



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

**Tuesday, February 25, 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_2025.02.25.PDF](#)

- B. TIF Area Report

Documents:

[2025.02.25 RDC TIF MEMORANDUM.PDF](#)

- C. Approval And Adoption Of Meeting Minutes: [January 28, 2025]

Documents:

[2025.01.28 RDC MEMORANDA - STAFF DRAFT.PDF](#)

- D. Approval And Adoption Of Executive Session Minutes: [January 28, 2025]

Documents:

[2025.01.28 ZRDC MEMORANDUM OF EXECUTIVE SESSION.PDF](#)

E. Approval And Adoption Of Meeting Minutes: [February 18, 2025]

Documents:

[2025.02.18 RDC MEMORANDA - STAFF DRAFT.PDF](#)

F. Claims For Approval

Documents:

[FEB RDC CLAIMS REGISTER.PDF](#)

3. Director's Report

A. Creekside Corporate Park Update

B. READI Grant

4. Old Business

5. New Business

A. Creekside Lot 9 – Intelligent Living Solutions – Letter Of Interest

B. Holliday Farms, Senior Living – Written TIF Request

Documents:

[HOLLIDAY FARMS SENIOR LIVING_TIF WRITTEN REQUEST FOR FUNDING_FEBRUARY 2025.PDF](#)

6. Other Business

A. Finance Committee

B. Governance Committee

C. Zionsville CDC

7. Adjourn

NEXT REGULAR MEETING: **Tuesday, March 25, 2025** at 9:00 AM

ADDITIONAL INSTRUCTIONS

**FOR THE 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: +1 646 558 8656, +1 646 931 3860, +1 301 715 8592,
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+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 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.

RDC Monthly Report

Zionsville Redevelopment Commission

February 2025

Prepared by: Justin Hage, Deputy Mayor

Zach Lutz

Prepared for: Zionsville Redevelopment Commission

Zionsville Town Council





Budget

FUND	2025 ANNUAL BUDGET	FEBRUARY (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Zionsville EDA			
REVENUE	\$2,387,638.00		
BALANCE CARRY-OVER	\$1,867,880.51		
EXPENSE: DEBT PAYMENT			
2010 Sewage Works Bond Payment	\$(87,697.00)		\$(43,556.84)
2012 Bond Payment: EDA Bennett Parkway			\$(185,500.00)
2016 Bond Payment: Lease Rental	\$(559,000.00)		
2017 Bond Payment: Refunding	\$(407,000.00)		\$(203,000.00)
EXPENSE: CAPITAL PROJECTS	\$(500,000.00)		
EXPENSE: REAL ESTATE TRANSACTION	\$(600,000.00)		
EXPENSE: PROFESSIONAL SERVICES			
Equipment	\$(75,000.00)	\$(56,581.40)	\$(56,581.40)
Project Management, Legal, and Financial Services	\$(345,000.00)	\$(3,833.60)	\$(66,085.94)
Economic Development Research and Lead Development	\$(10,000.00)		
Planning/Design/Engineering	\$(500,000.00)		
NET ZIONSVILLE EDA BALANCE	\$1,246,821.51		\$(494,309.18)

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





FUND	2025 ANNUAL BUDGET	FEBRUARY (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Creekside			
REVENUE	\$504,756.00		
BALANCE CARRY-OVER			
EXPENSE			
Assignment Agreement Payment to Schools	\$(252,378.00)		\$ (221,219.74)
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		\$ (231,873.34)

FUND	2025 ANNUAL BUDGET	FEBRUARY (ACTUAL)	YEAR-TO-DATE (ACTUAL)
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		\$432,737.51

*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	FEBRUARY (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			
NET 334/700 EDA BALANCE	\$310,118.24		

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

FUND	2025 ANNUAL BUDGET	FEBRUARY (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)		
NET 146TH/APPALOOSA EDA BALANCE	\$36,239.68		



**FUND****2025 ANNUAL BUDGET****FEBRUARY
(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	\$ -		

FUND**2025 ANNUAL BUDGET****FEBRUARY
(ACTUAL)****YEAR-TO-DATE
(ACTUAL)**

Pittman Farm EDA			
REVENUE: Developer 95%			
REVENUE: RDC 5%			
BALANCE CARRY-OVER			
EXPENSE			
NET PITTMAN FARM BALANCE			

FUND**2025 ANNUAL BUDGET****FEBRUARY
(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
NE 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

Lincoln Park brick walk improvements

n/a

Public Plaza

Town holds contract for design of a public plaza in the town parking lot north of Sycamore Street.





Creekside Lots 4 & 5 – Frooz Vision

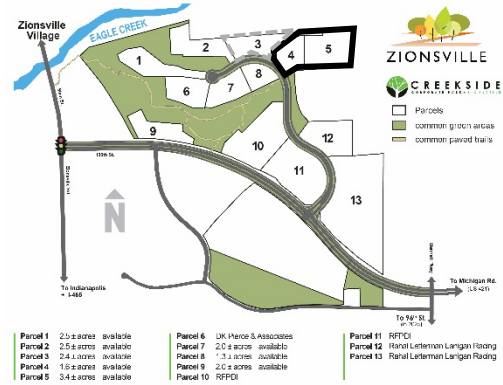
Located within the Creekside Corporate Park EDA and TIF Allocation Area. This project will consist of an optometrist and ophthalmologist office and accessory surgery center.

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.

Next Steps

- Apply for Grading and Building Permits



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

Next Steps

- Q1 2025 – Close on Property
- Q1 2025 – ARB and Plan Commission Approvals



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

Next Steps

- On-going Negotiations on closing and a final site design.
- Approve a Purchase Agreement for ~2 acres
- Close on Property





Creekside Lot 2 – Crider & Crider Inc.

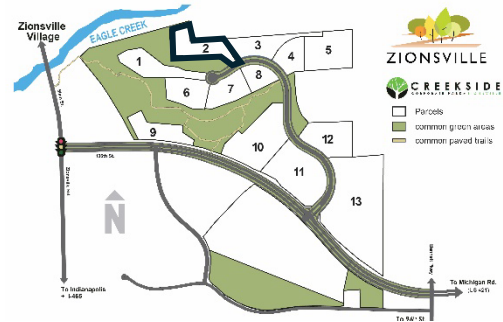
Located within the Creekside Corporate Park EDA and TIF Allocation Area, lots 1 and 2. Crider & Crider would relocate its headquarters from out of town to Zionsville.

Actions

- 2024.10.24 – Purchase Agreement approved
- 2024.12.18 – Closed on Property

Next Steps

- 2025 Q1 – ARB Approval
- 2025 Q1 – Development Plan Approval



Zionsville Government Center “Lot 2”

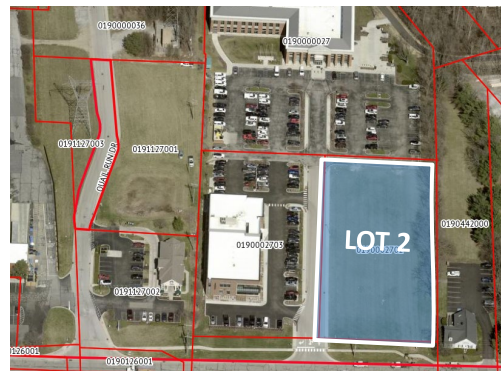
Located in front of town hall, this parcel will be redeveloped into an office building.

Actions

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

Next Steps

- Construct a Development Agreement between SEAKE LLC and the RDC.



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

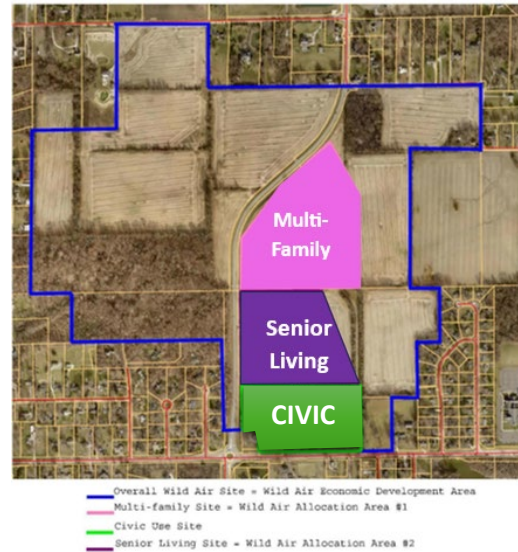
Gross Assessed Value: ±\$1.8 MM

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





CC: John Stehr, Mayor
Justin Hage, Deputy Mayor

- b. Commercial New (2024-505) Issued 06/14/2024. Last inspection – Rough 10/30/2024, Passed.
 - c. Commercial New (2024-510) Issued 06/14/2024. Last Inspection – Rough 10/04/2024, Passed.
 - d. Commercial New (2024-520) Issued 06/14/2024. Last Inspection – Rough 09/26/2024, Passed.
- 5. **MMACK LLC**, 91 S Main Street
 - a. Commercial Other (2024-339) Issued 04/25/2024. Column replacement. Last Inspection – Rough 05/31/2024, Passed.
- 6. **Café Patachou, Inc.**, 95 E Pine Street
 - a. Commercial Other (2024-653) Issued 07/18/2024. Patio.
- 7. **10890 Bennett Parkway LLC**, 10890 Bennett Parkway
 - a. Commercial New (2024-761) Issued 08/20/2024. Last Inspection – Underslab 02/13/2025, Passed.
- 8. **Proventus Holdings LLC**, 10815 Deandra Drive
 - a. Commercial Addition (2024-781) Issued 08/26/2024. Certificate of Occupancy Issued 01/30/2025.
- 9. South Zionsville Village East, 673 S Main Street
 - a. Commercial Remodel, Central Indiana Orthopedics (2024-1124) Issued 12/11/2024. Last Inspection – Above Ceiling 02/19/2025, Passed.
- 10. Alt Construction, 10650 Bennett Parkway, Suite 200
 - a. Commercial Remodel (2024-1138) Issued 12/19/2024.
- 11. **Brad Teitelbaum**, 270 S Main Street
 - a. Special Exception (2025-01-SE) BZA Petition to provide for the use of outdoor restaurant seating. Target date is 03/05/2025.
 - b. Development Standards Variance (2025-06-DSV) BZA Petition allow outdoor restaurant seating to not be removed at the end of each day of business. Target date is 03/05/2025.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor



CR 300 S & US 421 TIF (Appaloosa Crossing)

1. **Hoosier, To Go**, 3255 South US 421
 - a. Commercial New Construction (2021-922, Finish 2023-634) Permit Issued 07/25/2023.
2. **Singh Retail Building**, 3251 South U.S. Highway 421
 - a. Commercial New Construction of a Liquor Store (2024-979) Permit Issued 10/22/2024. Last Inspection – Rough 01/14/2025, Passed.
3. **Harris FLP**, 3295 S US Highway 421
 - a. Commercial New Construction of a Shell Strip Center (2024-1054) Permit Issued 11/08/2024. Last Inspection – Underslab 12/19/2024, Passed.
4. **Pulte Homes**, Townhomes, 10901 East 300 South
 - a. Commercial New, 3300 Morab Drive (2024-609) Townhouse Shell; Issued 07/10/2024. Temporary Certificate of Occupancy.
 - b. Commercial New, 10936 Hanovarian Street (2024-749) Townhouse Shell; Issued 08/19/2024. Temporary Certificate of Occupancy, Expires 02/18/2025.
 - c. Commercial New (2024-844) Townhouse Shell, Issued 09/13/2024. Last Inspection – Rough 01/14/2025, Passed.
 - d. Commercial New (2024-898) Townhouse Shell, Issued 09/30/2024. Last Inspection – Underslab 12/09/2024, Passed.
 - e. Commercial New (2024-900) Townhouse Shell, Issued 09/30/2024. Last Inspection – Temporary Electric 12/04/2024, Passed.
 - f. Commercial New (2024-911) Townhouse Shell, Issued 09/30/2024. Last Inspection – Underslab 11/06/2024, Passed.
 - g. Commercial new (2025-115) Townhouse Shell, Issued 02/20/2025.
 - h. Commercial new (2025-108) Townhouse Shell, Issued 02/20/2025.

CC: John Stehr, Mayor
Justin Hage, 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.
 - b. Development Plan Amendment (2023-08-DPA) Plan Commission Petition for revisions of a site plan and building elevations of a 179-unit multi-family development. Approved with conditions, 04/17/2023.
2. **Hy-Vee**, 6125 South 700 East
 - a. Development Plan (2022-31-DP & 2022-41-DP) Plan Commission Petition of a 152,000 SF grocery store and convenience store with fuel sales. Approved as presented 08/15/2022.
 - b. Development Plan Amendments (2023-14-DPA & 2023-15-DPA) Plan Commission Petitions to revise the original Development Plans (2022-31-DP & 2022-41-DP). Approved as presented, 05/15/2023.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor



Holliday Farms TIF

1. Holliday Farms Clubhouse

- a. Commercial New (2021-155, Finish 2022-800, Finish 2024-181) Permit Issued 10/05/2022; Last Inspection – Meterbase Reinspection 06/05/2024, Failed.
- b. Commercial New (2021-154, Finish 2022-801) Permit Issued 10/05/2022; North Restroom; Assigned Temporary Certificate of Occupancy expiring 08/24/2022.
- c. Commercial New (2022-708, Finish 2024-288) Permit Issued 04/11/2024; Kiddie Pool. Temporary Certificate of Occupancy Issued and Expires 08/02/2024.
- d. Commercial Addition (2022-711, Finish 2024-286) Permit Issued 04/11/2024; Active Pool. Temporary Certificate of Occupancy Issued and Expires 08/02/2024.
- e. Commercial New (2022-712, Finish 2024-287) Permit Issued 04/11/2024; Social Pool. Temporary Certificate of Occupancy Issued and Expires 08/02/2024.

2. The Shops at Holliday Farms, 3546 & 3650 South U.S. Highway 421

- a. Commercial New (2023-1047) Permit Issued 11/21/2023.

3. The Club at Holliday Farms, 3675 Marketplace Drive

- a. Commercial New, Starbucks (2024-395) Issued 05/14/2024. Last Inspection – Rough 11/07/2024, Passed.

4. Holliday Farms SL Real Estate (Sentry), LLC, 11143 Ambrose Lane

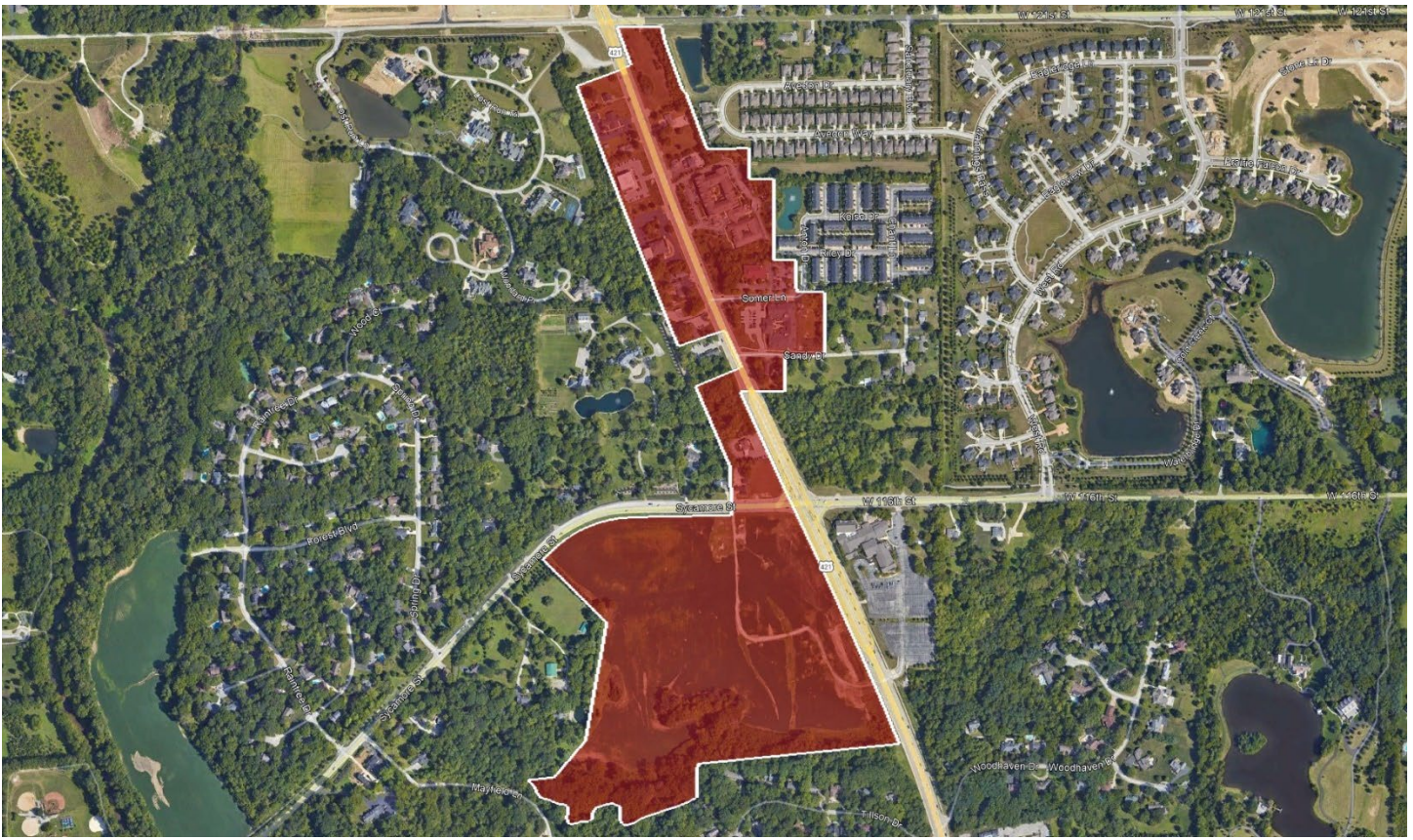
- a. Commercial New, Senior Living (2024-765) Issued 8/22/2024. Last Inspection – Footer 02/06/2025, Passed.
- b. Commercial Addition, Pool & Patio (2024-1110) Issued 12/05/2024. Last Inspection – Underslab 12/23/2024.



