



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

Tuesday, February 25, 2025 at 9:00 AM
In-person and Video Conference Meeting

Members Present:

(In-Person)

Deron Kintner – President, Evan Norris – Vice President, David Rosenberg– Secretary, Ryan Vaughn, & Kent Esra & Katie Aeschliman,

(Via Zoom)

(Absent)

Also Present:

(In-Person)

Justin Hage - Deputy Mayor and Director, Zach Lutz – Associate Planner, Jon Oberlander – Chief Legal Counsel

(Via Zoom)

1. Call to Order: Evan Norris called the meeting to order (@ 9:00 AM; [YouTube 00:01:25](#))
2. Consent Agenda Items
 - A. ([YouTube 00:01:35](#)) Mr. Kintner introduced the items. There was no discussion.
Motion: Ryan Vaughn made a motion (Seconded by David Rosenberg) to: Approve the Consent Agenda items as presented.
5:0 Unanimously Approved.
3. Director's Report
 - A. ([YouTube 00:02:20](#)) Mr. Hage offers a brief overview of the status of Creekside Corporate Park and READI Grant Program. He also offers an update on the Restroom Trailer which will be purchased and delivered by early April.
4. Old Business
None

5. New Business

A. ([YouTube 00:04:25](#)) Creekside, Lot 9 – Intelligent Living Solutions – Letter of Interest

Mr. Hage introduced the matter and invited Mr. Killinger to offer a brief overview on the project. There is a unique provision for this Letter of Intent related to the entrance to Lot 9. There would have some RDC offset of costs for the construction of acceleration and deceleration lanes that would only serve this lot. Mr. Norris asked some questions about funding. Mr. Hage expressed that this would be folded in with the resurfacing of 106th Street to save money. This would be a requirement of any development that would move into Lot 9. Mr. Killinger introduced his company and initial plans for the property. The company specializes in home and office automation. The proposed building would be 20,000 sq. ft., two-story building with other tenants with the potential to grow into the adjacent tenant spaces over time. Intelligent Living Solutions currently employs 25 individuals.

Motion: Kent Esra made a motion (Seconded by Evan Norris) to: Approve the Letter of Interest for the purchase of Lot 9 of Creekside Corporate Park.

5:0 Unanimously Approved.

B. ([YouTube 00:10:50](#)) Holliday Farms, Senior Living – Written TIF Request

Mr. Hage offers a brief overview of this administrative process to approve the release of funds.

Motion: David Rosenberg made a motion (Seconded by Ryan Vaughn) to: Approve the Written TIF Request from Holliday Farms, Senior Living.

5:0 Unanimously Approved.

C. ([YouTube 00:11:45](#)) Wild Air, Phase 1 – Written TIF Request

Motion: Evan Norris made a motion (Seconded by Kent Esra) to: Approve the Written TIF Request from Wild Air Development.

5:0 Unanimously Approved.

6. Other Matters

A. Finance Committee

Ms. Aeschliman went over the claims briefly.

B. Governance Committee

No Updates

C. Zionsville CDC

No Updates

7. ([YouTube 00:13:20](#)) Adjourn

Motion: Ryan Vaughn made a motion to adjourn the meeting.

Meeting Adjourned at 9:12 AM.

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, March 25, 2025, at 9:00 am.

DRAFT