CITY OF FISHERS AGENDA

BOARD/COMMISSION: Redevelopment Commission Meeting
DATE: 9/5/2023, at 4:00 PM
DIRECTIONS: Fishers 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.

Executive Session:
To conduct interviews and negotiations with industrial and commercial prospects or agents for industrial or commercial prospects under Indiana Code § 5-14-1.5-6.1(b)(4)

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. 7-13-23
5. **Approval of Claims**
   a. 9-5-23
6. **Public Hearings**

a. FRC 01R090523- Confirmatory Resolution for the Professional Sports and Convention Development Area –

b. FRC 02R090523- Declaratory Resolution for the District South Allocation Area

c. RDC Annual Report 12.31.22

d. FRC 03R090523- Miebach EDA

7. Old Business

8. New Business

9. Meeting Adjournment

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC) MEETING MINUTES
July 13, 2023

EXECUTIVE SESSION – Executive Session was not held.

REGULAR MEETING:
Mr. Grothe called the Regular meeting to order at 4:00 p.m. A quorum and proper notice of the meeting were confirmed.

FRC members present: Damon Grothe, Brad Johnson, Dan Canan, Tony Bonacuse. Anderson Schoenrock was not present.

Others present: Megan Baumgartner, Jordin Alexander, Elliott Hultgren, Lawrence Summers, Lisa Bradford, Jennifer Messer, Jordan Willy, Kay Prange

Meeting Minutes: Mr. Johnson made a motion to approve the minutes from the June 1, 2023, meeting, seconded by Mr. Bonacuse. Motion approved, 4-0.

Approval of Claims: Mr. Canan made a motion to approve the June 1, 2023, claims, seconded by Mr. Bonacuse. Motion approved, 4-0.

FRC 05R071323 - Professional Sports and Convention Development Area Declaratory Resolution
Jordin Alexander presented the PSDA plan to establish a special tax district within Fishers for eligible facilities, such as Hotels, re-allocating proceeds to debt service for the event center instead of going to the State. Next step is City Council, then back to RDC with a Public Hearing and Confirmatory Resolution.
Elliott Hultgren added details on the debt service.
Mr. Grothe asked for a Motion. Mr. Bonacuse made a Motion to approve, seconded by Mr. Johnson. The Motion was approved, 4-0.

Veridus / Fishers Life Sciences Master Detention
The Veridus proposal is for the Life Sciences Park, authorizing payment for new structures within the detention pond area.
Mr. Grothe asked for a Motion. Mr. Canan made a Motion to approve, seconded by Mr. Bonacuse. The Motion was approved, 4-0.

FRC 01R071323 – CityView Project Agreement
Megan Baumgartner presented the CityView project. It will be located at Lantern and 116th. This is an 84 unit rental project which is age restricted to 55+. City-backed developer bonds.
Mr. Grothe asked for a Motion. Mr. Canan made a Motion to approve, seconded by Mr. Bonacuse. Mr. Johnson abstained. The Motion was approved 3-0.

FRC 02R071323 - District South Project Agreement

Megan Baumgartner presented the District South project, which is on South Street, directly south of FIB. The Annex Group, a real estate developer, will locate there and small business studios and multi-family housing will also be included. There will be city-backed TIF bonds with a minimum taxpayer agreement.

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

FRC 03R071323 - OnPoint Project Agreement

Removed from agenda, approved in 6-1-23 meeting.

FRC 04R071323 - SpokeNote EDA

Megan Baumgartner presented the EDA for John Weschler's company. Training grants are included.

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

Old Business / New Business: None

The meeting adjourned at 4:45 p.m.

Fishers Redevelopment Commission
Claim Docket 9/5/23

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

Total **$0.00**

9/5/2023
President, Redevelopment Commission — Date

9/5/2023
Secretary, Redevelopment Commission — Date

9/5/2023
Lisa Bradford, City Controller — Date

Fishers Redevelopment Commission
Consent Agenda 9/5/23

Regions Bank	2018B Annual Fees	$	2,500.00
Hamilton County Treasurer	15-1-02-02-003-001.000 Balance	$	29,654.40
Switch Offices LLC	August 2023 Vacant Rent	$	911.48
Switch Offices LLC	August 2023 Mojo Up Subsidy	$	293.75
Hageman Investments	Rebar 9/23 Rent	$	10,500.00
CVK LLC	Meyer Najem 9/23 Rent	$	35,675.81
Onpoint Hub & Spoke	Hub & Spoke 9/23 Rent	$	38,172.03
Morphey Construction	IOT/Technology Ln Parking	$	141,004.70
List Biotheraputics	Pond Work	$	117,300.52
Regions Bank	2017C Annual Fees	$	750.00
Regions Bank	2017A1 Annual Fees	$	750.00
Baker Tilly	Continuing Disclosure Services	$	13,580.25
Regions Bank	2017B Annual Fees	$	750.00
Regions Bank	Saxony Bonds Annual Fees	$	6,000.00
		$	**397,842.94**

RESOLUTION NO. FRC 01R090523

A RESOLUTION OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION CONFIRMING THE DESIGNATION OF A CERTAIN AREA AS A PROFESSIONAL SPORTS & CONVENTION DEVELOPMENT AREA, APPROVING A PLAN FOR SAID AREA, AND RELATED MATTERS THERETO

WHEREAS, in accordance with Ind. Code §36-7-31.3 *et. seq.*, (the "Professional Sports Development Act"), the City of Fishers, Hamilton County, Indiana (the "City") may establish a Tax Area by resolution before January 1, 2024, in accordance with the Professional Sports Development Act;

WHEREAS, in accordance with the Professional Sports Development Act, the Tax Area is a special taxing district authorized by the general assembly to enable the designating body to provide special benefits to taxpayers in the Tax Area by promoting economic development that is of public use and benefit;

WHEREAS, Section 9 of the Professional Sports Development Act provides that a Tax Area may be initially established by resolution in accordance with the Professional Sports Development Act and the procedures set forth for the establishment of an economic development area under Ind. Code §36-7-14, as amended (the "Redevelopment Act");

WHEREAS, on July 13, 2023, the City of Fishers Redevelopment Commission (the "Commission"), governing body of the City of Fishers Department of Redevelopment (the "Department") and the City of Fishers Redevelopment District, approved and adopted its resolution entitled "A Resolution of the City of Fishers Redevelopment Commission Designating and Declaring a Certain Area as a Professional Sports & Convention Development Area, Approving a Plan for Said Area, and Related Matters Thereto" (the "Declaratory Resolution");

WHEREAS, the Declaratory Resolution designated and declared a certain area as the Fishers Professional Sports & Convention Development Area (the "PSC Development Area") as a Tax Area, designated certain facilities on certain facility sites within the PSC Development Area, allocated certain Covered Taxes attributable to certain taxable events or Covered Taxes earned in the PSC Development Area, and approved the Plan (as defined in the Declaratory Resolution) as a plan for such area;

WHEREAS, on August 2, 2023, the City of Fishers Plan Commission (the "Plan Commission") approved and adopted a resolution (the "Approving Order") approving the Declaratory Resolution and Plan, and determining that the Declaratory Resolution and Plan conform to the plan of development for the City, and submitted the Approving Order to the Common Council of the City of Fishers (the "City Council");

WHEREAS, pursuant to Sections 16 and 41 of the Redevelopment Act, the City Council on August 21, 2023, adopted a resolution which approved the Declaratory Resolution, Plan, and the Approving Order in all respects, including all findings, determinations, designations, and approving and adopting actions contained therein;

WHEREAS, the Commission has received the written orders of approval as required by Section 17(a) of the Redevelopment Act;

WHEREAS, pursuant to Section 17 of the Redevelopment Act, the Commission caused to be published a Notice of Public Hearing with respect to the Declaratory Resolution, filed a copy of said Notice in the offices of all departments, bodies or officers of the City having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits;

WHEREAS, at the hearing (the "Public Hearing") held by the Commission on September 5, 2023, the Commission heard all persons interested in the proceedings and considered any written remonstrances that were filed and all evidence presented;

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed capital improvement in the Plan and confirming the Declaratory Resolution, in accordance with Section 17 of the Redevelopment Act; and

WHEREAS, all capitalized terms not otherwise defined herein shall have the meaning ascribed to them under the Professional Sports Development Act or Redevelopment Act, as applicable.

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

1. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution.

2. The Declaratory Resolution is hereby confirmed.

3. This Resolution constitutes final action, pursuant to Section 17(d) of the Redevelopment Act, by the Commission determining the public utility and benefit of the proposed capital improvement and confirming the Declaratory Resolution.

4. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Sections 17(d) of the Redevelopment Act.

Adopted the 5th day of September, 2023.

CITY OF FISHERS REDEVELOPMENT COMMISSION

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President

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Vice President

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Secretary

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Member

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Member

This instrument prepared by: Christopher P. Greisl, Barnes & Thornburg, LLP, 11 South Meridian Street, Indianapolis, IN 46204

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." /s/ Christopher P. Greisl

RESOLUTION NO. FRC 02R090523

RESOLUTION OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED FISHERS/I-69 ECONOMIC DEVELOPMENT AREA AND APPROVING AN AMENDMENT TO THE DEVELOPMENT PLAN FOR SAID AREA

WHEREAS, the City of Fishers Redevelopment Commission (the "Commission"), governing body of the City of Fishers Department of Redevelopment (the "Department"), previously adopted and amended resolutions (collectively, the "Declaratory Resolution") establishing and expanding an economic development area known as the "Consolidated Fishers/I-69 Economic Development Area" (the "Area"), designating certain portions of the Area as "allocation areas" for purposes of Section 39 of the Act (collectively, the "Allocation Areas"), which Allocation Areas include, among others, an allocation area designated as the Downtown Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the "Plan"), pursuant to Indiana Code 36-7-14, as amended (the "Act"); and

WHEREAS, the Commission now desires to further amend the Declaratory Resolution, pursuant to Sections 15-17.5 of the Act, to (i) remove the area described on Exhibit A attached hereto from the Downtown Allocation Area, (ii) designate the area described on Exhibit B attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the District South Allocation Area (the "District South Allocation Area"), and (iii) amend the Plan as described in Exhibit C attached hereto (the "Plan Amendment") (clauses (i), (ii), and (iii), collectively, the "Amendments"); and

WHEREAS, the Commission has thoroughly studied that portion of the City of Fishers, Indiana (the "City") described on Exhibit A, and Exhibit B attached hereto; and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the District South Allocation Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the District South Allocation Area, the parts of the District South Allocation Area to be devoted to public ways, levees, sewerage, and other public purposes under the Plan as amended herein, and lists of the owners of any parcels proposed to be acquired, together with an estimate of the cost of acquisition and redevelopment; and

WHEREAS, the Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of "economic development areas" and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17.5, 39, 41, and 43 of the Act to the Amendments.

