



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Redevelopment Commission Meeting

DATE: 6/3/2024, 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. 5-20-24

5. Consent Agenda

- a. 6-3-24

6. Public Hearings

a. Confirmatory Resolution - CityView Allocation Area

7. New Business

8. Meeting Adjournment

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC) MEETING MINUTES
May 20, 2024

EXECUTIVE SESSION – Executive Session was not held.

REGULAR MEETING:

Mr. Johnson 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, and Dawn Lang were present.

Others present: Lawrence Summers, Jennifer Messer, Jordan Willy, Lisa Bradford.

Also attending, Matthew Branz, 9446 Ashlake Ln. in Fishers.

Meeting Minutes: Tony Bonacuse made a motion to approve the minutes of the April 29, 2024 meeting, seconded by Mr. Canan. Motion approved, 5-0.

Approval of Claims: Mr. Grothe made a motion to approve the May 20, 2024 claims, seconded by Mr. Schoenrock. Motion approved, 5-0.

PUBLIC HEARING

- **Resolution FRC 01R052024 finding that IC 6-1.1-20-1.1(9) applies to the project, and (2) finding lease rentals are fair and reasonable, and (3) approving execution of lease for SR37 Project**

Mr. Johnson opened the Public Hearing.

Lisa Bradford explained that the lease is the asset of 116th Street, from Hoosier to Olio Rd. All but 600 ft. of 116th St. will be used toward the lease for the SR37 project. Mr. Bonacuse confirmed that this is the 141st St. roundabout, which is the last Fishers roundabout on SR37.

Mr. Johnson closed the Public Hearing.

Mr. Johnson asked for a Motion. Mr. Grothe made a Motion to approve, seconded by Mr. Bonacuse. The Motion was approved, 5-0.

Old Business: none

New Business: the next RDC meeting is 6/3/24 at 4:00.

The meeting adjourned at 4:10 p.m.

Fishers Redevelopment Commission
Consent Agenda Claims 6/3/24

Hamilton County Treasurer	14-14-01-01-03-002.000 23p24	\$ 41,342.04
Hamilton County Treasurer	15-14-12-00-03-001.000 23p24	\$ 1,030.38
Hamilton County Treasurer	14-14-01-01-03-005.000 23p34	\$ 931.66
Huntington National Bank	2024 District South Debt Service	\$ 436,000.00
Huntington National Bank	2024 Nickel Plate Stations Debt Service	\$ 1,167,500.00
Huntington National Bank	2019 SPFB Debt Service	\$ 341,500.00
Huntington National Bank	2020 Fishers Stations Debt Service	\$ 509,000.00

\$ 2,497,304.08

RESOLUTION NO. FRC 01R060324

RESOLUTION OF CITY OF FISHERS REDEVELOPMENT COMMISSION CONFIRMING AN AMENDMENT TO THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED FISHERS/I-69 ECONOMIC DEVELOPMENT AREA, THE AMENDMENT OF AN EXISTING ALLOCATION AREA THE CREATION OF A NEW ALLOCATION AREA AND THE APPROVAL OF A PLAN AMENDMENT FOR SAID ECONOMIC DEVELOPMENT 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”), which Allocation Areas include, among others, the 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, on March 21, 2024, the Commission approved and adopted Resolution No. FRC 01R032124 (the "Resolution"), which (i) removed the area described on Exhibit A to the Resolution from the Downtown Allocation Area, (ii) designated the area described on Exhibit A to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the CityView Allocation Area (the “CityView Allocation Area”), and (iii) amended the Plan as described in Exhibit B to the Resolution (the “Plan Amendment”) (collectively, the “Amendments”); and

WHEREAS, On May 1, 2024 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 May 20, 2024 adopted a resolution (the “Council 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 of the Act, the Commission also filed with each taxing unit located wholly or partially within the Allocation Area a copy of the Notice of Public Hearing and a statement disclosing the impact of the creation of the Allocation Area; and

WHEREAS, at the hearing (the “Public Hearing”) held by the Commission on June 3, 2024, 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 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 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 Resolution and approving the Amendments, including the designation of the CityView Allocation Area, the amendment of any other affected allocation area, and the amendment of the Economic Development Area.

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 3rd day of June, 2024.

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

Vice President

Secretary

Member

Member