



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

Tuesday, March 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, Kent Esra, Katie Aeschliman

(Via Zoom)

(Absent) Ryan Vaughn

Also Present:

(In-Person) Justin Hage - Deputy Mayor and Director, Zach Lutz – Economic Development Project Manager, Jon Oberlander – Chief Legal Counsel,

(Via Zoom)

1. Call to Order: Deron Kintner called the meeting to order (@ 9:01 AM; [YouTube 00:01:35](#))
2. Consent Agenda Items
 - A. ([YouTube 00:01:45](#)) Mr. Kintner introduced the items. There was no discussion.
Motion: Evan Norris made a motion (Seconded by Kent Esra) to: Approve the Consent Agenda items as presented.
4:0 Unanimously Approved.
3. Report
 - A. ([YouTube 00:02:40](#)) Mr. Hage offers a brief overview of the status of Creekside Corporate Park. There is potential interest in Lots 1 & 3. Exclusive Land on Lots 7 & 8 are continuing their review by the Architectural Review Committee and will be submitting their applications for a Plat and Development Plan to be heard on May 19th. Lot 9 with Intelligent Living Solutions is negotiating their Development Agreement anticipating an April 22 approval. Crider & Crider on Lot 2 is refining their design prior to submitting to the Architectural Review Committee.

Mr. Norris requests having the development agreement prior to the meeting for proper review.
4. Old Business

None

5. New Business

A. ([YouTube 00:04:05](#)) Creekside EDA – Additional Appropriations (Res. 2025-02)

Mr. Hage offers an overview of the additional appropriation resolution. Timing of payments and funds being received in different budgeting cycles caused some lines in the RDC's 2025 budget to need to be expanded.

Motion: Kent Esra made a motion (Seconded by David Rosenberg) to: Approve Resolution 2025-02 to allocated additional appropriations for contractual services.

4:0 Unanimously Approved.

B. ([YouTube 00:06:45](#)) Creekside Lots 7 & 8 – Amendment to the Development Agreement

Mr. Hage offers a brief overview of the amendment. Due to some requested revisions by the ARC the project needs additional time to receive all their required entitlements.

Motion: Evan Norris made a motion (Seconded by Kent Esra) to: Approve the Amendment to the Development Agreement.

4:0 Unanimously Approved.

C. ([YouTube 00:08:00](#)) RDC Delegating Purchasing Authority to the Deputy Mayor (Res. 2025-##)

Mr. Hage requested that the matter be tabled for further refinement.

Motion: Kent Esra made a motion (Seconded by David Rosenberg) to: Table the Resolution until April 22 meeting.

4:0 Unanimously Approved.

D. ([YouTube 00:08:35](#)) Holliday Farms EDA – Bond Project Agreement (Res. 2025-04)

Jerimi Ullom offers a brief overview of Phase II of Holliday Farms and the TIF Request that will be coming before the RDC at the next meeting. They have 80 percent of the TIF available to them but will only be for \$7.5 million dollars. The only thing in front of the RDC today is the Resolution to approve the Bond Project Agreement. There was discussion about who crafted the documents. Holliday Farms' legal team, Barnes and Thornburg prepared the documents which were reviewed by Town Legal Council and Ice Miller.

Motion: Kent Esra made a motion (Seconded by Evan Norris) to: Approve the Resolution to approve the Holliday Farms EDA Bond Project Agreement.

4:0 Unanimously Approved.

6. Other Matters

A. ([YouTube 00:13:25](#)) Finance Committee

Ms. Aeschliman offers a brief overview of topics discussed. They reviewed claims, additional appropriations,

Ms. Poore states that after the 2012 RDA Lease Revenue Bond matured on February First of this year. It was paid for with the Zionsville EDA TIF revenues. The RDC was reimbursed \$483,663 which will go back into the Zionsville EDA.

B. Governance Committee

No Updates

C. ([YouTube 00:14:55](#)) Zionsville CDC

Mr. Hage and Mr. Lutz offer an overview of the meeting and anticipated grant request.

7. ([YouTube 00:18:35](#)) Adjourn

Motion: Kent Esra made a motion (David Rosenberg Seconded to adjourn the meeting.

Meeting Adjourned at 9:12 AM.

The next meeting of the Redevelopment Commission is scheduled for:

Tuesday, April 22, 2025, at 9:00 am.