Oak Street TIF

1. **Zionsville Town Hall**, 1100 W Oak Street
 - a. Commercial Other (2024-460) Permit Issued 06/04/2024. Rail Trail Bridge.
2. **Rail Apartments**, 1380 Saylor Drive
 - a. Commercial Addition (2024-795) Clubhouse Renovation and Addition, Issued 08/29/2024. Last Inspection – Rough, 02/13/2025, Passed.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor



Michigan Road EDA & TIF

1. **The Farm at Zionsville JV LLC**, 11819 Sycamore Street / 11550 Pittman Farms Drive
 - a. Commercial New Garage (2023-154, Finish 2024-953) Permit Issued 10/08/2024.
 - b. Commercial New, Building A (2023-192) Permit Issued 03/16/2023. Last Inspection – Rough 10/17/2024.
 - c. Commercial New, Building B (2023-209, Finish 2024-950) Permit Issued 10/08/2024.
 - d. Commercial New, Building C (2023-290, Finish 2024-947) Permit Issued 10/08/2024.
 - e. Commercial New, Pavilion (2023-321, Finish 2024-952) Permit Issued 10/08/2024.
 - f. Commercial Addition (2024-671) Pool Permit Issued 07/26/2024. Last Inspection – Pool Bonding 02/18/2025, passed.
2. **Pittman Investors, LLC**, Braden Way
 - a. Commercial New (2024-933) Retail Shell, Issued 10/04/2024. Last Inspection – Underslab 12/18/2024, Passed.
 - b. Commercial New (2024-934) Retail Shell, Issued 10/04/2024. Last Inspection – Temporary Electric 02/19/2025, Passed.
 - c. Commercial New (2024-935) Retail Shell, Issued 10/04/2024. Last Inspection – Temporary Electric 02/19/2025, Passed.
 - d. Commercial New (2024-936) Retail Shell, Issued 10/04/2024. Last Inspection – Temporary Electric 02/19/2025, Passed.
 - e. Commercial New (2024-938) Retail Shell, Issued 10/04/2024. Last Inspection – Temporary Electric 02/19/2025, Passed.
3. **Pittman Investors, LLC**, 11585 Sylo Crossing
 - a. Commercial Tenant Finish, Shake Shack (2024-1075) Issued 11/18/2024.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor



Wild Air EDA & TIF

1. Wild Air Multifamily LLC

- a. Commercial New (2024-1145) Multi-family 8651 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Footer 01/29/2025, Passed.
- b. Commercial New (2024-1146) Multi-family 8652 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Footer 02/04/2025, passed.
- c. Commercial New (2024-1147) Multi-family 6320 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Footer 02/07/2025, Passed.
- d. Commercial New (2024-1148) Multi-family 6320 Rosslyn Drive, Issued 12/23/2024.
- e. Commercial New (2024-1149) Multi-family 8587 Lamond Lane, Issued 12/23/2024.
- f. Commercial New (2024-1150) Multi-family 8589 Lamond Lane, Issued 12/23/2024.
- g. Commercial New (2024-1151) Multi-family 6330 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Footer 02/14/2025, Passed.
- h. Commercial New (2024-1152) Multi-family 6551 Archer Drive, Issued 12/23/2024.
- i. Commercial New (2024-1153) Mixed-Use 8476 Archer Drive, Issued 12/23/2024.
- j. Commercial New (2024-1154) Clubhouse, Issued 12/23/2024. Last Inspection – Footer 02/11/2025, Passed.
- k. Commercial New (2024-1155) Multi-family 8550 Skye Drive, Issued 12/23/2024.
- l. Commercial New (2024-1162) Mixed-Use 6550 Archer Drive, Issued 12/31/2024.
- m. Commercial New (2024-1163) Multi-family 8566 Archer Drive, Issued 12/31/2024.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor



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

Tuesday, January 28, 2025 at 9:00 AM
In-person and Video Conference Meeting

Members Present:

(In-Person)

Deron Kintner – President, Evan Norris – Vice President, Ryan Vaughn – Secretary, Kent Esra, David Rosenberg, & Katie Aeschliman

(Via Zoom)

(Absent)

Also Present:

(In-Person)

Justin Hage - Deputy Mayor and Director, Jon Oberlander – Chief Legal Counsel, Zach Lutz – Associate Planner, Cindy Poore – Treasurer, Mayor John Stehr, & Tim Berry – Financial Advisor

(Via Zoom)

1. Call to Order: Deron Kintner called the meeting to order (@ 9:04 AM; [YouTube 00:04:50](#))

2. Oath of Office ([YouTube 00:05:00](#))

Mr. Hage swears in all the members of the Commission.

3. Election of Officers

A. ([YouTube 00:06:15](#)) President

Motion: Evan Norris made a motion (seconded by Ryan Vaughn) to: Appoint Deron Kintner as President of the Redevelopment Commission.

5:0 Unanimously Approved.

B. ([YouTube 00:06:50](#)) Vice President

Motion: Deron Kintner made a motion (seconded by Ryan Vaughn) to: Appoint Evan Norris as Vice-President of the Redevelopment Commission.

5:0 Unanimously Approved.

C. ([YouTube 00:07:10](#)) Secretary

Motion: Deron Kintner made a motion (seconded by Kent Esra) to: David Rosenberg

5:0 Unanimously Approved.

4. ([YouTube 00:07:40](#)) Consent Agenda Items

Mr. Kintner Introduced the matter. Mr. Hage covered the biannual school payment paid out Creekside Corporate Park which expires in 2029. Ms. Aeschliman and Mr. Lutz add some additional details associated with these payments.

Motion: David Rosenberg made a motion (seconded by Evan Norris) to: approve the Consent Agenda Items.

5:0 Unanimously Approved

5. ([YouTube 00:10:25](#)) Director's Report

Mr. Hage offered an update on Creekside Corporate Park lot sales and the status of the READI Grant.

6. Old Business

7. New Business

A. ([YouTube 00:12:25](#)) KSM Contract for Services

Mr. Hage introduces the contract for services with KSM. This firm will work towards aiding the Town in expanding its economic development and redevelopment within the community. Evan Norris asked about the timeframe of the contract which Mr. Hage states it is year to year. Mr. Vaughn asked if they will be assisting with tax revenue analysis for incoming projects which Mr. Hage responded affirmatively. They will be providing insight on projects impacts on the community and how get the optimal return on investment. Mr. Kintner explained that Crowe also supports the RDC when doing financial projections and calculations when it relates to the TIF districts and bonding.

Motion: Evan Norris made a motion (Seconded by David Rosenberg) to: Approve the Contract for Services for KSM.

5:0 Unanimously Approved.

B. ([YouTube 00:15:45](#)) Village Restroom Agreement

Mr. Hage stated this item will need to be continued due to contract revisions.

Motion: Kent Esra made a motion (seconded by David Rosenberg) to: Table the Village Restroom Agreement.

5:0 Unanimously Approved.

8. Other Matters

A. ([YouTube 00:16:30](#)) Appointments – Community Development Corporation

Motion: Deron Kintner made a motion (seconded by David Rosenberg) to: Reappoint Erica Carpenter and Cara Weber as members of the ZCDC

5:0 Unanimously Approved.

Motion: Kent Esra made a motion (seconded by Deron Kintner) to: Appoint Ryan Vaughn as member of the ZCDC.

5:0 Unanimously Approved.

B. ([YouTube 00:17:40](#)) Appointments – Creekside ARC

Motion: Evan Norris made a motion (seconded by David Rosenberg) to: Appoint Kent Esra as the RDC Representative on the Creekside ARC.

5:0 Unanimously Approved.

C. ([YouTube 00:18:50](#)) Future Meeting Dates

Mr. Kintner introduced the option to change the regular meeting dates. The group agreed that the existing time and dates work for the members.

D. ([YouTube 00:21:00](#)) Finance Committee Update

The finance committee meets monthly to review claims and other special projects prior to the meeting.

Motion: Evan Norris made a motion (seconded by David Rosenberg) to: Reappoint Kent Esra and Katie as members of the Finance committee.

5:0 Unanimously Approved.

E. ([YouTube 00:21:40](#)) Governance Committee Update

Historically has been the President and Vice-President who serve on this committee and shall continue forward.

F. ZCDC Update

None

9. ([YouTube 00:23:40](#)) Adjourn

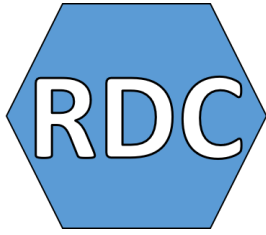
Motion: Kent Esra made a motion (seconded by David Rosenberg) to adjourn the meeting.

5:0 Unanimously Approved.

Meeting Adjourned at 9:28 AM.

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, February 24, 2025, at 9:00 am.



**MEMORANDA OF EXECUTIVE SESSION
ZIONSVILLE REDEVELOPMENT COMMISSION**

On Tuesday, January 28, 2024, at 10:00 a.m., an executive session of the Zionsville Redevelopment Commission was held in room 207 of Town Hall at 1100 W. Oak Street, Zionsville, IN. Zionsville Redevelopment Commissioners Deron Kintner, Evan Norris, David Rosenberg, Kent Esra, Ryan Vaughn, Katie Aeschliman were in attendance in-person.

The matters discussed were as contemplated by:

IC 5-14-1.5-6.1(b)(2)(D)(vi), a real property transaction, a sale.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice associated with the executive session.

David Rosenberg, Secretary

[Note: If relied on Electronic Meeting Policy include language or information required by such policy, if any.]



