



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

Monday, May 24, 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) Kate Swanson and Colleen Hittle. Also Present: Wayne DeLong, AICP, CPM Director of Planning & Economic Development, (via Zoom) Brian Crist, Legal Counsel and Roger Kilmer, Planner I - Economic Development.

1. Call to Order: Sanjay Patel called the meeting to order at 6:33 pm.
2. Mr. Patel thanked Cindy Madrick for her time serving the Town through the Redevelopment Commission and noted she is moving to the Town’s Plan Commission.
3. General Public recognized as attending: Cara Weber, Tammy Kelly, Vicki Hall, and Sally Zelonis
4. Reports
 - A. TIF Report: No report presented.
5. Old Business
 - A. Approval and Adoption of Minutes: March 15, 2021, Special Meeting

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the minutes of the March 15, 2021 Special Meeting.

Roll Call Vote:

Kate Swanson - Y

Colleen Hittle - Y

Kent Esra - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote.
 - B. Approval and Adoption of Minutes: April 26, 2021, Regular Meeting

Mr. Patel did note one comment for clarification.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the minutes of the April 26, 2021 Regular Meeting.

Roll Call Vote:

Kate Swanson - Y

Colleen Hittle - Y

Kent Esra - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote.

6. New Business

A. Community Development Corporation Recommendations for Grant Applications Received

- 1) zWorks @ 85 East Cedar Street: Vicki Hall presented the needs of zWorks and outlined how this grant would be utilized. This request is for \$15,000.00. Mr. DeLong shared that the Community Development Corporation heard the zWorks presentation and voted unanimously to recommend approval of this request.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the grant amount of \$15,000.00 to zWorks.

Roll Call Vote:

Kate Swanson - Y

Colleen Hittle - Y

Kent Esra - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote.

B. Creekside Corporate Park - Lots 10 & 11: Update on status of Term Sheet with Formation Investments, LLC

Mr. DeLong shared that Formation Investments, LLC has not requested an extension of the Term Sheet. Therefore, it is recommended that Lots 10 & 11 of Creekside be marketed in the same manner as all other available lots within Creekside.

C. Community Development Corporation Grant Request: \$10,225 (Year 2021 Expenses)

Ms. Cara Weber, President of the Community Development Corporation, presented information regarding the funding request. The amount requested is to cover the following items:

1. Legal Fees for the work required to change the status of the Corporation from a 501(c)3 to a 501(c)4 and the restructuring of the Microloan Program;
2. Accounting Fees in response to the distribution of Covid-related grants in 2021;
3. Insurance expense related to the common areas of Creekside Corporate Park; and
4. Expenses related to the replacement of certain landscaping within Creekside Corporate Park.

Ms. Tammy Kelly added that this is a one-time request and it is anticipated that the income stream from Creekside Corporate Park will be increasing as additional lots are developed and the new owners will then be contributing to the Common Area Maintenance Fund.

Ms. Swanson requested an update on the funding status of the Redevelopment Commission. Mr. DeLong explained that the funding level of the Redevelopment Commission is strong. Mr. Crist added that some of the monies for this request may be available through TIF Funds.

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve the grant amount of \$10,225.00 to the Community Development Corporation for the 2021 Budget.

Roll Call Vote:

Kate Swanson - Y

Colleen Hittle - Y

Kent Esra - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote.

D. Remote Meeting Access

Mr. Patel noted that the Redevelopment Commission has been meeting over the past 16 months under the Governor's Emergency Orders, but moving forward, Mr. Crist has been asked to look into how this can be continued as the Emergency Orders come to an end.

Mr. Crist stated that the Governor's Orders expire May 31, 2021. He added that this Redevelopment Commission adopted an electronic meeting policy under the Indiana Code Section 36-7-14 specifically permitting a form of electronic meetings in March, 2020. No adjustments to the electronic meeting policy are required at this time.

7. Other Business: None

The next regular meeting of the Redevelopment Commission is scheduled for Monday, June 28, 2021, at 6:30 pm.

Meeting Adjourned (6:58 pm)

Respectfully Submitted,

Kate Swanson, Secretary