



# EXECUTIVE DOCUMENT SUMMARY

Instructions for completing the EDS and the Contract process.

1. Please read the guidelines on the back of this form.
2. Please type all information.
3. Check all boxes that apply.
4. For amendments / renewals, attach original contract.
5. Attach additional pages if necessary.

1. EDS Number: A281-3-PSA-IPF-23	2. Date prepared: 12/13/2022
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### 3. CONTRACTS & LEASES

<input checked="" type="checkbox"/> Professional/Personal Services	<input type="checkbox"/> Contract for procured Services
<input type="checkbox"/> Grant	<input type="checkbox"/> Maintenance
<input type="checkbox"/> Lease	<input type="checkbox"/> License Agreement
<input type="checkbox"/> Attorney	<input checked="" type="checkbox"/> Amendment
<input type="checkbox"/> MOU	<input type="checkbox"/>
<input type="checkbox"/> QPA	<input type="checkbox"/>

### FISCAL INFORMATION

4. Account Number: 48340-52000.538154	5. Account Name: IPF
6. Total amount this action: \$148,770.00	7. New contract total: \$148,770.00
8. Revenue generated this action: \$0.00	9. Revenue generated total contract: \$0.00
10. New total amount for each fiscal year:	
Year <u>2023</u> \$ <u>148,770.00</u>	Year _____ \$ _____
Year _____ \$ _____	Year _____ \$ _____
Year _____ \$ _____	Year _____ \$ _____
Year _____ \$ _____	Year _____ \$ _____

### TIME PERIOD COVERED IN THIS EDS

11. From (month, day, year): 11/1/2022	12. To (month, day, year): 12/31/2022
13. Method of source selection:	
<input type="checkbox"/> Bid/Quotation	<input checked="" type="checkbox"/> Negotiated
<input type="checkbox"/> RFP # _____	<input type="checkbox"/> Emergency
	<input type="checkbox"/> Special Procurement
	<input type="checkbox"/> Other ( <i>specify</i> ) _____

### AGENCY INFORMATION

14. Name of agency: <b>Economic Development Corp</b>	15. Requisition Number: 000000009763
16. Address: <small>IN Economic Development Corp Central Office 1 N CAPITOL AVE STE 700 INDIANAPOLIS, IN 46204</small>	

### AGENCY CONTACT INFORMATION

17. Name: Glenda Reitz-May	18. Telephone #: 317.447.2617
19. E-mail address <b>greitz@iedc.in.gov</b>	

### COURIER INFORMATION

20. Name: Glenda Reitz-May	21. Telephone #: 317.447.2617
22. E-mail address: <b>greitz@iedc.in.gov</b>	

### VENDOR INFORMATION

23. Vendor ID Number: <b>0000335812</b>	
24. Name: <b>Rundell Ernstberger Associates Inc.</b>	25. Telephone #:
26. Address: <b>618 E. Market St Indianapolis, IN 46202</b>	
27. E-mail address:	
28. Is the vendor registered with the Secretary of State? ( <i>Out of State Corporations, must be registered</i> ) <input type="checkbox"/> Yes <input type="checkbox"/> No	

29. Primary Vendor: M/WBE/IN-Veteran	30. Primary Vendor Percentages:
Minority: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>100</b> %
Women: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
IN-Veteran: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

31. Sub Vendor: M/WBE/IN-Veteran	32. If yes, list the %:
Minority: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Minority: _____%
Women: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Women: _____%
IN-Veteran: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IN-Veteran: _____%
33. Is there Renewal Language in the document? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	34. Is there a "Termination for Convenience" clause in the document? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

35. Will the attached document involve data processing or telecommunications systems(s)?	<input type="checkbox"/> Yes: IOT or Delegate has signed off on contract
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36. Statutory Authority ( <i>Cite applicable Indiana or Federal Codes</i> ): <b>IC 5-28-8</b>
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37. Description of work and justification for spending money. *Please give a brief description of the scope of work included in this agreement .* The INDIANA ECONOMIC DEVELOPMENT CORPORATION (the "IEDC") has requested professional services of RUNDELL ERNSTBERGER ASSOCIATES, INC. (the "Contractor"). The purpose of the services is to develop an interim zoning district via an amendment to both the Boone County and the City of Lebanon existing Zoning Ordinances that will further the Planned Unit Development District (PUD) for the Lebanon LEAP / Boone County Innovation District Area.

38.

39. Justification of vendor selection and determination of price reasonableness: .

39. If this contract is submitted late, please explain why: (*Required if more than 30 days late.*)  
Project ID: 424135

40. Agency fiscal officer or representative approval <i>Robert J. Paglia</i>	41. Date Approved 12/16/2022	42. Budget agency approval <i>Jack Henderson</i>	43. Date Approved 12/19/22
44. Attorney General's Office approval	45. Date Approved	46. Agency representative receiving from AG	47. Date Approved

## PROFESSIONAL SERVICES AGREEMENT

This **PROFESSIONAL SERVICES AGREEMENT** (this “**Agreement**”) is made and entered into, by and between the **INDIANA ECONOMIC DEVELOPMENT CORPORATION** (the “**IEDC**”) and **RUNDELL ERNSTBERGER ASSOCIATES, INC.** (the “**Contractor**”).

