



## **CITY OF FISHERS AGENDA**

**BOARD/COMMISSION:** Redevelopment Commission Meeting

**DATE:** 1/9/2023, at 5:00 PM

**DIRECTIONS:** Fishers City Services Building, 3 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. 12-23-22

#### **5. Approval of Claims**

- a. 1-9-23

#### **6. Public Hearings**

a. Maple Del EDA Expansion

**7. Old Business**

**8. New Business**

**9. Meeting Adjournment**

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC) MEETING MINUTES

December 28, 2022

EXECUTIVE SESSION - no executive session was held.

REGULAR MEETING:

Mr. Grothe called the Regular meeting to order at 4:00 p.m. A quorum was confirmed.

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

Others present: Megan Baumgartner -Community Development Director via Teams, Lawrence Summers, Kay Prange. Jennifer Messer was also on the Teams call.

Proper public notice of the meeting was confirmed.

Meeting minutes from the 11-30-22 meeting were approved by a vote of 3-0.

Claims /Consent Expenses were presented and approved by a vote of 3-0.

The Spokenote Agreement, item 7 on the Agenda, was tabled to the January meeting.

**a. FRC 01R122822- Land Acquisition Agreement with Thompson Thrift**

Megan Baumgartner and Jennifer Messer presented the LAA. The acquisition is for the Events Center. Sunbeam is current owner, and on the same day Thompson Thrift closes, Hunt Construction will enter into a Build-Operate-Transfer Agreement in which the completed project will be turned over to the city via the THBC. Other acreage will be turned over to Thompson Thrift so they can market it for hotels, restaurants, and find the best use of the property.

Dan Canan confirmed that this is the acreage by Navient. Megan noted that there is an RFP out for an Event Center operator. Brad Johnson and Jennifer Messer confirmed that there are 55 acres to be developed, costs to acquire, and if there were any other conditions? Jennifer noted no other conditions and Jennifer and Megan noted that there is good traction already on the property. Megan Baumgartner confirmed that the Navient building has a new owner- Wilco- who will develop a multi-tenant building.

**Mr. Grothe asked for a Motion. Mr. Canan made a Motion to approve, seconded by Mr. Johnson. The Motion was approved, 3-0.**

**b. FRC 02R122822- 1<sup>st</sup> amendment to Project Agreement with 96<sup>th</sup> Street Investors**

Megan Baumgartner presented the 1<sup>st</sup> Amendment. The Amendment is made to clean up a redundancy in the text of the Project Agreement.

Mr. Grothe asked for a Motion. Mr. Johnson made a Motion to approve, seconded by Mr. Canan. The Motion was approved, 3-0.

Old Business- none

New Business – next meeting is January 9, 2023 at 5:00.

**A Motion to Adjourn was made. The meeting was adjourned at 4:20 p.m.**

**Fishers Redevelopment Commission  
Claim Docket 1/9/23**

| Voucher #/ (APV#) | Inv. Date | Vendor | Description           |  | Amount |
|-------------------|-----------|--------|-----------------------|--|--------|
|                   |           |        | Professional Services |  |        |
|                   |           |        |                       |  |        |
|                   |           |        |                       |  |        |
|                   |           |        |                       |  |        |
|                   |           |        |                       |  |        |
|                   |           |        |                       |  |        |
|                   |           |        |                       |  |        |

**Total      \$0.00**

**1/9/2023**  
\_\_\_\_\_  
President, Redevelopment Commission      Date

**1/9/2023**  
\_\_\_\_\_  
Secretary, Redevelopment Commission      Date

**1/9/2023**  
\_\_\_\_\_  
Lisa Bradford, City Controller      Date

**Fishers Redevelopment Commission  
Consent Agenda 1/9/23**

|                          |                                      |    |            |
|--------------------------|--------------------------------------|----|------------|
| Switch Offices LLC       | December Rent                        | \$ | 911.48     |
| Switch Offices LLC       | Mojo Up December Rent                | \$ | 293.75     |
| Switch Offices LLC       | January Rent                         | \$ | 911.48     |
| Switch Offices LLC       | Mojo Up January Rent                 | \$ | 293.75     |
| Huntington National Bank | 2020 Stations Refunding Debt Service | \$ | 507,000.00 |
| Regions Bank             | 2016A Debt Service                   | \$ | 716,000.00 |
| Regions Bank             | 2018C Debt Service                   | \$ | 842,000.00 |

**\$ 2,067,410.46**

**RESOLUTION NO. FRC 01R010923**

**RESOLUTION OF CITY OF FISHERS REDEVELOPMENT COMMISSION  
CONFIRMING AN AMENDMENT TO THE DECLARATORY RESOLUTION  
FOR THE CONSOLIDATED FISHERS/I-69 ECONOMIC DEVELOPMENT  
AREA, THE EXPANSION OF SAID AREA, AND THE APPROVAL OF A PLAN  
AMENDMENT FOR SAID AREA**

**(THE MAPLE DEL EXPANSION AREA)**

WHEREAS, the City of Fishers Redevelopment Commission (the “Commission”), governing body of the City of Fishers Department of Redevelopment, 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”), 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, November 30, 2022, the Commission approved and adopted Resolution No. FRC 01R113022 (the “Resolution”), which (i) expanded the Area to incorporate the area described on Exhibit A to the Resolution (the “Expansion Area”), and (ii) adopted a supplement to the Plan (the “Plan Supplement”) as described in Exhibit B attached to the Resolution (collectively, the “Amendments”); and

WHEREAS, December 7, 2022, the Fishers Plan Commission approved and adopted a resolution (the “Approving Order”) approving the Resolution and the Amendments and determining that the Resolution and the Amendments conform to the plan of development for the City of Fishers, Indiana (the “City”), and submitted the Approving Order to the Common Council of the City (the “Council”); and

WHEREAS, pursuant to Sections 16 and 41 of the Act, the Council on December 19, 2022, adopted a resolution which approved the Declaratory Resolution, the Amendments, and the Approving Order; and

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

WHEREAS, pursuant to Section 17 of the 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; and

WHEREAS, pursuant to Section 17.5 of the Act, the Commission also mailed to each affected neighborhood association and each person owning property in the Expansion Area a copy of the Notice of Public Hearing; and

WHEREAS, at the hearing (the “Public Hearing”) held by the Commission on January 9, 2023, the Commission heard all persons interested in the proceedings and considered any written remonstrances that were filed and all evidence presented; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed development projects in the Amendments and confirming the Declaratory Resolution, in accordance with Section 17 of the Act.

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. After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit to proceed with the proposed projects set forth in the Amendments, and the Amendments are hereby approved in all respects.

3. The Declaratory Resolution is hereby confirmed.

4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects and confirming the Declaratory Resolution and approving the Amendments, including the expansion of the Area, and the Plan Supplement.

5. 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 Act.

Adopted the 9th day of January, 2023.

CITY OF FISHERS REDEVELOPMENT  
COMMISSION

---

President

---

Vice President

---

Secretary

---

Member

---

Member