



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Town Hall Building Corporation

DATE: 11/24/2025 at 4:00 PM

**ADDRESS: 1 Municipal Drive,
, Fishers, Indiana 46038**

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at FishersIN.gov/TownHallBuildingCorp.

- 1. Call to Order**
- 2. Confirmation of Quorum and Proper Notice of Meeting**
- 3. Consent of Previous Meeting Minutes**
 - a. THBC Minutes - November 10, 2025
- 4. Old Business**
- 5. New Business**
 - a. **TBC 01R112425** - Resolution Approving Certain Amendments to Leases and other matters related to the City of Fishers, Indiana Taxable Economic Development Revenue Bonds (Cityview Project)
- 6. Adjournment**

MEETING OF THE FISHERS TOWN HALL BUILDING CORPORATION

November 10, 2025

Executive Session: N/A

Regular Meeting: Commenced at 4:00pm

Quorum Confirmed and Notice Confirmed

Members present: Troy Woodruff, Joe Eaton, Ben Jefferis and Jay Bangert

Members absent: Rich Block and Josh Richardson

Also in attendance: Jennifer Messer, Megan Baumgartner, Reid Pittard, Kelly Lewark, Paul Walters and Matthew Branz

Minutes from the August 18, 2025 meeting were approved by consent.

THBC Resolution 111025:

Megan Baumgartner presented a resolution approving a purchase agreement for 8645 South Street.

Mr. Bangert asked for a Motion. Mr. Woodruff made a motion to approve, seconded by Mr. Eaton.

The motion was approved 4-0.

THBC Resolution 111025A:

Megan Baumgartner presented a resolution accepting transfer of surplus bond proceeds and approving use of the surplus bond proceeds to purchase real estate. She noted the resolution will go before the City Council on November 17, 2025.

Mr. Bangert asked for a Motion. Mr. Eaton made a motion to approve, seconded by Mr. Jefferis. The motion was approved 4-0.

THBC Resolution 111025B:

Megan Baumgartner presented a resolution approving the first amendment to the amended and restated project agreement (Union and Crossing projects / Thompson Thrift).

Mr. Bangert asked for a Motion. Mr. Eaton made a motion to approve, seconded by Mr. Woodruff.

The motion was approved 4-0.

Meeting Adjourned at 4:09pm.

RESOLUTION NO. TBC 01R112425

RESOLUTION OF THE BOARD OF DIRECTORS OF THE FISHERS TOWN HALL BUILDING CORPORATION APPROVING CERTAIN AMENDMENTS TO LEASES AND OTHER MATTERS RELATED TO THE CITY OF FISHERS, INDIANA TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS (CITYVIEW PROJECT)

WHEREAS, the Fishers Town Hall Building Corporation (the “Corporation”) was established on November 30, 1989, as a nonprofit corporation operating pursuant to the provisions of the Indiana Nonprofit Act of 1991, as amended, Indiana Code 23-17, for the purpose, among others, of the financing and leasing of buildings and other capital improvements in the City of Fishers, Indiana (the “City”); and

WHEREAS, the City previously issued its Taxable Economic Development Revenue Bond Anticipation Notes, Series 2024 (CityView Project) (the “2024 BANs”), in the original aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000), pursuant to Ordinance No. 100724 adopted by the Common Council of the City (the “Common Council”) on October 7, 2024 which amended Ordinance No. 041524A adopted by the Common Council on May 20, 2024 (Ordinance No. 041524A as amended by Ordinance No. 100724, the “Ordinance”), to provide interim financing for the acquisition, construction, renovation and equipping of a new mixed-use development, including age restricted, active adult (55 and over in conformance with the Housing for Older Persons Act, as amended from time to time) multi-family housing, commercial, retail, and restaurant space along 116th Street, and a parking facility, pursuant to a Project Agreement, among Nickel Plate North Properties, Inc., the City, the Corporation, the City of Fishers Redevelopment Commission (the “Commission”), and the City of Fishers Economic Development Commission (the “Project”); and

WHEREAS, the 2024 BANs are currently outstanding in the aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000) and have a final maturity date of December 31, 2025; and

WHEREAS, the City has determined, with the advice of the City’s municipal advisor, that it would be advantageous to the City to provide for the redemption of the 2024 BANs on or before their final maturity date and to continue the interim financing of the Project through the issuance of one or more series of Taxable Economic Development Revenue Bond Anticipation Notes, Series 2025(CityView Project) (the “2025 BANs”), or such other series designation as is deemed appropriate by the City; and

