



**ZIONSVILLE REDEVELOPMENT COMMISSION ("ZRDC")
REGULAR MEETING MEMORANDA
FOR**

Tuesday, December 17, 2024 at 9:00 AM
In-person and Video Conference Meeting

Members Present:

(In-Person)

David Ober – President, Denise Pierce – Secretary, Brad Johnson, Kent Esra,
& Katie Aeschliman

(Via Zoom)

(Absent)

Deron Kintner – Vice President

Also Present:

(In-Person)

Corrie Sharp – RDC Executive Director, Jon Oberlander – Chief Legal
Counsel, Zach Lutz – Associate Planner, Mayor John Stehr, Deputy Mayor
Justin Hage, Tim Berry – Financial Advisor, & Becca Zakowski

(Via Zoom)

Brian Crist – Legal Counsel

1. Call to Order: David Ober called the meeting to order (@ 9:01 AM; [YouTube 00:00:00](#))
2. Consent Agenda Items
 - A. ([YouTube 00:00:00](#)) David Ober introduces the items on the consent agenda and opens the floor to discussion and questions. There are no objections and the items are approved.
3. Director's Report ([YouTube 00:00:00](#))

Ms. Sharp offers some updates on ongoing projects.

 - A. Creekside Corporate Park

Lots 7 & 8. Negotiations are continuing into the first quarter of 2025. Mr. Oberlander will be the legal representative for the RDC for the purchase of lots 7 and 8 by Exclusive Autosports due to legal counsel conflicts.

Lot 9. Intelligent Living Solutions original letter of interest timeline has expired. Mr. Killinger is still working through design and believes their proposal would make a great addition to Creekside. They will reengage in the first quarter of 2025.

Lots 1 & 3. Are the remaining lots with no active interest at this time.

4. Old Business

None

5. New Business

A. ([YouTube 00:02:40](#)) Resolution 2024-10, Creekside Closing Deposit Resolution

Mr. Ober introduced the matter which encompasses the sale of lots 2, 3 (partial), 4, and 5. Mr. Lutz offered a summary of the resolution and its purpose.

Motion: Kent Esra made a motion (Seconded by Denise Pierce) to: Approve the Resolution to allow funds associated with the property purchases within Creekside Corporate Park to be kept independent of any obligations associated with the Allocation Area Fund they are deposited into.

4:0 Unanimously Approved.

B. ([YouTube 00:04:20](#)) Creekside Closing Resolution – Lot 2 – Crider & Crider

Ms. Sharp expressed this resolution waives closing conditions. The conditions being waived are design development drawings. This typically includes site plans and architectural drawings. The desire is to close in 2024. In a normal due diligence period this would push design into the first quarter of 2025. Ms. Sharp explains there is still a claw back clause should design and construction not occur in a timely fashion.

Mr. Crider summarizes his process and timeline. He anticipates construction beginning in the spring.

Mr. Ober is designated as the signatory for the closing of Lot 2.

Motion: Kent Esra made a motion (seconded by Denise Pierce) to: Approve the Resolution to and appoint David Ober and the legal representative.

4:0 Unanimously Approved.

C. ([YouTube 00:10:20](#)) Creekside Closing Resolution - Lots 3, 4, & 5 – Frooz Vision

Ms. Sharp offered a summary for the resolution for the closing of Lots 3, 4, and 5. There were some remaining items under negotiation. These include stormwater management, screening on the south side of their lot, and signage. The RDC is proposing the developer incorporate part of Lot 3 for stormwater detention and retention. This has already been being considered in the proposed Development Plan and Replat. The screening on the south side of the property will be completed by the developer to their satisfaction at their cost. There was a request for off-street signage. There will be the addition of two two-by-two signs at the entrance to Creekside. The intent of these will be a logo on each sign.

Motion: Kent Esra made a motion (seconded by Brad Johnson) to: Approve the Resolution to and appoint David Ober and the legal representative.

4:0 Unanimously Approved

6. Other Business:

A. ([YouTube 00:17:15](#)) Crowe End of Year TIF Report

Becca Zakowski of Crowe came forward to present the Annual TIF summary as required by State Statute.

Mr. Ober requested an update on the 344 / 700 TIF District. Mr. Lutz offered an overview of their current status and the cause of the delays in construction.

Mr. Ober requested that in future reports that the Assessed Value of real property and personal property be disaggregated for clarity.

Ms. Sharp offered an overview of the budget and anticipated projects in 2025.

B. ([YouTube 00:34:35](#)) Finance Subcommittee

Mr. Esra offers an overview of the finance committee meeting which included claims, budget, and Crowe Annual TIF Report.

C. Governance Subcommittee

Mr. Ober stated there is no new business.

D. CDC Update

Ms. Pierce state there is no new business.

7. ([YouTube 00:35:45](#)) Adjourn

Motion: Kent Esra made a motion (seconded by Denise Pierce) to adjourn the meeting.

Meeting Adjourned at 9:37 AM ([YouTube 00:36:14 meeting duration](#))

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, January 28, 2025, at 9:00 am.