



**ZIONSVILLE REDEVELOPMENT COMMISSION
REGULAR MEETING MEMORANDA
FOR**

Monday, April 27, 2020 at 6:30 pm
Zionsville Town Hall
1100 West Oak Street

THIS PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, INDIANA CODE 10-14-3, *et seq.*

Members Present via ZOOM Webinar (audio and video): Sanjay Patel, President; Kate Swanson (audio only), Secretary; Colleen Hittle; Cindy Madrick; and Mike Shafer. Also Present: Brian Crist, Legal Counsel, and Wayne DeLong, AICP, CPM Director of Planning & Economic Development.

1. Call to Order: Sanjay Patel called the meeting to order at 6:30 pm.
2. Legal Counsel Comments: Brian Crist confirmed the rules and methods approved for the previous meeting carry over to the current meeting. The meeting was legally noticed in compliance with the Executive Orders of Governor Holcomb.
3. Members of the public viewing the meeting were given an opportunity to be acknowledged. Those requesting acknowledgment were: Sally Zelonis and John Tousley.
4. Reports
 - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
5. Old Business
 - A. Approval and Adoption of Minutes: February 24, 2020 (Regular Meeting) and March 27, 2020 (Special Meeting). Mr. Patel noted a correction is needed to a date stated within the minutes.
Motion: Colleen Hittle made a motion (seconded by Kent Esra) to approve the adoption of the Minutes for February 24, 2020 (Regular Meeting).
Roll Call Vote:
Kent Esra -Y
Colleen Hittle -Y
Cindy Madrick-Y
Sanjay Patel-Y
Kate Swanson-Y
The motion was unanimously approved by a roll call vote of those members present.
Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the adoption of the Minutes for March 27, 2020 (Special Meeting).

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Sanjay Patel-Y

Kate Swanson-Y

The motion was unanimously approved by a roll call vote of those members present.

B. Offer to Purchase: Lots 12, 13, and 14 of Creekside Corporate Park

1. Discussion regarding the Letter of Intent (LOI) to purchase Lots 12, 13, and 14 from Rahal, Lanigan, Letterman Racing (RLL). Mr. DeLong presented a summary of the LOI and noted that Piers Phillips of RLL was listening to the meeting, but could not join due to connectivity issues. Mr. DeLong stated the next steps in the process would be to negotiate a Term Sheet and then a Project Agreement. Mr. Crist added the Term Sheet would identify specific parameters and benchmarks for the Project Agreement. Mr. Crist stated that the approval of a Project Agreement would need to occur in a public hearing of the Redevelopment Commission. Mr. DeLong provided an update on the status of the Creekside Planned Unit Development Rezoning Ordinance update and how that update applies to the RLL proposal. It was discussed that Mr. Patel, Mr. Esra, Mr. Crist, and Mr. DeLong would work together to generate the Term Sheet.

Motion: Colleen Hittle made a motion (seconded by Kate Swanson) to appoint Mr. Patel and Mr. Esra to work with Mr. Crist and Mr. DeLong in developing the Term Sheet for RLL's acquisition of Lots 12, 13, and 14 in Creekside Corporate Park.

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Sanjay Patel-Y

Kate Swanson-Y

The motion was unanimously approved by a roll call vote of those members present.

C. TIF Term Sheet for Appaloosa Crossing

1. Matt Price, Attorney for the developer of Appaloosa Crossing, provided an update of the project's status. The project is moving forward with recent approvals from the Plan Commission. Additionally, the development team has had a conference call with Crowe, the Financial Services Advisor of the Redevelopment Commission, and provided preliminary assessed value projections. Updated projections have been developed and will be provided to Crowe for their review and use. The developer is proposing a developer-purchased bond structure for this project. The next steps are final construction plans and review by the Town's departments. Construction is anticipated to begin within the next 60 - 90 days. The 21st Amendment Store is required to utilize their liquor permit within a specified time frame or they could lose their permit and all fees toward it.
2. Tim Berry of Crowe confirmed and clarified that the Town would not be responsible for any shortfall on the tax revenues as this would be a developer-purchased bond.

6. New Business

A. Legal Representation

1. Mr. Crist provided details regarding the Amendment to the Legal Services Agreement for Ice Miller's services to the Redevelopment Commission. Mr. Patel noted that Mr. Crist's hourly rate is not included in the Legal Services Agreement. Mr. Crist provided his hourly rate and noted how this new structure of the Agreement will benefit the Town and the Redevelopment Commission. Mayor Styron, through a message provided during this meeting, endorsed the proposed Amendment.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the Amendment to the Legal Services Agreement with Ice Miller.

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Sanjay Patel-Y

Kate Swanson-Y

The motion was unanimously approved by a roll call vote of those members present.

7. Other Business

- A. A copy of the Christopher Burke Drainage Study for Creekside Corporate Park has been received and will be reviewed.
- B. The current Executive Order from the Governor expires on May 6, 2020, but there is no confirmation yet as to how the May meeting will be held.

Meeting Adjourned (7:20 pm)

Respectfully Submitted,

Kate Swanson, Secretary

The next meeting of the Redevelopment Commission is scheduled for Tuesday, May 26, 2020, at 6:30 pm.