



REGULAR MEETING NOTICE AND AGENDA ZIONSVILLE REDEVELOPMENT COMMISSION (“ZRDC”)

**Tuesday, September 23, 2025
9:00 a.m. (Local Time)**

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET. FOR VIRTUAL ATTENDANCE SEE ZOOM WEBINAR INFORMATION ON PAGE 2.

AGENDA

1. Call To Order
2. Consent Agenda Items
 - A. Monthly Report

Documents:

[RDC MONTHLY REPORT_2025.09.23.PDF](#)

- B. TIF Report

Documents:

[2025.09.23 RDC TIF MEMORANDUM.PDF](#)

- C. Approval And Adoption Of Meeting Minutes: [August 23, 2025]

Documents:

[2025.08.26 RDC MEMORANDA - STAFF DRAFT.PDF](#)

- D. Claims For Approval

Documents:

[09.23 RDC CLAIMS REGISTER.PDF](#)

3. Director's Report
4. Old Business
5. New Business
6. Other Business
 - A. Finance Committee
 - B. Governance Committee
 - C. Zionsville CDC
7. Adjourn

NEXT REGULAR MEETING: **Tuesday, October 28, 2025** at 9:00 AM

**ADDITIONAL INFORMATION FOR THE
THE ZIONSVILLE REDEVELOPMENT COMMISSION**

AS OUTLINED BY INDIANA STATE CODE 5-14-9 THE FOLLOWING ARE THE APPOINTED MEMBERSHIP OF THIS BOARD/COMMISSION:

NAME	APPOINTING AUTHORITY	TERM START DATE	TERM END DATE
Esra, Kent	Town Council	01/01/2025	12/31/2025
Kintner, Deron	Mayor	01/01/2025	12/31/2025
Norris, Evan	Town Council	01/01/2025	12/31/2025
Rosenberg, David	Mayor	01/01/2025	12/31/2025
Vaughn, Ryan	Mayor	01/01/2025	12/31/2025
Aeschliman, Katie	Zionsville School Corporation	01/01/2025	12/31/2025

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:

Please click the following link to join the Zoom webinar:

<https://us02web.zoom.us/j/82148592260>

Webinar ID: 821 4859 2260

Passcode: 819175

Or by Telephone at the following numbers: +1 646 558 8656, +1 646 931 3860, +1 301 715 8592,

+1 305 224 1968, +1 309 205 3325, +1 312 626 6799,

+1 346 248 7799, +1 360

209 5623, +1 386 347 5053,

+1 507 473 4847, +1 564

217 2000, +1 669 444 9171,

+1 669 900 9128, +1 689

278 1000, +1 719 359 4580,

+1 253 205 0468, or +1

253 215 8782

1. Members of the public shall have the option of recording their attendance at the ZIONSVILLE REDEVELOPMENT COMMISSION Public Meetings via electronic roll call at the start of the meeting or via e-mail at zlutz@zionsville-in.gov.
2. If a member of the public would like to attend a ZIONSVILLE REDEVELOPMENT COMMISSION Public Meeting but cannot utilize any of the access methods described above, please contact Owen Young at (317) 873-8249 or zlutz@zionsville-in.gov.
3. The ZIONSVILLE REDEVELOPMENT COMMISSION will continually revisit and refine the procedures in these "Additional Instructions" to address public accessibility to ZIONSVILLE REDEVELOPMENT COMMISSION Public Meetings.
4. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust at jrust@zionsville-in.gov.

RDC Monthly Report

Zionsville Redevelopment Commission

September 2025

Prepared by: Justin Hage, Deputy Mayor

Zach Lutz

Prepared for: Zionsville Redevelopment Commission

Zionsville Town Council



ZIONSVILLE



Budget

FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Zionsville EDA			
REVENUE	\$2,387,638.00		\$ 1,893,878.83
BALANCE CARRY-OVER	\$1,867,880.51		\$ 4,108,885.34
EXPENSE: DEBT PAYMENT			
2010 Sewage Works Bond Payment	\$(87,697.00)		\$ (86,565.73)
2012 Bond Payment: EDA Bennett Parkway			\$(185,500.00)
2016 Bond Payment: Lease Rental	\$(559,000.00)		\$ (279,500.00)
2017 Bond Payment: Refunding	\$(407,000.00)		\$ (406,500.00)
EXPENSE: CAPITAL PROJECTS	\$(500,000.00)		
EXPENSE: REAL ESTATE TRANSACTION	\$(600,000.00)		
EXPENSE: PROFESSIONAL SERVICES			
Equipment	\$(75,000.00)		\$ (74,876.09)
Project Management, Legal, and Financial Services	\$(345,000.00)	\$ (9,345.00)	\$ (125,851.23)
Economic Development Research and Lead Development	\$(10,000.00)		
Planning/Design/Engineering	\$(500,000.00)		
NET ZIONSVILLE EDA BALANCE	\$1,171,821.51		\$ 4,564,532.41

FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Oak Street EDA			
REVENUE	\$356,725.00		
BALANCE CARRY-OVER			
EXPENSE			
2016 First Mortgage: Town Hall	\$(250,000.00)		\$ (125,000.00)
EXPENSE: CAPITAL PROJECTS			
EXPENSE: REAL ESTATE TRANSACTION	\$(100,000.00)		
EXPENSE: PROFESSIONAL SERVICES			
NET OAK STREET EDA BALANCE	\$6,725.00		\$ 427,522.85





FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Creekside			
REVENUE	\$504,756.00		
BALANCE CARRY-OVER			
EXPENSE			
Assignment Agreement Payment to Schools	\$(252,378.00)		\$ (457,777.19)
Creekside HOA dues	\$(40,000.00)		\$ (10,653.60)
EXPENSE: CAPITAL PROJECTS			
EXPENSE: REAL ESTATE TRANSACTION			
EXPENSE: PROFESSIONAL SERVICES			
NET CREEKSIDE EDA BALANCE	\$212,378.00		\$ 400,118.07

FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Creekside (Cash on-hand)			
REVENUE (Sale of Lots 1,2,3,4,5,7,8,9)*	\$993,860.40		\$359,060.40
BALANCE CARRY-OVER	\$93,627.61		\$280,049.50
EXPENSE			
Assignment Agreement Payment to Schools			206,372.39
EXPENSE: CAPITAL PROJECTS			
EXPENSE: REAL ESTATE TRANSACTION			
EXPENSE: PROFESSIONAL SERVICES			
NET CASH ON-HAND BALANCE	\$ 1,087,488.01		\$ 603,769.90

*Approved offers may vary depending on negotiations. Currently, approved/pending offers for Lots 2/4/5/7/8/9 equal \$993,860.40.





The following are developer-purchased bonds with a TIF repayment source. These funds are "pass-through" for the repayment of the TIF bonds. The developer is responsible for any shortfall of revenue to repay debt.

FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
334/700 EDA			
REVENUE: Developer 90%	\$76,364.00		
REVENUE: RDC 10%			
BALANCE CARRY-OVER	\$233,754.24		
EXPENSE: TIF			
EXPENSE: Developer Draw Bond			\$ (34,095.15)
NET 334/700 EDA BALANCE	\$310,118.24		\$ 349,647.59

FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
MetroNet EDA			
REVENUE	\$ 45,870.00		
BALANCE CARRY-OVER			
EXPENSE	\$ (45,870.00)		\$ (41,734.94)
NET METRONET EDA BALANCE	\$ -		\$ 33.20

FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
146th/Appaloosa EDA			
REVENUE	\$193,718.00		
BALANCE CARRY-OVER	\$31,311.68		
EXPENSE: Developer Draw Bond	\$(188,790.00)		\$ (205,169.05)
NET 146TH/APPALOOSA EDA BALANCE	\$36,239.68		\$ 54,858.52





FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Holliday Farms EDA			
REVENUE: Sentry (90%)			
REVENUE: HOLIDAY FARMS	\$ 32,416.00		
REVENUE: RDC (10% SENTRY)			
BALANCE CARRY-OVER			
EXPENSE: Sentry			
NET HOLLIDAY FARMS EDA BALANCE	\$ -		\$ 88,514.00

FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Pittman Farm EDA			
REVENUE: Developer 95%			
REVENUE: RDC 5%			
BALANCE CARRY-OVER			\$ 11,866.23
EXPENSE			
NET PITTMAN FARM BALANCE			\$ 11,866.23

FUND	2025 ANNUAL BUDGET	SEPTEMBER (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Wild Air EDA			
REVENUE			
BALANCE CARRY-OVER			
EXPENSE			
NET WILD AIR EDA BALANCE			



Project Updates

South Village

Located within the Zionsville EDA and TIF Allocation Area, the South Village is generally an area south of Sycamore Road and north of old 106th Street. This branded area is planned to be an extension of the Village Business District. New development may include mixed uses such as single-unit and multi-unit housing, office, and commercial.

RDC Recent Actions

Next Steps



POTENTIAL P3 DEVELOPMENT PROJECTS

Brick Street Inn, expanded hotel & parking garage

STATUS

BZA approved variances for expansion on/near current location. Developer is leading entitlement process.

Developer has drafted a Development Agreement which is under review of legal counsel.

SW Main Street/Sycamore	Developer is leading entitlement process
SE Main Street/Sycamore	Developer is leading entitlement process
Former DOW property, zoned DOW PUD	n/a
NW 106 th /Zionsville Road	n/a
The Cove	Developer is leading entitlement process

POTENTIAL PUBLIC INFRASTRUCTURE PROJECTS

(led by or in partnership with DPW and Parks)

Intersection improvement at 1st/Main/Sycamore

STATUS

DPW holds contract for engineering/design of right-of-way improvements. READI grant.

Trail Connections to Lions Park

DPW holds contract for engineering/design of right-of-way improvements. READI grant.

Trail along Eagle Creek

DPW holds contract for engineering/design of improvements along the north side of the creek. READI grant

Public Plaza

Town holds contract for design of a public plaza in the town parking lot north of Sycamore Street. Public engagement via digital survey has been distributed to a statistically significant representation of Zionsville.





Creekside Lots 4 & 5 – Frooz Vision

Located within the Creekside Corporate Park EDA and TIF Allocation Area. This project will consist of an optometrist and ophthalmologist office and accessory surgery center.

Actions

- 2023.10.23 – Approved Letter of Interest
- 2024.05.20 – Approved Development Agreement sale price of \$359,060.40 for 1.63 acres.
- 2024.10.26 – Approved Due Diligence Extension and modified closing deliverables
- 2024.12.16 – Developer received Planning approvals.
- 2025.01.21 – Closed on property.
- 2025.07.01 – Improvement Location Permit Acquired

Next Steps

- Construction Underway



Creekside Lots 7 & 8 – Exclusive Land, LLC

Located within the Creekside Corporate Park EDA and TIF Allocation Area, Creekside lots 7 and 8. This project will be a headquarters for Exclusive Autosports.

Actions

- 2024.08.27 – Purchase Agreement executed
- 2024.04.23 – Approved Letter of Interest sale price of \$294,800 for 2.94 acres
- 2025.04.07 Creekside ARC Conditional Approval
- 2025.05.19 – Plan Commission Approvals
- 2025.07.31 – Closed on Property

Next Steps

- Apply for Improvement Location Permit



Creekside Lot 9 – Intelligent Living

Located within the Creekside Corporate Park EDA and TIF Allocation Area, lot 9 Intelligent Living, a ZWorks business start, would grow its headquarters and showroom into this location.

