



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

**Monday, July 24, 2023**  
**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

### AGENDA

1. Call To Order
2. Recognition Of Attendees Who Request To Be Noted
3. Reports
  - A. Director’s Report: Review Responses To RFIs
4. Old Business
  - A. Crowe Engagement Letter / Contract (Continued)
  - B. CDC Board Of Directors Appointment – Recommendation (Continued)
5. New Business
  - A. Approval And Adoption Of Minutes: [May 22, 2023]

Documents:

[2023.05.22 RDC MEMORANDA - REGULAR MEETING - STAFF DRAFT.PDF](#)

Documents:

C. Annual Notification To Taxing Units Of Anticipated 2023 Excess TIF Revenue Distribution

6. Other Business

7. Adjourn

NEXT REGULAR MEETING: **Monday, August 28, 2023** at 6:30 p.m.

NEXT ANTICIPATED EXECUTIVE SESSION: **Monday, August 28, 2023** at 5:30 p.m.

**ADDITIONAL INSTRUCTIONS  
FOR THE [ *Monday, July 24, 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/82148592260>

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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).



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

**Monday, May 22, 2023 at 6:30 PM**  
In-person and Video Conference Meeting

**Members Present:**

(In-Person) Jaclyn Spillane – President, Sanjay Patel – Vice President, David Ober – Secretary, & Amanda Rubeck

(Via Zoom) None

(Absent) Kent Esra & Katie Aeschliman

**Also Present:**

(In-Person) Brian Crist – Legal Counsel of Ice Miller, Michael Dale – Director of Community and Economic Development, Corrie Sharp – RDC Executive Director, Michael Berg (Zionsville School Board President).

(Via Zoom) Owen Young – Economic Development Manager

1. Call to Order: Jaclyn Spillane called the meeting to order (@ 6:30 PM; [YouTube 00:02:55](#))

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

3. Reports

A. ([YouTube 00:03:20](#)) Claims for Approval

Jaclyn Spillane introduces the claims. Corrie Sharp elaborates that the two claims from Ice Miller are their normal retainer fees from two separate months plus some other expenses.

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

The motion passed unanimously 4:0.

B. ([YouTube 00:04:45](#)) Director’s Report

Corrie Sharp provides some quick updates on upcoming projects, payments, and timeline updates.

If the RDC approves the Kendall proposal on Lot 9 of the Creekside Corporate Park, the deal would be completed in 2023. On Lots 10 & 11 with Graham Rahal and GFPDI, the purchaser has used their due diligence extension and plans to close in mid to late June. The purchase has until the end of July to execute the items outlined in the purchase agreement. Tax Increment Financing Bond Obligations

will be on the claims for approval in June and July. In June or July the RDC will also have a claim for the renewal of Creekside Corporate Parks environmental insurance and will cover all lots within the park until 2029. This insurance obligation likely came out of the deal with LIDS and the RDC support staff is still researching it. Ms. Sharp also expresses the current timeline for the two Request for Information (RFI). The RFI for the parking lot at Sycamore and Main is due June 30 and will be discussed at the July RDC meeting. Lot 2 RFI is due June 16 and will be discussed in the June RDC meeting. The submissions for the RFIs will assist in guiding the RDC in determining how they should sell/market these parcels. The CDC Appointments are still under review by Ms. Sharp. Interviews are still being conducted on the six candidates and will be on the agenda with a recommendation in June.

[\(YouTube 00:11:20\)](#) Ms. Sharp discusses the budget and how it is changing. Reconciling is occurring between the Crowe LLP financial advisor estimates and the Town of Zionsville's Department of Finance and Records actual amounts. Ms. Poore is looking to see if an RDC account can be created. Another item that is being researched is the TIF obligation to the Zionsville School Corporation in relation to the Creekside and Zionsville TIF Allocation Areas. There are two different triggers which would initiate payments being made from the town to the Schools. They were called in 2021. This means some annual back payments are needed. These payments are roughly \$70,000. Creekside costs can be pulled out of this payment. Ms. Sharp displays and describes the reconciliation spreadsheet her and Crowe LLP are working from. It is the hope that this will be a working document to use moving forward.

David Ober asks where the discrepancies were. Ms. Sharp expresses that the discrepancies exist everywhere from the starting balance to differing values in each fund. There could be several causes to this. More specificity will be needed in the future on claims to assist in avoiding these issues in the future.

C. TIF Report:

No discussion.

4. Old Business

A. [\(YouTube 00:26:30\)](#) Crowe Engagement Letter & Contract

Crowe LLP is still working through the draft with their legal team with the Town's requested conditions. It is the hope have this on the agenda for June.

B. [\(YouTube 00:26:40\)](#) CDC – Directors Appointment

The CDC Appointments are still under review by Ms. Sharp. Interviews are still being conducted on the six candidates and will be on the agenda with a recommendation in June.

5. New Business

A. [\(YouTube 00:26:55\)](#) Approval and Adoption of Minutes: April 24, 2023, Regular Meeting

Jaclyn Spillane introduces the matter and opens for discussion.

Motion: David Ober made a motion (seconded by Amanda Rubeck) to: Approve the regular meetings minutes from April 24, 2023.