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

Tuesday, February 18, 2025 at 9:00 AM
In-person and Video Conference Meeting

Members Present:

(In-Person) Evan Norris – Vice President, Ryan Vaughn – Secretary, & Kent Esra
(Via Zoom)
(Absent) Deron Kintner – President, David Rosenberg, & Katie Aeschliman

Also Present:

(In-Person) Justin Hage - Deputy Mayor and Director, Zach Lutz – Associate Planner
(Via Zoom) Chris Greisl – Legal Counsel

1. Call to Order: Evan Norris called the meeting to order (@ 9:12 AM; [YouTube 00:00:15](#))
 2. Consent Agenda Items
 3. Director's Report
 4. Old Business
 5. New Business
- A. ([YouTube 00:00:50](#)) Purchase Authorization

Mr. Hage offers a summary of the resolution and the background for its need. The village within Zionsville has long needed a public restroom and has been escalated due to the establishment of the Downtown Outdoor Refreshment Area ("DORA"). The Town sought out other options to work with existing businesses. However, no optimal solution has been found. It will be located on the public parking lot just south of the Friendly. This will be a high-end trailer on a concrete pad with three restrooms with ADA accessibility. It will be kept long-term and used for events and Park's Department. This resolution authorizes up to \$75,000 to purchase the trailer.

The Parks Department will maintain it like other facilities. Department of Public works will service it. Timeframes are still under discussion. There will be a camera, lighting, and smart locks to improve security.

Motion: Kent Esra made a motion (Seconded by Ryan Vaughn) to: Approve Resolution 2025-01

3:0 Unanimously Approved.

6. Other Matters

7. ([YouTube 00:07:15](#)) Adjourn

Motion: Ryan Vaughn made a motion (seconded by Kent Esra) to adjourn the meeting.

3:0 Unanimously Approved.

Meeting Adjourned at 9:19 AM.

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, February 24, 2025, at 9:00 am.

DRAFT

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.

February 25, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Town of Zionsville

February 2025 RDC Claims

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 \$ 60,415.00.

Dated this 25th day of February 2025.

Kent Esra

Deron Kintner

Evan Norris

David Rosenberg

Ryan Vaughn

Signatures of Governing Board

Accounts Payable Register

Date: 02/21/2025 01:42:53 PM

APV Register Batch - February 2025 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										
02/12/2025	10496	Hitchcock Design Inc		4445180375.000	Contractual Services	Village Parking Study	2833.60		/ /	
01/30/2025	10326	Old National Wealth Mgmt		4445180375.000	Contractual Services	Admin Fees - The Farm	1000.00	10326E	01/31/2025	
02/21/2025	10636	Comforts of Home Inc	57	4445180445.000	Zionsville EDA Equipment	Restroom Trailer	56581.40		/ /	
SubTotal Department 180							60415.00			
SubTotal Fund Number 4445							60415.00			
*** GRAND TOTAL ***							60415.00			

Written Request

Old National Wealth Management
123 Main Street
Evansville, IN 47708
Attention: Corporate Trust Department

This written request ("Written Request") is submitted pursuant to the provisions of Section 4.4(b) of that certain Trust Indenture dated as of July 1, 2024 ("Indenture"), between the Town of Zionsville, Indiana ("Issuer") and Old National Wealth Management, as Trustee, as trustee ("Trustee"). The terms used herein have the same meanings as when used in the Indenture except where the context otherwise requires.

Holliday Farms SL Real Estate, LLC, a Delaware limited liability company authorized to do business in the State of Indiana ("Company"), hereby requests that on February 12, 2025, the Trustee pay from funds held in the Construction Account the amount specified in paragraph (b) below. In support of this Written Request, the Company states as follows:

- (a) This Written Request is requisition number **Four (4)**;
- (b) The aggregate amount of costs to be paid or reimbursed is **\$107,076.70**;
- (c) The costs referred to in paragraph (b) above have been paid or incurred and were necessary for the construction or equipping of the Project and were made or incurred in accordance with the construction contracts, plans and specifications, or purchase contracts therefor now in effect;
- (d) The costs referred to in paragraph (b) were incurred to pay Costs of Construction of the Project relating to **surveying, earthwork, stormwater infrastructure, pavement, striping, and contractor fee—refer to Schedule A**;
- (e) The amount paid or to be paid, as set forth in paragraph (b) above, is reasonable and represents a part of the amount payable for the costs of equipping the Project, all in accordance with the cost budget, and such payment was not paid in advance of the time, if any, fixed for payment and was made in accordance with the terms of any contracts applicable thereto and in accordance with usual and customary practice under existing conditions;
- (f) No part of the said Construction Costs was included in any Written Request previously filed with the Trustee under the provisions of Section 4.4(b) of the Indenture;
- (g) The costs referred to in paragraph (b) above are appropriate for the expenditure of proceeds of the Bonds under the Act; and
- (h) The vendors and the amount paid and/or to be paid to each and copies of invoices paid and/or to be paid with copies of checks used for any previously made payment and, if a vendor is an unincorporated entity, the taxpayer identification number for such vendor, are attached hereto on **Schedule A**.

The approval of the Redevelopment Commission President is required to draw down funds.

Request #4
February 2025

In accordance with the provisions of the Indenture, each of the Bond Purchaser and the Company has caused this Written Request to be signed on its behalf this 12th day of February, 2025.

HOLLIDAY FARMS SL REAL ESTATE, LLC, as
Company

By:  _____

Its: Managing Member

APPROVED

ZIONSVILLE REDEVELOPMENT
COMMISSION

President

cc: Town of Zionsville, Indiana

Request #4
February 2025

SCHEDULE A

Amounts set forth herein have been paid, or are requested to be paid as part of this Written Request, by the Company for Costs of Construction.

Feb-25			
Invoice #	Amount	Status	Description
Application No. 5	\$ 104,307.82	Not yet paid; Pay directly to Vendor	Surveying, Pavement, Striping, Irrigation, Earthwork, Contractor Fee
Application No. 6	\$ 2,768.88	Not yet paid; Pay directly to Vendor	Surveying, Bioswale, Contractor Fee
	\$ 107,076.70		

Payment Request Summary

To Owner:

Holliday Farms SL Real Estate, LLC
8620 Nealy Lane
Edwardsville, IL 62025

Project:

Holliday Farms Sr. Living - TIF
3911 S. US 421
Zionsville, IN 46077

Application No.:

5

Application Date:

11.30.24

Period To:

11.30.24

Project No.:

24-003-002B

Contract Date:

6.28.2024

Contract For:

Copies to:

0	Owner
0	Architect
1	General Contractor
0	Subcontractor

From Contractor:

Avenue Construction, Inc
8453 Keystone Crossing Blvd., Suite 140
Indianapolis, IN 46240

Architect:

Vessel architecture
600 Emerson Rd., Suite 401
St. Louis, MO 63141

Subcontract/PO #:

Contractor's Payment Request

Request is made for payment, as shown below, in connection with the Contract.

A Detail Sheet is attached.

1. Original Contract Sum	\$1,950,000.00
2. Net change by Change Orders	\$0.00
3. Contract Sum to Date (Line 1 + 2)	\$1,950,000.00
4. Total Completed & Stored (Column K on Detail Sheet)	\$1,754,588.65
5. Retainage	
a. 10.00% of Completed Work	\$175,458.88
(Column K on Continuation)	
Total Retainage (Line 5a)	\$175,458.88
6. Total Earned Less Retainage (Line 4 Less Line 5's Total)	\$1,579,129.77
7. Less Previous Certificates for Payment (Line 6 from prior Payment Request)	\$1,474,821.95
8. Current Payment Due	\$104,307.82
8a. Current Completed Including Retainage	\$115,897.58
8b. Retainage Being Held This Period	\$11,589.76
9. Balance to Finish Including Retainage Being Held (Line 3 less Line 6)	\$370,870.23

Change Order Summary	Additions	Deductions
Total approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	\$0.00
Totals	\$0.00	\$0.00
Net Changes by Change Order	\$0.00	

Contractor's Certificate for Payment

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Request for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the General Contractor, and that current payment shown herein is now due.

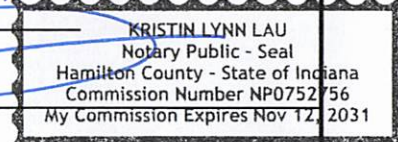
CONTRACTOR:

By: [Signature] Date: 12.6.24

State of Indiana County of Morgan
Subscribed and sworn to before me on: 12.6.24

Notary Public:

My Commission expires: 11.12.31



Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **Amount Certified**.

Amount Certified \$

(Attach explanation if amount certified differs from the amount applied.)