In consideration of the mutual undertakings and covenants set forth herein, the parties hereby agree as follows:

### 1. PURPOSE OF AGREEMENT.

The purpose of this Agreement is for the Contractor to provide zoning services, as set forth in **Exhibit A**, the **Project Description**, attached hereto and made a part hereof.

### 2. TERM.

- (A) This Agreement shall commence on November 1, 2022 and shall remain in effect through December 31, 2022 or unless earlier terminated in accordance with the provisions of this Agreement (the “**Expiration Date**”). All work and/or services under this Agreement must be completed by the Expiration Date. In no event shall payments be made for work done or services performed after the Expiration Date.
- (B) This Agreement may be renewed under the same terms and conditions, subject to the approval of the parties and the State Budget Director. The term of the renewed Agreement may not be longer than the term of the original Agreement. All renewals and extensions must be in writing and signed by all parties.
- (C) Any provisions which, by their nature, are intended to apply after termination of this Agreement shall survive termination of this Agreement, including provisions for payment of amounts owed for work performed under this Agreement, disclaimer of warranty, limitation of liability, and intellectual property clauses.

### 3. CONSIDERATION.

- (A) All services performed by the Contractor under this Agreement must be authorized by the IEDC and consistent with the description set forth in **Exhibit A**. For the services provided hereunder, the Contractor shall be compensated in accordance with the budget. Total remuneration under this Agreement shall not exceed **\$148,770** (the “**Agreement Amount**”).
- (B) All work and/or services provided by the Contractor under this Agreement must be performed to the IEDC’s reasonable satisfaction, which satisfaction shall be determined at the discretion of the IEDC, and in accordance with all applicable federal, state, local laws, ordinances, rules, and regulations. The IEDC shall not be required to pay for work found to be unsatisfactory, inconsistent with this Agreement, or performed in violation of federal, state, or local laws.

### 4. PAYMENTS.

- (A) The Contractor shall submit monthly invoices for payment in connection with its services provided hereunder. The Contractor shall submit with the invoice, its monthly progress report summarizing the Contractor's work under this Agreement to date. The Contractor shall submit invoices to the IEDC at [payable@iedc.in.gov](mailto:payable@iedc.in.gov).
- (B) All payment obligations shall be made in arrears in accordance with Indiana law and state fiscal policies and procedures, and as required by Indiana Code § 4-13-2-14.8. Notwithstanding any other law, rule, or custom, a person or company whom has a contract with the State of Indiana or submits invoices to the state for payment shall authorize, in writing, the direct deposit by electronic funds transfer of all payments by the state to the person or company. The written authorization must designate a financial institution and an account number to which all payments are to be credited. Any exception to this requirement must be approved by the IEDC and the State of Indiana. For forms and additional information, see the Auditor of State's website at [www.in.gov/auditor/forms](http://www.in.gov/auditor/forms).
- (C) No travel and other expenditures made by the Contractor will be reimbursed by the IEDC unless provided for in **Exhibit A**. Allowable expenditures made by the Contractor for travel will be reimbursed at the current rate paid by the IEDC and in accordance with the State Travel Policies and Guidelines as specified in the current Financial Management Circular, available at <http://www.in.gov/idoa/2459.htm>. All expenses must be approved by the IEDC in writing in advance. Out-of-state travel requests must be reviewed by the IEDC for availability of funds and for appropriateness per Financial Management Circular guidelines.

## **5. CONFIDENTIALITY OF INFORMATION.**

- (A) The Contractor understands and agrees that data, materials, and information disclosed to the Contractor may contain confidential and protected data. Therefore, the Contractor promises and assures that data, material, and information disclosed to the Contractor by the IEDC for the purpose of this Agreement, and specifically identified as confidential information will not be disclosed to others or discussed with other parties without the prior written consent of the IEDC.
- (B) The parties acknowledge that the services to be performed by the Contractor for the IEDC under this Agreement may require or allow access to data, materials, and information containing Social Security numbers or other personal information maintained by the IEDC in its computer system or other record. In addition to the covenant made above in this Paragraph 5, and pursuant to 10 IAC 5-3-1(4), the Contractor and the IEDC agree to comply with the provisions of Indiana Code § 4-1-10 and Indiana Code § 4-1-11. If any Social Security number(s) or personal information (as defined in Indiana Code § 4-1-11-3) is/are disclosed by the Contractor, the Contractor agrees to pay the cost of the notice of disclosure of a breach of the security of the system, in addition to any other claims and expenses for which it is liable under the terms of this Agreement.

## **6. USE OF THE IEDC NAME; PUBLIC RELATIONS & MARKETING.**

The IEDC has not granted any rights to use its name, trademark, intellectual property, or logos. The Contractor agrees that it will not use the name or intellectual property, including, but not limited to, IEDC trademarks or logos, in any manner, including commercial advertising or as a business reference without the prior written consent of the IEDC. In all cases in which the IEDC's participation will be referenced, the IEDC shall have the right of review and approval of the use, disclosure, and the finished product prior to its publication. All such requests shall be made in writing and delivered to the IEDC for approval at its sole discretion.

All external facing communications related to this Agreement, including but not limited to marketing, public relations and social media materials and content, shall be developed in consultation with the IEDC and receive IEDC written approval prior to publication. Communications should include appropriate reference to the IEDC as an investor, partner and/or sponsor of the program or initiative that is the subject of this Agreement, including the use of the IEDC logo and IEDC social media tags and reference to IEDC social media accounts. All communications required under this paragraph shall be sent to the IEDC Vice President of Marketing.