WHEREAS, the 2025 BANs, if and when issued, will be payable solely from the proceeds of one or more series of Taxable Economic Development Revenue Bonds (CityView Project) issued by the City (the “Bonds”); and

WHEREAS, the Bonds will be secured by payments under a Loan Agreement between the City and the Corporation, the form of which was authorized by the Corporation pursuant to the Corporation’s Resolution No. TBC 01R041524, adopted on April 15, 2024 (the “Loan Agreement”); and

WHEREAS, the payments under the Loan Agreement are secured by lease rental payments to be made to the Building Corporation under (i) a Garage Lease, dated April 29, 2024, between the Corporation, as lessor, and the Commission, as lessee (the “Original Garage Lease”), and (ii) a Lease, dated April 29, 2024, between the Corporation, as lessor, and the Commission, as lessee (the “Original Public Lease”) (the Original Garage Lease and the Original Public Lease, as previously amended and supplemented, and as may be further amended and supplemented, collectively, the “Leases”); and

WHEREAS, to effectuate the issuance of the 2025 BANs and to continue the interim financing of the Project, including paying capitalized interest on the 2025 BANs and paying the cost of issuance of the 2025 BANs, the Corporation has been duly advised that it is necessary to amend the Leases; and

WHEREAS, at this meeting, the Corporation has been presented an amendment or addendum to the Original Garage Lease (the “Garage Lease Amendment”) and the Original Public Lease (the “Public Lease Amendment”) (the Garage Lease Amendment and the Public Lease Amendment, collectively the “Lease Amendments”), for the purpose of increasing the maximum authorized annual lease rentals under the Leases and to make such other changes as are set forth in the Garage Lease Amendment and the Public Lease Amendment presented to the Board at this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FISHERS TOWN HALL BUILDING CORPORATION, as follows:

SECTION 1. Approval of the Lease Amendments. Each of Lease Amendments, in the form presented to the Board at this meeting is hereby approved, and the President or any other officer of the Corporation is hereby authorized and directed to execute and deliver each of the Lease Amendments, with such changes to each of the Lease Amendments as such officer deems necessary or advisable, in the name and on behalf of the Corporation, and the Secretary or any other officer of the Corporation is hereby authorized and directed to attest such execution and delivery and any such execution and/or attestation heretofore effected are hereby ratified and approved.

SECTION 2. Other Actions. Any member of the Board is hereby authorized and directed, in the name and on behalf of the Corporation, to execute and deliver such agreements and documents and to take such actions as such member deems necessary or desirable to effect the foregoing resolutions, the issuance of the 2025 BANs and the Bonds and the completion of the Project, and any such agreement and documents heretofore executed and delivered and any such actions heretofore taken be, and hereby are, ratified and approved.

SECTION 3. Any and all legal requirements necessary to effect the foregoing resolutions are hereby waived in their entirety.

ADOPTED this 24th day of November, 2025.

BOARD OF DIRECTORS OF THE FISHERS
TOWN HALL BUILDING CORPORATION

FIRST AMENDMENT TO PUBLIC LEASE AGREEMENT

By and between

FISHERS TOWN HALL BUILDING CORPORATION

And

FISHERS REDEVELOPMENT COMMISSION

Dated as of _____, 2025

This First Amendment to Public Lease Agreement supplements and amends the Public Lease Agreement, dated as of April 29, 2024, by and between the Fishers Town Hall Building Corporation, as lessor, and the Fishers Redevelopment Commission, as lessee.

FIRST AMENDMENT TO PUBLIC LEASE AGREEMENT BETWEEN
FISHERS TOWN HALL BUILDING CORPORATION, LESSOR
AND CITY OF FISHERS REDEVELOPMENT COMMISSION, LESSEE

THIS PUBLIC LEASE AMENDMENT (the “Amendment”), entered into as of this ____ day of _____, 2025, by and between Fishers Town Hall Building Corporation (the “Lessor” or the “Corporation”), and City of Fishers Redevelopment Commission (the “Lessee” or the “Commission”);

WITNESSETH:

