

RDC TIF Report

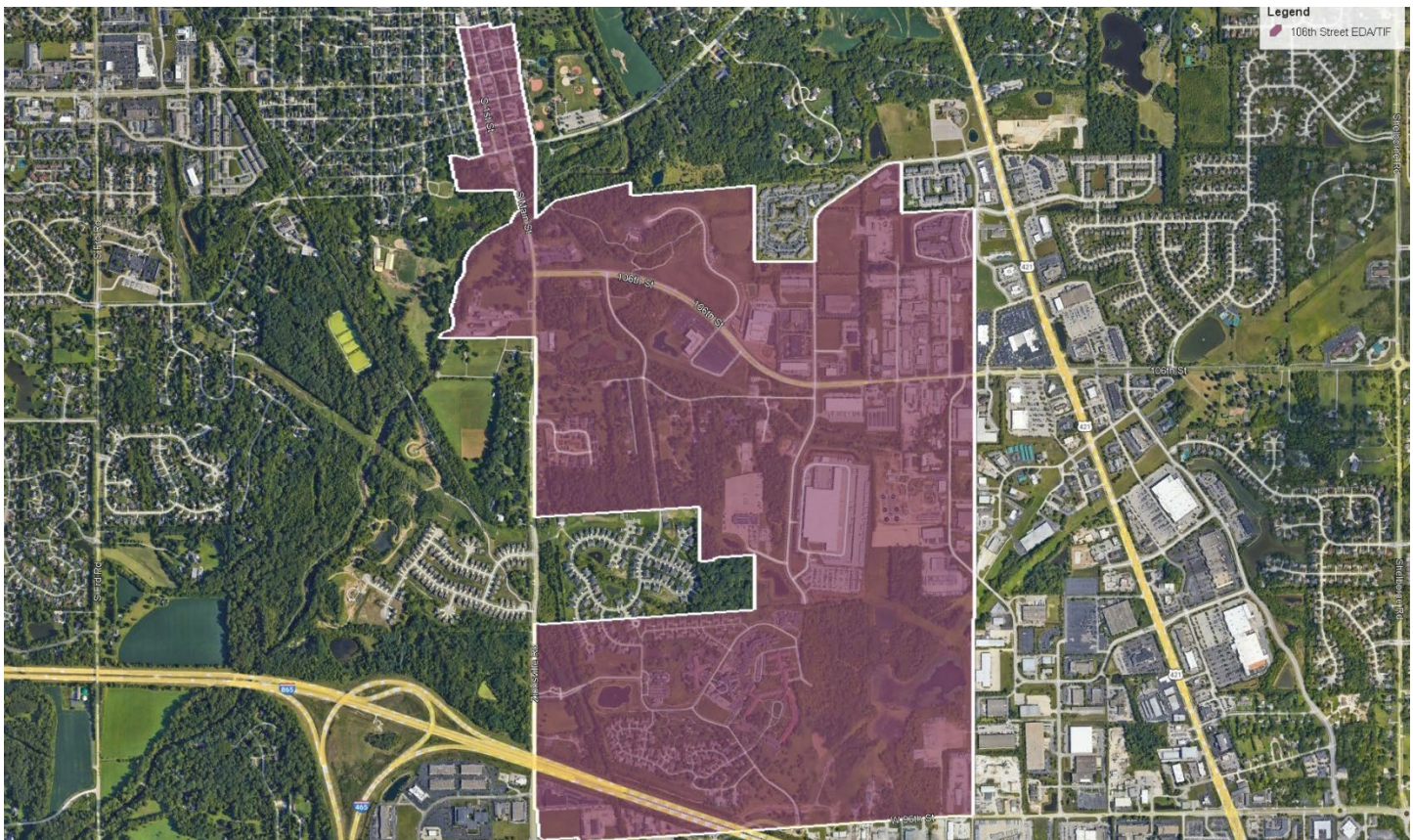
Zionsville Redevelopment Commission

August 2025

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Zach Lutz

Prepared for: Zionsville Redevelopment Commission
Zionsville Town Council





Zionsville / 106th Street EDA/TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Andrade, LLC	2024-923 2022-679	10806 Deandra Drive	Commercial Remodel	Issued 10/02/2024	N/A
Convivio Italian Artisan Cuisine	2025-127 2023-1048	40 South Main Street	Commercial Remodel	Final Inspection 03/14/2025	Failed
Café Patachou	2024-653	95 E Pine Street	Commercial Patio	Issued 07/18/2024	
10890 Bennett Parkway LLC	2024-761	10890 Bennett Parkway	New Commercial	Final Inspection 07/31/2025	Failed
Alt Construction	2024-1138	10650 Bennett Parkway, Suite 200	Commercial Remodel	Above Ceiling Inspection 08/17/2025	Passed
Gables Bagels	2025-492	270 S Main Street	Commercial Remodel	Rough Inspection 08/19/2025	
Angelo's Italian Market	2025-514	95 S Main Street	Commercial Remodel	Issued 06/12/2025	
Convivio	2025-58-DPA	40 S Main Street	(PC) Development Plan Amendment	Enhance Rear Deck, Meeting 08/18/2025	Approved
