

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC) MEETING MINUTES
February 22, 2024

EXECUTIVE SESSION – Executive Session was not held.

REGULAR MEETING:

Mr. Grothe called the Regular meeting to order at 4:00 p.m. A quorum and proper notice of the meeting were confirmed.

FRC members present: Damon Grothe, Brad Johnson, Tony Bonacuse, Anderson Schoenrock. Dawn Lang was also present and welcomed to the RDC as representative from HSE. Dan Canan was not present.

Others present: Megan Baumgartner, Lawrence Summers, Jennifer Messer, Jordan Willy.

Election of Officers:

Mr. Grothe asked for a Nomination for President of the RDC. Mr. Bonacuse nominated Brad Johnson, seconded by Mr. Schoenrock. The Nomination was approved, 4-0.

Mr. Grothe nominated Anderson Schoenrock as Vice-President of the RDC, seconded by Mr. Johnson. The Nomination was approved, 4-0.

Mr. Grothe asked for a Nomination for Secretary of the RDC. Mr. Johnson nominated Tony Bonacuse, seconded by Mr. Schoenrock. The Nomination was approved, 4-0.

Meeting Minutes: Mr. Bonacuse made a motion to approve the minutes of the January 9, 2024 meeting, seconded by Mr. Schoenrock. Motion approved, 4-0.

Approval of Claims: Mr. Johnson made a motion to approve the February 22, 2024 claims, seconded by Mr. Bonacuse. Motion approved, 4-0.

First Amendment to Land Acquisition Agreement (CityView)

Consent to Collateral Assignment (CityView)

Jennifer Messer presented the Amendment and Consent docs to the Commission. It was noted that the original agenda referenced these documents for District South, but they are for another Rebar project, CityView.

In December, 2023, the Commission approved a CityView Land Acquisition Agreement (LAA). Since that time, the developer's lender has requested a collateral assignment of the LAA. The lender, however, would not accept the assignment without a cure period that is not included in the underlying LAA. Accordingly, the First Amendment provides for a 30 day cure (up to 90 if the default cannot be cured within 30 days), and the consent to assignment is the document by which the Commission consents to the collateral assignment to the lender. No other changes are included in the amendment, and the collateral assignment does not provide any rights to the lender greater than those provided to the developer in the LAA.

Mr. Grothe asked for a Motion for the Land Acquisition Agreement amendment. Mr. Bonacuse made a Motion to approve, seconded by Mr. Schoenrock. The Motion was approved, 3-0-1, with Mr. Johnson abstaining.

Mr. Grothe asked for a Motion for the Collateral Assignment. Mr. Schoenrock made a Motion to approve, seconded by Mr. Bonacuse. The Motion was approved, 3-0-1, with Mr. Johnson abstaining.

The Thompson Thrift item was pulled from the agenda.

There was no Old Business.

The meeting adjourned at 4:20 p.m.