



**ZIONSVILLE COMMUNITY DEVELOPMENT CORPORATION (“CDC”)  
MEETING MEMORANDA  
FOR**

Tuesday, July 28, 2020 at 8:30 am  
Creekside Corporate Park Picnic Shelter  
10855 Creek Way

Members Present: Cara Weber, President; Tammy Kelly, Vice-President; Erika Pickell; and Brooks Mattice. Also Present: Roger Kilmer, Planning & Economic Development; and Wayne DeLong, AICP, CPM Director of Planning & Economic Development via conference call.

General Public recognized as attending: None in attendance.

1. Call to Order: Cara Weber called the meeting to order at 8:30 am. Ms. Weber recommended that the Agenda be adjusted to hear New Business items first and then Old Business items.

Motion: Mr. Mattice made a motion (seconded by Ms. Pickell) to adjust the Agenda as proposed by Ms. Weber.

The motion was unanimously approved by all members present.

2. New Business

- A. Grant Request: FORZA Jackson IG / South Village Station Re-development.

Matt Jackson, Bart Jackson, and Adam D’Angelo presented their request for a \$125,000.00 grant to assist with the renovation of 10615 S. Zionsville Road. FORZA Jackson IG has purchased the property and is renovating the existing building and the site. The space previously occupied by the Pizza King and the Village Station Pub will be renovated to house Hotel Tango. Positively Canine will continue to operate in their portion of the existing building.

The grant would be used for long-term building improvements including:

- the installation of a new grease trap to serve Hotel Tango;
- connecting the entire development to public water and sewer resulting in the termination of well and on-site septic systems; and
- the replacement and upgrade of damaged, aesthetically inconsistent, or end-of-life building materials on the interior and exterior of the building to comply with current building codes and ordinances. The exterior will receive a major renovation.

Members of the CDC asked questions of the applicant to better understand the proposed improvements and how the grant would be utilized. The applicant stated their total investment into the redevelopment of this center is approximately \$1.7MM and will result in 22 new jobs and approximately \$15,948 in additional annual property taxes.

Members of the CDC were encouraged by the renovation plans and want to support the project, but were aware that the size of the requested grant is one half of the annual available funds for such grants. Recognizing that additional grant requests will likely be received due to the impact of the current COVID-19 pandemic on local businesses, the CDC members explored the idea

of providing the total grant through phases (possibly up to three phases) of completion. It was determined by those present that the recommendation Memo to the Redevelopment Commission will outline the distribution of the grant through phases, which would be documented through the building inspection process, will be generated and finalized by Staff and Ms. Weber.

Motion: Mr. Mattice made a motion (seconded by Ms. Pickell) to recommend approval of the \$125,000.00 grant the Redevelopment Commission with the monies being disbursed in phases which can be documented through the inspection process and authorized Cara Weber to work with Staff in finalizing the language of the Grant Recommendation Memo to the Redevelopment Commission regarding the phasing stages.

The motion was unanimously approved by all members present.

- B. Grant Request: Black Acre/Corvus was not prepared to present their request at this meeting and will present at a future CDC Meeting.

3. Old Business

- A. 2020 Election of Officers: Ms. Weber introduced the agenda item. Mr. Mattice made a motion (seconded by Ms. Pickell) to keep in place the same officer slate a 2019 with Ms. Weber as President and Ms. Kelly as Vice-President.

The motion was unanimously approved by all members present.

Meeting Adjourned (9:37 am)

The next meeting of the Zionsville Community Development Corporation is not yet scheduled.