



**REGULAR MEETING DRAFT AGENDA  
ZIONSVILLE REDEVELOPMENT COMMISSION (“ZRDC”)**

**Monday, May 23, 2022**

**6:30 p.m. (Local Time)**

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:

Please click the following link to join the Zoom  
webinar:

<https://us02web.zoom.us/j/82148592260>

Webinar ID: 821 4859 2260

Passcode: 819175

Or by Telephone at the following numbers: +1-312-626-6799 or +1-646-558-8656 or +1-301-715-8592 or  
+346-248-7799 or +1-669-900-9128 or +1-253-215-8782

1. Call To Order
2. Recognition Of Attendees Who Request To Be Noted
3. Reports
  - A. TIF Area Memorandum  
Documents:  
[2022-05-23 RDC TIF MEMORANDUM.PDF](#)
4. Old Business
  - A. Approval And Adoption Of Minutes: [April 25, 2022 (Regular), April 25, 2022 (Executive Session), May 6, 2022 (Special Meeting)]  
Documents:  
[2022-04-25 RDC MEMORANDA - EXECUTIVE SESSION.PDF](#)  
[2022-04-25 RDC MEMORANDA - REGULAR MEETING - STAFF DRAFT.PDF](#)  
[2022-05-06 RDC MEMORANDA - SPECIAL MEETING - STAFF DRAFT.PDF](#)
  - B. Creekside Corporate Park EDA (Creekside Corporate Park PUD)  
Economic Development Area Interactive Map [[LINK](#)]  
  
Creekside Corporate Park Website [[LINK](#)]
1. Lots 10 & 11: Term Sheet – RFPDI, LLC  
Documents:

[RFPDI, LLC LOI - CREEKSIDE 04052022.PDF](#)

2. Lots 2 & 3: Term Sheet - Lauth, Inc.

Documents:

[LAUTH - ZIONSVILLE - CREEKSIDE LOT 2 AND 3 - TERM SHEET 04252022.PDF](#)

3. Lots 4 & 5: Term Sheet – TreSSS

Documents:

[TRESSS DRAFT TERM SHEET ISS.1.PDF](#)  
[LOI AND TERM SHEET - LOT 4 AND 5 - TRESSS - CREEKSIDE REV1.0 \(002\).PDF](#)

4. Lot 7: Term Sheet – EO Advisors & Plow Digital

Documents:

[TERM SHEET\\_LOT 7\\_EO ADVISORS AND PLOW DIGITAL\\_5.3.22.PDF](#)  
[2022-020 ZRDC PRESENTATION11X17 2022-05-23.PDF](#)

5. Lot 9: Term Sheet – Kendell Properties

Documents:

[KENDALL PROPERTY GROUP\\_LOT 9\\_RDC TERM SHEET.PDF](#)

5. New Business

A. CR 700 East TIF: Mixed Use Development (Hy-Vee & Adler Apartments)  
Developer Purchased Bond - Project Update (Matt Price)

Documents:

[HY-VEE\\_ADLER APARTMENTS MIXED USE DEVELOPMENT\(22138607\\_1\).PDF](#)  
[APPROXIMATE AV - 700E AND WHITESTOWN PARKWAY.PDF](#)  
[ZIONSVILLE TIF-EDC \(ADLER\) TIMETABLE \(4892-7762-0513.V2\).PDF](#)

B. Michigan Road EDA: Confirmatory Resolution

1. A Public Hearing regarding the Confirmation Resolution regarding the Michigan Road Economic Development Area (EDA)
2. Adoption of Confirmatory Resolution regarding the establishment of Economic Development Area / approval of Economic Development Plan (EDP) - Michigan Road

Documents:

[ZIONSVILLE TIF - CONFIRMATORY RESOLUTION \(MICHIGAN ROAD EDA\).PDF](#)  
[RESOLU~1.PDF](#)

C. Oak Street TIF: Seake, LLC (Consideration Of Request For Consent)  
Plan Commission Petition (2022-05-DP) [[LINK](#)]

D. Zionsville Community Development Corporation (ZCDC) – Topsy Mermaid Assistance Inquiry  
Zionsville Community Development Corporation Website [[LINK](#)]

Documents:

[2021-10-25 GRANT MEMORANDUM - TIPSY MERMAID.PDF](#)  
[2022-04-08 TIPSY MERMAID CDC APPLICATION FILED.PDF](#)

E. Claims For Approval

Documents:

[RDC CLAIMS 5-23-2022.PDF](#)

6. Other Business

A. Microloan Program Process: State Bank Of Lizton - Updating Signatories

1. Removal of Emily Styron – Mayor as a signatory
2. Addition of Kellie Adams – CFO as a signatory

7. Adjourn

NEXT REGULAR MEETING: **Monday, June 27, 2022** at 6:30 p.m.

**ADDITIONAL INSTRUCTIONS  
FOR THE [ *Monday, May 23, 2022* ], ONSITE AND ELECTRONIC REGULAR MEETING OF  
THE ZIONSVILLE REDEVELOPMENT COMMISSION**

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+1-669-900-9128, or  
+1-253-215-8782

1. Members of the public shall have the option of recording their attendance at the ZIONSVILLE REDEVELOPMENT COMMISSION Public Meetings via electronic roll call at the start of the meeting or via e-mail at [oyoung@zionsville-in.gov](mailto:oyoung@zionsville-in.gov)
2. If a member of the public would like to attend a ZIONSVILLE REDEVELOPMENT COMMISSION Public Meeting but cannot utilize any of the access methods described above, please contact Owen Young at (317) 873-8249 or [oyoung@zionsville-in.gov](mailto:oyoung@zionsville-in.gov).
3. The ZIONSVILLE REDEVELOPMENT COMMISSION will continually revisit and refine the procedures in these "Additional Instructions" to address public accessibility to ZIONSVILLE REDEVELOPMENT COMMISSION Public Meetings.
4. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust at [jrust@zionsville-in.gov](mailto:jrust@zionsville-in.gov).