



SPECIAL MEETING NOTICE AND AGENDA ZIONSVILLE REDEVELOPMENT COMMISSION (“ZRDC”)

Thursday September 28, 2023
5:15 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/81065404849>

Webinar ID:

810 6540 4849

Passcode:

572457

Or by Telephone at the following numbers:

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+1 689 278 1000, or +1 719 359 4580

AGENDA

1. Call To Order
2. Recognition Of Attendees Who Request To Be Noted
3. Reports
 - A. Director's Report
 - B. TIF Area Written Report Showing Planning Department Activity.

Documents:

[2023-09-28 RDC TIF MEMORANDUM.PDF](#)

4. Old Business
5. New Business
 - A. Approval And Adoption Of Minutes: September 07, 2023

Documents:

B. Claims For Approval, September 2023

C. Bond Disbursement Request – The Farm At Zionsville PropCo, LLC.

Documents:

[FARM ZIONSVILLE - FORM OF WRITTEN REQUEST 2 DRAFT.PDF](#)

D. Resolution (2023-03) Transfer Of Funds

6. Other Business

7. Adjourn

NEXT REGULAR MEETING: **Monday, October 23, 2023** at 6:30 p.m.

ADDITIONAL INSTRUCTIONS

FOR THE [*Thursday, September 28, 2023*], ONSITE AND ELECTRONIC REGULAR MEETING OF THE ZIONSVILLE REDEVELOPMENT COMMISSION

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/81065404849>

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Passcode: 572457

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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
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.
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.



TIF MEMORANDUM

TO: Zionsville Redevelopment Commission
FROM: Owen Young, Economic Development Manager
RE: September 28, 2023 Redevelopment Commission Special Meeting

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

- Map of TIF Districts: <https://www.google.com/maps/d/edit?mid=1cT4vtesLlfxmKGRVD7J4xjML7jzq7NZm&usp=sharing>

106th Street TIF

1. **AES Restaurants**, 10440 Bennett Parkway
 - a. Development Plan Amendment (2021-40-DPA) Approved by Plan Commission on 8/16/2021 for the addition of another row of parking.
 - b. Commercial New Construction (2021-591) Permit Issued 6/23/2021; Permit Expired on 12/23/2022 without the benefits of a Certificate of Occupancy.
2. **Nicholson Orthodontics/Shiloh Springs Enterprises**, 95 E. Oak Street
 - a. Development Plan (2021-22-DP) Approved by Plan Commission on 09/20/2021. Petition for a 4,000 +/- sq. ft. addition.
 - b. Commercial Remodel (2022-286) Issued 04/22/2022; ILP Amendment Issued 08/26/2022; Assigned a Temporary Certificate of Occupancy, expires on 07/01/2023.
 - c. Development Plan Amendment (2023-23-DPA) Plan Commission Petition to permit a façade alteration. Approved as presented 07/17/2023.
 - d. Commercial Remodel (2023-658) Permit Issued 08/02/2023.
3. **Jake Watson**; 10818 Deandra Drive
 - a. **Commercial Remodel (2022-679) Permit Issued 08/31/2022. Extension Assigned, expires 03/02/2024.**
4. **Brick Street Holdings LLC**: 175 South Main Street & 70 East Pine Street
 - a. Development Standards Variance (2022-68-DSV) BZA Petition for three variances. Approved as presented on 01/04/2023.
5. **Hoosier Village Expansion**, 5300 West 96th Street
 - a. Development Plan (2023-10-DP) Plan Commission Petition to expand the Hoosier Village CCRC. Approved as presented on 05/15/2023.
6. **Dearringer LLC**, 10830 Bennett Parkway
 - a. Commercial Remodel (2023-244) Permit Issued 03/30/2023. Last Inspection – Final 05/15/2023, Failed.
7. **Frances + Parke / 98 South Main LLC**, 98 South Main Street
 - a. **Commercial Remodel (2023-300) Permit Issued 04/17/2023. Amendment Issued 07/18/2023. Last Inspection – Final Reinspection 08/23/2023, Failed.**
8. **Evan Todd Salon and SpaFire**, 620 South Main Street
 - a. Commercial Remodel (2023-342) Permit Issued 05/01/2023. Last Inspection – Rough Reinspection 07/20/2023, Passed.
9. **TTC Real Estate LLC**, 5155 Old West 106th Street
 - a. **Commercial (2021-1104, Finish 2023-731) Issued 08/21/2023. Certificate of Occupancy Issued 08/31/2023.**

CC: Emily Styron, Mayor
Andy Pickell, Deputy Mayor

10. Dearinger LLC, 10830 Bennett Parkway

- a. Commercial Remodel (2023-792) Issued 09/06/2023.