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

1. The Amendments promote significant opportunities for the gainful employment of its citizens, attract major new business enterprises to the City, retain and expand significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of conditions that lower the value of the land below that of nearby land, lack of development, age, and other similar conditions, including without limitation the cost of the projects contemplated by the Amendments.

3. The public health and welfare will be benefited by accomplishment of the Amendments, and it will be of public utility and benefit to amend the Declaratory Resolution and the Plan as set forth herein.

4. The accomplishment of the Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Plan Amendment conforms to the plan of development for the City.

6. The Plan Amendment does not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the District South Allocation Area. If in the future, the Department proposes to acquire specific parcels of land, the required procedures under the Act will be followed.

7. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan Amendment, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

8. The Commission hereby adopts the specific findings set forth in the Plan Amendment, and the Plan Amendment is hereby in all respects approved. The secretary of this Commission is hereby directed to file a copy of the Plan Amendment with the minutes of this meeting.

9. The area described on Exhibit A hereto is hereby removed from the Downtown Allocation Area effective as of the assessment date of January 1, 2023.

10. The Declaratory Resolution is hereby amended to hereby designate the area described in Exhibit B hereto as a separate "allocation area" pursuant to Section 39 of the Act, to be known as the "District South Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the District South Allocation Area hereby designated as the "District South Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

11. The allocation provisions in Section 10 hereof shall apply to all of the District South Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the District South Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit C hereto. The base assessment date for the District South Allocation Area is January 1, 2023.

12. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and subject to the Act, the allocation provisions herein shall expire on the date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the District South Allocation Area.

13. The Commission hereby finds and determines that the foregoing Amendments to the Declaratory Resolution and the Plan (as described in Sections 1-12 above) are reasonable and appropriate when considered in relation to the original Declaratory Resolution and Plan and the purposes of the Act, and that the Declaratory Resolution and Plan, with the proposed Amendments, conform to the comprehensive plan for the City.

14. Except as set forth above, the terms of the Declaratory Resolution remain in full force and effect.

15. This Resolution, together with any supporting data and together with the Plan Amendment, shall be submitted to the Plan Commission and the Common Council as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

16. The officers of the Commission are hereby authorized to publish notice of such meetings and hearings as are necessary to carry out the purposes of this Resolution and the Plan, and to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 5th day of September, 2023.

CITY OF FISHERS REDEVELOPMENT COMMISSION

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President

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Vice President

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Secretary

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Member

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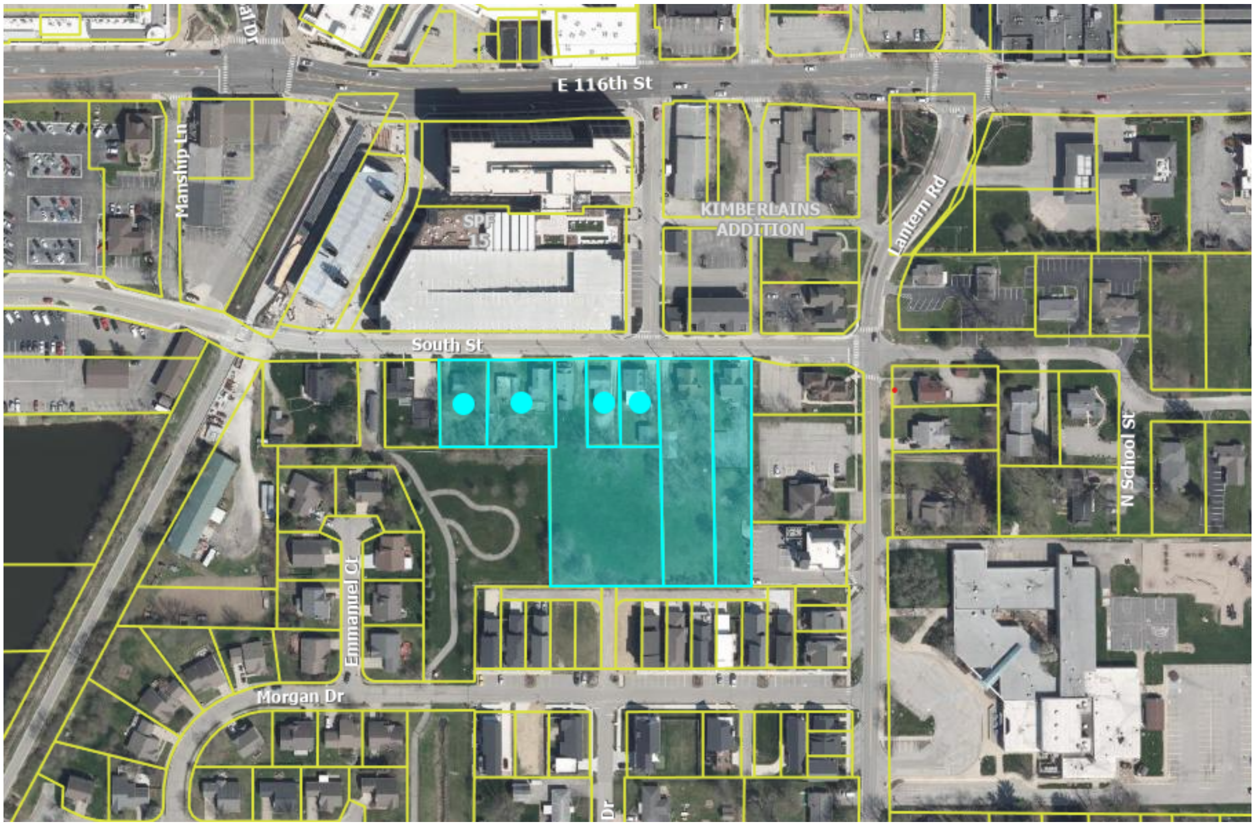
Member

EXHIBIT A

Area to be Removed from the Downtown Allocation Area

The area identified in light blue in the below map is to be removed from the Downtown Allocation Area

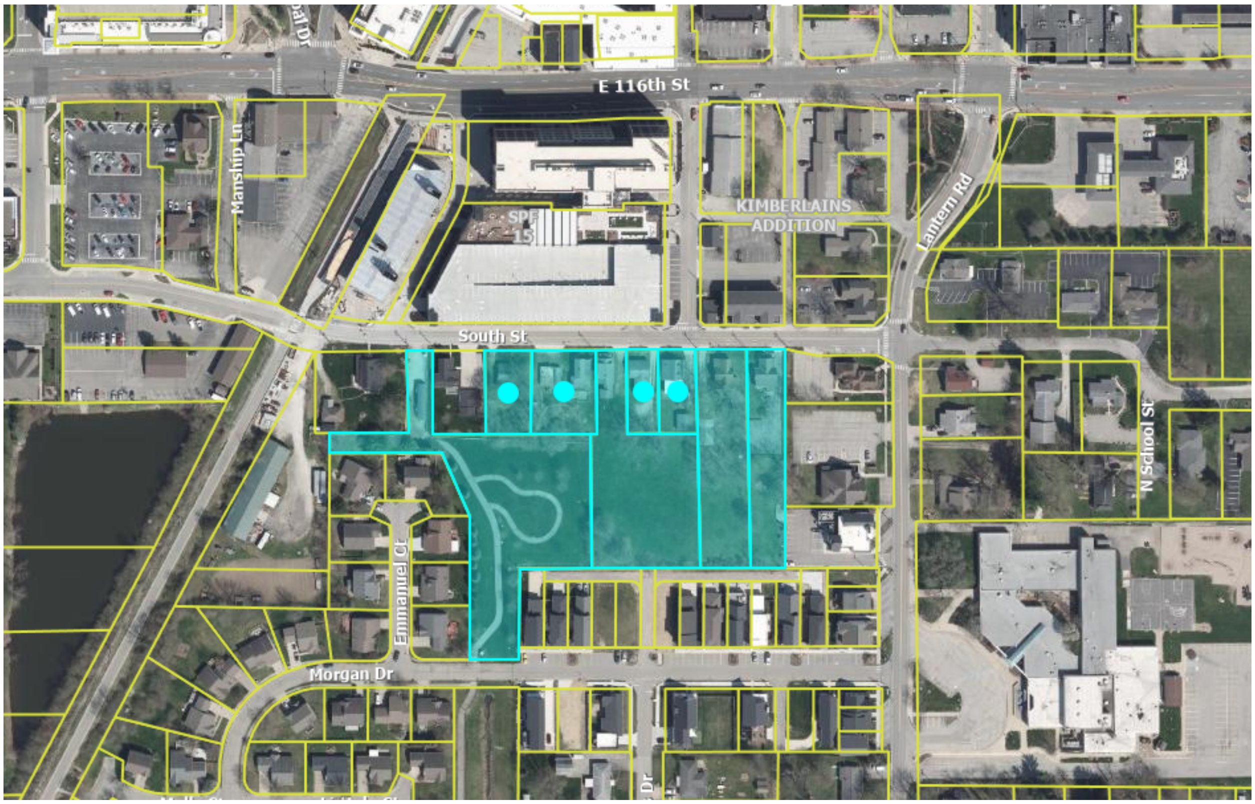


Parcel No.	15-14-01-02-02-005.000
	15-14-01-02-02-006.000
	15-14-01-02-02-007.000
	15-14-01-02-02-008.000
	15-14-01-02-02-009.000
	15-14-01-02-02-010.000
	15-14-01-02-02-011.000

EXHIBIT B

Area to be Designated as the District South Allocation Area

The area identified in light blue in the below map is to be designated as the District South Allocation Area.



