



**ZIONSVILLE REDEVELOPMENT COMMISSION
REGULAR MEETING MEMORANDA
FOR**

Tuesday, June 24, 2019 at 6:30pm
Zionsville Town Hall-Council Chambers
1100 West Oak Street

Members Present: Wade Achenbach, President, Sanjay Patel, Vice President, Kent Esra, Secretary, Cassie Lee, and Ben Worrell. Also Present: Wayne DeLong, AICP, Director of Planning & Economic Development, and Bruce Donaldson, Counsel to the RDC.

A. Opening

- a. Call meeting to order - Wade Achenbach called the meeting to order at 6:30pm.

B. Consideration of Memorandum

- a. The Commission considered the April 2019 Memorandum and May 2019 Memorandum (both Memorandums were available at the meeting)

Motion: Kent Esra made a motion (seconded by Sanjay Patel) to approve both the Memorandums as proposed. The motion was unanimously approved by the Commission.

C. Reports

- a. TIF Report. Wayne DeLong reviewed current TIF activity.

D. Old Business

- a. 3600 S US 421 Holliday Farms TIF District Discussion: Wade Achenbach introduced the matter and Wayne DeLong summarized the actions of the May Commission meeting and how it related to current discussions points. Bruce Donaldson summarized the documents (available at the meeting) which had been provided to the Commission from the Developer. As part of the development of the documents, the task will include 1) the creation of the Economic Development Plan, 2) identification of eligible projects that can be financed by increment created by the District, 3) identification of eligible projects to be financed by the Commission, identification of projects the Commission has identified to be financed within the District, and 4) identification of the percent of increment that is available to be shared. Wade Achenbach offered clarification related to Commission identified projects; that the Commission was focused on the inclusion on improvements which facilitate pedestrian connectivity across S US 421, in anticipation of increased traffic as well related to the potential widening of S US 421. Wade Achenbach inquired as to the parameters of the contemplated District and Bruce Donaldson indicated that the District Boundaries had not been identified, yet. Sanjay Patel inquired as to confirmation of the

list of projects as provided by the Developer versus what projects are eligible for funding by the District. Wade Achenbach summarized his interpretation of the list prepared by the Developer as list of projects which, per the Developer, are a list of eligible projects, which will be refined as the Developer finalizes its ask of the Commission. Cassie Lee inquired as to the status of the projects on the list, and if they were current. Bruce Donaldson shared that it was his understanding that the list was current based on a recent conversation with the Developer and summarized that the next steps would include providing an Economic Development Plan and Declaratory Resolution for discussion at the July Commission meeting, and outlined that the Economic Development Plan would indicate costs, need, eligible projects, and boundaries of the District, and that the Declaratory Resolution is the document which approves the Economic Development Plan and is reviewed by the Plan Commission and Town Council. Wade Achenbach inquired as to if any timeline had been proposed by the Developer, and Wayne DeLong indicated no timeline had been offered by the Developer as to finalizing its ask. Wayne DeLong also offered a summation of the status of permit and plan filings regarding Holliday Farms, indicating that the project has recorded its secondary plat associated with its first 168 single-family residential lots, based on an approved Planned Unit Development document and permits issued by various responsive agencies. Cassie Lee inquired as to timing Kent Esra inquired as to next steps in preparation of the July Commission meeting. It was indicated that the Developer next step is associated with the Commission commencing with the creating of the District and Bruce Donaldson outlined that the Commission needed to be provided a boundary of the District. Wade Achenbach indicated that a complete list of contemplated potential improvements to be made by the Town should as well be included in the forthcoming documents.

E. New Business (none)

F. Other Business (none)

G. Adjourn (6:43pm)

Respectfully Submitted,

Kent Esra, Secretary

The next meeting of the Redevelopment Commission is scheduled for July 22, 2019 at 6:30pm.