



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

Monday, April 26, 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) Sanjay Patel, President; Kent Esra, (via Zoom) Cindy Madrick and Colleen Hittle. Also Present: Wayne DeLong, AICP, CPM Director of Planning & Economic Development, (via Zoom) Brian Crist and Heather James, Legal Counsel and Roger Kilmer, Planner I - Economic Development.

1. Call to Order: Sanjay Patel called the meeting to order at 6:30 pm.
2. The Commission recognized the passing of Mike Shafer and the valuable role he played in the actions of this Commission and the community of Zionsville.
3. General Public recognized as attending: Sally Zelonis
4. Reports
 - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
5. Old Business
 - A. Update on Lots 10 & 11 of Creekside Corporate Park

Mr. DeLong stated that the extension will be expiring and discussion may be needed at next month’s meeting regarding future extensions. No action is required at this meeting.
6. New Business
 - A. Consideration of resolution pledging TIF to Appaloosa Crossing EDC bonds

Mr. DeLong noted that this Commission has been working on this project for more than the past 12 months. Mr. Crist and Ms. James presented the TIF Pledge Resolution and provided details. The Economic Development Corporation has adopted their Resolution supporting this project. The Town Council has introduced a bond ordinance approving the project as well. If the RDC approves this resolution this evening, it will go back to the Town Council for a second reading and approval. If approved by the Town Council, there will be a closing approximately two weeks later.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve Resolution 2021-02, a Resolution pledging TIF Revenues to Appaloosa Crossing.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote.

- B. Discussion regarding 2021 expenses of the Community Development Corporation (specific to tax return preparation, legal expenses, and liability insurance)

Mr. DeLong explained the historic relationship between the CDC and the RDC. The CDC has had a very active past 12 months and they are responsible for the maintenance of Creekside. Expenses incurred by the CDC have exceeded their budgeted monies received from the RDC. The CDC is looking to generate additional revenue streams, but these changes come with legal costs. The CDC is seeking assistance in the range of \$10,000.00 to assist with the costs of restructuring.

Mr. Crist added that actions and restructuring of the CDC are being considered over the next few months which would put the CDC on firmer ground and being more self-sufficient.

Mr. Esra suggested that the CDC formally present at next month's meeting a request to address their needs.

- C. Discussion regarding claims processing.

Mr. DeLong stated that in Indiana, most RDC claims are approved by the RDC itself. However, historically in Zionsville, RDC claims have been processed and approved by the Town Council. Through discussions with counsel and the Town Council, it has been recommended that future RDC claims will be processed and approved by the RDC. More information on this change will be provided at next month's meeting.

- D. Discussion regarding renderings (Creekside Corporate Park)

New renderings for Lot #9 of Creekside are being considered for marketing purposes related to the Town's Gateway Study. Mr. DeLong stated the cost for these renderings could be between \$8,000 to \$12,000. Mr. Patel expressed a desire to learn more of the Gateway Study and how Lot #9 is a factor in that study.

Mr. Esra asked for clarification on the term "stakeholders" as it applies to the Gateway Study. He also asked for information on who is leading the study. Mr. Esra stated that he is in favor of the study, but is still not clear where the study stands and who is driving the study.

Mr. DeLong responded that the plan is to present findings of the study to Stakeholders in late May or June. Mr. Esra stated that no one has yet come to the RDC explaining what is being done, where things stand, and what are the next steps.

Mr. Patel expressed a desire for an executive summary of the Gateway Study to be presented to the RDC, giving the RDC a better understanding of its status and how Lot #9 may be a factor in the study.

7. Other Business: None

The next regular meeting of the Redevelopment Commission is scheduled for Monday, May 24, 2021, at 6:30 pm.

Meeting Adjourned (7:12 pm)

Respectfully Submitted,

Kate Swanson, Secretary