Actions

- 2025.02.25 – Approved Letter of Interest, purchase price of \$140,000
- 2025.04.22 – Development Agreement Approval
- 2025.06.24 – Creekside ARC Approval
- 2025.08.16 – Plan Commission Approvals

Next Steps

- Q3 – Close on Property
- Apply for Improvement Location Permit





Creekside Lot 2 – Crider & Crider Inc.

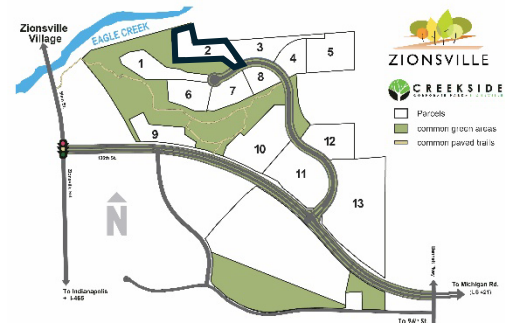
Located within the Creekside Corporate Park EDA and TIF Allocation Area, lots 1 and 2. Crider & Crider would relocate its headquarters from out of town to Zionsville.

Actions

- 2024.10.24 – Purchase Agreement approved
- 2024.12.18 – Closed on Property
- 2025.06.24 – Creekside ARC Conditional Approval
- 2025.09.15 – Development Plan Approval

Next Steps

- Q3 – Apply for Improvement Location Permit



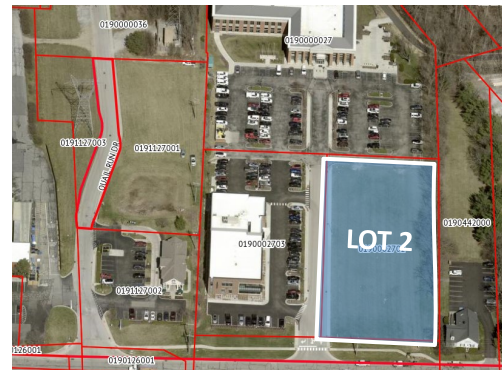
Zionsville Government Center “Lot 2”

Located in front of Town Hall, this parcel will be redeveloped into an office building.

Actions

- 2023.04.20 RDC issued RFI for purchase of land.
- 2023.06.16 RDC received letters of interest.

Next Steps



The Farm – Phase 1 and 2

The Farm is a redevelopment project on the SW corner of Sycamore and Michigan Road. The Project was organized into 2 phases. The first phase, by Scannell, included the design and construction of infrastructure improvements and a multi-use complex consisting of multi-family units. **PHASE 2**, to be completed by Pittman Partners, is working on design and securing tenants for a mix of some or all the following: retail, restaurants, bank, medical, and grocery store, etc.

Actions

- 2023 Phase 1 Bond approvals sought, and bond draws requested.
- 2024 TBD, Phase 2 will be seeking up to 50% TIF funding for infrastructure projects associated with the upcoming project improvements. The 50% maximum request was established during the Phase 1 TIF request process.
- 2024.12 – Developer closed on TIF Bond 2.a.

Next Steps

- Developer to close on TIF Bond future phasing.



Wild Air

Old Town Development Developer-backed TIF Bond(s) totaling ~\$12.8M (net ~\$12.5M after costs) based on TIF Revenues generated from the Senior Living & Multi-Family portion of the overall Economic Development Area, used to fund the following: design, construction and equipping of certain improvements to be used for two roundabouts and associated public utility improvements, trails and parking improvements associated with the 30+ acre public park, pedestrian safety crossing on Marysville Road, and public infrastructure related to the community center site such as storm water management systems and utilities.

DEVELOPMENT AGREEMENT TERMS

1. TIF was granted
2. CIVIC SPACE: ±10 AC to be donated to the RDC.
Estimated value of land and improvements ±\$4,500,000.
3. WOODLAND PRESERVE: ±30 AC to be donated to the Town of Zionsville under separate agreement. Estimated value of land and improvements ±\$4,200,000.

PROPERTY TAX INCREMENT BREAKDOWN

100% to the Developer over 25 years

DEVELOPMENT ECONOMIC IMPACT

Multi-Family: ±300 unit
Senior Living: ±200 units

Net Assessed Value (NAV): ±\$78 MM

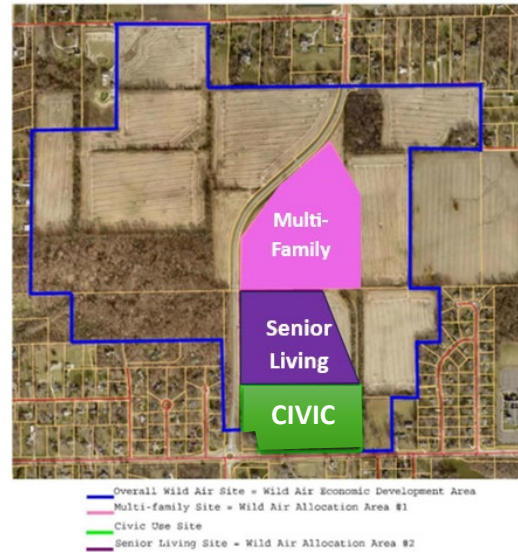
Gross Assessed Value: ±\$1.8 MM

Actions

- 2024 - All TIF approvals received by all governing bodies.
- 2024 – Developer closed on bonds.

