



**ZIONSVILLE REDEVELOPMENT COMMISSION
MEETING MEMORANDA
FOR**

Monday, February 22, 2016 at 6:30pm
Zionsville Town Hall-Community Meeting Room
1100 West Oak Street

Members Present: Brad Johnson, President, Luke Phenicie, Vice-President, Wade Achenbach, Treasurer. Also Present: Ed Mitro, Town Manager, Wayne DeLong, AICP, Director of Planning & Economic Development, Ben Worrell, Boone EDC, and Bruce Donaldson, Counsel to the RDC.

A. Opening

- a. Call meeting to order-President Brad Johnson called the meeting to order at 6:30pm.
- b. Review of Memorandums of the January 25, 2015 regular meeting (Memorandum is available).
1. Action Taken: A motion was made by Luke Phenicie (seconded by Wade Achenbach) to approve the January 25, 2016 memorandum. The motion was unanimously approved.

B. Old Business

- a. Redevelopment Area project update: Wayne DeLong offered an update on projects within and near the TIF area (and provided a written report, and referenced the November 2015 generated report though no meeting was conducted).
- b. Creekside Committee Reports: Infrastructure: Wayne DeLong summarized the current status of the infrastructure bidding and award process (Notice of Award issued to SSI issued at the February 22, 2016 meeting) and the schedule is being updated. It was suggested that our legal team as well as the engineering team complete a final review of the construction documents related to lien waivers, damages, and overall financial surety related to the contractor prior to the signing of the contract with SSI. Bonding: Luke Phenicie provided an updated as to the concept of bond placement and requirements of City Securities regarding the same. It was indicated that both Crowe and Barnes & Thornburg continue to refine information as we work towards either bond placement or bond sale. Business Plan and Marketing: no specific update (other than recognizing that updated marketing materials will be created based on the adjustments made to Creekside's street layout).

C. New Business

- a. DK Pierce & Associates – Applicant requested to be heard at a future meeting.
1. Action Taken: No action (other than recognition of a future discussion).

b. Consideration of adoption of a Confirmatory Resolution regarding an amendment to the 334/700 East Economic Development Area/ approval of Economic Development Plan (EDP). Brad Johnson introduced the agenda item and Bruce Donaldson offered a detailed description of the reasoning behind the contemplated changes (both as a funding mechanism and the actual name of the EDP). Brad Johnson opened the public hearing on the topic (the Confirmatory Resolution). With no comments being offered, the public hearing was closed.

1. Action Taken: Based on the above action, a motion was made by Wade Achenbach (seconded by Brad Johnson) to approve adoption of the Confirmatory Resolution, as presented, associated with the 334/700 East Allocation Area (Resolution 2016-01). The motion was unanimously approved.

c. Platting and ALTA work at Creekside Corporate Park: Wayne DeLong indicated that Creekside Corporate Park required a number of actions associated with the efforts of a Professional Land Surveyor related to 1) Preliminary Plat, 2) Secondary Plat(s), 3) master ALTA (66 acres), and 4) ALTA on a per lot / per need basis. Previously the RDC had considered the concept of completing this work under the current HWC contract but had elected not to move forward with completing that work (at that time). For this current effort, the RDC has received quotes from two engineering firms, being HWC (\$30,000) and BLN (\$36,400). Discussion commenced as to reasoning behind this level of effort and the minimum required in order to be in a position to convey parcels.

1. Action Taken: Based on the above action, a motion was made by Brad Johnson (seconded by Wade Achenbach) to select HWC as the service provider. The motion was unanimously approved.

D. Boone EDC Update: Molly Whitehead offered a brief summary of Boone EDC activities inclusive of its support and assistance with the DK Pierce & Associates proposed development

E. Other Business

Brad Johnson outlined conceptual Creekside PUD amendments (based on market needs)

F. Adjournment (the meeting adjourned at 7:02pm)

Respectfully Submitted,

Mark Plassman, Secretary

The next meeting of the Redevelopment Commission is scheduled for March 28, 2016 at 6:30pm.