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

Tuesday, March 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_2025.03.25.PDF

   B. TIF Area Report

      Documents:

      2025.03.25 RDC TIF MEMORANDUM.PDF

   C. Approval And Adoption Of Meeting Minutes: [February 25, 2025]

      Documents:

      2025.02.25 RDC MEMORANDA - STAFF DRAFT.PDF

   D. Claims For Approval

      Documents:

MARCH RDC CLAIMS REGISTER.PDF

3. Director's Report
4. Old Business
5. New Business
   A. Creekside EDA – Additional Appropriation (Res. 2025-02)

      Documents:

      2025 - 02 ADDITIONAL APPROPROPRIATION RESOLUTION V2.PDF

   B. Creekside Lots 7 & 8 – Amendment To The Development Agreement – Exclusive Land LLC

      Documents:

      AMENDMENT TO DEVELOPMENT AGREEMENT - EXCLUSIVE LAND LOTS 7 N 8 (BNT REV. 3.19.25)(46803020.2).PDF

   C. RDC Resolution Delegating Purchasing Authority To The Zionsville Deputy Mayor (Res. 2025-03)

      Documents:

      ZRC PURCHASING AND ENGAGEMENT LETTER SIGNATORY AUTHORITY.PDF

   D. Holliday Farms EDA – Bond Project Agreement

      Documents:

      ZIONSVILLE TIF-EDC (HOLLIDAY FARMS) - RDC RESOLUTION APPROVING PROJECT AGREEMENT(46735575.1).PDF

6. Other Business
   A. Finance Committee
   B. Governance Committee
   C. Zionsville CDC
7. Adjourn

NEXT REGULAR MEETING: **Tuesday, April 22, 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, +1 305 224 1968, +1 309 205 3325, +1 312 626 6799, +1 346 248 7799, +1 360 209 5623, +1 386 347 5053, +1 507 473 4847, +1 564 217 2000, +1 669 444 9171, +1 669 900 9128, +1 689 278 1000, +1 719 359 4580, +1 253 205 0468, or +1 253 215 8782

1. Members of the public shall have the option of recording their attendance at the ZIONSVILLE REDEVELOPMENT COMMISSION Public Meetings via electronic roll call at the start of the meeting or via e-mail at 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

March 2025

Prepared by: Justin Hage, Deputy Mayor

Zach Lutz

Prepared for: Zionsville Redevelopment Commission

Zionsville Town Council

RDC

ZIONSVILLE

Budget

FUND	2025 ANNUAL BUDGET	MARCH (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)	$ (358.14)	$ (56,939.54)
Project Management, Legal, and Financial Services	$(345,000.00)	$ (4,500.00)	$ (70,585.94)
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	MARCH (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	MARCH (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Creekside			
REVENUE	$504,756.00		
BALANCE CARRY-OVER			
EXPENSE			
Assignment Agreement Payment to Schools	$(252,378.00)	$ (190,119.59)	$ (411,339.33)
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	MARCH (ACTUAL)	YEAR-TO-DATE (ACTUAL)
Creekside (Cash on-hand)			
REVENUE (Sale of Lots 1,2,3,4,5,7,8,9)*	$993,860.40		$359,060.40
BALANCE CARRY-OVER	$93,627.61		$280,049.50
EXPENSE			
Assignment Agreement Payment to Schools			206,372.39
EXPENSE: CAPITAL PROJECTS			
EXPENSE: REAL ESTATE TRANSACTION			
EXPENSE: PROFESSIONAL SERVICES			
NET CASH ON-HAND BALANCE	***$ 1,087,488.01***		$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	MARCH (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	MARCH (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	MARCH (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	MARCH (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	MARCH (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	MARCH (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

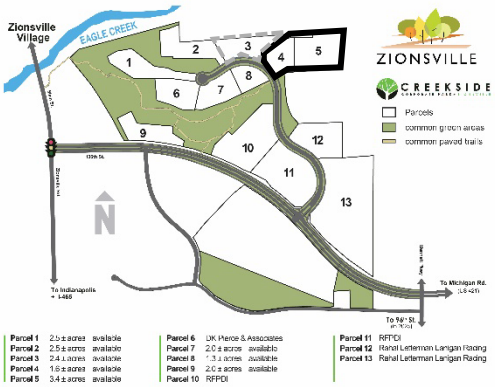
Next Steps

POTENTIAL P3 DEVELOPMENT PROJECTS	STATUS
Brick Street Inn, expanded hotel & parking garage	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 106th/Zionsville Road	n/a
The Cove	Developer is leading entitlement process