## **7. GOVERNING LAW.**

- (A) This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Indiana without regard to principles of choice of law. Suit, if any, must be brought in the State of Indiana and the venue for any court action shall be in the superior court of Marion County, Indiana.
- (B) If any section, paragraph, term, condition, or provision of this Agreement is found, by a court of competent jurisdiction, to be invalid or unenforceable, or if any paragraph, term, condition, or provision is found to violate or contravene the laws of the State of Indiana, then the section, paragraph, term, condition, or provision so found will be deemed severed from this Agreement, but all other sections, paragraphs, terms, conditions, and provisions will remain in full force and effect.
- (C) The Contractor understands that this Agreement is a public record subject to request pursuant to Indiana Code § 5-14-3 and its exemptions. Use by the public of the information contained in this Agreement shall not be considered an act of the IEDC or the State.

## **8. TERMINATION & FUNDING CANCELLATION.**

- (A) This Agreement may be terminated by the IEDC whenever, for any reason, with or without cause, the IEDC determines that such termination is in its best interest. Termination of services shall be effected by delivery to the Contractor of a termination notice at least thirty (30) days prior to the termination effective date, specifying the extent to which performance of services under such termination becomes effective. The Contractor shall be compensated for services properly rendered prior to the effective date of termination.

The IEDC will not be liable for services performed after the effective date of termination. The Contractor shall be compensated for services herein provided, but in no case shall total payment made to the Contractor exceed the original Agreement price or shall any price increase be allowed on individual line items if canceled in whole or in part prior to the original termination date.

- (B) When the Director of the State Budget Agency makes a written determination that funds are not appropriated or otherwise available to support continuation of performance of this Agreement, this Agreement shall be cancelled. A determination by the Budget Director that funds are not appropriated or otherwise available to support continuation of performance shall be final and conclusive.

## **9. PROGRESS REPORTS.**

The Contractor shall submit written progress reports to the IEDC upon request and as provided in **Exhibit A**. The progress reports shall serve the purpose of assuring the IEDC that work is progressing in a timely manner, and that completion can be reasonably assured on the scheduled date. The Contractor shall submit progress reports to the IEDC at payable@iedc.in.gov.

## **10. ACCESS TO RECORDS & AUDITS.**

- (A) The Contractor and its subcontractors, if any, shall maintain all books, documents, papers, accounting records, and other evidence pertaining to all costs incurred under this Agreement. The Contractor shall make such materials available at its respective office at all reasonable times during this Agreement, and for three (3) years from the date of final payment under this Agreement, for inspection by the IEDC or by any other authorized representative of the State. Copies thereof shall be furnished at no cost to the IEDC or by any other authorized representative of state government if requested.
- (B) The Contractor acknowledges that it may be required to submit to an audit of funds paid through this Agreement. Any such audit shall be conducted in accordance with Indiana Code § 5-11-1 *et seq.* and any audit guidelines specified by the IEDC.

## **11. THE CONTRACTOR'S SERVICES.**

- (A) The Contractor recognizes that the services to be performed under this Agreement are vital to the IEDC and must be continued without interruption and that, upon the expiration of this Agreement, a successor, either the IEDC or another contractor, may continue them. The Contractor agrees to use its best efforts and cooperation to effect an orderly and efficient transition to a successor to provide the services contemplated hereby. This Agreement shall be deemed to be substantially performed only when fully performed according to its terms and conditions and any written modifications thereof.
- (B) The Contractor shall not commence any additional services or change the scope of services unless and until authorized in writing by the IEDC. No claim for additional compensation

or any change to the budget shall be made. This Agreement may only be amended, supplemented or modified by a written document executed in the same manner as this Agreement.

- (C) The Contractor shall execute its responsibilities by following and applying at all times the highest professional and technical guidelines and standards. The Contractor represents that it has or shall obtain at its own expense all personnel, materials, and equipment required to perform the services under this Agreement. All of the work performed hereunder shall be performed by the Contractor or under its supervision. The Contractor warrants that all personnel assigned to perform the services or other consultants or subcontractors engaged by the Contractor to perform the services are fully qualified and authorized to perform such services under state and local laws. If the IEDC becomes dissatisfied with the work product of, or the working relationship with, any individuals assigned to work under this Agreement, the IEDC may request in writing the replacement of any or all such individuals, and the Contractor shall grant such request.
- (D) The IEDC shall, at all reasonable times, have the right to inspect the work, services or performance of the Contractor. The Contractor shall furnish all reasonable aid and assistance required by the IEDC for proper examination of the work or services. Such inspection shall not relieve the Contractor of any obligation to perform said services in accordance with the law or with this Agreement.