WHEREAS, the Lessor entered into (i) a lease with the Lessee dated as of April 29, 2024 (the “Original Public Lease, and as amended by this Amendment, the “Public Lease”) and (ii) a Garage Lease, dated April 29, 2024, between the Corporation, as lessor, and the Commission, as lessee (the “Original Garage Lease” and as amended from time to time, the “Garage Lease”); and

WHEREAS, the City of Fishers, Indiana (the “City”) previously issued its Taxable Economic Development Revenue Bond Anticipation Notes, Series 2024 (“CityView Project”) (the “2024 BANs”), in the original aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000), pursuant to Ordinance No. 100724 adopted by the Common Council of the City (the “Common Council”) on October 7, 2024 which amended Ordinance No. 041524A adopted by the Common Council on May 20, 2024 (Ordinance No. 041524A as amended by Ordinance No. 100724, the “Ordinance”); and

WHEREAS, the 2024 BANs are currently outstanding in the aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000) and have a final maturity date of December 31, 2025; and

WHEREAS, the City has determined, with the advice of the City’s municipal advisor, that it would be advantageous to the City to provide for the redemption of the 2024 BANs on or before their final maturity date and to continue the interim financing of the acquisition, construction, renovation and equipping of a new mixed-use development, including age restricted, active adult (55 and over in conformance with the Housing for Older Persons Act, as amended from time to time) multi-family housing, commercial, retail, and restaurant space along 116th Street, and a parking facility, pursuant to a Project Agreement, among Nickel Plate North Properties, Inc., the City, the Corporation, the Commission, and the City of Fishers Economic Development Commission (the “Project”) through the issuance of one or more series of Taxable Economic Development Revenue Bond Anticipation Notes, Series 2025 (CityView Project) (the “2025 BANs”), or such other series designation as is deemed appropriate by the City; and

WHEREAS, the 2025 BANs, if and when issued, will be payable solely from the proceeds of one or more series of Taxable Economic Development Revenue Bonds (CityView Project) issued by the City (the “Bonds”); and

WHEREAS, the Bonds will be secured by payments under a Loan Agreement between the City and the Corporation, the form of which was authorized by the Corporation pursuant to the Corporation’s Resolution No. TBC 01R041524, adopted on April 15, 2024 (the “Loan Agreement”); and

WHEREAS, the payments under the Loan Agreement are secured in part by lease rentals payable under the Public Lease; and

WHEREAS, to effectuate the issuance of the 2025 BANs and to continue the interim financing of the Project, including paying capitalized interest on the 2025 BANs and paying the cost of issuance of the 2025 BANs, the Corporation has been duly advised that it is necessary to amend the Original Public Lease; and

WHEREAS, the costs of the Project will be permanently financed from proceeds of the Bonds, to be issued by the Lessor, in one or more series, in the aggregate maximum principal amount of Thirty Million Dollars (\$30,000,000); and

WHEREAS, the value of the Leased Premises (as defined in each of the Public Lease and the Garage Lease) is estimated to be not less than Thirty Million Dollars (\$30,000,000); and

WHEREAS, the Lessor and Lessee agree that there exists a need to complete the Project and to extend the interim financing of the Project through the issuance of the 2025 BANs, consequently, the Lessor and Lessee have agreed to amend the Public Lease as set forth herein; and

WHEREAS, the Lessee has determined, after a public hearing held pursuant to the Act after notice given pursuant to IC 5-3-1, that the lease rentals provided for in this Amendment are fair and reasonable, that the execution of this Amendment is necessary and that the service provided by the Projects will serve the public purpose of the City and is in the best interests of its residents, and the Common Council of the City has by ordinance approved this Amendment, and the ordinance has been entered in the official records of the Common Council, and the Lessor has duly authorized the execution of this Public Lease by resolution, and the resolution has been entered in the official records of the Lessor;

NOW, THEREFORE, IT IS HEREBY AGREED, CERTIFIED AND STIPULATED by the parties to the Original Public Lease that the Original Public Lease shall be amended as follows:

1. Paragraph 4 of the Recitals of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, as further described in the Project Agreement, a portion of the costs of the acquisition and construction of the Project will be financed by the proceeds of bonds to be issued by the City in a maximum original issued amount not to exceed Thirty Million Dollars (\$30,000,000) (the “2024D Bonds”), pursuant to IC 36-7-11.9 and 12 (the “EDC Act”) and a Trust Indenture, to be dated as of the first day of the month in which the 2024D Bonds are sold (the “2024D Indenture”), between the City and the financial institution selected to serve as bond trustee (the “Trustee”); and”

2. Paragraph 14 of the Recitals of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, the value of the Public Leased Premises is estimated to be not less than Eleven Million Seven Hundred Thousand Dollars (\$11,700,000);

3. The first sentence of Section 2 Subsection (a) of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“The Lessee agrees to pay rental for the Public Leased Premises at a rate per year during the term of the Lease not to exceed One Million One Hundred Eighty-Five Thousand Dollars (\$1,185,000) payable in semi-annual installments.”

