



## CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

April 25, 2017

4:00 p.m.

Public Assembly Room

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

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

**Also present:** Jessica Tower (Lawrence Chamber of Commerce) and Chris Barnett (Lawrence CDC).

**CALL TO ORDER & DETERMINATION OF QUORUM:** President Jerry Clifford called the meeting to order at 4:02 p.m. and announced a quorum.

**APPROVAL OF MINUTES:** Mr. Clifford asked the minutes from March 21, 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 \$36,772.47. Mr. Starnes provided a summary of Claims for the Commission. Mr. Hicks made a motion for approval thereof; Mr. Sullivan seconded the motion. The Commission approved unanimously.

### STAFF REPORT:

1. **Lawrence Trades District**
  - a) **Hotel Research.** Per Mr. Starnes it is currently underway and anticipates reporting the market research and site suitability at next month's meeting.
  - b) **Partnerships.** Mr. Starnes continues to work with partnerships from the Indiana Construction Roundtable as a positive connection point as part of the Trades District plan and concept.
  - c) **Implementation Strategy.** Mr. Starnes continues to implement steps towards the creation of a Trades District entity by the Commission to serve as a lead resource for the training centers and to address key issues such as acquisition, development and financing. Mr. Starnes referenced the "Launch Fishers" technology program as an example to illustrate a similar concept. Mr. Starnes also clarified questions from the Commission.
2. **Mitchel Group Property – E 59<sup>th</sup> St.** Mr. Starnes reports that he met with the CEO of the 15-acre parcel located at 59<sup>th</sup> & Sunnyside and confirmed the company's interest to sell. The property is currently under environmental remediation with a proposal from a reputable company to perform the geotechnical evaluation and reporting. The cost would be split with the Mitchel Group and would not exceed the amount of \$7,500.00 as authorized by the Commission. Mr. Starnes expects to move forward with the engagement within the next 15-20 days and will report the results when they become available. Should the current prospect not materialize, the property development will be supported by the geotechnical report and by zoning. Questions from the Commission were answered by Mr. Starnes.

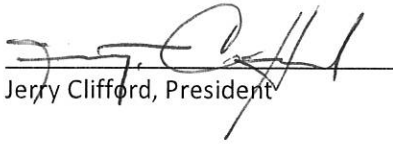
3. **Franklin Rd Status & 46<sup>th</sup> St Temporary Closure.** Mr. Starnes reported that Hanson is continuing preliminary engineering and design in accordance with prior authorization. In the near future Mr. Starnes anticipates presenting a project scope in a visual format on the city's website to illustrate how the project is moving forward. Mr. Starnes has been in discussions with DPW Director, Bill Anthony, regarding pricing options for the temporary closure including barricades and decorative planters. Mr. Starnes anticipates providing a recommendation next month while he continues to look for options to help with cost reduction. Mr. Starnes answered questions from the Commission.  
**Added topic from Commission not listed on Agenda: Marsh Supermarket closing on Franklin Rd.** Mr. Starnes was recently contacted by District 2 Councilor, Rick Wells, regarding the store closure and shared that he has reached out to a few grocery operators to see if there is interest in the property. Mr. Starnes answered questions from the Commission.
4. **4423 and 4399 Shadeland Ave.** Mr. Starnes updated the Commission that he has received positive feedback from Councilor Sherron Freeman regarding Resolution No. 4 previously passed by the RDC Commission and will be in support of future similar proposed transfers. Mr. Starnes anticipates a response regarding the properties from the Council within the next 30-60 days. Questions from the Commission were answered.  
**Added topic from Commission not listed on Agenda: Zagster Bike Share Program.** Mr. Starnes is drafting a sponsorship letter to go out to businesses in concert with the Ft. Harrison Reuse Authority. Mr. Starnes continues to keep in weekly contact with Zagster for updates and may soon make a request to the Commission for the RDC to hold the contract until the program sponsorship has been completed.  
**Added topic from the Commission not listed on the Agenda: Sale of 52<sup>nd</sup> St property.** Mr. Starnes reports that he continues to look into it.  
**Added topic from Mr. Starnes regarding 4420 Dunn Street:** Mr. Starnes updated the Commission that right of first refusal issue has been resolved and closing is scheduled for end of April/beginning of May 2017.

**OLD BUSINESS:**

1. **Request from Commission Sullivan to reschedule May meeting from May 23 to May 30.** Several options were discussed by the Commission regarding the change in meeting date for May 2017. Mr. Hicks suggested Thursday, May 25<sup>th</sup>, 2017 at 4:00 pm. Mr. Sullivan made a motion to move the meeting date from May 23<sup>rd</sup> to Thursday, May 25<sup>th</sup> at 4:00 pm. Mr. Kimery seconded the motion and the Commission approved unanimously. The May meeting topics and follow-up to be discussed may include: hotel market research, Trades District entity and funding, results of the geotechnical survey, Hanson progress to the contract addendum, Council action on 4423 and 4399 properties, and recommendations on the temporary Franklin closure methods.

**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. Sullivan motioned for adjournment at 4:45 p.m. and Mr. Hicks 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.*