POTENTIAL PUBLIC INFRASTRUCTURE PROJECTS *(led by or in partnership with DPW and Parks)*	STATUS
Intersection improvement at 1st/Main/Sycamore	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

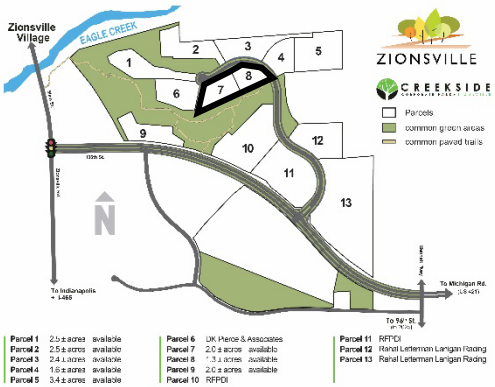
- 2023.10.23 – Approved Letter of Interest
- 2024.05.20 – Approved Development Agreement sale price of $359,060.40 for 1.63 acres.
- 2024.10.26 – Approved Due Diligence Extension and modified closing deliverables
- 2024.12.16 – Developer received Planning approvals.
- 2025/01/21 – Closed on property.

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

- Q2 2025 – ARC and Plan Commission Approvals
- Q2 2025 – Close on Property

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 Q2 – ARC Approval
- 2025 Q2 – 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

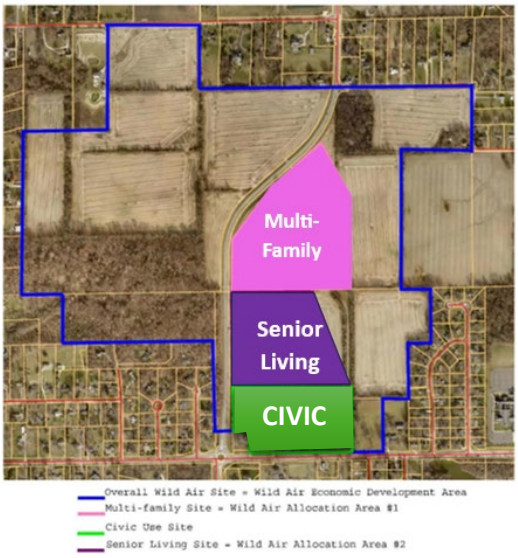
- 2023 Phase 1 Bond approvals sought, and bond draws requested.
- 2024 TBD, Phase 2 will be seeking up to 50% TIF funding for infrastructure projects associated with the upcoming project improvements. The 50% maximum request was established during the Phase 1 TIF request process.
- **2024.12 – Developer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



