



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Redevelopment Commission

DATE: 11/24/2025 at 4:30 PM

**ADDRESS: Fishers Municipal Center, Nickel Plate Conference Room, 3rd floor,
1 Municipal Drive, Fishers, IN 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/RedevelopmentCommission](https://fishersin.gov/RedevelopmentCommission).

1. Executive Session

- a. To conduct interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects under Indiana Code § 5-14-1.5-6.1(b)(4)

2. Call to Order

3. Confirmation of Quorum and Proper Notice of Meeting

4. Approval of Previous Minutes

- a. RDC Minutes - September 15, 2025

5. Consent Agenda

- a. FRC Claim Docket 11-24-25

6. Public Hearings

- a. FRC 01R112425 - Resolution Approving Certain Amendments to Leases and other matters related to the City of Fishers, Indiana Taxable Economic Development Revenue Bonds (Cityview Project)

7. New Business

- a. FRC 02R112425 - Resolution Amending a Lease with the Fishers Redevelopment Authority
- b. FRC 03R112425 - Resolution Approving Grant Agreement and Transferring Real Estate Acquisition Funds to the Fishers Town Hall Building Corporation
- c. FRC 04R112425 - Resolution Approving First Amendment to Amended and Restated Project Agreement (Thompson Thrift-Union Project)
- d. 2026 Spending Plan

8. Meeting Adjournment

**CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC) MEETING MINUTES
FISHERS MUNICIPAL CENTER- NICKEL PLATE CONFERENCE ROOM
September 15, 2025**

EXECUTIVE SESSION – Executive Session was held

REGULAR MEETING:

Mr. Johnson called the Regular meeting to order at 4:05 p.m. A quorum and proper notice of the meeting were confirmed.

FRC members present: Brad Johnson, Anderson Schoenrock, Tony Bonacuse was present via Teams. Damon Grothe and Bryan Rausch were not present.

Others present: Megan Baumgartner, Jennifer Messer, Reid Pittard, Kay Prange, Lisa Bradford, Paul Walters, Lawrence Summers.

Consent Agenda: Mr. Canan made a motion to approve the minutes of the July 28,2025 meeting, seconded by Mr. Schoenrock. Motion approved, 4-0.

Approval of Claims: Mr. Schoenrock made a motion to approve the 9/15/25 Claims, seconded by Mr. Canan. The Motion was approved, 4-0.

Mr. Johnson asked for a Motion. Mr. Grothe made a Motion to approve, seconded by Mr. Schoenrock. The Motion was approved, 4-0.

This is not a Public Hearing:

Resolution FRC 01R091525 Commission Resolution Amending 2020 Series B Lease -

Dustin Meeks presented the Resolution. This is for SR 37 lease-related financing. The Leased premises (a portion of 106th St.) is no longer needed to finance and can be released.

Mr. Johnson asked for a Motion. Mr. Canan made a Motion to approve, seconded by Mr. Schoenrock.

The Motion was approved, 4-0.

PUBLIC HEARING:

Resolution FRC 02R091525 Commission Resolution approving Lease and Issuance of Bonds-

Dustin Meeks presented the BAN financing of \$6.46 Million using a portion of Allisonville and 106th as backing.

Mr. Johnson opened the Public Hearing.

Matthew Branz (9446 Ashlake Lane.)- He noted that the certain real property scope has increased and that the Public has no understanding of the process. He recommends that the Commissioners vote NO.

Mr. Johnson closed the Public Hearing.

Mr. Johnson asked for a Motion. Mr. Schoenrock made a Motion to approve, seconded by Mr. Canan.

The Motion was approved, 4-0.

There was no new business.

The meeting adjourned at 4:15 p.m.

