



## CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

August 1, 2017

4:00 p.m.

Public Assembly Room

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

**STAFF PRESENT:** Economic Development Director Cam Starnes, and Corporation Counsel David Johnson.

**Also present:** Chris Barnett (Lawrence CDC)

**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 27, 2017 be approved. Mr. Marien made the motion; Mr. Kimery seconded. The minutes were approved by unanimous vote.

**APPROVAL OF CLAIMS:** Claims were submitted for \$8,392.81. Mr. Starnes provided a summary of Claims for the Commission. Mr. Sullivan made a motion for approval thereof; Mr. Kimery seconded the motion. There were no questions from the Commission and Claims approved unanimously.

**FINANCIAL UPDATE JUNE 2017:** The Commission requested a retrospective proforma for the 406 (Redevelopment Capital) fund dating back to the previous four (4) years for clarity of the Monarch TIF Fund to be presented at the next meeting. Mr. Starnes will request the information from the Controller.

### STAFF REPORT:

1. **Franklin Road project scope and status:** Graphic representations were reviewed by the Commissioners. Mr. Starnes provided a timeline update and reported that preliminary engineering is on schedule. Right-of-way acquisition is expected to be completed by the fall of 2018 and letting the following December 2018. Spring construction is to begin 2019 and should be completed by 2020.
2. **10930 East 59<sup>th</sup> Street project update:** Mr. Starnes continues to work with an environmental attorney to discuss the findings of the geotechnical survey. Significant remediation work has been completed. Mr. Starnes continues to monitor the parcels as a viable site for development that would aid incremental revenue in the Pendleton Pike TIF.
3. **Doctors Express new ownership:** Mr. Starnes reported the facility was purchased by American Family Care and will reopen once the sale and rebranding is complete.
4. **Records Street project:** Preliminary engineering scope and designs are being looked at to potentially set up a Records Street roadway project. Internal funds will be needed for preliminary engineering not covered by grants. The project is an important infrastructure moving through the future Trades District project by connecting it to Franklin Rd and Pendleton Pike. Mr. Starnes answered questions from the Commission. A request for traffic data that may have been included in the Hansen report will be researched by Mr. Starnes and shared with the Commission.

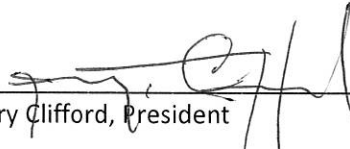
5. **Permanent Magnet transaction status:** Mission Mechanical from Zionsville is moving forward with the purchase and should close in mid-August. The company currently employs 75, and plans to grow over the next 5-10 years. The transaction is also consistent with the Trades District Plan's emphasis on recruiting skilled trades companies to locate in the former industrial park area.
6. **Fort Harrison Projects:** Questions from the Commission were answered in regards to a Ft. Harrison Reuse Authority update by Mr. Starnes although not on the agenda. Mr. Starnes shared that the ribbon cutting for the Otis Avenue extension was on Monday and also continues to track the progress on the Fort Harrison Apartments. Mr. Starnes is also working with the developer and the FHRA to keep abreast of the development of Parcel J which would include a library, small hotel, office space, retail space, and possible grocer.

**NEW BUSINESS:**

1. **Resolution determining need to capture incremental assessed valuation:** Mr. Starnes provided clarification of Resolution No. 2-2017 to the Commission and thereby requested authorization to notify the taxing units that the RDC plans to capture all of the increments from the Pendleton Pike TIF. Legal Counsel confirmed that this will be an annual requirement. At the Commissioners request, Mr. Starnes will provide a statement to be included as an attachment to the minutes. Legal Counsel also answered questions from the Commission. Mr. Kimery made a motion for approval of Resolution No. 2-2017 thereof; Mr. Marien seconded the motion. The Commission approved unanimously.

**ANY OTHER BUSINESS TO COME BEFORE THE RDC:** Reminder – next meeting will be Tuesday, August 29, 2017.

There being no other business to come before the Commission, Mr. Clifford concluded business of the meeting. Mr. Sullivan motioned for adjournment at 4:40 p.m. and Mr. Marien seconded. 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.*

### **Minutes Addendum Regarding Resolution No. 2-2017**

Resolution 2-2017 contains a finding by the Commission that it requires all available incremental revenue captured by the Pendleton Pike Allocation Area to fund projects in the subject area. In support thereof, and as Executive Director of the Lawrence Redevelopment Commission, I would note that current revenues total approximately \$450,000.00 per year, approximately \$130,000.00 of which is paid toward debt service on 2012 Series bonds, leaving approximately \$320,000.00 per year which could be used toward projects. The Trades District Plan recently completed by the Redevelopment Commission calls for some significant infrastructure improvements, primarily including an extension and enhancement of Records Street, as well as acquisition and clearance of real estate, and use of TIF funds to support attraction of skilled trades businesses and establishment of a workforce development center to serve the area population. Each of these prospective projects would most certainly exceed current redevelopment revenues, necessitating careful prioritization and fiscal planning. Initial cost projections for the Records Street project alone total nearly \$10 million, with the City and/or Redevelopment Commission required to fund 20% of construction and all of preliminary engineering and right of way acquisition with local dollars. Accordingly, the Redevelopment Commission's finding that current revenues are required to fund projects and its election to capture all incremental revenue are well-founded.