



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

May 25, 2017

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Bob Marien, Brian Hicks, Bruce Kimery, and Frank Sullivan Jr., Dick Freije (non-voting advisory member).

STAFF PRESENT: Economic Development Director Cam Starnes.

Also present: Jessica Tower (Lawrence Chamber of Commerce), Chris Barnett (Lawrence CDC), and District 2 Councilman Rick Wells.

CALL TO ORDER & DETERMINATION OF QUORUM: President Jerry Clifford called the meeting to order at 4:00 p.m. and announced a quorum.

APPROVAL OF MINUTES: Mr. Clifford asked the minutes from April 25, 2017 be approved. Mr. Sullivan made the motion; Mr. Hicks seconded. The minutes were approved by unanimous vote.

APPROVAL OF CLAIMS: Two separate claims were submitted in the amounts of \$12,484.48 and \$9,272.50 respectively, totaling \$21,756.98. Mr. Starnes provided a summary of Claims for the Commission. Mr. Sullivan made a motion for approval thereof; Mr. Kimery seconded the motion. The Commission approved unanimously. There were no questions from the Commissioners regarding the April 2017 Financial Update. Additionally, Mr. Starnes announced Mr. Dick Freije as the new non-voting advisory member from the Lawrence Township School Corporation District, as required by law.

STAFF REPORT/NEW BUSINESS:

1. **4420 Dunn Street.** Closing is set for May 26, 2017. Once completed, the RDC will have ownership of the property with the potential for a road project to extend Records Street through the Trades District area.
2. **Trades District:**
 - a) **Hotel market study update.** Preliminary draft report from CBRE concluded that hotel market is strong on the northeast side of Marion County, generally. However, CBRE found it unlikely that a developer would choose to invest in a hotel on the subject site prior to implementation of other aspects of the Trades District plan which would beautify and bring additional commerce to the area. The report will be provided to the Commission. Mr. Starnes also noted that since the market is favorable, it is worth discussing the possibility of a hotel informally with some developers.
 - a) **Implementation and strategic partnerships update.** Mr. Starnes continues to work on building a strong partnership with the Indiana Construction Roundtable relative to the Trades District. Mr. Chris Price, President of ICR, will be invited to speak at the next meeting in June. Mr. Starnes has also been in contact with the new Ivy Tech Director of Workforce Alignment, as well as House Speaker Brian Bosma relating to workforce

development and funding both locally and regionally. Mr. Starnes answered questions from the Commission.

3. **Bike Share Program.** Per Mr. Starnes, once the Franklin Road project is complete there is opportunity for a bike lane and improved sidewalks from 46th to 56th St. A recent grant from the Metropolitan Planning Organization was given to do a bike pedestrian master plan which is underway. Mr. Starnes provided a general overview of the program and shared that the Fort Harrison Reuse Authority has agreed to sponsor five (5) bikes for the first year with a target goal of twenty. Mr. Sullivan made a motion to postpone executing the Zagster contract until staff has provided an updated draft and financial plan. Mr. Kimery seconded. The Commission approved unanimously by a show of hands.
4. **Permanent Magnet.** Mr. Clifford asked the Commission for continued support of the transaction involving the Permanent Magnet property by way of the EPA Assessment Grant. Mr. Starnes also provided context of the updated purchase agreement. Mr. Marien made the motion. Mr. Kimery seconded, and the Commission approved unanimously by a show of hands.
5. **Ray's Trash Service.** Mr. Clifford asked the Commission for approval of the professional service engagement for Wallack Somers & Haas regarding real estate and economic development incentive matters in an amount not to exceed \$20,000.00. Mr. Starnes noted that the legal department will continue to work on details and also provided clarification and answered questions from the Commission. No motion for acceptance was made.
6. **4423/4399 Shadeland Ave.** Mr. Clifford asked the Commission to approve authority to engage two (2) qualified commercial appraisers not to exceed \$10,000.00. Mr. Hicks made the motion; Mr. Marien seconded and the Commission approved unanimously by a show of hands.

NEW BUSINESS: Due to time constraints, new business was discussed and voting was completed as noted in the Staff Report above.

ANY OTHER BUSINESS TO COME BEFORE THE RDC: It was requested that bonding for all Commissioners be added to the June 2017 Agenda as well as review of the Zagster contract.

There being no other business to come before the Commission, Mr. Clifford concluded business of the meeting. Mr. Hicks made motioned for adjournment at 5:02 p.m. and Mr. Kimery seconded. The motion passed unanimously.

Jerry Clifford, President

Mary Jo Rothenbush, Recording Secretary

These minutes are not intended to be verbatim. They are a summary of discussion held, with the exception of motions.