ARCHITECT: Vessel architecture

By: _____ Date: _____

This Certificate is not negotiable. The **Amount Certified** is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application for Payment Continuation Sheet

CONTRACTOR NAME: Avenue Construction, Inc
 APPLICATION NO: 5
 APPLICATION DATE: 11.30.24
 PERIOD TO: 11.30.24
 CRG PROJECT NO: 24-003-002B
 PROJECT NAME: Holliday Farms Sr. Living - TIF

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.			DESCRIPTION OF WORK	CONTRACT AMOUNT	TOTAL OF CHANGE ORDERS TO DATE	CURRENT SCHEDULED VALUE (E+F)	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN H OR I) (Move to I when installed)	TOTAL COMPLETED AND STORED TO DATE (H+I+J)	% COMPLETE (K/G)	BALANCE TO FINISH (G-K)	RETAINAGE HELD
							FROM PREVIOUS APPLICATIONS (H+I)	THIS PERIOD					
1			<u>US 421</u>		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
2			General Liability	\$ 1,351.07	\$0.00	\$1,351.07	\$1,351.07	\$0.00		\$1,351.07	100.00%	(\$0.00)	\$135.11
3			Contractors Fee	\$ 18,789.97	\$0.00	\$18,789.97	\$15,031.97	\$3,758.00		\$18,789.97	100.00%	(\$0.00)	\$1,879.00
4			Professional Services		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
5			Survey & Layout	\$ 5,000.00	\$0.00	\$5,000.00		\$2,159.50		\$2,159.50	43.19%	\$2,840.50	\$215.95
6			Material Testing	\$ 9,164.00	\$0.00	\$9,164.00	\$523.79	\$1,449.08		\$1,972.87	21.53%	\$7,191.13	\$197.29
3000			Concrete		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
3100			Site Concrete	\$15,301.25	\$0.00	\$15,301.25	\$15,301.25	\$0.00		\$15,301.25	100.00%	\$0.00	\$1,530.13
31000			Earthwork & Utilities		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
31111			Earthwork	\$ 136,032.00	\$0.00	\$136,032.00	\$88,000.00	\$30,000.00		\$118,000.00	86.74%	\$18,032.00	\$11,800.00
31120			Lime Stabalization	\$ 27,679.00	\$0.00	\$27,679.00	\$27,679.00	\$0.00		\$27,679.00	100.00%	\$0.00	\$2,767.90
31130			Traffic Control	\$ 13,000.00	\$0.00	\$13,000.00	\$13,000.00	\$0.00		\$13,000.00	100.00%	\$0.00	\$1,300.00
32000			Exterior Improvements		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
32100			Asphalt Paving		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
32101			Base and Binder	\$92,203.73	\$0.00	\$92,203.73	\$92,203.73	\$0.00		\$92,203.73	100.00%	\$0.00	\$9,220.37
32102			Topcoat	\$18,553.70	\$0.00	\$18,553.70	\$18,553.70	\$0.00		\$18,553.70	100.00%	\$0.00	\$1,855.37
32103			Stone Shoulder	\$16,705.00	\$0.00	\$16,705.00		\$16,705.00		\$16,705.00	100.00%	\$0.00	\$1,670.50
32104			Striping	\$35,000.00	\$0.00	\$35,000.00		\$35,000.00		\$35,000.00	100.00%	\$0.00	\$3,500.00
32200			Landscaping and Irrigation	\$ 3,195.00	\$0.00	\$3,195.00		\$0.00		\$0.00	0.00%	\$3,195.00	\$0.00
7			<u>Access Road</u>		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
8			General Liability	\$ 2,512.50	\$0.00	\$2,512.50	\$2,512.50	\$0.00		\$2,512.50	100.00%	\$0.00	\$251.25
9			Contractors Fee	\$34,390.25	\$0.00	\$34,390.25	\$27,512.20	\$5,506.00		\$33,018.20	96.01%	\$1,372.05	\$3,301.82
10			Professional Services		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
11			Survey & Layout	\$ 7,000.00	\$0.00	\$7,000.00	\$1,615.50	\$0.00		\$1,615.50	23.08%	\$5,384.50	\$161.55
12			Material Testing	\$5,950.00	\$0.00	\$5,950.00	\$523.79	\$0.00		\$523.79	8.80%	\$5,426.21	\$52.38
3300			Concrete		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
3400			Site Concrete	\$ 42,755.00	\$0.00	\$42,755.00	\$36,949.38	\$0.00		\$36,949.38	86.42%	\$5,805.62	\$3,694.94
12000			Monument Sign	\$ 9,484.00	\$0.00	\$9,484.00		\$0.00		\$0.00	0.00%	\$9,484.00	\$0.00
26000			Electrical		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
26100			Electrical	\$ 59,650.00	\$0.00	\$59,650.00	\$5,965.00	\$0.00		\$5,965.00	10.00%	\$53,685.00	\$596.50
31200			Earthwork & Utilities		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
31211			Earthwork	\$ 109,045.53	\$0.00	\$109,045.53	\$109,045.53	\$0.00		\$109,045.53	100.00%	\$0.00	\$10,904.55
31220			Construction Entrance	\$19,500.00	\$0.00	\$19,500.00	\$19,500.00	\$0.00		\$19,500.00	100.00%	\$0.00	\$1,950.00
31230			Storm Sewer - Material	\$94,927.50	\$0.00	\$94,927.50	\$94,927.50	\$0.00		\$94,927.50	100.00%	\$0.00	\$9,492.75
31231			Storm Sewer - Labor	\$39,962.50	\$0.00	\$39,962.50	\$39,962.50	\$0.00		\$39,962.50	100.00%	\$0.00	\$3,996.25
31240			Lime Stabalization	\$ 17,449.00	\$0.00	\$17,449.00	\$17,449.00	\$0.00		\$17,449.00	100.00%	\$0.00	\$1,744.90
32300			Exterior Improvements		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
32400			Asphalt Paving		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
32401			Grading and Stone	\$52,782.10	\$0.00	\$52,782.10	\$52,782.10	\$0.00		\$52,782.10	100.00%	\$0.00	\$5,278.21
32402			Base and Binder	\$43,606.56	\$0.00	\$43,606.56	\$43,606.56	\$0.00		\$43,606.56	100.00%	\$0.00	\$4,360.66
32403			Topcoat	\$29,770.35	\$0.00	\$29,770.35		\$0.00		\$0.00	0.00%	\$29,770.35	\$0.00
32500			Landscaping and Irrigation	\$1,875.00	\$0.00	\$1,875.00		\$0.00		\$0.00	0.00%	\$1,875.00	\$0.00
32505			Landscaping	\$ 5,631.00	\$0.00	\$5,631.00		\$0.00		\$0.00	0.00%	\$5,631.00	\$0.00
			Irrigation Sleeves	\$ 1,320.00	\$0.00	\$1,320.00		\$1,320.00		\$1,320.00	100.00%	\$0.00	\$132.00

Application for Payment Continuation Sheet

CONTRACTOR NAME: Avenue Construction, Inc
 APPLICATION NO: 5
 APPLICATION DATE: 11.30.24
 PERIOD TO: 11.30.24
 CRG PROJECT NO: 24-003-002B
 PROJECT NAME: Holliday Farms Sr. Living - TIF

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.			DESCRIPTION OF WORK	CONTRACT AMOUNT	TOTAL OF CHANGE ORDERS TO DATE	CURRENT SCHEDULED VALUE (E+F)	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN H OR I) (Move to I when installed)	TOTAL COMPLETED AND STORED TO DATE (H+I+J)	% COMPLETE (K/G)	BALANCE TO FINISH (G-K)	RETAINAGE HELD
							FROM PREVIOUS APPLICATIONS (H+I)	THIS PERIOD					
32510			Irrigation	\$13,050.00	\$0.00	\$13,050.00		\$0.00		\$0.00	0.00%	\$13,050.00	\$0.00
			Backflow Enclosure Box	\$4,232.21	\$0.00	\$4,232.21		\$0.00		\$0.00	0.00%	\$4,232.21	\$0.00
32520			Bio Swale	\$19,572.00	\$0.00	\$19,572.00		\$0.00		\$0.00	0.00%	\$19,572.00	\$0.00
31300			Other		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
31311			Erosion Control	\$16,025.00	\$0.00	\$16,025.00	\$16,025.00	\$0.00		\$16,025.00	100.00%	\$0.00	\$1,602.50
31320			Pond Excavation	\$129,008.00	\$0.00	\$129,008.00	\$129,008.00	\$0.00		\$129,008.00	100.00%	\$0.00	\$12,900.80
31330			Sanitary Sewer - Material	\$112,190.00	\$0.00	\$112,190.00	\$112,190.00	\$0.00		\$112,190.00	100.00%	\$0.00	\$11,219.00
31331			Sanitary Sewer - Labor	\$93,242.00	\$0.00	\$93,242.00	\$73,242.00	\$20,000.00		\$93,242.00	100.00%	\$0.00	\$9,324.20
31340			Storm Sewer - Material	\$384,142.50	\$0.00	\$384,142.50	\$384,142.50	\$0.00		\$384,142.50	100.00%	\$0.00	\$38,414.25
31341			Storm Sewer - Labor	\$164,632.50	\$0.00	\$164,632.50	\$164,632.50	\$0.00		\$164,632.50	100.00%	\$0.00	\$16,463.25
15			GC Fee on the other Items	\$44,319.79	\$0.00	\$44,319.79	\$35,455.00	\$0.00		\$35,455.00	80.00%	\$8,864.79	\$3,545.50
CHANGE ORDERS													
					\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
Total				1,950,000.00	0.00	1,950,000.00	1,638,691.07	115,897.58	0.00	1,754,588.65	89.98%	195,411.35	175,458.88



AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☒ **PARTIAL**

☐ **FINAL**

I, Adam Filler being duly sworn, state that Avenue Construction, Inc. has contracted with
(Name, Please Print) (General Contractor)

Holiday Farms SL Real Estate, LLC. to furnish certain materials and/or labor for the following: Job No: 24-03-002

App. No: 5 known as Holiday Farms Sr. Living – TIF 3605 S. US. 421, Zionsville, IN 46077, for

which Avenue Construction, Inc. serves as general contractor, and does hereby further state:

AFFIDAVIT

☒ **PARTIAL WAIVER** There is due from Holiday Farms Sr. Living – TIF, the sum of: \$104,307.82

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Holiday Farms Sr. Living – TIF, is the sum of:
\$ _____

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LLC, (“Owner”), as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on the above-described property and improvements thereon on account of labor, material and/or services provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further releases claims of any nature against the Owner. The undersigned further certifies that all parties who have provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien on account of labor, materials and/or services provided to the undersigned for said project and within the scope of this Affidavit, Release and Waiver of Lien.