## **12. OWNERSHIP OF DOCUMENTS & MATERIALS.**

- (A) All documents, records, programs, applications, data, algorithms, film, tape, articles, memoranda, and other materials (the "Materials") not developed or licensed by the Contractor prior to execution of this Contract, but specifically developed pursuant to or in connection with this Contract shall be considered "work for hire" and the Contractor hereby transfers and assigns any ownership claims to the IEDC so that all Materials will be the property of the IEDC. If ownership interest in the Materials cannot be assigned to the IEDC, the Contractor grants the IEDC a non-exclusive, non-cancelable, perpetual, worldwide royalty-free license to use the Materials and to use, modify, copy and create derivative works of the Materials.
- (B) Use of these materials, other than as necessary for the performance of this Agreement by the Contractor, without the prior written consent of the IEDC, is prohibited. The Contractor shall take such action as is necessary under law to preserve the IEDC's rights in and to the work product or intellectual property while such property is within the control and/or custody of the Contractor. During the performance of this Agreement, the Contractor shall be responsible for any loss of or damage to these materials developed for or supplied by the IEDC and used to develop or assist in the services provided while the materials are in the possession of the Contractor. Any loss or damage thereto shall be restored at the Contractor's expense. The Contractor shall provide the IEDC full, immediate, and unrestricted access to the work product during the term of this Agreement.

### **13. COMPLIANCE WITH LAWS.**

- (A) The Contractor agrees to comply with all applicable federal, state and local laws, rules, regulations and ordinances, and all provisions required thereby to be included herein are hereby incorporated by reference. The enactment or modification of any applicable state or federal statute or the promulgation of regulations thereunder after execution of this Agreement shall be reviewed by the IEDC and the Contractor to determine whether the provisions of this Agreement require formal modification.
- (B) The Contractor and its agents shall abide by all ethical requirements that apply to persons who have a business relationship with the State of Indiana, as set forth in Indiana Code § 4-2-6, Indiana Code § 4-2-7, the regulations promulgated thereunder, and Executive Order 04-08, dated April 27, 2004. If the Contractor is not familiar with these ethical requirements, the Contractor should refer any questions to the Indiana State Ethics Commission, or visit the website of the Indiana Inspector General at <http://www.in.gov/ig/>. If the Contractor or its agents violate any applicable ethical standards, the IEDC may, in its sole discretion, terminate this Agreement immediately upon notice to Contractor. In addition, the Contractor may be subject to penalties under Indiana Code § 4-2-6, Indiana Code § 4-2-7, Indiana Code § 35-44.1-1-4 and under any other applicable laws.
- (C) The Contractor certifies by entering into this Agreement that neither it nor its principal(s) is presently in arrears in payment of its taxes, permit fees or other statutory, regulatory or judicially required payments to the State of Indiana or to the IEDC. Further, the Contractor agrees that any payments in arrears and currently due to the State of Indiana or to the IEDC may be withheld from payments due to the Contractor. Additionally, further work or payments may be withheld, delayed, or denied and/or this Agreement suspended until the Contractor is current in its payments and has submitted proof of such payment to the IEDC.
- (D) The Contractor warrants that it has no current or outstanding criminal (including pending), civil, or enforcement actions initiated by the State of Indiana and agrees that it will immediately notify the IEDC of any such actions. During the term of such actions, the Contractor agrees that the IEDC may delay, withhold, or deny work under any supplement, amendment, change order, or other contractual device issued pursuant to this Agreement.
- (E) If a valid dispute exists as to the Contractor's liability or guilt in any action initiated by the IEDC or the State of Indiana or its agencies, and the IEDC decides to delay, withhold, or deny work to Contractor, Contractor may request that it be allowed to continue, or receive work, without delay.
- (F) Any payments that the IEDC may delay, withhold, deny, or apply under this Paragraph 13 shall not be subject to penalty or interest under Indiana Code § 5-17-5.
- (G) The Contractor warrants that the Contractor and its subcontractors, if any, shall obtain and maintain all required permits, licenses, and approvals, and shall comply with all health, safety, and environmental statutes, rules, or regulations applicable in connection with the

services provided under this Agreement. Failure to do so is a material breach of this Agreement and grounds for immediate termination of this Agreement and denial of further work with the IEDC. The IEDC shall not be required to reimburse the Contractor for any services performed when Contractor or its employees or subcontractors were not or are not in compliance with such applicable standards, laws, rules or regulations. If licensure, certification or accreditation expires or is revoked, Contractor shall notify the IEDC immediately, and the IEDC, at its option, may immediately terminate this Agreement.

- (H) The Contractor affirms that, if it is an entity described in Title 23 of the Indiana Code, it is properly registered and owes no outstanding reports to the Indiana Secretary of State.

**14. COMPLIANCE WITH TELEPHONE SOLICITATIONS ACT.**

As required by Indiana Code § 5-22-3-7:

- (A) The Contractor and any principals of the Contractor certify that:
  - (1) The Contractor, except for de minimis and nonsystematic violations, has not violated the terms of:
    - (a) Indiana Code § 24-4.7 [Telephone Solicitation of Consumers];
    - (b) Indiana Code § 24-5-12 [Telephone Solicitations]; or
    - (c) Indiana Code § 24-5-14 [Regulation of Automatic Dialing Machines] in the previous three hundred sixty-five (365) days, even if Indiana Code § 24-4.7 is preempted by federal law; and
  - (2) The Contractor will not violate the terms of Indiana Code § 24-4.7 for the duration of this Agreement, even if Indiana Code § 24-4.7 is preempted by federal law.
- (B) The Contractor and any principals of the Contractor certify that an affiliate or principal of the Contractor and any agent acting on behalf of the Contractor or on behalf of an affiliate or principal of the Contractor:
  - (1) Except for de minimis and nonsystematic violations, has not violated the terms of Indiana Code § 24-4.7 in the previous three hundred sixty-five (365) days, even if Indiana Code § 24-4.7 is preempted by federal law; and
  - (2) Will not violate the terms of Indiana Code § 24-4.7 for the duration of this Agreement, even if Indiana Code § 24-4.7 is preempted by federal law.

