



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

**Monday, January 23, 2023
6:30 p.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:

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:	+1-312-626-6799 or +1-646-558-8656 or +1-301-715-8592 or +346-248-7799 or +1-669-900-9128 or +1-253-215-8782

AGENDA

1. Call To Order
2. Recognition Of Attendees Who Request To Be Noted
3. Reports
 - A. Director’s Report
 - B. TIF Area MemorandumDocuments:
[2023-01-23 RDC TIF MEMORANDUM.PDF](#)
4. Old Business
 - A. Election Of Members To Offices (President, Vice President, Secretary)
 - B. Approval And Adoption Of Minutes: [December 16, 2022 (Special)]Documents:
[2022-12-16 RDC MEMORANDA - SPECIAL MEETING - STAFF DRAFT.PDF](#)
- C. Small Business Microloan Program - Dissolution

Documents:

[RESOLUTION DISBANDING MICROLOAN PROGRAM \(4856-9381-9976.V3\).PDF](#)

- 5. New Business
 - A. Executive Director Contract
 - B. Claims For Approval

Documents:

[RDC 1-23-23 CLAIMS REGISTER WITH SIGNATURE PAGE.PDF](#)

- 6. Other Business
 - A. RDC 101
- 7. Adjourn

NEXT REGULAR MEETING: **Monday, February 27, 2023** at 6:30 p.m.

**ADDITIONAL INSTRUCTIONS
FOR THE [*Monday, September 26, 2022*], ONSITE AND ELECTRONIC REGULAR MEETING OF
THE ZIONSVILLE REDEVELOPMENT COMMISSION**

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: +1-312-626-6799, or
+1-646-558-8656, or
+1-301-715-8592, or
+1-346-248-7799, or
+1-669-900-9128, 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.



TIF MEMORANDUM

TO: Zionsville Redevelopment Commission
FROM: Owen Young, Economic Development Manager
RE: January 23, 2023 Redevelopment Commission Special Meeting

Below is an update on Redevelopment / TIF District Properties and Projects:

- Map of TIF Districts: <https://www.google.com/maps/d/edit?mid=1cT4vtesLlfxmKGRVD7J4xjML7jzq7NZm&usp=sharing>

106th Street TIF

1. **AES Restaurants**, 10440 Bennett Parkway
 - a. Commercial New Construction (2021-591) Permit Issued 6/23/2021; Permit Extension - Expires 12/23/2022.
 - b. Development Plan Amendment (2021-40-DPA) Approved by Plan Commission on 8/16/2021 for the addition of another row of parking.
2. **Black Acre Brewing Company**, 98 South Main Street
 - a. Commercial Remodel (2020-257 & 2021-1143) Permit Issued 4/24/2020; Finishing Permit Issued 12/17/2021.
3. **Tipsy Mermaid**, 135 South Main Street
 - a. Development Plan [& Amendment] (2021-10-DP, 2022-23-DPA) The petitioners recently went before the Zionsville Architectural Review Committee to provide design updates. They requested additional funds from the project totaling \$24,256.00 to cover additional costs that arose, which were approved.
 - b. Commercial Addition (2022-901) Permit Issued – 11/17/2022; Underslab Inspection 12/16/2022, Passed.
4. **Nicholson Orthodontics**, 95 E. Oak Street
 - a. Development Plan (2021-22-DP) Approved by Plan Commission on 09/20/2021. Petition for a 4,000 +/- sq. ft. addition.
 - b. Commercial Remodel (2022-286) Issued 04/22/2022; ILP Amendment Issued 08/26/2022; Last inspection – Meterbase on 12/20/2022, Passed.
5. **Cobblestone Zionsville**, 160 South Main Street
 - a. Commercial Addition (2022-181) Permit Issued 03/11/2022; Walk-in cooler. Assigned a Temporary Certificate of Occupancy, expires on 12/15/2022.
6. **FedEx**; 10301 Bennett Parkway
 - a. Development Plan (2022-21-DP) Approved by Plan Commission on 06/22/2022 for a parking lot expansion for tractor trailers, van, and automobile parking.
7. **Universal Transparent Bag Company**; 10505 Bennett Parkway
 - a. Commercial Remodel (2022-509) Permit Issued 6/30/2022.
8. **Jake Watson**; 10818 Deandra Drive
 - a. Commercial Remodel (2022-679) Permit Issued 08/31/2022.
9. **Brick Street Holdings LLC**: 175 South Main Street & 70 East Pine Street
 - a. Development Standards Variance (2022-68-DSV) BZA Petition for three variances to exceed the allowable building height, reduces parking aisle widths, and reduce the size of loading spaces. Approved as presented (01/04/2023).