Parcel No.	15-14-01-02-02-005.000
	15-14-01-02-02-006.000
	15-14-01-02-02-007.000
	15-14-01-02-02-008.000
	15-14-01-02-02-009.000
	15-14-01-02-02-010.000
	15-14-01-02-02-011.000
	15-14-01-02-12-001.000

EXHIBIT C

Plan Amendment

To foster economic development in the City, the City of Fishers, Indiana, the Fishers Economic Development Commission, the City of Fishers Redevelopment Commission, and, Rebar South Street, LLC (the "Developer") entered into an Economic Development Agreement (the "Economic Development Agreement"), with respect to the development of the District South Allocation Area. Pursuant to the Economic Development Agreement, the Developer has committed to invest approximately $23,000,000 to pay the costs of the acquisition, construction, renovation and equipping of a new mixed-use development, including multi-family residential units and commercial and office spaces all to be located in the District South Allocation Area (the "Project"). The Project will be constructed on land owned by the Developer and the City. The City and the Commission have agreed to assist the completion of the Project through the payment of certain costs of the Project from the proceeds of bonds payable from the tax increment revenues from the District South Allocation Area and other legally available revenues (the "Bonds"). Based on the findings below, the Amendments to the Plan provide for creation of the District South Allocation Area, the completion of the Project, and the issuance of the Bonds, all as further described in the Economic Development Agreement.

Statutory Findings.

The Amendments meet the following required findings under the Act:

(i) *The Amendments promote significant opportunities for the gainful employment of the citizens of the City, attract new business enterprise to the City, retain or expand a business enterprise existing in the City, or meet other purposes of Sections 2.5, 41 and 43 of the Act.*

The Amendments allow for the completion of a mix of commercial and office spaces, which will add needed commercial space in the downtown area of the City. The Developer has already secured tenant commitments which will bring more than eighty (80) full time employee roles in the new commercial space. Additionally the development has space for a range of other businesses that will employ citizens of the City. The construction of multi-family housing will further attract new families and residents to the City, providing an additional contribution to the local economy.

(ii) *Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.*

The land in the District South Allocation Area has lagged behind surrounding properties in scale and quality of development as the downtown area of the City has rapidly developed to more intensive uses. By facilitating the Project under the Economic Development Agreement, the Amendments enable the use of land in the District South Allocation Area that was previously underdeveloped and provide the required incentives which are necessary for development commensurate to the surrounding area.

(iii) The public health and welfare will be benefited by accomplishment of the Amendments.

By providing required support of the Project, the Amendments create new opportunities for employment through the new commercial development, and as a result will also benefit the public health and welfare for the citizens of the City.

(iv) The Amendments will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.

As described above, the Project contemplated by the Amendments will be of public utility and benefit by creating jobs through new commercial development, and the new development created by the Project will increase the property tax base.

(v) The Plan, as amended by the Amendments conforms to other development and redevelopment plans for the City.

The Plan, as amended by the Amendments, conforms with the intended development of the Area as prescribed by the City of Fishers Plan Commission.

(vi) The Amendments are reasonable and appropriate when considered in relation to the original Declaratory Resolution and Plan and the purposes of the Act.

The Amendments and the completion of the Project are consistent with the existing Plan which contemplates commercial development in the area of the District South Allocation Area and the use of tax increment allocation areas and bonds to finance infrastructure, real property acquisition, real property improvements, and equipment throughout the Economic Development Area.

(vii) The designation of the District South Allocation Area will result in new property taxes that would not have been generated but for the adoption of the allocation provision.

The designation of the District South Allocation Area allows for the capture of tax increment revenues from the Project, and the use of those revenues to pay debt service on the Bonds, which finance portions of the Project. The Developer has expressed to the Commission that without such use of the tax increment revenues, the Project would not be completed and the additional tax revenue resulting from the Project would not be generated.

Calendar Year 2022

Annual Report – Tax Increment Financing

FISHERS REDEVELOPMENT COMMISSION

The Fishers Redevelopment Commission was created to serve the city for the purpose of reviewing redevelopment proposals for underdeveloped and blighted areas.

Contents

Fishers Redevelopment Commission ("FRDC") Background

What is the FRDC?

The FRDC is a body of five citizens that reviews and acts on redevelopment activities as defined by Indiana Code 36-7-14. These activities can include acquiring real property; laying out and constructing public improvements such as infrastructure and parks; rehabilitating, maintaining or demolishing real property; disposing of property; and making payments required or authorized for bonds and redevelopment activities in Fishers (the "City").

In addition, the FRDC authorizes the issuance of bonds for redevelopment districts (The "District"), in the name of the City, in anticipation of revenues of the District and to use the proceeds of such bonds to acquire and redevelop property in the Economic Development Area ("EDA"). A redevelopment commission is charged with finding ways to address areas needing redevelopment in the manner that best serves the social and economic interests of the unit and its inhabitants. They also consider the authorization of Tax Increment Financing ("TIF") districts.

Who are the members?

- Five citizens are appointed to be members of the FRDC. Two members are appointed by the City Council and the remaining three members are appointed by the Mayor. There is an additional non-voting member that is appointed by the Hamilton Southeastern School Board. Each member's term is one year in length and expires on January 1 of each year. The following are the 2021 Members of the FRDC:
  - Tony Bonacuse (President)
  - Damon Grothe (Vice President)
  - Anderson Schoenrock (Secretary)
  - Brad Johnson
  - Dan Canan
  - Brad Boyer (School Board Representative)

- The daily operations of the FRDC are handled by City employees primarily from the Controller's Department and Economic Development Department at no cost to the FRDC. The following employees are primarily responsible for FRDC functions:
  - Megan Baumgartner (Economic and Community Development Director)
  - Jordin Willy (Assistant Director of Economic Development)
  - Lisa Bradford (City Controller)
  - Lawrence Summers (Senior Controller, Economic Development)

When was it created?

The FRDC was created in March of 1989 out of a growing need for redevelopment.

Why is it important?

The FRDC is vital to the City's development for its ability to create TIF districts to spur development activity in certain areas and to pledge TIF revenues toward the repayment of debt incurred for redevelopment purposes. The FRDC authorizes the issuance of debt in the redevelopment district. Statutory debt for the redevelopment district is based on the assessed value of the district which is the same as the City's assessed value. In addition, the FRDC acts as an oversight committee for the City to investigate, study, and select areas that need redevelopment or economic development.

Where does the FRDC have jurisdiction?

The FRDC's jurisdiction is congruent with the City of Fishers' city limits.

What has the FRDC done in recent history?

The following are significant actions passed by the FRDC since 2007.

2007 Highlights

- Approve Economic Development Plan for the Shops at Geist Pointe and declare the area an Economic Development Area (EDA) and an allocation area.
- Approve economic development plan for Olio Road/I-69 and designate the related EDA to encourage growth near the Exit 10 interchange area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2007 B (BD Northeast Medical Center Development, LLC Project) (the 2007 Bonds) used for infrastructure and utility costs of the St. Vincent emergency facility on 26 acres at Exit 10. The project consists of a 120,000 square foot building comprised of three (3) stories with helipad. The anchor programs consist of a free-standing emergency departments, diagnostic imaging services, and an ambulatory surgery center.
- Approval of and EDA and Allocation Area designated as the St. Vincent Economic Development Area.

2008 Highlights

- Approval of Economic Development Plan for the Shops at Geist Pointe and declaration of the area an Economic Development Area (EDA) and an allocation area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2008A (Shops at Geist Pointe, LLC Project) (the 2008 Bonds) to be loaned to Shops at Geist Point LLC and applied to certain demolition costs and costs of the construction of certain road, drainage, sanitary, sewer and other infrastructure improvements.
- Designation Crosspoint TIF District and approval of related project. Concourse at Crosspoint is a Class A office park located along the west side of I-69 close to 106th Street.
- Pledge of TIF Revenues to economic development bonds for the Concourse at Crosspoint

- Approval of Economic Development Agreement with Clarian Health Partners. The project was for a medical and health related facility. As part of the project, the City (Town at the time) provided necessary public infrastructure in the area.
- Designation of Clarian Allocation Area.
- Approval of Clarian bonds for Infrastructure improvements in the area

2009 Highlights

- Designation of Clarian Allocation Area.
- Pledge of TIF revenues to the payment of the Town of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2009 (Clarian Saxony Medical Center Project) to finance certain infrastructure improvements.
- Approval of economic development agreement with Interchange Diversified, LLC for a mixed-use development located near the intersection of State Road 238 and 136th Street.
- Approval to issue bonds for infrastructure and other costs related to development near SR 238 and 136th Street and near the southwest intersection of I-69 and SR 238 (Saxony Bonds).
- Designation of Saxony Allocation Area. The property tax increment from this approximately 100-acre area will support the debt service for the Saxony Bonds.
- Designation of Village, Commons and Town Allocation Areas in the Olio Road/I-69 EDA.
- Approve Research and Technology Park EDA and Allocation Area.

