



**ZIONSVILLE REDEVELOPMENT COMMISSION
SPECIAL MEETING MEMORANDA
FOR**

Friday, March 27, 2020 at 8:00 am
Zionsville Town Hall
1100 West Oak Street

THIS PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, INDIANA CODE 10-14-3, *et seq.*

Members Present via ZOOM Webinar (audio and video): Sanjay Patel, President; Kate Swanson (audio only), Secretary; Colleen Hittle; Cindy Madrick; and Mike Shafer. Also Present: Brian Crist, Legal Counsel, and Wayne DeLong, AICP, CPM Director of Planning & Economic Development.

1. Call to Order: Sanjay Patel called the meeting to order at 8:16 am.
2. Legal Counsel Comments: Brian Crist provided comments and direction on how to conduct the meeting and future meetings via telephonic and video conferencing to be in compliance with the Executive Orders from Governor Holcomb. Mr. Crist directed that the Commission vote regarding the adoption of procedures outlined in the Governor's Executive Orders.

Motion: Colleen Hittle made a motion (seconded by Cindy Madrick) to approve the adoption of the procedures outlined in Governor's Executive Orders.

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Sanjay Patel-Y

Kate Swanson-Y

The motion was unanimously approved by a roll call vote of those members present.

3. Mr. Crist reviewed the proposed Telephonic Policy for Meeting Participation.

Motion: Colleen Hittle made a motion to adoption of the Telephonic Policy for Meeting Participation.

Roll Call Vote:

Kent Esra-Y

Colleen Hittle-Y

Cindy Madrick-Y

Sanjay Patel-Y

Kate Swanson

The motion was unanimously approved by a roll call vote of those members present.

4. Reports

A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.

5. Old Business

A. Approval and Adoption of Minutes: January 27, 2020 (Regular Meeting), February 24, 2020 (Regular Meeting) February 28, 2020 (Executive Session), and March 6, 2020 (Executive Session)

Motion: Colleen Hittle made a motion (seconded by Cindy Madrick) to approve the adoption of the Minutes for January 27, 2020 (Regular Meeting), February 28, 2020 (Executive Session), and March 6, 2020 (Executive Session).

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Sanjay Patel-Y

Kate Swanson-Y

The motion was unanimously approved by a roll call vote of those members present.

Approval of the Minutes of the February 24, 2020 (Regular Meeting) was tabled to allow for corrections and will be on next month's Agenda.

B. Offer to Purchase: Lot 10 & Lot 11 of Creekside Corporate Park

1. Discussion regarding the Draft Term Sheet to be provided to William Tres Development. Mr. Crist clarified that the Term Sheet is Non-binding with the exception of the aspects of Limited Confidentiality Provisions and Exclusivity of Negotiations for 90 days. Mr. Crist also stated that if the negotiations progress and reach a point of entering into a Development Agreement, approval of that Development Agreement would need occur in a Public Hearing of the Redevelopment Commission.

Motion: Colleen Hittle made a motion (seconded by Cindy Madrick) to approve the Term Sheet for submittal to William Tres Development.

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Sanjay Patel-Y

Kate Swanson-Y

The motion was unanimously approved by a roll call vote of those members present.

6. New Business

A. 2020 Financial Services Provider

1. Mr. DeLong provided historical information and duties on the role of a Financial Services Provider to the Redevelopment Commission. Mr. DeLong also provided an explanation of what services are needed by the Redevelopment Commission of a Financial Services Provider. A Request for Proposal (RFP) was issued and three companies responded. After evaluation and consideration by three independent groups of the Town's Administration, it was determined that Crowe's Proposal was the preferred response.

Motion: Colleen Hittle made a motion (seconded by Cindy Madrick) to approve recommendation of Crowe as the Financial Services Provider for 2020.

Roll Call Vote:

Kent Esra -Y

Colleen Hittle -Y

Cindy Madrick-Y

Sanjay Patel-Y

Kate Swanson-Y

The motion was unanimously approved by a roll call vote of those members present.

B. 2020 Public Offering Process (Creekside Corporate Park)

1. Mr. DeLong provided a history of the Town's acquisition of Creekside Corporate Park and the required procedural public process and efforts which have been utilized to market and sell lots within Creekside since 2017. In an effort to spur interest and refocus the possibilities of development within Creekside to potential purchasers, the required public process must be re-started, including an appraisal of the available properties followed by a public offering. The appraisal process for the public process has begun and discussion regarding the timing of the planned public offering, and its impact on potential offers to purchase lots within Creekside occurred. No motion or action was needed by the Redevelopment Commission at this time.

7. Other Business

- A. Schedule of Regular RDC Meetings for April 27, 2020: this date was confirmed by the members present.
- B. Agenda Format: the format of the meeting was deemed acceptable by the members present.

Meeting Adjourned (9:20 am)

Respectfully Submitted,

Kate Swanson, Secretary

The next meeting of the Redevelopment Commission is scheduled for April 27, 2020, at 6:30 pm.