CC: Emily Styron, Mayor
Julie Johns-Cole, Deputy Mayor

10. **TRIPhase & RLL:** 10960 Bennett Parkway
 - a. Commercial Sign (2022-802) Permit Received 10/10/2022.
11. **Patachou Inc:** 95 East Pine Street
 - a. Commercial Remodel (2022-952) Permit Issued 11/28/2022.
12. **Triphase & RLL Racing,** 10960 Bennett Parkway
 - a. Development Standards Variance (2022-70-DSV) BZA Petition for three variances to exceed the signage square footage maximum, deviate from the side yard setbacks, and exceed the maximum height.

Creekside Corporate Park TIF

1. **RLL Racing Headquarters,** 10771 Creek Way
 - a. Commercial New Construction (2021-314) Permit Issued 04/08/2021; Assigned a Temporary Certificate of Occupancy, expiring on 12/29/2022.
2. **RFPDI, LLC – Creekside Corporate Park,** 10855 Creek Way:
 - a. Zone Map Change (2022-60-Z) Plan Commission Petition to alter the permitted uses and development standards on lots 10 & 11. Approved with modifications to signage development standards (01/17/2023).
 - b. Replat (2023-02-RP) Plan Commission Petition to relocate the shared lot line between Creekside lots 10 & 11. To be heard February 20, 2023.
 - c. Development Plan (2023-03-DP) Plan Commission Petition for a 104, 568 SF commercial building on Creekside lot 10. To be heard February 20, 2023.
 - d. Development Plan (2023-04-DP) Plan Commission Petition for a 25,635 SF commercial building on Creekside lot 11. To be heard February 20, 2023.

CR 300 S & US 421 TIF (Appaloosa Crossing)

1. **Chase Bank,** 10701 East 300 South
 - e. Development Plan (2022-33-DP) Plan Commission Petition for a bank building. Approved on 07/18/2022.
 - f. Commercial New Construction (2022-1024) Permit Issued 12/21/2022.
2. **B-Shops,** 3091 South US 421
 - g. Commercial New Construction (2021-634) Permit Issued 07/01/2021; multi-tenant retail building; Assigned a Temporary Certificate of Occupancy expiring on 11/30/2022.
3. **Verde Restaurant,** 3221 South US 421
 - a. Commercial Tenant Finish (2022-511) Permit Issued 7/1/2022. Certificate of Occupancy issued 12/14/2022.
4. **Hoosier, To Go,** 3255 South US 421
 - a. Commercial New Construction (2021-922) Permit Issued 10/1/2021; Convenience Store; Assigned a Temporary Certificate of Occupancy, expiring on 01/31/2023.
5. **Uncle Bills,** 3101 South US 421
 - a. Commercial Tennant Finish (2022-404) Permit Issued 6/1/2022; Latest inspection – Above Ceiling 11/02/2022 Passed.
6. **Classic Cleaners,** 3199 South US 421
 - a. Commercial Remodel (2022-582) Permit Issued 7/28/2022; Assigned a Temporary Certificate of Occupancy, expiring on 12/31/2022.
1. **Pulte Homes,** Townhomes, 10901 East 300 South
 - a. Mass Grading (2022-352) Permit Issued 05/11/2022.
 - b. Commercial New, 3278 Morab Drive (2022-933) 101-104 Shell Building 1; Issued 11/22/2022. Last Inspection – Underslab 01/11/2023, Passed.
 - c. Commercial New, 3271 Morab Drive (2022-938) 1101-1105 Shell Building 11; Issued 11/22/2022. Last Inspection – Underslab 01/12/2023, Passed.
 - d. Commercial New, 3261 Morab Drive (2022-946) 1201-1205 Shell Building 12; Issued 11/28/2022.
 - e. Commercial New, 3270 Morab Drive (2022-953) 201 Shell Building 2; Issued 11/29/2022. Last Inspection – Footer 12/16/2022, Passed.
 - f. Commercial New, 3258 Morab Drive (2022-974) 301 Shell Building 3; Issued 11/30/2022.

