

CITY OF LAWRENCE
Common Council
April 6, 2026
Regular Meeting

MEMBERS PRESENT: Councilors Carlos Jennings, Kristie Krone, Tracy Boyd, Rick Wells, Zach Cramer, Liz Masur, Tyrrell Giles, and Betty Robinson

MEMBERS BY MICROSOFT TEAMS: None

MEMBERS ABSENT: Sherron Freeman

ALSO, BY MICROSOFT TEAMS: Mayor Whitfield and Katie Ahmed

ALSO PRESENT: Clerk Adkisson, Zach Myers and Kaylin Cook of McCarter & English, LLP

STAFF PRESENT: Greg Goodnight, Renea Rafala and Jami Weinrich

STAFF BY MICROSOFT TEAMS: None

Council President Zach Cramer called the meeting to order at 6:33 p.m.

The pledge of allegiance was administered by all in attendance.

Roll call was taken. Eight (8) council members were present. President Cramer recognized there was a quorum. A quorum was confirmed.

Present:

- Councilor Masur
- Councilor Wells
- Councilor Robinson
- Councilor Jennings
- Councilor Giles
- Councilor Krone
- Councilor Cramer
- Councilor Boyd

It was also recognized there were extra copies of the agenda located at the back of the room along with a sign-up sheet for comments from the citizens.

COMMENTS OF COUNCIL MEMBERS & SPECIAL RECOGNITIONS OR RESOLUTIONS:

Councilor Masur:

- Announced early voting dates: **April 25 – May 3.**
- Clarified voting location: **Fort Ben Branch of the Indianapolis Public Library** (not the former Craig MSDLT site).
- Noted presence of native plants supporting American painted lady butterflies near the dog park at Jenn Park.

Councilor Giles:

- Commended the Department of Public Works (DPW) for pothole repairs throughout the city.

Councilor Wells:

- Requested scheduling of a controller presentation to address financial reports and upcoming budget planning.
- Clerk directed to add to a future agenda.

Councilor Krone:

- Thanked DPW for road repairs on Indian Lake Drive.
- Complimented improvements to the council chamber

APPROVAL OF MINUTES OF REGULAR MEETING OF 03-18-26

A motion was made by **Councilor Masur** and seconded by **Councilor Robinson** to approve the minutes of March 18, 2026, regular meeting.

- Councilor Masur – Yay
- Councilor Wells – Yay
- Councilor Robinson – Yay
- Councilor Jennings – Yay
- Councilor Giles – Yay
- Councilor Krone – Yay
- Councilor Cramer – Yay
- Councilor Boyd – Yay

- **Result:** Motion carried unanimously.

APPROVAL OF VOUCHERS 04-06-2026:

Payroll Claims for [February 26, 2026] \$1,171,730.30 and payroll claims for [March 13, 2026]. Invoices [for vendors] as presented today for \$1,785,339.37.

A motion was made by **Councilor Jennings** and seconded by **Councilor Giles** to approve pay claim vouchers.

- Councilor Masur – Yay
- Councilor Wells – Yay
- Councilor Robinson – Yay
- Councilor Jennings – Yay
- Councilor Giles – Yay
- Councilor Krone – Yay
- Councilor Cramer – Yay
- Councilor Boyd – Yay

- **Result:** Motion carried 7–1 (Approved).

REPORTS OF COMMITTEE:

- **Public Safety Committee:** Proposal No. 1 (2026) was tabled.
- **Committee of the Whole:** Discussion on Proposal No. 1 was also tabled.

UNFINISHED BUSINESS:

a. Proposal No. 3 (2025)

An Ordinance Of The Common Council Of The City Of Lawrence, Indiana Amending Title 1, Article 2, Chapter 5 Of The Code Of Ordinances Of The City Of Lawrence, Indiana.

- Previously tabled in committee.
- Motion to table: Councilor Jennings
- Second: Councilor Giles

Vote taken:

- Councilor Masur – Yay
- Councilor Wells – Yay
- Councilor Robinson – Yay
- Councilor Jennings – Yay
- Councilor Giles – Yay
- Councilor Krone – Yay
- Councilor Cramer – Nay
- Councilor Boyd – Yay

Motion carried 7 – 1 (Tabled)

b. Proposal No. 1 (2026)

An Ordinance of the Common Council of the City of Lawrence, Indiana, amending Title 1, Article 1, Chapter 2, Section 12 of the Municipal Code regarding Common Council approval on expenditures of professional service contracts.

