



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Redevelopment Commission

DATE: 1/26/2026 at 4:30 PM

ADDRESS: Microsoft Teams,

,,

Microsoft Teams

[Join the meeting](#)

Meeting ID: 273 976 443 324 85

Passcode: JC346wv2

Dial in by phone

1-317-939-6525

Phone conference ID: 276 242 168#

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. 12-29-25

5. Consent Agenda

- a. 1-26-26

6. Public Hearings

- a. Resolution R0102626 - To approve the appraisals for the 9065/9605 South Street and 11425 Lantern Road Properties
- b. Amending Resolution 111025A accepting transfer of Bond Proceeds

7. New Business

8. Meeting Adjournment

**CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC) MEETING MINUTES
FISHERS MUNICIPAL CENTER- NICKEL PLATE CONFERENCE ROOM
December 29, 2025**

EXECUTIVE SESSION – Executive Session was held.

REGULAR MEETING:

Mr. Johnson called the Regular meeting to order at 4:47p.m. A quorum and proper notice of the meeting were confirmed.

FRC members present: Brad Johnson, Anderson Schoenrock, Damon Grothe and Dan Canan were present. Tony Bonacuse was absent. Others present: Rob McMurray, Megan Baumgartner, Jennifer Messer, Reid Pittard, Lawrence Summers and Kelly Lewark.

Approval of Previous Minutes:

Mr. Canan made a motion to approve the minutes of the 11/24/25 meeting, seconded by Mr. Schoenrock. The Motion approved, 4-0.

Consent Agenda:

Approval of Claims: Mr. Grothe made a motion to approve the 12/29/25 Claims, seconded by Mr. Schoenrock. The Motion was approved, 4-0.

New Business:

R0122925 – Resolution approving Settlement, Release of Claims and Test Kitchen Use Termination Agreement

Megan Baumgartner presented the resolution. The agreement terminates the Test Kitchen Use Agreement with Howe Brown, LLC. It has been difficult for Howe Brown to profitably operate the Test Kitchen. They have agreed to move out 11 mos. prior to the conclusion of the agreement term and have agreed to work with the next operator for a smooth transition. The City has negotiated a one-time \$10,000 payment to Howe Brown.

Mr. Schoenrock made a Motion to approve, seconded by Mr. Canan. The Motion was approved, 4-0.

R0122925A – Resolution Approving Test Kitchen Use Agreement

Megan Baumgartner presented the resolution. This agreement retains Kelsey Murphy to operate the Test Kitchen. Ms. Murphy is a Master Chef winner and owner of Clutch Kitchen. The key terms of the agreement are: (a) 36 mos. term; (b) TI improvements in max. amount of \$250,000.00; (c) \$1,000.00 rent during construction; (d) \$2,500.00 rent after construction through 2026; (e) \$5,000.00 rent during remainder of Term; (f) 1.5% contribution of gross sales throughout the Term; and (g) Contractor pays all utilities and other costs.

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

R0122925B- Resolution Approving Real Estate Purchase Agreements

Megan Baumgartner and Reid Pittard presented the resolution. This resolution approves purchasing the following real estate in the Nickel Plate District subject to later approval of the appraisals for the properties: (a) 11425 Lantern Road (\$1,300,000.00); and (b) 8605 and 8065 South Street (\$3,000,000.00).

Mr. Canan made a Motion to approve, seconded by Mr. Schoenrock. The Motion was approved, 4-0.

Lawrence Summers presented the annual TIF Password Letter.

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

Meeting adjourned at 5:02 p.m.

**Fishers Redevelopment Commission
Claim Docket 1/26/26**

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

Total \$0.00

President, Redevelopment Commission 1/26/2026
Date

Secretary, Redevelopment Commission 1/26/2026
Date

Lisa Bradford, City Controller 1/26/2026
Date

**Fishers Redevelopment Commission
Consent Agenda Claims 1/26/26**

Visionary Cove LLC	2/26 Launch Rent	\$	62,528.00
Cage Campus LLC	2/26 IoT Rent	\$	14,327.83
CVK LLC	2/26 Meyer Najem Rent	\$	37,773.94
Regions Bank	2016A Downtown Debt Service	\$	713,000.00
Regions Bank	2018C North of North Debt Service	\$	840,000.00
Argent Institutional Trust Company	2020 Fishers Station Refunding Debt Service	\$	507,500.00

\$ 2,175,129.77

RESOLUTION NO: R0102626

RESOLUTION AUTHORIZING ACQUISITION OF REAL PROPERTIES (11425 LANTERN ROAD & 8065/8605 SOUTH STREET)

