

RESOLUTION NO. 3-2025

SECOND AMENDING DECLARATORY RESOLUTION OF
THE LAWRENCE REDEVELOPMENT COMMISSION
AMENDING THE PLAN FOR THE PENDLETON PIKE
REDEVELOPMENT AREA

WHEREAS, the City of Lawrence ("City") Redevelopment Commission ("Commission") did on January 17, 2007, adopt Resolution No. 07-01 (collectively, as supplemented and amended to date, "Declaratory Resolution") establishing and expanding the Pendleton Pike Redevelopment Area ("Area"), as confirmed by a confirmatory resolution, as supplemented and amended to date (collectively, as supplemented and amended to date, "Confirmatory Resolution") in accordance with IC 36-7-14-39 and approving the Redevelopment Plan, as amended ("Plan") for the Area which Plan contained specific recommendations for economic development and redevelopment in the Area;

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Common Council approved the creation, expansion and amendment of the Area;

WHEREAS, the Commission did on May 26, 2020, adopt Resolution 1-2020 amending the Declaratory Resolution by expanding the Pendleton Pike Redevelopment Area ("Amending Declaratory Resolution");

WHEREAS, the Common Council approved the Amending Declaratory Resolution;

WHEREAS, the Commission now desires to again amend the Area Resolution and the Plan for all allocation areas within the Area by reducing the size of the Area, as described in Exhibit A attached hereto, including all necessary appurtenances and related improvements in, serving, or benefiting the Area to the Plan ("2025 Plan"); and

WHEREAS, IC 36-7-14-15 authorizes the Commission to amend the Area Resolution and the Plan, after conducting a public hearing, if it finds that:

- (i) The amendment is reasonable and appropriate when considered in relation to the Area Resolution, the Plan and the purposes of IC 36-7-14; and
- (ii) The Area Resolution and the Plan, with the proposed second amendment, conform to the comprehensive plan for the City;

NOW, THEREFORE, BE IT RESOLVED BY THE LAWRENCE REDEVELOPMENT COMMISSION THAT:

Section 1. The Area Resolution and the Plan are hereby amended to decrease the size of the Area, as shown in Exhibit A. The Commission finds that this reduction of the Area will further the Plan, as amended, and this reduction will serve and/or benefit the Area.

Section 2. It will be of public utility and benefit to amend the Area Resolution and the Plan by reducing the Area.

Section 3. The Commission finds that the public health and welfare will be benefited by the amendment to the Area Resolution and Plan.

Section 4. The Commission now finds and determines that the amendment described in Section 1 above is reasonable and appropriate when considered in relation to the Original Area Resolution, the Plan, and the economic development purposes set forth in IC 36-7-14-41. The Commission finds that reduction of the Area conforms to the comprehensive plan for the City.

Section 5. The Commission hereby finds that there is no Area Plan Commission with jurisdiction over the Area; however, the Commission shall submit this resolution to the Lawrence Common Council for its approval of the 2025 Plan.

Section 6. The Commission directs the presiding officer, after approval by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed reduction of the Area and will determine the public utility and benefit of the proposed 2025 Plan.

Section 7. The Commission hereby finds that the estimated cost of the 2025 Plan estimated on Exhibit A.

Section 8. The Commission hereby finds that all property in the Area will positively benefit from the 2025 Plan due to the elimination of parcels from the Area which have shown themselves to not yet be ready for redevelopment and furtherance the balance of the Plan.

Section 9. In all other respects, the Area Resolution, the Plan, as amended, and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 10. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on October 16, 2025, in Lawrence, Indiana.

LAWRENCE REDEVELOPMENT
COMMISSION

Craig Willey, President

ATTEST:

Mari Swayne, Secretary

EXHIBIT A

2025 Reduction of Pendleton Pike Redevelopment Area

Parcels to be removed form the Pendleton Pike Redevelopment Area:

49-08-18-125-017.000-407 (Local Parcel 4004865)

49-08-18-125-004.000-407 (Local Parcel 4013145)

Costs of 2025 Plan Amendment - TBD