CC: Emily Styron, Mayor
Julie Johns-Cole, Deputy Mayor

CR 700 TIF

1. **Adler Multi-Family Development**, County Road 700 E & Grove Pass
 - a. Development Plan (2022-04-DP) Plan Commission Petition for 179-unit multi-family development. Approved as presented, 3/21/2022.
2. **Hy-Vee**, 6125 South 700 East
 - a. Primary Plat (2022-30-PP) Plan Commission Petition for the Subdivision of 26.36+/- acres into five (5) lots. Approved as presented 08/15/2022.
 - b. Development Plan (2022-31-DP) Plan Commission Petition of a 152,000 SF grocery store and convenience store with fuel sales. Approved as presented 08/15/2022.
 - c. **Use Variance** (2022-52-UV & 2022-55-UV) BZA Petition for two variances to provide outdoor storage and sales. Approved as presented 10/05/2022.
 - d. Development Standards Variance (2022-53-DSV) BZA Petition for a variance to provide reduced loading berths. Approved as presented, 10/05/2022.

Holliday Farms TIF

1. **Holliday Farms Clubhouse**
 - a. Development Plan (2021-45-DP) Plan Commission Petition for a golf clubhouse facility; Approved as presented 9/20/2021.
 - b. **Commercial New (2021-1071) Permit Issued 11/23/2021; Latest Inspection – Meterbase Reinspect 12/20/2022, Passed.**
 - c. Commercial New (2021-155, Finish 2022-800) Permit Issued 10/05/2022; South Restrooms; Assigned Temporary Certificate of Occupancy expiring 08/24/2022.
 - d. Commercial New (2021-154, Finish 2022-801) Permit Issued 10/05/2022; North Restroom; Assigned Temporary Certificate of Occupancy expiring 08/24/2022.
 - e. Commercial Other (2022-610) Permit Issued 08/09/2022; Interior Pool; Last Inspection – Pool Bonding 08/11/2022, Passed.
 - f. Commercial New (2022-708) Permit Issued 09/09/2022; Kiddie Pool.
 - g. **Commercial Addition (2022-711) Permit Issued 09/12/2022; Active Pool. Last Inspection – Pool Bonding 12/16/2022, Passed.**
 - h. Commercial New (2022-712) Permit Issued 09/12/2022; Social Pool; Last Inspection – Pool Bonding 11/18/2022, Passed.
 - i. **Re-Plat (2022-50-RP) Plan Commission Petition to merge the Clubhouse lot with Lot J8 and an unplatted lot. Approved as presented 01/17/2023.**

Oak Street TIF

Northwest Teck Park TIF

1. **Kirby Realty Group LLC**, 6200 Technology Center Drive
 - a. Commercial Demolition (2022-703) Permit Issued 09/07/2022.
2. **Smith & Nephew Orthopedics**, 6200 TECHNOLOGY CENTER DRIVE
 - a. Commercial Remodel (2022-748) Permit Issued 09/22/2022; Assigned Temporary Certificate of Occupancy expiring 12/30/2022.
3. **Kirby Realty Group LLC**, 6210 Technology Center Drive
 - a. Commercial Remodel (2022-896) Permit Issued 11/16/2022. Last Inspection – Meterbase 12/21/2022, Passed.

