



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Redevelopment Authority

DATE: 12/8/2025 at 3:00 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/RedevelopmentAuthority.

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. RDA Minutes - 9-15-25

5. Consent Agenda

6. Public Hearings

7. New Business

- a. FRA 01R120825 - Resolution Amending a Lease with the Fishers Redevelopment Commission relating to Certain Road and Trail Improvements and Authorizing a Transfer of Property to the Fishers Town Hall Building Corporation

8. Adjournment

**CITY OF FISHERS REDEVELOPMENT AUTHORITY MEETING (FRA)
September 15, 2025**

REGULAR MEETING:

Mr. Ramage called the Regular meeting to order at 3:00 p.m. A quorum was confirmed.

Members present: Rex Ramage and Beth Gehlhausen. Rich Forslund did not attend.

Others present: Megan Baumgartner and Reid Pittard, Economic Development, Lisa Bradford and Lawrence Summers from Controller's Office, Dustin Meeks, Paul Walters, and Kay Prange. Matthew Branz, 9446 Ashlake Lane, attended also.

Quorum and proper public notice of the meeting was confirmed.

Meeting minutes from the 6-9-25 meeting were approved by Consent.

The following items did not require a Public Hearing.

Business Action Item:

FRA 01R091525 – Resolution Amending Issuance of Bonds to Authorize BANS for the Community Center

Dustin Meeks explained that it is prudent to authorize interim Financing of 1 or 2 years considering the interest rate fluctuations, using Bond Anticipation Notes. This Resolution would allow for that.

Ms. Gehlhausen made a Motion to approve, which was seconded by Mr. Ramage. The Motion was approved 2-0.

FRC 02R091525 - Resolution Amending Series 2020 Series B Lease

Dustin Meeks explained that the leased premises is not needed to be that big.

Ms. Gehlhausen made a Motion to approve, which was seconded by Mr. Ramage. The Motion was approved 2-0.

FRC 03R091525 – Resolution approving Lease and Issuance of Bonds

Dustin Meeks explained that the lease of the 106th portion and the Allisonville portion provides the backing for the Bonds.

Ms. Gehlhausen made a Motion to approve, which was seconded by Mr. Ramage. The Motion was approved 2-0.

Meeting adjourned at 3:20 p.m.

RESOLUTION NO. FRA 01R120825

RESOLUTION OF THE FISHERS REDEVELOPMENT AUTHORITY AMENDING A LEASE WITH THE FISHERS REDEVELOPMENT COMMISSION RELATING TO CERTAIN ROAD AND TRAIL IMPROVEMENTS IN THE CITY OF FISHERS, INDIANA AND AUTHORIZING A TRANSFER OF PROPERTY TO THE FISHERS TOWN HALL BUILDING CORPORATION

WHEREAS, the City of Fishers Redevelopment Authority (the “Authority”) has been created pursuant to IC 36-7-14.5 as a separate body corporate and politic, and as an instrumentality of the City of Fishers, Indiana (the “City”) to finance local public improvements for lease to the City of Fishers Redevelopment Commission (the “Commission”); and

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

WHEREAS, to facilitate the financing and construction of certain local public improvements within the City, it is necessary for the Authority to convey certain real property in the City currently owned by the Authority to the Fishers Town Hall Building Corporation (the “Corporation”).

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

1. The Authority 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 Authority.

4. The Authority hereby authorizes the disposition to the Corporation of such portions as are under the ownership of the Authority of the real property identified as the “Leased Premises” under that certain Public Lease Agreement among the Corporation, as lessor and the Commission, as lessee, dated as of April 29, 2024, as amended by that certain First Amendment to Public Lease, among the Corporation, as lessor, and the Commission, as lessee, dated as of November 24, 2025.

5. Each officer of the Authority 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.

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

ADOPTED the 8th day of December, 2025.

CITY OF FISHERS REDEVELOPMENT
AUTHORITY

President

Vice President

Secretary-Treasurer

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.