



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

Monday, August 23, 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) Kent Esra, Jaclyn Spillane, Kate Swanson Mike Berg, and (via Zoom) Sanjay Patel, President; and Colleen Hittle. Also Present: (in-person) Wayne DeLong, AICP, CPM Director of Planning & Economic Development; (via Zoom) Roger Kilmer, Planner I - Economic Development and Brian Crist, Legal Counsel.

1. Call to Order: Sanjay Patel called the meeting to order at 6:32 pm.
2. General Public recognized as attending: Sally Zelonis, Brady Jacoba (attending via Zoom)
3. Reports
  - A. TIF Report: Wayne DeLong reviewed current TIF activity and project updates. The status of the Black Acre permit was questioned and it was clarified that the permit has expired.
4. Old Business
  - A. Approval and Adoption of Minutes: July 26, 2021, Regular Meeting  
Motion: Kent Esra made a motion (seconded by Colleen Hittle) to approve the minutes of the July 26, 2021, Regular Meeting.  
Roll Call Vote:  
Kent Esra – Y  
Sanjay Patel – Y  
Kate Swanson – Y  
Colleen Hittle – Y  
Jaclyn Spillane – Y  
The motion was unanimously approved by all members.
  - B. Creekside Corporate Park - Lot #1: Letter of Intent from Bradley Companies  
Brittany Mann of the Bradley Companies introduced the Mills Brook Project. This project would be for the development of an office building to house the Allies Collective on Lot #1 in Creekside Corporate Park. This Collective would provide services to non-profit entities throughout 48 states. These services would include legal services, consulting, marketing, accounting, and fundraising.

Current locations being considered for this office building is Zionsville and Cheyenne, Wyoming. The Collective would add 150 new employees in the next 5 years with an average wage of over \$41.00 per hour. The Collective would invest over \$7,000,000 in a new build to suit headquarters of an initial phase of 5,000 to 15,000 square feet – possibly as much as 30,000 square feet at full build-out.

Zachary Caster, CEO of Charitable Allies, presented a history of the Allies Collective and their recent growth. They represent 880 non-profit clients which tend to be below \$10 million in annual revenue. Mike Nelson, Board President of the Charitable Allies and a Zionsville resident, added he is excited to bring a new business to Zionsville. Mr. Nelson highlighted the diversity their client base and their board members.

Mr. Esra asked the Bradley Team is Lot #1 is a deal-breaker. Mr. Caster said that Lot #1 is their preferred site, but other lots may be considered. Ms. Swanson asked for information on their current workforce. Mr. Castor said they currently have 15 employees but plan to grow to 150 in six years. Many are working remotely, but they anticipate most employees being in the office 2 -3 days per week.

Mr. DeLong stated the next step would be negotiations regarding a Letter of Intent between the RDC with Charitable Allies. Mr. Patel and Mr. Esra were identified last month to serve a negotiating voices for the RDC. A Letter of Intent or Term Sheet will need to come back to the full RDC for approval.

## 5. New Business

### A. RDC Claims for approval: there are three claims for retainers related to Ice Miller LLP.

Mr. Esra reiterated a request from last month that additional information needs to be provided regarding the funding of the RDC accounts. The RDC should be able to look monthly at a budget detailing what is being spent and where the account balances stand.

Mr. Esra requests a look at the full 2021 budget allowing the RDC to better understand where accounts stand.

Motion: Kent Esra made a motion (seconded by Kate Swanson) to approve the payment of \$18,000.00 of claims.

Roll Call Vote:

Sanjay Patel - Y

Kent Esra - Y

Kate Swanson - Y

Colleen Hittle – Y

Jaclyn Spillane - Y

The motion was unanimously approved by all members.

### B. Creekside Corporate Park – Tree Removal (Lot #7, specific trees as identified by Arborist on August 16<sup>th</sup>, 2021)

Trees-R-Us has presented a quote to remove identified trees from Creekside Corporate Park which are diseased or dying.

Motion: Kent Esra made a motion (seconded by Colleen Hittle) to accept the quote of \$790.00 for the removal of trees.

Roll Call Vote:

Sanjay Patel - Y

Kent Esra - Y

Kate Swanson - Y

Colleen Hittle - Y

The motion was unanimously approved by all members.

6. Other Business: None

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

Meeting Adjourned (7:17 pm)

Respectfully Submitted,

Kate Swanson, Secretary

DRAFT