CC: Emily Styron, Mayor
Julie Johns-Cole, Deputy Mayor

Michigan Road TIF

1. **The Farm at Zionsville JV LLC**, 11819 Sycamore Street
 - a. Development Plan (2022-38-DP) Plan Commission Petition for 400 apartment dwellings on 17.02 +/- acres in the Planned Unit Development District (The Farm PUD); Approved, subject to resolution of items in comment letters, 08/15/2022.
 - b. Mass Grading (2022-988) Permit Issued 12/07/2022.
2. **25 Cedar LLC**, 12121 North Michigan Road
 - a. Commercial Remodel (2023-009) Permit Issued 01/05/2023.

CC: Emily Styron, Mayor
Julie Johns-Cole, Deputy Mayor



**ZIONSVILLE REDEVELOPMENT COMMISSION (“ZRDC”)
SPECIAL MEETING MEMORANDA
FOR**

Friday, December 16, 2022 at 9:00 am
In-person and Video Conference Meeting

Members Present:

(In-Person) Sanjay Patel – President, Kent Esra – Vice President, Kate Swanson – Secretary, Colleen Hittle, Jaclyn Spillane, & Michael Berg

(Via Zoom) None

(Absent) None

Also Present:

(In-Person) Brian Crist – Legal Counsel of Ice Miller, Owen Young – Economic Development Manager, Michael Dale – Director of Community and Economic Development, Corrie Sharp – Economic Development Consultant

(Via Zoom) None

1. Call to Order: Sanjay Patel called the meeting to order (@ 9:00 am; [YouTube 00:00:05](#))
2. Recognition of Attendees who request to be noted: Sally Zelonis
3. Reports
 - A. ([YouTube 00:00:30](#)) TIF Report:
Owen Young offers a summary of active permits and petitions with the Town of Zionsville which are located within EDAs / TIFs and their progress through the process.
4. Old Business
 - A. ([YouTube 00:06:00](#)) Approval and Adoption of Minutes: [November 18, 2022, Special Meeting]
Sanjay Patel introduces the matter and opens for discussion.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to: Approve the meetings minutes from the November 16, 2022 special meeting.

The motion passed unanimously 5:0.

New Business

A. ([YouTube 00:06:20](#)) The Farm – Project Agreement – TIF Bonding

Sanjay Patel introduces the project and Brian Crist offered an update on the matter. The closing date was pushed back to January. This offers all parties time to sign all agreements and commitment documentation. The project agreement and other relevant documents have been signed by Sanjay Patel and Kate Swanson.

B. ([YouTube 00:08:00](#)) Annual Taxing Unit Presentation

Sanjay Patel introduces the project and Becca Zakowski, of Crowe, presents the Annual Taxing Unit Presentation. Ms. Zakowski presented an overview of the allocation areas, their impacts, and the budget and long-term planning. This presentation is to satisfy the state requirements laid out in IC 36-7-25-8. She then summarized the TIF revenue of each allocation area. She explains that there are still a few outstanding TIF debts such as the municipal sewage works revenue bonds of 2010, the Zionsville RDA lease rental revenue bonds from 2012 and 2016, etc. Corrie will discuss the budget and long-term planning later in the meeting.

Colleen Hittle asks about the Holliday Farms EDA and if the numbers will be updated. Ms. Zakowski explains that no TIF funds will be collected from Holliday Farms as there were issues with assessments at the county level which slowed the process down.

C. ([YouTube 00:19:55](#)) Dissolving of the Zionsville Microloan Program

Sanjay Patel introduces the intent to dissolve the Zionsville Small Business Microloan Program. Corrie explains where the CDC stands currently and their current transition to a 501(c)(3). Further discussion will be needed to assess how the funds should be used.