Next Steps

- TBD – Developer seeks approval for Phase II of bonding.
- TBD- Transfer Civic land to RDC



Located on Oak Street and Marysville Road

Sentry Development

This is a senior living facility seeking a Developer-backed TIF Bond of ~\$3,655,000.00 (net ~\$2M after costs). The TIF Revenues generated from the Senior Living portion of the development will be used to fund the following:

1. \$650,000 for a multi-use pathway extension from Appaloosa Crossing down to Willow Road.
2. design, construction and equipping of certain improvements located at US. 421 (Michigan Road)

PROPERTY TAX INCREMENT BREAKDOWN

90% to the Developer over 25 years

DEVELOPMENT ECONOMIC IMPACT

Jobs: ±65
Payroll: \$3.5MM+ annual
Assessed Value (AV): ±\$25MM

Actions

- 2024 - All TIF approvals received by all governing bodies.
- 2024.07.02 – Developer closed on bonds.
- 2024.09.24 – Developer requested bond draws from the RDC and bond holder for approved TIF-funded expense reimbursements.
- 2024.08.22 – Developer began construction

Next Steps

- Developer will request bond draws from the RDC and bond holder for approved TIF-funded expense reimbursements.
- Developer works with DPW to acquire necessary land, seek easements, and build multi-use path along Mich. Rd.



Located on Michigan Road, north of Interactive Academy and across from Holliday Farms



Phase I Holliday Project

This is a commercial development seeking a Developer-backed TIF Bond of ~\$7,500,000.00. The TIF Revenues generated from the Phase I Holliday Project will be used to fund the following:

1. Turkeyfoot Trail
2. Public trail along Marketplace
3. Commercial Infrastructure
4. Infrastructure Improvements

PROPERTY TAX INCREMENT BREAKDOWN
80% to the Developer over 25 years

DEVELOPMENT ECONOMIC IMPACT

Jobs: ±300
Payroll: \$18,000,000.00 annually
Construction: ±150 Jobs during
Assessed Value (AV): ±\$26,000,000 estimated at full build-out

Actions

- 2025.03.17 Town Council Introduced Bond Ordinance
- 2025.03.25 RDC approved the Project Agreement
- 2025.03.26 EDC approved Resolution and Project Report
- 2025.04.21 Town Council Approves the Bond Ordinance and substantially complete financial documents.
- 2025.06 – Developer closed on bonds and requested bond draws.

Next Steps

- Developer will request bond draws from the RDC and bond holder for approved TIF-funded expense reimbursements.



Located along Michigan Road, encompassing all Holliday Farms EDA commercial properties excluding the Sentry Project.