Imel Building Addition	2025-56-DPA	10701 Deandra Drive	(PC) Development Plan Amendment	4,209 SF Addition, Target Date is 08/18/2025	Conditionally Approved
Andrade Remodel	2025-666	10663 Andrade Dr	Commercial Remodel	Issued 07/22/2025	



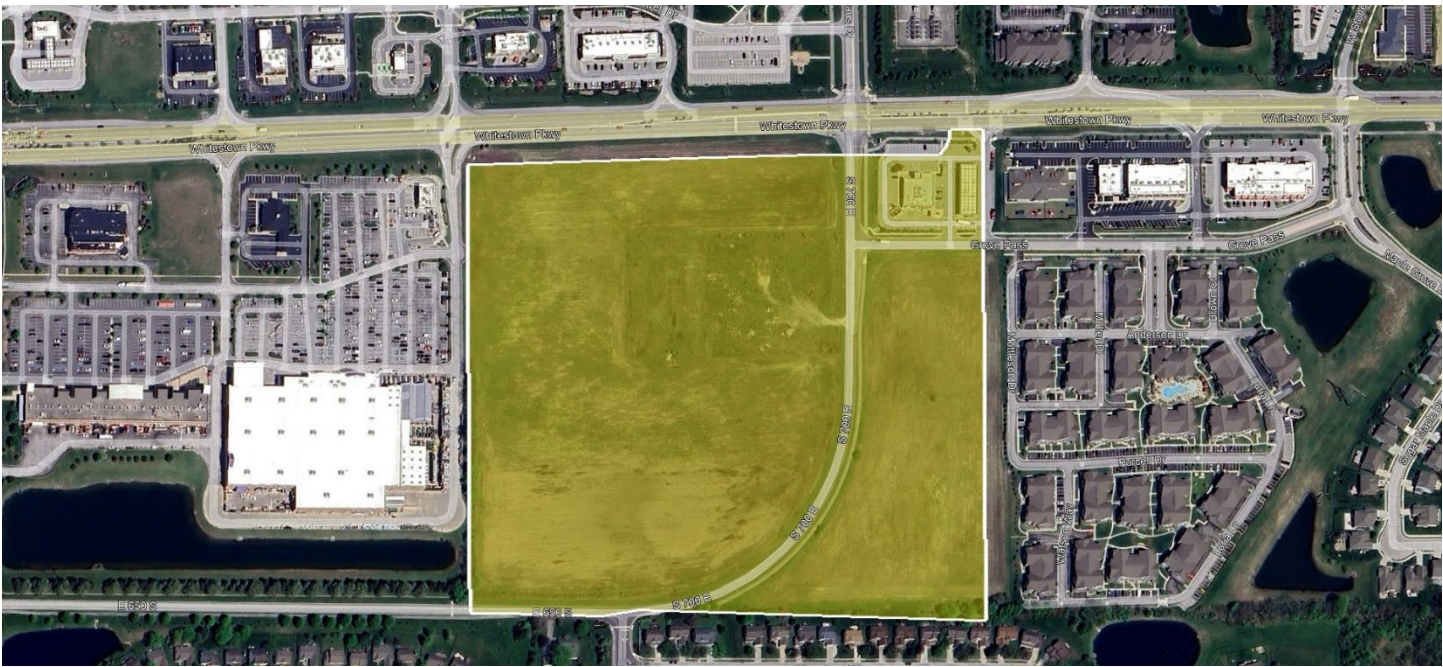
Creekside Corporate Park TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Bowdies Chop House	2025-025	10814 Creek Way	Commercial Remodel	Temporary Certificate of Occupancy expires 08/08/2025	
Center for Sight	2024-80-DP	10859 Creek Way	(PC) Development Plan	Construction of Eyecare Office Meeting 12/16/2024	Approved
Center for Sight	2025-591	10859 Creek Way	New Commercial	Footer Inspection 08/06/2025	Passed
Exclusive Autosports	2025-34-DP	10870 Creek Way	(PC) Development Plan	Construction of Office, shop, and storage. Meeting 05/19/2025	Approved
Intelligent Living Solutions	2025-54-DP	5550 West 106 th Street	(PC) Development Plan	20,000 SF multi-tenant commercial building. Meeting 08/18/2025	Conditionally Approved
Crider & Crider	2025-64-DP	10885 Creek Way	(PC) Development Plan	22,500 SF Office Headquarters Target Date is 09/15/2025	