**Fishers Redevelopment Commission
Claim Docket 11/24/25**

Voucher #/ (APV#)	Inv. Date	Vendor	Description	Amount

Total \$0.00

 President, Redevelopment Commission 11/24/2025
 Date

 Secretary, Redevelopment Commission 11/24/2025
 Date

 Lisa Bradford, City Controller 11/24/2025
 Date

**Fishers Redevelopment Commission
Consent Agenda Claims 11/24/25**

Nickel Plate Improvement Company	Q3 Commons Assocaition Dues	\$ 892.76
Nickel Plate Improvement Company	Q1 & Q2 Commons Assocaition Dues	\$ 1,785.52
Regions Bank	2016 Bonds Custodian Fee	\$ 1,500.00
Regions Bank	2016 COIT Annual Fees	\$ 750.00
Argent Institutional Trust	2024C Cityview Annual Fees	\$ 2,000.00
Visionary Cove LLC	10/25 Launch Rent	\$ 61,450.00
Cage Campus LLC	10/25 IoT Rent	\$ 14,327.83
CVK LLC	10/25 Meyer Najem Rent	\$ 37,773.94
Visionary Cove LLC	11/25 Launch Rent	\$ 61,450.00
Cage Campus LLC	11/25 IoT Rent	\$ 14,327.83
CVK LLC	11/25 Meyer Najem Rent	\$ 37,773.94
Visionary Cove LLC	12/25 Launch Rent	\$ 61,450.00
Cage Campus LLC	12/25 IoT Rent	\$ 14,327.83
CVK LLC	12/25 Meyer Najem Rent	\$ 37,773.94
Regions Bank	2016 COIT December Debt Service	\$ 255,250.00
Cityview Fishers LLC	Stormwater Reimbursement	\$ 48,480.00
Rizor K Electric	FIB Parking Garage Signs	\$ 1,251.98
Regions Bank	2017B Annual Fees	\$ 750.00
Regions Bank	Saxony Custodian Fees	\$ 6,000.00
Baker Tilly Advisory Group	Saxony Reporting	\$ 9,340.00
Baker Tilly Advisory Group	Continuing Disclosure Fees	\$ 12,158.55
Baker Tilly Advisory Group	TIF Administartion and Neutralization	\$ 21,156.00
		<u>\$ 701,970.12</u>

RESOLUTION NO. FRC 01R112425

RESOLUTION OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION AUTHORIZING THE EXECUTION OF CERTAIN AMENDMENTS TO LEASES BETWEEN THE FISHERS TOWN HALL BUILDING CORPORATION AND THE CITY OF FISHERS REDEVELOPMENT COMMISSION AND RELATED MATTERS (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 of Fishers Redevelopment Commission (the “Commission”) previously adopted its Resolution No. FRC 02R042924 on April 29, 2024 (the “2024 Resolution”) authorizing the execution of a (i) a Garage Lease between the Corporation, as lessor, and the Commission, as lessee (the “Original Garage Lease”), and (ii) a Lease between the Corporation, as lessor, and the Commission, as lessee (the “Original Public Lease”) to finance the Projects (as defined in the “2024 Resolution”); 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 “2024 Ordinance”), to provide interim financing for 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 City has previously authorized the issuance of one or more series of bonds of the City (the “Bonds”) payable from payments under a Loan Agreement between the City and the Corporation (the “Loan Agreement”); and

WHEREAS, the 2025 BANs, if and when issued, will be payable solely from the proceeds of the Bonds; and

WHEREAS, the payments under the Loan Agreement are secured by lease rental payments

to be made to the Corporation under the Original Garage Lease and 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, pursuant (i) to the Original Garage Lease, as consideration for the Garage Lease Premises (as defined in the Original Garage Lease) and (ii) to the Original Public Lease, as consideration for the Public Lease Premises (as defined in the Original Public Lease, the “Original Public Lease Premises”), the Commission has agreed to pay the Authority fixed annual rental payments, under each of the Leases, respectively, in an amount sufficient, collectively, to pay principal and interest due in each twelve (12) month period on the Bonds, payable in semi-annual installments on January 15 and July 15; 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 Commission has been duly advised that it is necessary to amend the Leases; and

WHEREAS, at this meeting, the Commission 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 Commission at this meeting; and

WHEREAS, the Garage Lease Amendment and the amendment to the 2024 Resolution shall authorize a maximum annual lease rental under the Original Garage Lease, as amended by the Garage Lease Amendment (as amended, the “Garage Lease”), of not to exceed \$1,665,000 annually; and

