

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC)

September 13, 2016

EXECUTIVE SESSION:

- The Executive Session of the Fishers Redevelopment Commission was called to order at 5:02 p.m. by President Wayne Crane
- FRC members present: Kurt Meyer, Brad Johnson, Jim Brown, John Delucia, and Wayne Crane.
- FRC members absent: Nick Shelton
- Others present: Tim Gropp, City of Fishers Economic Development; Mark Keating, City Controller's Office
- 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 5:04 p.m.

REGULAR MEETING:

- The meeting of the Fishers Redevelopment Commission was called to order at 5:05 p.m. by Wayne Crane, President.
- FRC members present: Kurt Meyer, Brad Johnson, Jim Brown, John Delucia, and Wayne Crane.
- FRC members absent: Nick Shelton
- Others present: Tim Gropp, City of Fishers Economic Development; Mark Keating, City Controller's Office; Larry Lannan, Larryinfishers media
- A quorum was confirmed by Mr. Gropp
- Proper public notice of the meeting was confirmed by Mr. Gropp
- Meeting minutes from the August 11, 2016 meeting were approved by consent.
- Approval of Claims / Consent Expenses:
 - Claims: Cinergy Group, Ginovus electric: \$938.31
 - Cinergy Group, Ginovus electric: \$31.30

Consent Expenses: Cloud One Rent Payment; Meyer Najem Rent Payment

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

FRC 01R091316- Resolution of the Fishers Redevelopment Commission Amending Resolution No. FRC 11R10021 and Resolution No. FRC 01R093015 to Authorize an Increase in the Appropriation of Proceeds of the City of Fishers, Indiana Redevelopment District County Option Income Tax Revenue Bonds and Other Matters in Connection Therewith **(Public Hearing)**

- Mr. Gropp presented the resolution. At the previous Redevelopment Commission a resolution was passed increasing the amount of proceeds from the COIT Bond used for downtown projects. This resolution now allocates the money into the designated account for future use. This is the final step in the bond process.
- Mr. Crane opened the public hearing at 5:08 pm. Hearing no comments from the public Mr. Crane closed the public hearing at 5:09 pm.
- Mr. Meyer made a motion to approve. Mr. Brown seconded. The motion passed 4-0.

FRC 02R091316- Resolution of the Fishers Redevelopment Commission Declaring an Area in the City of Fishers, Indiana, as an Economic Development Area and Approving an Economic Development Plan for Said Area

- Mr. Gropp presented the resolution which is the first step in establishing a new TIF district for the previously passed Central Indiana Orthopedics project. The Declaratory Resolution outlines the Redevelopment Commission's intent to establish the Economic Development Area, Allocation Area and approve the Economic Development Plan for said area.
- The proposed area includes two parcels and will help facilitate the development of land along I-69 just east of St. Vincent Hospital- Fishers. The previously approved economic development agreement outlined that Central Indiana Orthopedics will purchase their own Economic Development Bond issued by the City Economic Development Commission. The City committed the TIF proceeds to help repay that bond.
- Kurt Myer recused himself from the resolution due to a business relationship.
- Mr. Johnson asked if we could clarify the ownership group. Mr. Gropp stated he believed that it is only the doctors associated with CIO. He will follow-up.
- Mr. Gropp noted that is approved the process would go before the Plan Commission and then City Council before returning to the Redevelopment Commission at their next meeting for a public hearing and Confirmatory Resolution.
- Mr. Brown made a motion to approve. Mr. Johnson seconded. The motion passed 3-0 with 1 abstention (Mr. Meyer).

FRC 03R091316- Resolution of the Fishers Redevelopment Commission Amending the Declaratory Resolution for the Consolidated Fishers/ I-69 Economic Development Area and Matters Related Thereto

- Mr. Gropp presented the resolution which is the first step to amend the previously established Allocation Areas of the Fishers/I-69 Economic Development Area. The City has reviewed the current Allocation Areas to determine if there are parcels missing that need added or if any parcels could be removed.
- Mr. Gropp noted this is a fairly small amendment and that most of the added parcels are located within the Nickel Plate District and are related to previously approved projects such as Braden, North of North and RQAW.

- Mr. Gropp noted that if approved the process would go before the Plan Commission and then City Council before returning to the Redevelopment Commission at their next meeting for a public hearing and Confirmatory Resolution.
- Mr. Johnson made a motion to approve. Mr. Meyer seconded. The resolution passed 4-0.

- Old Business:
 - Citimark Economic Development Agreement (FRC 04R081116)
 - Mr. Gropp brought informed the Redevelopment Commission that after the approved the Economic Development Agreement with Citimark at their last meeting, the City Council tabled it to negotiate a few additional items. These items included prohibited uses, prohibited building materials and a proposed site layout.
 - As none of the items affected the overall deal structure and all positively help the City's position, Mr. Gropp stated that legal does not believe an amendment is necessary.
 - Mr. Crane raised concerns about the "Schwab" name being used throughout the document. Several members agreed that we should consider changing the reference throughout the document to something more general such as the address.
 - Mr. Gropp stated he would pass the concern along to legal counsel.
 - Mr. Crane requested the Redevelopment Commission make a motion reconfirming their support for the project. Mr. Brown made the motion, Mr. Johnson seconded. The motion passed 4-0.

- New Business: None

- The next RDC meeting will be scheduled on Oct. 11, 2016, at 5:00.

- Kurt Meyer made a motion to adjourn the meeting. The meeting was adjourned by Wayne Crane at 5:31 p.m.