CR 300 S & US 421 TIF (Appaloosa Crossing)

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Singh Retail	2024-979	3251 S US 421	New Commercial	Final Reinspection 06/30/2025	Failed
Harris Strip Center	2024-1054	3295 S US 421	New Commercial	Meterbase Inspection 05/05/2025	Passed
Harris Strip Center	2025-395	3310 S US 421	Commercial Remodel	Meterbase Inspection 07/09/2025	Passed
Egg Republic	2025-228	3295 S US 421	New Commercial	Issued 03/19/2025	
Pulte Homes, Townhomes	2025-108	10901 E 300 S	New Commercial	Certificate of Occupancy issued 08/05/2025	
Pulte Homes, Townhomes	2025-115	10901 E 300 S	New Commercial	Certificate of Occupancy issued 08/14/2025	



CR 700 TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Adler Multi-Family Development	2022-04-DP	County Road 700 E & Grove Pass	(PC) Development Plan	179-unit multi-family development	Approved 03/21/2022
Adler Multi-Family Development	2023-08-DPA	County Road 700 E & Grove Pass	(PC) Development Plan Amendment	Revisions of a site plan and building elevation	Approved 04/17/2023
Hy-Vee	2022-31-DP	6125 S 700 E	(PC) Development Plan	152,000 SF grocery store and convenience store with fuel sales	Approved 08/15/2022
Hy-Vee	2022-41-DP	6125 S 700 E	(PC) Development Plan	152,000 SF grocery store and convenience store with fuel sales	Approved 08/15/2022
Hy-Vee	2023-14-DPA	6125 S 700 E	(PC) Development Plan Amendment	Revisions to Development Plan	Approved 05/15/2023
Hy-Vee	2023-15-DPA	6125 S 700 E	(PC) Development Plan Amendment	Revisions to Development Plan	Approved 05/15/2023