WHEREAS, the Public Lease Amendment and the amendment to the 2024 Resolution shall authorize a maximum annual lease rental under the Original Public Lease, as amended by the Public Lease Amendment (as amended, the “Public Lease”), of not to exceed \$1,185,000 annually and adds 141st Street between Allisonville Road and Harrison Parkway in the City as additional leased premises to the Original Public Lease Premises (as amended, the “Public Lease Premises” and collectively with the Garage Lease Premises, the “Lease Premises”); and

WHEREAS, the Commission scheduled a public hearing regarding the Garage Lease Amendment and the Public Lease Amendment to be held on November 24, 2025 and published notice of such public hearing on the Lease Amendments; and

WHEREAS, on this date said public hearing has been held and all interested parties have been provided the opportunity to be heard at the hearing; and

WHEREAS, the Commission intends to pay fixed annual rental payments to the Corporation pursuant to the terms of the Garage Lease (the “Garage Lease Rental Payments”), at a rate not to exceed One Million Six Hundred Sixty-Five Thousand Dollars (\$1,665,000) per year in semiannual installments throughout the term of the Garage Lease; and

WHEREAS, the Commission intends to pay fixed annual rental payments to the Corporation pursuant to the terms of the Public Lease (the “Public Lease Rental Payments”), at a rate not to exceed One Million One Hundred Eighty-Five Thousand Dollars (\$1,185,000) per year in semiannual installments throughout the term of the Public Lease; and

WHEREAS, such Garage Lease Rental Payments and Public Lease Rental Payments are payable from the revenues of a special benefits tax levied by the Commission, pursuant to Indiana Code 36-7-14-27, upon all property in the City of Fishers Redevelopment District, or at the Commission’s option, any other revenues legally available to the Commission; and

WHEREAS, the Commission has received on the date hereof information demonstrating that the amount financed through the Garage Lease will not be less than the value of the Garage Lease Premises, including the costs of financing the acquisition of the Garage Lease Premises; and

WHEREAS, the Commission has received on the date hereof information demonstrating that the amount financed through the Public Lease will not be less than the value of the Public Lease Premises, including the costs of financing the acquisition of the Public Lease Premises; and

WHEREAS, the Common Council of the City has previously adopted an Ordinance on November 17, 2025 amending the 2024 Ordinance and approving the Lease Amendments pursuant to IC 36-7-14-25.2; and

WHEREAS, subject to the satisfaction of all statutorily required processes, the Commission desires to approve the execution of the Lease Amendments and authorize the publication, in accordance with IC 36-7-14-25.2, of notice of execution of the Lease Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FISHERS REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby finds and determines that the terms of the Leases are based upon the value of the Lease Premises, respectively, that (i) the Garage Lease Rental Payments to be paid by the Commission, pursuant to the terms of the Garage Lease, at a rate not to exceed One Million Six Hundred Sixty-Five Thousand Dollars (\$1,665,000) per year and (ii) (i) the Public Lease Rental Payments to be paid by the Commission, pursuant to the terms of the Public Lease, at a rate not to exceed One Million One Hundred Eighty-Five Thousand Dollars (\$1,185,000) per year, are fair and reasonable, and that the financing of the Projects and the use of the Lease Premises throughout the term of the Leases will serve the public purpose of the City and are in the best interests of its residents.

2. The Commission hereby amends its 2024 Resolution to authorize (i) Garage Lease Rental Payments pursuant to the terms of the Garage Lease at a rate note to exceed One Million Six Hundred Sixty-Five Thousand Dollars (\$1,665,000) per year and (ii) Public Lease Rental Payments pursuant to the terms of the Public Lease at a rate not to exceed One Million One Hundred Eighty-Five Thousand Dollars (\$1,185,000) per year.

3. The Garage Lease Amendment and Public Lease Amendment, each in the form presented to the Commission at this meeting are hereby approved.

4. The Commission’s approval of the Projects is hereby affirmed.

5. The President, Vice President and the Secretary of this Commission are hereby authorized and directed, on behalf of the Commission, to execute and deliver the Lease Amendments in substantially the form presented at this meeting with such changes in form or substance as the President or Vice President of this Commission shall approve, such approval to be conclusively evidenced by the execution thereof; provided that the Garage Lease Rental Payments and Public Lease Rental Payments, respectively, shall not exceed the amount set forth in paragraph 1 hereof.