11. Wessel Properties LLC, 245 South Second Street

- a. Commercial Remodel – Salon (2023-842) Issued 9/19/2023.

12. Tipsy Mermaid, 135 South Main Street

- a. Development Standards Variance (2023-40-DSV) BZA Petition for two variances for a ground sign. Target date 10/04/2023.

13. G. Merrell, 190 West Pine Street

- a. Development Standards Variance (2023-39-DSV) BZA Petition for two variances for parking design. Target date 10/04/2023.

14. FedEx, 10301 Bennett Parkway

- a. Development Plan Amendment (2023-41-DPA) PC Petition to provide for an expansion of a security building. Target date 10/16/2023.

Creekside Corporate Park TIF

1. RFPDI, LLC – Creekside Corporate Park, 10814 & 10850 Creek Way:

- a. Replat (2023-02-RP) Plan Commission Petition to relocate the shared lot line between Creekside lots 10 & 11. Final approval via architectural subcommittee on 05/05/2023.

2. RFPDI, LLC – Creekside Corporate Park, 10850 Creek Way:

- a. Development Plan (2023-03-DP) Plan Commission Petition for a 104, 568 SF commercial building on Creekside lot 10. Final approval via architectural subcommittee on 05/05/2023.
b. New Commercial Construction (2023-721) Issued 8/17/2023.

3. RFPDI, LLC – Creekside Corporate Park, 10814 Creek Way:

- a. Development Plan (2023-04-DP) Plan Commission Petition for a 25,635 SF commercial building on Creekside lot 11. Final approval via architectural subcommittee on 05/05/2023.
b. New Commercial Construction (2023-760) Issued 8/30/2023.

CR 300 S & US 421 TIF (Appaloosa Crossing)

1. Culver's Restaurant, 3263 South US Highway 421

- a. Development Plan (2023-24-DP) Plan Commission Petition for a restaurant with a drive-thru. Target Date is 07/17/2023.
b. Development Standards Variance (2023-36-DSV) BZA Petition to increase the number of signs permitted. Target Date 09/06/2023.

2. Chase Bank, 10701 East 300 South

- a. Development Plan (2022-33-DP) Plan Commission Petition for a bank building. Approved on 07/18/2022.
b. Commercial New Construction (2022-1024) Permit Issued 12/21/2022. Last Inspection – Meterbase 08/23/2023, Passed.
c. Development Standards Variance (2023-33-DSV) BZA Petition to increase the number of signs permitted. Target Date 10/04/2023.
d. Development Standards Variance (2023-34-DSV) BZA Petition to exceed the permitted light levels. Target Date 10/04/2023. Petitioner is withdrawing.

3. Hoosier, To Go, 3255 South US 421

- a. Commercial New Construction (2021-922, Finish 2023-634) Permit Issued 07/25/2023; Convenience Store. Administratively Closed and Finish Permit Assigned

4. La Brise Nail Salon, 3191 South US 421

- a. Commercial Remodel (2023-301) Permit Issued 04/18/2023. Last Inspection – Above Ceiling Reinspection 09/14/2023, Passed.

5. Harris FLP, Outlots I, J, & K

- a. Zone Map Change (2023-30-Z) Plan Commission Petition to rezone outlots J & K from Rural Professional Business (PB) to Rural General Business (GB). Approved with commitments 08/21/2023.

CC: Emily Styron, Mayor
Andy Pickell, Deputy Mayor

- b. RePlat (2023-31-RP) Plan Commission Petition to replat lots I, J, & K. Lot I will be enlarged and lots J & K will be combined. Approved as presented 08/21/2023.
6. **Pulte Homes**, Townhomes, 10901 East 300 South
- a. Commercial New, 3261 Morab Drive (2022-946) 1201-1205 Shell Building 12; Issued 11/28/2022. Last Inspection – Meterbase 06/29/2023, Passed.
 - b. Commercial New, 3270 Morab Drive (2022-953) 201 Shell Building 2; Issued 11/29/2022. Last Inspection – Rough 05/01/2023, Passed.
 - c. Commercial New, 3258 Morab Drive (2022-974) 301 Shell Building 3; Issued 11/30/2022. Last Inspection – Rough 06/12/2023, Passed.
 - d. Commercial New, 3250 Arabian Lane (2023-459) 401-406 Shell Building; Issued 06/02/2023. Last Inspection – Underslab 06/29/2023, Passed.
 - e. Commercial New, 3251 Morab Drive (2023-591) 1301-1305 Shell Building; Issued 7/17/2023. Last Inspection – Underslab 09/06/2023, Passed.
 - f. Commercial New, 3264 Halflinger Drive (2023-682) 901-906 Shell Building; Issued 08/08/2023. Last Inspection – Temporary Electric 09/07/2023, Passed.
 - g. Commercial New, 10900 Morab Drive (2023-753) 501-506 Shell Building; Issued 08/30/2023. Last Inspection – Footer 09/19/2023, Passed.
 - h. Commercial New, 10936 Halflinger Drive (2023-765) 601 Shell Building; Issued 08/31/2023. Last Inspection – Footer 09/22/2023.