2010 Highlights

- Approval of amendment to the lease agreement to allow for the refunding of RDA Lease Rental Revenue Bonds of 2001 with the Fishers RDA Lease Rental Refunding Bonds of 2010.
- Approval of Fishers Automotive Project and related bonds authorized.
- Approval of River Place Project.
- Approval of Lease Financing for 96th and Allisonville Road Project backed by special benefits taxes.
- Approval of the State Road 37 Economic Development plan and designation of the State Road 37 EDA and Allocation Area.
- Authorization of State Road 37 bonds issued by the Town of Fishers.
- Approval of Fishers Automotive Economic Development Agreement and Allocation Area.

2011 Highlights

- Pledge of TIF revenues to the repayment of the Town of Fishers Redevelopment District Bonds, Series 2011 (State Road 37 Project).
- Approval of bonds related to improvements in the Geist Annexation Area
- Pledge of TIF revenues to the repayment of the Economic Development Revenue Bonds, Series 2011 (Fishers Automotive Project).

2012 Highlights

- Approval of expansion of SR 37 EDA.
- Approval of expansion of Fishers/I-69 EDA.

2013 Highlights

- Acquisition of property from US post Office and transfer of property to the Town of Fishers for downtown redevelopment.
- Acquisition of property in the Downtown area to spur redevelopment.
- Approval of Blast media EDA.
- Approval of Lease Agreement with Forum Credit Union for Blast Media space.
- Approval of Blue Bridge Digital EDA and subsequently approval of associated sublease.

2014 Highlights

In 2014, the FRDC approved several projects in the Downtown TIF district. The major projects are described in more detail below.

The Depot at Nickel Plate

- 241 Luxury Apartments
- 15,719 square feet ground floor retail
- Approximately 430 structured parking garage spaces
- Approximately 50-75 additional jobs
- $40M total project investment
- Completed in April 2015

Central Green Improvements

- Improved public green space plaza
- 20+ additional trees

The Edge

- 60,187 square feet mixed-use (3-story)
- 22,000 square feet leased by Community Health Network
- Restaurants, retail, medical office, office space
- 330 space parking garage
- $18M total project investment
- Approximately 100-150 additional jobs
- Completed in 2016

The Switch

- 33,150 square feet mixed-use building (3-story)
- Restaurants, retail, office
- 100+ Class A luxury apartments (Studio, 1BR, 2BR)

- 400+ space parking garage (Shared by tenants/public)
- Approximately 100-120 additional jobs
- Enhanced train platform and pedestrian plaza
- $28.5M total project investment
- Completed in 2016

Meyer Najem Building

- 40,000 square feet office building (2-story)
- 71 new jobs from Meyer Najem Headquarters (15 additional jobs by 2019)
- 115 space parking lot
- $7M total project investment

116th St. Pocket Park

- Temporary urban pocket park
- Promotes activity through ping pong table, stage, benches, and bike racks
- Serves as a venue for community art

2015 Highlights

The FRDC took actions to help secure the following companies in Fishers in 2015.

Blue Bridge Digital, LLC

The FDRC approved a sublease agreement for a 9,095 square foot office space in the Meyer Najem building in downtown Fishers for Blue Bridge Digital, an app development and service company, primarily focused on non-profit groups, colleges and small businesses. The company expects a $50,000 total investment in Fishers. Blue Bridge expects to add approximately 32 jobs for an estimated total expected job of 60 and is one of Launch Fishers success stories. In addition to these, the FRDC also approved subleases for **12 Stars Media** (a video production company) and **Quad Med, LLC** (Medical Clinic) for spaces in the Meyer Najem building on the second floor which is master leased by the FRDC.

Launch Fishers

In 2015 the FRDC approved a lease with **Launch Fishers** for a 51,571 space that was previously used by Deca Financial Services. The property will allow Launch Fishers accommodate the growth in members since its inception in 2012. Launch Fishers has grown to approximately 550 members. Launch Fishers was developed with entrepreneur John Wechsler to serve the unique needs of entrepreneurs working to start and build high-potential enterprises across a broad range of categories including technology, health information, life sciences, biotech, agri-tech and more. More than just a space, however, Launch Fishers offers its members the opportunity to connect and collaborate with like- minded individuals.

Ginovus

The FRDC also approved a 10-year lease with **Ginovus**, a site selection consulting company, for a 6,444 square foot space owned by the City located in The Switch office building.

IKEA

IKEA announced plans to open a 296,000 square foot store in Fishers in 2017 at a total investment of $40,000,000. It is expected to bring 250 jobs to Fishers.

CloudOne

The FRDC approved an economic development agreement with CloudOne to place them as a tenant in The Switch building. Along with CloudOne and Ginovus, another major tenant in the Switch building is Purdue University College of Pharmacy's Center for Medication Safety Advancement and Purdue Manufacturing Extension Partnership.

Four Day Ray

Four Day Ray as a mixed-use development with 2nd floor dedicated to tech office space and 1st floor to a brewery/restaurant. Total investment is estimated to be $6,200,000.

2016 Highlights

The FDRC was involved in approving following projects in 2016.

Citimark Partners

As part of a $32.7 million development plan, Indianapolis-based Citimark committed to purchase a 23-acre site that includes the former Charles Schwab & Co. regional client center on the corner of Visionary Way and Technology Lane and the building that houses Launch Fishers in the city's Certified Technology Park. Citimark plans to spend $4.5 million to renovate the Schwab building. It also intends to add 80,000 square feet of additional office buildings on the property, which will be transformed into a corporate campus with walking trails and shared amenities such as food services and open green space.

Central Indiana Orthopedics

Muncie-based Central Indiana Orthopedics plans to spend $13 million to start a 37-acre technology-focused medical campus in Fishers that would include a clinic and surgery center for the health care provider along with additional space for medical offices. The development, to be called MedTech Park, would encompass 37 acres to the east of St. Vincent's Hospital along 136th Street and Interstate 69 and would be worth about $52 million when fully completed. Central Indiana Orthopedics plans to buy the entire property and construct a 50,000-square-foot facility that will have space for a clinic, surgery center, and imaging and physical therapy services.

RQAW Engineering

RQAW Corp. plans to invest $4 million to relocate its headquarters and 60 employees to the new building. They plan to build a 30,000 square foot office building. The engineering and architecture firm would occupy 15,000 square feet of space on the second and third floors.

Fishers District at The Yard

Developer Thompson Thrift Retail Group plans to develop a project called The Yard, which could cost $40 million to $60 million to develop. It would be adjacent to the new Ikea store and near the Top golf venue.

The 17-acre property would be redeveloped into a culinary and entertainment center with 10 to 12 lots for restaurants and possibly a combination theater-dining establishment. The development would also include an acre of green space and up to two buildings totaling 3,000 square feet that would be used for shared culinary space to incubate new businesses, like Launch Fishers.

Braden Business Systems

Braden Business Systems is building a 35,000-square-foot, four-story building and plans to bring more than 70 jobs to Fishers' emerging downtown, called the Nickel Plate District. The business is building on land the city owned north of the Switch apartment complex. The company will operate on the top two floors of the building and also plans to lease a 10,000-square-foot warehouse nearby. Fishers estimates the company's investment at $5.6 million to $7 million. The City will Master Lease 15,000 square feet.

1 North (Now Spark Apartments)

A $47 million mixed-use project on the northwest corner of North Street and Lantern Road is currently under construction. The Fishers City Council provided $16.5 million in economic incentives. The project, which is a collaboration between three companies, is slated to include a three-story, 30,000-square-foot office building, 500-space parking garage and a four-story mixed-use building with 240 apartments and 5,000 square feet of commercial space.

2017 Highlights

The FDRC was involved in approving following projects in 2017.

IoT Lab:

The first Internet of Things (IoT) laboratory in the state of Indiana and is located on Technology Drive in NE Commerce Park. This is a public private partnership that is intended to facilitate the next wave of entrepreneurs from Launch Fishers. The building is 24,562-square-feet and is designed to house a combination of maker areas, development labs, and testing spaces for companies to experiment in designing new IoT technologies.

Police Station and Garage:

Due to the exponential growth the City of Fishers has enjoyed there is a need for a larger police station to house the staff and courts. The new police station will wrap a parking garage the will serve both the city's and public's purposes. The station is located just east of the existing station on Municipal Drive.

CEDIA

CEDIA (Custom Electronic Design and Installation Association) is constructing a new 40,000 square foot $13.7 million headquarters in Delaware Park along Kincaid Drive and visible from I-69. 30,000 square feet are intended to be used by CEDIA and the balance of space will be rented to other businesses. CEDIA represents 3,700 member companies worldwide and serves more than 30,000 industry professionals that manufacture, design, and integrate goods and services for the connected home.

Geist Park

The city is investing in a 70-acre waterfront park at Geist Reservoir. The park will be developed at the last-remaining undeveloped parcel of the 1,900-acre reservoir, located approximately at 111th Street on the east side of Olio Road. The cost of land acquisition is $15.7 million and now that the land price is settled the city will proceed with the planning process to determine how the park will be developed.

Knowledge Services

Knowledge Services Is planning to construct an 80,0000-square foot $17 million headquarters on a 17-acre parcel on USA Parkway and I-69 with the addition of 400 new jobs by 2021. Knowledge Services is the largest government MSP (managed service provider) in the nation with eight state accounts and counting.

2018 Highlights

BW

A $10 million development is currently under construction on the northeast corner of the Fishers' Municipal Complex. The 4-story building will add to the vibrancy of the municipal ellipse, providing 45,000 square feet of office space options to innovative companies, looking to locate in Fishers. The City of Fishers is contributing a 10-year tax abatement to the project.

