



**REGULAR MEETING OF THE
ZIONSVILLE REDEVELOPMENT COMMISSION**

Zionsville Town Hall and Via Zoom

Monday, December 27, 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/89278097885>

Webinar ID: **892 7809 7885**

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. TIF Area Memorandum

Documents:

[2021-12-27 RDC TIF MEMORANDUM.PDF](#)

4. Old Business

A. Approval And Adoption Of Minutes: [November 22, 2021], Regular Meeting

Documents:

[2021-11-22 RDC MEMORANDA - REGULAR MEETING - STAFF.PDF](#)

B. Creekside Corporate Park - Lot #1: Bradley Companies

C. 700 East TIF Allocation Area: Project Update (Matt Price)

5. New Business

A. RDC Claims For Approval

6. Other Business

A. None

7. Adjourn

NEXT REGULAR MEETING: Monday, January 24, 2022 at 6:30 p.m.

ANNEX TO THE AGENDA FOR THE [DECEMBER 27, 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 ZRDC 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 ZRDC Public Meetings via the following forms of electronic communication:

When: **Monday, December 27, 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/89278097885>

Webinar ID: **892 7809 7885**

Or by Telephone at the following numbers:

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1-346-248-7799 or 1-669-900-9128 or 1-253-215-8782

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 oyoung@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 Owen Young at (317) 873-8249 or at oyoung@zionsville-in.gov for assistance.
3. The ZRDC will continually revisit and refine the procedures in this Annex to address public accessibility to ZRDC Public Meetings during the COVID-19 Public Health Emergency.
4. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.



MEMORANDUM

TO: Zionsville Redevelopment Commission
FROM: Wayne DeLong, AICP, CPM Director of Planning & Economic Development
RE: December 27, 2021 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=1cT4vtesLfxmKGRVD7J4xjML7jzq7NZm&usp=sharing>

106th Street TIF

1. **COhatch Project, 75 N. Main St.:** (ILP No. 2021-688) Commercial Remodel Permit was issued on 7/21/2021; Latest inspection Footer – Passed 10/14/2021.
2. **AES Restaurants, 10440 Bennett Parkway:** (ILP No. 2021-591) Commercial New Construction Permit issued on 6/23/2021. (Petition No. 2021-40-DPA) A Development Plan Amendment Petition was approved by the Plan Commission on 8/16/2021 for the addition of another row of parking.
3. **Our Place Coffee, 65 S. First St.:** A Construction Design Release was issued for this remodel on 6/14/2021.
4. **Fanimation, Inc., 10983 Bennett Parkway:** A Commercial Remodel Permit was issued on 5/25/2021.
5. **Hotel Tango; 10615 Zionsville Rd.:** Commercial Remodel Permit for a storage area issued 4/2/2021.
6. **Wildwood Designs, 180 S. Main St.:** Commercial Remodel Permit issued 3/24/2021.
7. **Black Acre Brewing Company, 98 S. Main St.:** Commercial Remodel issued 4/24/2020; **Finishing Permit issued 12/17/2021(ILP No. 2021-1143).**
8. **Tipsey Mermaid, 135 S Main St.:** Commercial Addition (ILP No. 2021-975) Issued - 10/22/21
9. **Hoosier Village, 10301 Eagle Oaks Dr.:** Common Area pavilion (ILP No. 2021-849) Underslab – Passed 10/15/21
10. **FBO Services, Inc; 10825 Andrade Dr.:** (Petition No. 2021-46-RP) Replat approval to subdivide lot 10 in the Andrade Industrial park – Approved w/ conditions 10/19/2021.
11. **Nicholson Orthodontics, 95 E. Oak Street:** (Petition No. 2021-22-DP) Development Plan Approval of a 4,000+/- building addition – Approved as presented 9/20/2021.
12. **TRIPhase, 10960 Bennett Parkway:** (Petition No. 2021-59-DPA) Major amendment to their Development Plan to facilitate RLL access to Bennett Parkway. To be heard at November 15, 2021, Plan Commission Meeting.

Creekside Corporate Park TIF

1. **Group 1001 Headquarters, 10555 Group 1001 Way:** A Commercial Remodel Permit was issued on June 7, 2021 and another on July 12, 2021 for a lower level cafe.
2. **RLL Racing Headquarters, 10771 Creek Way:** (ILP No. 2021-208 & 2021-314) Grading and a Commercial New Construction Permit were issued on April 8, 2021. Construction is ongoing. Staff level submittal for Minor amendment to their Development Plan to shift site access to line up with Major Development Plan amendment to TRIPhase property for access to RLL property.

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

CR 300 S & US 421 TIF

1. **Appaloosa Crossing - Residential Component:** (*Petition No. 2021-39-CA; 2021-37-PP; 2021-38-DP*) Petitions for approvals of a Primary Plat, Development Plan, and Commitment Amendment have been filed for a 125 lot (121 townhomes and 4 common areas). These Petitions were continued to the November 15, 2021, Plan Commission Meeting.
2. **Appaloosa Crossing - Outlot “Shops”:** (*ILP No. 2021-633*) Mass Grading – Issued 7/1/2021. (*ILP No. 2021-634*) Multi-tenant retail building, issued 7/1/2021; Last inspection: Underslab/Footer – Passed 8/18/2021.
3. **Appaloosa Crossing - Outlot “H”:** (*ILP No. 2021-856*) Mass Grading – Issued 9/15/2021. (*ILP No. 2021-922*) Convenience Store, issued 10/1/2021; Last inspection: Underslab Inspection – Passed 11/4/21
4. **Appaloosa Crossing - Outlot “J”:** A Pre-Construction Meeting for the multi-tenant office building is anticipated in September, with construction beginning immediately.
5. **Appaloosa Crossing - Outlot “K”:** A Pre-Construction Meeting for the multi-tenant office building is anticipated in September, with construction beginning immediately.

