



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

May 28, 2019

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: David Blount, Ali Brown, Jerry Clifford, Brian Hicks, and Bruce Kimery.

STAFF PRESENT: Economic Development Director Cam Starnes

Also present: Chris Barnett (LCDC)

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

APPROVAL OF MINUTES: Mr. Blount asked the minutes from the meeting of April 23, 2019 be approved. Mr. Clifford made the motion; Ms. Brown seconded. The minutes were approved by unanimous vote.

APPROVAL OF CLAIMS: Claims totaling \$3,275.00 were submitted. Mr. Starnes provided clarification of claims and answered questions from the Commission. Mr. Clifford made a motion for approval thereof; Mr. Clifford seconded the motion.

STAFF REPORT:

- 1. Shadeland Avenue:** Mr. Starnes shared that the agreement for the 4423 property with Service Master did not materialize but has since garnered two new prospects. Estimates for reuse and sale of the property along with written proposals will be submitted to the Commission. Consent under the access agreement will be requested. Mr. Starnes recently learned from the Utilities Department that the aging sewer infrastructure for the 4399 parcel which provides access to the Caito trust property, would not support the capacity of 120-150 multi-family units. The site would however would be suitable for single family use. Mr. Starnes will meet with Mr. Salsbery to discuss the sewer upgrades necessary along with the new project funding. Engineer estimates will be needed for evaluation. Mr. Starnes provided clarification and answered questions from the Commission.
- 2. Franklin Road Marsh:** Having no previous interest from other grocers, the 30,000 square foot parcel is back on the market with the same broker. The building is under contract with a company that provides distribution to convenience stores. Mr. Starnes will report to the Commission in a future meeting. Due to interest from the small grocer at 38th and Post, Mr. Starnes has connected him with the broker as well as the owner from Maison Gardens.
- 3. Trades District:** Mr. Starnes reports the initial feedback from Freije is positive and moving forward. Mr. Starnes submitted an access agreement to their legal team and will share feedback at the June meeting. The President of Freije has provided a verbal confirmation to Mr. Starnes.
- 4. State-required report to overlapping units:** A new legislative requirement recently passed for the notification of overlapping TIF units. Mr. Starnes will notify applicable

overlapping entities in Lawrence to be present at the June RDC meeting. A short TIF educational video will be shown at the meeting as part of the agenda.

5. Legislation recently passed creating a small statute change in relation to the creation of military base reuse authorities in the state of Indiana. This change will affect the Ft. Benjamin Harrison Reuse Authority so that once passed, a Commission will be appointed by the Mayor and the Lawrence Common Council as required by state law. Mr. Starnes anticipates a continued partnership between the two entities.
6. Mr. Starnes answered follow-up questions and provided clarification from last month's meeting for the Commission.

NEW BUSINESS:


1. Consent to allow for access to 4423 Shadeland Ave property by various parties interested in pursuing purchase and redevelopment thereof, pursuant to individual access agreements providing for insurance and indemnification of Redevelopment Commission. Mr. Hicks made a motion for approval thereof; Mr. Kimery seconded. The Commission approved by unanimous vote.

ANY OTHER BUSINESS TO COME BEFORE THE RDC: The Commission shared that a music store specializing in acoustical guitar lessons, repair, and restoration in Lawrence recently relocated to the Fort suites on 56th Street. The business previously offered free ESL tutoring as a community service.

There being no other business to come before the Commission, Mr. Blount concluded business of the meeting. Ms. Brown motioned for adjournment at 4:51 p.m. and Mr. Clifford seconded. The motion passed unanimously.



David Blount



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.