



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

February 28, 2017

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Brian Hicks, Bruce Kimery, and Bob Marien.

STAFF PRESENT: Economic Development Director Cam Starnes, Corporation Counsel David Johnson, DPW Director Bill Anthony, and Controller Jason Fenwick.

Also present: Jessica Tower (Lawrence Chamber of Commerce) and John Wolski (Ski Landscape).

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 January 24, 2017 be approved. Mr. Hicks made the motion; Mr. Kimery seconded. The minutes were approved by unanimous vote.

APPROVAL OF CLAIMS: Claims were submitted for \$255,614.00. Mr. Starnes provided a summary of Claims for the Commission. Mr. Fenwick provided financial update handouts for the fiscal year of 2016 and the month of January 2017. Mr. Kimery made a motion for approval thereof; Mr. Marien seconded the motion. The Commission approved unanimously by a show of hands.

STAFF REPORT:

1. **4420 Dunn St.** Per Mr. Starnes, he is waiting on written waiver by Regency Electronics of its right of first refusal and will move towards closing once obtained.
2. **Permanent Magnet.** Mechanical contracting firm from Zionsville still in due diligence period with seller Permanent Magnet. RDC's use of EPA grant funds has added real value to the potential transaction.
3. **7600 Pendleton Pike plan recommendations.** Pursuant to recommendations in the Trades District plan, Mr. Starnes will ask the Commission for authorization to retain a firm to do hotel market research.
4. **Franklin Road.** Hanson is finishing cost reduction analysis report. Mr. Starnes will assess internally with DPW and the Controller once completed and will provide recommendation to the Commission at the next RDC meeting. Mr. Anthony answered stormwater project questions from the Commission. Construction will likely begin March, 2018. Also noted by Mr. Starnes was the resolution approval by Indpls City Council for the transit plan that will include the City of Lawrence as the terminus for the Purple line.

NEW BUSINESS:

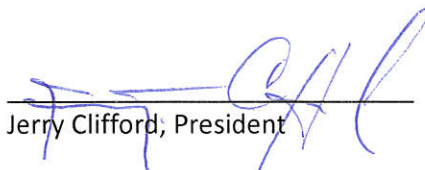
1. **Professional services engagement:** CBRE engagement scope outline was included in the packet to the Commissioners. Mr. Starnes requested authorization to negotiate an agreement with CBRE an engagement for professional services to do hotel market research not to exceed the amount of \$6,000.00. Mr. Marien made a motion for approval thereof; Mr. Kimery seconded the motion. The Commission approved

unanimously for Phase I of engagement only. Mr. Starnes will address the Commission with any future phases, if needed.

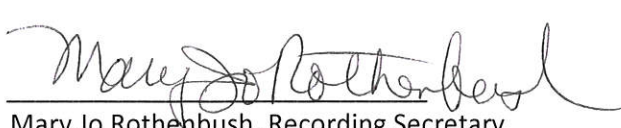
2. **Resolution regarding transfer of 4423 and 4399 North Shadeland Ave from City of Lawrence to Redevelopment Commission for redevelopment.** Mr. Starnes provided clarification and answered questions from the Commission regarding the request to transfer the properties from the City of Lawrence to the Redevelopment Commission. A resolution would then go before Council for approval. Mr. Hicks made a motion for approval of Resolution 1-2017 thereof; Mr. Marien seconded. Unanimous decision was made by a show of hands.
3. **Authorization of grant for geotechnical survey costs pertaining to 10930 59th Street:** Mr. Starnes explained there is prospective interest in the property for possible headquarters to a 15-acre manufacturing and distribution facility that could have a potential for positive tax increment generation and job growth. Mr. Starnes asked the Commission to authorize him to negotiate an economic development agreement with the prospective purchaser, under which the Commission would pay an amount not to exceed \$7,500.00 for geotechnical survey costs in exchange for certain commitments from the buyer and copies of any reports generated. The agreement would be subject to terms acceptable to the president of the RDC and signature thereby. Mr. Marien made a motion for approval thereof; Mr. Hicks seconded the motion. The Commission approved unanimously.
4. **March 2017 meeting date change:** Several options were discussed by the Commission regarding the change in meeting date for March 2017 as Mr. Starnes will not be able to be present. Mr. Marien made a motion to approve the meeting date change from March 28th to March 21st at 4:00 pm. Mr. Hicks seconded the motion and the Commission approved unanimously. Mr. Clifford also noted the State of the City Address will be on Thursday, March 9th, 2017 and tickets can be purchased through the Lawrence Chamber of Commerce.

ANY OTHER BUSINESS TO COME BEFORE THE RDC: None.

There being no other business to come before the Commission, Mr. Clifford concluded business of the meeting. Mr. Marien motioned for adjournment at 4:55 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.