6. The Commission hereby authorizes the publication, in accordance with IC 36-7-14-25.2, of the notice of execution and approval of the Lease Amendments.

7. The President, Vice President and Secretary of this Commission, and each of them, is hereby authorized and directed to take all such further actions and to execute all such instruments as are desirable to carry out the transactions contemplated by this Resolution, in such forms as the President, Vice President or Secretary executing the same shall deem proper, such desirability to be conclusively evidenced by the execution thereof.

8. This Resolution shall be in full force and effect after adoption by the Commission.

ADOPTED the 24th day of November, 2025.

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

Vice President

Secretary

Member

Member

DMS 49710313.1

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:

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.

RESOLUTION NO. FRC 02R112425

RESOLUTION OF THE FISHERS REDEVELOPMENT COMMISSION AMENDING A LEASE WITH THE FISHERS REDEVELOPMENT AUTHORITY

WHEREAS, the City of Fishers, Indiana (the “City”) has created the Fishers Redevelopment Commission (the “Commission”) to undertake redevelopment and economic development in the City in accordance with IC 36-7-14; and

WHEREAS, the Commission and the Fishers Redevelopment Authority (the “Authority”) and previously entered into a Lease Agreement dated as of May 26, 2016 with respect to all or any portion of 141st Street from Allisonville Road to Cumberland Road, including related improvements and fixtures located thereon which was amended by an Addendum to Lease dated as of July 27, 2016 (as amended, the “2016 Lease”); and

WHEREAS, the 2016 Lease provides that the Leased Premises (as defined in the 2016 Lease) under the 2016 Lease, “may be amended to ... remove any portion of the Leased Premises” provided that the Leased Premises under the 2016 Lease shall be adequate to support lease rental payments “in amounts sufficient to pay when due all principal of and interest on all outstanding Bonds” (as defined in the 2016 Lease); and

WHEREAS, the Commission has given consideration to a modification to the 2016 Lease to remove a portion of the Leased Premises; and

WHEREAS, such modification of the 2016 Lease will retain Leased Premises adequate to support lease rental payments in amounts sufficient to pay when due all principal of and interest on outstanding Bonds; and

WHEREAS, the Commission and the Authority have agreed to modify the 2016 Lease as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FISHERS REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby finds that the leased premises described in Exhibit A attached hereto are adequate to support lease rental payments in amounts sufficient to pay when due all principal of and interest on outstanding Bonds
2. Exhibit B of the 2016 Lease is hereby deleted in its entirety and replaced with the exhibit attached hereto as Exhibit A (the “Lease Amendment”).
3. Other than the Lease Amendment, all other terms and conditions of the 2016 Lease remain as originally approved by the Commission.
4. Each officer of the Commission is hereby authorized and directed to take all such actions and to execute all such instruments as such officer deems necessary or desirable to carry out the transactions contemplated by this Resolution, in such forms as such officer or officers executing

the same shall deem proper, to be evidenced by the execution thereof. Any such documents heretofore executed and delivered and any such actions heretofore taken be, and hereby are, ratified and approved.

5. This resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED the 24th day of November, 2025.

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

Vice President

Secretary

Member

Member

EXHIBIT A

DESCRIPTION OF REAL ESTATE

The Leased Premises shall consist of the Lessor's interest in 141st Street commencing at the center point of the intersection of 141st Street and Harrison Parkway and continuing east on 141st Street for approximately 0.907 miles to the center point of the intersection of 141st Street and Cumberland Road together with all appurtenances and other infrastructure and local public improvements located thereon or related thereto, all of which is located within the corporate boundaries of the City of Fishers, Hamilton County, Indiana.

