



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

May 11, 2023

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Melissa Howard, Jerrod Klein, and Reginald McGregor.

COMMISSIONERS PRESENT VIA TEAMS: Cheryl Sullivan.

ALSO PRESENT: Economic Development Director Dan Zuerner, Recording Secretary Mary Jo Rothenbush, Legal Counsel Adam Steuerwald, Deputy Controller Humphrey Nagila, 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 April 13, 2023, meeting be approved. Commissioner Klein 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 \$50,665.00. 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.

RDC FINANCIAL UPDATE: There were no questions from the Commission for Deputy Controller, Humphrey Nagila. Mr. Nagila noted that TIF revenue is expected in June and should be available in July's report.

OLD BUSINESS:

1. CSX Drainage Ditch Update: Dan Zuerner shared that contractor's arrangements are in order and expects construction may begin any day. He anticipates this could be wrapped up by July's meeting.

2. INDOT – Pendleton Pike Project Update: Project set to commence in 2024.

3. EPA Brownfields Grant with BCA: Mr. Zuerner estimated a \$43,000.00 balance left from the original \$300,000.00 grant funds. Mr. Zuerner recently spoke with EPA and noted that the new \$400,000.00 grant application for right-of-way and the Trades District may have a ruling as early as June.

4. EV Charging Station Grant: Mr. Zuerner noted the success of the kick-off meeting with Commissioners Sullivan and Clifford in attendance. He anticipates this could be wrapped up by Christmas after public sessions and survey activity has been completed. He also noted that RaceTrac would like to support this project.

5. 4399 Shadeland Ave Property Offering: Mr. Zuerner reported that after review by the real estate attorney, no issues were found. Mr. Joe Flora will be allowed access to the site.

6. 10160 56th Street Property Sale – Indy Luxury Motorsports: Mr. Zuerner shared that the agreement from Indy Luxury Motorsports can be rescinded due to non-responsiveness from the company. Mr. Adam Hoffer from HRH Consulting and representative for SMS Logistics introduced himself to the Commission. Mr.

Hoffer answered questions and concerns for his proposal regarding clean-up, dimensions, plot plan options, and the specific nature of the SMS Exports & Imports business. Mr. Zuerner shared specific interests for the appearance such as brick or stone, landscaping, parking lot striping and no standard metal siding due to the location of the property. Mr. Hoffer also shared that he is currently in talks with East Side Welding. A rough draft rendering of the property was provided to the Commission via Dan Zuerner's email prior to the meeting. Mr. Hoffer clarified that the property is not a storage facility and will be used for truck servicing and corporate office operations for SMS Logistics. After the presentation, Mr. Zuerner recommended the following:

- 1) Rescind per notice to Indy Luxury Motorsports
- 2) Authorize legal counsel Adam Steuerwald to draft and execute a purchase and sale agreement in the amount of \$130,000.00 with a \$10,00.00 deposit with provision of the schematics, site plans, elevations, and renderings before closing. Additionally, he would like a commitment from SMS not to store tires in the front of the building or debris that could be perceived as unsightly or negative. Mr. Steuerwald shared the two options for the Commission to consider for the agreement. Mr. Zuerner made his recommendation of option # 2 with a 60-day timeframe for them to produce the documents and come back for closing. After discussions, President Clifford asked for a motion to set aside the bid from Indy Luxury Motorsports. Commissioner Sullivan made a motion for approval; Commissioner Howard seconded. Following a roll call vote, the motion was approved by a unanimous vote. Mr. Zuerner then asked the Commission to make a motion to allow legal counsel Adam Steuerwald and Barnes & Thornburg to prepare the drafting of a purchase and sale agreement in consideration of an offer of \$130,000.00 from SMS, Inc. to purchase the 10160 56th Street property to include provision of the schematics, site plans, elevations, and landscaping plans prior to closing which needs to occur within 60 days. President Clifford asked for a motion to approve. Commissioner McGregor made a motion for approval; Commissioner Klein seconded. Following a roll call vote, the motion was approved by a unanimous vote.

7. JMT Development of the Caito/NIDCO Property Development Update: Waiting to complete purchase and sales agreement.

8. Close out Anticipations for Meyer Plastics / EMPRO: Closed out.

9. Mills/Freije Dedicated Parking Status: Waiting on signature from Mike Webster.

NEW BUSINESS:

1. Purple Line: Starting on or after June 5th Northbound traffic on Post Rd. will be closed from Pendleton Pike to 56th Street for 60 days. Only the southbound lane will be open.

2. Extended Stay / Post Rd: Mr. Zuerner shared that a group contacted him about another Extended Stay on Post Rd. He recommended against the proposal.

3. Trades District Update: On hold due to HWC report.

4. READI 2.0: Mr. Zuerner shared this a new initiative by IDC for grant money to individual cities with no limit to the amounts that can be awarded. He and Deputy Mayor, Dave Hofmann, will submit an application for Trades District grant funding in hopes of receiving \$15M but believes that bonding plus a match may procure a possible \$10M. Mr. Zuerner will be attending a READI regional meeting on June 22, 2023, in Fort Wayne, Indiana, on behalf of the Commission.



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5. Report from Chief of Staff, Cori Korn: Cori invited the Commissioners to join in celebrating Fiesta Lawrence on Saturday, May 13, 2023, from 12:00-4:00 pm at the Fort Ben Cultural Campus. Additionally, she shared the Farmers Market opens on June 1 from 4:00-7:00 pm, also at the Cultural Campus.

ANY OTHER BUSINESS TO COME BEFORE THE RDC COMMISSION: None.

There being no other business to come before the Commission, President Clifford concluded business of the meeting. Commissioner McGregor motioned for adjournment at 4:30 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.