D. ([YouTube 00:23:15](#)) Claims for Approval

Sanjay Patel introduces the claims and asks if all claims from October, November, and December were included. Owen confirmed this.

Motion: Colleen Hittle made a motion (seconded by Kate Swanson) to: Approve the presented claims.

The motion passed unanimously 5:0.

5. Other Business:

A. ([YouTube 00:24:00](#)) RDC and Project Update

Sanjay Patel welcomes Corrie Sharp to discuss several topics for the RDC. She begins with the RDC's purposes, planning and development in association with redevelopment, urban renewal, and economic development. She then transitions to the new organization of the team that will support the RDC. Mr. Esra asks that the board could act independently and intact its own budget. He also asks that the board could vote on who they hire to be their director. Ms. Sharp confirms these items. Colleen Hittle asks if the Town or the RDC budgets Ms. Sharp's salary. Ms. Sharp states she will address it later in the presentation.

Ms. Sharp explains that TIF funding is collected by the Town/RDC and either distributed to pay bonds or collected by the RDC to be used on projects they see fit to fund within allocation areas. These funds can be used a quarter mile outside the allocation area boundary. Ms. Sharp highlights the Oak Street allocation area as Lot 2 is currently for sale and there are other sites that may have potential for redevelopment.

Creekside Corporate Park is another allocation area that should be focused on. Currently, there is a signed development agreement with GFPDI and a PUD Amendment to support the GFPDI uses on lots 10 & 11 on the Plan Commission agenda January 17. Ms. Sharp then gives a brief history of the project. Lots 2 & 3 had a signed Letter of Interest and Term Sheet with a 90 day holding period. Due to market shifts and increase in construction costs after the initial 90 day period a development

agreement was not signed. Lauth will likely return when they are more prepared to move forward with the project.

([YouTube 00:38:30](#)) The 106th Street Allocation Area, the Town's largest allocation area, is another area of interest. There is particular interest in the Zionsville Gateway Area (ZGA) and to focus on developing the vacant lots to the west of Main Street and south of Sycamore. Most of these lots has new ownership and a vision for development. What needs to occur first is the realignment of Main and First Streets; extending a trail along Sycamore Street; and moving Duke power lines underground. READI Grant funding will likely be used to fund design and engineering work. Corrie briefly touches on other big projects such as the GRP proposals and Hy-Vee seeking incentives as they approach construction.

B. ([YouTube 00:47:35](#)) RDC Budget

Currently the RDC has a 2023 beginning estimated balance of \$ 3,053,313. The gross TIF increment expected for 2023 is \$ 2,814,873. Then the Town has a number of debt services or outstanding bond payments already allocated totaling an estimated \$ 1,472,899. This leaves a net TIF dollars received of roughly \$ 1,341,974. The RDC also has some other forms of income such as \$180,000 from Town Council and \$ 500,000 from anticipated real estate sales. These incomes are separated because they must be spend differently. State Statutes mandates that TIF dollars must be spent in a specific geographic area and cannot be spend for operational costs. Ms. Sharp breaks down the estimated fees anticipated totaling \$ 1,065,000. Non TIF related expenditures totaling \$190,000.

C. ([YouTube 00:53:25](#)) 2023 Timeline Outlook

A few key items Ms. Sharp anticipates occurring over the next few months. In January, Staff will provide a RDC 101 refresher on their purpose, requirements, expectations, etc. By February, there will likely be a greater understanding on how the READI Grant funding will be spent. March will likely bring new updates on the ZGA. Then by April Ms. Sharp and Crowe hope to have a 5-year TIF Forecast modeled.

