



**ZIONSVILLE REDEVELOPMENT COMMISSION
REGULAR MEETING MEMORANDA
FOR**

Monday, January 28, 2019 at 6:30pm
Zionsville Town Hall-Council Chambers
1100 West Oak Street

Members Present: Wade Achenbach, President, Kent Esra, Secretary, Cassie Lee and Mike Schafer. Also Present: Wayne DeLong, AICP, Director of Planning & Economic Development and Adam Steurwald, Counsel to the RDC.

A. Opening

- a. Call meeting to order-Wade Achenbach (participating telephonically) called the meeting to order at 6:31pm.

B. Election of Officers

- a. A motion was made by Cassie Lee (seconded by Kent Esra) to keep in place the current slate of officers (from 2018). The motion was approved by a vote of 3-0 (unanimous approval).

President: Wade Achenbach

Vice President: Sanjay Patel

Secretary: Kent Esra

C. Reports

- a. TIF Report (available for review). Wayne DeLong reviewed the January 2019 TIF Report.

D. Community Development Corporation (2019 appointments)

- a. A motion was made by Kent Esra (seconded by Wade Achenbach) to re-appoint the Commission's 2018 appointments (Cara Weber and Brooks Mattice) to the Community Development Corporation. The motion was approved by a vote of 3-0 (unanimous approval).

E. Old Business (none)

F. New Business (Wade Achenbach is now present in the meeting room)

- a. Tax Increment Finance District creation discussion (3600 block US 421). Wayne DeLong introduced the agenda item and Justin Hage of Bingham Greenebaum Doll shared a power point presentation (record of presentation is available to the file) which Steve Henke narrated as a part of the presentation to the Commission. Upon the conclusion of the presentation, Commission members requested additional

information related to impacts to the community and specifically the Zionsville Community School (ZCS) system. Mike Shafer, school board representative to the Commission, provided information related to the ZCS demographer's review of the development proposal (Holliday Farms). The Commission inquired as to the Tax Increment Finance District allocation to which the Holliday Farms project is requesting to be considered, the form of which the Holliday Farms project is requesting distribution of any allocation, and it was indicated that the Commission was interesting in identifying the parameters of the requested distribution which are directly associated with in improvements that above and beyond typical project expenses. It was indicated that a finalized request is forthcoming, could be a combination of reimbursable expenses as well as other permissible Tax Increment Finance District expenses, and that a number of examples of the project's design characteristics exceeding typical standards have been identified (examples included pathways, access points, right of way improvements, open space allocation, and improved connectivity of current pedestrian systems).

G. Other Business (none)

H Adjourn (7:10pm)

Respectfully Submitted,

Kent Esra, Secretary

The next meeting of the Redevelopment Commission is scheduled for February 25, 2019 at 6:30pm.