- Previously tabled for additional legal review.
- Motion to table: Councilor Jennings
- Second: Councilor Robinson

Vote taken:

- Councilor Masur – Yay
- Councilor Wells – Nay
- Councilor Robinson – Yay
- Councilor Jennings – Yay
- Councilor Giles – Yay
- Councilor Krone – Yay
- Councilor Cramer – Yay
- Councilor Boyd – Yay

Motion carried: 7–1 (Tabled)

c. Rezoning Petition (5649 Lee Road / 9535 Memorial Park Drive)

A motion was made by **Councilor Jennings** and seconded by **Councilor Giles** to approve the following rules:

- Petitioner: 10 minutes
- Public (pro): 10 minutes total
- Public (con): 10 minutes total
- Petitioner rebuttal: 5 minutes
- Public response: 5 minutes

Vote taken:

- Councilor Masur – Yay
- Councilor Wells – Yay
- Councilor Robinson – Yay
- Councilor Jennings – Yay
- Councilor Giles – Yay
- Councilor Krone – Yay
- Councilor Cramer – Yay
- Councilor Boyd – Yay

Hearing Procedures Approved: Motion carried (8-0)

Public Hearing was opened:

Petitioner Presentation

Project: “Overlook at Fort Ben”

- 104-unit Class A multifamily development
- ~2,800 sq. ft. ground-floor retail
- Mix of studio, 1-, 2-, and 3-bedroom units
- Planned amenities include pool, rooftop patio, dog park, pickleball courts
- Phase 2 planned for future development

Affordable Housing Component:

- Six (6) units reserved at 80% Area Median Income (AMI)
 - No external subsidy: reduced rents set per HUD guidelines
 - Units distributed throughout the development
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Council Questions & Discussion

- Clarification on affordability structure and tenant eligibility
 - EV charging infrastructure (EV-ready parking planned)
 - Financing structure (TIF district and bond issuance details)
 - Concerns raised about proximity to railroad tracks and potential noise impacts
 - Developer agreed to provide distance details and consider mitigation measures
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Public Comment

- No public comments in favor or opposition (in-person or virtual)
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Staff Report

- Presented by Director of Public Works, Renea Rafala

- Project aligns with Fort Harrison reuse plan (Village Center designation)
- Considered compatible with surrounding land uses
- Staff expressed support for the rezoning proposal
- Staff reiterated that nearby residential areas, including mobile home communities, are located close to railroad tracks with minimal complaints.
- Noted that sound mitigation measures (e.g., insulation, construction materials) can reduce noise impacts.
- Confirmed the project aligns with the Fort Harrison Master Reuse Plan, supporting mixed-use, higher-density development.
- Stated that phased development supports orderly growth and infrastructure planning.
- Recommendation: Approval of the rezoning petition.
- Suggested that the commitment to six (6) affordable housing units be formally recorded to ensure enforceability.

Council Questions regarding Staff Report:

- Clarification that prior housing studies were conducted citywide, not specifically for the Fort area.
- Reference to recent approval of senior housing developments with affordable units.
- Discussion regarding housing demand and current occupancy levels in existing developments.

Petitioner Final Response (Rezoning)

- Developer agreed to formalize the commitment for six (6) affordable units.
- Indicated preference to tie the commitment to the TIF agreement (25-year duration) for enforceability.

Close of Public Hearing (Rezoning)

- Public hearing closed.

Motion to Approve Rezoning Petition:

- Motion: Councilor Jennings
- Second: Councilor Giles
- Discussion included adding enforceable language regarding affordable units.