Ms. Sharp concludes her presentation and asks the RDC for questions. Mr. Berg asks about the Zionsville Schools TIF payment which he believed to not be a fixed value but based upon the increment received and paid out twice a month. These were confirmed. Ms. Spillane asks about the \$100,000 allocation to Creekside and what level of negotiating power the RDC has, to sell lots within Creekside. Ms. Sharp expresses that she is still researching into all the TIF commitments. Related to sales of Creekside lots, the RDC has no limitations on how much they sell the properties for but should always keep the Town's best interest in mind. Ms. Sharp and Ms. Hittle discuss the budget and how it compares to years past. The biggest difference is working towards independence and relying on their own funds and not the Community and Economic Development Department's budget. Some money associated with Ms. Sharp's salary will be paid from TIF dollars when project related but generally will come from the RDC's Non-TIF funding. The Old PNC lot located at the northwest corner of Main and Sycamore Streets was discussed. It is currently owned by the Town of Zionsville but could be transferred to the RDC if Town Council moves to do so. Ms. Spillane thinks it would be advantageous to have it transferred.

D. ([YouTube 01:10:25](#)) Duke Energy Utility Line – Preliminary Survey

Mr. Patel brings up the project and Ms. Sharp elaborates on the request. To begin the process of burying the Duke Energy Utility lines a preliminary land survey is needed to determine where all the infrastructure is located. The proposed fee is \$ 28,000 to complete the work. The request is to fund this via TIF dollars. The reason for this is to avoid the READI Grant process of offering the project up for bid and slowing the process down. Kate Swanson asks about the ZGA timeline and how the burying of the Duke Energy lines falls within it. Due to the long timelines for engineering, custom creation of cables, and construction, this process should begin as soon as possible. The whole process will likely take five years.

Motion: Colleen Hittle made a motion (seconded by Kent Esra) to: Approve the request for \$28,000 in TIF dollars to pay for the preliminary utility survey by Kuhn Gustafson.

The motion passed unanimously 5:0.

E. ([YouTube 01:15:25](#)) Closing Discussion

Jaclyn Spillane asks about the RDC's meeting time and how does the board alter the time and date preferences. Ms. Sharp states that we should keep a consistent date and time but it can be put on the January agenda for consideration.

Michael Berg state that due to the potential for the School Board to be reorganized he may no longer be the appointed member.

Sanjay Patel thanks the RDC, staff, consultants for all their assistance over the last year.

6. ([YouTube 01:17:30](#)) Adjourn

Motion: Colleen Hittle made a motion to adjourn.

Meeting Adjourned at 10:18 am ([YouTube 01:18:07](#) meeting duration)

The next meeting of the Redevelopment Commission is scheduled for [Monday, Jan. 23, 2023], at 9:00 am.

DRAFT

RESOLUTION NO. 2023-01
OF THE ZIONSVILLE REDEVELOPMENT COMMISSION

A RESOLUTION OF THE ZIONSVILLE REDEVELOPMENT COMMISSION
AUTHORIZING AND APPROVING THE DISBANDMENT OF THE
ZIONSVILLE SMALL BUSINESS MICROLOAN
PROGRAM (RESOLUTION 2011-18) AS AMENDED (RESOLUTION 2013-31)

WHEREAS, the Zionsville Redevelopment Commission ("**Commission**") is a duly organized body politic within the State of Indiana, governed by the ordinances of the Town of Zionsville, Indiana (the "**Town**") and the laws of the State, as amended from time to time; and

WHEREAS, the Commission has the duty and authority to approve, maintain, review and revise the ordinances, rules, regulations and policies of the Commission, including for compliance with the laws of the State of Indiana; and

WHEREAS, the Commission has created the Zionsville Economic Development Area (collectively, the "**Area**") and adopted an economic development plan, as amended ("**Plan**"), for the Area for the purpose of distributing and allocating certain property taxes ("**TIF Revenue**"), all in accordance with Indiana Code 36-7-14 and 36-7-25 ("**Act**"); and

