



**ZIONSVILLE REDEVELOPMENT COMMISSION
SPECIAL MEETING MEMORANDA
FOR**

Tuesday, August 2, 2016 at 6:00pm
Zionsville Town Hall-Community Room
1100 West Oak Street

Members Present: Brad Johnson, President, Luke Phenicie, Vice President, Mark Plassman, Secretary, Wade Achenbach, Treasurer, Luke Phenicie, and Kent Esra. Also Present: Wayne DeLong, AICP, Director of Planning & Economic Development and David Daum, Counsel to the RDC.

A. Opening

- a. Call meeting to order-President Brad Johnson called the meeting to order at 6:00pm.
- b. Review of Memorandums of the June 27, 2016 regular meeting, (Memorandum is available).
 1. Action Taken: A motion was made by Wade Achenbach (seconded by Kent Esra) to approve the June 27, 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 creating a comparable between brokerages as to representing Creekside Corporate Park (versus a third party whom has already expressed an interest in marketing Creekside-Julee Zack). An onsite meeting will be scheduled in the near future with the brokerages which have expressed an interest in representing Creekside. Mark Plassman also spoke to the recent efforts of Paul Kite and the drone flight by Jon Gore (video posted: <https://youtu.be/CVwuPbYUnHQ>). Luke Phenicie asked about the status of additional inquiries and the potential for Letters of Intent. It was indicated that no additional LOI's are currently being circulated, but steady interest continues to be expressed by the marketplace in Creekside.
- c. Status of DK Pierce Closing: Wayne DeLong indicated that a mid-August closing has been contemplated, with a ground breaking being scheduled for August 23.¹

¹ At 6:24pm Mark Plassman left the meeting due to a previously scheduled commitment

C. New Business

- a. 2017 Budget: Brad Johnson introduced the topic and Wayne DeLong indicated that the Town will soon commence with 2017 budget talks and encouraged the Commission membership to offer staff any thoughts or suggestions as to potential projects. Wayne DeLong indicated that 2017 projects include additional tree clearing in Creekside, the water line along Zionsville Road, as well as road maintenance projects. Luke Phenicie inquired as to how staff envisioned Commission membership participating in the budget process. Brad Johnson indicated that he ask that Luke Phenicie and Wayne DeLong work towards a first draft as to the 2017 budget. It was indicated that Wayne DeLong would provide some preliminary information to Luke Phenicie and efforts would be undertaken from there (in anticipation of a 30-45 budget process, from August 2).

- D. Boone EDC Update: Ben Worrell offered a summary of current activity related to the Boone County RDC and the Mobi expansion project.

E. Other Business

No other business

- F. Adjournment (the meeting adjourned at 6:31pm)

Respectfully Submitted,

Mark Plassman, Secretary

The next meeting of the Redevelopment Commission is scheduled for August 22, 2016 at 6:30pm.