

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC)

March 29, 2016

EXECUTIVE SESSION:

- The executive meeting of the Fishers Redevelopment Commission was called to order at 5:00 p.m. by Wayne Crane.
- FRC members present: Brad Johnson, Nick Shelton, Kurt Meyer and Wayne Crane.
- FRC members absent: Jim Brown and John DeLucia.
- Others present: Brandon Dickinson and Tim Gropp, Economic Development; Ije Dike-Young and Mark Keating, Controller's Office; Kelly Lewark, Community Development; and Anneliese Williams, Barnes & Thornburg.
- The purpose of this meeting was 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).
- No official action was undertaken during this Executive Session.
- Being no other items before the Commission, the executive meeting ended at 5:19 p.m.

REGULAR MEETING:

- The meeting of the Fishers Redevelopment Commission was called to order at 5:20 p.m. by Wayne Crane.
- FRC members present: Brad Johnson, Nick Shelton, Kurt Meyer and Wayne Crane.
- FRC members absent: Jim Brown and John DeLucia.
- Others present: Brandon Dickinson and Tim Gropp, Economic Development; Ije Dike-Young and Mark Keating, Controller's Office; Kelly Lewark, Community Development; and Anneliese Williams, Barnes & Thornburg.
- A quorum was confirmed.
- Proper public notice of the meeting was confirmed.
- Meeting minutes from the February 17, 2016 meeting were approved by consent.
- Approval of Claims / Consent Expenses:
 - Tim Gropp presented the claims for the March 29, 2016 meeting.
 - The claim presented was for the March rent and CAM of the Meyer Najem building, totaling \$32,152.67.

- The claim was approved by consent as it was previously determined that claims for the monthly rent and CAM fees could be approved by staff as the Commission already agreed to the associated costs in the lease agreements.
- FRC 01R032916 - Resolution of Fishers Redevelopment Commission Authorizing the Execution of a Lease between the Fishers Redevelopment Authority and the Fishers Redevelopment Commission and Related Matters
 - Anneliese Williams presented the resolution.
 - The Commission is revisiting the resolution that was adopted on February 17, 2016 which allowed the preliminary lease of Cumberland Road from 126th Street to 141st Street. The lease secured the bond funding of the 116th Street improvements.
 - Rental payments are not to exceed \$1,100,000 per year. An annual special benefits tax will be levied during the term of the Lease to provide necessary funds from which to pay the rent under the Lease.
 - The Commission published notice of the determination, allowing for a 30-day period for remonstrance. The remonstrance period has ended with no remonstrance.
 - The Fishers City Council has approved the lease
 - The Redevelopment Authority has approved the lease.
 - Wayne Crane opened the public hearing for FRC 01R032916 at 5:24 pm. Seeing no comment, Wayne Crane closed the public hearing at 5:25 pm.
 - Kurt Meyer made a motion to approve FRC 01R032916.
 - Brad Johnson seconded the motion.
 - The motion passed 4-0.
- FRC 02R032916 - Resolution of the Fishers Redevelopment Commission Making Preliminary Determination to Enter into Lease and Approving a Form of Proposed Lease
 - Anneliese Williams presented the resolution.
 - The resolution allowed the preliminary lease of a portion of 141st Street between Allisonville Road and Cumberland Road. The lease secured the bond funding of the State Road 37 improvements.
 - The maximum rental was \$19 million, which included 5% interest and a term of 20 years.
 - The Commission needed to publish notice of the determination, allowing for a 30-day period for remonstrance. The Commission would hold a public hearing after that period.
 - Wayne Crane opened the public hearing for FRC 02R032916 at 5:26 pm. Seeing no comment, Wayne Crane closed the public hearing at 5:27 pm.
 - Nick Shelton made a motion to approve FRC 02R032916.
 - Brad Johnson seconded the motion.
 - The motion passed 4-0.
- Unfinished Business: None
- Old Business: None
- New Business:
 - Staff requested the RDC to hold another meeting on April 14, 2016. Kurt Meyer noted he would not be available on that date. Tim Gropp indicated possible items for the agenda would be Braden items, the 2015 Annual Report and the Meyer Najem amendment.

- The meeting was adjourned at 5:29 p.m.