

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 Delv 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 Number: 123456789

General Fund

Account Summary

Average Monthly Yield: 4.2381%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TrustIndiana	16,656,482.89	0.00	0.00	60,055.67	283,011.60	16,688,508.60	16,716,538.56

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	4.2278%
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

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

5410 S. HIGH SCHOOL ROAD
INDIANAPOLIS, IN 46221

[-----]								
**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 DISBURSEMEN	9999	////////	897,794.44	831,157.63	////////	////////	////////	9999

PART B - RECEIPTS BY CATEGORY AND FUND

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

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
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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
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Grand Total 897,794.44

Annual Financial Report

DECATUR TOWNSHIP MARION COUNTY

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

5410 S. HIGH SCHOOL ROAD
INDIANAPOLIS, IN 46221

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

Annual Financial Report

DECATUR TOWNSHIP MARION COUNTY

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
<hr/>					
xxxx	Sub-Total	353.33	xxxx	Sub-Total	0.00
4502 FEDERAL GRANTS	Totals		9999 PAYROLL DEDUCTIONS	Totals	
<hr/>					
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
<hr/>					
xxxx	Sub-Total	0.00	xxxx	Sub-Total	147,811.08
		Grand Total			831,157.63