



**ZIONSVILLE REDEVELOPMENT COMMISSION  
REGULAR MEETING MEMORANDA  
FOR**

Monday, June 22, 2020 at 6:30 pm  
Via Video Conference

**THIS PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04, 20-08 AND 20-26, AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, INDIANA CODE 10-14-3, *et seq.***

Members Present via ZOOM Webinar (audio and video): Sanjay Patel, President; Kent Esra; Colleen Hittle; Cindy Madrick; Kate Swanson; and Mike Shafer. Also Present: Brian Crist, Legal Counsel, and Wayne DeLong, AICP, CPM Director of Planning & Economic Development.

General Public recognized as attending: Sally Zelonis and John Tousley

1. Call to Order: Sanjay Patel called the meeting to order at 6:32 pm.
2. Reports
  - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
3. Old Business
  - A. Approval and Adoption of Minutes: May 26, 2020, Regular Meeting (Conducted Electronically) and the June 4, 2020, Special Meeting (Conducted Electronically).

Mr. Patel noted that Kent Esra needed to be added to the list of Members Present in both sets of Minutes.

Motion: Colleen Hittle made a motion (seconded by Kent Esra) to approve the adoption of the Minutes for May 26, 2020, Regular Meeting.

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Kate Swanson-Y

Sanjay Patel-Y

The motion was unanimously approved by a roll call vote of those members present.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the adoption of the Minutes for June 4, 2020, Special Meeting.

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Kate Swanson-Y

Sanjay Patel-Y

The motion was unanimously approved by a roll call vote of those members present.

- B. Update on the Public Offering Process of certain RDC-owned parcels in the Creekside Corporate Park Development:

Mr. DeLong provided a brief summary of process and confirmed that the required legal notices for the Public Offering Process had been published in the newspapers. Brian Crist stated that all of the documents related to the Public Offering Process have been posted on the Town's website and all submitted bids will be opened at the July 27, 2020, Regular Meeting of the Redevelopment Commission.

4. New Business

- A. Annual Notification to Taxing Units of Anticipated 2021 Excess TIF Revenue Distribution

Mr. DeLong confirmed that the required Notification to Taxing Units was distributed and filed with the State as required on June 15, 2020. The Notification stated that no excess TIF Revenues are anticipated to be distributed for the 2021 Budgets. A presentation to the Redevelopment Commission of the status of the TIF revenues is expected in an upcoming regular meeting.

5. Other Business

- A. Appaloosa Crossing - Residential Component: Mr. Shafer stated that he is working to coordinate a meeting with Matt Price to discuss the residential component of the project and the impact of applying the TIF process to these residences. Mr. Patel offered to join Mr. Shafer in that meeting with Mr. Price.
- B. The Redevelopment Commission asked for an update on the status of the negotiations for the sale of the Creekside Corporate Park lots to RLL Racing and William Tres Development.
1. RLL Racing: Mr. Crist stated the Term Sheet has been circulated to all parties and he is moving forward in drafting a Development Agreement.
  2. William Tres Development: Mr. Crist stated the Term Sheet has been executed, but there are no other updates at this time.

Meeting Adjourned (6:50 pm)

Respectfully Submitted,

Kate Swanson, Secretary

The next regular meeting of the Redevelopment Commission is scheduled for Monday, July 27, 2020, at 6:30 pm.