WHEREAS, the City of Fishers (“City”) Redevelopment Commission (the “Commission”), a commission of the City authorized and existing pursuant to Ind. Code § 36-7-14 *et. seq.* (the “Act”), has previously approved purchase agreements for the following three (3) parcels of real property: (1) 11425 Lantern Road, Fishers, Indiana 46038 (the “Lantern Road Property”); (2) 8065 South Street, Fishers, Indiana 46038; and (3) 8605 South Street, Fishers, Indiana (jointly (2) and (3) the “South Street Properties”, and together with the Lantern Road Property, the “Properties”);

WHEREAS, consistent with the Act, the Commission obtained two independent appraisals of fair market value for the Properties;

WHEREAS, the purchase price for the Lantern Road Property does not exceed the average of the appraisals; and

WHEREAS, the purchase price for the South Street Properties exceeds the average of the appraisals.

NOW, THEREFORE, BE IT RESOLVED by the City of Fishers Redevelopment Commission meeting in regular session as follows:

Section 1. The Commission hereby approves the acquisition in fee of the Properties.

Section 2. Consistent with and pursuant to the Act, the Commission specifically authorizes the acquisition of the South Street Properties, notwithstanding that the purchase price for the South Street Properties exceeds the average of two appraisals for such South Street Properties.

Section 3. The President of the Commission is hereby authorized to execute all documents necessary to effectuate the intent of this Resolution.

Section 4. This Resolution shall be in full force and effect from and upon its adoption.

ALL OF WHICH IS RESOLVED by the City of Fishers Redevelopment Commission, Hamilton County, Indiana this ____ day of January __, 2026

**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: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038.

RESOLUTION NO. 124025

RESOLUTION OF THE DIRECTORS OF THE FISHERS TOWN HALL BUILDING CORPORATION AMENDING RESOLUTION 111025A ACCEPTING TRANSFER OF BOND PROCEEDS TO BE USED FOR THE PERMITTED PURPOSES

WHEREAS, at its regularly scheduled and duly noticed meeting on November 10, 2025, the Fishers Town Hall Building Corporation (the “FTHBC”) approved Resolution No. 111025A – Resolution Of The Directors Of The Fishers Town Hall Building Corporation Accepting Transfer Of Remaining Bond Proceeds To Be Used For The Permitted Purposes (the “Original FTHBC Resolution”);

WHEREAS, the Original FTHBC Resolution approved accepting Remaining Proceeds of a Bond approved by the Common Council (the “Common Council”) of the City of Fishers, Indiana (the “City”) on September 15, 2025, pursuant to 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 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, now, a portion of the Remaining Proceeds in the total amount of \$1,980,000.00 (the “Real Estate Acquisition Funds”) will be transferred to the FTHBC from the Fishers Redevelopment Commission (the “Commission”) pursuant to Resolution No. 112425 ___ - Resolution Of The Fishers Redevelopment Commission Approving Grant Agreement And Transferring Real Estate Acquisition Funds To The Fishers Town Hall Building Corporation ;

WHEREAS, the Remaining Proceeds will be used for the Permitted Purposes previously approved by the Commission and the City, and specifically, to acquire two parcels of real estates, (1) 8645 South Street, Fishers, Indiana 46038 and (2) 9001 Maynard Lane, Fishers, Indiana 46037 (jointly, the “Parcels”);

WHEREAS, any portion of the Real Estate Acquisition Funds not used by the Corporation to acquire the Parcels shall be used consistent with the Permitted Purposes previously approved by the City, the Commission and the Corporation; and

WHEREAS, capitalized terms used but not defined herein shall be used with the meaning set forth in the Original FTHBC Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE FISHERS TOWN HALL BUILDING CORPORATION, meeting in regular session as follows:


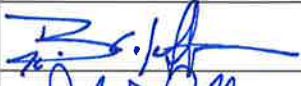

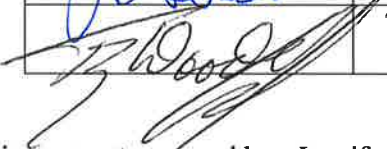
Section 1. The Corporation hereby approves the Grant Agreement attached hereto and incorporated here as **Exhibit A** (the “Grant Agreement”) and accepts transfer of the Real Estate Acquisition Funds from the Commission to purchase the Parcels.

Section 2. Any portion of the Real Estate Acquisition Funds not used by the Corporation to acquire the Parcels 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 Directors of the Fishers Town Hall Building Corporation this 24th day of November, 2025.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	Jay Bangert, Member		
	Rich Block, Member		
	Joe Eaton, Member		
	Ben Jefferis, Member		
	Josh Richardson, Member		
	Troy Woodruff, Member		

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