



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

February 9, 2023

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Cheryl Sullivan, Melissa Howard, Reginald McGregor, Jerrod Klein

ALSO PRESENT: Economic Development Director Dan Zuerner, Recording Secretary Joe Murphy, Legal Counsel Adam Steuerwald, Deputy Controller Humphrey Nagila, 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 January Executive Session be approved. Commissioner McGregor made the motion; Commissioner Klein seconded. The minutes were approved by a unanimous vote, with Commissioner Howard abstaining. President Clifford then asked that the minutes from the January Regular Meeting be approved. Commissioner Sullivan made the motion; Commissioner McGregor seconded. The minutes were approved by a unanimous vote, with Commissioner Howard abstaining.

APPROVAL OF CLAIMS: Claims were submitted for \$731,418.75. Dan Zuerner informed the Commissioners that claims were higher than usual this month due to 3 separate debt service payments on bonds held by the RDC. The majority of the additional claims is due to payment of the Monarch TIF Debt, totaling \$395,000. Deputy Controller Nagila provided the commission with an overview of the remaining claims as well as a monthly financial update. President Clifford asked that the claims and purchase orders before the commission be approved. Commissioner Howard made a motion for approval; Commissioner Klein seconded. The claims were approved by a unanimous vote.

OLD BUSINESS:

- 1) **HWC Trades District Update:** Dan Zuerner summarized the monthly update produced by Brian Pohlar of HWC for the Commission. Dan Zuerner shared that 1 bid had been received by HWC for the Trades District Stormwater Ditch Restoration project for \$146,000. Mr. Zuerner feels that this quote is fair and intends to move forward with the group to complete the project. Mr. Zuerner requested that the RDC meet in executive session at 3 p.m. in March to discuss a number of ongoing projects related to the Trades District, as well as other matters. Mr. Zuerner shared that Freije RSC has expressed concerns about the exit from Sellers Street onto Pendleton Pike, and in response Mr. Zuerner is meeting with INDOT staff to determine if a new intersection alignment is feasible as part of the ongoing work in the Trades District and along Pendleton Pike.
- 2) **EPA Brownfields Grant with BCA:** Dan Zuerner had no update at this time regarding the status of their application for Brownfields funds through the EPA. The current EPA grant held by the RDC has ~\$50,000 remaining in its balance.
- 3) **EV Charging Station Grant:** Dan Zuerner informed the Commission that they had received 5 proposals for the EV charging grant study. Those 5 proposals are being reviewed at the moment, with scoring due on February 16th. Following scoring, the committee will be holding interviews on February 22nd, and will be making a formal recommendation following interviews.

- 4) **JMT Development of the Caito/NIDCO Property Update:** Dan Zuerner informed the Commission that it has been determined that JMT Landscaping can operate their business on the purchased parcels without need for a re-zoning. However, JMT Landscaping will be required to purchase the access to those parcels through a public sale process that will be managed by the RDC. Mr. Zuerner informed the group that two appraisals have been done on the 4399 Shadeland Avenue parcel, and the price ranged from \$120,000 to \$130,000. Mr. Zuerner requested that the Commission motion to allow RDC legal counsel to prepare necessary documents and begin the property disposition process for 4399 Shadeland Avenue. Commissioner Klein made a motion to authorize RDC legal counsel to begin the property disposition process for 4399 Shadeland Avenue; Commissioner McGregor seconded. The motion was approved by a unanimous vote.
- 5) **IDEM Payments for Meyers Plastic Project:** Dan Zuerner informed the Commission that they have not received a bill from IDEM.
- 6) **Mills/Freije Dedicated Parking Status:** Dan Zuerner informed the Commission that he spoke with Ice Miller and the title work for the parking space dedication has been accepted. Mr. Zuerner expects this matter will be fully resolved in the coming weeks.
- 7) **RaceTrac Development:** Dan Zuerner informed the Commission that a fiber line running through the RaceTrac lot needs to be relocated before construction can continue. This process is underway.

NEW BUSINESS:

- 1) **10160 E 56th Street Property Sale:** Dan Zuerner shared that the property sale for 10160 E 56th Street had been delayed, as the buyer had a death in the family that caused him to step away for a period of time. The sale is now back on track under the following parameters: there will be a 30-day due diligence period, followed by a 30-to-60-day closing. This will be a conventional sale, with a project agreement, title company, and mortgage. RDC legal counsel is handling this transaction on behalf of the RDC.
- 2) **Roundabout – 86th Street & Carroll Road:** Dan Zuerner informed the Commission that the City of Lawrence administration is working to partner with neighboring communities to construct a roundabout at 86th & Carroll Road.
- 3) **Better Housing Event:** Dan Zuerner invited Commissioner Klein, as well as any other Commissioners to attend and upcoming Excluded City's Better Housing event being held at 2 p.m. on February 14th. The event is centered around trying to identify methods of providing better housing opportunities for residents of excluded cities of Marion County.

ANY OTHER BUSINESS TO COME BEFORE THE RDC:

Dan Zuerner shared that the Lord Corporation, which is locating their business to 59th Street in Lawrence, is seeking a tax abatement. Their tax abatement is currently in front of the Common Council for approval and is currently in the Finance Committee for discussion. Chief of Staff Cori Korn shared with the



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Commission that the City of Lawrence will be hosting a Black History Month celebration later this month and encouraged all who are available to attend. Mrs. Korn also shared that Heartland Film will be holding a ribbon cutting for their new HQ at the Sterrett Center on February 15th, and all are encouraged to join.

There being no other business to come before the Commission, President Clifford concluded business of the meeting. Commissioner McGregor motioned for adjournment at 4:37 p.m.; Commissioner Howard seconded. The motion passed unanimously.

Jerry Clifford, President

Joe Murphy, Recording Secretary

These minutes are not intended to be verbatim. They are a summary of discussion held, with the exception of motions.