RESOLUTION NO. FRC 03R112425

**RESOLUTION OF THE DIRECTORS OF THE FISHERS REDEVELOPMENT
COMMISSION APPROVING GRANT AGREEMENT AND TRANSFERRING REAL
ESTATE ACQUISITION FUNDS TO THE FISHERS TOWN HALL BUILDING
CORPORATION**

WHEREAS, at its regularly scheduled and duly noticed meeting on September 15, 2025, the Common Council (the “Common Council”) of the City of Fishers, Indiana (the “City”) approved Resolution No. R091525B – A Resolution Of The Common Council Of The City Of Fishers, Indiana Approving An Amendment To Lease Between The Fishers Redevelopment Authority And The Fishers Redevelopment Commission (the “Commission”) With Respect To The Refunding Of Certain Bond Anticipation Notes And Various Projects And Addressing Matters Related Thereto (the “SR 37 Amended Bond Resolution”);

WHEREAS, pursuant to the SR 37 Amended Bond Resolution, the Council approved issuing one or more series of bonds, and/or bond anticipation notes, in the maximum principal amount of \$30,000,000.00 (the “Bonds”), \$6,460,000 of which was used to refund the outstanding City of Fishers Redevelopment Authority Lease Rental Revenue Bond Anticipation Notes, Series 2021 and \$23,930,000.00 (the “Series B Bonds”) was issued for, among other lawful purposes, “all or a portion of the acquisition of certain real property in each of the following areas within the [City]: (1) north of 116th Street between Municipal Drive and Commercial Drive; (2) south of 116th Street between the Nickel Plate Trail and Commercial Drive south to Morgan Drive; (3) between Interstate 69 and Meadows Drive, south of Fishers Elementary School to Fishers Pointe Boulevard; (4) in the vicinity of the area commonly known as the Fishers Life Science and Innovation park; (5) along the Allisonville Road corridor between 106th and 116th Street; (6) along the Hague Road corridor from 96th Street to 106th Street, and (7) in the area commonly known as The Crossing at Fishers District...” (the “Permitted Purposes”);

WHEREAS, City of Fishers Redevelopment Authority issued the Bonds, and the Commission now desires to transfer and convey a portion of the Series B Bonds in the amount of 1,980,000.00 (the “Real Estate Acquisition Funds”) to the Fishers Town Hall Building Corporation (the “Corporation”) to be used for the Permitted Purposes, and specifically to acquire the following two (2) parcels of real estates: (1) 8645 South Street, Fishers, Indiana 46038 and (2) 9001 Maynard Lane, Fishers, Indiana 46037 (jointly, the “Parcels”);

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE FISHERS REDEVELOPMENT COMMISSION, meeting in a duly noticed and public meeting as follows:

Section 1. The Commission hereby approves the Grant Agreement attached hereto and incorporated herein as **Exhibit A** (the “Grant Agreement”) and transfers the Real Estate Acquisition Funds to the Corporation to purchase the Parcels.

Section 2. Any portion of the Real Estate Acquisition Funds not used by the Corporation to acquire the Parces shall be used consistent with the Permitted Purposes previously approved by the City, the Commission and the Corporation.

Section 3. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the Members of the Fishers Redevelopment Commission this 24th day of November, 2025.

**REDEVELOPMENT COMMISSION OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

	Tony Bonacuse	
	Dan Canan	
	Damon Grothe	
	Brad Johnson	
	Anderson Schoenrock	

This instrument prepared by: Jennifer C. Messer, Jennifer C. Messer, P.C., 202 E. 71st Street, Indianapolis, Indiana 46220

GRANT AGREEMENT

THIS GRANT AGREEMENT (“Grant Agreement”) dated as of November 24, 2025, among THE CITY OF FISHERS REDEVELOPMENT COMMISSION, a commission of the City of Fishers, Indiana (the “City”) authorized and existing pursuant to Ind. Code §36-7-14 *et. seq.*, (the “**Commission**”) and THE FISHERS TOWN HALL BUILDING CORPORATION, an Indiana nonprofit corporation (“**Corporation**”) as follows:

WHEREAS, the City of Fishers Redevelopment Authority (the “**Authority**”) has previously issued its City of Fishers, Indiana Redevelopment Authority Taxable Lease Rental Revenue Bonds, Series 2025B (the “**2025B Bonds**”) in the aggregate principal amount of Twenty-Three Million Nine Hundred Thirty Thousand Dollars (\$23,930,000) for the purpose, in part, of financing the acquisition of the Commercial Properties (as hereinafter defined); and

WHEREAS, the Authority is reasonably expected to authorize a transfer to the Commission of a portion of the proceeds of the 2025B Bonds for purposes of assisting the Authority with the acquisition of certain real property within the City; and

