

APPROVED
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 Passthrough 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.