

RESOLUTION NO. 2025-05
A RESOLUTION OF DECATUR TOWNSHIP, MARION COUNTY, INDIANA
BOARD OF TRUSTEES AUTHORIZING THE SELECTION OF
PREFERRED DEVELOPER.

WHEREAS, pursuant to Indiana Code § 5-23 *et seq.* (the “BOT Statute”), Decatur Township, Marion County, Indiana (the “Township”) may solicit and enter into public-private agreements for the design, construction, operation, and maintenance of public projects; and

WHEREAS, in August, 2023, the Board of Trustees of the Township (the “Board”) approved a resolution authorizing the Township to enter into public-private agreements pursuant to the BOT Statute; and

WHEREAS, on March 21st, 2025, the Township issued a Request for Proposals and Qualifications to Design, Build, Operate, and Maintain the Decatur Township Government Center and Decatur Township Fire Department Station 71 Project (the “BOT RFP/Q”), after publishing the statutorily required notice, for the design, construction, operation, and maintenance of: (a) a new Township government center; and (b) a new fire station 71 (the “Project”); and

WHEREAS, responses to the BOT RFP/Q were due no later than April 18th, 2025; and

WHEREAS, after reviewing all responses to the BOT RFP/Q, the Township evaluation committee (the “Committee”) contingently selected Decatur Township Seventy-Ones LLC with C.H. Garmong and Son, Inc., Studio View Architecture, and Dely Design (the “Developer”) to be the preferred offer and to act as the developer of the BOT Project; and

WHEREAS, the Township published the statutorily required notice of: (a) the Developer’s recommended selection as the preferred offeror; and (b) the public hearing regarding the selection of a preferred offeror; and

WHEREAS, the Board, having considered the submission of the Developer, its qualifications, the recommendation of the Committee, and the public comment made at the public hearing, finds as follows:

1. The Developer has experience in developing, constructing, operating, and maintaining projects similar to the BOT Project;
2. The Developer has experience in public-private partnerships similar to that proposed for the BOT Project;
3. The Developer’s submission to the RFP/Q was responsive and complete;
4. The Developer has the capacity to design, construct, operate, and maintain the Project; and
5. The Developer is the preferred offeror and should be selected as the Township’s private partner for the BOT Project; and

WHEREAS, the Board has determined that it is in the best interests of the Township to: (a) select the Developer as the preferred offeror and the Township’s private partner for the development of the BOT Project; (b) to negotiate and enter into a public-private agreement with the Developer for the design and construction of the BOT Project (the “PPA”); and (c) to take any other actions necessary to accomplish the foregoing; all as authorized by the BOT Statute and other applicable law .

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Decatur Township, Marion County, Indiana, as follows:

SECTION 1. The foregoing Recitals are incorporated herein by this reference.

SECTION 2. Selection. The Developer is selected as the preferred offeror and the private partner for the development of the BOT Project

SECTION 3. Public-Private Agreement. The Township Trustee (the "Trustee") is authorized to negotiate the terms of a PPA for the design and construction of the BOT Project.

SECTION 4. Instruments. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the Township, shall be in a form approved by, and satisfactory to, the Township, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the Trustee.

SECTION 5. Authorization. The Trustee is authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Township. The Trustee is further authorized to take all other lawful actions necessary in connection with the BOT Project, the PPA, and other matters contemplated by this Resolution.

SO RESOLVED, by the Board of Trustees of Decatur Township, Marion County, Indiana, this _____ day of May, 2025, by a vote of _____ ayes and _____ nays.

BOARD OF TRUSTEES OF DECATUR TOWNSHIP, MARION COUNTY, INDIANA

Josh Masquelier, President

Anthony Parks, Secretary

Jared Bond, Board Member

Greg Hibler, Board Member

Lucinda Taylor-Freund, Board Member

Attest: Jason Holliday, Trustee



Account Statement

May 31, 2025

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General Fund

Account Number: 21000000000000000000

Account Summary

Average Monthly Yield: 4.2381%					
	Beginning Balance	Contributions	Withdrawals	Income Earned YTD	Month End Balance
Trust Indiana	16,656,482.89	0.00	0.00	60,055.67	283,011.60

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
05/01/2025	Beginning Balance			16,656,482.89	
05/31/2025	Income Dividend Reinvestment	60,055.67			
05/31/2025	Ending Balance			16,716,538.56	



