



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

**Tuesday, October 28, 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_2025.10.28.PDF](#)

- B. TIF Report

Documents:

[2025.10.28 RDC TIF MEMORANDUM.PDF](#)

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

Documents:

[2025.09.23 RDC MEMORANDA - STAFF DRAFT.PDF](#)

- D. Approval And Adoption Of Executive Session Minutes: [September 23, 2025]

Documents:

[2025.09.23 ZRDC MEMORANDUM OF EXECUTIVE SESSION.PDF](#)

- E. Claims For Approval

Documents:

[10.28 RDC CLAIMS REGISTER.PDF](#)

3. Director's Report
4. Old Business
5. New Business
 - A. 420 S Main Street – Term Sheet

Documents:

[LOI- JAFFE \(CITGO LOT\)\(CLEAN 10.25.25\).PDF](#)

B. Creekside Corporate Park, Lot 3 – Jaffe Realty Company – Development Agreement

Documents:

[DEVELOPMENT AGREEMENT - LOT 3 \(JAFFE\)\(10.25.25\).PDF](#)
[JAFFE ZIONSVILLE RDC PRESENTATION \(1\).PDF](#)

C. Hotel Study Findings

Documents:

[ZIONSVILLE HOTEL DRAFT PRESENTATION 10-28-25.PDF](#)

D. Redevelopment Commission 2026 Budget – Introduction

Documents:

[DRAFT RDC 2026 BUDGET \(V1.2025.10.28\).PDF](#)

E. 2026 Schedule Of Meetings

Documents:

[2026 MEETING SCHEDULE.PDF](#)

6. Other Business

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

7. Adjourn

NEXT REGULAR MEETING: **Tuesday, November 18, 2025** at 9:00 AM

ADDITIONAL INSTRUCTIONS

**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
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6799,
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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 oyoung@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 oyoung@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.