



**ZIONSVILLE REDEVELOPMENT COMMISSION (“RDC”)  
REGULAR MEETING MEMORANDA  
FOR**

Monday, October 25, 2021 at 6:30 pm  
In-person and Video Conference Meeting

**THIS REGULAR PUBLIC MEETING WAS CONDUCTED PURSUANT TO VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, INDIANA CODE 10-14-3, et seq.**

Members Present: (in-person) Kent Esra, Jaclyn Spillane, Kate Swanson Mike Berg, and (via Zoom) Sanjay Patel, President; and Colleen Hittle. Also Present: (in-person) Wayne DeLong, AICP, CPM Director of Community & Economic Development; (via Zoom) Owen Young, Economic Development Manager, Zach Lutz, Planner I - Economic Development and Heather James, Legal Counsel.

1. Call to Order: Kent Esra called the meeting to order
2. General Public recognized as attending:
3. Reports
  - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates. The history of the CR 700 TIF was questioned and its history/creation was clarified. Status of Black Acre permit renewal (currently expired), Staff is still in talks with them on next steps.
4. Old Business
  - A. Approval and Adoption of Minutes: August 23, 2021, Regular Meeting  
Motion: Kate Swanson made a motion (seconded by Jaclyn Spillane) to approve the minutes of the August 23, 2021, Regular Meeting.  
Roll Call Vote:  
Kent Esra – Y  
Sanjay Patel (Zoom) – Y  
Kate Swanson – Y  
Colleen Hittle (Zoom) – Y  
Jaclyn Spillane – Y  
The motion was unanimously approved by all members.
  - B. Creekside Corporate Park - Lot #1: Update from Staff. Staff, IceMiller, and Applicant all working through the term sheet. Conversations ongoing.
5. New Business
  - A. ([YouTube 13:25](#)) Creekside Corporate Park – Lot # 2: Letter of Intent from Halakar, LLC:

Todd Maur, CEO of Halakar LLC introduced the Project. This project would be for the relocation from 9245 North Meridian Street, Indianapolis, IN and development of a Corporate Headquarters on Lot #2 in Creekside Corporate Park. Currently employs 20 employee's. Exact size of building is being worked through. Looking for multistory, office space and event space.

Mr. DeLong stated the next step would be negotiations regarding a Letter of Intent between the RDC with Halakar LLC. Mr. Patel and Mr. Esra were identified to serve a negotiating voices for the RDC. A Letter of Intent or Term Sheet will need to come back to the full RDC for approval.

B. ([YouTube 18:30](#)) Grant Recommendation Consideration: Zionsville Community Development Corporation (ZCDC)

1. Nicholson Orthodontics /Shiloh Springs Enterprises LLC (95 East Oak Street)

Paul Kite with Strongbox representing Nicholson Orthodontics / Shiloh Springs Enterprises LLC. 6,000 sq.ft. southwest edition to an existing dentist practice building (95 East Oak Street). Quadruple size and coverage of building on the site. \$1.65 Million investment to update practice to current standards with the commercial addition. Gravel parking will be paved (6 + 1 handicapped), also entered into parking agreement with Bob Harris (9 spaces) during business hours. Dental practice would employ 14 jobs current and an addition of 3 in the future at an avg. of \$35/hr. Old house would be renovated for professional office (not retail per previous Town agreement), create an attritional 5 jobs in the future.

Colleen Hittle was concerned with precedence of request. Wayne responded with past 14 months (Covid). Triphase \$50,000 request for renovation; Hotel Tango \$125,000 request for renovation of the old Pizza King location and brought project onto water/sewer; Healer Health \$10,000 business; other projects for grease traps. Recent proposals becoming bigger, ZRDC focused on ROI and environmental impacts. Current proposal is different. ZCDC focused on retention of existing user.

Colleen Hittle was concerned with requests going into next year. Wayne responded with clarification on process: current funds to be encumbered in 2021 for the project and would be paid out in 2022. This would not impact 2022 budget.

Sanjay Patel asked Wayne to supply additional details with relation to exterior enhancement. Wayne highlighted the approval process for this project: going through multiple boards PC > BZA > ZARC > ZCDC > ZRDC.

Motion: Colleen Hittle made a motion (seconded by Kate Swanson) to approve payout of \$50,000.<sup>00</sup>

Roll Call Vote:

Kent Esra – Y

Sanjay Patel (Zoom) – Y

Kate Swanson – Y

Colleen Hittle (Zoom) – Y

Jaclyn Spillane – Y

The motion was unanimously approved by all members.

C. ([YouTube 34:43](#)) CR 700 TIF presentation by developer/developers' representation

Matt Price with Dentons on behalf of CR 700 TIF area / Owner of the land (John Demery with Pock Family Farms) / Phase 2 developer (Sila Capital). Introduce project and historic actions taken previously. No action is being asked tonight.

2012-2013 Whitestown and Zionsville had competing annexations. 2013 Whitestown and Zionsville entered into an interlocal agreement: a supplement for boundaries. One of the elements of this "EDA" was this property. Owner was given the opportunity to opt out of Whitestown annexation and allowed owner to petition to be incorporated into Zionsville. 2016 Town of Zionsville established CR 700 TIF area. Phase 1 (GetGo) was approved and currently established, northeastern corner of the TIF. Commitment modification was made early 2021 to allow for the multifamily residential piece, no remonstrance. Currently at Phase 2 (just south of the GetGo), the apartments. Looking to break ground in the spring 2022. Concept plans shown in presentation. Looking to do what Appaloosa Crossing did and request at a future date a Bond for development costs for infrastructure.

[\(YouTube 47:30\)](#) John Demery with Pock Family Farms (Owner) wanted to clarify Parcels A & B and how they were annexed back into Zionsville. Reaffirmed inducement of his entitlements/rights they had with Whitestown to be annexed back into Zionsville; thus the restriction of development at or under 100,000 sq.ft. (Walmart Case) would not apply to his property.

[\(YouTube 49:20\)](#) Concept Plan and questions on placement of Retail. Owner affirmed not being held to the "Anson Restriction". Questions from ZRDC on Parcel A and impact to schools, number of students? Matt Price stated it was discussed at Plan Commission, but no number given. Mike Berg (representative of the Schools) concerned with "TIF-ing" residential.

D. [\(YouTube 56:11\)](#) 2022 Budget

Postponed to next month along with Annual Report. Wayne wanted to affirm that this board (ZRDC) has access to a micro loan fund. Micro loan fund has not been used since 2015. The Town would like to have this tool going forward for use for Economic Development. ZCDC is the mechanism to access this tool. Wayne mentioned the reinventing of the ZCDC into a 501(C)(3), targeting January of next year to start this process. The micro loan ordinance states in specific State Bank of Lisbon. Staff would appreciate the fiduciary requirement being moved away from State Bank of Lisbon to allow for more flexibility.

6. Other Business:

A. [\(YouTube 1:06:00\)](#) Claims

Motion: Kate Swanson made a motion (seconded by Jaclyn Spillane) to approve Claims totaling \$13,985.<sup>00</sup>

Roll Call Vote:

Kent Esra – Y

Sanjay Patel (Zoom) – Y

Kate Swanson – Y

Colleen Hittle (Zoom) – Y

Jaclyn Spillane – Y

The motion was unanimously approved by all members.

The next regular meeting of the Redevelopment Commission is scheduled for Monday, November 22, 2021, at 6:30 pm.

Meeting Adjourned (1:09 meeting duration)