RDC TIF Report

Zionsville Redevelopment Commission

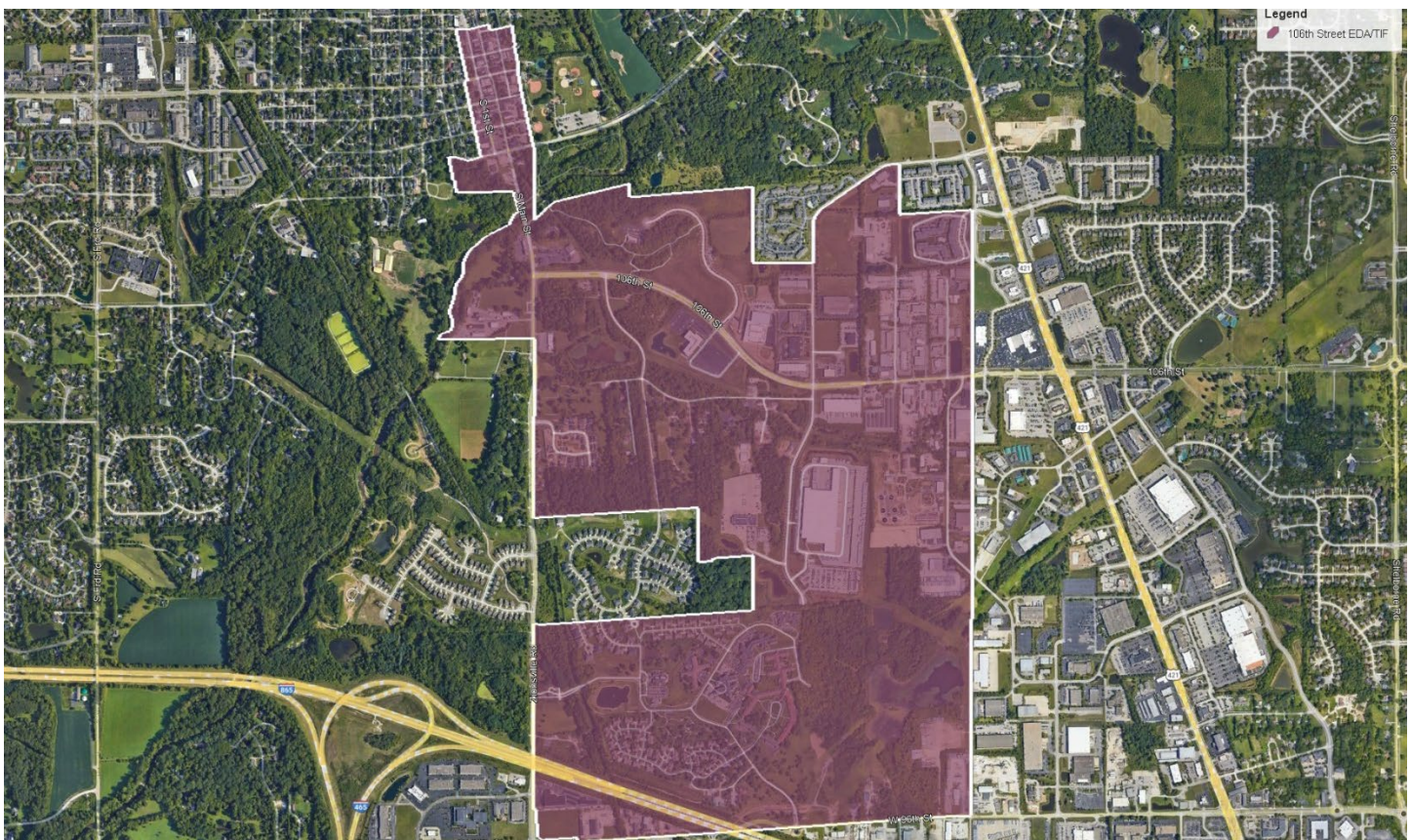
September 2025

Prepared by: Justin Hage, Deputy Mayor
Zach Lutz

Prepared for: Zionsville Redevelopment Commission
Zionsville Town Council



ZIONSVILLE



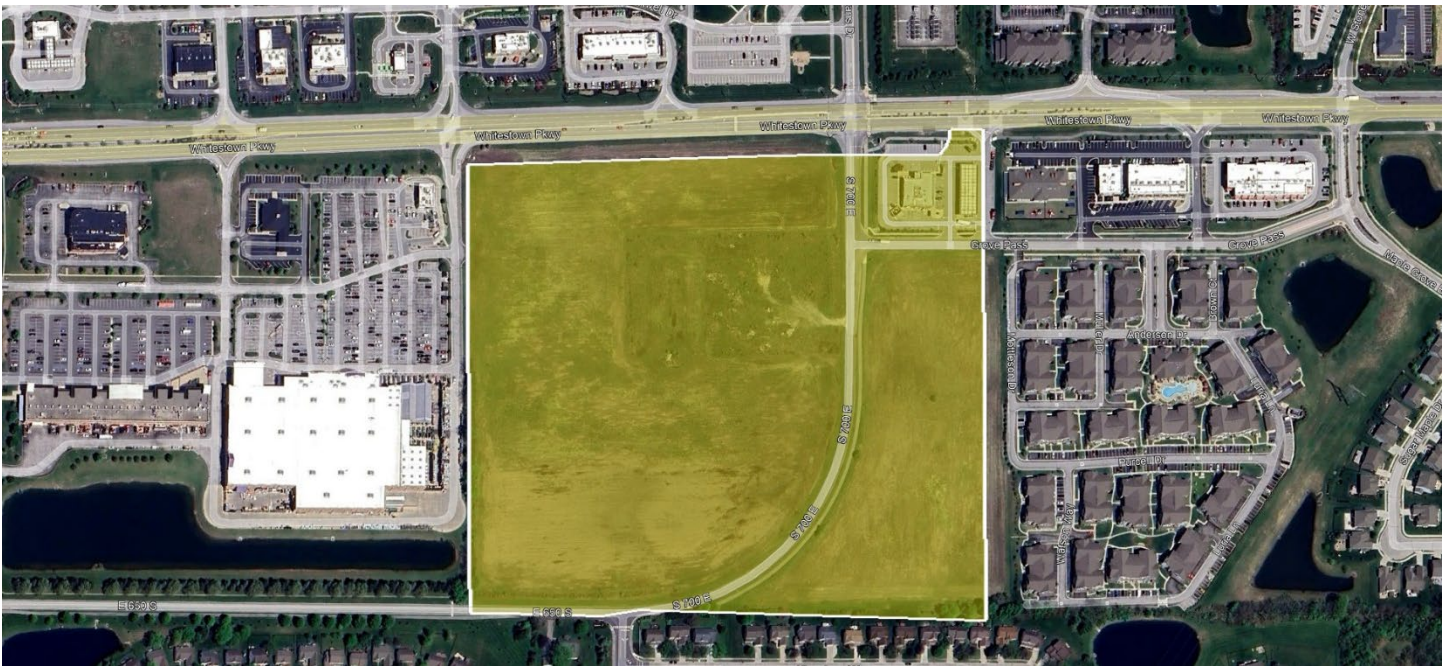
Zionsville / 106th Street EDA/TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Andrade, LLC	2024-923 2022-679	10806 Deandra Drive	Commercial Remodel	Issued 10/02/2024	N/A
Convivio Italian Artisan Cuisine	2025-127 2023-1048	40 South Main Street	Commercial Remodel	Final Inspection 03/14/2025	Failed
Café Patachou	2024-653	95 E Pine Street	Commercial Patio	Certificate of Occupancy 09/05/2025	
10890 Bennett Parkway LLC	2024-761	10890 Bennett Parkway	New Commercial	Temporary Certificate of Occupancy, Expires 10/15/2025	
Alt Construction	2024-1138	10650 Bennett Parkway, Suite 200	Commercial Remodel	Above Ceiling Inspection 08/17/2025	Passed
Gables Bagels	2025-492	270 S Main Street	Commercial Remodel	Rough Reinspection 09/15/2025	Passed
Angelo's Italian Market	2025-514	95 S Main Street	Commercial Remodel	Issued 06/12/2025	
Convivio	2025-58-DPA	40 S Main Street	(PC) Development Plan Amendment	Enhance Rear Deck, Meeting 08/18/2025	Approved
Imel Building Addition	2025-56-DPA	10701 Deandra Drive	(PC) Development Plan Amendment	4,209 SF Addition, Target Date is 08/18/2025	Conditionally Approved
Andrade Remodel	2025-666	10663 Andrade Dr	Commercial Remodel	Rough Inspection 07/24/2025	
Andrade Industrial Remodel	2025-30-DSV	10701 Deandra Dr	Development Standards Variance (BZA)	Variance to encroach into the south 20' side yard setback for a building addition.	Target Date 10/01/2025



CR 300 S & US 421 TIF (Appaloosa Crossing)

