



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

October 24, 2017

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Bruce Kimery, Brian Hicks, Frank Sullivan Jr., and Dick Freije.

STAFF PRESENT: Economic Development Director Cam Starnes

Also present: 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.

APPROVAL OF MINUTES: Mr. Clifford asked the minutes from September 26, 2017 be approved. Mr. Kimery made the motion; Mr. Hicks seconded. The minutes were approved by unanimous vote.

APPROVAL OF CLAIMS: Claims were submitted for \$50,730.68. Mr. Starnes answered questions from the Commission. Mr. Hicks made a motion for approval thereof; Mr. Sullivan seconded the motion. The Commission approved unanimously. At the Commission's request, Mr. Starnes will provide an update of the Brownfields grant at the November meeting.

STAFF REPORT: Mr. Starnes updated the Commission on the 4423 and 4399 Shadeland properties. Under the grant, environmental assessments including soil and groundwater samplings are being conducted. Two underground storage tanks will be further investigated within the next 30-60 days to clarify the environmental condition of the property. Mr. Starnes answered questions from the Commission. It is anticipated that a Request for Proposals could be issued by early 2018.

- 1. East 59th Street project update:** Mr. Starnes continues to work with the consultant representing the industrial user interested in the property, and made note to the Commission it is possible he may be requesting approvals at the next meeting. Mr. Starnes is evaluating the company's request for a developer-backed and developer-purchased bond to assist with financing development of the property. After internal evaluation, Mr. Starnes will consult with a financial advisor regarding debt service coverages and related matters. A multi-phase bond approval process will be necessary from the RDC, EDC, and Common Council. The developer's timeline is aggressive with hopes to be beginning construction activity by spring of 2018. Mr. Starnes answered questions from the Commission.
- 2. Trades District project update:** A large mechanical and refrigeration contractor continues to work with Browning Investments regarding their interest to potentially move their headquarters to Lawrence. The RDC has been asked to contribute funds to help offset development costs. Mr. Starnes anticipates a proforma from the developer within the next week or two to evaluate possible participation from the RDC. Mr. Starnes will also work closely with the Commission during the interim and could

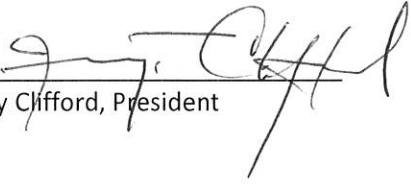
potentially have new business on the agenda at next month's meeting. Mr. Starnes answered questions from the Commission.

3. **Infrastructure projects – Franklin Road, Records Street:** Mr. Starnes updated the Commission that the Franklin Road project is progressing on schedule regarding right of way analysis and engineering. Contact is being made with area landowners for discussions of right of way acquisition in anticipation of negotiations to begin either later this year or early 2018. The continuation of Records Street as a key component to the Trades District plan continues in a positive direction. Mr. Starnes has been working with the DPW Director and an engineering firm to move forward under a federal aid road project. While in discussions with the Metropolitan Planning Organization, Mr. Starnes recently learned that the Records Street project may not qualify for federal aid from the Department of Transportation to assist with construction. Mr. Starnes is looking into a potential 80/20 federal grant for construction and will also look for other avenues of possible funding through the Economic Development Administration at the federal level for infrastructure projects. Mr. Starnes noted that Mayor Collier, Corporation Counsel, and the Controller are currently in Washington D.C. meeting with Indiana lawmakers with federal funding as a topic of discussion.
4. **Fort Harrison Redevelopment:** Mr. Starnes shared there was the recent ribbon cutting ceremony at the new headquarters of Art to Remember located at 59th & Lee Road. The FHRA is making some adjustments to staff due to the decrease in property holdings. Mr. Starnes will be meeting with the FHRA Board President and Treasurer this week to discuss the developments. Mr. Starnes also recently attended the AIM conference in Evansville (formerly known as Indiana Association of Cities and Towns) and met the owner of Context Design, an architecture firm specializing in industrial and commercial design, who has interest in acquiring the property of the old PX.
5. **Marsh update:** Mr. Starnes noted that he did draft and send a letter to the realtor at KW Commercial who has the listing of the Marsh shopping center on Franklin Road. He will forward a copy of the letter to the Commission and will also provide the name and address of the realtor.

NEW BUSINESS: None.

ANY OTHER BUSINESS TO COME BEFORE THE RDC: Mr. Starnes introduced Mr. Trace Yates, Executive Director of the Greater Lawrence Chamber of Commerce, and thanked him for his attendance. Mr. Starnes also answered follow-up questions from the Commission regarding the Monarch parcel and Doctor's Express clinic. As a reminder, Mr. Clifford noted the next meeting date will be November 28, 2017, at 4:00 p.m. and requested the staff to determine the necessity for a December meeting at that time.

There being no other business to come before the Commission, Mr. Clifford concluded business of the meeting. Mr. Sullivan motioned for adjournment at 4:37 p.m. and Mr. Kimery seconded. 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.