**15. DRUG-FREE WORKPLACE CERTIFICATION.**

As required by Executive Order No. 90-5 dated April 12, 1990, issued by the Governor of Indiana, the Contractor hereby covenants and agrees to make a good faith effort to provide and maintain a



drug-free workplace. The Contractor will give written notice to the IEDC within ten (10) days after receiving actual notice that the Contractor, or an employee of the Contractor in the State of Indiana, has been convicted of a criminal drug violation occurring in the workplace. False certification or violation of this certification may result in sanctions including, but not limited to, suspension of contract payments, termination of this Agreement and/or debarment of contracting opportunities with the State for up to three (3) years.

In addition to the provisions of the above paragraph, if the total amount set forth in this Agreement is in excess of \$25,000.00, the Contractor certifies and agrees that it will provide a drug-free workplace by:

- (A) Publishing and providing to all of its employees a statement notifying them that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the Contractor's workplace, and specifying the actions that will be taken against employees for violations of such prohibition;
- (B) Establishing a drug-free awareness program to inform its employees of (1) the dangers of drug abuse in the workplace; (2) the Contractor's policy of maintaining a drug-free workplace; (3) any available drug counseling, rehabilitation and employee assistance programs; and (4) the penalties that may be imposed upon an employee for drug abuse violations occurring in the workplace;
- (C) Notifying all employees in the statement required by subparagraph (A) above that as a condition of continued employment, the employee will (1) abide by the terms of the statement; and (2) notify the Contractor of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;
- (D) Notifying the State in writing within ten (10) days after receiving notice from an employee under subdivision (C)(2) above, or otherwise receiving actual notice of such conviction;
- (E) Within thirty (30) days after receiving notice under subdivision (C)(2) above of a conviction, imposing the following sanctions or remedial measures on any employee who is convicted of drug abuse violations occurring in the workplace: (1) taking appropriate personnel action against the employee, up to and including termination; or (2) requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state or local health, law enforcement, or other appropriate agency; and
- (F) Making a good faith effort to maintain a drug-free workplace through the implementation of subparagraphs (A) through (E) above.

## **16. NONDISCRIMINATION.**

Pursuant to Indiana Code § 22-9-1-10 and the Civil Rights Act of 1964, the Age Discrimination in Employment Act and the Americans with Disabilities Act, the Contractor and its subcontractors, if any, shall not discriminate against any employee or applicant for employment relating to this

Agreement with respect to the hire, tenure, terms, conditions, or privileges of employment or any matter directly or indirectly related to employment, because of the employee or applicant's race, color, religion, sex, age disability, national origin or ancestry or status as a veteran, or any other characteristic protected by federal, state, or local law. Breach of this covenant may be regarded as a material breach of this Agreement. Acceptance of this Agreement also signifies compliance with applicable federal and state laws and regulations prohibiting the aforementioned discrimination in the provision of services.

**17. NOTICE TO PARTIES.**

(A) Whenever any notice, statement, or other communication (“**Notice**”) is required under this Agreement, it shall be sent to the following address, unless otherwise advised in writing:

(1) Notices to the IEDC shall be sent to:

INDIANA ECONOMIC DEVELOPMENT CORPORATION  
Attn: General Counsel  
One North Capitol Avenue, Suite 700  
Indianapolis, IN 46204-2288  
reports@iedc.in.gov

(2) Notices to the Contractor shall be sent to:

RUNDELL ERNSTBERGER ASSOCIATES, INC.  
Attn: Cynthia Bowen  
618 E. Market Street  
Indianapolis, IN 46202  
cbowen@reasite.com

(B) Any change in the Contractor's contact information must be provided in writing by the Contractor to the IEDC in accordance with this Paragraph 17.

(C) Notice shall be provided via electronic mail to the Contractor's electronic mail address and via certified, registered, or first-class U.S. mail. Notice shall be deemed delivered upon dispatch.

**18. SUBCONTRACTS, ASSIGNMENT & KEY PERSONS.**

(A) The Contractor shall not assign or subcontract the whole or any part of this Agreement without the prior written consent of the IEDC. The Contractor agrees to bind all subcontractors, successors and assignees to all the terms and conditions of this Agreement. The Contractor shall specifically require each subcontractor, if any, who has access to the IEDC's confidential information in the course of performing any services to be bound by the confidentiality provisions in Paragraph 5 of this Agreement and, at the IEDC's discretion, to execute a non-disclosure agreement that is satisfactory to the IEDC.

**19. INDEMNIFICATION.**

The Contractor agrees to indemnify, defend, and hold harmless the State, its agents, officials, and employees from all third-party claims and suits including court costs, attorney's fees, and other expenses caused by any act or omission of the Contractor and/or its subcontractors, if any, in the performance of this Contract. Contractor shall not be required to defend the IEDC against a professional liability claim. The State will not provide indemnification to the Contractor.

