



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

Monday, May 06, 2022 at 6:30 pm  
In-person and Video Conference Meeting

**Members Present:**

(in-person)

Sanjay Patel - President, Kent Esra - Vice President, Kate Swanson, Jaclyn Spillane, and Colleen Hittle.

(via Zoom)

Michael Berg

(absent)

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**Also Present:**

(in-person)

Wayne DeLong, AICP, CPM Director of Community & Economic Development; Owen Young, Economic Development Manager; Zach Lutz, Planner I - Economic Development; Josh Garrett, Town Councilman; Jason Plunkett, Town Council President; Mayor Emily Styron; Greg Phillips, Plow Digital

(via Zoom)

Heather James, Ice Miller;

1. Call to Order: Sanjay Patel called the meeting to order (@ 8:01 am; [YouTube 00:00:32](#))
2. Recognition of Attendees who request to be noted: Sally Zelonis and John Tousley
3. Reports
4. Old Business
  - A. ([YouTube 00:01:40](#)) Creekside Corporate Park EDA (Creekside Corporate Park PUD) Lots 10 & 11: Term Sheet – RFPDI, LLC

Sanjay Patel introduces the project and its current status. One goal of this meeting was to discuss existing Creekside property owners, such as D.K. Pierce and Group 1001, to provide feedback on the proposal. Some RDC members visited Graham Rahal’s existing facility in Brownsburg to gain some familiarity with his operations.

([YouTube 00:03:00](#)) Colleen Hittle recaps her discussion with D.K. Pierce. They met on April 26, and Ms. Pierce shared some of her concerns. She desires to understand what the vision for the park is evolving into and if a focus on motorsports is going to be pursued. Other concerns included traffic and the conservation/green concept that the park was originally branded. Ms. Pierce also planned to meet with Mr. Rahal to discuss his proposal. Colleen feels that she is well suited to continue the negotiations with the RFPDI, LLC Team.

([YouTube 00:05:12](#)) Jason Plunkett, Town Council President, expresses that the Town Council is in support of the RFPDI, LLC Proposal.

[\(YouTube 00:06:37\)](#) Mayor Styron expresses her interest in the RFPDI, LLC proposal. She hopes that the final iteration is aligned with the intent of Creekside. Hopefully, the negotiations will alleviate any concerns associated with the project.

[\(YouTube 00:08:12\)](#) Motions: Colleen Hittle made a motion (seconded by Kent Esra) to move forward with negotiations of the term sheet provided by RFPDI, LLC.

[\(YouTube 00:08:30\)](#) Discussion: Sanjay Patel expresses that he would like to continue these negotiations with Colleen Hittle. Kent Esra voiced interest in being a part of the negotiations. The discussion begins on how to make this format work. Brian Crist, Ice Miller, voices concerns that three members would constitute a quorum and require a public meeting.

[\(YouTube 00:010:30\)](#) Colleen Hittle speaks to her qualifications and position as well suited to continue the negotiations. Kent Esra voices his strong interest in the project and being a part of the negotiations moving forward. Mr. Esra states that he and Colleen should continue the negotiations. Kate Swanson and Jaclyn Spillane express their interest in seeing Sanjay Patel and Colleen Hittle as the two members to continue negotiations.

[\(YouTube 00:12:20\)](#) Motion: Sanjay Patel made a motion (seconded by Jaclyn Spillane) to move forward with negotiations of the term sheet provided by RFPDI, LLC, with Sanjay Patel and Colleen Hittle leading the discussions.

Vote:

Sanjay Patel – Y

Kent Esra – Y

Kate Swanson – Y

Colleen Hittle – Y

Jaclyn Spillane – Y

The motion was unanimously approved by all members.

- B. [\(YouTube 00:12:50\)](#) Creekside Corporate Park EDA (Creekside Corporate Park PUD) Lots 2 & 3: Term Sheet – Lauth Inc.

Sanjay Patel expresses that he and Kate Swanson continue to work with Lauth with the assistance of Town Staff and Legal to negotiate the term sheet. They hope to have a revised version to Lauth in the next week or two. One concern voiced is the offer price of \$10,000 for both parcels. The appraised value was set at \$1,100,000 for both parcels.

## 5. Quick Updates

- A. [\(YouTube 00:14:45\)](#) Creekside Corporate Park EDA (Creekside Corporate Park PUD) Lot 4 & 5: Term Sheet – TreSSS

Sanjay expresses that they have viewed the term sheet, but negotiations have not progressed.

- B. [\(YouTube 00:15:00\)](#) Creekside Corporate Park EDA (Creekside Corporate Park PUD) Lot 7: Letter of Intent – EO Advisors & Plow Digital

Sanjay Patel expresses that Town Staff is coordinating with the interested parties to create a term sheet in the RDC's format.

[\(YouTube 00:016:24\)](#) Greg Phillips with Plow Digital states that they are working with EO Advisors on elevation drawings and cost analysis based on the feedback from the RDC. They

plan to work over the next six to eight weeks to finalize these items.

- C. ([YouTube 01:00:40](#)) Creekside Corporate Park EDA (Creekside Corporate Park PUD) Lot 9: Letter of Intent – Kendell Property Group

Sanjay Patel expresses that Town Staff is coordinating with the interested parties to create a term sheet in the RDC's format.

- D. Claims for Approval

- 6. Other Business:

- 7. ([YouTube 00:17:22](#)) Adjourn

Motion: Sanjay Patel made a motion (so moved by Colleen Hittle)

Meeting Adjourned at 8:18 am ([YouTube 00:18:19](#) meeting duration)

The next regular meeting of the Redevelopment Commission is scheduled for [*Monday, May 23, 2022*], at 6:30 pm.

DRAFT