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Singh Retail	2024-979	3251 S US 421	New Commercial	Final Reinspection 06/30/2025	Failed
Harris Strip Center	2024-1054	3295 S US 421	New Commercial	Meterbase Inspection 05/05/2025	Passed
Harris Strip Center	2025-395	3310 S US 421	Commercial Remodel	Rough Inspection 08/27/2025	Passed
Egg Republic	2025-228	3295 S US 421	New Commercial	Issued 03/19/2025	
Hot Yoga	2025-772	3299 S US 421	Commercial Remodel	Underslab Inspection 09/04/2025	Passed

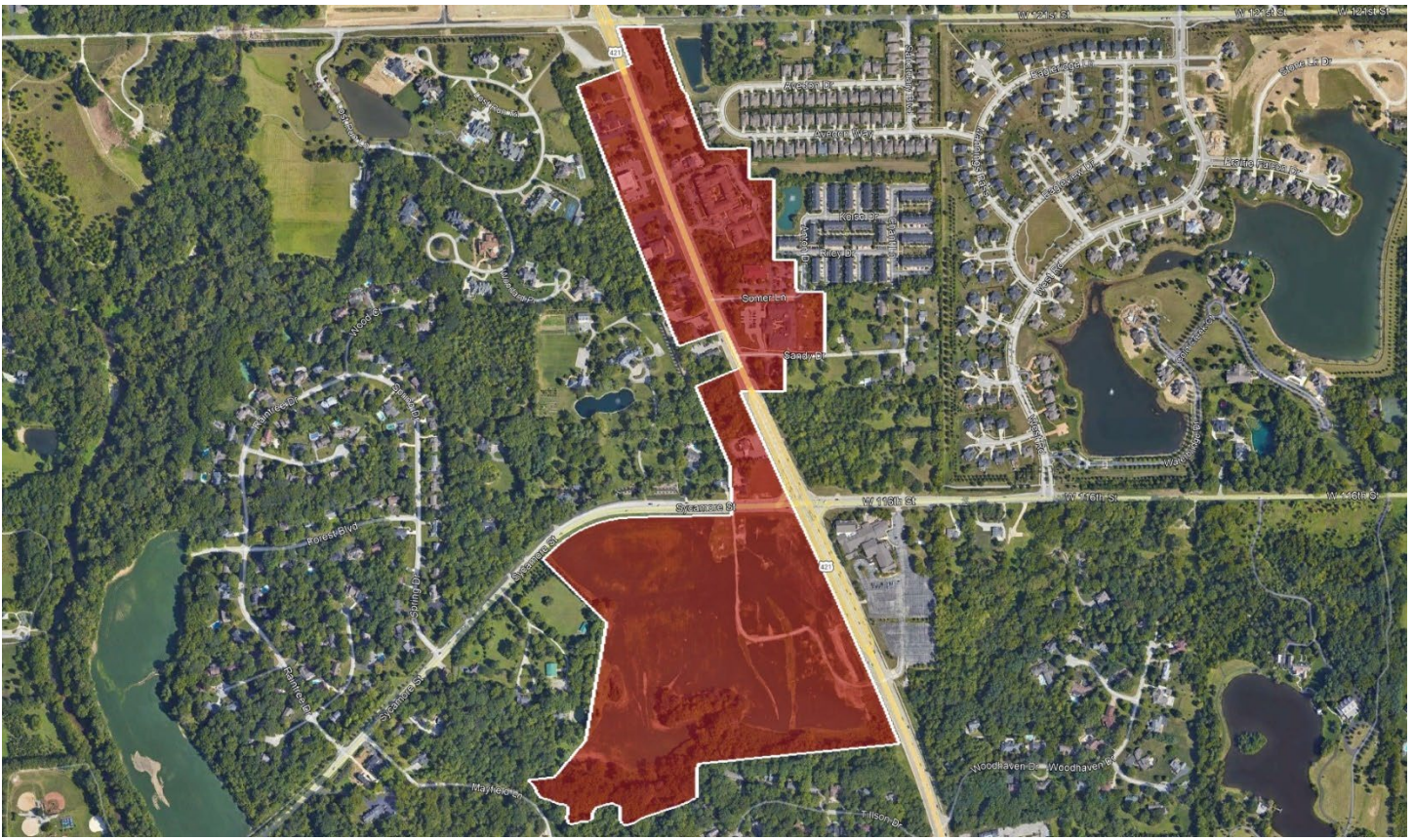


CR 700 TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Adler Multi-Family Development	2022-04-DP	County Road 700 E & Grove Pass	(PC) Development Plan	179-unit multi-family development	Approved 03/21/2022
Adler Multi-Family Development	2023-08-DPA	County Road 700 E & Grove Pass	(PC) Development Plan Amendment	Revisions of a site plan and building elevation	Approved 04/17/2023
Hy-Vee	2022-31-DP	6125 S 700 E	(PC) Development Plan	152,000 SF grocery store and convenience store with fuel sales	Approved 08/15/2022
Hy-Vee	2022-41-DP	6125 S 700 E	(PC) Development Plan	152,000 SF grocery store and convenience store with fuel sales	Approved 08/15/2022
Hy-Vee	2023-14-DPA	6125 S 700 E	(PC) Development Plan Amendment	Revisions to Development Plan	Approved 05/15/2023
Hy-Vee	2023-15-DPA	6125 S 700 E	(PC) Development Plan Amendment	Revisions to Development Plan	Approved 05/15/2023



Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
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Michigan Road EDA & TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
The Farm, Shell Building 5	2024-933	11812 Sylo Crossing	New Commercial	Retail Shell Bldg, Rough Reinspection 08/06/2025	Passed
The Farm, Shell Building 6	2024-934	11826 Sylo Crossing	New Commercial	Retail Shell Bldg, Rough Inspection 08/01/2025	Passed
The Farm, Shell Building 7	2024-935	11581 Sylo Crossing	New Commercial	Retail Shell Bldg, Meterbase Inspection 06/26/2025	Passed
The Farm, Shell Building 8	2024-936	11561 Sylo Crossing	New Commercial	Retail Shell Bldg, Meterbase Inspection 06/26/2025	Passed
The Farm, Shell Building 9	2024-938	11545 Sylo Crossing	New Commercial	Retail Shell Bldg, Meterbase Inspection 06/26/2025	Passed
Piada	2025-382	11579 Sylo Crossing	Commercial Remodel	Restaurant, Above Ceiling Inspection 08/06/2025	Passed
Shake Shack	2024-1075	11585 Sylo Crossing	Commercial Remodel	Restaurant, Above Ceiling Reinspection 08/28/2025	Passed
Rise N Roll Bakery	2025-215	11581 Sylo Crossing	Commercial Remodel	Bakery, Issued 03/14/2025	
Cava	2025-399	11569 Sylo Crossing	Commercial Remodel	Restaurant, Above Ceiling Inspection 08/28/2025	Passed
Bibibop	2025-507	11549 Sylo Crossing	Commercial Remodel	Restaurant, Final 09/16/2025	Failed
Stock Yards Bank	2025-660	11521 Sylo Crossing	New Commercial	Underslab Inspection 09/03/2025	Passed
Prime IV Hydration	2025-690	11561 Sylo Crossing	Commercial Remodel	Rough Inspection 09/09/2025	Passed
Torchy's Tacos	2025-691	11826 Sylo Crossing	Commercial Remodel	Underslab Inspection 08/28/2025	Passed
Hollywood Nail Lounge	2025-700	11545 Sylo Crossing	Commercial Remodel	Issued 08/04/2025	

Niku	2025-717	11543 Sylo Crossing	Commercial Remodel	Underslab Inspection 08/26/2025	
Perspire Sauna Studio	2025-748	11565 Sylo Crossing	Commercial Remodel	Issued 08/18/2025	
West Cost Sourdough	2025-776	11559 Sylo Crossing	Commercial Remodel	Issued 08/22/2025	
Community Pet Animal Clinic	2025-787	11812 Sylo Crossing	Commercial Remodel	Issued 08/26/2025	
Sweetgreen	2025-854	11555 Sylo Crossing	Commercial Remodel	Issued 09/15/2025	
The Farm, Shell Building #3	2025-66-DP	11792 Sylo Crossing	Development Plan	13,200 SF Commercial Building	Target Date 10/20/2025



Wild Air EDA & TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Wild Air Multi-Family	2024-1145	8651 Nevis Drive	New Commercial	Building 3, 12-Plex, Meterbase Reinspection 08/14/2025	Passed
Wild Air Multi-Family	2024-1146	8652 Nevis Drive	New Commercial	Building 4, 8-Plex, Meterbase Reinspection 08/14/2025	Passed
Wild Air Multi-Family	2024-1147	6320 Nevis Drive	New Commercial	Building 5, 9-Plex, Meterbase Reinspection 08/14/2025	Passed
Wild Air Multi-Family	2024-1148	6322 Nevis Drive	New Commercial	Building 6, 4-Plex, Temporary Electric Inspection 08/28/2025	Passed
Wild Air Multi-Family	2024-1149	8587 Lamond Ln	New Commercial	Building 8, 8-Plex, Rough Reinspection 09/05/2025	Passed
Wild Air Multi-Family	2024-1150	8589 Lamond Ln	New Commercial	Building 9, 8-Plex, Rough Inspection 08/27/2025	Failed
Wild Air Multi-Family	2024-1151	6330 Nevis Drive	New Commercial	Building 7, 7-Plex, Temporary Electric Inspection 08/28/2025	Passed
Wild Air Multi-Family	2024-1152	6551 Archer Drive	New Commercial	Maintenance Building, Footer Inspection 08/27/2025	Passed

Wild Air Multi-Family	2024-1153	8476 Archer Drive	New Commercial	Building A2, Mixed-Use, Underslab Inspection 06/12/2025	Passed
Wild Air Multi-Family	2024-1154	6491 Liz Drive	New Commercial	Clubhouse, Rough Reinspection 08/14/2025	Passed
Wild Air Multi-Family	2024-1155	8550 Skye Lane	New Commercial	Building 21, 8-Plex, Underslab Inspection 06/25/2025	Passed
Wild Air Multi-Family	2024-1162	6550 Archer Drive	New Commercial	Building A1, Mixed-Use, Underslab Inspection 09/12/2025	Passed
Wild Air Multi-Family	2024-1163	8566 Archer Drive	New Commercial	Building 12B, Midrise, Underslab Inspection 05/12/2025	Passed
Wild Air Multi-Family	2025-267	6288 Skye Lane	New Commercial	Building 19R, 7 Plex, Underslab Inspection 08/08/2025	Passed
Wild Air Multi-Family	2025-268	6301 Skye Lane	New Commercial	Building 20V, 4-Plex, Underslab Inspection 07/28/2025	Passed
Wild Air Multi-Family	2025-276	8431 Sterling Circle	New Commercial	Building 13D, 5-Plex, Underslab Inspection 07/14/2025	Passed
Wild Air Multi-Family	2025-277	8491 Sterling Circle	New Commercial	Building 14C, 8-Plex, Underslab Inspection 07/16/2025	Passed
Wild Air Multi-Family	2025-278	8523 Nevis Drive	New Commercial	Building 18Q, 14-Plex, Underslab Inspection 07/23/2025	Passed
Wild Air Multi-Family	2025-361	6491 Liz Drive	New Commercial	Main Pool, Underslab Inspection 09/04/2025	Passed
Wild Air Multi-Family	2025-362	6491 Liz Drive	New Commercial	Lounge Pool, Underslab Inspection 09/04/2025	Passed
Wild Air Coffee Shop	2025-450	8477 Archer Lane	New Commercial	Coffee Shop Underslab Inspection 09/03/2025	Passed
Wild Air Multi-Family	2025-579	8510 Sterling Circle	New Commercial	Building 17P, 8-Plex Issued 06/30/2025	
Wild Air Multi-Family	2025-580	8520 Sterling Circle	New Commercial	Building 23O, 8-Plex, Issued 06/30/2025	
Wild Air Multi-Family	2025-581	6310 Sterling Circle	New Commercial	Building 16F, 9-Plex, Issued 06/30/2025	
Wild Air Multi-Family	2025-582	6210 Sterling Circle	New Commercial	Building 22G, 9-Plex, Issued 06/30/2025	
Wild Air Multi-Family	2025-583	6350 Sterling Circle	New Commercial	Building 15E, 4-Plex Issued 06/30/2025	
Wild Air Multi-Family	2025-584	8530 Sterling Circle	New Commercial	Building 24N, 8-Plex Issued 06/30/2025	