Flexware Headquarters

Flexware Innovation continues to invest in Fishers, with their intent to develop a 35,000 square foot office building, to serve as the company's headquarters. The $3.5 million project will sit to the northwest of the Nickel Plate District Amphitheater and include a 100- space surface parking lot, available to the public, after working hours. The City of Fishers is contributing incentives to the project through a tax abatement, utility relocation, and impact fee waivers.

TechWay:

The Hageman Group intends to develop a 3 story, 31,000 square foot office building, at the entrance of the City's Certified Tech Park (CTP). In the heart of Fishers' Nickel Plate District, the building will be surrounded by walkable amenities, including the future Nickle Plate Trail. Situated as the gateway to the CTP, the building will provide an opportunity for growing, innovation companies to participate in the entrepreneurial economy of Fishers. The total project investment is $8.5 million. The City of Fishers will provide $2.06 million in bond proceeds and a waiver of impact fees to assist with costs, only in the event the building is pre-leased and under construction in a 30-month time frame.

Browning Investment and First Internet Bank:

In December 2018, Browning Investments announced plans for a $157 million development in the Fishers' Nickel Plate District, on the north and south sides of 116th Street. Anchoring the project is the 6 story, 175,000 square foot First Internet Bank Headquarters, situated on the south side of the development. The south side will also consist of a 750-space parking garage and a 110-room boutique hotel. First internet Bank intends to occupy the upper 5 floors of the building with the first-floor retail and an event center.

Hub & Spoke

A $14 million makerspace and design center are planned for 106th street along the future Nickel Plate Trail. The 86,000 square foot project will consist of a training facility, a maker's space, a community connect coworking spaces, and an event space. The project intends to increase awareness around the skilled trades and broadening the career options for students.

2019 Highlights

Nickel Plate Hotel

In December 2019, Browning Investments, Dora Hotel Company, and the City of Fishers announced the plans to bring a 5-story, 116-room high-end, boutique hotel to the city's downtown Nickel Plate District. The $21 million Hotel Nickel Plate is a part of the larger master development by Browning announced in December 2018, which includes First Internet Bank's new 180,000 square foot headquarters. The Tapestry Collection by Hilton hotel will feature a full-service restaurant on the first floor and Nickel Plate Trail access. The project aims for a completion date in 2022.

Mattingly Development

Fishers-based Mattingly Construction announced plans for a $7 million development at Sunlight Drive, off the 106th Street interchange. The first phase will feature three buildings 8,227ft2, 10,433 ft2, and 14,600 ft2 respectively, on three of the twelve-acre joint parcel. The development is intended to provide leasing alternatives to small businesses in Fishers.

Pullman Pointe

Indianapolis-based Scannell Properties announced plans for a $29 million 180-unit multifamily at Lantern Road and Fishers Point Boulevard. The project will consist of two multifamily buildings, a clubhouse, limited retail, and a leasing center. A completion date for this project will fall in 2021.

Strongbox

Strongbox, an Indianapolis- based commercial developer, announced plans to rehabilitate the former Marsh Supermarkets property located at 96th Street and Lantern Road. Strongbox, plans to invest $7 million to demolish 20,000 ft2 of the existing building to accommodate a new tenant to the community, add landscaping and parking lot improvements, and build a 10,000 ft2 out lot retail building.

Crew Carwash Headquarters

In April of 2019, Crew Carwash announced plans to build a $10 million & 40,000 square foot headquarters and carwash on 116th street, off I-69, near Top Golf.

The Station

Thompson Thrift announced The Stations, as the final phase of their mixed- used development project, which currently consists of the newly developed culinary- focused Fishers District project. The Stations will sit on 8.6 acres of land, adjacent to Fishers District and include a hotel, townhomes, a restaurant, 8800 sf2 of retail and 60,000 sf2 of commercial office.

Maple Sturup

In 2019, Maple Sturup, LLC announced plans for a $2.7 million, 3- story, 16,280 sf2 office building on Maple Street in Fishers Nickel Plate District. This announcement come after the completion of its sister-building, Master Station, which sits adjacent.

2020 Highlights

Genezen Labs

Genezen Labs, a viral vector production contractor for gene and cell therapy, plans to open an R&D lab and clean manufacturing facility with office space in the Crosspoint Business Park. Genezen has committed to growing by 36 employees by 2024 and investing $7.8 million in capital improvements as part of their incentive package.

INCOG BioPharma

INCOG BioPharma announced plans to establish its first manufacturing facility and global headquarters in Fishers, in the Exit 5 Business Park. INCOG intends to invest $60 million in the new location, creating up to 150 new jobs by the end of 2024. The startup is breaking ground in 2021, with plans to be fully operational in the first half of 2022.

Knowledge Services

Knowledge Services announced its purchase the old Marsh Headquarters building in the Crosspoint Business Park. The Indianapolis-based government and commercial workforce management software company will occupy a portion of the 165,000 sf building, while leasing the remaining unused space to other tenants.

Memory Ventures

Fishers-based Memory Ventures announced plan to purchase and relocate into the former Marsh building at 96th Street & Lantern Road. The company plans to invest $1 million in renovating the space, occupying part of the site and leasing the remaining available space. Memory Ventures' move to the building is a part of the larger redevelopment push, along 96th street.

Round Room

Round Room announced its acquisition of the two-story, 190,000-square-foot property at 10300 Kincaid Dr. Round Room (old Roche building), which had sat vacant for several years. The nation's largest Verizon authorized retailer plans on renovating the building, while occupying 120,000 square feet and leasing the remainder to tenants. The move allows Round Room to consolidate more than 200 of its employees.

U.Group

Washington, D.C. area-based U.Group announced plans to establish a Fishers location in January 2020. The digital transformation partner selected Fishers for its Midwest office, planning to create up to 130 high-wage jobs in the surrounding community, spanning the full range of its capabilities—including technology, data, consulting, and creative services. The company is operating out of Launch Fishers, until it can identify a permanent location in Fishers.

ZergNet

The New York- based digital media tech company announced its plans to establish a Midwest presence, with its move into space in the Meyer Najem Building in Fishers. The company's relocation is a part of the City's master-lease program, which provides companies with flexible short-term lease options.

2021 Highlights

Fishers Life Science and Innovation Park

The city purchased 75 acres at the intersection of 126th and Cumberland Road to create a new Life Science and Innovation Park to recruit new companies to Fishers. The RDC completed the purchase in August.

Stevanato Group

Stevanato Group committed to build a new, 375,000 SF pharmaceutical manufacturing facility in the Fishers Life Science and Innovation Park. The facility will produce sterilized vaccine vials and cartridges. The total investment will exceed $200 million and the company plans to hire 200 new employees with average salaries of $75,000.

List Bio

List Bio committed to building a new 110,000 SF pharmaceutical manufacturing facility in Fishers. List will manufacture microbiome treatments in a CDMO facility and hire 200 new employees. They will build this facility in the Life Science and Innovation Park.

Quantigen

Quantigen, a diagnostic pharmaceutical company, announced plans to expand its footprint in Fishers by moving into 10300 Kincaid Blvd. The company plans to invest nearly $7M and hire an additional 26 employees.

2022 Highlights

Stevanato Group

Stevanato Group announced an expansion of its Fishers facility in 2022. The expansion increases the building to over 500,000 SF and a total investment of $515 million. Stevanato is an Italian pharmaceutical glass manufacturer of vaccine vials and cartridges. This facility will be their first US manufacturing location.

The Next Phase of Fishers District

The Next Phase of Fishers District was announced in September 2022. This $550M investment includes the Fishers Event Center, the Union at Fishers District, and the development area surrounding the Fishers

Event Center. The Fishers Event Center is 8,000 seat arena that will HSE School District graduations, community events, and will be the new home of the Indy Fuel.

The Union at Fishers District is an extension of the Yard at Fishers District, with an additional hotel, multi-family project, and first-in-class restaurants, retail, and entertainment options. The Union will connect The Yard with the Slate, down to the Fishers Event Center and surrounding area.

Andretti Autosport Global Headquarters

Andretti Autosport announced its plans to construct its new global headquarters in Fishers at the Indianapolis Metropolitan Airport. Andretti began construction on the 580,000 SF facility at the end of 2022 and they plan to hire 500 additional employees over the next several years and relocate over 100 to the new Fishers location.

Andretti plans to purchase all of the remaining developable area at the Indy Metro Airport with the goal of developing a true campus along the Nickel Plate Trail.

REV Condominium Project

In 2022, the City was able to announce its first condominium project in the Nickel Plate District. Birkla Investments and Mike Alboher plan to redevelop the site at 8603 E. 116th Street into a 5-story for-sale luxury condo project. The first two floors will have a mix of retail and office and will overlook the Nickel Plate Trail.

