

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC) MEETING MINUTES

August 16, 2022

EXECUTIVE SESSION commenced at 4:00.

REGULAR MEETING:

Mr. Bonacuse called the Regular meeting to order at 4:35 p.m. A quorum was confirmed.

FRC members present: Brad Boyer, Brad Johnson, Anderson Schoenrock, Tony Bonacuse, Damon Grothe, Dan Canan.

Others present: Megan Baumgartner -Economic Development Director, Jennifer Messer (via Teams), Lawrence Summers, Kay Prange.

Proper public notice of the meeting was confirmed.

Meeting minutes from the 6-21-22 meeting were approved by a vote of 5-0.

Claims /Consent Expenses were approved by a vote of 5-0.

1. **FRC 01R081622- IoT Lab lease 1st Amendment-** Megan Baumgartner, Director of Economic and Community Development, presented the Amendment. This is the Extension of the first Lease for another 5 years plus parking lot improvements to correct a gravel area and expand the parking **Mr. Bonacuse asked for a Motion. Mr. Johnson made a Motion to approve, seconded by Mr. Schoenrock. Mr. Canan abstained from the vote. The Motion was approved, 4-0-1.**

2. **FRC 02R081622 - MJC project agreement-** Megan Baumgartner presented the Project Agreement. This is a new development in the Nickel Plate District. The first Project was called Amp West and did not move forward. This is a project for an Office, possible restaurant, and parking next to the Flexware building. The City will lease 5900 sq.ft and developer will provide 50 parking spots to the City. **Mr. Bonacuse asked for a Motion. Mr. Grothe made a motion to approve, seconded by Mr. Canan. The Motion was approved, 5-0.**

3. **FRC 03R081622- REV project agreement-** Megan Baumgartner presented the Project Agreement. The Project is for a condominium, retail, commercial, and parking project in the Nickel Plate District at 116th and Municipal Drive on the Nickel Plate Trail. This project went before City Council on 8/15/22 and was approved. Entry to the parking will be built at the light on 116th at Municipal Drive. Exhibits were presented and discussed. **Mr. Bonacuse asked for a Motion. Mr. Johnson made a Motion which was seconded by Mr. Schoenrock. The Motion was approved 5-0.**

4. **FRC 04R081622- Hub & Spoke Office Lease 2nd Amendment -** Megan Baumgartner presented the Amendment. The building is currently for sale. The first Amendment provided a tenant buildout allowance to the Onpoint Hub and Spoke owners which would be amortized, the Second Amendment is to roll the loan into the existing lease. **Mr. Bonacuse asked for a Motion. Mr. Grothe made a Motion to approve, seconded by Mr. Schoenrock. The Motion was approved, 5-0.**

- 5. FRC 05R081622- Declaratory Resolution to create a new 96th and Allisonville Allocation Area-** Megan Baumgartner presented the Resolution. This is part of the process to create a new TIF allocation area. There will be Public Hearing in the future for the Plan Commission. The Michigan left intersection is being abandoned in favor of a new roundabout. This is a popular decision. Exhibits of areas to be added and a parcel to be removed from the River Place Allocation area were reviewed.
- Mr. Bonacuse asked for a Motion. Mr. Canan made a Motion to approve, seconded by Mr. Grothe. The Motion was approved, 5-0.**

Old Business- none

New Business – Stormwater Manual for signature

A Motion to Adjourn was made. The meeting was adjourned at 5:00 p.m.