Located on Oak Street and Marysville Road

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

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

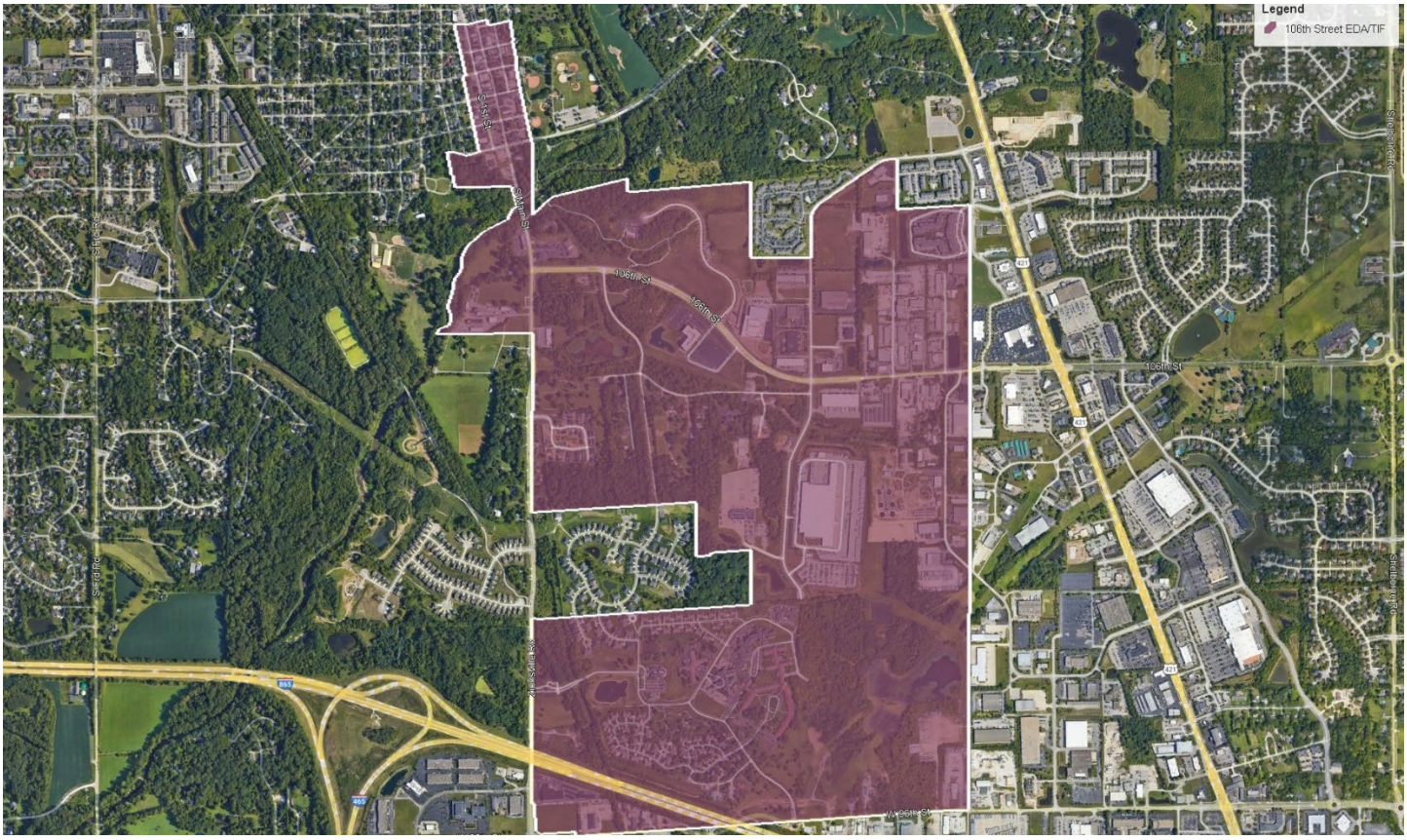
Next Steps

- 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

TIF MEMORANDUM

TO: Zionsville Redevelopment Commission (RDC)
FROM: Zach Lutz, Economic Development
RE: March 25, 2025 RDC Regular Meeting



Zionsville / 106th Street EDA/TIF

1. **Jake Watson;** 10806 Deandra Drive
    a. Commercial Remodel (2022-679, Finish 2024-923) Permit Issued 10/02/2024.
2. **Convivio Italian Artisan Cuisine**, 40 South Main Street
    a. Commercial Remodel (2023-1048, Finish 2025-127) Issued 02/21/2025. Last Inspection – Final 03/14/2025, Failed.
3. **AES Restaurant Group**, 7031 South Mayflower Park Drive
    a. Commercial Remodel (2023-1095) Issued 12/13/2023. Temporary Certificate of Occupancy Issued, Expires on 02/01/2025.
    b. Commercial Addition (2024-468) Issued 06/05/2024. Temporary Certificate of Occupancy Issued, Expires on 05/15/2025.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor

4. **Hoosier Village**, Townhomes
    a. Commercial New, Townhomes (2024-501) Issued 06/14/2024. Temporary Certificate of Occupancy Issued, Expires on 05/15/2025.
    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.
    e. Commercial New (2025-184) Issued 03/07/2025. Last Inspection – Footer 03/17/2025, Passed.
    f. Commercial New (2025-188) Issued 03/07/2025.
    g. Commercial New (2025-192) Issued 03/07/2025.
    h. Commercial New (2025-203) Issued 03/10/2025.
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 02/26/2025, Passed.
8. South Zionsville Village East, 673 S Main Street
    a. Commercial Remodel, Central Indiana Orthopedics (2024-1124) Issued 12/11/2024. Certificate of Occupancy Issued 03/12/2025.
9. Alt Construction, 10650 Bennett Parkway, Suite 200
    a. Commercial Remodel (2024-1138) Issued 12/19/2024.
10. **Gables Bagels**, 270 S Main Street
    a. Special Exception (2025-01-SE) BZA Petition to provide for the use of outdoor restaurant seating. Approved as presented 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. Approved as presented 03/05/2025.
    c. Development Plan Amendment (2025-16-DPA) Plan Commission Petition for modifying a structure to allow for a restaurant with outdoor seating. Target Date 04/21/2025.
11. **BL Companies**, 10301 Bennett Parkway
    a. Commercial Remodel, Truck Dock (2025-182) Issued 03/06/2025.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor

Creekside Corporate Park TIF

1. **RFPDI, LLC – Creekside Corporate Park**
    a. Commercial Remodel (2025-025) Bowdies Chop House, Issued 01/13/2025. Last Inspection – Rough 03/07/2025, Passed.
2. Frooz Vision, 10859 & 10869 Creek Way
    a. Development Plan for a Medical Office Building (2024-80-DP) Plan Commission Petition. Conditional Approval on 12/16/2024.

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 – Above Ceiling 03/03/2025, 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. **Egg Republic**, 3295 S US 421
    a. Commercial New (2025-228) Issued 03/19/2025.
5. **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 05/15/2025.
    c. Commercial New (2024-844) Townhouse Shell, Issued 09/13/2024. Temporary Certificate of Occupancy, Expires 05/15/2025.
    d. Commercial New (2024-898) Townhouse, Issued 09/30/2024. Last Inspection – Underslab 12/09/2024, Passed.
    e. Commercial New (2024-900) Townhouse, Issued 09/30/2024. Last Inspection – Temporary Electric 12/04/2024, Passed.
    f. Commercial New (2024-911) Townhouse, Issued 09/30/2024. Last Inspection – Rough 02/21/2025, Passed.
    g. Commercial new (2025-115) Townhouse, Issued 02/20/2025. Last Inspection – Underslab 03/12/2025, Passed.
    h. Commercial new (2025-108) Townhouse, Issued 02/20/2025. Last Inspection – Underslab 03/17/2025, Passed.