WHEREAS, the Commission has previously adopted, amended, and confirmed resolutions (collectively, the “**Declaratory Resolution**”) which established an economic development area known as the Consolidated Fishers/I-69 Economic Development Area (the “**Area**”), designated certain portions thereof as allocation areas pursuant to Section 39 of the Act, and approved an economic development plan for the Area (the “**Plan**”) pursuant to the IC 36-7-14 (the “**Act**”); and

WHEREAS, the Corporation has been organized as a nonprofit, public benefit corporation whose purposes include promoting redevelopment and economic development activities in the City; and

WHEREAS, the Corporation has entered into certain preliminary agreements to acquire commercial properties located at (i) 9001 Maynard Lane, Fishers, Indiana 46037, and (ii) 8645 South Street, Fishers, Indiana 46038. (collectively, the “**Commercial Properties**”), to promote redevelopment activities in the City; and

WHEREAS, the Commercial Properties are located in the Area, and the Area will be benefitted by the redevelopment of the Commercial Properties; and

WHEREAS, the Commission now desires to support the acquisition of the Commercial Properties by providing certain grant proceeds in the amount of \$1,980,000.00 (the “**Grant Proceeds**”), from the proceeds of the 2025B Bonds provided to the Commission by the Authority, to the Corporation pursuant to Ind. Code §36-7-14-12.2(a)(25), and as further defined herein.

NOW THEREFORE, in consideration of the above recitals and the mutual covenants contained herein, the parties agree as follows:

Section 1. Disbursement Request. Disbursement Request shall mean a written request and certification for payment submitted by Corporation in an aggregate amount not to exceed the Grant Proceeds, which request and certification for payment shall: (1) be prepared by Corporation;

(2) be accompanied by: (a) a description of work therein, (b) a summary of the expenses included in such Disbursement Request, and (c) all related invoices, lien releases, and/or other information reasonably necessary to establish the accuracy of the information set forth in the request and certification, all as further described in **Exhibit A**.

Section 2. This Grant Agreement shall take effect immediately upon execution by the parties hereto. This Grant Agreement shall inure to the benefit of, and be binding upon, Corporation, Commission, and their respective successors and assigns. This Grant Agreement may be signed in one or more counterparts, each of which shall constitute one and the same instrument. This Grant Agreement shall be governed by, and construed in accordance with, the laws of the State of Indiana. All proceedings arising in connection with this Grant Agreement shall be tried and litigated only in the state courts in Hamilton County, Indiana, or the federal courts with venue that includes Hamilton County, Indiana. This Grant Agreement may be modified only by a written agreement signed by the Commission and Corporation. All Exhibits to this Grant Agreement are attached hereto and incorporated herein by reference. Time is of the essence in this Grant Agreement. If any provision of this Grant Agreement or application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Grant Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law; provided that, in lieu of such invalid or unenforceable provision, there will be added to this Grant Agreement a provision as similar to the invalid or unenforceable provision as is possible to reflect the intent of the Parties and still be valid and enforceable. The captions in this Grant Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Grant Agreement or the scope or content of any of its provisions. Nothing contained in this Grant Agreement shall be construed to create a partnership, employment relationship or joint venture between the Commission, Corporation, or their successors in interest.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Grant Agreement as of the date first above written.

“CORPORATION”

FISHERS TOWN HALL BUILDING
CORPORATION

By: _____
President

“COMMISSION”

FISHERS REDEVELOPMENT COMMISSION

By: _____
President

EXHIBIT A

DISBURSEMENT REQUEST

Disbursement No.: _____

Date: _____

Disbursement Amount: \$ _____

Fishers Town Hall Building Corporation (“Corporation”) hereby requests the disbursement of funds in the Disbursement Amount stated above and certifies that such amount is in accordance with the attached invoices and other documentation provided in support of this Request.

This Disbursement Request shall also constitute a representation and affirmation to the Commission that the following information is accurate in all respects:

- 1) Description of the work performed:

- 2) Summary of expenses:

- 3) Attach all invoices and related documentation.

- 4) If outside vendors are to receive payment, complete Schedule I.

