



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

Monday, October 26, 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, Mike Shafer, and Kate Swanson (via telephone). 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 6:35 pm.
2. General Public recognized as attending: John Tousley, Sally Zelonis, Tracy Dull, Tom Casalini, Jacob and Wendi Louks
3. Reports
 - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
4. Old Business
 - A. Approval and Adoption of Minutes: September 28, 2020, Regular Meeting (Conducted Electronically).

Motion: Colleen Hittle made a motion (seconded by Kate Swanson) to approve the adoption of the Minutes for September 28, 2020, Regular Meeting.

Roll Call Vote:

Kate Swanson - Y

Sanjay Patel - Y

Colleen Hittle - 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) Blooms by Dragonfly: Wendi Louks, 176 S. Main Street

Mrs. Louks presented a summary of her 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 Colleen Hittle) to approve the grant of \$10,000.00 to Blooms by Dragonfly.

Roll Call Vote:

Kent Esra - Y

Kate Swanson - Y

Colleen Hittle - Y

Sanjay Patel - Y

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

Mrs. Louks thanked the RDC for the approval of this grant.

2) Frances+Parke: Tracy Dull, 20 N. Main Street

Mrs. Dull presented a summary of her request for the grant and explained their business model and how they are adjusting as the pandemic has adversely affected their operations. The business has never had a formal marketing plan and looks to establish one in addition to social media activity and advertising.

Motion: Colleen Hittle made a motion (seconded by Kent Esra) to approve the grant of \$6,000.00 to Frances+Parke.

Roll Call Vote:

Sanjay Patel - Y

Kent Esra - Y

Colleen Hittle - Y

Kate Swanson - Y

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

Mrs. Dull thanked the RDC for the approval of this grant.

3) The Village Antique Mall: Mike Gogis for Marina Bedell, 45 S. Main Street

Mr. Gogis presented a summary of the grant request on the behalf of Marina Bedell of the Village Antique Mall and explained that the grant monies will be utilized to replace lost revenue; improve their physical appearance (a new sign); and to develop a website with the ability to shop online.

The applicant was guided to seek additional funds related to the related building improvements through other grant opportunities from the Town.

Motion: Colleen Hittle made a motion (seconded by Kent Esra) to approve the grant of \$7,500.00 to the Village Antique Mall.

Roll Call Vote:

Colleen Hittle - Y

Kate Swanson - Y

Kent Esra - Y

Sanjay Patel - Y

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

4) Casalini Portraits: Tom Casalini, 10 ½ N. Main Street

Mr. Casalini presented information on Casalini Portraits and his request for the grant. Mr. Casalini explained that the grant monies will allow them to replace the printers needed for his work as the ink has been discontinued for his current printers. Mr. Casalini has also had to delay the launch of his most recent book due to the pandemic. He will utilize the grant monies for the printers and to develop his website for the portraits and his book launch.

Motion: Colleen Hittle made a motion (seconded by Kent Esra) to approve the grant of \$10,000.00 to Casalini Portraits.

Roll Call Vote:

Sanjay Patel - Y

Kent Esra - Y

Kate Swanson - Y

Colleen Hittle - Y

The motion was unanimously approved by a roll call vote of those members present. Mr. Casalini thanked the RDC for this grant and their efforts to help the community.

- B. Creekside Corporate Park - Lots 10 & 11: Discussion regarding potential development deal. Mr. DeLong introduced the potential office building project as one that would tie up Lots 10 & 11 in Creekside. Mr. Crist stated that he has had discussions with the principals of the project, and they clarified that they would not need to tie up the lots via a binding agreement, but the project may need to develop a term sheet indicating a level of interest from the RDC. This would only limit the RDC in discussing the availability of the lots with other opportunities during a set period of time.

Options for the RDC at this time include:

1. Negotiate a term sheet, which would need to be approved by the RDC prior to signing;
2. Pre-approve a conceptual term sheet where specified members of the RDC could negotiate on behalf of the RDC.

Mr. Crist added that the development team would need a period of exclusivity for the lots allowing them their due diligence period.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to allow Mr. Patel and Mr. Esra to negotiate a term sheet with the developer, in that the only binding portion of the term sheet is related to the timing of an exclusivity period for the developer and that the RDC will not discuss these lots with other developers.

Roll Call Vote:

Kent Esra - Y

Kate Swanson - Y

Colleen Hittle - Y

Sanjay Patel - Y

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

6. Other Business

- A. Mr. DeLong noted that the Annual Report will be presented at the November RDC Meeting.
- B. Mr. DeLong informed the RDC that the available funds for the grant program is growing thin.
- C. Mr. DeLong shared that the wetlands on Lot 14 of Creekside Crossing has been processed and the permit has been secured. In the process, Christopher Burke Engineering's expenses were increased due to the expedition of the permit. Mr. Patel stated that he reviewed the additional costs and found them to be appropriate and recommended the additional cost be approved.

Motion: Kate Swanson made a motion (seconded by Kent Esra) to approve the additional costs to be paid to Christopher Burke Engineering related to the wetland permit approval for Lot 14 of Creekside Corporate Park:

Roll Call Vote:

Colleen Hittle - Y

Kate Swanson - Y

Kent Esra - Y

Sanjay Patel - 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, November 23, 2020, at 6:30 pm.

Meeting Adjourned (7:24 pm)

Respectfully Submitted,

Kate Swanson, Secretary