



**ZIONSVILLE REDEVELOPMENT COMMISSION  
MEETING MEMORANDA  
FOR**

Monday, May 23, 2016 at 6:30pm  
Zionsville Town Hall-Community Room  
1100 West Oak Street

Members Present: Brad Johnson, President, Mark Plassman, Secretary, and Kent Esra. Also Present: Wayne DeLong, AICP, Director of Planning & Economic Development 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 April 25, 2016 regular meeting, (Memorandum is available).
1. Action Taken: A motion was made by Kent Esra (seconded by Mark Plassman) to approve the April 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 RDC's four (4) TIF areas (and provided a written report).
- b. Creekside Committee Reports: Infrastructure: Wayne DeLong summarized the current status of the Project's schedule (copy of current schedule and percent complete was available as a part of the discussion). Business Plan and Marketing: Mark Plassman summarized recent efforts related to the formulation of a marketing plan, and specifically referenced recent communications with representatives of Jones Lang LaSalle regarding Creekside's Marketing Plan. It was indicated that, based on those conversations, efforts would be undertaken to identify next steps related to Creekside's marketing and to potentially identify a party who could be well suited to assist with Creekside's marketing.
- c. Community Development Corporation: Brad Johnson indicated that in order to finalize the creation of the CDC, five (5) appointments would need to be identified (and efforts are currently underway to identify individuals who would fill those appointments). More information would be provided at a future Commission meeting.
- a. 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.

- d. Action Taken: Based on the above action, a motion was made by Mark Plassman (seconded by Kent Esra) to approve adoption of the Confirmatory Resolution, as presented, associated with the 334/700 East Allocation Area (Resolution 2016-03). The motion was unanimously approved.

#### C. New Business

- a. DK Pierce & Associates: Wayne DeLong indicated that the RDC was in receipt of a purchase agreement as proposed by DK Pierce & Associates. The agreement, as presented, was reviewed by the Commission's legal counsel (and was found to be supportable to execute).

Action Taken: A motion was made by Mark Plassman to approve the Purchase Agreement, subject to the establishment of a future closing date (noting that the agreement as presented would require an amendment to any future agreement), and indicated that Wayne DeLong and Brad Johnson are authorized by the Commission to take necessary actions to facilitate the closing of the sale of Lot 6 to DK Pierce & Associates (seconded by Kent Esra). The motion was unanimously approved.

- b. Taxing Unit Assessed Value Determination: Brad Johnson introduced the matter and asked Mark Allen from Crowe Horwath to update the Commission on the matter. Mark Allen indicated that the State of Indiana required the Commission, by June 15, 2016, to identify the percent of assessed value it intended to capture from each of the Town's four (4) Tax Increment Finance areas. It was indicated that the Commission found that no excess assessed value had been identified and therefore the Commission will capture all assessed value.

Action Taken: A motion was made by Kent Esra (seconded by Mark Plassman) supporting the creation of correspondence to all taxing districts and required representatives to alert each party, by June 15, 2016, that the Commission is currently and will continue to capture all assessed value in each of the four (4) TIF Districts.

- D. Boone EDC Update: Ben Worrel of the EDC offered the Commission an update on the recent Lemonade Day.

#### E. Other Business

No other business

- F. Adjournment (the meeting adjourned at 7:00pm)

Respectfully Submitted,

Mark Plassman, Secretary

The next meeting of the Redevelopment Commission is scheduled for June 27, 2016 at 6:30pm.