The motion passed unanimously 4:0.

B. ([YouTube 00:27:20](#)) Creekside Corporate Park – Lot 9 – JR Kendall – Development Agreement

Ms. Sharp offers a brief introduction of the project and development agreement to sell Lot 9 to Kendall Property Group. She then passes it off Mr. Kendall to discuss the project and proposal further. Mr. Kendall offers a brief history of the company and its transition from office, hotel, etc. to almost exclusively to multi-family development. Their market extends outside of Indiana into Michigan, Ohio, and Kentucky.

Mr. Kendall's proposal is a 20,000 sq. ft., two-story, office structure with a flexible layout. His business would only occupy roughly 5,000 sq. ft. of the upper story leaving 15,000 sq. ft. for an anticipated one to two other tenants. Currently he is in talks with two other office uses. He anticipates four months for design with approvals in September and construction beginning in November. The total investment on the property will be between five and six million dollars. The structure would likely hold 50 to 75 employees making over \$70,000 annually.

Ms. Sharp offers some additional clarity. This is a land purchase with no incentives being sought. In addition, no PUD amendments will be needed for this development to occur.

Motion: Amanda Rubeck made a motion (seconded by David Ober) to: To approve the proposal for Creekside Corporate Park on Lot Nine by Kendall Property Group for a two-story office building as shown in the drawing.

The motion passed unanimously 4:0.

6. Other Business:

7. ([YouTube 00:39:25](#)) Adjourn

Jaclyn Spillane Adjourns the meeting.

Meeting Adjourned at 7:07 pm ([YouTube 00:39:52](#) meeting duration)

The next meeting of the Redevelopment Commission is scheduled for:

**Monday, June 26, 2023, at 6:30 pm.**

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

July 24, 2023

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Town of Zionsville

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 2 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 1,187,523.00.

Dated this 24th day of July 2023.

Thomas Kent Esra

David Ober

Sanjay Patel

Amanda Rubek

Jaclyn Spillane

Katherine Aeschliman

Signatures of Governing Board

**Accounts Payable Register**  
 APV Register Batch - 07/24/23 RDC CLAIMS  
 All History  
 Grouped By Fund Number, Department

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
<b>**Fund Number 282 Food and Beverage Tax</b>										
<b>**Department 999</b>										
07/07/2023	2596	Fund 324 - Town Hall Lease		282999949.100	Transfer	FOOD AND BEVERAGE PORTION	115000.00	2596E	07/07/2023	
<b>SubTotal Department 999</b>							115000.00			
<b>SubTotal Fund Number 282</b>							115000.00			
<b>**Fund Number 402 Cumulative Capital Development</b>										
<b>**Department 999</b>										
07/07/2023	2596	Fund 324 - Town Hall Lease		402999949.100	Transfer	CCD PORTION	270000.00	2596E	07/07/2023	
<b>SubTotal Department 999</b>							270000.00			
<b>SubTotal Fund Number 402</b>							270000.00			
<b>**Fund Number 490 TIF Dist Fund</b>										
<b>**Department 180</b>										
07/24/2023	1960	ICE MILLER LLP		490180311.000	Legal Fees	RDC-CONSULTING SERVICES	8000.00	/ /		
07/24/2023	2826	ICE MILLER LLP		490180311.000	Legal Fees	RDC-CONTRACTUAL SERVICES	8000.00	/ /		
07/24/2023	2826	ICE MILLER LLP		490180311.000	Legal Fees	SR 334/700 TIF	2023.00	/ /		
07/24/2023	2504	INNOVATIVE PLANNING LLC		490180375.000	Contractual Services	RDC DIRECTOR RESPONSIBILITIES	15000.00	/ /		
07/24/2023	2752	INNOVATIVE PLANNING LLC		490180375.000	Contractual Services	CONTRACTUAL SERVICES	15000.00	/ /		
07/24/2023	2761	ZIONSVILLE REDEVELOPMENT AUTH		490180700.000	Lease Payment	RDA LEASE RENTAL BONDS OF 2012	184000.00	/ /		
07/24/2023	2762	Redevelopment Authority		490180700.000	Lease Payment	RDA LEASE RENTAL BOND OF 2017	202500.00	/ /		
<b>SubTotal Department 180</b>							434523.00			
<b>SubTotal Fund Number 490</b>							434523.00			
<b>**Fund Number 494 Oak Street Allocation Fund</b>										
<b>**Department 180</b>										
07/07/2023	2596	Fund 324 - Town Hall Lease		494180949.100	Transfer	OAK ST TIF	250000.00	2596E	07/07/2023	

Accounts Payable Register

Date: 07/20/2023 09:40:44 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
<b>SubTotal Department 180</b>							250000.00			
<b>SubTotal Fund Number 494</b>							250000.00			
<b>**Fund Number 496 Creekside Allocation Fund</b>										
<b>**Department 180</b>										
07/07/2023	2597	Redevelopment Authority		496180700.000	Lease Payment	RDA LEASE RENTAL RV 2016	118000.00	2597E	07/07/2023	
<b>SubTotal Department 180</b>							118000.00			
<b>SubTotal Fund Number 496</b>							118000.00			
<b>*** GRAND TOTAL ***</b>							1187523.00			