CR 700 TIF

- 1. **Adler Multi-Family Development**, County Road 700 E & Grove Pass
 - a. Development Plan (2022-04-DP) Plan Commission Petition for 179-unit multi-family development. Approved as presented, 3/21/2022.
 - b. Development Plan Amendment (2023-08-DPA) Plan Commission Petition for revisions of a site plan and building elevations of a 179-unit multi-family development. Approved with conditions, 04/17/2023.
- 2. **Hy-Vee**, 6125 South 700 East
 - a. Development Plan (2022-31-DP & 2022-41-DP) Plan Commission Petition of a 152,000 SF grocery store and convenience store with fuel sales. Approved as presented 08/15/2022.
 - b. Development Plan Amendments (2023-14-DPA & 2023-15-DPA) Plan Commission Petitions to revise the original Development Plans (2022-31-DP & 2022-41-DP). Approved as presented, 05/15/2023.

Holliday Farms TIF

- 1. **Agronomy Building**, 3900 South US 421
 - a. Commercial New (2021-545, Finish 2023-605) Permit Issued 06/10/2021, 07/19/2023. Certificate of Occupancy Issued 09/12/2023.
 - b. Commercial New (2021-546, Finish 2023-633) Permit Issued 07/25/2023.
- 2. **Kiddie Academy**, 3650 Marketplace Drive
 - a. Development Plan (2022-03-DP) Plan Commission Petition for a childcare facility. Approved 05/17/2022 with comments.
 - b. Commercial New (2023-043) Permit Issued 01/27/2023. Last Inspection – Meterbase 09/15/2023.
- 3. **Holliday Farms Clubhouse**
 - a. Development Plan (2021-45-DP) Plan Commission Petition for a golf clubhouse facility; Approved as presented 9/20/2021.
 - b. Commercial New (2021-1071, Finish 2023-494) Permit Issued 11/23/2021, 06/08/2023. Last Inspection – Final Reinspection 07/14/2023, Failed.
 - c. Commercial New (2021-155, Finish 2022-800) Permit Issued 10/05/2022; South Restrooms; Stop Work Order Issued 03/31/2023.
 - d. Commercial New (2021-154, Finish 2022-801) Permit Issued 10/05/2022; North Restroom; Assigned Temporary Certificate of Occupancy expiring 08/24/2022.

CC: Emily Styron, Mayor
Andy Pickell, Deputy Mayor

- e. Commercial Other (2022-610) Permit Issued 08/09/2022; Interior Pool; Temporary Certificate of Occupancy Expires 09/01/2023.
- f. Commercial New (2022-708) Permit Issued 09/09/2022; Kiddie Pool. Last Inspection – Underslab 05/16/2023, Passed.
- g. Commercial Addition (2022-711) Permit Issued 09/12/2022; Active Pool. Last Inspection – Pool Bonding 12/16/2022, Passed.
- h. Commercial New (2022-712) Permit Issued 09/12/2022; Social Pool; Last Inspection – Pool Bonding 11/18/2022, Passed.

Oak Street TIF

1. **Seake, LLC / Zionsville Eyecare**, 1120 West Oak Street
 - a. Commercial Remodel (2023-248) Permit Issued 03/30/2023. Last Inspection – Above Ceiling 08/22/2023, Passed.
2. **Town of Zionsville**, 1100 West Oak Street
 - a. Commercial Remodel (2023-735) Issued 08/22/2023. Certificate of Occupancy Issued 09/11/2023.

Northwest Teck Park TIF

1. **Kirby Realty Group LLC**, 6200 Technology Center Drive
 - a. Commercial Demolition (2022-703) Permit Issued 09/07/2022.
2. **Smith & Nephew Orthopedics**, 6200 TECHNOLOGY CENTER DRIVE
 - a. Commercial Remodel (2022-748) Permit Issued 09/22/2022; Assigned Temporary Certificate of Occupancy, expired 12/30/2022.
3. **EJC 6400 LLC**, 6400 Technology Center Drive
 - a. Development Plan (2023-25-DP) Plan Commission Petition for a flex office building. Conditionally approved 07/17/2023.

Michigan Road TIF

1. **The Farm at Zionsville JV LLC**, 11819 Sycamore Street / 11550 Pittman Farms Drive
 - a. Development Plan (2022-38-DP) Plan Commission Petition for 400 apartment dwellings on 17.02 +/- acres in the Planned Unit Development District (The Farm PUD); Approved, 08/15/2022.
 - b. Commercial New Garage (2023-154) Permit Issued 03/07/2023. Last Inspection – Underslab 05/30/2023, Passed.
 - c. Commercial New, Building A (2023-192) Permit Issued 03/16/2023. Last Inspection – Underslab 09/19/2023, Passed.
 - d. Commercial New, Building B (2023-209) Permit Issued 03/21/2023. Last Inspection – Underslab 08/17/2023, Passed.
 - e. Commercial New, Building C (2023-290) Permit Issued 04/13/2023. Last Inspection – Underslab 08/28/2023, Passed.
 - f. Commercial New, Pavilion (2023-321) Permit Issued 4/25/2023.
2. **Wilma Properties, LLC**, 12045 North Michigan Road
 - a. Commercial Remodel (2023-381) Permit Issued 05/10/2023. Last Inspection – Above Ceiling 08/28/2023, Passed.
3. **Dawn Till Dusk Daycare**, 11702 North Michigan Road
 - a. Development Plan Amendment (2023-21-DPA + 2023-22-DP) Plan Commission Petition for an addition to an existing toddler day care facility. Conditionally Approved 07/17/2023.
 - b. Commercial Addition (2023-702) Issued 08/10/2023.
 - c. Commercial Addition (2023-746) Issued 08/29/2023. Last Inspection – Footer 09/14/2023, Passed.

CC: Emily Styron, Mayor
Andy Pickell, Deputy Mayor



**ZIONSVILLE REDEVELOPMENT COMMISSION (“ZRDC”)
SPECIAL MEETING MEMORANDA
FOR**

Thursday, September 07, 2023 at 5:30 PM
In-person and Video Conference Meeting

Members Present:

(In-Person) Jaclyn Spillane – President, Sanjay Patel – Vice President, Kent Esra,
Amanda Rubeck, & Katie Aeschliman

(Via Zoom) None

(Absent) David Ober – Secretary

Also Present:

(In-Person) Corrie Sharp – RDC Executive Director, Owen Young – Economic
Development Manager, & Zach Lutz – Associate Planner

(Via Zoom) Brian Crist – Legal Counsel of Ice Miller,

1. Call to Order: Jaclyn Spillane called the meeting to order (@ 5:36 PM; [YouTube 00:01:10](#))

2. Recognition of Attendees who request to be noted: John Towsley.

3. Reports

A. ([YouTube 00:02:15](#)) Director’s Report

Corrie Sharp provided general updates to the RDC. Coordination with JR Kendall continues as they work through their due diligence period associated with the approved Development Agreement. They are moving forward as planned and have begun the design of the property and building. Ms. Sharp is working with SEAKE and Onyx + East to potentially create a design that can incorporate both options on Lot #2 in front of Town Hall. Their proposals were a three story office building by SEAKE and high end townhomes by Onyx + East. Beginning in October 2023 the RDC will begin looking at a draft budget for 2024.

B. TIF Report:

No discussion.

4. Old Business

A. ([YouTube 00:04:20](#)) Crowe Engagement Letter & Contract

The Crowe LLP is still outstanding. Mr. Berry is requesting that this item be withdrawn at this time. They will continue to do work for the RDC as requested. There is no projected timeline for when they would bring this back to the RDC for consideration.

5. New Business

A. ([YouTube 00:06:05](#)) Approval and Adoption of Minutes: July 24, 2023, Regular Meeting

Jaclyn Spillane introduces the matter and opens for discussion.

Motion: Kent Esra made a motion (seconded by Amanda Rubeck) to: Approve the regular meetings minutes from July 24, 2023.

The motion passed unanimously 4:0.

B. ([YouTube 00:06:25](#)) Claims for Approval

Jaclyn Spillane introduces the claims for August.

Motion: Amanda Rubeck made a motion (seconded by Kent Esra) to: Approve the Claims as presented.

The motion passed unanimously 4:0.

B. ([YouTube 00:07:30](#)) CDC – Directors Appointment

Corrie Sharp introduces the recommendation for appointment to the Community Development Corporation (CDC), Brian Jones. He is currently a lawyer at Bose McKinney & Evans, LLP in Indianapolis. They submitted their name through the Zionsville website with interest in serving the community. The CDC currently does not have a lawyer as a member currently and would find his skills valuable as they move forward.

Motion: Sanjay Patel made a motion (seconded by Amanda Rubeck) to: Appoint Brian Jones to the Zionsville Community Development Corporation.

The motion passed unanimously 3:0:1. Mr. Esra abstained from the vote.

C. ([YouTube 00:09:35](#)) Bond Disbursement Request, The Farm

Ms. Sharp expresses that this is a standard request associated with their developer backed bonds within the Michigan Road Economic Development Area (EDA). Because the RDC was the approving body, the RDC reviews these requests prior to the loan provider issuing the funds. This is an administrative action which has already been executed by Ms. Spillane. No action is needed from the RDC at this time.

D. ([YouTube 00:10:50](#)) Resolution of the RDC authorizing and approving the director of the RDC to sign administrative paperwork.

Ms. Sharp requests that this matter be withdrawn for the time being.

6. Other Business:

None

7. ([YouTube 00:11:50](#)) Adjourn

Motion: Sanjay Patel made a motion (seconded by Kent Esra) to: Adjourn the meeting.

The motion passed unanimously 4:0.

Meeting Adjourned at 5:47 pm ([YouTube 00:12:18](#) meeting duration)

The next meeting of the Redevelopment Commission is scheduled for:

Monday, September 25, 2023, at 6:30 pm.

DRAFT

Old National Wealth Management
One Main Street
Evansville, IN 47708
Attention: Corporate Trust Department

This written request ("Written Request") is submitted pursuant to the provisions of Section 4.4(c) of that certain Trust Indenture dated as of December 1, 2022 ("Indenture"), between the Town of Zionsville, Indiana ("Issuer") and Old National Wealth Management, as Trustee, as trustee ("Trustee"). The terms used herein have the same meanings as when used in the Indenture except where the context otherwise requires.

The Farm at Zionsville PropCo, LLC, an Indiana limited liability company ("Borrower"), hereby requests that on _____, 2023, the Trustee pay from funds held in the Construction Account the amount specified in paragraph (b) below. In support of this Written Request, the Borrower states as follows:

- (a) This Written Request is requisition number one (1);
- (b) The aggregate amount of costs to be paid is \$4,530,488.37;
- (c) The costs referred to in paragraph (b) above have been paid or incurred and were necessary for the construction or equipping of the Project and were made or incurred in accordance with the construction contracts, plans and specifications, or purchase contracts therefor now in effect;
- (d) The costs referred to in paragraph (b) were incurred to pay Costs of Construction of the Project relating to sitework and utilities (\$103,826.45), building and site concrete (\$1,144,404.00), general insurance, conditions and requirements (\$179,436.87), precast concrete (\$497,335.00) and other construction related items (\$3,071,359.55), less retainage (-\$465,873.50) necessary to complete the project, paid to Borrower's general contractor, Shiel Sexton Company, Inc. ;
- (e) The amount paid or to be paid, as set forth in paragraph (b) above, is reasonable and represents a part of the amount payable for the costs of equipping the Project, all in accordance with the cost budget, and such payment was not paid in advance of the time, if any, fixed for payment and was made in accordance with the terms of any contracts applicable thereto and in accordance with usual and customary practice under existing conditions;
- (f) No part of the said Construction Costs was included in any Written Request previously filed with the Trustee under the provisions of Section 4.4(b) of the Indenture;
- (g) The costs referred to in paragraph (b) above are appropriate for the expenditure of proceeds of the Bonds under the Act; and
- (h) The vendors and the amount paid and/or to be paid to each and copies of invoices paid and/or to be paid with copies of checks used for any previously made

payment and, if a vendor is an unincorporated entity, the taxpayer identification number for such vendor, are attached hereto on Schedule A.

The approval of the Redevelopment Commission President is required to draw down funds.

In accordance with the provisions of the Indenture, the Borrower has caused this Written Request to be signed on its behalf this _____ day of _____, 2023.

THE FARM AT ZIONSVILLE PROPCO, LLC, as
Borrower

By: The Farm at Zionsville JV, LLV Sole Member

By: SP Zionsville, LLC, Member Manager

By: _____
Marc D. Pflieger, Manager

APPROVED

ZIONSVILLE REDEVELOPMENT
COMMISSION

President

cc: Town of Zionsville, Indiana

SCHEDULE A

Amounts set forth herein have been paid by the Borrower for Costs of Construction.

<u>Vendors</u>	<u>Amount Paid/to be Paid</u>	<u>Vendor TIN</u>
Shiel Sexton	\$4,530,488.37	
Total Paid and to be Reimbursed to the Borrower	\$4,530,488.37	