



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

September 26, 2017

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Bruce Kimery, Brian Hicks, Frank Sullivan Jr., and Dick Freije.

STAFF PRESENT: Economic Development Director Cam Starnes

Also present: Chris Barnett (Lawrence CDC)

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 August 29, 2017 be approved. Mr. Sullivan made the motion; Mr. Hicks seconded. The minutes were approved by unanimous vote.

APPROVAL OF CLAIMS: No claims were submitted.

STAFF REPORT:

- Franklin Road project:** Mr. Starnes shared preliminary engineering by Hanson is 80-85% complete, and work has transitioned to right of way analysis. Mr. Starnes anticipates future meetings with a few of the landowners to consider potential contributions of right of way, given that the project will benefit property owners along Franklin Road. Mr. Starnes answered questions from the Commission.
- Lawrence Trades District:** The Trades District plan has garnered interest from a large mechanical and refrigeration contractor to potentially move its headquarters to Lawrence. The company is working with Browning Investments, a reputable and experienced Indianapolis real estate developer, to develop a new headquarters and possibly some additional space for lease to other trades related users. The prospect appears to be a very good fit and is well aligned with the Trades District concept. This project will be revisited in future meetings, especially as negotiations progress and approvals are needed. Mr. Starnes answered questions from the Commission.
- 10930 East 59th Street:** The property at 59th Street and Sunnyside Road continues to attract interest from a light industrial user which currently employs 80-85 individuals. The parcel is included in the TIF district. The company has inquired regarding potential incentives relative to developing a new, 100,000 square foot headquarters in Lawrence. Mr. Starnes will evaluate the projected capital investment and employment growth potential relative to potential incentives and attraction efforts and report back to the Commission.
- Franklin Road Marsh property:** Mr. Starnes has the occasion to speak with the real estate broker listing the former Marsh property, who stated that most of the interest in the property has come from warehouse, industrial, or storage facility users, although there was potential interest from a Hispanic grocer. It was recommended that if the City has interest in attracting a grocer, a letter of support from the RDC and surrounding residents may be beneficial. Mr. Starnes answered questions from the Commission. Mr.

Starnes requested a vote of approval from the Commission to prepare a letter on behalf of the RDC supporting sale of the property to a grocery operator. Mr. Sullivan made the motion; Mr. Hicks seconded. The letter was approved by unanimous vote. At the Commissioners request, Mr. Starnes will also provide the name and address of the broker.

5. **4423/4399 North Shadeland Appraisals:** Mr. Starnes recently received two independent appraisals of the 4423 and 4399 North Shadeland properties. The appraisals are required by state law prior to disposition of the property to a new user. Environmental assessment of the site is ongoing.
6. **Records Street Project:** The Commission requested an update on Records Street. Mr. Starnes shared that he is preparing the project for a federal DOT grant application via the Metropolitan Planning Organization in conjunction with Lawrence DPW, as planned.
7. **Fort Harrison:** Additionally, the Commission requested an update on the redevelopment of Ft. Harrison. Mr. Starnes noted that Parcel G and Parcel J are moving forward toward development.

NEW BUSINESS:

1. **Authorization to proceed with negotiations on Trades District project:** Mr. Sullivan moved as follows: “the Lawrence RDC received a report from staff regarding a prospect interested in locating in the area known as and referred to as the Trades District, which was received as highly positive news, and hereby instructs and authorizes staff to commence negotiations with this prospect in the hopes that it would result in a mutually satisfactory development opportunity.” Mr. Kimery seconded. The authorization was approved by unanimous vote.
2. **Authorization to proceed with negotiations on East 59th Street project:** Mr. Sullivan moved as follows: “the Commission has received a report from staff on the progress on the 10930 East 59th Street property with which the Commission has previously been involved with in respect to the geotechnical evaluation, which was received as highly positive news, and hereby instructs and authorizes staff to commence negotiations with this prospect in hopes that it would result in a mutually satisfactory development opportunity.” Mr. Kimery seconded. The authorization was approved by unanimous vote.

Mr. Clifford reminded the Commission of the next RDC meeting date of October 24, 2017 at 4:00 p.m.

ANY OTHER BUSINESS TO COME BEFORE THE RDC: Mr. Chris Barnett with the Lawrence Community Development Corporation addressed the Commission. As a non-profit, the CDC is open and willing to act in accordance within guidelines to provide incentives to commercial properties within the redevelopment district using previous funding programs such as façade grants.

There being no other business to come before the Commission, Mr. Clifford concluded business of the meeting. Mr. Kimery motioned for adjournment at 4:43 p.m. and Mr. Hicks 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.