



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

**Thursday, September 28, 2023 at 5:15 PM**  
In-person and Video Conference Meeting

**Members Present:**

- (In-Person) Jaclyn Spillane – President, David Ober – Secretary, Amanda Rubeck, & Katie Aeschliman
- (Via Zoom) None
- (Absent) Sanjay Patel – Vice President, Kent Esra

**Also Present:**

- (In-Person) Corrie Sharp – RDC Executive Director, Michael Dale – Community & Economic Development 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 (@ 5:18 PM; [YouTube 00:02:20](#))
2. Recognition of Attendees who request to be noted: John Towsley.
3. Reports
  - A. ([YouTube 00:03:00](#)) 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. The intent is still to close before the end of the year. There are also discussions for the purchase of three to four other lots within the lots. Next month, the RDC will be reviewing the 2024 budget. Action will be taken at the November meeting. There have been some adjustments to the future meeting dates for October, November, and December to accommodate holiday schedules.

B. TIF Report:

No discussion.

4. Old Business

5. New Business

A. ([YouTube 00:06:20](#)) Approval and Adoption of Minutes: September 07, 2023, Special Meeting

Jaclyn Spillane introduces the matter and opens for discussion.

Motion: Amanda Rubeck made a motion (seconded by David Ober) to: Approve the special meetings minutes from September 07, 2023.

The motion passed unanimously 3:0.

B. ([YouTube 00:06:45](#)) Claims for Approval

Jaclyn Spillane introduces the claims for August 2023. David Ober asks that fees associated with the property sale with RFPDI, LLC would be paid for by the Creekside TIF. Ms. Sharp confirmed that this was correct.

Motion: David Ober made a motion (seconded by Amanda Rubeck) to: Approve the Claims for August 2023 as presented.

The motion passed unanimously 3:0.

C. ([YouTube 00:07:40](#)) 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.

Motion: Amanda Rubeck made a motion (seconded by David Ober) to: Approve the Bond Disbursement Request by The Farm at Zionsville PropCo, LLC.

The motion passed unanimously 3:0.

D. ([YouTube 00:10:30](#)) Resolution (2023-03) Transfer of Funds

Ms. Sharp expresses that the TIF Funds are currently located within the Town's bank account. This resolution gives her direction to open a bank account strictly for the Redevelopment Commission. This resolution would allow the Treasurer until the end of the year to execute this action. Ms. Rubeck asks if an RFP would be done to find an appropriate bank to use? Ms. Sharp would look into this and discuss it with the Treasurer.

Motion: David Ober made a motion (seconded by Amanda Rubeck) to: Approve Resolution 2023-03 to open a bank account exclusively for Redevelopment Commission finances.

The motion passed unanimously 3:0.

6. Other Business:

None

7. ([YouTube 00:13:55](#)) Adjourn

Motion: Jaclyn Spillane adjourn the meeting.

Meeting Adjourned at 5:30 pm ([YouTube 00:14:08](#) meeting duration)

The next meeting of the Redevelopment Commission is scheduled for:

**Monday, October 23, 2023, at 6:30 pm.**

DRAFT