



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

May 24, 2016

4:00 p.m.

Public Assembly Room

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

STAFF PRESENT: Mayor Steve Collier, Economic Director Cam Starnes, Corporation Counsel Jim Gutting, Department of Public Works Director William Anthony.

Also present: Chris Barnett (Lawrence CDC), Jessica Tower (Lawrence Chamber of Commerce, Portia Bailey and Lauren Box (Barnes and Thornburg), and Jennifer Hudson (London Witte).

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 April 26, 2016 be approved. Mr. Kimery made the motion; Mr. Sullivan seconded, and the minutes were accepted unanimously.

APPROVAL OF CLAIMS: Claims were submitted for \$49,160.15. Discussion ensued with questions posed by Commission regarding demolished properties. Mr. Starnes deferred to Chris Barnett, Lawrence CDC Director to clarify that four properties at 4508 and 4522 N. Franklin Rd., 4608 Kingman Dr., and 4402 N. Clinton St. were demolished in 2015. Additional Commission questions regarding other homes to be demolished resulted in discussion of 2-3 "target" properties and one approved by the state but not yet bid by City at 4500 block of Lyle St. Clarification of contract for demolished properties by Ray's discussed and Mr. Starnes noted that approval of claims for demolition and EPA assessment not coming out of TIF. Mr. Marien made a motion for approval thereof; Mr. Kimery seconded the motion. The Commission approved unanimously.

OLD BUSINESS:

1. Pendleton Pike TIF accounting update per Mr. Kimery's request from last meeting. Per Mr. Starnes, the accounting is a work in progress and will be available at next meeting. Points of clarification made for previous TIF allocations for Monarch Bond is separately maintained per Mr. Gutting. Façade Grant, TWG, and sidewalk connectors to Pendleton Pike and the legal ramifications to undo previous agreements are unclear but will address as needed per Mr. Starnes. Mr. Sullivan suggested including a sunset date in the resolution for future TIF commitments as good practice.

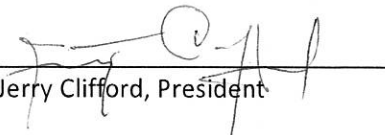
NEW BUSINESS:

1. Resolution regarding capture of Pendleton Pike allocation area property taxes. Per Mr. Gutting, there is a provision in Indiana Code that by June 15, the Commission needs to notify all parties of intentions for TIF allocation areas and that tax increment shall be captured and retained by Redevelopment Commission on annual basis. Motion to adopt Resolution 1-2016 by Mr. Kimery and Mr. Sullivan gave the second. Commission voted unanimously. Mr. Gutting made note that next step is to send notice to all bodies as well as department of local finance that it will be capturing this as well.

2. Introduction of draft of proposed amendment to Pendleton Pike Redevelopment Plan related to expansion of Pendleton Pike Redevelopment Area and Pendleton Pike Allocation Area for discussion. General overview given of two-fold TIF captures connecting areas of current growth with areas of Pendleton Pike seeing less current development activity. General question from Mr. Hicks regarding Winding Ridge golf course area and discussion of risk assessments, donut effects, and base-assessed values. Additional question asked by Mr. Clifford regarding Winding Ridge/Kemba wetlands if area will be held for development or open space. Pros and cons discussed regarding development and whether parcels require funding of electricity and building infrastructures. Mr. Starnes states Commission not required to provide subsidy to projects within TIF allocation area, although will have the power to do so in support of positive projects.
3. Update regarding animal shelter and operation by Humane Society of Indianapolis. Mr. Starnes and Mayor Collier have had continued positive talks with Indy Humane regarding its interest in operating in Lawrence and its interest in the property on Franklin Road currently owned by Lawrence CDC. Indy Humane has not reduced its interest to writing yet, nor made a specific request for assistance by the City/RDC. Mr. Starnes and Mr. Clifford will begin initial negotiations with Lawrence CDC regarding its property pursuant to authority previously granted to them by the Commission.
4. Mr. Starnes updated the Commission regarding closure of the Permanent Magnet plant on Bragdon St. and status of the company's current plan to sell off all properties and assets. Mr. Starnes reported he is currently in talks with an attorney representing Permanent Magnet regarding potential acquisition of parcels. Permanent Magnet has now accepted offers on all but three of the residential properties it owns. At Mr. Starnes' request, Permanent Magnet withheld a parcel which interrupts Records St. from continuing from Franklin Road to Sellers St. The Permanent Magnet plant and back lot are for sale. Mr. Starnes stated the City can likely accomplish environmental assessment with use of EPA Assessment Grant.
5. EPA Assessment Grant update - a few potential projects coming up under the grant, including Permanent Magnet assessment and former Kerman's flooring warehouse on Pendleton Pike. Grant funds are best used to leverage property transfers and assist buyers with accomplishment of environmental due diligence measures at no cost. Mr. Clifford asked Mr. Starnes to comment on the property across from new Menard's (7600 Pendleton Pike). Mr. Starnes stated he is considering a proposal to fund master planning and development consultation services for that area and will discuss with the Commission in more detail in the near future.

ANY OTHER BUSINESS TO COME BEFORE THE RDC: None

There being no other business to come before the Commission, Mr. Clifford motioned for adjournment at 5:00 p.m. Mr. Hicks seconded, and 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.