



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

**Tuesday, March 21, 2023
10:30 a.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/84092232018>

Webinar ID:

840 9223 2018

Passcode:

622785

Or by Telephone at the following numbers:

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+1 312 626 6799, +1 646 558 8656, +1 646 931 3860,
+1 669 900 9128, +1 689 278 1000, +1 719 359 4580,
+1 253 205 0468, +1 253 215 8782, +1 346 248 7799,
+1 360 209 5623, +1 386 347 5053, +1 507 473 4847,
+1 564 217 2000, or +1 669 444 9171

AGENDA

1. Call To Order
2. Recognition Of Attendees Who Request To Be Noted
3. Reports
 - A. TIF Area Report
 - Documents:
[2023-03-21 RDC TIF MEMORANDUM.PDF](#)
4. Old Business
5. New Business
 - A. Approval And Adoption Of Minutes: [February 27, 2023]
 - Documents:
[2023.02.27 RDC MEMORANDA - REGULAR MEETING - STAFF DRAFT.PDF](#)
 - B. CDC Grant Allocation
 - C. Crowe LLP Contract
6. Other Business
7. Adjourn

NEXT REGULAR MEETING: **Monday, April 24, 2023** at 6:30 p.m.

**ADDITIONAL INSTRUCTIONS
FOR THE [*Tuesday, March 21, 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:

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+1 669 444 9171

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: March 21, 2023 Redevelopment Commission Regular Meeting

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

- Map of TIF Districts: <https://www.google.com/maps/d/edit?mid=1cT4vtesLfxmKGRVD7J4xjML7jqz7NZm&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 Extension - Expires 12/23/2022.
2. **Tipsy Mermaid**, 135 South Main Street
 - a. Development Plan & Amendment (2021-10-DP, 2022-23-DPA) The petitioners went before the ZARC to provide design updates. They requested additional funds from the project totaling \$24,256.00 to cover additional costs that arose, which were approved.
 - b. Commercial Addition (2022-901) Permit Issued – 11/17/2022; Last Inspection – Rough Reinspect 03/14/2023, Passed.
3. **Nicholson Orthodontics**, 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.
4. **Cobblestone Zionsville**, 160 South Main Street
 - a. Commercial Addition (2022-181) Permit Issued 03/11/2022; Walk-in cooler. Issued a Certificate of Occupancy on 03/10/2023.
5. **Universal Transparent Bag Company**; 10505 Bennett Parkway
 - a. Commercial Remodel (2022-509) Permit Issued 6/30/2022.
6. **Jake Watson**; 10818 Deandra Drive
 - a. Commercial Remodel (2022-679) Permit Issued 08/31/2022.
7. **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.
8. **Patachou Inc**: 95 East Pine Street
 - a. Commercial Remodel (2022-952) Permit Issued 11/28/2022. Last Inspection – Underslab, Passed 02/24/2023.

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

Creekside Corporate Park TIF

1. **RFPDI, LLC – Creekside Corporate Park**, 10855 Creek Way:
 - a. Replat (2023-02-RP) Plan Commission Petition to relocate the shared lot line between Creekside lots 10 & 11. Conditionally Approved as presented on 02/21/2023.
 - b. Development Plan (2023-03-DP) Plan Commission Petition for a 104, 568 SF commercial building on Creekside lot 10. Conditionally Approved as presented on 02/21/2023. Subcommittee approval needed of new building elevations.
 - c. Development Plan (2023-04-DP) Plan Commission Petition for a 25,635 SF commercial building on Creekside lot 11. Conditionally Approved as presented on 02/21/2023. Subcommittee approval needed of new building elevations.

CR 300 S & US 421 TIF (Appaloosa Crossing)

1. **Culver's Restaurant**, 3263 South US Highway 421
 - a. Use Variance (2023-03-UV) BZA Petition for a variance to provide a drive-through restaurant in the Rural General Business District and in the Rural Michigan Road Overlay (MRO). Approved as presented on 03/01/2023.
 - b. Development Standards Variance (2023-04-DSV) BZA Petition for a variance to deviate from the required six-foot perimeter planting strip. Approved as presented on 03/01/2023.
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.
3. **Hoosier, To Go**, 3255 South US 421
 - a. Commercial New Construction (2021-922) Permit Issued 10/1/2021; Convenience Store; Assigned a Temporary Certificate of Occupancy, expiring on 01/31/2023.
4. **Classic Cleaners**, 3199 South US 421
 - a. Commercial Remodel (2022-582) Permit Issued 7/28/2022; Assigned a Temporary Certificate of Occupancy, expiring on 12/31/2022.
5. **Pulte Homes**, Townhomes, 10901 East 300 South
 - a. Commercial New, 3278 Morab Drive (2022-933) 101-104 Shell Building 1; Issued 11/22/2022. Last Inspection – Rough 03/13/2023, Failed.
 - b. Commercial New, 3271 Morab Drive (2022-938) 1101-1105 Shell Building 11; Issued 11/22/2022. Last Inspection – Underslab 01/12/2023, Passed.
 - c. Commercial New, 3261 Morab Drive (2022-946) 1201-1205 Shell Building 12; Issued 11/28/2022. Last Inspection – Temp Electric 03/08/2023, Passed.
 - d. Commercial New, 3270 Morab Drive (2022-953) 201 Shell Building 2; Issued 11/29/2022. Last Inspection – Underslab 01/24/2023, Passed.
 - e. Commercial New, 3258 Morab Drive (2022-974) 301 Shell Building 3; Issued 11/30/2022. Last Inspection – Underslab 03/10/2023, Passed.

