



## CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

July 26, 2016

4:00 p.m.

Public Assembly Room

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

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

**Also present:** Chris Barnett (Lawrence CDC), Jessica Tower (Lawrence Chamber of Commerce), John Wolski (Ski Landscape), and David Nieten (First Financial Bank).

**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 June 28, 2016 be approved. Mr. Kimery made the motion; Mr. Sullivan seconded, and the minutes were accepted unanimously.

**APPROVAL OF CLAIMS:** Claims were submitted for \$264,454.25. Mr. Starnes provided a description of Claims. Mr. Kimery made a motion for approval thereof; Mr. Sullivan seconded the motion. The Commission approved unanimously.

**OLD BUSINESS:** None.

### **NEW BUSINESS:**

1. Master Planning engagement for 7600 Pendleton Pike Area. Mr. Starnes explained for the Commission that this engagement is a request for authority of Phase 1 only, not to exceed the stated budget of \$38,000.00. Mr. Clifford welcomed Holladay Properties for a presentation and introduced Mr. Derek Naber, Developer, and Mr. Chris Wilkes, Senior Vice President. A power point presentation and two handouts were provided. A discussion followed the presentation and questions were asked of Holladay Properties, Mr. Starnes, and Mr. Gutting. Mr. Clifford asked for a motion for approval for Mr. Starnes to pursue Phase 1 only of development services. Mr. Kimery motioned for approval but was not seconded. The motion was tabled and will be considered as unfinished business until the next RDC meeting and additional information can be provided.
2. Staff Report:
  - a) Stormwater District and Projects. Mr. Starnes addressed a previous question from Mr. Kimery at last meeting and reported that the city is working towards local government agreements with the Indy DPW. Several projects are currently

underway. A near term project is the 7600-7602 Pendleton Pike property with drainage-related issues near Sellers St. The City of Lawrence DPW Director, Bill Anthony was at the meeting and available to answer questions specific to that project. Mr. Starnes reported that overall there is good progress is being made in terms of getting projects funded by Indy DPW pursuant to the storm water district that the citizens of Lawrence have contributed to over the past 15 years.

- b) Eye4 Group. This sign company from Fishers is interested in possibly purchasing the property at 4423 Shadeland Ave. or the former Permanent Magnet facility. A brief update that environmental assessment is moving forward at the Permanent Magnet property and consultants are working on Phase 1 and then Phase 2 to help facilitate its reuse.
- c) Ray's Trash Project Agreement. Regarding purchase of 10000 56<sup>th</sup> St. property. Mr. Starnes is still in discussion for potential project agreement and confidential settlement negotiations.
- d) TIF Expansion. Common Council. Update of TIF expansion area noted that the Commission approved Declaratory Resolution 2-2016 at last RDC meeting with next phase going before Common Council possibly as early as next Aug 1 meeting. It has moved to Finance Committee for consideration and Mr. Starnes continues to have good conversations with Council members regarding positive end goals for area.
- e) TIF Accounting. Controller Jason Fenwick was unable to attend meeting but Mr. Starnes stated the current reporting document of TIF and general fund accounting that will be updated each month. The two separate TIF accounts of Monarch and Pendleton Pike were placed in a common account that needs to be separated. Monarch TIF collection has stepped up and abatements are being analyzed to determine the effect on the debt service.

**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 5:27 pm and Mr. Kimery seconded, and the motion passed unanimously.

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Jerry Clifford, President

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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.*