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## MEMORANDUM

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**TO:** GREENWOOD COMMON COUNCIL  
**FROM:** CITY LEGAL DEPARTMENT  
**SUBJECT:** PROPOSED MOTION TO AMEND RESOLUTION NO. 25-09  
**DATE:** JUNE 2, 2025

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The Legal Department requests the following typographical errors be corrected to Res. 25-09 at the June 2, 2025 meeting as follows:

Res. 25-09:

- Third WHEREAS clause, second line; Fifth WHEREAS clause, third line; and Section 1., second line by replacing “BM” with “GM”

Exhibit A:

- First paragraph, fourth line by replacing “BM with “GM”;
- First paragraph, fourth line; Second paragraph, fifth and sixth line; and Third paragraph, second line by replacing “BMD” with “GMD”;

Thank you

**GREENWOOD COMMON COUNCIL**

**RESOLUTION NO. 25-09**

**A RESOLUTION OF THE COMMON COUNCIL SELECTING BUILD-OPERATE-TRANSFER DEVELOPER FOR FIRE STATION DESIGN AND CONSTRUCTION**

**WHEREAS**, in accordance with Ind. Code § 5-23, *et seq.* (the “Code”), the City of Greenwood, Indiana (the “City”) issued a request for proposals and qualifications (the “RFPQ”) for the design, development, construction, and/or operation of a new fire station (the “Project”);

**WHEREAS**, the City received responses to the RFPQ and convened a committee which proceeded to review such proposals and make recommendations to the Greenwood Common Council (the “Council”);

**WHEREAS**, following its review of the submitted proposals, the committee has recommended that the Council select respondent GM Development (“GM”) or an entity related thereto for discussion and negotiation of a prospective public-private partnership build-operate-transfer agreement (“BOT Agreement”) in accordance with the Code;

**WHEREAS**, not fewer than seven days before the date hereof, and as required by the Code, notice of the public hearing occurring on the date hereof was published in accordance with Ind. Code § 5-14-3;

**WHEREAS**, the Council, having considered the recommendation of the committee, and having conducted a public hearing on the selection as required under the Code, now desires to: (a) select GM as the build-operate-transfer developer of the Project; and (b) authorize further negotiation with and execution of the BOT Agreement for development and operation of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE GREENWOOD COMMON COUNCIL THAT:

**Section 1. Selection.** Pursuant to and in accordance with the Code, the Council hereby: (a) selects GM as the developer of the Project under a BOT Agreement; and (b) authorizes further discussion and negotiation of the BOT Agreement terms.

**Section 2. Document Authorization.** The Council authorizes the City officials and staff, acting in consultation with legal counsel and on behalf of the Council, to negotiate, finalize, and execute the BOT Agreement and any related agreements appurtenant to the BOT Agreement.

**Section 3. Other Actions.** The officers of the Council hereby are authorized to take any and all actions, including executing and delivering any documents or certificates, that the President or any such officer deems to be necessary or reasonably appropriate to effect the resolutions set forth herein. Any such actions taken, including any documents or certificates executed and delivered, hereby are ratified, confirmed, and approved.

**Section 4. No Conflict.** All ordinances, resolutions, and orders (or parts thereof) that conflict with the provisions of this Resolution hereby are repealed to the extent of such conflict.

**Section 5. Severability.** If any section, paragraph, or provision of this Resolution is held to be invalid or unenforceable for any reason, then the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

**Section 6. Effectiveness.** This Resolution shall be in full force and effect from and after its passage.

Passed by the Common Council of the City of Greenwood, Indiana, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Michael Campbell, President  
Greenwood Common Council

ATTEST:

I hereby certify that the foregoing within and attached resolution was duly passed by the  
Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the \_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

|                  | AYE:                     | NAY:                     |
|------------------|--------------------------|--------------------------|
| Michael Campbell | <input type="checkbox"/> | <input type="checkbox"/> |
| Linda S. Gibson  | <input type="checkbox"/> | <input type="checkbox"/> |
| Ezra Hill        | <input type="checkbox"/> | <input type="checkbox"/> |
| J. David Hopper  | <input type="checkbox"/> | <input type="checkbox"/> |
| Erin Kasch       | <input type="checkbox"/> | <input type="checkbox"/> |
| David Lekse      | <input type="checkbox"/> | <input type="checkbox"/> |
| Teri Manship     | <input type="checkbox"/> | <input type="checkbox"/> |
| Steve Moan       | <input type="checkbox"/> | <input type="checkbox"/> |
| Michael Williams | <input type="checkbox"/> | <input type="checkbox"/> |

The foregoing within and attached resolution passed by the Common Council of the City  
of Greenwood, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, is presented  
by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock  
\_\_\_\_\_.m., to the Mayor of the City of Greenwood, Indiana.

\_\_\_\_\_  
Jeannine Myers, Clerk

The foregoing within and attached resolution passed by the Common Council of the City  
of Greenwood, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, is  
approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_  
o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
MARK W. MYERS, Mayor of  
the City of Greenwood, Indiana

To: Greenwood Common Council

From: Fire Station BOT Review Committee

### **MEMORANDUM OF RECOMMENDATION**

The undersigned members of a committee formed for the purpose of reviewing proposals received pursuant to a Request for Proposals and Qualifications hereby approve this Memorandum of Recommendation to memorialize their recommendation to the Greenwood Common Council (“Council”) that , GM Development (“GMD”) or a subsidiary thereof be selected as the prospective BOT developer for development and delivery of a new fire station (the “Project”), subject to further discussion and negotiation regarding a public-private partnership agreement.

The undersigned reviewed all proposals and qualifications submitted in response to a certain Request for Proposals/Qualifications (“RFPQ”) published in accordance with the requirements of IC 5-23. After a review and scoring process with respect to the Project and the respondent’s experience and qualifications developing and operating similar projects, the undersigned recommend selection of GMD as the prospective BOT developer for delivery of the Project. This recommendation is based on GMD’s experience developing and operating similar projects in various other locations, along with its references. Further, the proposed team has demonstrated the desire and ability to work with the Council and the City in order to meet functional needs and financial goals.

WHEREFORE, the undersigned, in their capacity as the Greenwood Fire Station BOT Review Committee hereby recommend that GMD be selected as the prospective BOT developer for the Project.

Greenwood Fire Station BOT Review Committee

By\_\_\_\_\_