



**ZIONSVILLE REDEVELOPMENT COMMISSION
REGULAR MEETING MEMORANDA
FOR**

Monday, July 27, 2020 at 6:30 pm
Via Video Conference

THIS PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04, 20-08 AND 20-26, 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; Kent Esra; Colleen Hittle; Cindy Madrick; and Kate Swanson. Also Present: Brian Crist, Legal Counsel, Wayne DeLong, AICP, CPM Director of Planning & Economic Development, and Roger Kilmer, Planner I - Economic Development.

1. Call to Order: Sanjay Patel called the meeting to order at 6:30 pm.
2. General Public recognized as attending: Sally Zelonis, John Tousley, and Lesley Hunt.
3. Reports
 - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
 - B. Termination of the Term Sheet from William Tres Development regarding Lots 10 & 11 in Creekside Corporate Park. This allows the Redevelopment Commission to discuss the sale of these lots with other potential buyers and enter into agreements for these lots.
4. Old Business
 - A. Approval and Adoption of Minutes: June 22, 2020, Regular Meeting (Conducted Electronically).

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the adoption of the Minutes for June 22, 2020, Regular Meeting.

Roll Call Vote:

Colleen Hittle -Y

Kent Esra -Y

Sanjay Patel-Y

Kate Swanson-Y

Cindy Madrick-Y

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

5. New Business

A. Opening of submitted bids for Public Offering Process of certain RDC-owned parcels in the Creekside Corporate Park.

Mr. DeLong introduced the item and presented a brief history of the process and previous actions. Mr. Kilmer informed the Redevelopment Commission that no bids were received. Mr. Kilmer stated there was a single inquiry from a development company who expressed they were going to wait until after the bid opening to then submit an offer to purchase one of the lot.

Mr. Crist provided information regarding the next steps regarding the sale of any of the lots within this public offering. Mr. Crist stated that state law requires a waiting period of thirty days from the bid opening date before the Redevelopment Commission can formally consider an offer to purchase any of the offered lots.

B. Community Development Recommendation for Grant: Lesley Jane, Inc.

Mr. DeLong provided an introduction of the requested \$10,000.00 grant and outlined the process of review performed by the Community Development Corporation. Typically, grants are provided to businesses to assist with the physical development of a property. This grant is unique in that the basis of the need for the grant is directly related to the COVID-19 pandemic and its economic impact on this business. Mr. DeLong stated that similar grant requests may be submitted for consideration in the future.

Ms. Lesley Hunt, owner of Lesley Jane, Inc., was asked to summarize her request. Ms. Hunt outlined how the grant would allow her to merge her current business software products in a way that they could “talk” to each other and expand her options for on-line sales.

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the Community Development Corporation’s recommendation and approve the request of \$10,000.00.

Roll Call Vote:

Colleen Hittle -Y

Kent Esra -Y

Kate Swanson-Y

Cindy Madrick-Y

Sanjay Patel-Y

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

6. Other Business

1. Mr. Tousley raised two questions, via email, for the Redevelopment Commission.

A. The March 27, 2020, Letter of Intent with Rahal Letter states the purchase price is to be determined. When will the purchase price of the Rahal Letterman transaction be determined? What is the criteria that will be used by the Redevelopment Commission to accept or reject the offer to purchase?

B. The April 27, 2020, Term Sheet from William Tres Development states the property will be conveyed for \$10.00. That amount seems small. Please explain.

Mr. Crist stated that the William Tres Development proposal is no longer being considered, but, in general, a reduced or negotiated purchase price is one incentive Zionsville has to make these Town-owned lots attractive for development. Mr. Crist explained that many factors will play into the decision to accept or reject proposal including other requests from developers or end-users such as tax abatements or other economic development incentives.

2. Mr. Tousley also raised questions about the availability of documents for public review prior to the Redevelopment Commission Meetings, specifically referencing information regarding the requested grant. Ms. Swanson was able to direct Mr. Tousley to the supporting documentation for the grant provided on the Town's website.
3. Mr. DeLong invited the public to join in discussions regarding uses at Mulberry Field and an Open House to discuss surrounding uses around the Indianapolis Executive Airport.

Meeting Adjourned (7:05 pm)

Respectfully Submitted,

Kate Swanson, Secretary

The next regular meeting of the Redevelopment Commission is scheduled for Monday, August 24, 2020, at 6:30 pm.