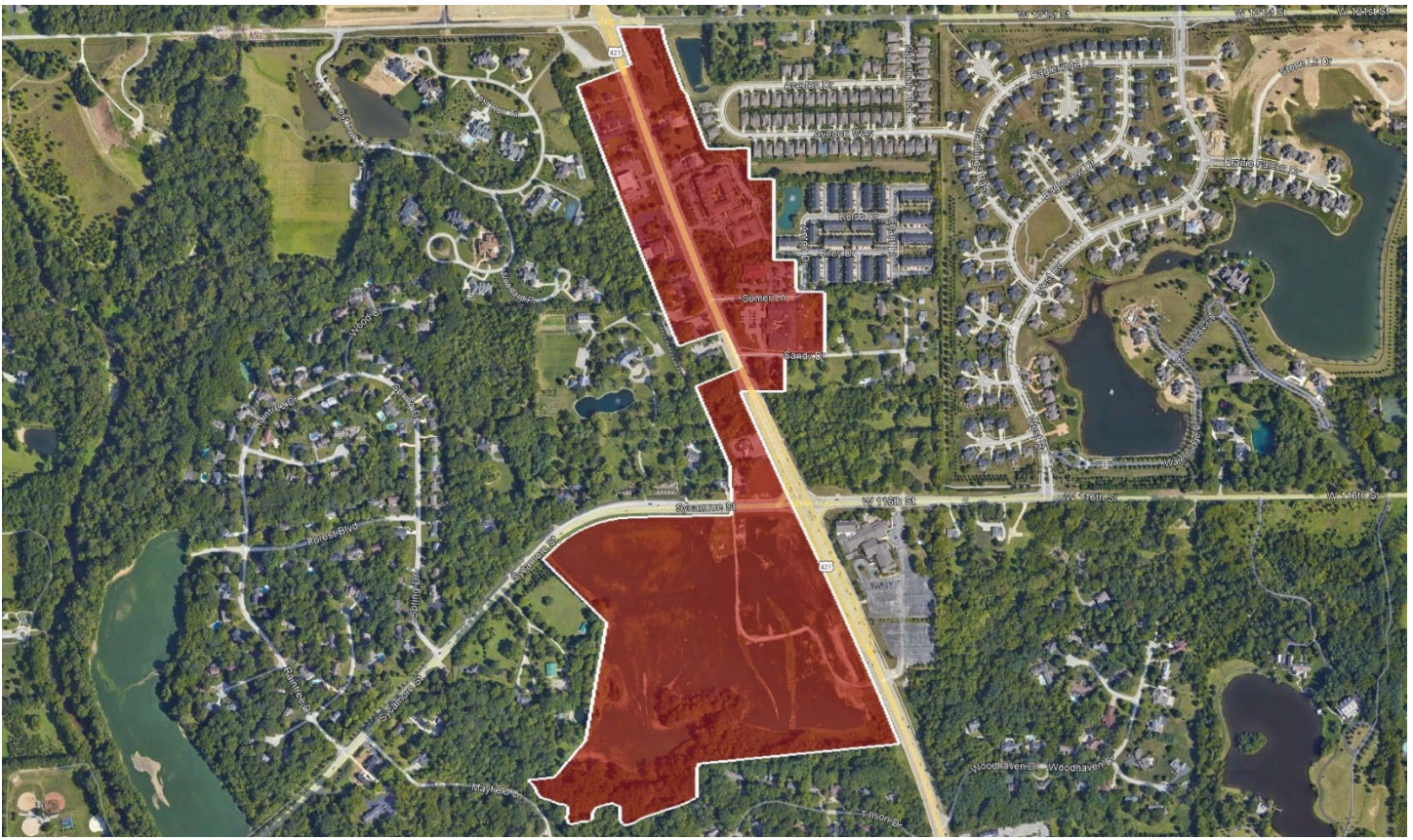
Holliday Farms TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Holliday Farms Clubhouse	2024-181 2022-800 2021-155	4210 Strathmore Lane	New Commercial	Meterbase Reinspection 06/07/2024	Failed
Holliday Farms North Restroom	2025-426 2022-801 2021-154	3520 Olde Well Run	New Commercial	Final Inspection 06/13/2025	Failed
Holliday Farms Tennis Pavilion	2025-387 2023-907	3950 Club Ridge Estates	New Commercial	Rough Reinspection 05/16/2025	Passed
The Shops at HF Building A	2025-398	3365 Marketplace Court	New Commercial	Footer Inspection 06/12/2025	Passed
The Shops at HF Building B	2025-454	3585 Marketplace Court	New Commercial	Footer Inspection 06/26/2025	Passed
The Shops at HF Building C	2025-470	3365 S US 421	New Commercial	Footer Inspection 06/26/2025	Passed
Sentry, Holliday Farms	2024-765	11143 Ambrose Lane	New Commercial	Senior Living Multi-Family Rough Inspection 08/19/2025	
Sentry, Holliday Farms	2024-1110	11143 Ambrose Lane	New Commercial	Pool and Patio Pool Bonding 08/01/2025	Passed
Springhetti Dentist Office	2025-35-DP	3710 Marketplace Drive	(PC) Development Plan	Dentistry Office Building	Passed 05/19/2025