**20. DEBARMENT & SUSPENSION.**

- (A) The Contractor certifies, by entering into this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from entering into this Agreement by any federal agency, branch of government, or by any department, agency, or political subdivision of the State of Indiana. The term "principal" for purposes of this Agreement means an officer, director, owner, partner, key employee, or other person with primary management of supervisory responsibilities, or a person who has a critical influence on or substantive control over the operations of the Contractor.
- (B) The Contractor certifies that it has verified the state and federal suspension and debarment status for all subcontractors receiving funds under this Agreement and shall be solely responsible for any recoupment, penalties, or costs that might arise from use of a suspended or debarred subcontractor. The Contractor shall immediately notify the IEDC if any subcontractor becomes debarred or suspended, and shall, at the IEDC's request, take all steps required by the IEDC to terminate its contractual relationship with the subcontractor for work to be performed under this Agreement.

**21. ATTORNEYS' FEES & INTEREST.**

The IEDC will in good faith perform its required obligations hereunder and does not agree to pay any penalties, liquidated damages, interest, attorneys' fees, court costs, or litigation expenses, except as required by Indiana law, in part, Indiana Code § 5-17-5, Indiana Code § 34-54-8, Indiana Code § 34-13-1, and Indiana Code § 34-52-2-3. Notwithstanding the provisions contained in Indiana Code § 5-17-5, the parties stipulate and agree that any liability resulting from the IEDC's failure to make prompt payment shall be based solely on the amount of funding originating from the State of Indiana and shall not be based on funding from federal or other sources.

**22. MISCELLANEOUS.**

- (A) No right conferred on either party under this Agreement shall be deemed waived and no breach of this Agreement excused, unless such waiver or excuse is in writing and signed in advance by the party claiming to have waived such right. Neither the IEDC's review, approval, or acceptance of, nor payment for the services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any

cause of action arising out of the performance of this Agreement, and the Contractor shall be and remain liable to the IEDC in accordance with applicable law for all damages to the IEDC caused by the Contractor's negligent performance of any of the services furnished under this Agreement.

- (B) This Agreement constitutes the entire agreement between the parties. No understandings, agreements, or representations, oral or written, not specified within this Agreement will be valid provisions of this Agreement. This Agreement may not be modified, supplemented, or amended, in any manner, except by written agreement signed by all necessary parties.
- (C) This Agreement may be executed through an original or electronically, and in duplicates or through counterparts, each of which shall be deemed to be an original, and all of which shall constitute but one and the same Agreement.
- (D) Both parties hereto, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint venturers or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever. Neither party will assume liability for any injury (including death) to any persons, or damage to any property arising out of the acts or omissions of the agents, employees or subcontractors of the other party.
- (E) Nothing in this Agreement shall be construed to confer any rights or remedies on any third party not a signatory to this Agreement, including, the employees or sub-contractors of the Contractor.
- (F) If the IEDC determines that it would be in the IEDC's best interest to hire an employee of the Contractor, the Contractor will release the selected employee from any non-compete agreements that may be in effect. This release will be at no cost to the IEDC or to the employee.
- (G) The IEDC is exempt from state, federal, and local taxes. The IEDC will not be responsible for any taxes levied on the Contractor as a result of this Agreement.
- (H) This Agreement was reviewed and/or revised by legal counsel for the IEDC and the Contractor, and no presumption or rule that any ambiguity shall be construed against the party drafting the document shall apply to the interpretation or enforcement of this Agreement.

### **23. INSURANCE.**

The Contractor shall secure and keep in force during the term of this Agreement the insurance coverage required by law and as would be reasonable to cover claims of any nature which may

arise out of or result from this Agreement. The Contractor shall furnish a certificate of insurance and all endorsements to the IEDC prior to the commencement of work under this Agreement.

**24. AUTHORITY TO BIND CONTRACTOR.**

Notwithstanding anything in this Agreement to the contrary, the signatory for the Contractor represents that he/she has been duly authorized to execute contracts on behalf of the Contractor and has obtained all necessary or applicable approvals from the home office of the Contractor to make this Agreement fully binding upon the Contractor when his/her signature is affixed and is not subject to home office acceptance hereto when accepted by the IEDC.

**25. INFORMATION TECHNOLOGY ACCESSIBILITY STANDARDS.**

If the Contractor provides any information technology-related products or services to the IEDC, the Contractor shall comply with all Indiana Office of Technology (IOT) standards, policies, and guidelines, which are available online at <http://iot.in.gov/architecture/>. The Contractor specifically agrees that all hardware, software, and services provided to or purchased by the IEDC shall be compatible with the principles and goals contained in the electronic and information technology accessibility standards adopted under Section 508 of the Federal Rehabilitation Act of 1973 (29 U.S.C. 794d) and Indiana Code § 4-13.1-3. Any deviation from these architecture requirements must be approved in writing by IOT in advance. The IEDC may terminate this Agreement for default if the Contractor fails to cure a breach of this provision within a reasonable time.

