



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Town Hall Building Corporation Meeting

DATE: 1/8/2024, at 4:00 PM

DIRECTIONS: Pavilion Conference Room, 10 Municipal Drive, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

- 1. Call to Order**
- 2. Confirmation of Quorum and Proper Notice of Meeting**
- 3. Consent of Previous Meeting Minutes**
 - a. 12-11-2023
- 4. Elections**
- 5. MJC AMENDMENT**
 - a. Amendment
- 6. New Business - Fishers Event Center Update**
- 7. Adjournment**

MEETING OF THE FISHERS TOWN HALL BUILDING CORPORATION
THBC 12/11/23

Commenced at 4:00

Quorum Confirmed and Notice Confirmed

In attendance:

Jay Bangert

Rich Block

Troy Woodruff

Joe Eaton

Ben Jefferis

Josh Richardson was not present.

Also in attendance: Megan Baumgartner, Elliott Hultgren, Jennifer Messer, Jordan Willy, Mitch List, Chris Whittemore, John Stockholm, Lisa Bradford, Lawrence Summers, Kay Prange

Approval of minutes:

Minutes from 10-23-23 meeting approved by consent 5-0

Union/Crossing Project Agreement

Megan Baumgartner presented the project, which went to City Council last month. The site plan for the mixed-use development was reviewed.

Mr. Bangert asked for a Motion. Mr. Jefferis made a motion to approve, seconded by Mr. Block. The Motion was approved, 4-0. Mr. Woodruff made a motion to approve the Loan Agreement, seconded by Mr. Eaton. The Motion was approved, 5-0.

Lease Agreement for Rebar Techway

Megan Baumgartner presented the lease agreement. This is a 24-month lease for the Fishers Health Department.

Mr. Bangert asked for a Motion. Mr. Woodruff made a Motion to approve, seconded by Mr. Block. The Motion was approved, 5-0.

Amended Agreement for ASM for FF & E procurement. For discussion only- no vote was taken.

New Business –

a. Fishers Event Center Update

Elliott Hultgren and Mitch List of ASM gave updates on booking progress, narrowing down the parking vendor, hiring, the professional Women's Volleyball team, seating, and Chris Whittemore gave an update on construction. John Stockholm was introduced as Director of F & B.

Meeting Adjourned at 4:35.

SECOND AMENDMENT TO PROJECT AGREEMENT (MCJ)

THIS SECOND AMENDMENT TO PROJECT AGREEMENT is executed this _____ day of _____, 2024 (“Second Amendment”), by and among MJC Holdings LLC (“Developer”), the City of Fishers, Hamilton County, Indiana (“City”), the Fishers Town Hall Building Corporation, (“Building Corp.”), and the City of Fishers Redevelopment Commission, (the “Commission” and together with the City, Building Corp. and Developer, the “Parties” and each a “Party”) as follows:

RECITALS

WHEREAS, on or about September 19, 2022, the Parties entered into that certain Project Agreement for Developer to develop and construct the Project on the Office Site, among other rights and obligations, which project agreement was amended by that certain First Amendment to Project Agreement dated October 9, 2023 (as amended, the “Project Agreement”);

WHEREAS, the Project Agreement set an Outside Closing Date of on or about December 31, 2023 for Closing on the Project;

WHEREAS, the Developer has requested an extension of the Outside Closing Date, and the City, Building Corp. and Commission desire to approve the requested extension;

WHEREAS, unless provided herein, this Second Amendment does not otherwise change the obligations of the Developer, or the incentives provided by the City, Commission or Building Corp.;

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

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

NOW THEREFORE, the foregoing recitals are incorporated into this Second 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, and the Parties agree as follows:

1. Section 3 of the Project Agreement, Definitions, shall be replaced in part as follows:

“**Closing Date** shall mean the date of Closing which date shall be no later than the Outside Closing Date.”

“Outside Closing Date shall mean March 1, 2024, unless otherwise mutually agreed by the Parties in writing.”

CITY OF FISHERS, INDIANA

By: _____
Scott Fadness, Mayor

**CITY OF FISHERS REDEVELOPMENT
COMMISSION**

By: _____
Damon Grothe, President

Attest: _____
Anderson Shoenrock, Vice-President

**FISHERS TOWN HALL BUILDING
CORPORATION**

By: _____
Jay Bangert, President

“Developer”

MJC Holdings LLC

By: _____

Printed: _____

Title: _____