Oak Street TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
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Michigan Road EDA & TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
The Farm, Shell Building 5	2024-933	11812 Sylo Crossing	New Commercial	Retail Shell Bldg, Rough Reinspection 08/06/2025	Passed
The Farm, Shell Building 6	2024-934	11826 Sylo Crossing	New Commercial	Retail Shell Bldg, Rough Inspection 08/01/2025	Passed
The Farm, Shell Building 7	2024-935	11581 Sylo Crossing	New Commercial	Retail Shell Bldg, Meterbase Inspection 06/26/2025	Passed
The Farm, Shell Building 8	2024-936	11561 Sylo Crossing	New Commercial	Retail Shell Bldg, Meterbase Inspection 06/26/2025	Passed
The Farm, Shell Building 9	2024-938	11545 Sylo Crossing	New Commercial	Retail Shell Bldg, Meterbase Inspection 06/26/2025	Passed
Piada	2025-382	11579 Sylo Crossing	Commercial Remodel	Restaurant, Above Ceiling Inspection 08/06/2025	Passed
Shake Shack	2024-1075	11585 Sylo Crossing	Commercial Remodel	Restaurant, Above Ceiling Inspection 07/18/2025	Passed
Rise N Roll Bakery	2025-215	11581 Sylo Crossing	Commercial Remodel	Bakery, Issued 03/14/2025	
Cava	2025-399	11569 Sylo Crossing	Commercial Remodel	Restaurant, Above Ceiling Inspection 08/08/2025	Passed
Bibibop	2025-507	11549 Sylo Crossing	Commercial Remodel	Restaurant, Above Ceiling Inspection 08/05/2025	Passed
Stock Yards Bank	2025-660	11521 Sylo Crossing	New Commercial	Issued 07/21/2025	
Prime IV Hydration	2025-690	11561 Sylo Crossing	Commercial Remodel	Issued 07/30/2025	
Torchy's Tacos	2025-691	11826 Sylo Crossing	Commercial Remodel	Issued 07/30/2025	
Hollywood Nail Lounge	2025-700	11545 Sylo Crossing	Commercial Remodel	Issued 08/04/2025	

Niku	2025-717	11543 Sylo Crossing	Commercial Remodel	Issued 08/08/2025
Perspire Sauna Studio	2025-748	11565 Sylo Crossing	Commercial Remodel	Issued 08/18/2025



