



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

Monday, February 27, 2023 at 6:30 PM
In-person and Video Conference Meeting

Members Present:

(In-Person) Jaclyn Spillane – President, Sanjay Patel – Vice President, Dave Ober – Secretary, Kent Esra, Amanda Rubeck & Katie Aeschliman (ZCS Representative)

(Via Zoom) None

(Absent) None

Also Present:

(In-Person) Brian Crist – Legal Counsel of Ice Miller, Michael Dale – Director of Community and Economic Development, Corrie Sharp – Economic Development Consultant

(Via Zoom) Owen Young – Economic Development Manager

1. Call to Order: Sanjay Patel called the meeting to order (@ 6:31 PM; [YouTube 00:03:00](#))
2. Recognition of Attendees who request to be noted: Bryan Traylor, District 1 Town Councilor
3. ([YouTube 00:03:25](#)) Swearing in of Members

Sanjay Patel opens the discussion and requests Brian Crist of Ice Miller to walk the RDC through the process. Mr. Crist explains that this will be done in writing. Members will sign the oath of office along with their appointee. Once notarized these documents are finalized.

4. ([YouTube 00:05:00](#)) Election of Members to Offices (President, Vice President, Secretary)

President.

Motion: Sanjay Patel made a motion (Seconded by Amanda Rubeck) to nominate Jaclyn Spillane as President of the Redevelopment Commission for 2023.

The motion passed unanimously 5:0.

Vice President.

Motion: Amanda Rubeck made a motion (Seconded by Jaclyn Spillane) to nominate Sanjay Patel as Vice President of the Redevelopment Commission for 2023. David Ober brings up potential legislation which is currently under consideration in the Indiana State Legislature which would require the president and

vice president of all RDCs to be appointed by different appointing authority. Debate occurs around the subject of conforming to the legislation now to avoid making any alterations later. Mr. Esra expressed a desire to do so now to create a more diversified leadership which could lead to broader field of discussion and ideas.

The motion passed 4:1.

Secretary. Sanjay Patel nominated David Ober as Secretary.

Motion: Kent Esra made a motion (Seconded by Sanjay Patel) to: Nominate David Ober as Secretary of the Redevelopment Commission for 2023.

The motion passed unanimously 5:0.

5. ([YouTube 00:13:55](#)) Ratify Actions on January 23, 2023 Meeting (Res. 2023-02)

Jaclyn Spillane introduces the resolution for the RDC to consider the ratification of previous actions voted on at their last regular meeting. This is due to the members not being sworn in prior to voting occurring. Mr. Crist clarifies a few items and processes associated with the vote. David Ober has a few questions regarding the budget and funds that were not allocated by Town Council to the RDC. The budget be amended and removed Line 14 Zionsville Town Council allocation of \$180,000.

Motion: David Ober made a motion (Seconded by Kent Esra) to: Approve Resolution 2023-02 with the amendment of the budget to remove Line 14 Zionsville Town Council allocation of \$180,000.

The motion passes unanimously 5:0.

6. Reports

A. ([YouTube 00:16:10](#)) Claims for Approval

Jaclyn Spillane introduces the claims and briefing discusses them.

Motion: Sanjay Patel made a motion (seconded by Amanda Rubeck) to: Approve the Claims as presented.

The motion passed unanimously 5:0.

B. ([YouTube 00:16:50](#)) Director's Report & CDC Discussion:

Corrie Sharp discusses the READI Grant and Zionsville Gateway Area (ZGA). Both of these initiatives put into motion by Town leadership. The ZGA is the southern portion of the existing village/downtown that has remained vacant for a few years. The READI Grant was created with a sum of five million dollars to be used on collective initiatives for economic development. This grant was focused on a set of initiatives which include increase per capita income that meets or exceeds national averages, increase the share of population of prime working age, increase the rate of educational attainment, increase property values, and improve health. Several central Indiana communities came together to create the White River Regional Opportunity Initiative. The group expressed the need for 20 million dollars' worth of projects. Zionsville received 1.9 million dollars through this initiative. Fishers is acting as the fiscal agent. Zionsville's grant agreement states that all project funds must be allocated by December 31, 2024 and all projects completed by December 31, 2026. These projects will likely be intertwined with the RDC as Tax Increment Financing dollars will likely be used to help fund some of these future initiatives.

