date: Thursday, September 07, 2017 3:26:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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Email: ngearlds@indot.in.gov



From: Riggs, Nathan W
Sent: Monday, August 28, 2017 9:34 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: Facebook comment: Richard McClelland Simpson III

https://www.facebook.com/INDOTEast/posts/1588709651180098?comment_id=1589128481138215&comment_tracking=%7B%22t%22%3A%22R1%22%7D[\[facebook.com\]](#)



[\[facebook.com\]](#)
Richard McClelland Simpson III[\[facebook.com\]](#) 465W at Allisonville is also a disaster. You have spent years increasing the capacity of I-69 (even to the point of reworking the same interchange three times in a decade), but you gave the increased capacity nowhere to go, except into a parking lot. Not to mention the substandard 465W between I-69 and Allisonville.

These plans are all fine and such, but the fact that it's going to take at LEAST half a decade to fix a problem that you kept contributing to by not addressing it is pathetic.

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From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: Facebook comment: Randy Todd
Date: Thursday, September 07, 2017 3:26:58 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

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From: Riggs, Nathan W
Sent: Monday, August 28, 2017 9:31 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: Facebook comment: Randy Todd

https://www.facebook.com/INDOTEast/posts/1588709651180098?comment_id=1589104931140570&comment_tracking=%7B%22tn%22%3A%22R0%22%7D[\[facebook.com\]](#)



[\[facebook.com\]](#)

Randy Todd[\[facebook.com\]](#) 465 E at Allisonville Road is a disaster. You lose 2 lanes of 465 that causes a huge backup. Definitely needs more lanes. ...Look at how CA. Controls traffic for ideas. coordination at entrance ramps maybe would help also.

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Indiana Department of Transportation: East Central[\[facebook.com\]](#) Preliminary plans include added lanes to I-465 and improving the ramp motion from eastbound 465 to northbound 69, both of which will improve traffic flow between Allisonville and I-69.

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Randy Todd[\[facebook.com\]](#) **Indiana Department of Transportation: East Central**[\[facebook.com\]](#) Keystone to Allisonville is an issue also due to the lose of lanes at Allisonville.

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Indiana Department of Transportation: East Central[\[facebook.com\]](#) The proposed added lanes will extend in both directions from the White River to Fall Creek.

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· Commented on by [Nathan Riggs\[facebook.com\]](#) · [August 25 at 7:00pm\[facebook.com\]](#)

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: Facebook comment: Corey Knopp
Date: Thursday, September 07, 2017 3:23:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Nicole Gearlds

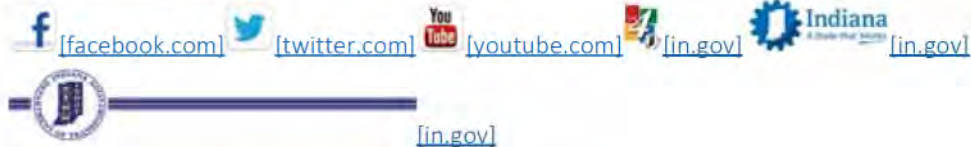
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Email: ngearlds@indot.in.gov



From: Riggs, Nathan W
Sent: Tuesday, August 29, 2017 9:50 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: Facebook comment: Corey Knopp

https://www.facebook.com/INDOTEast/posts/1588709651180098?comment_id=1592130260838037&comment_tracking=%7B%22tn%22%3A%22R0%22%7D[facebook.com]

[Corey Knopp](#)[facebook.com] Alternative A or C. I prefer C. I want to see a free flowing exit onto Binford from Eastbound 465. Please get rid of the proposed signal.

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From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: Facebook comment: Chris Rodgers
Date: Thursday, September 07, 2017 3:26:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Nicole Gearlds

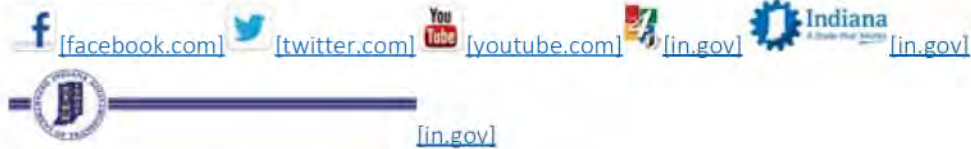
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Email: ngearlds@indot.in.gov



From: Riggs, Nathan W
Sent: Monday, August 28, 2017 9:32 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: Facebook comment: Chris Rodgers

https://www.facebook.com/INDOTEast/posts/1588709651180098?comment_id=1588771541173909&comment_tracking=%7B%22tn%22%3A%22R3%22%7D[facebook.com]

[Chris Rodgers](#)[facebook.com] Any of those looks infinitely better than what's currently in-place.

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[August 25 at 10:16am](#)[facebook.com]

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: Facebook comment: Chris Herring
Date: Thursday, September 07, 2017 3:25:24 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

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Email: ngearlds@indot.in.gov



From: Riggs, Nathan W
Sent: Monday, August 28, 2017 9:36 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: Facebook comment: Chris Herring

https://www.facebook.com/ClearPath465/posts/167206707169937?comment_id=167208777169730&comment_tracking=%7B%22m%22%3A%22R1%22%7D[facebook.com]



[Chris Herring](#)[facebook.com] Anything that gets rid of the loop ramp from 465 E to 69-N will be an improvement. Alternative B is the best choice, in my opinion.

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[Clear Path 465](#)[facebook.com] I think we all agree the East-North loop for interstate-to-interstate traffic has got to go!
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· [Reply](#)[facebook.com]
[2](#)[facebook.com]
· August 25 at 9:34am[facebook.com]

From: INDOT Clear Path 465
To: [Port, Juliet](#)
Cc: [Miller, Daniel J](#); [Perron, Mark](#)
Subject: FW: Facebook comment: Brian Stalter
Date: Thursday, September 07, 2017 3:25:42 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Nicole Gearlds

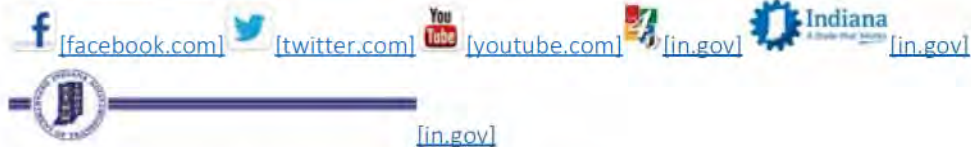
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Office: (317) 467-3986 (Cisco Extension: 14885)

Email: ngearlds@indot.in.gov



From: Riggs, Nathan W
Sent: Monday, August 28, 2017 9:35 AM
To: INDOT Clear Path 465 <ClearPath465@indot.IN.gov>
Subject: Facebook comment: Brian Stalter

https://www.facebook.com/INDOTEast/posts/1588709651180098?comment_id=1588843051166758&comment_tracking=%7B%22t%22%3A%22R0%22%7D[facebook.com]



[facebook.com]
Brian Stalter[facebook.com] Alternative C...Binford should not be a left exit...mainline 69 should be on left especially since it will soon continue on to the 465 beltway
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[2](#)[facebook.com]
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