



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

March 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, and Chief of Staff Dave Hofmann.

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 then asked that the minutes from the March Regular Meeting be approved. Commissioner Sullivan made the motion; Commissioner Howard seconded. The minutes were approved by a unanimous vote.

APPROVAL OF CLAIMS: Claims were submitted for \$75,191.70. Dan Zuerner shared with the commissioner that this month's claims contain the final payment to IDEM to close out the file on the Meyer Plastic's / EMPRO site. Mr. Zuerner also informed the commission that this month's claims contain the RDC's match obligation for the IndyMPO electric vehicle charging station grant. President Clifford asked that the claims and purchase orders before the commission be approved. Commissioner McGregor made a motion for approval; Commissioner Klein seconded. The claims were approved by a unanimous vote.

Deputy Controller Nagila provided the commission with an overview of the monthly financial update and answered questions of commissioners.

OLD BUSINESS:

- 1) HWC Trades District Update:** Dan Zuerner shared that he has reviewed the traffic study prepared by HWC, and it is available for review by all commissioners at this time. Mr. Zuerner informed the commission that the traffic study will play a critical role in the creation of the new signaled intersection into the Trades District along Pendleton Pike. It also illuminated the significant traffic issues that currently occur at the intersection of Pendleton Pike and Sellers Street.

Mr. Zuerner also shared that he, along with DPW and public safety officials for the City of Lawrence, met with INDOT to amend the design of certain medians along Pendleton Pike to allow public safety vehicles more maneuverability. This addressed an important concern regarding how the median project along Pendleton Pike would impact response times for public safety in the area.

- 2) CSX Drainage Ditch Status:** Dan Zuerner reminded the commission that at their last meeting they received 1 bid for the clearing of the storm water drainage ditch along the CSX railroad within the Trades District. The amount of that bid was \$148,766 by Conexco. The bid was taken under advisement so that a change in the recipient could be made by the contractor. Dan Zuerner requested the commission approve the bid from Conexco for the CSX drainage ditch

project. Commissioner Klein made a motion for approval; Commissioner Howard seconded. The motion was approved by a unanimous vote.

Dan Zuerner informed the commission that the bid approved will not be the final cost of the project, because it does not include cost to CSX for flaggers and other related items. Those additional costs are currently estimated to be an additional \$30,000 to \$50,000.

- 3) **EPA Brownfields Grant Status:** Dan Zuerner informed the commission that there has been no EPA brownfield activity since the last meeting. The RDC has \$68,700 remaining in its current EPA grant funds. Mr. Zuerner expects to hear on the status of the RDC application for another EPA grant totaling \$400,000 sometime in May.
- 4) **EV Charging Station Grant:** Dan Zuerner informed the commission that the evaluation committee held interviews with 3 firms who responded to the RFP and selected the Lochmueller Group to lead the commission's EV charging station study. The evaluation committee was comprised of Dan Zuerner, Jerry Clifford, and Sri Venugopalan. The decision was made based on a scoring rubric. Mr. Zuerner shared that next steps will be approval of contractor selection by the IndyMPO executive committee on March 24th, followed by a contract to be signed by the Lawrence RDC. Mr. Zuerner recommends that once the approvals are complete, the RDC will establish a working committee to provide feedback/input to Lochmueller Group as they conduct their study. The committee would be made up of 2 RDC members, Lawrence City Engineer, as well as 1 – 2 additional members.
- 5) **4399 Shadeland Avenue Property Offering:** Legal Counsel Steuerwald shared with the commission that he has prepared all required documents for the disposition of property located at 4399 Shadeland Avenue. The minimum offering price for purchase of the property is \$126,200. Bids for purchase of that property will be due directly before next month's RDC meeting.
- 6) **10160 56th Street Property Sale – Indy Luxury Motorsports:** Legal Counsel Steuerwald shared that because the purchaser is going to be obtaining a loan from a bank to purchase the property, the RDC & Indy Luxury Motorsports will be required to execute a purchase agreement for the sale. Legal counsel has drafted a purchase agreement and sent it to Indy Luxury Motorsports for review. At this time, the RDC is awaiting approval of the purchase agreement by Indy Luxury Motorsports. Dan Zuerner recommended that if the purchase agreement is not signed by the next month's RDC meeting, the commission move to place the property back on the market.
- 7) **JMT Landscape:** Dan Zuerner informed the commission that he has reviewed the latest civil drawing for the development set to occur on the former Caito/NIDCO properties. Plans will be submitted to the City for review and approval within the next 30-60 days.
- 8) **Mills/Freije Dedicated Parking Spaces:** Dan Zuerner confirmed today that legal counsel has presented Mike Webster with Freije RSC the final document needed for closing out of the parking space issue. That document should be signed and returned in the coming days, bringing the matter to an end.



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ANY OTHER BUSINESS TO COME BEFORE THE RDC:

Chief of Staff Dave Hofmann shared that today was the 8th and final State of the City address for Mayor Steve Collier. Mr. Hofmann recommended the commission watch the video shared at the address, which highlights all the accomplishments of Mayor Colliers' two terms as Mayor of Lawrence.

Chief of Staff Cori Korn shared that Spring Fling is coming up on April 8th, in partnership with Maddie Smiles and the YMCA. The event will be held at Lawrence Community Park, starting at 9:30 a.m.

Dan Zuerner informed the commission that now that HWC is nearly completed the scope of work that has been approved by the RDC for preliminary design and engineering in the Trades District, he has asked that they do not continue onto the next phase and stop work for the time being. Mr. Zuerner believes this is the correct course of action because the RDC alone does not have sufficient funding to complete the project alone, and there is insufficient Council support to fund the remaining cost of the project.

Next steps for the Trades District at this time would include receipt of the final report from HWC sometime in May, and a presentation to the Council requesting their support sometime in June or July.

Commissioner McGregor requested that the City of Lawrence make a concerted effort to begin highlighting the ongoing economic development in the City through social media and other marketing materials.

There being no other business to come before the Commission, President Clifford concluded business of the meeting. Commissioner Howard motioned for adjournment at 4:34 p.m.; Commissioner Klein 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.