I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Avenue Construction Inc
(General Contractor)

[Signature]
(Representative Signature)

President
(Title, please print)

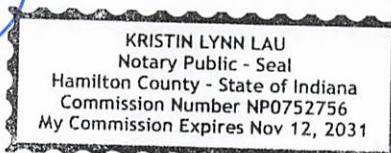
STATE OF: Indiana

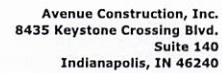
Subscribed and sworn to before me this
6th day of December, 2024
(Day) (Month) (Year)

COUNTY OF: Marion

Notary Public: [Signature]

Commission Expires: 11-12-31





Page 1 of 1



AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☒ **PARTIAL** ☐ **FINAL**

I, Filson Enayawee Co. Inc. being duly sworn, state that Filson Enayawee Co. Inc. has contracted with
(Name, Please Print) (Contractor)

Avenue Construction, Inc. to furnish certain materials and/or labor for the following: Job No: 23-03-001

App. No: 2412-5 known as Holiday Farms Sr. Living - INDOT 3605 S. US. 421, Zionsville, IN 46077, for

which Avenue Construction, Inc. serves as general contractor, and do hereby further state on behalf of the
aforementioned:

Subcontractor/Supplier:

AFFIDAVIT

- ☒ **PARTIAL WAIVER** There is due from Avenue Construction, Inc. the sum of: \$ 45,000.00
☐ Receipt of which is hereby acknowledged (unconditional waiver); or
☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such
payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Avenue Construction, Inc. is the sum of:
\$ _____

- ☐ Receipt of which is hereby acknowledged (unconditional waiver); or
☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LCC ("Owner"),
as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on
the above-described property and improvements thereon on account of labor, material and/or services
provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further
releases claims of any nature against the Owner. The undersigned further certifies that all parties who have
provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the
payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien
on account of labor, materials and/or services provided to the undersigned for said project and within the
scope of this Affidavit, Release and Waiver of Lien.

**I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING
STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.**

Filson Enayawee Co. Inc.
(Contractor Name)

[Signature]
(Representative Signature)

PAOS
(Title, please print)

STATE OF: IN

COUNTY OF: Hamilton

Notary Public: [Signature]

Subscribed and sworn to before me this
22 day of Nov, 2024
(Day) (Month) (Year)

Commission Expires: _____
NOTARY PUBLIC

SEAL
HAMILTON COUNTY STATE OF INDIANA
MY COMMISSION EXPIRES APRIL 27, 2032
COMMISSION NO. 682753



AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☒ **PARTIAL**

☐ **FINAL**

I, Charlie Thomas being duly sworn, state that Weihe Engineers, Inc has contracted with
(Name, Please Print) (Contractor)

Avenue Construction, Inc. to furnish certain materials and/or labor for the following: Job No: 23-03-001

App. No: 2 known as Holiday Farms Sr. Living – Building 3605 S. US. 421, Zionsville, IN 46077, for
which Avenue Construction, Inc. serves as general contractor, and do hereby further state on behalf of
the aforementioned:

Subcontractor/Supplier:

AFFIDAVIT

☒ **PARTIAL WAIVER** There is due from Avenue Construction, Inc. the sum of: \$ 2,159.50

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Avenue Construction, Inc. is the sum of:
\$ _____

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LCC ("Owner"), as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on the above-described property and improvements thereon on account of labor, material and/or services provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further releases claims of any nature against the Owner. The undersigned further certifies that all parties who have provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien on account of labor, materials and/or services provided to the undersigned for said project and within the scope of this Affidavit, Release and Waiver of Lien.

I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Weihe Engineers, Inc
(Contractor Name)

[Signature]
(Representative Signature)

VP, Land Surveying
(Title, please print)

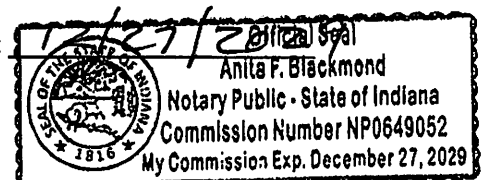
STATE OF: IN

COUNTY OF: Hamilton

Subscribed and sworn to before me this
19th day of NOV, 2024
(Day) (Month) (Year)

Notary Public: Anita F. Blackmond

Commission Expires: 12/27/2024





AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☐ PARTIAL ☐ FINAL

I, Mark Herber being duly sworn, state that Alt & Witzig Engineering, Inc. has
contracted with
(Name, Please Print) (Contractor)

Avenue Construction, Inc. to furnish certain materials and/or labor for the following: Job No: 23-03-001

App. No: 1 known as Holiday Farms Sr. Living – INDOT 3605 S. US. 421, Zionsville, IN 46077, for

which Avenue Construction, Inc. serves as general contractor, and do hereby further state on behalf of the
aforementioned:

Subcontractor/Supplier:

AFFIDAVIT

☒ **PARTIAL WAIVER** There is due from Avenue Construction, Inc. the sum of: \$ 1,449.08

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such
payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Avenue Construction, Inc. is the sum of:
\$ _____

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LCC (“Owner”),
as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on
the above-described property and improvements thereon on account of labor, material and/or services
provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further
releases claims of any nature against the Owner. The undersigned further certifies that all parties who have
provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the
payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien
on account of labor, materials and/or services provided to the undersigned for said project and within the
scope of this Affidavit, Release and Waiver of Lien.

**I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING
STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.**

Alt & Witzig

(Contractor Name)

(Representative Signature)

Sr. Project Manager

(Title, please print)

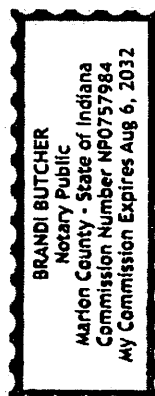
STATE OF: Indiana

COUNTY OF: Hamilton

Notary Public: Brandi Butcher

Subscribed and sworn to before me this
20th day of November, 2024
(Day) (Month) (Year)

Commission Expires: 08/06/32





AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☒ **PARTIAL** ☐ **FINAL**

I, William A. Shvmaier being duly sworn, state that Globe Asphalt Paving has contracted with
(Name, Please Print) (Contractor)

Avenue Construction, Inc. to furnish certain materials and/or labor for the following: Job No: 23-03-001

App. No: ____ known as Holiday Farms Sr. Living – INDOT 3605 S. US. 421, Zionsville, IN 46077, for
which Avenue Construction, Inc. serves as general contractor, and do hereby further state on behalf of the
aforementioned:

Subcontractor/Supplier:

AFFIDAVIT

☒ **PARTIAL WAIVER** There is due from Avenue Construction, Inc. the sum of: \$ 46534.50

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Avenue Construction, Inc. is the sum of:
\$ _____

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LCC ("Owner"), as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on the above-described property and improvements thereon on account of labor, material and/or services provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further releases claims of any nature against the Owner. The undersigned further certifies that all parties who have provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien on account of labor, materials and/or services provided to the undersigned for said project and within the scope of this Affidavit, Release and Waiver of Lien.

I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Globe Asphalt Paving
(Contractor Name)

Will Shvmaier
(Representative Signature)

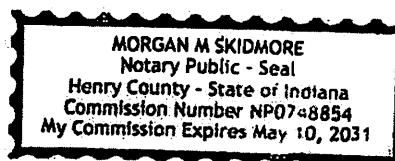
President
(Title, please print)

STATE OF: Indiana

Subscribed and sworn to before me this
27th day of November, 2024
(Day) (Month) (Year)

COUNTY OF: Marion

Notary Public: [Signature] Commission Expires: May 10, 2031





AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☒ **PARTIAL** ☐ **FINAL**

I, Scott Ruble being duly sworn, state that Ruble Outdoor Concepts, Inc. has contracted with
(Name, Please Print) (Contractor)

Avenue Construction, Inc. to furnish certain materials and/or labor for the following: Job No: 23-03-001

App. No: ⁰⁰¹ known as Holiday Farms Sr. Living – INDOT 3605 S. US. 421, Zionsville, IN 46077, for

which Avenue Construction, Inc. serves as general contractor, and do hereby further state on behalf of the
aforementioned:

Subcontractor/Supplier:

AFFIDAVIT

☒ **PARTIAL WAIVER** There is due from Avenue Construction, Inc. the sum of: \$ 1,188.00

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such
payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Avenue Construction, Inc. is the sum of:
\$ _____

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LCC ("Owner"),
as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on
the above-described property and improvements thereon on account of labor, material and/or services
provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further
releases claims of any nature against the Owner. The undersigned further certifies that all parties who have
provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the
payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien
on account of labor, materials and/or services provided to the undersigned for said project and within the
scope of this Affidavit, Release and Waiver of Lien.

