



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

Tuesday, July 22, 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, Kent Esra, Ryan Vaughn

(Via Zoom)

(Absent) Katie Aeschliman – ZCS Representative

Also Present:

(In-Person) Mayor John Stehr, Justin Hage - Deputy Mayor and Director, Cindy Poore – Finance Director and Treasurer, Zach Lutz – Economic Development Project Manager, Chris Greisl – Legal Counsel

(Via Zoom)

1. Call to Order: Deron Kintner called the meeting to order at 9:01 AM ([YouTube 00:01:45](#))
2. Consent Agenda Items
 - A. ([YouTube 00:02:00](#))

No discussion.

Motion: Evan Norris made a motion (Seconded by Kent Esra) to: Approve the Consent Agenda items as presented.

5:0 Unanimously Approved.
3. Report
 - A. ([YouTube 00:02:40](#)) Mr. Hage offers an update on Creekside Corporate Park. Lot 1, there are no major updates. Interested parties have contacted the Town, but no offers have been submitted. Lot 2 owned by Crider and Crider, is pursuing the development of a three story office building and headquarters. Their development plan with the Plan Commission and will be heard on September 15th and their meeting with the Creekside Architectural Review Committee will be in early August. Lot 3 has an offer from Jaffe Realty Company for a two-story multi-tenant office building. Negotiations are coming close to approve the Term Sheet and progress to a Reimbursement Agreement. Lot 4a owned by Center for Sight, is proceeding with their project and recently broke ground starting construction. Lots 7 and 8 being pursued by Exclusive Autosports will be closing in the near future. Their team is working toward finalizing their entitlements by completing their Secondary Plat. Lot 9 being pursued by Intelligent Living Solutions is moving through their entitlement process. They have applied for their development plan with the Plan

Commission which will be hear on August 18th. Their design has been approved by the Creekside Architectural Review Committee. Once they have their entitlements they can close on the property.

4. Old Business

None

5. New Business

A. ([YouTube 00:04:15](#)) Hotel Study Contract – Hunden Parnters

Mr. Hage offered an overview of the Study's scope and the process undertaken to select Hunden Partners. Mr. Kintner offered an overview of his perspective and why Hunden Partners has significant Indiana and municipal representation experience. To preserve the objective of the study, the Redevelopment Commission will pay for this stage of the scope. Mr. Vaughn and Mr. Norris ask if there will be site research to help us to understand where a hotel would be most appropriate. Mr. Hage offered an overview and said yes, the recommendations will cover all we need.

Motion: Kent Esra made a motion (Seconded by Ryan Vaughn) to: Approve the Hotel Study with continued negotiations to finalize the Terms and Conditions.

5:0 Unanimously Approved.

6. Other Matters

A. Finance Committee

No Updates

B. Governance Committee

No Updates.

C. Zionsville CDC

Mr. Vaughn offered an overview about an effort for a business survey for Business Retention and Expansion efforts. Mr. Hage stated the Town is trying to take a greater involvement in this process going forward.

7. ([YouTube 00:14:30](#)) Adjourn

Motion: Evan Norris made a motion (by Seconded by Ryan Vaughn) to adjourn the meeting.

Meeting Adjourned at 9:14 AM.

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, August 26, 2025, at 9:00 am.