



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

June 28, 2016

4:00 p.m.

Public Assembly Room

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

STAFF PRESENT: Mayor Steve Collier, Economic Development Director Cam Starnes, and Counsel Lauren Box.

Also present: Chris Barnett (Lawrence CDC), Jessica Tower (Lawrence Chamber of Commerce), Lucinda Franklin (CGS Services), and Jim Higgins (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 May 24, 2016 be approved. Mr. Hicks made the motion; Mr. Kimery seconded, and the minutes were accepted unanimously.

APPROVAL OF CLAIMS: No claims were submitted for approval.

OLD BUSINESS: Correction/clarification to Old business: Resolution 2016-1 (last month) is Resolution regarding capture of Pendleton Pike allocation area property taxes. Resolution 2-2016 (this month) attachment is Lawrence Redevelopment Commission Amendment to the Pendleton Pike Strategic Redevelopment Plan.

NEW BUSINESS:

1. Declaratory Resolution to the expansion of Pendleton Pike TIF. Item was introduced at May 24, 2016 RDC meeting for discussion. Mr. Starnes detailed two changes made. The first to include one half acre unimproved parcel on Sunnyside Road. The parcel is held by a commercial developer, and, once developed it could generate increment captured by the TIF. Maps and Parcel List attached as exhibits to the amended plan were updated to include the added parcel. The second change to identify taxpayers. O'Neal Manufacturing Services on 56th Street currently plans to make an investment in additional business personal property manufacturing equipment that can be captured in TIF as business personal property if O'Neal is identified as a taxpayer, accordingly. Mr. Jim Higgins of London Witte Group discussed the details of the procedure for expanding the TIF allocation area. The process including first adding parcels as real property improvements and designating taxpayers of business personal property through a declaratory resolution by the Commission. If passed by the Commission, the matter will then receive consideration by Common Council,

notification to taxpayers, a public hearing before the Commission, and a confirmatory resolution passed by the Commission. Once the confirmatory resolution is passed, the date for calculation of the base assessed value of the expanded area will fall back to January, 2016. Mr. Starnes clarified O'Neal Manufacturing's expected investment as specific to business personal property only, not as improvement of real estate. Mr. Sullivan asked if there had been any discussions with Lawrence Township Schools regarding the MSD's position on the proposed TIF expansion. Mr. Starnes shared there have been good ongoing conversations between the Administration and MSD Lawrence Township, and noted that proposed parcels to be included in the expanded TIF are zoned for commercial and industrial development and thus would not be developed in a way which would add students to the school district without tax revenues flowing to the MSD. The Administration will continue with additional dialogue.

Mr. Clifford shared recent Inside Indiana Business article titled "To TIF Or Not To TIF" which talks about Ball State University Study regarding how TIF works. Mr. Higgins spent considerable time discussing the totality of the scope of the findings presented in the article and how it relates to economic development. Mr. Starnes further shared findings of a recent University of Southern Indiana study which concluded that TIF districts have a positive impact on employment and wages compared to areas without TIF. Mr. Sullivan stated he plans to support the Resolution and did spend time discussing his personal philosophy preference of a single general fund and how the revenue is distributed to Economic Development. Mr. Sullivan moved for approval of Resolution but before it was seconded, several questions regarding the housekeeping of records (Exhibit A) and maps were noted by Council. Mr. Higgins and Mr. Starnes offered additional clarification of maps. Mr. Clifford and Council requested the Exhibits in the amendment possibly be labeled differently (example: numbers) prior to signature. Mr. Sullivan then renewed the motion. Mr. Hicks seconded. Vote was unanimous. All Council present signed Resolution 2016-2.

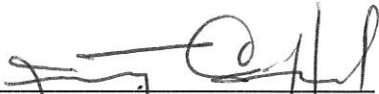
2. Franklin Road property update for Animal Shelter. Lawrence CDC still in talks with Indy Humane for possible animal shelter and spay/neuter clinic in Franklin corridor. In the interim, Lawrence CDC received and the board approved an offer from a different buyer for its property.
3. Franklin Road project update. Project to reconfigure as a 3-lane with expanded sidewalk has been stalled. Preliminary engineering could be completed under grant. Construction and implementation, including right of way acquisition, \$2.2 to 2.5 million, but amount not in budget. Interim measures to make 46th & Franklin Rd intersection safer with long term goal of commitment to getting a

road project done and make it a more attractive place for perspective business investments as well as for nearby residents. Reevaluation of project scope and funding discussions will continue.

Mr. Starnes received notice that property on 10000 56th St next to O'Neal Manufacturing where Waste Management had operated was sold to Ray's trash service. Waste handling permit was transferred to Ray's through IDEM. City then undertook an appeal for possible recourse. Ray's presented at Board of Works meeting and answered questions from Councilor Sherron Freeman and several others regarding their concerns. Property will become transfer station again operated and owned by Ray's. They do not own any landfills but do recycling-focused approached. Ray's should be a positive corporate citizen and community partner with possible job opportunities for citizens of Lawrence. Property is also included in TIF.

ANY OTHER BUSINESS TO COME BEFORE THE RDC: Mayor Collier thanked the Commission for their involvement and input stating RDC meetings are a learning opportunity for him about the concerns and the redevelopment of the City.

Mr. Sullivan concluded business of RDC. Mr. Hicks motioned for adjournment at 5:15 p.m. and Mr. Sullivan seconded.



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.