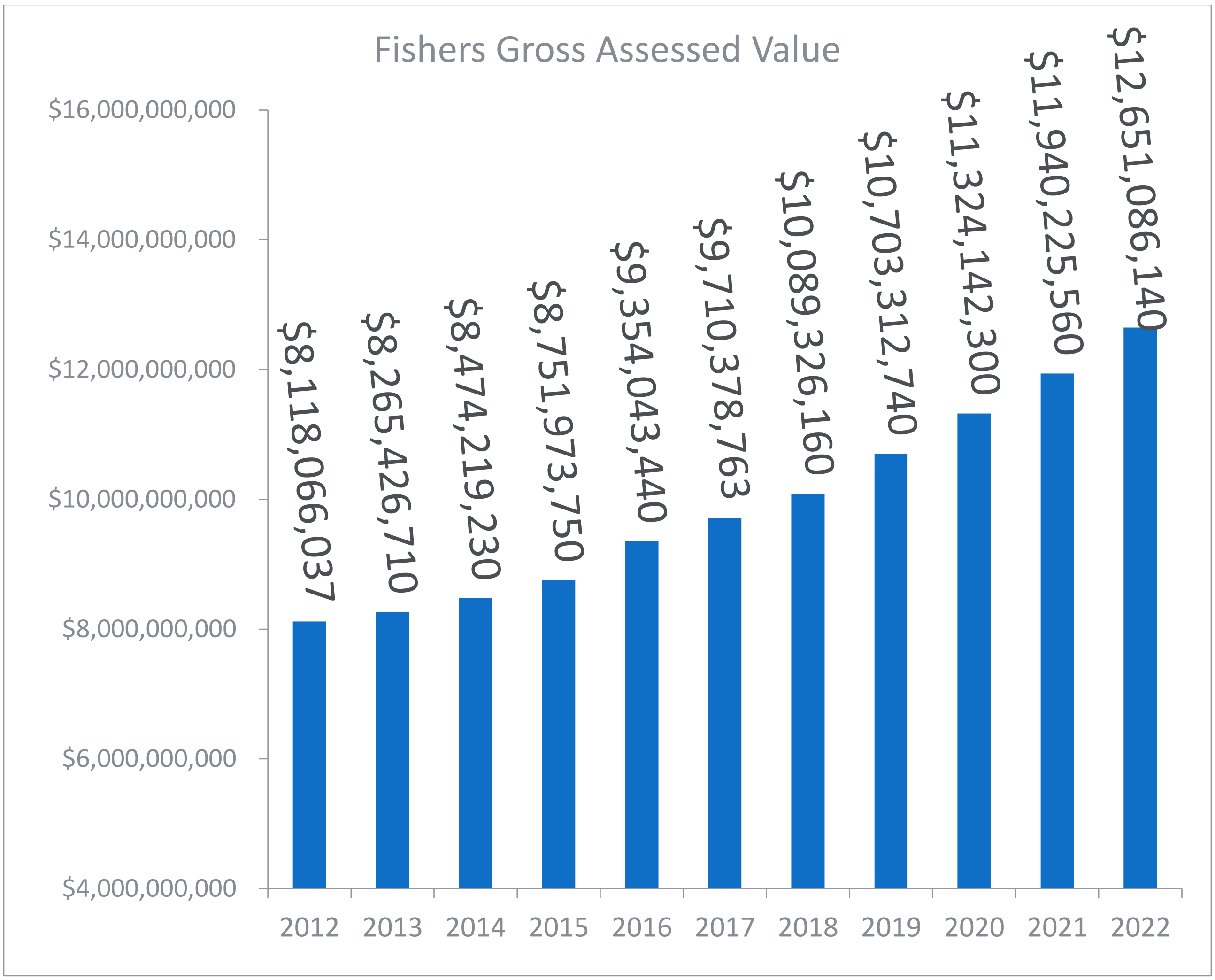
New Committed Jobs:

This table illustrates the job growth in Fishers from 2017 – 2022 and represents how new development is impacting the jobs sector in a positive way for Fishers' residents. For 2022, the average salary of the new jobs was $94,800 with a total amount investment of $1,264,215,616.

	2017	2018	2019	2020	2021	2022
New Jobs Committed	2033	473	1109	1101	955	1,286

Gross Assessed Value Growth ("GAV")

Fishers has seen a steady rise in Gross Assessed Value over the past few years (refer to graph below). This growth can be explained from Fishers' growing population as well as the expansion and redevelopment of many locations throughout the City. A portion of the AV growth has occurred in the downtown area, which is being rehabilitated into a dynamic urban center where people can eat, live, shop, and work (refer to Downtown TIF District for more detail). According to a report in 2019, the impact to overlapping districts has been far outweighed by the impact of new growth and projects to the City and areas as a whole.



2022 Active TIF Districts

The FRDC has created a total of 30 TIF districts and covers approximately 2,289 acres as of December 31, 2022 (Refer to the table on Page 18). The TIF revenues captured and available for use in redeveloping the associated TIF districts are based on the increase in assessed value of the area after it is established as a TIF district. TIF captures only the incremental increases in taxes for the area designated as a TIF district. Those incremental increase in taxes are considered TIF revenue. This captured revenue is then used for improvements within that TIF District or in areas that would benefit the TIF District. Below is a basic illustration of how TIF revenues are captured.

Before Redevelopment

After Redevelopment

TIF District is Created
Tax Base is Established

Increased Taxable Value
Captured Taxable Value

Regular Tax Levies + Tax Increment = Total Property Taxes

Assessed Value Information by TIF District

2021 Pay 2022 Assessed Values

TIF District	Gross AV	Net AV	Base AV	Incremental AV
116th St Fishers	80,502,800	80,423,745	24,921,078	55,502,667
Allisonville Corridor	138,847,500	134,295,644	83,012,919	51,282,725
Britton Park	63,715,500	63,715,500	2,323,438	61,392,062
Clarian	60,814,800	16,039,904	0	16,039,904
Commons	127,000	127,000	127,000	0
Crosspoint	22,611,100	22,611,100	1,820,456	20,790,644
Downtown	512,811,100	469,729,570	181,185,413	288,544,157
Fishers Automotive EDA	8,411,500	8,411,500	3,457,945	4,953,555
Fishers Tech Park	66,892,800	64,999,300	12,809,739	52,189,561
River Place	6,972,700	6,972,700	5,784,498	1,188,202
Saxony	79,006,700	66,684,087	7,636,369	59,047,718
Shops at Geist Pointe	11,440,000	11,400,000	1,328,630	10,111,370
Sun King	21,800	21,800	21,800	0
St. Vincent EDA	55,753,200	2,189,335	0	2,189,335
State Road 37	114,801,000	112,921,565	71,378,790	41,542,775
Town	17,299,200	17,299,200	1,294,733	16,004,467
Village Center	550,800	550,800	495,423	55,377
Downtown Personal Property	718,440	718,440	326,940	391,500
Sun King Personal Property	208,630	208,630	0	208,630
Central Indiana Orthopedics	11,651,800	11,651,800	137,722	11,514,078
Metropolitan Airport	0	0	0	0
The Yard	62,748,500	62,748,500	1,223,638	61,524,862
The Stations	6,109,000	5,378,845	1,776,673	3,602,172
Pullman Pointe	12,445,600	12,445,600	1,396,305	11,049,295
126th & Cumberland	97,500	97,500	97,500	0
Highline	0	0	0	0
Andretti	0	0	0	0
96th Residential	0	0	0	0
96th Commercial	0	0	0	0
Rev	0	0	0	0
TOTAL	1,299,958,340	1,141,942,900	411,946,488	729,996,412

TIF Fund Balance Sheet as of December 31, 2022

Assets	
Cash and Cash Equivalents	$ 11,291,327
Receivables (Net of Uncollectable)	-
Prepaids	-
Total Assets	$
Liabilities and Fund Balances	
Accounts payable	$ -
Accrued payroll and withholdings payable	-
Total Liabilities	-
Fund Balance:	
Non spendable	
Restricted	$
Committed	
Assigned	
Total fund balances	
Total liabilities and fund balance	$ 11,291,327

TIF Fund Combined Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended December 31, 2022

	Revenues	
	Taxes - TIF revenues	14,958,278
	Charges for services (Rent Revenue)	454,785
A	Other Revenues	2,186,089
	Total Revenues	17,599,152
	Expenditures	
	Debt service and capital lease payments	5,978,327
	Rent	1,149,414
	Pass-Throughs for economic development bonds	5,695,053
	Capital outlay	2,203,925
	Contractual Services	618,235
	Refunds	11,580
	Total Expenditures	15,572,393
	Excess of revenues over expenditures	2,026,759
	Net change in fund balance	2,026,759
	Fund Balance – beginning	9,264,568
	Find Balance – ending	11,291,327

A → other revenue includes 2.1% revenue share from Fishers Test Kitchen, along with IEDC Passthrough grants

TIF Fund Statement of Revenues, Expenditures and Fund Balances

Detail by TIF District for the year ended December 31, 2022. Numbers rounded to nearest dollar.

TIF District	2021 Fund Balance	Revenue Received	Expenses Paid		2022 Fund Balance
116th St Fishers	1,355,257	1,027,171	837,777		1,544,651
Allisonville Corridor	754,958	995,256	811,746		938,468
Britton Park	1,377,397	1,109,764	1,062,608		1,424,553
Clarian	0	305,138	305,138		0
Commons	0	0	0		0
Crosspoint	0	401,155	401,155		0
Downtown	5,028,712	6,387,529	5,255,962	A	6,160,279
Fishers Automotive EDA	0	142,128	142,128		0
Fishers Tech Park	614,378	1,040,947	849,013		806,312
River Place	51,681	18,317	69,998		0
Saxony	0	1,123,564	1,123,564		0
Shops at Geist Pointe	0	192,355	192,355		0
Sun King	0	0	0		0
St. Vincent EDA	39,765	41,649	22,427		58,987
State Road 37	0	790,135	790,135		0
Town	0	283,274	283,274		0
Village Center	0	1,053	1,053		0
Downtown Personal Property	34,749	7,554	6,161		36,142
Sun King Personal Property	7,641	4,026	3,284		8,413
Central Indiana Orthopedics	0	219,040	219,040		0
Metropolitan Airport	0	0	0		0
The Yard	0	1,216,845	1,187,119		29,726
The Stations	0	395,498	395,498		0
Pullman Pointe	0	106,598	106,598		0
126th & Cumberland	0	1,790,156	1,506,360		283,796
Highline	0	0	0		0
Andretti	0	0	0		0
96th Residential	0	0	0		0
96th Commercial	0	0	0		0
Rev	0	0	0		0
TOTAL	**9,264,568**	**17,599,152**	**15,572,393**		**11,291,327**

Note A: Revenue and expenses include rent and other revenues. Rent received on subleases are netted against the rent paid on master lease.