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. Target date of 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.

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

Holliday Farms TIF

1. **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.
2. **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) Permit Issued 11/23/2021; Latest Inspection – Above Ceiling 03/13/2023, Partial.**
 - c. Commercial New (2021-155, Finish 2022-800) Permit Issued 10/05/2022; South Restrooms; Assigned Temporary Certificate of Occupancy expiring 08/24/2022.
 - d. Commercial New (2021-154, Finish 2022-801) Permit Issued 10/05/2022; North Restroom; Assigned Temporary Certificate of Occupancy expiring 08/24/2022.
 - e. Commercial Other (2022-610) Permit Issued 08/09/2022; Interior Pool; Last Inspection – Pool Bonding 08/11/2022, Passed.
 - f. Commercial New (2022-708) Permit Issued 09/09/2022; Kiddie Pool.
 - 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

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 expiring 12/30/2022.
3. **Kirby Realty Group LLC**, 6210 Technology Center Drive
 - a. Commercial Remodel (2022-896) Permit Issued 11/16/2022. Last Inspection – Meterbase 12/21/2022, Passed.

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. Mass Grading (2022-988) Permit Issued 12/07/2022.
 - c. Commercial Trailer (2023-067) Permit Issued 02/07/2023.
 - d. **Commercial New (2023-154) Permit Issued 03/07/2023.**
2. **25 Cedar LLC**, 12121 North Michigan Road
 - a. **Commercial Remodel (2023-009) Permit Issued 01/05/2023. Last Inspection – Rough 03/01/2023, Passed.**

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



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

Monday, February 27, 2023 at 6:30 PM
In-person and Video Conference Meeting

Members Present:

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

(Via Zoom) None

(Absent) None

Also Present:

(In-Person) Brian Crist – Legal Counsel of Ice Miller, Michael Dale – Director of Community and Economic Development, Corrie Sharp – Economic Development Consultant

(Via Zoom) Owen Young – Economic Development Manager

1. Call to Order: Sanjay Patel called the meeting to order (@ 6:31 PM; [YouTube 00:03:00](#))
2. Recognition of Attendees who request to be noted: Bryan Traylor, District 1 Town Councilor
3. ([YouTube 00:03:25](#)) Swearing in of Members

Sanjay Patel opens the discussion and requests Brian Crist of Ice Miller to walk the RDC through the process. Mr. Crist explains that this will be done in writing. Members will sign the oath of office along with their appointee. Once notarized these documents are finalized.

4. ([YouTube 00:05:00](#)) Election of Members to Offices (President, Vice President, Secretary)

President.

Motion: Sanjay Patel made a motion (Seconded by Amanda Rubeck) to nominate Jaclyn Spillane as President of the Redevelopment Commission for 2023.

The motion passed unanimously 5:0.

Vice President.

Motion: Amanda Rubeck made a motion (Seconded by Jaclyn Spillane) to nominate Sanjay Patel as Vice President of the Redevelopment Commission for 2023. David Ober brings up potential legislation which

is currently under consideration in the Indiana State Legislature which would require the president and vice president of all RDCs to be appointed by different appointing authority. Debate occurs around the subject of conforming to the legislation now to avoid making any alterations later. Mr. Esra expressed a desire to do so now to create a more diversified leadership which could lead to broader field of discussion and ideas.

The motion passed 4:1.

Secretary. Sanjay Patel nominated David Ober as Secretary.

Motion: Kent Esra made a motion (Seconded by Sanjay Patel) to: Nominate David Ober as Secretary of the Redevelopment Commission for 2023.

The motion passed unanimously 5:0.

5. ([YouTube 00:13:55](#)) Ratify Actions on January 23, 2023 Meeting (Res. 2023-02)

Jaclyn Spillane introduces the resolution for the RDC to consider the ratification of previous actions voted on at their last regular meeting. This is due to the members not being sworn in prior to voting occurring. Mr. Crist clarifies a few items and processes associated with the vote. David Ober has a few questions regarding the budget and funds that were not allocated by Town Council to the RDC. The budget be amended and removed Line 14 Zionsville Town Council allocation of \$180,000.

Motion: David Ober made a motion (Seconded by Kent Esra) to: Approve Resolution 2023-02 with the amendment of the budget to remove Line 14 Zionsville Town Council allocation of \$180,000.