**26. DISPUTES.**

- (A) Should any disputes arise with respect to this Agreement, the Contractor and the IEDC agree to act immediately to resolve such disputes. Neither party shall be required to submit to binding arbitration for the resolution of disputes. Time is of the essence in the resolution of disputes.
- (B) The Contractor agrees that, the existence of a dispute notwithstanding, it will continue, without delay, to carry out all of its responsibilities under this Agreement that are not affected by the dispute. Should the Contractor fail to continue to perform its responsibilities regarding all non-disputed work or services, without delay, any additional costs incurred by the IEDC or the Contractor as a result of such failure to proceed shall be borne by the Contractor, and the Contractor shall make no claim against the IEDC for such costs.

**27. ORDER OF PRECEDENCE; INCORPORATION BY REFERENCE.**

Any inconsistency or ambiguity in this Agreement shall be resolved by giving precedence in the following order: (1) this Agreement; (2) exhibits/attachments prepared by the IEDC; and (3) exhibits/attachments prepared by the Contractor.

**28. AGREEMENT MODIFICATIONS.**

Only the following paragraphs of this Agreement were added, deleted, or modified during construction and/or negotiation of this Agreement.

**29. NON-COLLUSION & ACCEPTANCE.**

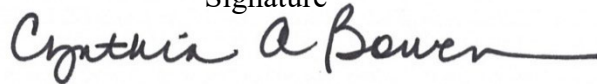
The undersigned attests, subject to the penalties for perjury, that the undersigned is the properly authorized representative, agent, member, or officer of the Contractor. Further, to the undersigned's knowledge, neither the undersigned nor any other member, employee, representative, agent, or officer of the Contractor, directly or indirectly, has entered into or been offered any sum of money or other consideration for the execution of this Agreement other than that which appears upon the face hereof.

*Signatures on Following Page -- Remainder of Page Intentionally Left Blank*

In Witness Whereof, the Contractor and the IEDC have, through duly authorized representatives, entered into this Agreement. The parties, having read and understand the foregoing terms of this Agreement, do by their respective signatures dated below hereby agree to the terms thereof.

**RUNDELL ERNSTBERGER ASSOCIATES, INC.**

Signature



Cynthia A. Bowen, FAICP, LEED AP, Partner

Date: 29 November 2022

**INDIANA ECONOMIC DEVELOPMENT CORPORATION**

**David Rosenberg, Chief Operating Officer**

**(Digital Signature Stamp Below)**



12.13.2022

**STATE BUDGET AGENCY**

Jack Henderson on behalf of

Zachary Q. Jackson  
Director

Date: 12/19/22

**EXHIBIT A**  
**PROJECT DESCRIPTION, SCOPE OF SERVICES, & COMPENSATION**  
**STATE OF INDIANA**  
**LEAP DEVELOPMENT PLAN DISTRICT**

**Project Description**

The INDIANA ECONOMIC DEVELOPMENT CORPORATION (the "IEDC") has requested professional services of RUNDELL ERNSTBERGER ASSOCIATES, INC. (the "Contractor") as described below. The purpose of the services is to develop an interim zoning district via an amendment to both the Boone County and the City of Lebanon existing Zoning Ordinances that will further the Planned Unit Development District (PUD) for the Lebanon LEAP / Boone County Innovation District Area.

The Contractor is currently under contract to the Boone County Commissioners to prepare the Boone County Innovation District Regulating Plan and accompanying Planned Unit Development District (PUD) Ordinance. IEDC and the Boone County Commissioners have worked in close collaboration over the past several months and are in mutual agreement regarding the need for the Contractor to provide the following services under a separate agreement with IEDC.

IEDC is seeking services by the Contractor to create an interim zoning district, the LEAP Development Plan District, which will operate within the confines of the existing ordinances of both Boone County, IN and Lebanon, IN. The intention is to provide IEDC with the needed District to include the desired uses, legal requirements, and regulations to allow certain parcels to be considered shovel ready and foster economic development in the LEAP area in Boone County and the City of Lebanon.

IEDC understands that, to comply with state code, the LEAP Development Plan District will be confined to the area encompassing 500 West to the west, Big Four Trail to the north, Lebanon City limits to the east, and 200 South. Any new development to any parcel (property expansion, new building, etc.) within this project area would be subject to the LEAP Development Plan District and must comply with the standards in the ordinance. The standards will be the same for the city and the county.

The scope of services in this contract does not include the development of the PUD district, which has a larger boundary. The LEAP Development Plan District will be a subarea in the larger PUD district when completed and will be incorporated into that district when drafted.

IEDC desires the completion of services by the Contractor on an accelerated schedule to allow the adoption process to start before the end of 2022.

**Scope of Services**

In accordance with the above, the Contractor will provide the following scope of services within the timeline indicated:

**PHASE 1: DEVELOPMENT (OCTOBER 2022)**

**Task 1.1 Project Management (On-going)**

Management of project including periodic phone calls with staff, preparing monthly invoices, planning for project milestones, monthly



progress reports, weekly progress meetings, discussing preliminary and intermediate progress on drafts, updates on schedule, and guiding and directing the overall project.

**Task 1.2 Relevant Plans and Studies (October)**

Collect and review relevant plans and studies pertinent to the study area and establish the planning context for the project. This will include existing ordinances, development plans and proposals, infrastructure plans, and proposed improvements, for the study area.

**Task 1.3 Project Base Mapping & Data (October)**

Collect data and prepare project base mapping for the study area utilizing available GIS information to include aerial photography, property information, zoning, land use, roadway, and right-of-way dimensions, topography, utilities, transit routes and stops, existing pedestrian/bicycle facilities, key destinations (schools, parks, commercial centers, etc.), average daily traffic counts and volume data, crash data, speed limits, etc.