Debt – Expected to be Serviced using TIF Revenues

As of December 31, 2022

Name		Issue Date	Outstanding Par amount as of 12/31/2022	Total Outstanding Principal and Interest as of 1/1/2022	Principal and Interest due in 2022
Redevelopment Commission Obligations					
Taxable Economic Development Revenue Bonds, Series 2016A (Downtown Projects)	*A*	11/10/2016	15,550,000	20,624,300	1,425,659
Taxable Economic Development Revenue Bonds, Series 2018C (North of North Project)	*C*	11/15/2018	20,855,000	32,712,390	1,681,565
Taxable Economic Development Revenue Bonds, Series 2013 (Flaherty/Fishers Station)	*A*	9/12/2013	11,710,000	18,713,327	1,133,905
Taxable Econ. Dev. Rev Bonds, Series 2019B		10/24/2019	15,180,000	23,247,709	471,608
Taxable Econ. Dev. Rev Bonds, Series 2019A		12/4/2019	17,480,000	29,119,595	763,525
Taxable Econ. Dev. Rev. Bond Anticipation Notes, Series 2019A		6/24/2019	0	10,908,113	10,797,075
Taxable Economic Development Revenue Bond Anticipation Notes, Series 2020A		4/30/2020	0	14,572,106	14,489,738
Taxable Econ. Dev. Rev. Ref. Bonds, Series 2020 (Fishers Station Project)	*A*	11/20/2020	13,030,000	16,687,836	1,010,797
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2022A	*C*	1/28/2022	25,575,000	23,629,889	147,873
Redevelopment District Obligations					
Redevelopment District Refunding Bonds, Series 2017A1	*D*	9/13/2017	9,535,000	12,729,075	574,950
Taxable Redevelopment District Bonds, Series 2017A2	*D*	9/13/2017	0	212,363	212,363
Redevelopment District Refunding Bonds, Series 2017C	*D*	9/13/2017	2,825,000	3,667,463	286,650
Redevelopment District Refunding Bonds, Series 2017B	*D*	10/5/2017	4,255,000	5,864,275	441,400
County Option Income Tax Revenue Bonds, Series 2016	*B*	12/4/2016	5,590,000	7,388,700	511,300
Taxable Redevelopment District Refunding Bonds, Series 2020		7/1/2020	4,325,000	5,477,243	439,603
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2021C	*C*	1/28/21	23,350,000	23,629,889	135,119
Taxable Lease Rental Revenue Bond Anticipation Notes, Series 2022A	*C*	1/28/22			
Economic Development Bonds (Developer Bonds)					
Taxable Econ. Dev. Rev. Bonds, Series 2006A (Britton Park)		12/4/2006	6,250,000	9,323,849	1,107,210
Taxable Econ. Dev. Revenue Bond, Series 2008 (Crosspoint)		11/14/2008	4,000,064	3,150,898	708,067
Taxable Econ. Dev. Rev. Bond, Series 2008A (Geist Landing)		6/19/2008	1,515,000	2,558,147	184,585
Taxable Econ. Dev. Rev. Bond, Series 2009 (Clarian Saxony)		12/23/2009	379,426	1,230,084	837,269
Econ. Dev. Revenue Bonds, Series 2011 (Fishers Automotive)		3/31/2011	1,440,000	2,159,085	171,538
Economic Development Revenue Bonds, Series 2017A (CIO)		8/3/2017	4,600,000	7,581,812	237,582
Economic Development Revenue Bonds, Series 2017B (CIO)		8/3/2017	1,900,000	2,960,063	0
Taxable Econ. Dev. Rev. Bonds, Series 2018A (Yard)	*D*	7/5/2018	8,795,000	13,603,599	634,905
Taxable Econ. Dev. Rev. Bonds, Series 2018B (Yard Garage)	*D*	8/21/2018	7,115,000	11,026,389	403,334
Taxable Econ. Dev. Rev. Bonds, Series 2019C (The Stations)	*D*	12/18/2019	4,915,000	7,172,196	241,445
Economic Development Revenue Bonds, Series 2021A (Pullman Pointe)		2/23/2021	6,790,000	10,958,800	426,300
Taxable Economic Development Revenue Bonds, Series 2022 (Highline)	*E*	9/28/2022	7,410,000	13,508,990	0

NOTES:

A – The Series 2013 debt service for 2016 was funded with TIF revenues from the Allisonville Corridor and Downtown TIF District. The Taxable Economic Development Revenues BANs, Series 2015, 2015B and 2015C related to the Edge, The Switch, Meyer Najem and overall downtown redevelopment were permanently financed with the Taxable Economic Development Bonds, Series 2016A (The Downtown Projects Bonds). The Downtown Projects Bonds are to be repaid from the revenue from the TIF Districts (Allocation Areas) in the Fishers/I-69 Economic Development Area. The TIF districts to contribute to the repayment of these debt obligations are 116th St Fishers, Allisonville Corridor, Downtown, and Fishers Tech Park. The 2013 Series was advanced refunded with Taxable Economic Development Revenue Refunding Bonds, Series 2020 (Fishers Station Project).

B – The County Option Income Tax Revenue BANs, Series 2015 was permanently financed with the County Option Income Tax Revenue Bonds, Series 2016. The debt service is expected to be paid from the TIF districts in the Fishers/I-69 Economic Development Area.

C – Debt is pledged with local income tax but expected to be paid from TIF districts in Fishers/I-69 Economic Development Area

D – 2018A is pledged to be paid out of the Yard Allocation area. In the event of a shortfall, the developer is responsible for 85% of debt service and the City for 15%. 2018B and 2019C are fully developer backed.

E – 2022 is pledged to be paid out of the Highline Allocation area. In the event of a shortfall, the developer is responsible for 85% of debt service and the City for 15%.

ECONOMIC DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF FISHERS REDEVELOPMENT COMMISSION AND MIEBACH CONSULTING, INC.

THIS ECONOMIC DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ____ day of August, 2023 (the "Effective Date"), by and among the City of Fishers Redevelopment Commission, a commission authorized and existing pursuant to Ind. Code § 36-7-14 *et. seq*. (the "Commission"), and Miebach Consulting, Inc., an Indiana corporation duly registered with the Indiana Secretary of State's Office ("Miebach" and together with the Commission, the "Parties"), as follows:

WHEREAS, with fifty (50) years of experience, including serving international clients, Miebach supports its clients in gaining and maintaining leading market positions, while enhancing their return on investment;

WHEREAS, specifically, Miebach's objective is, using digitalization, to deliver effective strategies and solutions that lead to benchmark supply chains;

WHEREAS, Miebach has advised the Commission that it desires to (a) relocate its North American Headquarters to the City of Fishers, Indiana (the "City"), (b) make a capital investment in the City of not less than Two Million, Five Hundred Eighty-Five Thousand, Eight Hundred and no/100 Dollars (2,585,800.00), (c) relocate twenty-three (23) employees to the City who are paid an average hourly wage of Forty-Four and 29/100 Dollars ($44.29), and (d) employ twenty-two (22) new employees in the City who are paid an average hourly wage of Fifty-Three and 83/100 Dollars ($53.83), if the Commission will provide the incentive described herein; and

WHEREAS, the Commission has determined that it is in the best interest of the City to induce Miebach to locate to the Site (as defined in Section 3) and fulfill the Miebach Obligations (as defined in Section 3).

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. **RECITALS**. The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Section 1.

2. **MUTUAL ASSISTANCE**. The Parties agree, subject to further proceedings required by law, to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications, as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent of this Agreement.

3. **MIEBACH'S OBLIGATIONS**. In consideration and as a material inducement for the Commission providing the incentives included in Section 4, Miebach shall perform or cause to be performed the following:

a. By or before March 31st, 2024 , (i) relocate its North American Headquarters to the City (lease and/or purchase commercial office space) (the "Site"), (ii) invest not less than Two Million, Five Hundred Eighty-Five Thousand, Eight Hundred and no/100 Dollars (2,585,800.00) in the City, (iii) relocate not less than relocate twenty-three (23) employees to the Site who are paid an average hourly wage of Forty-Four and 29/100 Dollars ($44.29), (collectively, the "Relocation Commitment");

b. by or before December 31st, 2027, hire at least twenty-two (22) new employees in the City who are paid an average hourly wage of Fifty-Three and 83/100 Dollars ($53.83) (together, (a) and (b), the "Employment Commitment");

c. Utilize the Training Funds (as defined in Section 4) as specifically required herein; and

d. Strictly comply with all terms and provisions of this Agreement (collectively, Sections 3(a) – (d), the "Miebach Obligations").

4. THE COMMISSION'S OBLIGATIONS. In consideration and as a material inducement for Miebach satisfying in full the Miebach Obligations, pursuant to and consistent with Ind. Code §36-7-25-7, for a time period beginning on the Effective Date and ending on December 31, 2027 (the "Term"), the Commission shall provide Miebach training funds for educational programs, work training programs, and/or worker retraining programs (the "Training Funds") that are designed to prepare individuals to participate in a competitive and global economy, including, but not limited to classes, seminars, certifications and conferences (individually or collectively, "Training Programs"); provided, however, the Training Funds shall not be used, or serve as a match, for Occupational Safety and Health Administration (OSHA) or federally mandated safety training, human resources or on-boarding training.

Training Funds shall be (a) exclusively available in an aggregate amount not greater than Seventy-Seven Thousand and no/100 Dollars ($77,000.00) (approximately Three Thousand, Five Hundred and no/100 Dollars ($3,500.00)), per each new, full-time employee (each a "New FTE")); (b) a fifty percent (50%) match to those funds expended by Miebach for Training Programs for each New FTE (the "Company Match"), and (c) reimbursed to Miebach by the Commission within thirty (30) days of receiving a Work Training Disbursement Request in the form attached hereto as **Exhibit A**, which Work Training Disbursement Request and certification for payment shall: (i) be prepared by Miebach; and (ii) be accompanied by: (1) a description of the Training Program for which Miebach seeks reimbursement or payment; (2) a summary of the expenses, included in such Work Training Disbursement Request; and (3) include information reasonably necessary to establish the accuracy of the information set forth in the Work Training Disbursement Request. Miebach shall not submit more than one (1) Work Training Disbursement Request in any three (3) month period.

