



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

Monday, January 25, 2021 at 6:30 pm  
Via Video Conference

**THIS SPECIAL PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDER 20-52 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, INDIANA CODE 10-14-3, *et seq.***

Members Present via ZOOM Webinar (audio and video): Sanjay Patel, President; Kent Esra, Cindy Madrick, Colleen Hittle, and Kate Swanson. Also Present: Heather James, Legal Counsel, Wayne DeLong, AICP, CPM Director of Planning & Economic Development, and Roger Kilmer, Planner I - Economic Development.

1. Call to Order: Sanjay Patel called the meeting to order at 6:30 pm.
2. General Public recognized as attending: Sally Zelonis, John Tousley, Matt Price, Bob Harris
3. Election of Officers: Mr. DeLong stated the offices are President, Vice President, and Secretary. The role of Treasurer is held by the Town’s Chief Financial Officer. Mr. Patel opened the floor for volunteers and/or nominations.

Ms. Hittle nominated the current slate of officers to be reinstated to the same roles for 2021. Kate Swanson seconded the motion. To clarify, the nomination was for Sanjay Patel as President, Kent Esra as Vice President, and Kate Swanson as Secretary.

Roll Call Vote:

Colleen Hittle - Y

Cindy Madrick - Y

Kent Esra - Y

Kate Swanson – Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote of those members present.

4. Reports
  - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
5. Old Business:
  - A. Approval and Adoption of Minutes: November 23, 2020, Regular Meeting  
Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the Minutes of the November 23, 2020 Meeting.  
Roll Call Vote:

Sanjay Patel - Y

Cindy Madrick - Y

Kate Swanson – Y

Kent Esra - Y

The motion was unanimously approved by a roll call vote of those members present.

B. Approval and Adoption of Minutes: December 11, 2020, Special Meeting

Motion: Kent Esra made a motion (seconded by Cindy Madrick) to approve the Minutes of the December 11, 2020 Special Meeting.

Roll Call Vote:

Cindy Madrick - Y

Kate Swanson – Y

Kent Esra - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote of those members present.

C. Appaloosa Crossing: Crowe LLP to offer update on review of future bond issuance, Attorney representing Developer to offer update on overall status of the development.

Tim Berry, Becca Zakowski, and Matt Price presented information regarding Appaloosa Crossing. Mr. Price provided an overview of the status of the project and provided an update on the commercial and “empty-nester” housing residential components of the development. Mr. Price was asked to confirm the amount requested: Project Fund of \$3,316,000.00. It was later clarified that this amount is for project costs and does not include soft costs.

Ms. Zakowski stated that Crowe has reviewed the timeline and the proposed development. Crowe has estimated the TIF Revenues which are expected to be generated from the investment. A draft financing scenario was prepared for the developer-purchased bond structure. A Term Sheet for the financing is being developed.

Heather James stated that she will make some revisions to the Term Sheet and provide it to Mr. Price for review. Ms. James then outlined the steps required for final approval once the Term Sheet is finalized. These steps include approval by the RDC and the Town Council, and a return to the RDC for final approval. These steps include public hearings.

Mike Shafer expressed appreciation for the work by the development team and the RDC for moving this forward from where it began.

6. New Business

A. Community Development Corporation Recommendations for Grants:

1) No Label Studio: 58 N. Main Street by Rio White

Ms. White presented a summary of her request for the grant. The grant monies would be utilized to restock their supplies, recover from the COVID shutdown, and improve marketing efforts to grow their business.

Motion: Cindy Madrick made a motion (seconded by Kent Esra) to approve the grant of \$10,000.00 to No Label Studio.

Roll Call Vote:

Sanjay Patel - Y

Cindy Madrick - Y

Colleen Hittle - Y

Kate Swanson – Y

Kent Esra - Y

The motion was unanimously approved by a roll call vote of those members present.

2) Kimberly's Hair Design: 112 N. Main St. by Kim Hubbard

Ms. Hubbard presented a summary of her request for the grant and explained she has been a stylist in Zionsville for over 25 years and this is her fourth salon. The business has survived through the pandemic with no other grants. These funds will allow them to restock their product supplies, cleaning supplies, and to cover other business expenses.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the grant of \$10,000.00 to Kimberly's Hair Design.

Roll Call Vote:

Sanjay Patel - Y

Cindy Madrick - Y

Colleen Hittle - Y

Kent Esra - Y

Kate Swanson - Y

The motion was unanimously approved by a roll call vote of those members present.

3) Noah Grant's: 91 S. Main St. by Shari Jenkins

Ms. Jenkins presented a summary of her request for the grant and explained she has been able to keep all staff and seeks to keep the same level of service as before the pandemic. The grant would be used to support salaries of the staff.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the grant of \$10,000.00 to Noah Grant's.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Kate Swanson - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote of those members present.

4) Salty Cowboy: 55 E. Oak St. by Shari Jenkins

Ms. Jenkins stated the Salty Cowboy is a much smaller restaurant and their challenge is different and rely to a greater extent on social media marketing. The Salty Cowboy's manager, Jason Hughes, detailed a customer rewards program they are looking to install. The grant monies would be applied to the installation and activation of this rewards program.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the grant of \$10,000.00 to Salty Cowboy.

Roll Call Vote:

Cindy Madrick - Y

Colleen Hittle - Y

Kate Swanson - Y

Kent Esra - Y

Sanjay Patel - Y

The motion was unanimously approved by a roll call vote of those members present.

5) Cheveux Salon & Spa: 10 N. Main St. by Andrea Fortney

Ms. Fortney presented a summary of her request for the grant. The salon opened eight years ago and has been hit hard by the pandemic. They were closed for 2 months. The grant funds would be used for rent and utilities, a re-supply of their product lines, new cleaning supplies, and an update of their website and social media marketing.

Motion: Colleen Hittle made a motion (seconded by Kent Esra) to approve the grant of \$10,000.00 to Cheveux Salon & Spa.

Roll Call Vote:

Sanjay Patel - Y

Colleen Hittle - Y

Kate Swanson - Y

Cindy Madrick - Y

Kent Esra - Y

The motion was unanimously approved by a roll call vote of those members present.

D. Creekside Corporate Park - Lots 10 & 11: Update on status of Term Sheet with Formation Investments, LLC

Mr. DeLong stated that contact has continued with Formation Investments. Further update is expected in late February.

E. Gateway Project Update

Mr. DeLong provided a brief update of the Gateway Project. There may be a need in the near future for renderings of Lot #9 of Creekside which may benefit the project.

6. Other Business: None

The next regular meeting of the Redevelopment Commission is scheduled for Monday, February 22, 2021, at 6:30 pm.

Meeting Adjourned (7:39 pm)

Respectfully Submitted,

Kate Swanson, Secretary