“CORPORATION”

By: _____

Printed: _____

Title: _____

Schedule I

[Narrative summary of expenses included in the Disbursement Request]

Vendor

Amount

FIRST AMENDMENT TO AMENDED AND RESTATED PROJECT AGREEMENT

THIS FIRST AMENDMENT TO AMENDED AND RESTATED PROJECT AGREEMENT (“First Amendment”), is approved and effective this ___ day of November, 2025 (“Effective Date”), by and among Thompson Thrift Development, Inc., an Indiana corporation, (“Developer”), City of Fishers, Indiana (“City”), Fishers Town Hall Building Corporation (“Building Corp.”), City of Fishers Redevelopment Commission (“RDC”), and City of Fishers Economic Development Commission (“EDC” and together with the Developer, City, Building Corp. and RDC, the “Parties” and each a “Party”) on the following terms and conditions:

RECITALS

WHEREAS, on or about January 10, 2023, the Parties entered into a Project Agreement concerning a large-scale economic development agreement near the Fishers Event Center (the “Original Agreement”);

WHEREAS, the Original Agreement was superseded and replaced in full by that certain Amended and Restated Project Agreement by and among the Parties dated May 12, 2025 (the “Amended Agreement”);

WHEREAS, since entering into and Closing on the Amended Agreement, the City Bodies have requested certain changes concerning the Additional Crossing Allocation Areas to accommodate another, potential economic development project near the Fishers Event Center;

WHEREAS, Developer has agreed to the City Bodies’ requested changes;

WHEREAS, the requested changes do not change the financial obligations or rights of the Parties;

WHEREAS, unless otherwise specifically stated, capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Amended Agreement; and

WHEREAS, unless specifically amended by reference herein, all remaining terms and conditions of the Amended Agreement shall continue in full force and effect and are hereby ratified and affirmed.

NOW THEREFORE, the foregoing recitals are incorporated into this First Amendment by reference to such recitals and in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The following defined term as set forth in Section 1, **Defined Terms**, of the Amended Agreement shall be replaced in full as follows:

“**Additional Crossing Allocation Areas** shall mean separate and distinct tax allocation areas established by City Bodies pursuant to Ind. Code § 36-7-14 *et seq.*, for the following areas: Parcel 3, and Parcel 5 as depicted on **Exhibit B**.”

“**Reimbursement Amount** shall mean the positive difference, if any, between the estimated, annual, aggregate amount of tax increment for each parcel in the Additional Crossing Allocation Areas as included in **Exhibit J** (collectively, or for each parcel, the “**Additional Estimated Taxes**”), and the annual, aggregate tax increment actually generated by each parcel within the Additional Crossing Allocation Area. For example, if the Project Increment generated for Parcel 3 on May 10, 2028 is \$100,000.00, City shall be liable for a Reimbursement Amount of \$7,953.67 for Parcel 3.”

2. Exhibits B and J shall be replaced in full with Exhibits B and Exhibit J attached hereto and incorporated herein.

3. The Amended Agreement, as amended by this First Amendment, constitutes the entire agreement and understanding of the Parties and supersedes all prior agreements, understandings, letters, negotiations and discussions, whether oral or written, relating thereto. This First Amendment may be executed in separate counterparts, and it shall be fully executed when each party whose signature is required has signed at least one (1) counterpart even though no one (1) counterpart contains the signatures of all of the parties to this First Amendment. Electronic signatures shall have the same force and effect as original signatures. In the event of any conflict or inconsistency between the terms of this First Amendment and the terms of the Original Agreement, the terms of this First Amendment shall govern and control.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the Parties have duly executed this First Amendment pursuant to all requisite authorizations as of the date first above written.

“CITY”

CITY OF FISHERS, INDIANA

By: _____
Scott Fadness, Mayor

Date: _____

“EDC”

**CITY OF FISHERS ECONOMIC
DEVELOPMENT COMMISSION**

By: _____

Its: _____

Date: _____

“RDC”

FISHERS REDEVELOPMENT
COMMISSION

By: _____
Brad Johnson, President

Date: _____

ATTEST:

By: _____
Tony Bonacuse, Secretary

Date: _____

“BUILDING CORP.”

