



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

Monday, September 28, 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; 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, Adam D’Angelo, Piers Phillips, Ron Hopwood, and Barbara Jennings
3. Reports
 - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
4. Old Business
 - A. Approval and Adoption of Minutes: August 24, 2020, Regular Meeting (Conducted Electronically).

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the adoption of the Minutes for August 24, 2020, Regular Meeting.

Roll Call Vote:

Kent Esra - Y

Sanjay Patel - Y

Cindy Madrick - Y

Kate Swanson - Y

The motion was unanimously approved by a roll call vote of those members present.
 - B. Review and Consideration for Approval of RLL Development Agreement for Lots 12, 13, & 14 of Creekside Corporate Park

Mr. Patel provided a brief history of the process which led to the Development Agreement and opened the forum to questions from members of the RDC.

Ms. Madrick wanted to confirm that the lower sales price of the property is offset by the proposed assessed value of the improvements and the number of jobs being brought to the town. Mr. DeLong confirmed that those items are a part of the negotiations which have resulted in this Development Agreement. Mr. Crist added that RLL will be refining their costs and business

projections during their due diligence period. The final numbers from RLL will be returned to the RDC for approval prior to finalizing the sale of the properties. Mr. DeLong added that RLL Racing has filed for Development Plan Approval from the Plan Commission, to be heard in October, and that the proposed facility and development is available for public viewing.

Ms. Madrick also wanted to know the status of the proposed access road connecting the subject site to Bennett Parkway. Mr. Piers Phillips responded that they are working to secure this second access point to the site, but are studying alternatives should that not come to fruition.

Kate Swanson asked if the plan going forward to attract buyers is to offer lots within Creekside for a lower acquisition cost than the appraised values and not offer other incentives such as tax abatements. Mr. DeLong stated that in some cases this may be the process, but not in every case.

Mr. Tousley asked to be recognized and permitted to ask questions regarding the proposed RLL Development Agreement. Mr. Tousley asked when the study for the RLL Development would be posted on-line. It was clarified that the Development Plan for the Plan Commission's consideration has been posted on-line. Mr. Tousley asked if any economic studies regarding the taxes to be collected from this development have been completed. Mr. Crist responded that information related to this topic will be provided to the RDC, however some information will be confidential as permitted in the RDC state statute. Mr. Tousley asked why an environmental insurance policy is being kept on Creekside properties. Mr. DeLong responded that the policy originated in 2013 when the property was purchased. Due to the historic use of the property by previous owners, the Town felt it was responsible to carry the policy and the cost is \$5,000.00 per year. Mr. Tousley asked if the RDC believes the tax revenues received from the RLL project will offset the reduced cost of acquisition. Mr. Patel responded that there are many long-term benefits to bringing RLL to Creekside in addition to the tax revenues. Mr. Crist added that the current tax rate applied to the projected assessed value will result in recouping the acquisition cost in 6 to 7 years.

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve the RLL Development Agreement for Lots 12, 13, & 14 of Creekside Corporate Park.

Roll Call Vote:

Cindy Madrick - Y

Kent Esra - Y

Kate Swanson - Y

Sanjay Patel - Y

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

5. New Business

A. Community Development Corporation Recommendation for Grant:

1) FORZA Jackson IG, 10615 S. Zionsville Road (Revised Phasing of Grant)

Mr. DeLong stated that the CDC modified their memorandum regarding the timing of the phased release of grant monies.

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the revised phasing of grant monies to FORZA Jackson IG.

Roll Call Vote:

Kate Swanson - Y

Kent Esra - Y

Cindy Madrick - Y

Sanjay Patel - Y

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

Mr. Adam D'Angelo thanked the RDC for the approval of this grant and congratulated the RDC in the efforts toward new development in Creekside Corporate Park.

2) Hopwood Cellars Winery, 12 E. Cedar Street

Mr. Ron Hopwood presented his request for the grant and explained their business model and how they are adjusting as the pandemic has adversely affected their operations.

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the grant of \$10,000.00 to Hopwood Cellars Winery.

Roll Call Vote:

Kate Swanson - Y

Sanjay Patel - Y

Kent Esra - Y

Cindy Madrick - Y

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

Mr. Hopwood thanked the RDC for the approval of this grant and believes these efforts will go directly back into the community.

3) CV Art and Frame, 110 S. Main Street

Ms. Barbara Jennings presented her request for the grant and explained that the grant monies will be utilized to improve their on-line presence and ability to perform on-line sales.

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the grant of \$10,000.00 to CV Art and Frame.

Roll Call Vote:

Cindy Madrick - Y

Kent Esra - Y

Sanjay Patel - Y

Kate Swanson - Y

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

4) zWORKS, 85 E. Cedar Street

Ms. Vicki Hall presented information on zWORKS and her request for the grant. Mr. Hall explained that the grant monies will allow them to increase their marketing, maintain their operations and spaces, and continue to adapt to new spacing and cleaning protocols.

There was discussion regarding the importance of zWORKS to the Village and the entire community. Consideration was given to either increase the amount of the CDC-recommended grant or to explore other grant options for zWORKS moving into 2021.

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve the grant of \$10,000.00 to zWORKS.

Roll Call Vote:

Sanjay Patel - Y

Kate Swanson - Y

Kent Esra - Y

Cindy Madrick - Y

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

6. Other Business

A. Gateway Area Update

Mr. DeLong provided background and an update on the Gateway Area Study. The Town is focusing on the gateway into the Village, specifically at Sycamore Street and Main Street, and is seeking public input for development within this area; this is a direct result of the PNC Bank and the locksmith shop. This project has commenced and the first public event will be on October 1, 2020, with "live" event at the Boone County Fairgrounds. Consultants have been contracted by the Town to facilitate a listening effort. In addition to the October 1st "live" event will be the option for the public to participate by providing comments on-line. The cost of this Study is \$50,000.00 and the Town is asking the RDC if it would be interested and willing to participate in this cost.

Mr. Patel asked if a steering committee which is guiding the process. Mr. DeLong stated that this is a different type of study where the Consultant is interfacing with the public to gain information on what the public is seeking. There is no steering committee driving this study.

Ms. Swanson asked that if the Study is already budgeted by the Town, what benefit would the RDC gain by contributing to the cost. Mr. DeLong responded that if the RDC contributes toward the cost, it would allow the Town to reallocate funds toward other needs in the Town. The other option is that the RDC contribution could be applied toward other aspects of the study which are not foreseen at this time.

Mr. DeLong clarified that this contribution would be a 2020 expense from the professional services line item. Ms. Madrick expressed that the RDC supporting this study is important and the Village and the Town will benefit. Mr. Patel expressed that if a committee is established, he felt is important that a member of the RDC be included on that committee.

Motion: Kate Swanson made a motion (seconded by Cindy Madrick) for the RDC to contribute up to \$11,000.00 from the professional services line item in support of the Town of Zionsville's Gateway Study.

Roll Call Vote:

Cindy Madrick - Y

Sanjay Patel - Y

Kate Swanson - Y

Kent Esra - Y

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

The next regular meeting of the Redevelopment Commission is scheduled for Monday, October 26, 2020, at 6:30 pm.

Meeting Adjourned (7:52 pm)

Respectfully Submitted,

Kate Swanson, Secretary