TrustINdiana

TrustINdiana

Date	Dividend Rate	Daily Yield
05/01/2025	0.000117213	4.2783%
05/02/2025	0.000351555	4.2773%
05/03/2025	0.000000000	4.2773%
05/04/2025	0.000000000	4.2773%
05/05/2025	0.000116892	4.2666%
05/06/2025	0.000116543	4.2538%
05/07/2025	0.000116395	4.2484%
05/08/2025	0.000116210	4.2417%
05/09/2025	0.000348294	4.2376%
05/10/2025	0.000000000	4.2376%
05/11/2025	0.000000000	4.2376%
05/12/2025	0.000115849	4.2285%
05/13/2025	0.000115874	4.2294%
05/14/2025	0.000115871	4.2293%
05/15/2025	0.000115699	4.2230%
05/16/2025	0.000347499	4.2279%
05/17/2025	0.000000000	4.2279%
05/18/2025	0.000000000	4.2279%
05/19/2025	0.000115749	4.2248%
05/20/2025	0.000115680	4.2224%
05/21/2025	0.000115506	4.2160%
05/22/2025	0.000115436	4.2134%
05/23/2025	0.000461572	4.2118%
05/24/2025	0.000000000	4.2118%
05/25/2025	0.000000000	4.2118%
05/26/2025	0.000000000	4.2118%
05/27/2025	0.000115361	4.2108%
05/28/2025	0.000116031	4.2351%
05/29/2025	0.000116575	4.2550%
05/30/2025	0.000233680	4.2647%
05/31/2025	0.000000000	4.2647%

Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.

Annual Financial Report

DECATUR TOWNSHIP MARION COUNTY

5410 S. HIGH SCHOOL ROAD
INDIANAPOLIS, IN 46221

AFR - Reporting Period 05/18/2025 thru 06/30/2025

**I.		A	B	C	D	E	F	
FUNDS	Code	Cash Balance	Receipts	Disbursements	Cash Balance	Investments	Total D & E	Code
Rainy Day Fund	0001	-170,915.35	0.00	0.00	-170,915.35	376,316.00	205,400.65	0001
General Fund	0101	3,687,804.36	590,277.68	283,224.21	3,994,857.83	1,169,049.00	5,163,906.83	0101
Excess Levy	0108	0.00	0.00	0.00	0.00	0.00	0.00	0108
Building Debt Fund	0180	0.00	0.00	0.00	0.00	0.00	0.00	0180
Fire Debt	0181	0.00	0.00	0.00	0.00	0.00	0.00	0181
Lease Rental	0283	0.00	0.00	0.00	0.00	0.00	0.00	0283
Poor Relief	0840	141,576.60	0.00	7,354.29	134,222.31	98,563.00	232,785.31	0840
Township Fire And Ems	1111	2,306,106.44	209,389.83	392,414.72	2,123,081.55	13,570,673.00	15,693,754.55	1111
Cumulative Fire And Ems Fun	1190	286,073.54	0.00	353.33	285,720.21	200,100.00	485,820.21	1190
Construction Fund	2301	0.00	0.00	0.00	0.00	0.00	0.00	2301
Federal Grants	4502	-32,090.18	0.00	0.00	-32,090.18	0.00	-32,090.18	4502
Payroll Deductions	9999	49,639.15	98,126.93	147,811.08	-45.00	0.00	-45.00	9999
SUBTOTAL ALL FUNDS		6,268,194.56	897,794.44	831,157.63	6,334,831.37	15,414,701.00	21,749,532.37	////
**I. <LESS>		////	////	////	////	////	////	////
INVESTMENT SALES	5500	//////	0.00	//////	//////	//////	//////	5500
INVESTMENT PURCHASES	7000	//////	0.00	//////	//////	//////	//////	7000
TRANSFERS IN	5206	//////	0.00	//////	//////	//////	//////	5206
TRANSFERS OUT	8000	//////	0.00	//////	//////	//////	//////	8000
NET RECEIPTS AND DISBURSEMENTS	9999	//////	897,794.44	831,157.63	//////	//////	//////	9999

PART B - RECEIPTS BY CATEGORY AND FUND

Annual Financial Report

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INDIANAPOLIS, IN 46221

AFR - Reporting Period 05/18/2025 thru 06/30/2025

Rcpt	Fund	Fund	Fund	Fund	Fund	Fund	Fund
Acct Received from	0001	0101	0108	0180	0181	0283	0840
2504 EMERGENCY MEDICAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4101 COURT DOCKET FEES	0.00	1,890.00	0.00	0.00	0.00	0.00	0.00
9999 PAYROLL DEDUCTIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0254 L.O.I.T.	0.00	587,719.36	0.00	0.00	0.00	0.00	0.00
3238 REIMBURSEMENT	0.00	668.32	0.00	0.00	0.00	0.00	0.00
6500 MISCELLANEOUS RECE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	590,277.68	0.00	0.00	0.00	0.00	0.00
Rcpt	Fund	Fund	Fund	Fund	Fund		
Acct Received from	1111	1190	2301	4502	9999		
2504 EMERGENCY MEDICAL	96,797.34	0.00	0.00	0.00	0.00		
4101 COURT DOCKET FEES	0.00	0.00	0.00	0.00	0.00		
9999 PAYROLL DEDUCTIONS	0.00	0.00	0.00	0.00	98,126.93		
0254 L.O.I.T.	0.00	0.00	0.00	0.00	0.00		
3238 REIMBURSEMENT	105,877.49	0.00	0.00	0.00	0.00		
6500 MISCELLANEOUS RECE	6,715.00	0.00	0.00	0.00	0.00		
	209,389.83	0.00	0.00	0.00	98,126.93		
			Grand Total	897,794.44			