Wild Air EDA & TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Wild Air Multi-Family	2024-1145	8651 Nevis Drive	New Commercial	Building 3, 12-Plex, Meterbase Reinspection 08/14/2025	Passed
Wild Air Multi-Family	2024-1146	8652 Nevis Drive	New Commercial	Building 4, 8-Plex, Meterbase Reinspection 08/14/2025	Passed
Wild Air Multi-Family	2024-1147	6320 Nevis Drive	New Commercial	Building 5, 9-Plex, Meterbase Reinspection 08/14/2025	Passed
Wild Air Multi-Family	2024-1148	6322 Nevis Drive	New Commercial	Building 6, 4-Plex, Rough Inspection 07/22/2025	Passed
Wild Air Multi-Family	2024-1149	8587 Lamond Ln	New Commercial	Building 8, 8-Plex, Underslab Inspection 03/28/2025	Passed
Wild Air Multi-Family	2024-1150	8589 Lamond Ln	New Commercial	Building 9, 8-Plex, Underslab Inspection 03/21/2025	Passed
Wild Air Multi-Family	2024-1151	6330 Nevis Drive	New Commercial	Building 7, 7-Plex, Rough Reinspection 08/19/2025	
Wild Air Multi-Family	2024-1152	6551 Archer Drive	New Commercial	Maintenance Building, Issued 12/23/2024	
Wild Air Multi-Family	2024-1153	8476 Archer Drive	New Commercial	Building A2, Mixed-Use, Underslab Inspection 06/12/2025	Passed
Wild Air Multi-Family	2024-1154	6491 Liz Drive	New Commercial	Clubhouse, Rough Inspection 06/25/2025	Passed
Wild Air Multi-Family	2024-1155	8550 Skye Lane	New Commercial	Building 21, 8-Plex, Underslab Inspection 06/25/2025	Passed
Wild Air Multi-Family	2024-1162	6550 Archer Drive	New Commercial	Building A1, Mixed-Use, Footer Inspection 07/30/2025	Passed

Wild Air Multi-Family	2024-1163	8566 Archer Drive	New Commercial	Building 12B, Midrise, Underslab Inspection 05/12/2025	Passed
Wild Air Multi-Family	2025-267	6288 Skye Lane	New Commercial	Building 19R, 7 Plex, Underslab Inspection 08/08/2025	Passed
Wild Air Multi-Family	2025-268	6301 Skye Lane	New Commercial	Building 20V, 4-Plex, Underslab Inspection 07/28/2025	Passed
Wild Air Multi-Family	2025-276	8431 Sterling Circle	New Commercial	Building 13D, 5-Plex, Underslab Inspection 07/14/2025	Passed
Wild Air Multi-Family	2025-277	8491 Sterling Circle	New Commercial	Building 14C, 8-Plex, Underslab Inspection 07/16/2025	Passed
Wild Air Multi-Family	2025-278	8523 Nevis Drive	New Commercial	Building 18Q, 14-Plex, Underslab Inspection 07/23/2025	Passed
Wild Air Multi-Family	2025-361	6491 Liz Drive	New Commercial	Main Pool, Underslab Inspection 08/14/2025	Passed
Wild Air Multi-Family	2025-362	6491 Liz Drive	New Commercial	Lounge Pool, Issued 04/30/2025	
Wild Air Coffee Shop	2025-450	8477 Archer Lane	New Commercial	Coffee Shop Footer Inspection 08/06/2025	Passed
Wild Air Multi-Family	2025-579	8510 Sterling Circle	New Commercial	Building 17P, 8-Plex Issued 06/30/2025	
Wild Air Multi-Family	2025-580	8520 Sterling Circle	New Commercial	Building 23O, 8-Plex, Issued 06/30/2025	
Wild Air Multi-Family	2025-581	6310 Sterling Circle	New Commercial	Building 16F, 9-Plex, Issued 06/30/2025	
Wild Air Multi-Family	2025-582	6210 Sterling Circle	New Commercial	Building 22G, 9-Plex, Issued 06/30/2025	
Wild Air Multi-Family	2025-583	6350 Sterling Circle	New Commercial	Building 15E, 4-Plex Issued 06/30/2025	
Wild Air Multi-Family	2025-584	8530 Sterling Circle	New Commercial	Building 24N, 8-Plex Issued 06/30/2025	