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

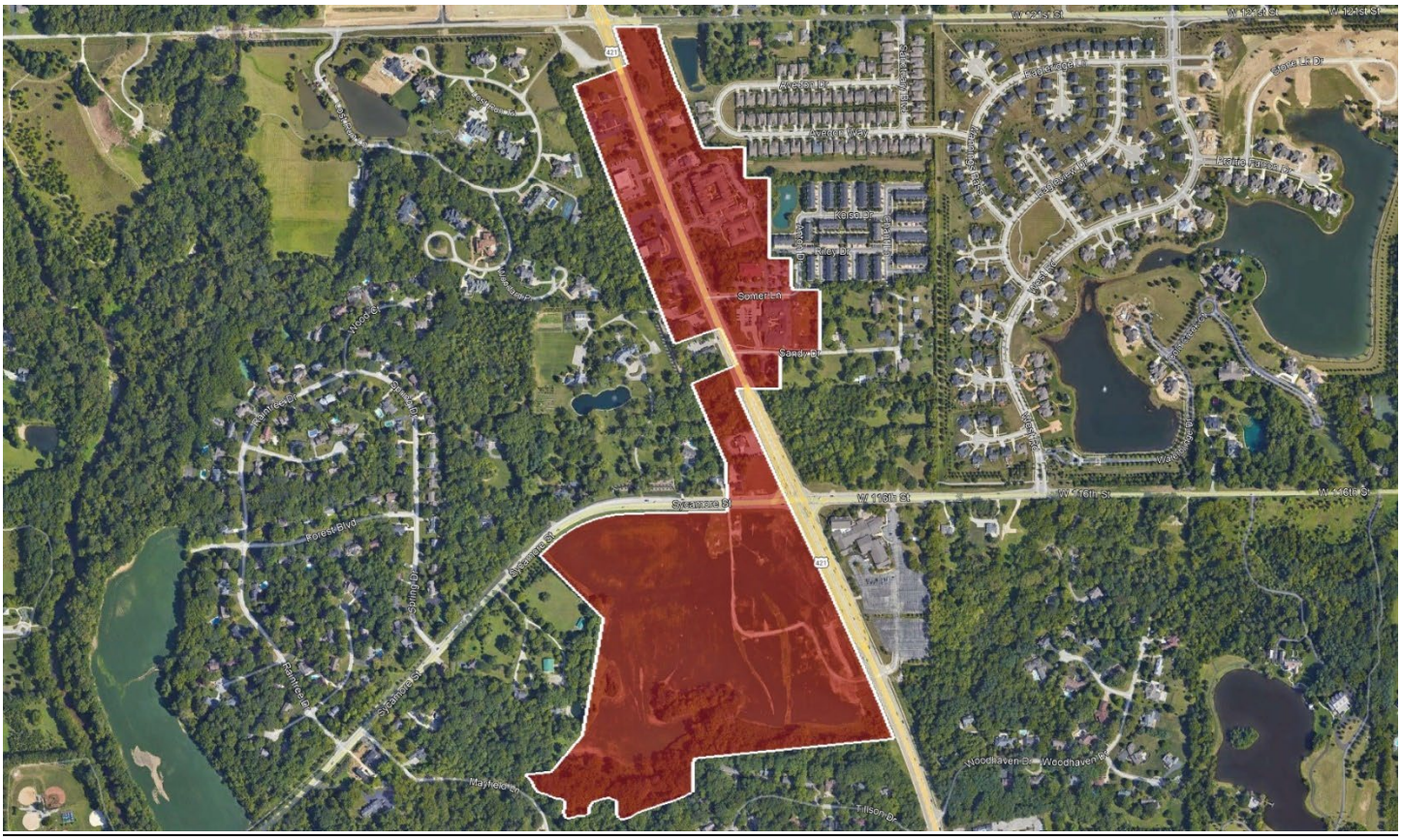
1. **Holliday Farms Clubhouse**
    a. Commercial New (2021-155, Finish 2022-800, Finish 2024-181) Permit Issued 10/05/2022; Last Inspection – Meterbase Reinspection 06/05/2024, Failed.
    b. Commercial New (2021-154, Finish 2022-801) Permit Issued 10/05/2022; North Restroom; Assigned Temporary Certificate 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 – Rough 03/19/2025, Passed.
    b. Commercial Addition, Pool & Patio (2024-1110) Issued 12/05/2024. Last Inspection – Underslab 12/23/2024.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor

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, 02/25/2025, 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. Temporary Certificate of Occupancy, Expires 05/15/2025.
    d. Commercial New, Building C (2023-290, Finish 2024-947) Permit Issued 10/08/2024. Temporary Certificate of Occupancy, Expires 05/15/2025.
    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.
4. **Rise N Roll Bakery**, 11581 Sylo Crossing
    a. Commercial Remodel (2025-215) Issued 03/14/2025.

CC: John Stehr, Mayor
Justin Hage, Deputy Mayor

5. Stock Yards Bank of Zionsville
    a. Development Plan (2025-19-DP) Plan Commission Petition for a bank building. Target Date 04/21/2025.

