

**TOWN OF LAWRENCE REDEVELOPMENT COMMISSION
RESOLUTION 4-2025
CONFIRMATION OF SECOND AMENDING DECLARATORY
RESOLUTION OF THE LAWRENCE REDEVELOPMENT COMMISSION
AMENDING THE PLAN FOR THE PENDLETON PIKE
REDEVELOPMENT AREA
November 20, 2025**

WHEREAS, the Lawrence Redevelopment Commission (“RDC”) was formed by the Common Council of the City of Lawrence under the requirements provided in Indiana Code § 36-7-14 *et. seq.* (the Act”) for the purposes provided and permitted under Indiana statute;

WHEREAS, the RDC has previously determined that it is necessary to create, expand, and amend the Pendleton Pike Redevelopment Area ("Area") within the City of Lawrence ("City") which consists of certain property in the City;

WHEREAS, in addition to designating the Area, the RDC adopted a Redevelopment Plan (the “Plan”) which was originally adopted on January 17, 2007 (by Resolution No. 07-01) and amended on May 26, 2020 (by Resolution 1-2020), (collectively these approvals are hereinafter the “Approving Resolutions”) the contents and findings of the Plan (as amended) and Approving Resolutions are incorporated by reference in to this resolution;

WHEREAS, on October 16, 2025, the RDC adopted Resolution 3-2025, the Second Amending Declaratory Resolution of the Lawrence Redevelopment Commission Amending the Plan for the Pendleton Pike Redevelopment Area (the “Second Amending Declaratory Resolution”), to amend the Area and the Plan for all allocation areas within the Area by reducing the size of the Area, as described in Exhibit A of the Second Amending Declaratory Resolution, including all necessary appurtenances and related improvements in, serving, or benefiting the Area to the Plan (“2025 Plan”); and

WHEREAS, on November 19, 2025, the Common Council of the City, pursuant to Indiana Code 36-7-14-16 and Indiana Code 36-7-14-41; adopted the Second Amending Declaratory Resolution; and

WHEREAS, on November 7, 2025, the RDC caused to be published in *Indianapolis Business Journal* and *The Indy Star* notice of the adoption and substance of the Amending Declaratory Resolution in accordance with Indiana Code 36-7-14-17.5 and Indiana Code 5-3-1, which notice also gave notice of a public hearing (the “Public Hearing”) on the proposed confirmation of the Second Amending Declaratory Resolution to be considered by the RDC and the opportunity to have remonstrances and objections heard by the RDC; and

WHEREAS, based on remonstrances and objections received in the public hearing, the RDC has made the following changes to the Plan Amendment:

WHEREAS, the public notice described in the preceding paragraph was also filed in the offices of the City of Lawrence, and any other departments, bodies, or officers having to do with planning, variances from zoning ordinances, land use, or the issuance of building permits within the Town; and

WHEREAS, copies of the public notice and the requisite tax impact statement were also filed with the officer authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the Area;

NOW, THEREFORE, the RDC after public hearing, property notices, and being duly informed, hereby finds as follows:

1. The boundaries of the Pendleton Pike Redevelopment Area for the Town are reduced, as described in Exhibit A of the Second Amending Declaratory Resolution.
2. Upon consideration of the evidence and findings presented to the RDC, the RDC hereby confirms the findings of fact and determinations, designations, and approving and adopting actions contained in the Second Amending Declaratory Resolution.
3. After considering the evidence presented at the Public Hearing, the RDC hereby finds and determines that it will be of public utility and benefit and will benefit the public health and welfare of the citizens of the City to amend the existing Redevelopment Plan, as set forth in the Second Amending Declaratory Resolution.
4. The Second Amending Declaratory Resolution adopted on October 16, 2025, is hereby confirmed.
5. This Resolution constitutes final action under Indiana Code 36-7-14-17(d) by the RDC determining the public utility and benefit of the proposed projects and modifying and confirming the Second Amending Declaratory Resolution and approving the amendments described therein.
6. The Second Amending Declaratory Resolution, shall be attached to and incorporated in this Resolution, as **Exhibit A**. In conformance with Indiana Code §36-7-14-17(d) the Secretary of the RDC shall provide a copy of this resolution to the Marion County Recorder's Office as evidence of the RDC's final and conclusive adoption of the amended Plan. The Secretary of the RDC is hereby directed to maintain a copy of this Resolution with the RDC and to file a copy hereof with the Indiana Department of Local Government Finance.
7. In all other respects, the Plan and Approving Resolutions, each as previously amended, shall remain in full force and effect.
8. This Resolution shall be effective upon its adoption and passage.

Considered, approved and adopted this 20th day of November, 2025.

[Signature page immediately follows]

Lawrence Redevelopment Commission

Craig Willey, President

Attest:

Mari Swayne, Secretary

THIS DOCUMENT PREPARED BY KELLY M. SHAW, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. MERIDIAN STREET, SUITE 1100, INDIANAPOLIS, INDIANA 46204

I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. KELLY M. SHAW, ESQ.

EXHIBIT A

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