



**REGULAR MEETING OF THE  
ZIONSVILLE REDEVELOPMENT COMMISSION**

**Monday, February 22, 2021  
6:30 p.m. (Local Time)  
Electronic Meeting via Zoom**

**THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDER 21-03, AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS AGENDA.**

**Please click the following link to join the webinar:**

<https://us02web.zoom.us/j/85438532462>

Webinar ID: 854 3853 2462

**UPDATE \*\* AGENDA \*\* UPDATE**

1. Call to Order
2. Recognition of Attendees who request to be noted.
3. Reports
4. Old Business
  - A. Approval and Adoption of Minutes: January 25, 2021, Regular Meeting (Conducted Electronically)
5. New Business
  - A. Appointment of members to the Community Development Corporation
  - B. Creekside Corporate Park - Lots 10 & 11: Update on status of Term Sheet with Formation Investments, LLC
  - C. Creekside Corporate Park - Lots 12, 13, & 14: Update on RLL Development
6. Other Business
7. Adjourn

**NEXT REGULAR MEETING:**

RDC – Monday, March 22, 2021 at 6:30 p.m.

**ANNEX TO THE AGENDA FOR THE FEBRUARY 22, 2021,  
REGULAR MEETING OF THE ZIONSVILLE REDEVELOPMENT COMMISSION**

In his Executive Order 21-03, Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Redevelopment Commission (the "RDC") must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. Accordingly, all public meetings of the RDC shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend RDC Public Meetings via the following forms of electronic communication:

When: Monday, February 22, 2021 @ 6:30 pm Eastern Time (US and Canada)

Topic: Zionsville RDC Meeting

Join Zoom Meeting: <https://us02web.zoom.us/j/85438532462>

Webinar ID: 854 3853 2462

Or join by phone: 312-626-6799; 646-558-8656; 301-715-8592; 346-248-7799; or 669-900-9128

2. Members of the public shall have the option of recording their attendance at the RDC Public Meetings via electronic roll call at the start of the meeting or via e-mail at [rkilmer@zionsville-in.gov](mailto:rkilmer@zionsville-in.gov)
3. If a member of the public would like to attend a RDC Public Meeting, but cannot utilize any of the access methods described above, please contact Roger Kilmer at 317-690-6539 or at [rkilmer@zionsville.gov](mailto:rkilmer@zionsville.gov) for assistance.
4. The RDC will continually revisit and refine the procedures in this Annex to address public accessibility to RDC Public Meetings during the COVID-19 Public Health Emergency.
5. If a member of the public requires assistance connecting to the RDC Public meeting, please contact Roger Kilmer at 317-690-6539 or at [rkilmer@zionsville-in.gov](mailto:rkilmer@zionsville-in.gov)



## MEMORANDUM

**TO:** Zionsville Redevelopment Commission  
**FROM:** Wayne DeLong, AICP, CPM Director of Planning & Economic Development  
**RE:** February 19, 2021 Redevelopment Commission Regular Meeting

Below is an update on Redevelopment / TIF District Properties and Projects:

### Zionsville 106<sup>th</sup> Street TIF

**Hotel Tango; 10615 Zionsville Road:** A Commercial Remodel Permit was issued on July 9, 2020. A Commercial Remodel Permit was issued on December 8, 2020, for the pergola. A Temporary Certificate of Occupancy was issued on January 11, 2021.

**AES Restaurants, 10440 Bennett Parkway:** A Development Plan Approval from the Plan Commission for a 12,000± square foot office building was approved on July 20, 2020. Petitioner has indicated construction is to start in early 2021.

**Zionsville Medical Office Building (MOB); 10649 Bennett Parkway:** A Commercial Tenant Finish Permit was issued on May 15, 2020. A Temporary Certificate of Occupancy was issued on January 7, 2021.

**Black Acre Brewing Company, 98 S. Main St.:** A Commercial Remodel Permit was issued on April 24, 2020.

### CR 300 S & US 421 TIF

**Appaloosa Crossing:** An earthwork pre-construction meeting was held on July 20, 2020, and a grading permit was issued on July 28, 2020. Multiple outlot pads have been developed.

**Appaloosa Crossing - Master Signage Program:** A Development Plan Petition for a Master Signage Program was approved at the February 16, 2021 Plan Commission Meeting.

**Appaloosa Crossing - Outlot "I":** A Development Plan Petition for a retail building (21<sup>st</sup> Amendment) on Outlot "I" was approved at the February 16, 2021 Plan Commission Meeting.

**Appaloosa Crossing - Outlot "H":** A Development Plan Petition for a convenience store/fueling station on Outlot "H" has been filed and is to be heard by the Plan Commission on March 15, 2021.

**Appaloosa Crossing - Residential Component:** A Development Standards Variance Petition to establish a 20-foot front yard setback for the residential component on Blocks A & B of Appaloosa Crossing was approved by the Board of Zoning Appeals on February 3, 2021.

### Projects

**Creekside Corporate Park (RDC):** The following tasks are underway:

- Marketing of property & Review of Purchase Agreements and Letters of Intent
- Stormwater mitigation project (CBBEL)

**Creekside Corporate Park (CDC):** The following tasks are underway:

- Seasonal maintenance, selective tree removal due to disease and damage

CC: Emily Styron, Mayor  
Julie Johns-Cole, Deputy Mayor



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

Monday, January 25, 2021 at 6:30 pm  
Via Video Conference

**THIS SPECIAL PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDER 20-52 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, Colleen Hittle, and Kate Swanson. Also Present: Heather James, 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, Matt Price, Bob Harris
3. Election of Officers: Mr. DeLong stated the offices are President, Vice President, and Secretary. The role of Treasurer is held by the Town’s Chief Financial Officer. Mr. Patel opened the floor for volunteers and/or nominations.