Wild Air EDA & TIF

1. **Wild Air Multifamily LLC**
    a. Primary Plat Amendment (2025-18-PPA) Plan Commission Petition to increase the number of lots. Target Date 04/21/2025.
    b. Commercial New (2024-1145) Multi-family 8651 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Underslab 02/20/2025, Passed.
    c. Commercial New (2024-1146) Multi-family 8652 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Underslab 02/25/2025, passed.
    d. Commercial New (2024-1147) Multi-family 6320 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Underslab 03/04/2025, Passed.
    e. Commercial New (2024-1148) Multi-family 6320 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Underslab 03/11/2025, Passed.
    f. Commercial New (2024-1149) Multi-family 8587 Lamond Lane, Issued 12/23/2024. Last Inspection – Footer 03/13/2025, Passed.
    g. Commercial New (2024-1150) Multi-family 8589 Lamond Lane, Issued 12/23/2024. Last Inspection – Footer 02/27/2025, Passed.
    h. Commercial New (2024-1151) Multi-family 6330 Rosslyn Drive, Issued 12/23/2024. Last Inspection – Underslab 03/11/2025, Passed.
    i. Commercial New (2024-1152) Multi-family 6551 Archer Drive, Issued 12/23/2024.
    j. Commercial New (2024-1153) Mixed-Use 8476 Archer Drive, Issued 12/23/2024.
    k. Commercial New (2024-1154) Clubhouse, Issued 12/23/2024. Last Inspection – Underslab 03/18/2025, Passed.
    l. Commercial New (2024-1155) Multi-family 8550 Skye Drive, Issued 12/23/2024.
    m. Commercial New (2024-1162) Mixed-Use 6550 Archer Drive, Issued 12/31/2024.
    n. 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, February 25, 2025 at 9:00 AM
In-person and Video Conference Meeting

Members Present:

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

(Via Zoom)

(Absent)

Also Present:

(In-Person) Justin Hage - Deputy Mayor and Director, Zach Lutz – Associate Planner, Jon Oberlander – Chief Legal Counsel

(Via Zoom)

1. Call to Order: Evan Norris called the meeting to order (@ 9:00 AM; YouTube 00:01:25)

2. Consent Agenda Items

   A. (YouTube 00:01:35) Mr. Kintner introduced the items. There was no discussion.

   Motion: Ryan Vaughn made a motion (Seconded by David Rosenberg) to: Approve the Consent Agenda items as presented.

   5:0 Unanimously Approved.

3. Director's Report

   A. (YouTube 00:02:20) Mr. Hage offers a brief overview of the status of Creekside Corporate Park and READI Grant Program. He also offers an update on the Restroom Trailer which will be purchased and delivered by early April.

4. Old Business

   None

5. New Business

A. (YouTube 00:04:25) Creekside, Lot 9 – Intelligent Living Solutions – Letter of Interest

Mr. Hage introduced the matter and invited Mr. Killinger to offer a brief overview on the project. There is a unique provision for this Letter of Intent related to the entrance to Lot 9. There would have some RDC offset of costs for the construction of acceleration and deceleration lanes that would only serve this lot. Mr. Norris asked some questions about funding. Mr. Hage expressed that this would be folded in with the resurfacing of 106th Street to save money. This would be a requirement of any development that would move into Lot 9. Mr. Killinger introduced his company and initial plans for the property. The company specializes in home and office automation. The proposed building would be 20,000 sq. ft., two-story building with other tenants with the potential to grow into the adjacent tenant spaces over time. Intelligent Living Solutions currently employs 25 individuals.

Motion: Kent Esra made a motion (Seconded by Evan Norris) to: Approve the Letter of Interest for the purchase of Lot 9 of Creekside Corporate Park.

5:0 Unanimously Approved.

B. (YouTube 00:10:50) Holliday Farms, Senior Living – Written TIF Request

Mr. Hage offers a brief overview of this administrative process to approve the release of funds.

Motion: David Rosenberg made a motion (Seconded by Ryan Vaughn) to: Approve the Written TIF Request from Holliday Farms, Senior Living.

5:0 Unanimously Approved.

C. (YouTube 00:11:45) Wild Air, Phase 1 – Written TIF Request

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

5:0 Unanimously Approved.

6. Other Matters

A. Finance Committee

Ms. Aeschliman went over the claims briefly.

B. Governance Committee

No Updates

C. Zionsville CDC

No Updates

7. (YouTube 00:13:20) Adjourn

Motion: Ryan Vaughn made a motion to adjourn the meeting.

Meeting Adjourned at 9:12 AM.

DRAFT

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, March 25, 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.

March 25, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Town of Zionsville

March RDC

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 1 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of $194,977.73.

