



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

Monday, March 15, 2021 at 1:00 pm  
In-person and Video Conference Meeting

**THIS SPECIAL 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, Kate Swanson, (via Zoom) Cindy Madrick and Colleen Hittle. Also Present: Wayne DeLong, AICP, CPM Director of Planning & Economic Development, Brian Crist, Legal Counsel, (via Zoom) Heather James, Legal Counsel and Roger Kilmer, Planner I - Economic Development.

1. Call to Order: Sanjay Patel called the meeting to order at 1:00 pm.
2. General Public recognized as attending: Sally Zelonis, Stan Evans
3. Reports
  - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates.
4. Old Business:
  - A. Approval and Adoption of Minutes: February 22, 2021, Regular Meeting (Conducted Electronically)

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve the Minutes of the February 22, 2021 Meeting.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

Kate Swanson – Y

The motion was unanimously approved by a roll call vote.
  - B. Creekside Corporate Park - Lots 10 & 11: Update on status of Term Sheet with Formation Investments, LLC

Mr. DeLong provided a brief update and stated the previously agreed term has expired and a verbal extension has been requested. Mr. Patel requested a formal request with a specific date or amount of time to be stated. Review of this request was delegated to either Mr. Patel or Mr. Esra.

Motion: Kate Swanson made a motion (seconded by Kent Esra) to allow the extension request to be reviewed by Mr. Patel or Mr. Esra.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

Kate Swanson – Y

The motion was unanimously approved by a roll call vote.

C. Creekside Corporate Park - Lots 12, 13, & 14: Update on RLL Development

Mr. Crist provided an update and stated RLL has submitted plans in compliance with the Development Agreement. Specific details will be covered during the upcoming public hearing.

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

Ms. James provided an update and stated that the Term Sheet for the Economic Development Revenue Bonds is in good shape and will be in a place, following this meeting, to finalize the Term Sheet. At that point Ms. James will be able to draft all of the necessary documents and move forward with public meetings of the Economic Development Commission, the Town Council, and the Redevelopment Commission with a potential closing on May 18, 2021.

Mr. Matt Price, representing Harris FLP, requested a formal approval of the Term Sheet to allow the developer to move forward with their financing.

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve the Term Sheet for Appaloosa Crossing.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

Kate Swanson – Y

The motion was unanimously approved by a roll call vote.

E. CDC membership update

Mr. DeLong confirmed that Brooks Mattice and Cara Weber are interested in continuing to serve on the CDC.

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve Brooks Mattice and Cara Weber as RDC Appointees to the RDC.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

Kate Swanson – Y

The motion was unanimously approved by a roll call vote.

5. New Business

A. Public Hearing regarding the sale of Lots 12, 13 and 14 in Creekside Corporate Park

The Public Hearing was opened by Mr. Patel. Mr. Crist explained that this is an opportunity for the general public to provide comment on the matter.

There were no comments or questions from the general public. There were no questions or comments from the members of the RDC.

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve the sale of Lots 12, 13, and 14 in Creekside Development to RLL Development.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

Kate Swanson – Y

The motion was unanimously approved by a roll call vote.

The Public Hearing was closed. Mr. Crist stated for the record that this is the final action required of the Development Agreement.

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve Resolution 2021-01 which notes all pre-conditions of the Development Agreement have been approved.

Roll Call Vote:

Kent Esra - Y

Colleen Hittle - Y

Cindy Madrick - Y

Sanjay Patel - Y

Kate Swanson – Y

The motion was unanimously approved by a roll call vote.

6. Other Business: None

The next regular meeting of the Redevelopment Commission is scheduled for Monday, April 26, 2021, at 6:30 pm.

Meeting Adjourned (1:26 pm)

Respectfully Submitted,

Kate Swanson, Secretary