**I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING
STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.**

Ruble Outdoor Concepts, Inc.
(Contractor Name)

[Signature]
(Representative Signature)

President
(Title, please print)

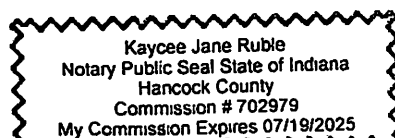
STATE OF: Indiana

Subscribed and sworn to before me this
22nd day of November, 2024
(Day) (Month) (Year)

COUNTY OF: Hancock

Notary Public: [Signature]

Commission Expires: 07/19/2025



Payment Request Summary

To Owner:

Holliday Farms SL Real Estate, LLC
8620 Nealy Lane
Edwardsville, IL 62025

Project:

Holliday Farms Sr. Living - TIF
3911 S. US 421
Zionsville, IN 46077

Application No.:

6

Application Date:

12.31.24

Period To:

12.31.24

Project No.:

24-003-002B

Contract Date:

6.28.2024

Contract For:

Copies to:

0	Owner
0	Architect
1	General Contractor
0	Subcontractor

From Contractor:

Avenue Construction, Inc
8453 Keystone Crossing Blvd., Suite 140
Indianapolis, IN 46240

Architect:

Vessel architecture
600 Emerson Rd., Suite 401
St. Louis, MO 63141

Subcontract/PO #:

Contractor's Payment Request

Request is made for payment, as shown below, in connection with the Contract.

A Detail Sheet is attached.

1. Original Contract Sum	\$1,950,000.00
2. Net change by Change Orders	\$0.00
3. Contract Sum to Date (Line 1 + 2)	\$1,950,000.00
4. Total Completed & Stored (Column K on Detail Sheet)	\$1,757,665.18
5. Retainage	
a. 10.00% of Completed Work (Column K on Continuation)	\$175,766.53
Total Retainage (Line 5a)	\$175,766.53
6. Total Earned Less Retainage (Line 4 Less Line 5's Total)	\$1,581,898.65
7. Less Previous Certificates for Payment (Line 6 from prior Payment Request)	\$1,579,129.77
8. Current Payment Due	\$2,768.88
8a. Current Completed Including Retainage	\$3,076.53
8b. Retainage Being Held This Period	\$307.65
9. Balance to Finish Including Retainage Being Held (Line 3 less Line 6)	\$368,101.35

Change Order Summary	Additions	Deductions
Total approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	\$0.00
Totals	\$0.00	\$0.00
Net Changes by Change Order	\$0.00	

Contractor's Certificate for Payment

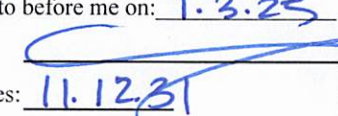
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Request for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the General Contractor, and that current payment shown herein is now due.

CONTRACTOR:

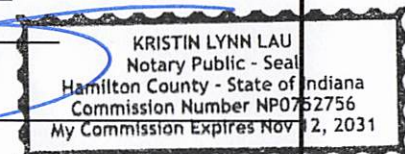
By: 

Date: 01/03/25

State of Indiana County of Marion
Subscribed and sworn to before me on: 1.3.25

Notary Public: 

My Commission expires: 11.12.31



Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **Amount Certified**.

Amount Certified \$ _____

(Attach explanation if amount certified differs from the amount applied.)

ARCHITECT: Vessel architecture

By: _____

Date: _____

This Certificate is not negotiable. The **Amount Certified** is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application for Payment Continuation Sheet

CONTRACTOR NAME: Avenue Construction, Inc
 APPLICATION NO: 6
 APPLICATION DATE: 12.31.24
 PERIOD TO: 12.31.24
 CRG PROJECT NO: 24-003-002B
 PROJECT NAME: Holliday Farms Sr. Living - TIF

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.			DESCRIPTION OF WORK	CONTRACT AMOUNT	TOTAL OF CHANGE ORDERS TO DATE	CURRENT SCHEDULED VALUE (E+F)	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN H OR I) (Move to I when installed)	TOTAL COMPLETED AND STORED TO DATE (H+I+J)	% COMPLETE (K/G)	BALANCE TO FINISH (G-K)	RETAINAGE HELD
							FROM PREVIOUS APPLICATIONS (H+I)	THIS PERIOD					
1			<u>US 421</u>		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
2			General Liability	\$ 1,351.07	\$0.00	\$1,351.07	\$1,351.07	\$0.00		\$1,351.07	100.00%	(\$0.00)	\$135.11
3			Contractors Fee	\$ 18,789.97	\$0.00	\$18,789.97	\$18,789.97	\$0.00		\$18,789.97	100.00%	(\$0.00)	\$1,879.00
4			Professional Services		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
5			Survey & Layout	\$ 5,000.00	\$0.00	\$5,000.00	\$2,159.50	\$367.02		\$2,526.52	50.53%	\$2,473.48	\$252.65
6			Material Testing	\$ 9,164.00	\$0.00	\$9,164.00	\$1,972.87	\$0.00		\$1,972.87	21.53%	\$7,191.13	\$197.29
3000			Concrete		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
3100			Site Concrete	\$15,301.25	\$0.00	\$15,301.25	\$15,301.25	\$0.00		\$15,301.25	100.00%	\$0.00	\$1,530.13
31000			Earthwork & Utilities		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
31111			Earthwork	\$ 136,032.00	\$0.00	\$136,032.00	\$118,000.00	\$0.00		\$118,000.00	86.74%	\$18,032.00	\$11,800.00
31120			Lime Stabilization	\$ 27,679.00	\$0.00	\$27,679.00	\$27,679.00	\$0.00		\$27,679.00	100.00%	\$0.00	\$2,767.90
31130			Traffic Control	\$ 13,000.00	\$0.00	\$13,000.00	\$13,000.00	\$0.00		\$13,000.00	100.00%	\$0.00	\$1,300.00
32000			Exterior Improvements		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
32100			Asphalt Paving		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
32101			Base and Binder	\$92,203.73	\$0.00	\$92,203.73	\$92,203.73	\$0.00		\$92,203.73	100.00%	\$0.00	\$9,220.37
32102			Topcoat	\$18,553.70	\$0.00	\$18,553.70	\$18,553.70	\$0.00		\$18,553.70	100.00%	\$0.00	\$1,855.37
32103			Stone Shoulder	\$16,705.00	\$0.00	\$16,705.00	\$16,705.00	\$0.00		\$16,705.00	100.00%	\$0.00	\$1,670.50
32104			Striping	\$35,000.00	\$0.00	\$35,000.00	\$35,000.00	\$0.00		\$35,000.00	100.00%	\$0.00	\$3,500.00
32200			Landscaping and Irrigation	\$ 3,195.00	\$0.00	\$3,195.00		\$0.00		\$0.00	0.00%	\$3,195.00	\$0.00
7			<u>Access Road</u>		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
8			General Liability	\$ 2,512.50	\$0.00	\$2,512.50	\$2,512.50	\$0.00		\$2,512.50	100.00%	\$0.00	\$251.25
9			Contractors Fee	\$34,390.25	\$0.00	\$34,390.25	\$33,018.20	\$158.17		\$33,176.37	96.47%	\$1,213.88	\$3,317.64
10			Professional Services		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
11			Survey & Layout	\$ 7,000.00	\$0.00	\$7,000.00	\$1,615.50	\$0.00		\$1,615.50	23.08%	\$5,384.50	\$161.55
12			Material Testing	\$5,950.00	\$0.00	\$5,950.00	\$523.79	\$0.00		\$523.79	8.80%	\$5,426.21	\$52.38
3300			Concrete		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
3400			Site Concrete	\$ 42,755.00	\$0.00	\$42,755.00	\$36,949.38	\$0.00		\$36,949.38	86.42%	\$5,805.62	\$3,694.94
12000			Monument Sign	\$ 9,484.00	\$0.00	\$9,484.00		\$0.00		\$0.00	0.00%	\$9,484.00	\$0.00
26000			Electrical		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
26100			Electrical	\$ 59,650.00	\$0.00	\$59,650.00	\$5,965.00	\$0.00		\$5,965.00	10.00%	\$53,685.00	\$596.50
31200			Earthwork & Utilities		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
31211			Earthwork	\$ 109,045.53	\$0.00	\$109,045.53	\$109,045.53	\$0.00		\$109,045.53	100.00%	\$0.00	\$10,904.55
31220			Construction Entrance	\$19,500.00	\$0.00	\$19,500.00	\$19,500.00	\$0.00		\$19,500.00	100.00%	\$0.00	\$1,950.00
31230			Storm Sewer - Material	\$94,927.50	\$0.00	\$94,927.50	\$94,927.50	\$0.00		\$94,927.50	100.00%	\$0.00	\$9,492.75
31231			Storm Sewer - Labor	\$39,962.50	\$0.00	\$39,962.50	\$39,962.50	\$0.00		\$39,962.50	100.00%	\$0.00	\$3,996.25
31240			Lime Stabilization	\$ 17,449.00	\$0.00	\$17,449.00	\$17,449.00	\$0.00		\$17,449.00	100.00%	\$0.00	\$1,744.90
32300			Exterior Improvements		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
32400			Asphalt Paving		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
32401			Grading and Stone	\$52,782.10	\$0.00	\$52,782.10	\$52,782.10	\$0.00		\$52,782.10	100.00%	\$0.00	\$5,278.21
32402			Base and Binder	\$43,606.56	\$0.00	\$43,606.56	\$43,606.56	\$0.00		\$43,606.56	100.00%	\$0.00	\$4,360.66

