



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

January 22, 2019

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: David Blount, Ali Brown, Jerry Clifford, Dick Freije, Brian Hicks, and Bruce Kimery.

STAFF PRESENT: Economic Development Director Cam Starnes and Corporation Counsel David Johnson.

Also present: Chris Barnett (LCDC) and Trace Yates (Lawrence Chamber of Commerce).

CALL TO ORDER & DETERMINATION OF QUORUM: President Jerry Clifford called the meeting to order at 4:00 p.m. and announced a quorum.

ELECTION OF OFFICERS: All nominations were approved by unanimous decision as follows:

President: Mr. Clifford nominated Mr. Blount and was seconded by Mr. Hicks.

Vice President: Mr. Blount nominated Mr. Hicks and was seconded by Mr. Clifford.

Secretary: Mr. Clifford nominated Mr. Kimery and was seconded by Mr. Hicks.

APPROVAL OF MINUTES: Mr. Blount asked the minutes from the meeting of December 4, 2018 be approved. Mr. Clifford made the motion; Mr. Kimery seconded. The minutes were approved by unanimous vote.

APPROVAL OF CLAIMS: Claims were submitted totaling \$9,515.00. Mr. Starnes updated the Commission and provided clarification of claims. Mr. Starnes answered questions from the Commission. Mr. Hicks made a motion for approval thereof; Mr. Clifford seconded the motion. The Commission approved unanimously.

STAFF REPORT: Mr. Starnes welcomed new Commissioner Ali Brown, thanked former Commissioner Sullivan for his past service, and thanked Mr. Clifford for his leadership role in serving as the RDC President for the last three years.

- 1. Meyer Plastics:** Mr. Starnes updated the Commission that construction is on schedule and the new facility should open in 2020. Mr. Starnes noted that groundwater sampling will proceed in a quarterly fashion, as anticipated, toward regulatory closure from IDEM pursuant to the remediation agreement between the RDC and Meyer. Mr. Starnes answered questions from the Commission.
- 2. EPA Assessment Grant Application:** Mr. Starnes summarized the 2015 EPA assessment grant, which was closed out in October, 2018, and apprised the Commission of efforts to apply for a new assessment grant. Mr. Starnes noted the grant application is due at the end of January with awards in March or April and proceeds to be available in late fall, 2019.
- 3. MSDLT Transportation Facility:** A site on 52nd Street west of German Church/Sunnyside Road is currently being considered as an expanded facility that will provide additional operations such as bus parking, service, and safety measures for the school corporation. The previous land was added to the Pendleton Pike Allocation Area to facilitate future commercial or industrial development, but Mr. Starnes noted the Commission will likely need to remove the area from the TIF if the bus facility moves forward to avoid negative

fiscal impact to the TIF. Mr. Freije and Mr. Starnes answered questions from the Commission.

4. **Trades District:** An executed LOI between the Commission and an economic development prospect is complete for the 7600 Pendleton Pike property. Mr. Starnes will circulate a project agreement draft to the Commission prior to the next RDC meeting for consideration. Mr. Starnes answered provided clarification and answered questions from the Commission.
5. **Shadeland Ave:** Mr. Starnes provided a summary of the previously rescinded project agreement with ServiceMaster by Crossroads. Mr. Starnes noted that the RDC-owned property is currently in the process of financial reevaluation with ServiceMaster for development of the 4423 parcel. Mr. Starnes updated the Commission that there is still continued interest from a multi-family developer to the adjacent property (Faris Street).

NEW BUSINESS: Mr. Chris Barnett, Executive Director, made a presentation of behalf of the Lawrence Community Development Corporation, to publically acknowledge and thank past and present RDC Commissioners. The combined award recognizes the RDC as a community builder and positive developer for the City of Lawrence.

ANY OTHER BUSINESS TO COME BEFORE THE RDC: The Commission requested a meeting date change from February 26, 2019 to Monday, March 4, 2019, pending approval. Per the Commission's request, Mr. Starnes provided an update of the \$5.8 million Lilly Arts Grant. Mr. Blount thanked former Commissioner, Frank Sullivan, for his hard work and diligent efforts serving on the RDC Commission.

There being no other business to come before the Commission, Mr. Blount called for adjournment of the meeting at 4:48 p.m.

David Blount

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.