Dated this 25th day of March 2025.

Kent Esra	Deron Kintner	Evan Norris
David Rosenberg	Ryan Vaughn	

Signatures of Governing Board

Installed by the Town of Zionsville-2023

Accounts Payable Register

Date: 03/19/2025 02:20:43 PM

APVREGISTER.FRX

APV Register Batch - March RDC Claims

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										
03/19/2025	10913	Katz Sapper & Miller		4445180375.000	Contractual Services	Professional Consulting	4500.00		/ /	
03/14/2025	10880	Amazon Capital Services		4445180375.000	Contractual Services	Restroom Trailer Supplies	358.14		/ /	
SubTotal Department 180							4858.14			
SubTotal Fund Number 4445							4858.14			
**Fund Number 4448		Creekside Allocation Fund								
**Department 180										
02/26/2025	10669	Zionsville Community Schools		4448180375.000	Contractual Services	School Back Payment	190119.59		/ /	
SubTotal Department 180							190119.59			
SubTotal Fund Number 4448							190119.59			
*** GRAND TOTAL ***							194977.73			

RESOLUTION NO. 2025- 02
OF THE TOWN OF ZIONSVILLE REDEVELPMENT COMMISSION

A RESOLUTION REGARDING
THE APPROPRIATION OF
FUNDS IN THE CREEKSIDE EDA BUDGET

WHEREAS, it has been determined by the Town of Zionsville Redevelopment Commission ("RDC") that it is necessary to appropriate additional funds within the Creekside EDA budget for the reasons set forth hereinbelow.

NOW, THEREFORE, BE IT RESOLVED by the RDC, that for the expenses of the RDC, the following additional sum(s) of money are hereby appropriated out of the fund(s) named and for the purposes specified, subject to laws governing the same:

Fund Name		Line Item	Amount	Amount Approved by Fiscal Body
4448	Creekside EDA	Contractual Services	$400,000.00	$400,000.00

<u>Fund 4448 (Creekside)</u>
The main reason for the additional funds is not due to overspending, but rather to timing issues. The 2024 Zionsville Community Schools' ("ZCS") portion of the fall Creekside settlement was paid in January 2025 instead of in December 2024 as originally planned. This was due to not receiving the fall settlement until very late in 2024. The fall settlement payment to ZCS was $221,219.74. There was also a property closing that was anticipated to occur before the end of 2024 but did not take place until early 2025. The RDC owes ZCS the backpay amount of $190,119.59 in TIF funds that must be paid for FY2022 and FY2023. Once the backpay amount is paid, the ZCS settlement payments will be up to date. The above requested amount also includes the ZCS settlement payment that is anticipated for 2025.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Resolution No. 2025-02

SO RESOLVED, this 25th day of March, 2025, by the Redevelopment Commission of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____ in favor and _____ opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

	YEA Signature	NAY Signature
Deron Kinter, President		
Evan Norris, Vice-President		
David Rosenberg, Secretary		
Ryan Vaughn, Member		
Kent Esra, Member		

AMENDMENT TO DEVELOPMENT AGREEMENT

The Zionsville Economic Redevelopment Commission (the "Commission") and Exclusive Land LLC, a Delaware limited liability company ("Developer"), being the parties to the Development Agreement dated August 27, 2024 (the "Development Agreement") for the Developer's acquisition and development of a project in Zionsville, Indiana (the "Project"), for valuable consideration, hereby amend the Development Agreement and agree as follows:

(1) The Development Agreement is hereby incorporated herein by reference and all defined terms used herein shall have the meanings given to them in the Development Agreement.

(2) The Closing Date under the Development Agreement shall be on a date agreed to by both Developer and the Commission; provided, that such date shall be on or before July 31, 2025.

(3) Section 4.2(a): For purposes of Project Plan approval under the Development Agreement, the Commission has designated the Creekside Architectural Review Committee to consider approving or denying the Project Plans. No further approval of the Project Plans by the Commission will be required after the Creekside Architectural Review Committee has approved or denied the Project Plans.