Ms. Hittle nominated the current slate of officers to be reinstated to the same roles for 2021. Kate Swanson seconded the motion. To clarify, the nomination was for Sanjay Patel as President, Kent Esra as Vice President, and Kate Swanson as Secretary.

Roll Call Vote:

Collen Hittle - Y

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.

4. Reports
  - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
5. Old Business:
  - A. Approval and Adoption of Minutes: November 23, 2020, Regular Meeting  
Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the Minutes of the November 23, 2020 Meeting.

Roll Call Vote:

Sanjay Patel - Y

Cindy Madrick - Y

Kate Swanson – Y

Kent Esra - Y

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

B. Approval and Adoption of Minutes: December 11, 2020, Special Meeting

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the Minutes of the December 11, 2020 Special Meeting.

Roll Call Vote:

Cindy Madrick - Y

Kate Swanson – Y

Kent Esra - Y

Sanjay Patel - Y

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

C. Appaloosa Crossing: Crowe LLP to offer update on review of future bond issuance, Attorney representing Developer to offer update on overall status of the development.

Tim Berry, Becca Zakowski, and Matt Price presented information regarding Appaloosa Crossing. Mr. Price provided an overview of the status of the project and provided an update on the commercial and “empty-nester” housing residential components of the development. Mr. Price was asked to confirm the amount requested: Project Fund of \$3,316,000.00. It was later clarified that this amount is for project costs and does not include soft costs.

Ms. Zakowski stated that Crowe has reviewed the timeline and the proposed development. Crowe has estimated the TIF Revenues which are expected to be generated from the investment. A draft financing scenario was prepared for the developer-purchased bond structure. A Term Sheet for the financing is being developed.

Heather James stated that she will make some revisions to the Term Sheet and provide it to Mr. Price for review. Ms. James then outlined the steps required for final approval once the Term Sheet is finalized. These steps include approval by the RDC and the Town Council, and a return to the RDC for final approval. These steps include public hearings.

Mike Shafer expressed appreciation for the work by the development team and the RDC for moving this forward from where it began.

6. New Business

A. Community Development Corporation Recommendations for Grants:

1) No Label Studio: 58 N. Main Street by Rio White

Ms. White presented a summary of her request for the grant. The grant monies would be utilized to restock their supplies, recover from the COVID shutdown, and improve marketing efforts to grow their business.

Motion: Cindy Madrick made a motion (seconded by Kent Esra) to approve the grant of \$10,000.00 to No Label Studio.

Roll Call Vote:

Sanjay Patel - Y

Cindy Madrick - Y  
Colleen Hittle - Y  
Kate Swanson – Y  
Kent Esra - Y

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

2) Kimberly's Hair Design: 112 N. Main St. by Kim Hubbard

Ms. Hubbard presented a summary of her request for the grant and explained she has been a stylist in Zionsville for over 25 years and this is her fourth salon. The business has survived through the pandemic with no other grants. These funds will allow them to restock their product supplies, cleaning supplies, and to cover other business expenses.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the grant of \$10,000.00 to Kimberly's Hair Design.

Roll Call Vote:

Sanjay Patel - Y  
Cindy Madrick - Y  
Colleen Hittle - Y  
Kent Esra - Y  
Kate Swanson - Y

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

3) Noah Grant's: 91 S. Main St. by Shari Jenkins

Ms. Jenkins presented a summary of her request for the grant and explained she has been able to keep all staff and seeks to keep the same level of service as before the pandemic. The grant would be used to support salaries of the staff.

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

Roll Call Vote:

Kent Esra - Y  
Colleen Hittle - Y  
Cindy Madrick - Y  
Kate Swanson - Y  
Sanjay Patel - Y

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

4) Salty Cowboy: 55 E. Oak St. by Shari Jenkins

Ms. Jenkins stated the Salty Cowboy is a much smaller restaurant and their challenge is different and rely to a greater extent on social media marketing. The Salty Cowboy's manager, Jason Hughes, detailed a customer rewards program they are looking to install. The grant monies would be applied to the installation and activation of this rewards program.

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

Roll Call Vote:

Cindy Madrick - Y

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.

5) Cheveux Salon & Spa: 10 N. Main St. by Andrea Fortney

Ms. Fortney presented a summary of her request for the grant. The salon opened eight years ago and has been hit hard by the pandemic. They were closed for 2 months. The grant funds would be used for rent and utilities, a re-supply of their product lines, new cleaning supplies, and an update of their website and social media marketing.

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

Roll Call Vote:

Sanjay Patel - Y

Colleen Hittle - Y

Kate Swanson - Y

Cindy Madrick - Y

Kent Esra - Y

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

D. Creekside Corporate Park - Lots 10 & 11: Update on status of Term Sheet with Formation Investments, LLC

Mr. DeLong stated that contact has continued with Formation Investments. Further update is expected in late February.

E. Gateway Project Update

Mr. DeLong provided a brief update of the Gateway Project. There may be a need in the near future for renderings of Lot #9 of Creekside which may benefit the project.

6. Other Business: None

The next regular meeting of the Redevelopment Commission is scheduled for Monday, February 22, 2021, at 6:30 pm.

Meeting Adjourned (7:39 pm)

Respectfully Submitted,

Kate Swanson, Secretary