CR 700 TIF

1. **Sila Capital LLC:** (*Petition No. 2020-49-CA*) Modification of Commitments associated with Boone County Ordinance No. 2009-05 recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 009200002673 to allow for an increase in the intensity of the multiuse component of the ordinance to provide for an Apartment complex including three Apartment buildings with a total number of 179 units on 9.295 parcel in the Rural General Business (GB) Zoning District. Approved 12/21/2020 and Recorded (*Inst. No. 2021001536*)

Holliday Farms TIF

1. **The Club at Holliday Farms:** (*Petition No. 2021-45-DP*) Development Plan approval for construction of a Clubhouse facility – Approved as presented 9/20/2021. (*ILP No. 2021-744*) Mass Grading issued 8/9/2021

Oak Street TIF

1. **Storen Financial Office:** (*ILP No. 2021-899*) Expansion/Remodel, Last inspection: Rough – Passed 10/14/21

Projects

Creekside Corporate Park (RDC): The following tasks are underway:

- Marketing of property & Review of Purchase Agreements and Letters of Intent
- Stormwater mitigation project (CBBEL)

Creekside Corporate Park (CDC): The following tasks are underway:

- Seasonal maintenance, selective tree removal due to disease and damage
- Consideration of reformatting to a 501(C)(3)



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

Monday, November 22, 2021 at 6:30 pm
In-person and Video Conference Meeting

THIS REGULAR PUBLIC MEETING WAS CONDUCTED PURSUANT TO VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, INDIANA CODE 10-14-3, et seq.

Members Present:

(in-person) Sanjay Patel - President, Kent Esra - Vice President and Mike Berg
(via Zoom) Colleen Hittle and Jaclyn Spillane
(absent) Kate Swanson.

Also Present:

(in-person) Wayne DeLong, AICP, CPM Director of Community & Economic Development;
(via Zoom) Tammy Havard – CFO, Owen Young, Economic Development Manager, Zach Lutz, Planner I - Economic Development and Brian Crist, Legal Counsel.

1. Call to Order: Sanjay Patel called the meeting to order (@ 6:37pm; [YouTube 00:21:10](#))
2. General Public recognized as attending:
3. Reports
 - A. ([YouTube 00:22:00](#)) TIF Report:
Wayne DeLong reviewed current TIF activity and project updates.
4. Old Business
 - A. ([YouTube 00:25:00](#)) Approval and Adoption of Minutes: October 25, 2021, Regular Meeting
Motion: Kent Esra made a motion (seconded by Sanjay Patel) to approve the minutes.
Roll Call Vote:
Colleen Hittle (Zoom) – Y
Jaclyn Spillane (Zoom) – Y
Kent Esra – Y
Sanjay Patel – Y
The motion was unanimously approved by all members.
 - B. ([YouTube 00:26:21](#)) Creekside Corporate Park - Lot #1: Bradley Companies:
Staff, IceMiller, and Applicant all working through the term sheet. Most recent conversation on Road Impact Fees (RIF). Conversations still ongoing.

C. ([YouTube 00:26:57](#)) Creekside Corporate Park – Lot #2: Halakar, LLC:
Staff learned that Halakar is no longer pursuing. Conversations still ongoing.

D. ([YouTube 00:27:31](#)) 2022 Budget

5. New Business

A. ([YouTube 00:28:14](#)) Annual Taxing Unit Presentation:

Please see posted [presentation](#) in the [agenda](#). Becca Zakowski with Crowe presenting with Zionsville Staff assisting as necessary. This will go before Zionsville Town Council for appropriation in December.

6. Other Business:

A. ([YouTube 00:48:03](#)) Schedule of 2022 ZRDC Meetings Dates

Motion: Colleen Hittle made a motion (seconded by Jaclyn Spillane) to approve.

Roll Call Vote:

Sanjay Patel – Y

Kent Esra – Y

Colleen Hittle (Zoom) – Y

Jaclyn Spillane (Zoom) – Y

The motion was unanimously approved by all members.

B. ([YouTube 00:49:19](#)) Micro-Loan Program Process: Updating

Motion: Sanjay Patel made a motion (seconded by Colleen Hittle) to remove Luke Phenicie name as a signatory from the accounts/documents (RE: Micro-Loan Program; account/documents held at the State Bank of Lizton) and replace with Town Staff names (specifically Tammy Havard – CFO and Cindy Poore - Chief Deputy Director of Finance & Records).

Roll Call Vote:

Jaclyn Spillane (Zoom) – Y

Sanjay Patel – Y

Kent Esra – Y

Colleen Hittle (Zoom) – Y

The motion was unanimously approved by all members.

C. ([YouTube 00:53:47](#)) Creekside Corporate Park: Irrigation Repair

Total repair cost (~\$864); ZCDC needs to repair; Wayne requested/updated the ZRDC that ZCDC would utilize part of the previous funding that was awarded earlier this year for tree replacement (~\$11,000) to address this emergency need. ZRDC was supportive of this reallocation of financial resources.

The next regular meeting of the Redevelopment Commission is scheduled for Monday, December 27, 2021, at 6:30 pm.

Meeting Adjourned ([00:56:00 meeting duration](#))

DRAFT