(4) Notwithstanding anything to the contrary in the Development Agreement, the Commission's Closing Condition under Section 6.1(c) and Developer's Closing Condition under Section 6.3(c), each shall be deemed satisfied upon the Creekside Architectural Review Committee's approval of the Project Plans.

(5) Except as amended hereby, the Development Agreement shall remain in full force and effect without change.

The Commission and the Developer are entering into this Amendment to Development Agreement on March ___, 2025.

ZIONSVILLE ECONOMIC
REDEVELOPMENT COMMISSION

By: _____
Deron Kitner, President

EXCLUSIVE LAND, LLC

By: _____

Printed Name: _____

Title: _____

RESOLUTION NO. 2025-03

A RESOLUTION OF THE ZIONSVILLE REDEVELOPMENT COMMISSION
DELEGATING PURCHASING AUTHORITY TO THE ZIONSVILLE DEPUTY MAYOR

WHEREAS, Ind. Code § 36-7-14-12.2 authorizes the Zionsville Redevelopment Commission (the "Commission") to purchase personal property and appoint and retain legal counsel in order to further redevelopment within the Town of Zionsville; and

WHEREAS, the Deputy Mayor of Zionsville ("Deputy Mayor") currently serves as the Executive Director for the Commission; and

WHEREAS, the Commission finds that it will its enhance operating efficiency if it authorizes the Deputy Mayor to contract for purchases of goods and services up to $25,000 and sign letters of engagement with outside legal counsel for individual Commission projects.

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

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The Deputy Mayor is hereby authorized to contract for the purchase of goods and services up to $25,000 that are necessary for the redevelopment of areas needing redevelopment within the Town of Zionsville. The Deputy Mayor shall comply with all applicable state and local procurement laws when purchasing said goods and services.

Section 3. The Deputy Mayor is hereby authorized to sign and enter into letters of engagement with outside legal counsel for individual Commission projects.

SO RESOLVED, by the Zionsville Redevelopment Commission, this _____ day of March, 2025 by a vote of _____ ayes and _____ nays.

ZIONSVILLE REDEVELOPMENT COMMISSION

_____
President

_____
Vice President

_____
Secretary

_____
Member

_____
Member

ATTEST:

_____
Secretary

RESOLUTION NO. 2025-04

RESOLUTION OF THE TOWN OF ZIONSVILLE REDEVELOPMENT COMMISSION APPROVING A FORM OF PROJECT AGREEMENT WITH THE CLUB AT HOLLIDAY FARMS, LLP

WHEREAS, there has been presented to the Town of Zionsville Redevelopment Commission (the "Redevelopment Commission") for its consideration a Project Agreement in the form of Exhibit A attached hereto (the "Project Agreement"); and

WHEREAS, pursuant to the Project Agreement, the Redevelopment Commission and the Town of Zionsville, Indiana (the "Town"), would, subject to the procedures required by law, provide certain economic development incentives for the benefit of The Club at Holliday Farms, LLP, or an affiliate thereof (the "Developer"), in return for the Developer's commitment to make certain investments in the Town; and

WHEREAS, the Developer's investment will include the development of a multi-phased residential and commercial development known as Holliday Farms consisting of a residential community and various commercial and retail out-lots, together with any related infrastructure improvements, all of which is to be located in or directly serving the Holliday Farms Allocation Area in the Holliday Farms Economic Development Area of the Town, all as more specifically set forth in the Project Agreement; and

WHEREAS, the Redevelopment Commission desires to induce the Developer to make such investment in the Town according to the terms set forth in the Project Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Town of Zionsville Redevelopment Commission as follows:

Section 1. The Redevelopment Commission hereby approves the Project Agreement substantially in the form attached hereto, with such changes as the President of the Redevelopment Commission shall approve, such approval to be evidenced by his/her execution thereof.

Section 2. This Resolution shall be in full force and effect from and after its passage.

*****

Adopted the 25th day of March, 2025.

TOWN OF ZIONSVILLE
REDEVELOPMENT COMMISSION

_____
Deron Kintner, President

_____
Evan Norris, Vice President

_____
David Rosenberg, Secretary

_____
Kent Esra, Member

_____
Ryan Vaughn, Member

EXHIBIT A

Form of Project Agreement

[Attached]