([YouTube 00:22:20](#)) Cara Weber, Partner at DELV Design and CDC President, comes forward to discuss the adopted comprehensive plan amendment, the Zionsville Gateway Area Study. Any information and presentations about the ZGA Study can be found at zionsvillegatewayarea.com. Ms. Weber summarizes the project, engagement, timeline, goals, and outcomes. The plan identifies and encourages the highest, best, and most sustainable mix of uses within the ZGA and explores economically vibrant, whole-community serving, and authentically Zionsville experience. There were

three major design options however all included mixed use development along First and Main Street. These options also designed a realignment of Frist and Main Street; a public plaza space; and new trail networks.

David Ober expresses that there is the potential for an additional sum of money to be available as grant funding coming forward soon which will be more flexible than the first READI Grant. Ms. Sharp states that the groups do plan to pursue these funds.

Additional discussion occurs about the role of the RDC in this plans implementation. Ms. Sharp expresses that some developers have already purchased several lots in the ZGA and have mixed use components in their design including a parking garage. Parking garages are expensive and often create financial gaps which means some of these developers may seek financial assistance from the RDC.

[\(YouTube 00:36:30\)](#) Ms. Sharp expresses that Ms. Weber is involved in a number of boards within the community. One of which is the Community Development Corporation (CDC) which she is the current president of. The RDC has a line item of \$250,000 to keep for them to facilitate a grant program for business owners within EDA or TIF Areas.

C. TIF Report:

No discussion. This report will continue to be produced, however will no longer be discussed in detail unless questions arise.

7. Old Business

8. New Business

A. [\(YouTube 00:38:20\)](#) Approval and Adoption of Minutes: [January 23, 2023, Regular Meeting]

Jaclyn Spillane introduces the matter and opens for discussion. David Ober had a few comments which were expressed via email prior to the meeting that will be incorporated in the final draft.

Motion: David Ober made a motion (seconded by Sanjay Patel) to: Approve the special meetings minutes from the January 23, 2023 regular meeting with the minor edits.

The motion passed unanimously 5:0.

B. [\(YouTube 00:40:15\)](#) Ice Miller Engagement Letter.

Jaclyn Spillane introduces the letter and opens the floor for discussions or a motion.

Motion: Sanjay Patel made a motion (seconded by Amanda Rubeck) to: Approve the Ice Miller LLC Engagement Letter as presented.

The motion passed unanimously 5:0.

C. [\(YouTube 00:39:25\)](#) RDC Regular Meeting Date Consideration

Jaclyn Spillane introduces the topic and opens the floor for discussion. Currently, the RDC meets on the fourth Monday of each month at 6:30 PM. If this were to change Staff would have to re-notice for the rest of the year. There is also discussion about the need for an alternate March meeting due to availability. There is some discussion about potential dates. Staff will provide options for the RDC based upon variable schedules and other meetings.

9. Other Business:

A. [\(YouTube 00:42:00\)](#) Discontinuation of Loopnet Services

Corrie Sharp explains the background associated with the existing services. Currently, it is not serving

its originally intended purpose. The RDC would like to have their webpage broadened to include all their owned parcels for greater marketability.

Motion: Kent Esra made a motion (seconded by David Ober) to: Discontinue the use of Loopnet Services.

The motion passed unanimously 5:0.

10. ([YouTube 00:46:00](#)) Adjourn

The meeting was adjourned by Jaclyn Spillane

Meeting Adjourned at 7:16 pm ([YouTube 00:46:19](#) meeting duration)

The next meeting of the Redevelopment Commission is a special meeting scheduled for

Monday, March 21, 2023, at 10:30 am.