

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC)

August 11, 2016

EXECUTIVE SESSION:

- The Executive Session of the Fishers Redevelopment Commission was called to order at 5:00 by President Wayne Crane
- FRC members present: Kurt Meyer, Nick Shelton, Jim Brown, John Delucia, and Wayne Crane.
- FRC members absent: Brad Johnson
- Others present: Brandon Dickinson, Tim Gropp, Megan Baumgartner, City of Fishers Economic Development; Ije Dike-Young and Mark Keating- City of Fishers Controller's Office, Kay Prange- City of Fishers, and Anneliese Williams- Barnes and 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.
- The executive meeting ended at 5:37 p.m.

REGULAR MEETING:

- The meeting of the Fishers Redevelopment Commission was called to order at 5:38 p.m. by Wayne Crane.
- FRC members present: Nick Shelton, Kurt Meyer, Jim Brown, John Delucia, and Wayne Crane.
- FRC members absent: Brad Johnson
- Others present: Brandon Dickinson, Tim Gropp, Megan Baumgartner, City of Fishers Economic Development; Ije Dike-Young and Mark Keating- City of Fishers Controller's Office, Kay Prange- City of Fishers, and Anneliese Williams- Barnes and Thornburg
- A quorum was confirmed.
- Proper public notice of the meeting was confirmed.
- Meeting minutes from the July 12, 2016 meeting were approved by consent.
- Approval of Claims / Consent Expenses:

Claims:	Landscape Forms, Inc.	\$ 5820.00
	TWG Construction	\$12,099.47
	Regions	\$ 750.00
	Regions	\$ 1500.00
	Regions	\$ 750.00

Consent Expenses:	Cloud One payment per EDA	\$ 3839.33
	Meyer Najem- lease	\$30,653.67

Nick Shelton made a motion to approve the claims as presented. Jim Brown seconded. The motion passed unanimously.

- **FRC 01R081116-** Resolution of the Fishers Redevelopment Commission Amending Resolutions No. FRC 07R090612 and Resolution No. FRC 01R093015 Authorizing an Increase in the Authorized Amount of the City of Fishers, Indiana Redevelopment District County Option Income Tax Revenue Bonds and Other Matters in Connection Therewith.
  - Anneliese Williams presented the resolution. The current downtown BAN has the ability to be increased by approximately \$1,000,000. Staff has requested that the BAN be increased to allow flexibility moving forward on economic development projects arise.
  - Mr. Meyer made a Motion to approve the Resolution. Mr. Shelton seconded the Motion. The Motion was approved, 4-0.
  
- **FRC 02R081116 -** A Resolution Approving Certified Technology Park Agreement.
  - The Resolution was presented by Brandon Dickinson and Tim Gropp. The Certified Technology Park was approved earlier this year. This agreement is the actual contract with the State of Indiana that outlines what revenue will be collected and the requirements of both parties. The City Council and State officials must also sign off on the agreement.
  - Mr. Brown made a Motion to approve the Resolution. Mr. Shelton seconded the Motion. The Motion was approved, 4-0.
  
- **FRC 03R081116 -** Resolution Approving an Economic Development Agreement (Central Indiana Orthopedics).
  - This Resolution was presented by Brandon Dickinson. CIO is a 40,000 square-foot surgery and imaging center and is financed through a developer-backed Economic Development Bond. The project is located on a large parcel adjacent to I-69. The resulting infrastructure improvements paid for from bond proceeds will open up this parcel for a new business park to the east of St. Vincent Hospital.
  - Mr. Shelton made a Motion to approve the Resolution. Mr. Brown seconded the Motion.
  - Mr. Meyer recused himself from the vote due to a conflict. The Motion was approved 3-0.
  
- **FRC 04R081116 -** Resolution Approving Economic Development Agreement.
  - Brandon Dickinson presented the Resolution, which is a \$32 Million investment from Citimark to purchase the Schwab Building and Launch Fishers Building from the RDC.
  - Citimark plans to shrink the Schwab Building from 113,000 SF to around 80,000 SF by creating a courtyard in the middle. This will make the building, which has been vacant for over four years, more suitable for the type of businesses that Fishers is trying to attract. As of today the most likely tenant would be a low paying call center if nothing were to change. By reducing the size, excess parking will be available to create up to 80,000 SF of new building on the property as well. Citimark will acquire the Launch Fishers Building and the RDC will rent the

building for 10 years, subleasing to Launch. The deal is pending approval from the City Council as well.

- Mr. Meyer made a Motion to approve the Resolution. Mr. Shelton seconded the motion. The Motion was approved, 4-0.
- Old Business: None
- New Business: An RDC meeting will be needed at the end of August or the beginning of September, to be scheduled.
- Jim Brown made a motion to adjourn the meeting. The meeting was adjourned by Wayne Crane at 5:55 pm.