**CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES**

April 26, 2016 4:00 p.m. Public Assembly Room

**COMMISSIONERS PRESENT**: Bruce Kimery, Bob Marien, Brian Hicks, and Frank Sullivan Jr.

**STAFF PRESENT**: Mayor Steve Collier, Economic Director Cam Starnes, Corporation Counsel Jim Gutting, Controller Jason Fenwick, LFD Chief Dino Batalis, and Interim Utilities Superintendent Scott Salsbery. **Also present**: Chris Barnett, Jessica Tower, and one other community member.

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

**APPROVAL OF MINUTES:** Mr. Marien asked the minutes from March 22, 2016 be approved. Mr. Kimery made the motion; Mr. Hicks seconded, and the minutes were accepted unanimously.

**APPROVAL OF CLAIMS:** Claims were submitted for $8,300. Upon Mr. Starnes recommendation, Mr. Kimery moved to approve the claims; Mr. Hicks seconded the motion and it passed 4-0.

**OLD BUSINESS:**

1. EPA Assessment Grant Update – Mr. Starnes said he worked with EPA assessment grants in Indianapolis and they benefit prospective purchasers of property through providing 100% funding for Phase 1 & 2 assessments, thus accomplishing environmental due diligence and limiting liability. CoL held its initial public meeting on this grant last month. CoL may perform its first assessments under the grant on the former Kerman’s warehouse property. The Commissioners asked questions about the viability of reimbursement for this grant. Mr. Starnes assured the Commission that the EPA frontloads funding eligibility determinations, thus eliminating reimbursement issues.
2. Mr. Starnes updated the Commission on the Blight Elimination Program, working together with the CDC. CoL will initiate quiet title actions on the next two target properties.

**NEW BUSINESS:**

1. Quiet Title Actions: Mr. Gutting said the Commission could expect an engagement letter from Barnes & Thornburg for the research of said properties with a “not to exceed” clause and time frame. Mr. Starnes said this is an important step, as it provides for a clear title before it is transferred to the CDC as program partner.
2. LFD Request: Chief Batalis asked the Commission to allow LFD to train on the property at 4611 German Church Road. He said it would not be burned down, LFD will use artificial smoke, and it will be used for training before it is taken down is a useful tool for LFD personnel. Mr. Hicks motioned for LFD to be permitted to use 4611 German Church Road for training purposes without burning and with fully executed waivers. Mr. Sullivan gave the second and it passed unanimously.
3. Transfer of 4423 Shadeland Avenue: Mr. Starnes requested the Commission to consider requesting transfer of 4423 Shadeland property from CoL in order for the Commission to market and sell the property for redevelopment. Mr. Sullivan motioned to request transfer of 4423 Shadeland to the RDC. Mr. Kimery seconded and it passed 4-0.
4. Purchase of 4437 Franklin Road: Mr. Starnes asked the Commission to consider a purchase and lease-back arrangement for the property at 4423 Franklin, which is currently owned by the CDC. Mr. Starnes and Mr. Collier addressed questions regarding the purchase for use as an animal shelter in the CoL where Indy Humane would manage and provide animal shelter & adoption services. Mayor Collier said a meeting with Indy Humane is scheduled. Mr. Gutting said a motion to purchase and transfer is needed. Mr. Kimery motioned to authorize staff and counsel to negotiate and take the necessary steps to acquire the property at 4437 Franklin Road. Mr. Hicks gave the second. Discussion ensued about the traffic pattern at the nearby intersection of 46th and Franklin Road. The motion passed 4-0.
5. TIF Expansion: Mr. Gutting said the engagement letter from London Witte for this expansion of the current TIF Allocation Area came before the Commission last month. He thanked staff: City Clerk Kathy Walton, and Assistants Mary Jo Rothenbush & Julie Kukolla for their assistance researching for this work, as well as Relator Tom Crouch for providing the original 2007 plan so the Commission may amend it with a fiscal plan related to the expansion. Mr. Gutting said there may be a special meeting of the Commission to address the ongoing work for this project.

**ANY OTHER BUSINESS TO COME BEFORE THE RDC:**

* Mr. Kimery asked if there is a financial update about the façade grant project or the senior center project and whether monies had been put aside for them. Mr. Starnes said he would provide an update at the next meeting.
* Mr. Gutting explained an ethics document which he presented to the Commission. It provides guidelines for conflict of interest and procedures for service on the Commission and with real estate holdings. The commissioners thanked him for the document.

There being no other business to come before the Commission, Mr. Kimery motioned for adjournment at 5:09 p.m. Mr. Hicks seconded, and the motion passed 4-0.

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Bob Marien, Vice-President Julie Kukolla, Recording Secretary

*These minutes are not intended to be verbatim. They are a summary of discussion held, with the exception of motions.*