



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

June 8, 2023 4:00 p.m. Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Melissa Howard, Jerrod Klein, and Cheryl Sullivan.

COMMISSIONERS PRESENT by TEAMS: Reginald McGregor.

ALSO PRESENT: Economic Development Director Dan Zuerner, Recording Secretary Mary Jo Rothenbush, Legal Counsel Adam Steuerwald, and Chief of Staff Cori Korn.

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: President Clifford asked that the minutes from the May 11, 2023, meeting be approved. Commissioner Sullivan made the motion; Commissioner Howard seconded. Following a roll call vote, the minutes were approved by a unanimous vote.

APPROVAL OF CLAIMS: Claims were submitted for \$20,463.84. President Clifford asked that the claims and purchase orders before the commission be approved. Commissioner Klein made a motion for approval; Commissioner Howard seconded. Following a roll call vote, the claims were approved by a unanimous vote.

RDC FINANCIAL UPDATE: None. Mr. Zuerner has reviewed with no substantial changes. Update will be provided at the next meeting.

OLD BUSINESS:

1. CSX Drainage Ditch Update: Project hasn't started yet but should be commencing shortly as soon as CSX ROW flaggers are available.

2. EPA Brownfields Grant with BCA: Mr. Zuerner shared that the grant was awarded and received for the maximum amount of \$400,000.00 over 4 years. Begins October 1.

3. EV Charging Station Grant: Mr. Zuerner thanked Cori Korn and Dave Hofmann and the Commissioners for their help with kick-off. An email or letter including a survey will be sent to all Council members, commissions, MDSLT, and City of Lawrence employees. The link to the survey is now available on the city website until July 4.

4. 4399 Shadeland Ave Property Offering: Counsel Adam Steuerwald shared that the agreement circulated to the commission included a purchase price of \$126,200.00 with a \$45,000.00 down payment up front. They will be accepting a mortgage and promissory note to receive the remaining payments annually on July 1, 2024 – July 1, 2027, with a 5% interest fee. Mr. Zuerner is in favor of the proposal and asked the commission for a motion to approve the agreement. Commissioner Klein made a motion for approval; Commissioner Howard seconded. Following a roll call vote, the agreement was approved by unanimous vote.

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5. 10160 56th Street Property Sale – SMS Inc. Status: Mr. Steuerwald produced a draft purchase agreement that outlined the criteria previously determined which included site and floor plan renderings, scope of work, exterior storage, and hours of operation. After speaking with the perspective buyers and the broker, Mr. Steuerwald anticipates a signed purchase agreement by next month's meeting. Mr. Zuerner answered questions from the commission.

6. Mills/Freije Dedicated Parking Status: Mr. Zuerner has no updates at this time.

7. READI II Grant Pursuit Update: Mr. Zuerner shared that a new phase of statewide appropriations from the Legislature/RDC will provide opportunities for municipalities to submit a grant proposal through their regional group. He has asked HWC to submit a budget for engineering and construction of the Trades District by the end of July so that he can submit it on the READI application. Mr. Zuerner and Cori Korn will be attending a READI regional meeting on June 22, 2023, in South Bend, on behalf of the commission. Upon return, he will discussions will ensue toward possibly securing the MEK Group to assist with preparation of the proposal. Mr. Zuerner anticipates the grant money to be issued by the end of 2023.

NEW BUSINESS:

1. Residential TIF Legislation Overview: Mr. Steuerwald provided a Q and A sheet which was distributed to the commissioners prior to the meeting. Since the city does not have sufficient sewer capacity for new residential developments, the TIF may capture revenue for new infrastructure in the future. There were no further discussion or questions regarding the overview.

2. Resolution No. 1-2023 – Resolution of the City of Lawrence RDC Determining Need to Capture Incremental Assessed Valuation. Mr. Steuerwald provided a hand-out to the commission prior to the start of the meeting prepared by Controller Tyler Douthit, and Municipal Advisor, Bob Swintz, that included next year's projections of the annual TIF revenues, and expenses. All amounts were below the 200% threshold and therefore not subject to additional approval by the council. Mr. Zuerner asked the commission for a motion to approve Resolution No. 1-2023. Commissioner Sullivan made the motion; Commissioner Klein seconded. Following a roll call vote, the minutes were approved by a unanimous vote.

ANY OTHER BUSINESS TO COME BEFORE THE RDC COMMISSION: Mr. Zuerner noted there is a right-of-way parcel that is approximately 1.1 acres situated between the Waste Management building and 56th Street of interest for a commercial site. He will pursue gathering information on the site and will report back to the commission in the upcoming meetings.

Report from Chief of Staff, Cori Korn: Cori invited the commission to stop by the Farmer's Market going on at the Ft. Ben Cultural campus with over 40+ vendors. You can go to the City of Lawrence website to fill out an EV Charging survey by viewing City News then, View all news, then scrolling down to City of Lawrence – Electric Vehicle Charging Overview. The survey links are at the bottom of the article. Arts for Lawrence is hosting the Juneteenth Celebration on Saturday, June 17th from 4- 9 pm.

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There being no other business to come before the Commission, President Clifford concluded business of the meeting. Commissioner Howard motioned for adjournment at 4:25 p.m.; Commissioner Klein seconded. After a roll call vote, 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.