



**ZIONSVILLE REDEVELOPMENT COMMISSION
REGULAR MEETING MEMORANDA
FOR**

Monday, August 24, 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; and Cindy Madrick. 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 6:31 pm.
2. General Public recognized as attending: Adam Deangelo, Dr. Maxwell Miller
3. Reports
 - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
4. Old Business
 - A. Approval and Adoption of Minutes: July 27, 2020, Regular Meeting (Conducted Electronically).

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the adoption of the Minutes for July 27, 2020, Regular Meeting.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote of those members present.
 - B. Update on the status of the RLL Development Agreement for Lots 12, 13, & 14 of Creekside Corporate Park

Mr. Crist stated that a response has been provided to RLL and that response has been received favorably and it is felt that we are close to finalizing the Agreement. It is anticipated that the final Development Agreement will be presented to the Redevelopment Commission at next month's meeting for consideration.

5. New Business

A. Community Development Corporation Recommendation for Grant:

1. FORZA Jackson IG, 10615 S. Zionsville Road (Proposed Hotel Tango)

Mr. DeLong introduced this item. The Community Development Corporation (“CDC”) heard a request on July 28, 2020, from FORZA Jackson IG, who is the development company performing the redevelopment of the commercial center known as the South Village Station which formerly housed the Pizza King Restaurant. This redevelopment project has received approvals from the Plan Commission and the Board of Zoning Appeals and seeks a grant of \$125,000.00 to assist with the total facilitation of the project. The CDC is in support of the requested grant, but recommend phasing of the grant request related to identifiable components of work to be completed during the redevelopment. Three possible phases were suggested by the CDC.

- Phase #1: \$50,000.00 provided to the Applicant upon confirmation from building inspectors and/or the Boone County Health Department that:
 - A. The new grease trap has been fully installed; and
 - B. The development has been connected to public water and sewer, and has terminated its connection to the well and on-site septic field.
- Phase #2: \$50,000.00 provided to the Applicant upon substantial completion of the exterior and interior building renovations as documented by the issuance of a Temporary Certificate of Occupancy from the Town of Zionsville.
- Phase #3: \$25,000.00 provided to the Applicant upon issuance of the final Certificate of Occupancy. Should a Temporary Certificate of Occupancy, identified in Phase #2, not be required and the Applicant only receives a final Certificate of Occupancy, the amount of grant from Phases #2 and #3 combined, totaling \$75,000.00, would be issued concurrently.

Mr. DeLong responded to questions about the status of the account from which this grant would be funded. He clarified that if this grant is approved, the account will have granted \$135,000.00, including the recent grant to Lesley Jane, from the available \$250,000.00. It was also confirmed that the grant applicant has not received any other incentives or abatements from the Town for this project. Mr. DeLong added that the investment is tied to the physical aspects of the building, such as the addition of a grease trap, connection to public water and sewer, and the renovation of the building’s exterior. Members of the Redevelopment Commission expressed concern that a single grant request is taking such a large percentage of the available annual amount.

Mr. Deangelo, a member of the FORZA Jackson IG, provided a breakdown of the overall costs of the redevelopment. The grant request represents 20% of the infrastructure costs of the project.

Mr. Esra asked for information regarding other grant requests which are in the pipeline. Mr. DeLong and Mr. Kilmer stated that the CDC will soon be hearing three new requests, totaling around \$50,000, and there are six other businesses which have requested information on the grant program.

Mr. Deangelo was asked about their proposed timeline for completion of the project. He stated they are on track to be completed by the end of December, 2020, but Hotel Tango will take another 30-45 days to get their operations fully on-line. This project is very special to us and we believe important to the Town as it is a gateway into Zionsville. Additionally, the project will be retaining existing jobs by those of the current tenant, Positively Canine.

Mr. Esra noted for the benefit of the other RDC Members that during his time on the Commission, he has not seen this level of interest in the grant program. These are unprecedented times and we have to do more than what we have done in the past.

Mr. Patel concurred with Mr. Esra. Mr. Patel added that the other “asks” that are coming are from existing Zionsville businesses and will be smaller than this specific request. He is in favor of this grant request, but suggested the timing of the “phasing” could be adjusted to protect the 2020 funds available for the smaller “asks.”

Mr. DeLong suggest that the CDC’s recommendation could be adjusted to allow for disbursement of funds to be within 60 - 90 days within a specific metric or date.

Mr. Esra recommended to approve the Community Development Corporation’s recommendation and approve the request of \$125,000.00 with the conditions that each stage is established with a specific date or a window within “XX” days.

Mr. Patel recommended the CDC’s recommendation memo be rephrased and presented next month to the RDC for final approval.

Mr. Deangelo was asked how this new structure would affect the project. They are grateful for this to be heard and likes the idea of a portion of the grant to be extended into 2021 if necessary.

Mr. Patel stated that the RDC and the CDC would like to maximize the available funds. If money is still available at the end of 2020, it would be good to grant those funds before the end of 2020.

B. Christopher Burke Engineering recommendations for Creekside Corporate Park:

1. Surface Waters and Wetland Assessment

Mr. DeLong introduced the topic and described the study which has been prepared by Burke Engineering. Specifically discussed was the drainage pipe located along an eastern property line which conveys drainage for the south to the north. Burke provided three different scenarios related to the drainage pipe. The projected costs presented by Burke were only for the earth moving and there would be additional costs. The proposed scenarios do not impact offsite or downstream flows in a significantly positive manner.

Mr. Patel recommended the Burke Study be recognized as due diligence from the Town’s standpoint. He noted that the amount of discharge from the existing drainage pipe is not the cause of erosion on the adjoining property, rather it is the topography of the adjoining property which causes and increased flow rate.

Mr. DeLong confirmed that the next step is a discussion with the adjoining property owner, Dr. Miller, regarding the findings of the Burke Study. A meeting between Dr. Miller, Town Staff, and Burke Staff will be scheduled.

2. Lot #14 Wetland Permitting

Mr. Patel stated that Burke Engineering will undertake efforts to include the small wetland area which exists on Lot #14, to be included into the mitigation which is already required of Creekside Corporate Park.

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to move forward with the mitigation of the wetlands for Lot #14:

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

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

6. Other Business

A. Mr. DeLong informed the RDC Members that a term sheet for Appaloosa Crossing has been

submitted for review. A meeting between the developer, Crowe, Legal Counsel, Zionsville Community Schools, and members of the RDC will be scheduled in preparation for this to be discussed at the RDC's September meeting.

- B. Mr. DeLong reminded the RDC that the annual invitation for a presentation to the taxing districts and entities to hear the annual report. This is typically done at the September meeting.

Meeting Adjourned (7:30 pm)

Respectfully Submitted,

Kate Swanson, Secretary

The next regular meeting of the Redevelopment Commission is scheduled for Monday, September 28, 2020, at 6:30 pm.