4. Exhibit A to the Original Public Lease is hereby deleted in its entirety and replaced with Exhibit A attached hereto.
5. Except as otherwise provided herein, all terms, conditions, and provisions of the Public Lease are hereby ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed for and on their behalf as of the day and year first above written.

LESSOR

LESSEE:

FISHERS REDEVELOPMENT
AUTHORITY

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

President

ATTEST:

ATTEST:

Secretary-Treasurer

Secretary

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ *Richard J. Hall*

This instrument was prepared by Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204.

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Board of Directors of the Fishers Town Hall Building Corporation (the “Corporation”), and acknowledged the execution of the foregoing Amendment to Public Lease for and on behalf of the Corporation.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the City of Fishers Redevelopment Commission (the “Commission”), and acknowledged the execution of the foregoing Amendment to Public Lease for and on behalf of the Commission.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

EXHIBIT A

REAL ESTATE DESCRIPTION

The Public Leased Premises shall consist of all or a portion of (i) 116th Street between Hoosier Road and Wedgeport Lane and (ii) 141st Street between Allisonville Road and Harrison Parkway, including any related improvements and fixtures located thereon. This general description shall be replaced with a more detailed description of the Public Leased Premises on or prior to the date of issuance of the 2024D Bonds.

FIRST AMENDMENT TO GARAGE LEASE AGREEMENT

By and between

FISHERS TOWN HALL BUILDING CORPORATION

And

FISHERS REDEVELOPMENT COMMISSION

Dated as of _____, 2025

This First Amendment to Garage Lease Agreement supplements and amends the Garage Lease Agreement, dated as of April 29, 2024, by and between the Fishers Town Hall Building Corporation, as lessor, and the Fishers Redevelopment Commission, as lessee.

FIRST AMENDMENT TO GARAGE LEASE AGREEMENT BETWEEN
FISHERS TOWN HALL BUILDING CORPORATION, LESSOR
AND CITY OF FISHERS REDEVELOPMENT COMMISSION, LESSEE

THIS GARAGE LEASE AMENDMENT (the “Amendment”), entered into as of this ____ day of _____, 2025, by and between Fishers Town Hall Building Corporation (the “Lessor” or the “Corporation”), and City of Fishers Redevelopment Commission (the “Lessee” or the “Commission”);

WITNESSETH:

WHEREAS, the Lessor entered into (i) a garage lease with the Lessee dated as of April 29, 2024 (the “Original Garage Lease, and as amended by this Amendment, the “Garage Lease”) and (ii) a Public Lease, dated April 29, 2024, between the Corporation, as lessor, and the Commission, as lessee (the “Original Public Lease” and as amended from time to time, the “Public Lease”); and

WHEREAS, the City of Fishers, Indiana (the “City”) previously issued its Taxable Economic Development Revenue Bond Anticipation Notes, Series 2024 (“CityView Project”) (the “2024 BANs”), in the original aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000), pursuant to Ordinance No. 100724 adopted by the Common Council of the City (the “Common Council”) on October 7, 2024 which amended Ordinance No. 041524A adopted by the Common Council on May 20, 2024 (Ordinance No. 041524A as amended by Ordinance No. 100724, the “Ordinance”); and

WHEREAS, the 2024 BANs are currently outstanding in the aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000) and have a final maturity date of December 31, 2025; and

WHEREAS, the City has determined, with the advice of the City’s municipal advisor, that it would be advantageous to the City to provide for the redemption of the 2024 BANs on or before their final maturity date and to continue the interim financing of the acquisition, construction, renovation and equipping of a new mixed-use development, including age restricted, active adult (55 and over in conformance with the Housing for Older Persons Act, as amended from time to time) multi-family housing, commercial, retail, and restaurant space along 116th Street, and a parking facility, pursuant to a Project Agreement, among Nickel Plate North Properties, Inc., the City, the Corporation, the Commission, and the City of Fishers Economic Development Commission (the “Project”) through the issuance of one or more series of Taxable Economic Development Revenue Bond Anticipation Notes, Series 2025 (CityView Project) (the “2025 BANs”), or such other series designation as is deemed appropriate by the City; and