Application for Payment Continuation Sheet

CONTRACTOR NAME: Avenue Construction, Inc
 APPLICATION NO: 6
 APPLICATION DATE: 12.31.24
 PERIOD TO: 12.31.24
 CRG PROJECT NO: 24-003-002B
 PROJECT NAME: Holliday Farms Sr. Living - TIF

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.			DESCRIPTION OF WORK	CONTRACT AMOUNT	TOTAL OF CHANGE ORDERS TO DATE	CURRENT SCHEDULED VALUE (E+F)	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN H OR I) (Move to I when installed)	TOTAL COMPLETED AND STORED TO DATE (H+I+J)	% COMPLETE (K/G)	BALANCE TO FINISH (G-K)	RETAINAGE HELD
							FROM PREVIOUS APPLICATIONS (H+I)	THIS PERIOD					
32403			Topcoat	\$29,770.35	\$0.00	\$29,770.35		\$0.00		\$0.00	0.00%	\$29,770.35	\$0.00
32500			Landscaping and Irrigation	\$1,875.00	\$0.00	\$1,875.00		\$0.00		\$0.00	0.00%	\$1,875.00	\$0.00
32505			Landscaping	\$ 5,631.00	\$0.00	\$5,631.00		\$0.00		\$0.00	0.00%	\$5,631.00	\$0.00
			Irrigation Sleeves	\$ 1,320.00	\$0.00	\$1,320.00	\$1,320.00	\$0.00		\$1,320.00	100.00%	\$0.00	\$132.00
32510			Irrigation	\$13,050.00	\$0.00	\$13,050.00		\$0.00		\$0.00	0.00%	\$13,050.00	\$0.00
			Backflow Enclosure Box	\$4,232.21	\$0.00	\$4,232.21		\$0.00		\$0.00	0.00%	\$4,232.21	\$0.00
32520			Bio Swale	\$19,572.00	\$0.00	\$19,572.00		\$2,551.34		\$2,551.34	13.04%	\$17,020.66	\$255.13
31300			Other		\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
31311			Erosion Control	\$16,025.00	\$0.00	\$16,025.00	\$16,025.00	\$0.00		\$16,025.00	100.00%	\$0.00	\$1,602.50
31320			Pond Excavation	\$129,008.00	\$0.00	\$129,008.00	\$129,008.00	\$0.00		\$129,008.00	100.00%	\$0.00	\$12,900.80
31330			Sanitary Sewer - Material	\$112,190.00	\$0.00	\$112,190.00	\$112,190.00	\$0.00		\$112,190.00	100.00%	\$0.00	\$11,219.00
31331			Sanitary Sewer - Labor	\$93,242.00	\$0.00	\$93,242.00	\$93,242.00	\$0.00		\$93,242.00	100.00%	\$0.00	\$9,324.20
31340			Storm Sewer - Material	\$384,142.50	\$0.00	\$384,142.50	\$384,142.50	\$0.00		\$384,142.50	100.00%	\$0.00	\$38,414.25
31341			Storm Sewer - Labor	\$164,632.50	\$0.00	\$164,632.50	\$164,632.50	\$0.00		\$164,632.50	100.00%	\$0.00	\$16,463.25
15			GC Fee on the other Items	\$44,319.79	\$0.00	\$44,319.79	\$35,455.00	\$0.00		\$35,455.00	80.00%	\$8,864.79	\$3,545.50
CHANGE ORDERS													
					\$0.00	\$0.00		\$0.00		\$0.00	0.00%	\$0.00	\$0.00
Total				1,950,000.00	0.00	1,950,000.00	1,754,588.65	3,076.53	0.00	1,757,665.18	90.14%	192,334.82	175,766.53



AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☒ **PARTIAL**

☐ **FINAL**

I, Adam Filler being duly sworn, state that Avenue Construction, Inc. has contracted with
(Name, Please Print) (General Contractor)

Holiday Farms SL Real Estate, LLC. to furnish certain materials and/or labor for the following: Job No: 24-03-002

App. No: 6 known as Holiday Farms Sr. Living – TIF 3605 S. US. 421, Zionsville, IN 46077, for

which Avenue Construction, Inc. serves as general contractor, and does hereby further state:

AFFIDAVIT

☒ **PARTIAL WAIVER** There is due from Holiday Farms Sr. Living – TIF, the sum of: \$2,768.88

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Holiday Farms Sr. Living – TIF, is the sum of:
\$ _____

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LLC, ("Owner"), as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on the above-described property and improvements thereon on account of labor, material and/or services provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further releases claims of any nature against the Owner. The undersigned further certifies that all parties who have provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien on account of labor, materials and/or services provided to the undersigned for said project and within the scope of this Affidavit, Release and Waiver of Lien.

I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Avenue Construction Inc
(General Contractor)

[Signature]
(Representative Signature)

President
(Title, please print)

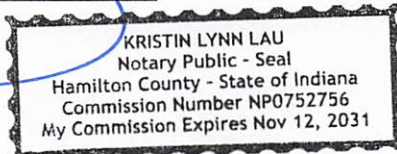
STATE OF: Indiana

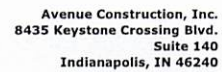
Subscribed and sworn to before me this
3rd day of January, 2025
(Day) (Month) (Year)

COUNTY OF: Marion

Notary Public: [Signature]

Commission Expires: 11.12.31





Page 1 of 1



AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☒ **PARTIAL**

☐ **FINAL**

I, Mark Herber being duly sworn, state that Alt & Witzig Engineering, Inc. has
contracted with
(Name, Please Print) (Contractor)

Avenue Construction, Inc. to furnish certain materials and/or labor for the following: Job No: 23-03-001

App. No: 3 known as Holiday Farms Sr. Living – INDOT 3605 S. US. 421, Zionsville, IN 46077, for

which Avenue Construction, Inc. serves as general contractor, and do hereby further state on behalf of the
aforementioned:

Subcontractor/Supplier:

AFFIDAVIT

☒ **PARTIAL WAIVER** There is due from Avenue Construction, Inc. the sum of: \$ 367.02

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such
payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Avenue Construction, Inc. is the sum of:
\$ _____

☐ Receipt of which is hereby acknowledged (unconditional waiver); or

☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LCC ("Owner"),
as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on
the above-described property and improvements thereon on account of labor, material and/or services
provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further
releases claims of any nature against the Owner. The undersigned further certifies that all parties who have
provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the
payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien
on account of labor, materials and/or services provided to the undersigned for said project and within the
scope of this Affidavit, Release and Waiver of Lien.

**I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING
STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.**

Mark Herber
(Contractor Name)

[Signature]
(Representative Signature)

Sr. Project Manager _____
(Title, please print)

STATE OF: Indiana

Subscribed and sworn to before me this
2nd day of January, 2025
(Day) (Month) (Year)

COUNTY OF: Hamilton

Notary Public: Brandi Butcher

Commission Expires: 08/06/32

BRANDI BUTCHER
Notary Public
Marlon County - State of Indiana
Commission Number NP0757984
My Commission Expires Aug 6, 2032



AFFIDAVIT, RELEASE AND WAIVER OF LIEN

☒ **PARTIAL** ☐ **FINAL**

I, Scott Ruble being duly sworn, state that Ruble Outdoor Concepts, Inc. has contracted with
(Name, Please Print) (Contractor)

Avenue Construction, Inc. to furnish certain materials and/or labor for the following: Job No: 23-03-001
App. No: 002 known as Holiday Farms Sr. Living – INDOT 3605 S. US. 421, Zionsville, IN 46077, for
which Avenue Construction, Inc. serves as general contractor, and do hereby further state on behalf of the
aforementioned:

Subcontractor/Supplier:

AFFIDAVIT

- ☒ **PARTIAL WAIVER** There is due from Avenue Construction, Inc. the sum of: \$ 2,296.21
☐ Receipt of which is hereby acknowledged (unconditional waiver); or
☒ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which is given solely with respect to said amount and is effective upon receipt of such
payment (conditional waiver).

☐ **FINAL WAIVER** The final balance due from Avenue Construction, Inc. is the sum of:
\$ _____

- ☐ Receipt of which is hereby acknowledged (unconditional waiver); or
☐ The payment of which has been promised as the sole consideration of this Affidavit, Release and Partial
Waiver of Lien which shall become effective upon receipt of such payment (conditional waiver).

THEREFORE, the undersigned waives and releases unto Holiday Farms SL Real Estate, LCC ("Owner"),
as owner of the project and the real estate on which it is located, any and all liens or claims whatsoever on
the above-described property and improvements thereon on account of labor, material and/or services
provided by the undersigned, subject to the limitations or conditions expressed herein, if any; and further
releases claims of any nature against the Owner. The undersigned further certifies that all parties who have
provided labor, materials and/or services for said work have been fully paid, or will be fully paid out of the
payment contemplated herein, if any, such that no other party has or shall have any claim or right to a lien
on account of labor, materials and/or services provided to the undersigned for said project and within the
scope of this Affidavit, Release and Waiver of Lien.

**I SWEAR OR AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING
STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.**

Ruble Outdoor Concepts, Inc.
(Contractor Name)

[Signature]
(Representative Signature)

President
(Title, please print)

STATE OF: Indiana

COUNTY OF: Hancock

Subscribed and sworn to before me this
31st day of December, 2024
(Day) (Month) (Year)

Notary Public: Kaycee Ruble

Commission Expires: 07/19/2025