The motion passes unanimously 5:0.

6. Reports

A. ([YouTube 00:16:10](#)) Claims for Approval

Jaclyn Spillane introduces the claims and briefing discusses them.

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

The motion passed unanimously 5:0.

B. ([YouTube 00:16:50](#)) Director's Report & CDC Discussion:

Corrie Sharp discusses the READI Grant and Zionsville Gateway Area (ZGA). Both of these initiatives put into motion by Town leadership. The ZGA is the southern portion of the existing village/downtown that has remained vacant for a few years. The READI Grant was created with a sum of five million dollars to be used on collective initiatives for economic development. This grant was focused on a set of initiatives which include increase per capita income that meets or exceeds national averages, increase the share of population of prime working age, increase the rate of educational attainment, increase property values, and improve health. Several central Indiana communities came together to create the White River Regional Opportunity Initiative. The group expressed the need for 20 million dollars' worth of projects. Zionsville received 1.9 million dollars through this initiative. Fishers is acting as the fiscal agent. Zionsville's grant agreement states that all project funds must be allocated by December 31, 2024 and all projects completed by December 31, 2026. These projects will likely be intertwined with the RDC as Tax Increment Financing dollars will likely be used to help fund some of these future initiatives.

([YouTube 00:22:20](#)) Cara Weber, Partner at DELV Design and CDC President, comes forward to discuss the adopted comprehensive plan amendment, the Zionsville Gateway Area Study. Any information and presentations about the ZGA Study can be found at zionsvillegatewayarea.com. Ms.

Weber summarizes the project, engagement, timeline, goals, and outcomes. The plan identifies and encourages the highest, best, and most sustainable mix of uses within the ZGA and explores economically vibrant, whole-community serving, and authentically Zionsville experience. There were three major design options however all included mixed use development along First and Main Street. These options also designed a realignment of Frist and Main Street; a public plaza space; and new trail networks.

David Ober expresses that there is the potential for an additional sum of money to be available as grant funding coming forward soon which will be more flexible than the first READI Grant. Ms. Sharp states that the groups do plan to pursue these funds.

Additional discussion occurs about the role of the RDC in this plans implementation. Ms. Sharp expresses that some developers have already purchased several lots in the ZGA and have mixed use components in their design including a parking garage. Parking garages are expensive and often create financial gaps which means some of these developers may seek financial assistance from the RDC.

[\(YouTube 00:36:30\)](#) Ms. Sharp expresses that Ms. Weber is involved in a number of boards within the community. One of which is the Community Development Corporation (CDC) which she is the current president of. The RDC has a line item of \$250,000 to keep for them to facilitate a grant program for business owners within EDA or TIF Areas.

C. TIF Report:

No discussion. This report will continue to be produced, however will no longer be discussed in detail unless questions arise.

7. Old Business

8. New Business

A. [\(YouTube 00:38:20\)](#) Approval and Adoption of Minutes: [January 23, 2023, Regular Meeting]

Jaclyn Spillane introduces the matter and opens for discussion. David Ober had a few comments which were expressed via email prior to the meeting that will be incorporated in the final draft.

Motion: David Ober made a motion (seconded by Sanjay Patel) to: Approve the special meetings minutes from the January 23, 2023 regular meeting with the minor edits.

The motion passed unanimously 5:0.

B. [\(YouTube 00:40:15\)](#) Ice Miller Engagement Letter.

Jaclyn Spillane introduces the letter and opens the floor for discussions or a motion.

Motion: Sanjay Patel made a motion (seconded by Amanda Rubeck) to: Approve the Ice Miller LLC Engagement Letter as presented.

The motion passed unanimously 5:0.

C. [\(YouTube 00:39:25\)](#) RDC Regular Meeting Date Consideration

Jaclyn Spillane introduces the topic and opens the floor for discussion. Currently, the RDC meets on the fourth Monday of each month at 6:30 PM. If this were to change Staff would have to re-notice for the rest of the year. There is also discussion about the need for an alternate March meeting due to availability. There is some discussion about potential dates. Staff will provide options for the RDC based upon variable schedules and other meetings.

9. Other Business:

A. ([YouTube 00:42:00](#)) Discontinuation of Loopnet Services

Corrie Sharp explains the background associated with the existing services. Currently, it is not serving its originally intended purpose. The RDC would like to have their webpage broadened to include all their owned parcels for greater marketability.

Motion: Kent Esra made a motion (seconded by David Ober) to: Discontinue the use of Loopnet Services.

The motion passed unanimously 5:0.

10. ([YouTube 00:46:00](#)) Adjourn

The meeting was adjourned by Jaclyn Spillane

Meeting Adjourned at 7:16 pm ([YouTube 00:46:19](#) meeting duration)

The next meeting of the Redevelopment Commission is a special meeting scheduled for **Monday, March 21, 2023, at 10:30 am.**