**Task 1.4 Draft Map (October 7)**

Create a draft map of the area to be rezoned to the LEAP Development Plan District that will serve as an amendment to the official zoning map of the county and city.

**Task 1.5 Annotated Outline (October 7)**

Create a draft annotated outline of the LEAP Development Plan District.

**Task 1.6 Detailed Regulations (October 21)**

Prepare draft regulations for the LEAP Development Plan District. Zoning graphics will be developed so they can match the regulations being written. Topics to be considered at a minimum include uses, setbacks, height, landscape/buffer, and architecture standards.

**Task 1.7 Draft 1: LEAP Development District (October 21)**

Create a draft of the LEAP Development Plan District for both the city and county existing ordinances for review by IEDC, Boone County, Lebanon, Area Plan Commission, Lebanon Plan Commission, and other stakeholders. These will be two separate documents as required to conform with each jurisdiction's existing ordinance.

**Task 1.8 Refinement of Draft After Stakeholder Review (Oct 28)**

Based on stakeholder input from draft 1, refine the draft into a public draft for a public meeting. These will be two separate documents since as required to conform with each jurisdiction's existing ordinance.

**Task 1.9 Meetings**

**Task 1.9a Area Plan Commission Meeting (November 2)**

Facilitate a meeting with the Area Plan Commission to discuss the project status at their monthly plan commission meeting.

**Task 1.9b Meetings with IEDC**

Attend weekly meetings with IEDC and their consultant during this phase to understand the vision for their property, marketing of various sites, property options held, and any other relevant information, and seek feedback on the LEAP Development Plan District.

**Task 1.9c Meetings with County & City**

Attend weekly meetings with County & City to discuss the project status, review work completed to date, and receive feedback on the LEAP Development Plan District.

**Task 1.9d On-line Project Input Platform**

Utilize an online platform to see public input during the process, which can be linked to the county's website or serve as a stand-alone website.

**PHASE 2 ADOPTION (NOVEMBER & DECEMBER 2022)**

The LEAP Development Plan District will need to be adopted by both the city and the county in separate hearings.

**Task 2.1 Public Meeting (December 7, 2022)**

Facilitate one meeting with the public to review the ordinance amendment with the public. At the meeting, describe the process, the draft ordinance produced, and the amendment to the comprehensive plan.

**Task 2.2 Facilitate Meeting with Heritage Preservation Group (November 2022)**

Attend one meeting with the Heritage Preservation Group to discuss the draft LEAP Development Plan Document and receive comments back from them prior to the Area Plan Commission public hearing.

**Task 2.3 Public Draft: LEAP Development District (November 18, 2022)**

After the public meeting, meet with County, City, and State to discuss the public comments to the draft and determine what refinements to be made.

**Task 2.4 Adoption Hearing: City of Lebanon Plan Commission (November 21, 2022)**

Present the amendment to the zoning ordinance to the Lebanon Plan Commission and recommendation for approval of the LEAP Development Plan District to the Council.

**Task 2.5 Adoption Hearing: Boone County Area Plan Commission Meeting (December 7, 2022)**

Present the LEAP Development Plan District to the Area Plan Commission for recommendation for approval to the County Commissioners.

**Task 2.6 Adoption Draft: LEAP Development District (December 14, 2022)**

Prepare final edits to the regulating plan and the LEAP Development Plan District based on discussions and feedback from the meeting. Prepare draft adoption documents and share with elected and appointed officials, the Project Task Force, and post to the County's website.

**Task 2.7 Adoption Hearing: City of Lebanon City Council (December 12, 2022)**

Present the LEAP Development District to the Council at their next regularly scheduled meeting for adoption.

**Task 2.8 Adoption Hearing: Boone County Commissioners Meeting (December 19, 2022)**

Present the LEAP Development District to the Commissioners at the next meeting following the Area Plan Commission meeting.

**Task 2.9 Final Documents (December 21, 2022)**

Finalize the LEAP Development District and make any final changes to create interactive PDF documents for posting on the County website.

**Task 2.10 Meetings**

**Task 2.10a Meetings with IEDC**

Attend weekly meetings with IEDC and their consultant to continue development of the LEAP Development Plan District and make any revisions based on feedback from them, the City and County.

**Task 2.10b Boone County Area Plan Commission Meeting**

Attend the meeting with the Area Plan Commission to discuss the project status at their monthly plan commission meetings.

**Task 2.10c Meetings with County & City**

Attend weekly meetings with County & City to discuss the project status, review work completed to date, and get feedback regarding the LEAP Development Plan District.

**Task 2.10d On-line Project Input Platform**

Utilize online platform to see public input during the process.

**Compensation**

Based on the above services, the Contractor shall be paid a not to exceed fee of \$148,770.00 in accordance with the following:

LEAP Development Plan District Planning Services	\$148,000.00
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Expenses (mileage, printing/reproductions, etc.) \$770.00

- Services will be billed monthly on a lump sum, percentage complete basis plus expenses in accordance with Article 4.
- Any additional services requested beyond those specified herein will be performed only when authorized in writing by IEDC by a modification of this agreement in accordance with Article 11 (B).

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