WHEREAS, the 2025 BANs, if and when issued, will be payable solely from the proceeds of one or more series of Taxable Economic Development Revenue Bonds (CityView Project) issued by the City (the “Bonds”); and

WHEREAS, the Bonds will be secured by payments under a Loan Agreement between the City and the Corporation, the form of which was authorized by the Corporation pursuant to the Corporation’s Resolution No. TBC 01R041524, adopted on April 15, 2024 (the “Loan Agreement”); and

WHEREAS, the payments under the Loan Agreement are secured in part by lease rentals payable under the Garage Lease; and

WHEREAS, to effectuate the issuance of the 2025 BANs and to continue the interim financing of the Project, including paying capitalized interest on the 2025 BANs and paying the cost of issuance of the 2025 BANs, the Corporation has been duly advised that it is necessary to amend the Original Garage Lease; and

WHEREAS, the costs of the Project will be permanently financed from proceeds of the Bonds, to be issued by the Lessor, in one or more series, in the aggregate maximum principal amount of Thirty Million Dollars (\$30,000,000); and

WHEREAS, the value of the Leased Premises (as defined in each of the Garage Lease and the Public Lease) is estimated to be not less than Thirty Million Dollars (\$30,000,000); and

WHEREAS, the Lessor and Lessee agree that there exists a need to complete the Project and to extend the interim financing of the Project through the issuance of the 2025 BANs, consequently, the Lessor and Lessee have agreed to amend the Garage Lease as set forth herein; and

WHEREAS, the Lessee has determined, after a public hearing held pursuant to the Act after notice given pursuant to IC 5-3-1, that the lease rentals provided for in this Amendment are fair and reasonable, that the execution of this Amendment is necessary and that the service provided by the Projects will serve the public purpose of the City and is in the best interests of its residents, and the Common Council of the City has by ordinance approved this Amendment, and the ordinance has been entered in the official records of the Common Council, and the Lessor has duly authorized the execution of this Garage Lease by resolution, and the resolution has been entered in the official records of the Lessor;

NOW, THEREFORE, IT IS HEREBY AGREED, CERTIFIED AND STIPULATED by the parties to the Original Garage Lease that the Original Garage Lease shall be amended as follows:

1. Paragraph 4 of the Recitals of the Original Garage Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, as further described in the Project Agreement, a portion of the costs of the acquisition and construction of the Project will be financed by the proceeds of bonds to be issued by the City in a maximum original issued amount not to exceed Thirty Million Dollars (\$30,000,000) (the “2024D Bonds”), pursuant to IC 36-7-11.9 and 12 (the “EDC Act”) and a Trust Indenture, to be dated as of the first day of the month in which the 2024D Bonds are sold (the “2024D Indenture”), between the City and the financial institution selected to serve as bond trustee (the “Trustee”); and”

2. Paragraph 13 of the Recitals of the Original Garage Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, the value of the Garage Leased Premises is estimated to be not less than Eighteen Million Three Hundred Thousand Dollars (\$18,300,000);

3. The first sentence of Section 3 Subsection (a) of the Original Garage Lease is hereby deleted in its entirety and replaced as follows:

“The Lessee agrees to pay rental for the Garage Leased Premises at a rate per year during the term of the Lease not to exceed One Million Six Hundred Sixty-Five Thousand Dollars (\$1,665,000) payable in semi-annual installments.”

4. Except as otherwise provided herein, all terms, conditions, and provisions of the Garage Lease are hereby ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed for and on their behalf as of the day and year first above written.

LESSOR

LESSEE:

FISHERS REDEVELOPMENT
AUTHORITY

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

President

ATTEST:

ATTEST:

Secretary-Treasurer

Secretary

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ *Richard J. Hall*

This instrument was prepared by Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204.

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Board of Directors of the Fishers Town Hall Building Corporation (the “Corporation”), and acknowledged the execution of the foregoing Amendment to Garage Lease for and on behalf of the Corporation.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the City of Fishers Redevelopment Commission (the “Commission”), and acknowledged the execution of the foregoing Amendment to Garage Lease for and on behalf of the Commission.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:
