



**REGULAR MEETING OF THE  
ZIONSVILLE REDEVELOPMENT COMMISSION**

**Zionsville Town Hall and Via Zoom**

**Monday, October 25, 2021**

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

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA 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 NOTICE.**

Members of the public shall have the right to attend the Redevelopment Commission Meeting via the following forms of electronic communication:

Please click the following link to join: <https://us02web.zoom.us/j/85232835293>

Webinar ID: **852 3283 5293**

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

Masks are optional for employees and visitors to Zionsville Town Hall and Town of Zionsville facilities.

Those attending meetings in Town Hall conference rooms are not required to wear masks EXCEPT when an attendee requests others to wear a mask. If you feel unwell or are experiencing COVID-19 symptoms, please stay home.

**AGENDA**

1. Call To Order
2. Recognition Of Attendees Who Request To Be Noted
3. Reports
  - A. October TIF Memorandum

Documents:

[2021-10-25 RDC TIF MEMORANDUM.PDF](#)

4. Old Business

- A. Approval And Adoption Of Minutes: [August 23, 2021], Regular Meeting

Documents:

[2021-08-23 RDC MEMORANDA - REGULAR MEETING.PDF](#)

- B. Creekside Corporate Park - Lot #1: Letter Of Intent (Terms Sheet) From Bradley Companies

5. New Business

- A. Creekside Corporate Park – Lot # 2: Letter Of Intent From Halakar, LLC.

Documents:

[CREEKSIDE LOT 2 LOI- HALAKAR.PDF](#)

- B. Grant Recommendation Consideration: Zionsville Community Development Corporation

1. Nicholson Orthodontics /Shiloh Springs Enterprises LLC (95 East Oak Street)  
ZCDC Meeting 15 October 2021 - [LINK](#)

Grant Recommendation Process - [LINK](#)

Documents:

[NICHOLSON - 2021-10-25 GRANT MEMORANDUM.PDF](#)  
[NICHOLSON - ARCHITECTURAL PLANS AND CIVIL DRAWINGS.PDF](#)  
[NICHOLSON - CDA APPLICATION FORM.PDF](#)

- C. CR 700 TIF Presentation By Developer/Developer Representation

Documents:

[CR 700 TIF - SILA CAPITAL LLC.PDF](#)

- D. 2022 Budget

6. Other Business

- A. Claims

Documents:

[211025RDCREGISTER.PDF](#)

7. Adjourn

NEXT REGULAR MEETING: Monday, November 22, 2021 at 6:30 p.m.

ANNEX TO THE AGENDA FOR THE OCTOBER 25, 2021  
REGULAR MEETING OF THE ZIONSVILLE REDEVELOPMENT COMMISSION



In his various Executive Orders, 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 "ZRDC") must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, 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, October 25, 2021 @ 6:30 pm Eastern Time (US and Canada)

Topic: Zionsville ZRDC Meeting

Please click the following link to join: <https://us02web.zoom.us/j/85232835293>

Webinar ID: 852 3283 5293

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1. 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 [wdelong@zionsville-in.gov](mailto:wdelong@zionsville-in.gov).
2. 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 Joe Rust at 317-873-5410 or at [jrust@zionsville.gov](mailto:jrust@zionsville.gov) for assistance.
3. 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.
4. If a member of the public requires assistance connecting to the RDC Public meeting, please contact Owen Young at 317-495-8396 or at [oyoung@zionsville-in.gov](mailto:oyoung@zionsville-in.gov).