WHEREAS, on August 22, 2011, the Commission adopted Resolution 2011-01, which (i) established the Zionsville Small Business Microloan Program ("**Microloan Program**") and Microloan Committee of the Committee ("**Microloan Committee**") to promote the commercial vibrancy of the community and strengthen the economic viability of the Town by providing business loans to small businesses within the Town, and (ii) pledged existing TIF Revenue to initially fund the Microloan Program in an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00) and the Town Council on September 6, 2011 approved Resolution 2011-18 and established the Zionsville Small Business Microloan Program; and

WHEREAS, the Commission gave favorable consideration to an amendment to the Zionsville Microloan Program Fund Plan ("**Microloan Plan**") at its September 23, 2013, meeting that included guidance as to the operation of the Microloan Plan; and

WHEREAS, the Commission has concluded the Microloan Plan no longer serves the purpose for which it was intended and desires to disband the Microloan Plan and release any TIF Revenue pledged to the Microloan Program for any lawful purpose the Commission determines will promote economic development in the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE ZIONSVILLE REDEVELOPMENT COMMISSION THAT:

Section 1. Disbandment of the Microloan Program. The Commission hereby approves the disbandment of the Microloan Program.

Section 2. Revokes the TIF Pledge. The Commission hereby revokes the TIF Pledge.

Section 3. Release of any TIF. The Commission hereby releases any pledged TIF Funds that have not been loaned to third parties pursuant to Microloan Plan (the “**Loaned Funds**”) to be utilized for any lawful purpose the Commission determines is needed to promote economic development in the Town. As Loaned Funds, if any, are repaid to the Commission, such Loaned Funds shall also be released to be utilized for any lawful purpose the Commission determines is needed to promote economic development in the Town. The Zionsville Director of Finance and Records is hereby directed to release all funds in the “Microloan Program Fund” to an account designated by the Commission as Fund 490, which is the main TIF fund.

Section .4 Severability. If any part of this Resolution shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this resolution.

Section 5. Duration and Effective Date. The provisions of this Resolution shall become effective immediately and remain in full force and effect until repealed by ordinance or resolution.

DULY PASSED AND ADOPTED this ___ day of January 2023
by the Zionsville Redevelopment Commission of the Town of Zionsville, Boone County,
Indiana, having been passed by a vote of ___ in favor and ___ opposed.

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.

January 23, 2023

Fiscal Officer

TOWN OF ZIONSVILLE

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 1 page(s) and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of

\$317,010.30

Dated this 23rd day of January 2023.

Sanjay Patel

Kate Swanson

Colleen Hittle

Kent Esra

Jaclyn Spillane

Signatures of Governing Board

Funds	Funds Description	Departments	Departments Description	Account Number	Object Code Description	Vendor Name	Invoice Date	Payment Date	Amount	Item Description	Check Number	Check Date
282	Food and Beverage Tax	180	Economic Develop	282-180-000-0-43640	Promotions	Shiloh Springs Enterprises LLC	11/28/2022	12/31/2022	\$ 25,000.00	ZARC Facade Grant	476639	1/9/2023
282 Total									\$ 25,000.00			
490	TIF Dist Fund	180	Economic Develop	490-180-000-0-43750	Contractual Services	The Sign Group, Inc	3/31/2022	12/29/2022	\$ 2,010.30	Creekside marketing signage	476637	12/29/2022
490 Total									\$ 2,010.30			
494	Oak Street Allocation Fun	180	Economic Develop	494-180-000-0-49491	Transfer	Fund 324 - Town Hall Lease	12/19/2022	12/31/2022	\$ 173,000.00	Town Hall Lease Payment	476658	1/17/2023
494 Total									\$ 173,000.00			
496	Creekside Allocation Func	180	Economic Develop	496-180-000-0-47000	Lease Payment	ZIONSVILLE REDEVELOPMENT AUTH	12/1/2022	12/31/2022	\$ 117,000.00	Lease Rental Rev Series 2016	476691	1/17/2023
496 Total									\$ 117,000.00			
Grand Total									\$ 317,010.30			