**ZIONSVILLE REDEVELOPMENT COMMISSION ("ZRDC")
REGULAR MEETING MEMORANDA
FOR**

Tuesday, August 26, 2025 at 9:00 AM
In-person and Video Conference Meeting

Members Present:

(In-Person)

Deron Kintner – President, Evan Norris – Vice President, David Rosenberg – Secretary, Kent Esra, Katie Aeschliman – ZCS Representative

(Via Zoom)

(Absent)

Ryan Vaughn

Also Present:

(In-Person)

Mayor John Stehr, Justin Hage - Deputy Mayor and Director, Mia Riley – Finance Deputy Director and Treasurer, Zach Lutz – Economic Development Project Manager, Chris Greisl – Legal Counsel

(Via Zoom)

1. Call to Order: Deron Kintner called the meeting to order at 9:00 AM ([YouTube 00:00:10](#))
2. Consent Agenda Items
 - A. ([YouTube 00:00:15](#))

No discussion.

Motion: David Rosenburg made a motion (Seconded by Kent Esra) to: Approve the Consent Agenda items as presented.

4:0 Unanimously Approved.
3. Report
 - A. ([YouTube 00:00:45](#)) Mr. Hage offers an update on Creekside Corporate Park and the various deal progression. He also spoke on the Hotel Study and anticipated site visit to the community next week and a completed study at the end of September. Evan Norris asked about Hy-Vee and is curious about their status and progress.
4. Old Business

None

5. New Business

A. ([YouTube 00:03:45](#)) Creekside – Lot 9 – GJK Legacy, LLC – Property Transfer Resolution

Mr. Hage introduced the project. There is some discussion about road improvements and how that is planned to be funded.

Motion: Evan Norris made a motion (Seconded by David Rosenberg) to: Approve the Property Transfer Resolution.

4:0 Unanimously Approved.

B. ([YouTube 00:03:45](#)) Creekside – Lot 9 – GJK Legacy, LLC – Deposit Resolution

Motion: Evan Norris made a motion (Seconded by Kent Esra) to: Approve the Deposit Resolution.

4:0 Unanimously Approved.

C. ([YouTube 00:06:50](#)) Creekside – Lot 3 – Jaffe Realty Company – Letter of Interest Presentation

Adam Collins spoke on the project and offered a brief overview of the planned design. The project is a two-story 20,000 square feet commercial office building. This building will likely have 1-2 medical office users.

D. ([YouTube 00:15:05](#)) TIF Draw Requests – Process Amendment Resolution

Motion: Evan Norris made a motion (Seconded by Kent Esra) to: Approve the Resolution Authorizing the President of the RCD to Approve TIF Bond Requests on behalf of the commission.

4:0 Unanimously Approved.

E. ([YouTube 00:04:15](#)) Written TIF Draw Request – Wild Air Phase I, #3

Motion: Kent Esra made a motion (Seconded by Evan Norris) to: Approve the Written TIF Draw Request.

4:0 Unanimously Approved.

6. Other Matters

- A. Finance Committee
- B. Governance Committee
- C. Zionsville CDC

7. ([YouTube 00:21:10](#)) Adjourn

Motion: Kent Esra made a motion (by Seconded by David Rosenberg) to adjourn the meeting.

Meeting Adjourned at 9:14 AM.

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, September 23, 2025, at 9:00 am.

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

September 23, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Town of Zionsville

September RDC

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of _____¹ pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$_____9,345.00.

Dated this _____23rd day of _____September 2025.

Kent Esra

Deron Kintner

Evan Norris

David Rosenberg

Ryan Vaughn

Signatures of Governing Board

Accounts Payable Register

Date: 09/18/2025 02:52:33 PM

APV Register Batch - September RDC Claims

APVREGISTER.FRX

All History

Grouped By Fund Number, Department

Ordered By Appropriation

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
**Fund Number 4445 Zionsville EDA									
**Department 180									
09/18/2025	13267	KSM Business Services Inc		4445180375.000	Zville EDA Contractual Services	Professional Services	4500.00	/ /	
09/18/2025	13265	Barnes & Thornburg LLP		4445180375.000	Zville EDA Contractual Services	Legal Services	2550.00	/ /	
09/18/2025	13266	Barnes & Thornburg LLP		4445180375.000	Zville EDA Contractual Services	Creekside Legal Negotiations	2295.00	/ /	
SubTotal Department 180							9345.00		
SubTotal Fund Number 4445							9345.00		
*** GRAND TOTAL ***							9345.00		