



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

April 13, 2023

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Cheryl Sullivan, Jerrod Klein

COMMISSIONERS PRESENT VIA ZOOM: Melissa Howard, Reginald McGregor

ALSO PRESENT: Economic Development Director Dan Zuerner, Recording Secretary Joe Murphy, Legal Counsel Adam Steuerwald, Deputy Controller Humphrey Nagila, Joe Flora, and Brian Pohlar.

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 March meeting be approved. Commissioner Sullivan made the motion; Commissioner Klein seconded. Following a roll call vote, the minutes were approved by a unanimous vote.

APPROVAL OF CLAIMS: Claims were submitted for \$52,748.21. Deputy Controller Nagila provided the commission with an overview of the claims as well as a monthly financial update. President Clifford asked that the claims and purchase orders before the commission be approved. Commissioner Klein made a motion for approval; Commissioner McGregor seconded. Following a roll call vote, the claims were approved by a unanimous vote.

OLD BUSINESS:

1. 4399 Shadeland Avenue Property Offering: Dan Zuerner shared that the RDC received one purchase offer for the property located at 4399 Shadeland Avenue by Joe Flora. Legal Counsel Adam Steuerwald opened the purchase offer and shared with the commission that the purchase price is 126,200.00, to be paid over 5 years in annual payments with 5% interest. The offer also included a \$20,000 downpayment. The total purchase price with interest at the end of 5 years would be \$142,647.62. Following discussion, Commissioner Sullivan made a motion to accept the purchase offer submitted by Joe Flora; commissioner Howard seconded. Following a role call vote, the motion was approved by a unanimous vote.

Following approval, Joe Flora provided the commission with an update on the development he has planned for his new Lawrence facility.

2. HWC Trades District Report & CSX Drainage Ditch Update: Brian Pohlar distributed copies of the final report on the Trades District preliminary engineering. Brian Pohlar provided the commission with a summary of work completed so far. Mr. Pohlar answered questions of the commissioners related to the provided Trades District report. Dan Zuerner shared that he has requested HWC begin preparation of a schedule of costs and associated tasks for next steps to continue this project. Mr. Zuerner intends to discuss that document with the commission as well as the Common Council to emphasize the required support and investment to complete this project.

Dan Zuerner shared that he along with City engineer gave notice to proceed to the contractor who was selected to complete the CSX Drainage Ditch project.

3. INDOT – Pendleton Pike Project Update: Dan Zuerner shared that he along with public safety staff met with INDOT in recent weeks. As an outcome of those meetings, INDOT has updated their plans to include

drivable medians in some locations that will allow public safety vehicles to cross Pendleton Pike and maintain low response times in the area.

4. EPA Brownfields Grant w/ BCA: Dan Zuerner shared that the commission has ~\$60,000 in its current EPA Brownfield Grant. Status of the new grant is expected within the next 30 days.

5. EV Charging Station Grant: Dan Zuerner shared that a steering committee comprised of Jerry Clifford and Cheryl Sullivan representing the RDC, Sri Venugopalan, Dave Hofmann, and Cori Korn representing the City of Lawrence, Ray Cox representing the private sector, and Dr. Shawn Smith representing MSDLT has been formed to oversee the work being conducted through this grant. Dan Zuerner plans to release a press release in the coming weeks to announce the grant. The work of the committee will be ongoing over the next several months.

6. 10160 56th Street Property Sale – Indy Luxury Motorsports: Dan Zuerner shared that Indy Luxury Motors has been entirely unresponsive in the last month as staff attempted to contact their business to organize a closing for the sale of the property. Mr. Zuerner shared that in light of that, he is bringing the commission a new offer to purchase the land to construct a truck service facility and office space. The interested party will submit a purchase offer to be considered at next months meeting.

7. Close out Anticipations for Meyer’s Plastics / EMPRO: Dan Zuerner shared that he has received the ‘no further action’ letter from IDEM marking the end of the RDC obligation related to the Meyers Plastic / EMPRO site.

10. Mills/Freije Dedicated Parking Status: Dan Zuerner shared that this item should come off the agenda next month, and he will be checking with attorneys to confirm the matter is fully resolved.

NEW BUSINESS:

1. First Town Hall Meeting – City of Lawrence: Dan Zuerner informed the commission that he participated in the first Lawrence Town Hall event and he thought it went really well. Offered his appreciation for Lawrence staff who made it possible.

2. Braun’s Fun Time Camper Sales – Expansion Project: Dan Zuerner informed the commission that an existing Lawrence business is planning an expansion, but no action would be required by this group.

3. FHRA PX Building – Tax Abatement Request: Dan Zuerner shared that Mayer Najem has completed the improvement to the PX Building and now plan to seek a tax abatement to assist in help reducing rental rates for the facility. Mayer Najem does have two existing Lawrence businesses interested in locating at the newly renovated building.

4. A-Bridge Expansion Project: Dan Zuerner informed the commissioner that A-Bridge, located on Poindexter Drive, is planning an expansion of their existing business.

5. 86th & Carroll Road Roundabout Project: Dan Zuerner shared that in order to construct the roundabout at 86th and Carroll Road Fishers, Lawrence, and McCordsville would each have to commit roughly 1.4 million.



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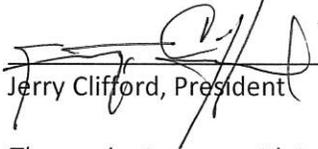
4:00 p.m.

Public Assembly Room

6. **READI II:** Dan Zuerner will be hosting a forum on READI 2.0 next week to be sure Lawrence is involved in those discussions as funding becomes available for new projects.

ANY OTHER BUSINESS TO COME BEFORE THE RDC

There being no other business to come before the Commission, President Clifford concluded business of the meeting. Commissioner Sullivan motioned for adjournment at 4:36 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.