

**FISHERS TOWN HALL BUILDING CORPORATION
BOARD OF DIRECTORS MEETING
February 10, 2021**

Draft Minutes-Subject to Approval

The undersigned, being the Board of Directors (the “Directors” or “Board”, as applicable) of the Fishers Town Hall Building Corporation (the “Corporation”), do hereby state, affirm and attest to the following actions taken during the Corporation’s February 10, 2021 duly noticed public meeting:

WHEREAS, the Directors confirmed a quorum of Directors consisting of Josh Richardson, Jay Bangert and Ben Jefferis and began the meeting at 4:03 p.m.

WHEREAS, the Directors confirmed that proper notice for the meeting was provided and called the meeting to order.

WHEREAS, the Directors next discussed the election of officers; and

NOW THEREFORE, BE IT RESOLVED, that the Directors hereby elect officers for 2021 as follows:

President:	Jay Bangert
Vice-President:	Ben Jefferis
Secretary:	Josh Richardson

WHEREAS, the Directors next discussed the minutes of the Corporation’s December 15, 2020, meeting (the “Minutes”); and

NOW THEREFORE, BE IT RESOLVED, that the Directors hereby approve the Minutes as follows: APPROVED BY CONSENT.

WHEREAS, the Directors next discussed that during the Corporation’s May 8, 2020, meeting, the Corporation initiated the Build Fishers Fund and its small business loan program (the “Loan Program”);

WHEREAS, the Directors discussed that the Corporation distributed approximately Five Hundred Thousand and no/100 Dollars (\$500,000.00) to loan applicants based on the following criteria: (a) hardship (was the business deemed a non-essential business during the COVID-19 pandemic); (b) ability to adapt to the Governor’s executive order (e-commerce opportunities); and (c) impact of funds on the business moving forward. Additionally, the Directors noted that to be eligible for the Loan Program, the business had to employ not more than twenty-five (25) employees and be located within the City of Fishers (the “City”);

WHEREAS, the Directors discussed that since inception of the Loan Program, the COVID-19 pandemic has continued, businesses within the City have been and continue to be

subject to COVID-19 related restrictions, and many of the businesses that accepted funds from the Loan Program cannot repay the loans within the original time-frame for repayment, while other businesses simply will not be able to repay the loans; and

NOW THEREFORE, BE IT RESOLVED, that the Directors authorize City staff to, upon request from borrowers, administratively determine whether to (a) extend the time for repayment for loans provided from the Loan Program; and/or (b) terminate the repayment requirement for loans provided from the Loan Program, which Resolution is approved as follows: First: Jay Bangert; and Second: Josh Richardson; UNANIMOUSLY APPROVED.

WHEREAS, the Directors next considered that certain Economic Development Agreement by and among Quantigen, LLC, an Indiana limited liability company (“Quantigen”), the City of Fishers Redevelopment Commission (“Commission”) and the Corporation attached hereto and incorporated herein as **Exhibit A** (the “EDA”);

WHEREAS, the Directors discussed that Quantigen (a) is a bioscience company that specializes in gene expression and genetic variation assay development, method validation, and a multitude of other services related to discovery and clinical research, and (b) desires to expand its lab space in the City by relocating to 10300 Kincaid Drive, Fishers, Indiana (the “Site”), if the Commission and Corporation authorize and provide the Commercial Property Grant in the amount of \$50,000.00;

WHEREAS, the Directors discussed that, pursuant to the EDA, Quantigen will employ not less than twenty-four (24) full time employees (“FTEs”) at the Site; (b) add at least twenty-three (23) new FTEs at the Site by or before December 31, 2023; and (c) compensate FTEs at the Site at an average hourly wage of Thirty-Seven and 48/100 Dollars (\$37.48), among other obligations and commitments; and

NOW THEREFORE, BE IT RESOLVED, that the Directors hereby approve the EDA as follows: First: Jay Bangert; and Second: Ben Jefferis; UNANIMOUSLY APPROVED.

WHEREAS, the Directors next discussed that as a result of the City’s Nickel Plate Trail and tunnel project, a Vectren gas line must be relocated. The Directors further discussed that the City has negotiated a new easement area for Vectren that moves its line away from the tunnel and onto property owned by the Corporation at and about Municipal Drive;

WHEREAS, the Directors discussed that they desire to authorize an easement for the benefit of Vectren, and that upon receiving final documentation for the subject easement, the President of the Corporation is authorized to execute the agreement; and

NOW THEREFORE, BE IT RESOLVED, that the Directors hereby approve granting Vectren an easement for its gas line as follows: First: Jay Bangert; and Second: Ben Jefferis; UNANIMOUSLY APPROVED.

WHEREAS, having no additional business, the meeting was dismissed sine die.

FISHERS TOWN HALL BUILDING CORPORATION

Member	Signature
Jay Bangert	
Josh Richardson	
Ben Jefferis	