Annual Financial Report

DECATUR TOWNSHIP MARION COUNTY

5410 S. HIGH SCHOOL ROAD
INDIANAPOLIS, IN 46221

AFR - Reporting Period 05/18/2025 thru 06/30/2025

PART C - DISBURSEMENT BREAKDOWNS BY FUND AND APPROPRIATION

0001 RAINY DAY FUND		Totals	0101 GENERAL FUND		Totals
1000	Personal Services	0.00	1000	Personal Services	221,223.61
2000	Supplies	0.00	2000	Supplies	70.67
3000	Other Services & Charges	0.00	3000	Other Services & Charges	61,929.93
4000	Capital Outlay	0.00	4000	Capital Outlay	0.00
5000	Debt Service	0.00	5000	Debt Service	0.00
6000	Property Tax Cap	0.00	6000	Property Tax Cap	0.00
7000	Investment Purchases	0.00	7000	Investment Purchases	0.00
8000	Transfers & Other	0.00	8000	Transfers & Other	0.00
xxxx Sub-Total		0.00	xxxx	Sub-Total	283,224.21
0108 EXCESS LEVY		Totals	0180 BUILDING DEBT FUND		Totals
1000	Personal Services	0.00	1000	Personal Services	0.00
2000	Supplies	0.00	2000	Supplies	0.00
3000	Other Services & Charges	0.00	3000	Other Services & Charges	0.00
4000	Capital Outlay	0.00	4000	Capital Outlay	0.00
5000	Debt Service	0.00	5000	Debt Service	0.00
6000	Property Tax Cap	0.00	6000	Property Tax Cap	0.00
7000	Investment Purchases	0.00	7000	Investment Purchases	0.00
8000	Transfers & Other	0.00	8000	Transfers & Other	0.00
xxxx Sub-Total		0.00	xxxx	Sub-Total	0.00
0181 FIRE DEBT		Totals	0283 LEASE RENTAL		Totals
1000	Personal Services	0.00	1000	Personal Services	0.00
2000	Supplies	0.00	2000	Supplies	0.00
3000	Other Services & Charges	0.00	3000	Other Services & Charges	0.00
4000	Capital Outlay	0.00	4000	Capital Outlay	0.00
5000	Debt Service	0.00	5000	Debt Service	0.00
6000	Property Tax Cap	0.00	6000	Property Tax Cap	0.00
7000	Investment Purchases	0.00	7000	Investment Purchases	0.00
8000	Transfers & Other	0.00	8000	Transfers & Other	0.00
xxxx Sub-Total		0.00	xxxx	Sub-Total	0.00
0840 POOR RELIEF		Totals	1111 TOWNSHIP FIRE AND EMS		Totals
1000	Personal Services	2,020.30	1000	Personal Services	337,390.56
2000	Supplies	5,333.99	2000	Supplies	29,126.03
3000	Other Services & Charges	0.00	3000	Other Services & Charges	20,605.78
4000	Capital Outlay	0.00	4000	Capital Outlay	5,292.35
5000	Debt Service	0.00	5000	Debt Service	0.00
6000	Property Tax Cap	0.00	6000	Property Tax Cap	0.00
7000	Investment Purchases	0.00	7000	Investment Purchases	0.00
8000	Transfers & Other	0.00	8000	Transfers & Other	0.00
xxxx Sub-Total		7,354.29	xxxx	Sub-Total	392,414.72
1190 CUMULATIVE FIRE AND EMS F		Totals	2301 CONSTRUCTION FUND		Totals

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AFR - Reporting Period 05/18/2025 thru 06/30/2025

5410 S. HIGH SCHOOL ROAD
INDIANAPOLIS, IN 46221

1000	Personal Services	0.00	1000	Personal Services	0.00
2000	Supplies	0.00	2000	Supplies	0.00
3000	Other Services & Charges	0.00	3000	Other Services & Charges	0.00
4000	Capital Outlay	353.33	4000	Capital Outlay	0.00
5000	Debt Service	0.00	5000	Debt Service	0.00
6000	Property Tax Cap	0.00	6000	Property Tax Cap	0.00
7000	Investment Purchases	0.00	7000	Investment Purchases	0.00
8000	Transfers & Other	0.00	8000	Transfers & Other	0.00
xxxx	Sub-Total	353.33	xxxx	Sub-Total	0.00
4502 FEDERAL GRANTS		Totals	9999 PAYROLL DEDUCTIONS		Totals
1000	Personal Services	0.00	1000	Personal Services	147,811.08
2000	Supplies	0.00	2000	Supplies	0.00
3000	Other Services & Charges	0.00	3000	Other Services & Charges	0.00
4000	Capital Outlay	0.00	4000	Capital Outlay	0.00
5000	Debt Service	0.00	5000	Debt Service	0.00
6000	Property Tax Cap	0.00	6000	Property Tax Cap	0.00
7000	Investment Purchases	0.00	7000	Investment Purchases	0.00
8000	Transfers & Other	0.00	8000	Transfers & Other	0.00
xxxx	Sub-Total	0.00	xxxx	Sub-Total	147,811.08
	Grand Total			831,157.63	