ZIONSVILLE

ZIONSVILLE REDEVELOPMENT COMMISSION (“ZRDC”)
REGULAR MEETING MEMORANDA
FOR

Tuesday, January 28, 2025 at 9:00 AM
In-person and Video Conference Meeting

Members Present:

(In-Person) Deron Kintner – President, Evan Norris – Vice President, Ryan Vaughn – Secretary, Kent Esra, David Rosenberg, & Katie Aeschliman

(Via Zoom)

(Absent)

Also Present:

(In-Person) Justin Hage - Deputy Mayor and Director, Jon Oberlander – Chief Legal Counsel, Zach Lutz – Associate Planner, Cindy Poore – Treasurer, Mayor John Stehr, & Tim Berry – Financial Advisor

(Via Zoom)

1. Call to Order: Deron Kintner called the meeting to order (@ 9:04 AM; YouTube 00:04:50)

2. Oath of Office (YouTube 00:05:00)

   Mr. Hage swears in all the members of the Commission.

3. Election of Officers

   A. (YouTube 00:06:15) President

   Motion: Evan Norris made a motion (seconded by Ryan Vaughn) to: Appoint Deron Kintner as President of the Redevelopment Commission.

   5:0 Unanimously Approved.

   B. (YouTube 00:06:50) Vice President

   Motion: Deron Kintner made a motion (seconded by Ryan Vaughn) to: Appoint Evan Norris as Vice-President of the Redevelopment Commission.

   5:0 Unanimously Approved.

   C. (YouTube 00:07:10) Secretary

Motion: Deron Kintner made a motion (seconded by Kent Esra) to: David Rosenberg

5:0 Unanimously Approved.

4. (YouTube 00:07:40) Consent Agenda Items

Mr. Kintner Introduced the matter. Mr. Hage covered the biannual school payment paid out Creekside Corporate Park which expires in 2029. Ms. Aeschliman and Mr. Lutz add some additional details associated with these payments.

Motion: David Rosenberg made a motion (seconded by Evan Norris) to: approve the Consent Agenda Items.

5:0 Unanimously Approved

5. (YouTube 00:10:25) Director's Report

Mr. Hage offered an update on Creekside Corporate Park lot sales and the status of the READI Grant.

6. Old Business

7. New Business

A. (YouTube 00:12:25) KSM Contract for Services

Mr. Hage introduces the contract for services with KSM. This firm will work towards aiding the Town in expanding its economic development and redevelopment within the community. Evan Norris asked about the timeframe of the contract which Mr. Hage states it is year to year. Mr. Vaughn asked if they will be assisting with tax revenue analysis for incoming projects which Mr. Hage responded affirmatively. They will be providing insight on projects impacts on the community and how get the optimal return on investment. Mr. Kintner explained that Crowe also supports the RDC when doing financial projections and calculations when it relates to the TIF districts and bonding.

Motion: Evan Norris made a motion (Seconded by David Rosenberg) to: Approve the Contract for Services for KSM.

5:0 Unanimously Approved.

B. (YouTube 00:15:45) Village Restroom Agreement

Mr. Hage stated this item will need to be continued due to contract revisions.

Motion: Kent Esra made a motion (seconded by David Rosenberg) to: Table the Village Restroom Agreement.

5:0 Unanimously Approved.

8. Other Matters

A. (YouTube 00:16:30) Appointments – Community Development Corporation

Motion: Deron Kintner made a motion (seconded by David Rosenberg) to: Reappoint Erica Carpenter and Cara Weber as members of the ZCDC

5:0 Unanimously Approved.

Motion: Kent Esra made a motion (seconded by Deron Kintner) to: Appoint Ryan Vaughn as member of the ZCDC.

5:0 Unanimously Approved.

B. (YouTube 00:17:40) Appointments – Creekside ARC

Motion: Evan Norris made a motion (seconded by David Rosenberg) to: Appoint Kent Esra as the RDC Representative on the Creekside ARC.

5:0 Unanimously Approved.

C. (YouTube 00:18:50) Future Meeting Dates

Mr. Kintner introduced the option to change the regular meeting dates. The group agreed that the existing time and dates work for the members.

D. (YouTube 00:21:00) Finance Committee Update

The finance committee meets monthly to review claims and other special projects prior to the meeting.

Motion: Evan Norris made a motion (seconded by David Rosenberg) to: Reappoint Kent Esra and Katie as members of the Finance committee.

5:0 Unanimously Approved.

E. (YouTube 00:21:40) Governance Committee Update

Historically has been the President and Vice-President who serve on this committee and shall continue forward.

F. ZCDC Update

None

9. (YouTube 00:23:40) Adjourn

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

5:0 Unanimously Approved.

Meeting Adjourned at 9:28 AM.

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, February 24, 2025, at 9:00 am.