



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

Thursday, September 07, 2023 at 5:30 PM
In-person and Video Conference Meeting

Members Present:

(In-Person) Jaclyn Spillane – President, Sanjay Patel – Vice President, Kent Esra,
Amanda Rubeck, & Katie Aeschliman

(Via Zoom) None

(Absent) David Ober – Secretary

Also Present:

(In-Person) Corrie Sharp – RDC Executive Director, Owen Young – Economic
Development Manager, & Zach Lutz – Associate Planner

(Via Zoom) Brian Crist – Legal Counsel of Ice Miller,

1. Call to Order: Jaclyn Spillane called the meeting to order (@ 5:36 PM; [YouTube 00:01:10](#))

2. Recognition of Attendees who request to be noted: John Towsley.

3. Reports

A. ([YouTube 00:02:15](#)) Director’s Report

Corrie Sharp provided general updates to the RDC. Coordination with JR Kendall continues as they work through their due diligence period associated with the approved Development Agreement. They are moving forward as planned and have begun the design of the property and building. Ms. Sharp is working with SEAKE and Onyx + East to potentially create a design that can incorporate both options on Lot #2 in front of Town Hall. Their proposals were a three story office building by SEAKE and high end townhomes by Onyx + East. Beginning in October 2023 the RDC will begin looking at a draft budget for 2024.

B. TIF Report:

No discussion.

4. Old Business

A. ([YouTube 00:04:20](#)) Crowe Engagement Letter & Contract

The Crowe LLP is still outstanding. Mr. Berry is requesting that this item be withdrawn at this time. They will continue to do work for the RDC as requested. There is no projected timeline for when they would bring this back to the RDC for consideration.

5. New Business

A. ([YouTube 00:06:05](#)) Approval and Adoption of Minutes: July 24, 2023, Regular Meeting

Jaclyn Spillane introduces the matter and opens for discussion.

Motion: Kent Esra made a motion (seconded by Amanda Rubeck) to: Approve the regular meetings minutes from July 24, 2023.

The motion passed unanimously 4:0.

B. ([YouTube 00:06:25](#)) Claims for Approval

Jaclyn Spillane introduces the claims for August.

Motion: Amanda Rubeck made a motion (seconded by Kent Esra) to: Approve the Claims as presented.

The motion passed unanimously 4:0.

B. ([YouTube 00:07:30](#)) CDC – Directors Appointment

Corrie Sharp introduces the recommendation for appointment to the Community Development Corporation (CDC), Brian Jones. He is currently a lawyer at Bose McKinney & Evans, LLP in Indianapolis. They submitted their name through the Zionsville website with interest in serving the community. The CDC currently does not have a lawyer as a member currently and would find his skills valuable as they move forward.

Motion: Sanjay Patel made a motion (seconded by Amanda Rubeck) to: Appoint Brian Jones to the Zionsville Community Development Corporation.

The motion passed unanimously 3:0:1. Mr. Esra abstained from the vote.

C. ([YouTube 00:09:35](#)) Bond Disbursement Request, The Farm

Ms. Sharp expresses that this is a standard request associated with their developer backed bonds within the Michigan Road Economic Development Area (EDA). Because the RDC was the approving body, the RDC reviews these requests prior to the loan provider issuing the funds. This is an administrative action which has already been executed by Ms. Spillane. No action is needed from the RDC at this time.

D. ([YouTube 00:10:50](#)) Resolution of the RDC authorizing and approving the director of the RDC to sign administrative paperwork.

Ms. Sharp requests that this matter be withdrawn for the time being.

6. Other Business:

None

7. ([YouTube 00:11:50](#)) Adjourn

Motion: Sanjay Patel made a motion (seconded by Kent Esra) to: Adjourn the meeting.

The motion passed unanimously 4:0.

Meeting Adjourned at 5:47 pm ([YouTube 00:12:18](#) meeting duration)

The next meeting of the Redevelopment Commission is scheduled for:

Monday, September 25, 2023, at 6:30 pm.

DRAFT