The Commission shall not be obligated to make any payment pursuant to a Work Training Disbursement Request (w) in excess of Three Thousand, Five Hundred and no/100 Dollars ($3,500.00) per New FTE, (x) in excess of a cumulative, total amount of Seventy-Seven Thousand and no/100 Dollars ($77,000.00); (y) after expiration of the Term; or (z) for or as a match for Occupational Safety and Health Administration (OSHA) or federally mandated safety training, human resources or on-boarding training. Moreover, any Work Training Disbursement Request shall demonstrate expenditures in an amount twice the amount for which Miebach seeks reimbursement. For example, and without limitation, if Miebach seeks Ten Thousand and no/100 Dollars ($10,000.00) in reimbursement, Miebach shall submit a Work Training Disbursement Request that demonstrates that Miebach spent Twenty Thousand and no/100 Dollars ($20,000.00) for Training Programs for at least three (3) new FTEs. The Commission acknowledges that any money received by the Company from the Indiana Economic Development Corporation for worker training counts toward the Company Match.

5. COMPLIANCE REQUIREMENTS & REIMBURSEMENT.

a. **Compliance Information**. During the Term, the Commission may request information from Miebach concerning its satisfaction of the Employment Commitment (individually or collectively, "Compliance Information"), and Miebach shall provide such Compliance Information within twenty (20) business days of such request.

b. **Incentive Termination**. If, during the Term, the Commission reasonably determines that Miebach cannot satisfy the Miebach Obligations, the Commission may terminate Miebach’s right to receive additional Training Funds.

6. AUTHORITY.

a. **Commission**. The Commission represents and warrants that it has full constitutional and lawful right, power and authority, under currently applicable law, to execute and deliver this Agreement upon proper approval of the Commission. The performance by the Commission of its obligations under this Agreement shall be subject to completion of such procedures as are required by law.

b. **Miebach**. Miebach represents and warrants to the Commission that Miebach: (i) is duly registered with the Indiana Secretary of State’s Office; (ii) shall not enter into any contracts or undertakings that would limit, conflict with, or constitute a breach of this Agreement; (iii) has the authority: (1) to enter into this Agreement; and (2) to perform its respective obligations hereunder, (iv) has been authorized by proper action: (1) to execute and deliver this Agreement; and (2) to perform its obligations hereunder; and (v) this Agreement is the legal, valid, and binding obligation of Miebach. Further, Miebach affirms that it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual identification, sexual orientation, or national origin. If Miebach has employees, Miebach agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause; and, if Miebach has employees, Miebach will state, in all solicitations or advertisements for employees placed by or on behalf of Miebach, that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual identification, sexual orientation, or national origin.

c. **E-Verify**. All terms defined in IND. CODE § 22-5-1.7 *et seq*. are adopted and incorporated into this Section. Pursuant to IND. CODE § 22-5-1.7 *et seq*., Miebach covenants to enroll in and verify the work eligibility status of its employees using the E-Verify program, if it has not already done so as of the Effective Date. If Miebach has employees, within ten (10) days after the Effective Date, Miebach shall execute an affidavit affirming that: (i) it is enrolled and is participating in the E-Verify program, and (ii) it does not knowingly employ any unauthorized aliens. In support of the affidavit, Miebach shall provide the Commission with documentation that it has enrolled and is participating in the E-Verify program if it has employees. This Agreement shall not take effect until said affidavit is signed by Miebach and delivered to the Commission's authorized representative if Miebach has employees.

7. INDEMNITY. Miebach covenants and agrees at its sole expense to pay and to indemnify and save harmless the Commission and its officers and agents (collectively, the "Indemnitees") harmless of, from and against, any and all claims, damages, demands, expenses and liabilities relating to bodily injury or property damage resulting directly or indirectly from (a) Miebach's (and/or any affiliate's thereof) use of the Site; or (b) this Agreement unless such claims, damages, demands, expenses or liabilities arise by reason of a willful act, negligence or omission of the Commission. Miebach's obligation to indemnify the Commission pursuant this Section 7 shall survive termination of this Agreement.

8. ASSIGNMENT. The rights and obligations contained in this Agreement may not be assigned by Miebach without the express prior written consent of the Commission, which consent shall not be unreasonably withheld.

9. NOTICE.Any notice required or permitted to be given by any party to this Agreement shall be in writing, and shall be given (and deemed to have been given) when: (a) delivered in person to the other party; (b) three (3) days after being sent by U.S. Certified Mail, Return Receipt Requested; or (c) the following business day after being sent by national overnight delivery service, with confirmation of receipt, addressed as follows: to Commission at 3 Municipal Drive, Fishers, Indiana 46038, Attn: Economic Development Director with a copy to: Jennifer Messer (via email) at jennifercmesserlaw@gmail.com; and to Miebach at 11100 USA Pkwy, Fishers, IN 46037, Attention: Nick Banich. Each of the Parties may change its address for notice from time to time by delivering notice to the other party as provided above.

10. MERGER. All prior agreements, understandings, and commitments are hereby superseded, terminated, and merged herein, and shall be of no further force or effect.

11. MISCELLANEOUS. Subject to Section 8, this Agreement shall inure to the benefit of, and be binding upon, the Commission and Miebach, and their respective successors and assigns. This Agreement may be signed in one or more counterparts, each of which shall constitute one and the same instrument. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Indiana. All proceedings arising in connection with this 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. Miebach waives, to the extent permitted under applicable law: (a) the right to a trial by jury; and (b) any right Miebach may have to: (i) assert the doctrine of "forum non conveniens"; or (ii) object to venue. This Agreement may be modified only by a written agreement signed by the Commission and Miebach. The invalidity, illegality, or unenforceability of any one or more of the terms and conditions of this Agreement shall not affect the validity, legality, or enforceability of the remaining terms and conditions hereof. All Exhibits to this Agreement are attached hereto and incorporated herein by reference. Time is of the essence in this Agreement. If any provision of this 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 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 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 Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Agreement or the scope or content of any of its provisions. Nothing contained in this Agreement shall be construed to create a partnership, employment relationship or joint venture between Miebach and the Commission or their successors in interest. Unless otherwise specified, in computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the Site is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, or legal holiday. Unless otherwise specifically stated, any amounts owed pursuant to this Agreement shall accrue interest at rate published in the Wall Street Journal plus six percent (6%) per annum from the date due until paid.

12. EXHIBIT. Exhibit A, the Work Training Disbursement Request, is attached hereto and incorporated herein as if fully set forth herein.

[signatures on following page]

Miebach Consulting, Inc.

By: ______________________________

Its: ______________________________

City of Fishers Redevelopment Commission

By: ______________________________
Damon Grothe, President

Attest: ____________________________
Anderson Schoenrock, Secretary

EXHIBIT A
WORK TRAINING DISBURSEMENT REQUEST

Disbursement No.: ____________________

Date: ____________________

Disbursement Amount: $______________________

Miebach Consulting, Inc. ("Miebach") hereby requests the disbursement of funds in the Work Training Disbursement Amount stated above and certifies that such amount is in accordance with the attached invoices and other documentation provided in support of this Disbursement Request.

This Work Training 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 Training Programs:

2) Summary of expenses:

3) Attach all invoices and related documentation.

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

"Miebach"
Miebach Consulting, Inc.

By:__________________________________

Printed: ______________________________

Title: _______________________________

Schedule I

[Narrative summary of expenses included in Work Training Disbursement Request]

Vendor	**Amount**

RESOLUTION FRC 03R090523 APPROVING ECONOMIC DEVELOPMENT AGREEMENT (MIEBACH CONSULTING)

WHEREAS, with fifty (50) years of experience, including serving international clients, Miebach Consulting, Inc., an Indiana corporation duly registered with the Indiana Secretary of State's Office ("Miebach"), supports its clients in gaining and maintaining leading market positions, while enhancing their return on investment;

WHEREAS, specifically, Miebach's objective is, using digitalization, to deliver effective strategies and solutions that lead to benchmark supply chains;

WHEREAS, Miebach has advised the City of Fishers Redevelopment Commission (the "Commission") that it desires to (a) relocate its North American Headquarters to the City of Fishers, Indiana (the "City"), (b) make a capital investment in the City of not less than Two Million, Five Hundred Eighty-Five Thousand, Eight Hundred and no/100 Dollars (2,585,800.00), (c) relocate twenty-three (23) employees to the City who are paid an average hourly wage of Forty-Four and 29/100 Dollars ($44.29), and (d) employ twenty-two (22) new employees in the City who are paid an average hourly wage of Fifty-Three and 83/100 Dollars ($53.83), if the Commission will provide certain worker training incentives;

WHEREAS, the Commission has determined that it is in the best interest of the City to induce Miebach to locate to the Site and fulfill the Miebach Obligations, all pursuant to an economic development agreement substantially similar to the Economic Development Agreement By And Among The City Of Fishers Redevelopment Commission And Miebach Consulting, Inc. attached hereto and incorporated herein as Exhibit A (the "Agreement"); and

WHEREAS, capitalized terms used but not defined herein are used with the meaning included in the Agreement.

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

Section 1. The Commission hereby approves an agreement substantially similar to the Agreement.

Section 2. The President and Secretary of the Commission are authorized to execute an agreement substantially similar to the Agreement.

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

ALL OF WHICH IS RESOLVED by the City of Fishers Redevelopment Commission, Hamilton County, Indiana this _____th day of September, 2023.

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, Three Municipal Drive, Fishers, Indiana, 46038.

Exhibit A

[separately included]