



**ZIONSVILLE REDEVELOPMENT COMMISSION
SPECIAL MEETING MEMORANDA
FOR**

Friday, November 4, 2016 at 9:00am
Zionsville Town Hall-Community Room
1100 West Oak Street

Members Present: Brad Johnson¹, President, Luke Phenicie, Vice President, Wade Achenbach, Treasurer (participated telephonically), Mark Plassman (participated telephonically), and Kent Esra. Also Present: Wayne DeLong, AICP, Director of Planning & Economic Development, Bruce Donaldson, Counsel to the RDC, and Rich Starkey, Counsel to the RDC.

A. Opening

- a. Call meeting to order-Vice President Luke Phenicie called the meeting to order at 9:00am.

B. Old Business

- a. Creekside Corporate Park Appraisers: Luke Phenicie introduced the item and Wayne DeLong indicated Staff pursued proposals from appraisers and received two responses. The total amount of the expense (for both appraisals) is \$12,500 (as identified by the proposals received by the RDC).
 1. Action Taken: Wade Achenbach made a motion (seconded by Kent Esra) to approve the RDC engaging two appraisers related to Creekside and authorized the expense of \$12,500 related to that activity. The motion was unanimously approved.
- a. MetroNet: Luke Phenicie introduced the matter and Wayne DeLong summarized activities undertaken by both MetroNet representatives, and Staff, since the last meeting. Wayne DeLong distributed a MetroNet provided initial build out map. Steve Biggerstaff of MetroNet was present at the meeting and offered a brief presentation related to MetroNet's methodology related to initial build out of a community. Luke Phenicie encouraged MetroNet to look at both the Stonegate Subdivision and The Enclave Subdivision as to inclusion in the initial build. Wade Achenbach encouraged MetroNet to look at The Willows as to inclusion in the initial build and remarked that AT&T was present in The Willows but did not offer fiber (but does offer fiber service just to the north of The Willows). Mark Plassman asked for clarification as to the boundaries of the initial build (clarification was offered). Luke Phenicie inquired as to next steps as to the MetroNet proposal. Wayne DeLong offered a brief summary of available next steps (identification of funding source for

¹ Brad Johnson arrived at 9:15am

costs typically incurred with set-up of TIF as well as authorization of legal counsel to begin the creation of the documents associated with the four step process).

The RDC membership collectively discussed the concept the RDC assuming responsibility for a portion of the expenses incurred with the set-up of the TIF. Steve Biggerstaff offered information related to the variety of ways MetroNet has (both previously and recently) has shared in the responsibility related to project expenses.² As a follow-up to that information, both Wade Achehbach and Kent Esra had additional questions related to timing of installation and expanding the initial build to include more portions of Zionsville. Wayne DeLong offered that the initial build would potentially serve 8,000 Zionsville residents. It was also indicated that MetroNet desires to build a “Hut” to serve its infrastructure (and the “Hut” potentially could be located on land currently owned by the RDC-within Creekside). Steve Biggerstaff indicated that by the next RDC meeting that MetroNet would be in a position to determine what costs it is in a position to incur related to the creation of the TIF District. Additionally, it was indicated that he would work with Staff to finalize the type of building that could be sited within Creekside in the form of a ‘Hut’.

1. Action Taken: Luke Phenicie made a motion (seconded by Kent Esra) to authorize legal counsel to initiate the four step process associated with creating a Tax Increment Finance District. The motion was unanimously approved.
- C. Healer Health: Luke Phenicie introduced the matter and Bruce Donaldson summarized the role the Community Development Corporation (CDC) provides in the process. Todd Katz of Healer Health introduced himself and spoke to the RDC regarding the services provided by Healer Health. In summary of the CDC’s recommendation to support the \$10,000 grant, a reference was made to the Draft memorandum of the October 24, 2016 meeting of the CDC (Draft was available). The Draft memorandum referenced a timeline for which the grant was available and indicated that any award should include the establishment of claw backs. Based on those comments, discussion then commenced as to the triggers for any potential claw backs as well as the establishment of a minimum capital investment related to the overall project.
1. Action Taken: Luke Phenicie made a motion (seconded by Kent Esra) supporting the \$10,000 grant to Healer Health with the following contingencies:
 - a) Relocation of Healer Health to Zionsville
 - b) Eligible expense(s) associated with relocation must be incurred between today and the end of 2017
 - c) Required Minimum Capital Investment: \$500,000
 - d) If Minimum Capital Investment is not reached by project, incentive (grant) is reduced by 1/3rd (basis: \$600,000 investment)
 2. Other Business (No other business)
 3. Adjournment (the meeting adjourned at 9:45am)

Respectfully Submitted,

Mark Plassman, Secretary

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

² Mark Plassman left the meeting at 9:28am, prior to the vote on MetroNet.