Vote:

- Councilor Masur – Yay
- Councilor Wells – Yay
- Councilor Robinson – Yay
- Councilor Jennings – Yay
- Councilor Giles – Yay
- Councilor Krone – Yay
- Councilor Cramer – Yay
- Councilor Boyd – Yay
- **Result:** 8-0 (Approved)
- Petition approved for **5649 Lee Road / 9535 Memorial Park Drive**

d. Proposal No. 2 (2026)

An Ordinance Of The Common Council Of The City Of Lawrence, Indiana Authorizing The Issuance Of The City Of Lawrence, Indiana Economic Development Revenue Bonds (Rebar TRG Fort Ben, LLC Project – Federally Taxable), And The Provision Of The Proceeds Thereof To Rebar TRG Fort Ben, LLC And Authorizing And Approving Other Actions In Respect Thereto

Economic Development Revenue Bonds (Rebar TRG Fort Ben LLC Project)

Opening:

- Public hearing opened.
- Motion to adopt same hearing rules as prior hearing:
 - Motion: Councilor Jennings
 - Second: Councilor Giles

Vote:

- Councilor Masur – Yay
- Councilor Wells – Yay
- Councilor Robinson – Yay
- Councilor Jennings – Yay
- Councilor Giles – Yay
- Councilor Krone – Yay
- Councilor Cramer – Yay
- Councilor Boyd – Yay

Motion carried: (8 – 0)

Presentation – Bond Financing

Presenter: Representative of Fort Harrison Reuse Authority

Key Points:

- Authorization of up to **\$4.5 million in economic development revenue bonds**.
 - Bonds are **developer-backed**, not a financial obligation of the City.
 - Developer receives bond benefit through tax increment financing (TIF) revenues generated by the project.
 - TIF revenues pledged to repay bonds over a **25-year period**.
 - If insufficient TIF revenue:
 - Developer assumes responsibility (no City liability).
 - Two key documents:
 - Trust Indenture (administration of funds)
 - Financing & Loan Agreement (developer obligation)
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Council Discussion – Proposal No. 2

Topics included:

- Clarification of TIF structure and tax revenue flow
 - Role and purpose of the Fort Harrison Reuse Authority
 - Limited financial risk to the City
 - Long-term redevelopment strategy and remaining parcels
 - Importance of attracting residents to support economic growth
 - Potential increase in surrounding property values
 - Broader fiscal impacts, including income tax and economic activity
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Public Comment (Proposal No. 2)

- No public comments in favor or opposition (in-person or virtual)
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Administration Comments

- Identified remaining parcels still under Reuse Authority ownership.
 - Announced upcoming community events:
 - **State of the City:** April 16
 - **City Health Fair:** April 18
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Petitioner Final Response (Bonds)

- Reaffirmed commitment to six (6) affordable housing units at ≤80% AMI.
 - Agreed to include requirement in TIF documentation for 25-year term.
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Close of Public Hearing (Proposal No. 2)

- Public hearing closed.

Motion to Approve Proposal No. 2 with Condition:

- Condition: Inclusion of affordable housing commitment in TIF documents
- Motion: Councilor Jennings
- Second: Councilor Robinson

Vote:

- Councilor Masur – Yay
- Councilor Wells – Yay
- Councilor Robinson – Yay
- Councilor Jennings – Yay

- Councilor Giles – Yay
 - Councilor Krone – Yay
 - Councilor Cramer – Yay
 - Councilor Boyd – Yay

 - **Result:** 8–0 (Approved)
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NEW BUSINESS

- None
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COMMENTS FROM THE ADMINISTRATION:

- Comments were made earlier in the meeting by Chief of Staff, Greg Goodnight

CITIZEN COMMENTS

Speaker: Terry Davis (5311 Traditional Lane)

Concerns Raised:

- Unidentified ownership of nearby vacant lot being used improperly (vehicles, dumping, pests).
- Requested:
 - Clarification of ownership
 - Consideration for converting lot into a neighborhood park
- Reported:
 - Lack of road maintenance since 1993
 - Pothole issues throughout neighborhood
 - Parking violations (vehicles facing wrong direction, blocking sidewalks)
 - Safety concerns for pedestrians and children
- Expressed frustration with lack of response from city departments

Council Response:

- Council reminded that citizen comment period does not include immediate responses.
 - Follow-up discussion to occur after the meeting.
 - Council members acknowledged issue and agreed to review concerns.
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ADJOURNMENT: President Cramer called for adjournment. There being no further business to come before the Council, the meeting was adjourned at 7:58 p.m., by President Cramer.



Zach Cramer, President



Leatrice Adkisson, Clerk

These minutes are not intended to be verbatim. They are a summary of discussions held, except for the motions.

