



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

**Monday, July 24, 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, Kent Esra, Amanda Rubeck, & Katie Aeschliman

(Via Zoom) None

(Absent) None

**Also Present:**

(In-Person) Jessie – Legal Counsel of Ice Miller, Corrie Sharp – RDC Executive Director, & Zach Lutz – Associate Planner

(Via Zoom) None

1. Call to Order: Jaclyn Spillane called the meeting to order (@ 6:30 PM; [YouTube 00:02:27](#))
2. Recognition of Attendees who request to be noted: None.
3. Reports
  - A. ([YouTube 00:02:40](#)) Director’s Report: Review of responses received to the Requests for Information (RFI) at the Town Hall Lot 2 and the Village Business District, Parking Lot (old PNC).

Corrie Sharp provides an overview of what the general purpose of an RFI is and the requirements for each site. Town Hall Lot 2 required the building to be two stories and encouraged applicants to look beyond this parcel and how the surrounding properties could change in the future. The Parking Lot required that future projects consider and off-set the demand for on- and off-street parking.

The Town Hall Lot 2 is a 1.29-acre lot owned by the RDC. There were four proposals from DELV Design, SEAKE, Onyx + East, and David Rausch Studio for this project site. DELV Design proposed some project concepts to focus on regardless of the developer or product. The project should focus on positive economic and community impacts to its surroundings and Zionsville as a whole. SEAKE provided a design which mirrored their existing building to the west. The firm also created a property master plan to integrate adjacent properties, park space, parking, additional mixed-use, and aligning with the trail. Onyx + East proposed four sets high quality townhomes located on Lot 2. David Rausch Studio proposed a campus master plan which expanded to the east and south to include 355,000 square feet of commercial and residential space. They suggested a strong connection between the Town Hall and Police Station to the south.

Ms. Sharp opens the floor to questions of the RDC. There are concerns about the zoning requirements not aligning with the proposed developments. However, any new development of this caliber would likely require some zoning approvals. The RDC asks if this area is currently within an Economic Development Area (EDA) or Allocation Area. It is within the Oak Street TIF Allocation Area. Concerns were raised with proposing and supporting a vision for privately owned properties. Ms. Sharp assures the RDC of the process and discussions she has had with the land owners to better understand their willingness for change. Parking is expressed as another concern as existing uses do have times where there are parking constraints. The necessity of a parking garage is questioned. Ms. Sharp states that a garage would depend on the density of the development but most of the developers likely took parking into consideration with their design.

[\(YouTube 00:24:50\)](#) The Village Parking Lot, formerly a PNC, is four lots equaling 0.69 acres owned by the Town of Zionsville. The Zionsville Gateway Area (ZGA) Masterplan expresses that this lot should either be a mixed-use development or a public space. There were three proposals from David Rausch Studio, DELV Design, and Lauth Property Group. David Rausch Studio submitted a letter stressing the importance of a wholistic masterplan versus a parcel-by-parcel design. DELV Design again expressed that this lot should have a strong focus on positive economic and community impacts to the surrounding downtown village and Zionsville as a whole. Lauth Group proposed a mixed-use development with underground parking, first floor retail, commercial office on the second floor, and luxury condominiums on the third floor. They provided character images and expressed the desire to mirror the existing village character while allowing for some more modern building techniques and materials.

Ms. Sharp opens the floor to questions of the RDC. The RDC members had some questions concerning their rough vision for the building's layout and orientation. Ms. Sharp and Mr. Lutz explain briefly about the additional details in the proposal and that some of these items such as parking garage entrances would need to be determined via a traffic study during design. Mr. Ober asks what the next steps are for these properties. Ms. Sharp expresses that these RFIs will be shared with leadership to gauge their interest. The RDC also has a more flexible structure for selling real estate than the Town itself does.

B. TIF Report:

No discussion.

4. Old Business

A. [\(YouTube 00:44:45\)](#) Crowe Engagement Letter & Contract

Crowe LLP is still working through the draft with their legal team with the Town's requested conditions.

B. [\(YouTube 00:44:45\)](#) CDC – Directors Appointment

The CDC Appointments are still under review by Ms. Sharp. Interviews are still being conducted on the six candidates. There is a September CDC retreat so ideally having an appointment in August is ideal. There are questions concerning the timing and alignment for consistency with other CDC appointments. Jessie of Ice Miller will be looking at options available to the RDC.

5. New Business

A. [\(YouTube 00:46:30\)](#) Approval and Adoption of Minutes: May 22, 2023, Regular Meeting

Jaclyn Spillane introduces the matter and opens for discussion.

Motion: Kent Esra made a motion (seconded by David Ober) to: Approve the regular meetings minutes from May 22, 2023.

The motion passed unanimously 5:0.

B. ([YouTube 00:46:50](#)) Claims for Approval

Jaelyn Spillane introduces the claims from both June and July due to the June meeting being cancelled.

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

The motion passed unanimously 5:0.

C. ([YouTube 00:47:25](#)) Annual Notification to Taxing Units of Anticipated 2023 Excess TIF Revenue Distribution

Ms. Sharp explains that this is a State statute that the RDC notify all overlapping taxing districts they include on whether they plan to distribute any excess TIF revenue or hold it for projects. The RDCs letter will indicate that they plan to keep all excess TIF revenues. Katie Aeschliman asks if there is a date that this letter must go out by to stay in compliance with State statutes. Ms. Sharp is not aware of the specific date. Jessie of Ice Miller will confirm this requirement.

6. Other Business:

None

7. ([YouTube 00:50:05](#)) Adjourn

Motion: Kent Esra made a motion (seconded by David Ober) to: Adjourn the meeting.

The motion passed unanimously 5:0.

Meeting Adjourned at 7:20 pm ([YouTube 00:50:28](#) meeting duration)

The next meeting of the Redevelopment Commission is scheduled for:

**Monday, August 28, 2023, at 6:30 pm.**