FISHERS TOWN HALL BUILDING
CORPORATION

By: _____
Jay Bangert, President

Attest: _____
Secretary

Exhibit J
Additional Crossing Allocation Areas
Minimum Tax Amount (Per Parcel)

To: Indiana Department of Local Government Finance, Mayor Fadness and Members of the Fishers City Council

From: Brad Johnson, President, Redevelopment Commission

Date: November 24, 2025

Re: Annual Spending Plan of Fishers Redevelopment Commission for Calendar Year 2026

SPENDING PLAN FOR 2026

A. Debt Payments

LR, MN and Yeager - EDC Bonds - Debt Service (B1)	\$ 1,426,000.00
2016 COIT Bonds - DT Debt Service(B2)	\$ 509,400.00
North of North - Debt Service	\$ 1,683,000.00
Nickel Plate North Side	\$ 2,333,000.00
SPF 2019A	\$ 942,445.00
SPF 2019B	\$ 684,000.00
The Depot Refunding	\$ 1,015,000.00
District South	\$ 870,000.00
Stevanato Bond	\$ 1,130,000.00
Yard 2018A	\$ 637,000.00
Yard 2018B	\$ 525,000.00
2019 Stations	\$ 325,000.00
Passthrough Debt Obligations (estimated)	\$ 7,200,000.00

Commented [LS1]: Note, passthrough Yards, and Stations debt not on pro-forma. Treated as a passthrough with no net obligation

Total Debt Payments: \$19,279,845

B. Payments to Eligible Entities for Educational and Training Programs (e.g., School Corporation(s)) (pursuant to IC 36-7-25-7): \$0.00

C. Capital Expenditures Contemplated by the Economic Development Plan(s) or Redevelopment Plan(s), as amended: \$412,950

D. Grants and Contributions

1. Contributions to Local Economic Development Organizations and similar organizations: \$0.00

2. Contributions to local non-profit organizations: \$0.00

3. Grants or loans to enable eligible low-income individuals and families to purchase or lease residential units in a multiple unit residential structure (pursuant to IC 36-7-14-12.2(a)(24)): \$0.00

4. Grants or loans to provide financial assistance to neighborhood development corporations (pursuant to IC 36-7-14-12.2(a)(25)) to permit them to: (A) provide financial assistance for the purposes described in paragraph D4 above; or (B) construct, rehabilitate, or repair commercial property: \$0

5. Other legally permitted grants or loans: \$23,800,000

E. Professional Expenses (legal, accounting, project supervision expenses, and other): \$225,000

F. Expenditures Related to Capital and Operating Expenses for Police or Fire Services (including such things as salaries and benefits, and acquisition of public safety vehicles and equipment): \$0.00

G. Payment of Operating Expenses, Including Employee Expenses (generally payable from non-TIF sources only): \$0.00

H. Expenditures Related to Military Bases (pursuant to IC 36-7-14-12.2(a)(27)): \$0.00

I. Payments Related to Eligible Efficiency Programs (pursuant to IC 36-7-14-39(b)(4)(L)): \$0.00

J. Permissible Reimbursements for Employee Training Expenses of Industrial Facilities (pursuant to IC 36-7-14-39(b)(4)(K)): \$0.00

K. Permissible Reimbursements of the [applicable city, town or county] (pursuant to IC 36-7-14-39(b)(4)): \$0.00

L. Expenditures from Proceeds of Bonds (Including Expenditures for Residential Housing Development Programs), Lease Financings or Tax Anticipation Warrants: \$0.00

M. Expenditures from Property Tax Levy (pursuant to IC 36-7-14-28): \$0.00

N. Expenditures from State or Federal Grants or Loans, Foundation Grants or Loans, or Funds Provided to Redevelopment Commission by Other Political Subdivisions: \$0.00

O. Other Anticipated Expenditures:

- Rent for Master Leases/Buildings → \$1,679,479

TOTAL OF (A)-(O): \$45,172,274

***The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2025 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.**

Examples could include, among others:

(1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;

(2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;

(3) the expenditure of gifts from philanthropic individuals, organizations or business entities;

(4) the expenditure of funds from unanticipated State or federal grants; or

(5) the expenditures of funds to provide matching funds required for unanticipated State or federal grants.

In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions set forth in the Memorandum attached hereto, which provides as follows:

“If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan.”