



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

January 12, 2023

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Jerry Clifford, Cheryl Sullivan, Reginald McGregor, Jerrod Klein

ALSO PRESENT: Economic Development Director Dan Zuerner, Recording Secretary Joe Murphy, Legal Counsel Adam Steuerwald, Deputy Controller Humphrey Nagila, Chief of Staff Cori Korn, Chief of Staff Dave Hofmann, and Manager of Communication Jared Hooton.

CALL TO ORDER & DETERMINATION OF QUORUM: President Jerry Clifford called the meeting to order at 4:04 p.m. and announced a quorum.

ELECTION OF OFFICERS: Commissioner Klein nominated Commissioner Clifford to serve as President of the RDC for 2023. There being no other nominations, Commissioner Clifford was elected President unanimously.

Commissioner Clifford nominated Commissioner Sullivan to serve as Vice President of the RDC for 2023. There being no other nominations, Commissioner Sullivan was elected Vice President unanimously.

Commissioner Clifford nominated Commissioner Klein to serve as Secretary of the RDC for 2023. There being no other nominations, Commissioner Klein was elected Secretary unanimously.

APPROVAL OF MINUTES: President Clifford asked that the minutes from November Executive Session be approved. Commissioner Klein made the motion; Commissioner McGregor seconded. The minutes were approved by a unanimous vote. President Clifford then asked that the minutes from the November Regular Meeting be approved. Commissioner Klein made the motion; Commissioner McGregor seconded. The minutes were approved by a unanimous vote.

APPROVAL OF CLAIMS: Claims were submitted for \$210,536.42. Deputy Controller Nagila provided the commission with an overview of the claims as well as a monthly financial update. President Clifford asked that the claims and purchase orders before the commission be approved. Commissioner McGregor made a motion for approval; Commissioner Klein seconded. The claims were approved by a unanimous vote.

OLD BUSINESS:

- 1) **EPA Brownfield Grant Update:** Dan Zuerner shared that he expects a decision on the RDC application for a \$400,000 EPA Brownfield grant will be announced sometime in May. He shared that the current RDC Brownfield grant has approximately \$65,000 remaining in its balance.
- 2) **Meyer Plastics – EMPRO ERC Status:** Dan Zuerner shared that he was recently made aware that IDEM has an annual review fee for the services they provide on projects such as the Meyer Plastics – EMPRO ERC, and that they have not billed the Lawrence RDC for those services since 2011. Dan Zuerner shared that he does not know at this time what that invoice will be, but it will require payment before IDEM will fully close out the project.
- 3) **Freije – Mills Parking Space Dedication Commitment Issue:** Dan Zuerner informed the commission that Freije holds a mortgage deed on the parking spaces that are meant to be dedicated to Mills for their parking. Because of this issue, the RDC will incur some additional

legal fees associated with having that mortgage deed released so that the parking spaces can be formally dedicated.

- 4) **EV Charging Station Grant – RFP Status & Next Steps:** Dan Zuerner provided the commission with a written summary of the details for the EV Charging grant and RFP process. Dan Zuerner highlighted that the maximum contribution by the Indianapolis MPO for the EV Charging grant is \$75,000 or 80% of the project cost. Mr. Zuerner currently estimates that the EV Charging study for Lawrence will cost somewhere between \$75,000 – \$85,000, meaning the RDC would be responsible for ~\$15,000 – \$17,000 to cover the remaining cost of the study. The RFP notice will be sent out by the Indy MPO on January 23rd, with proposals due by February 10th. Interviews will be conducted on February 16th, with a study group selected following interviews.
- 5) **Caito/NIDCO Property Development Update:** Dan Zuerner introduced Joe Flora from JMT Landscape Group, who has purchase the former Caito/NIDCO site to serve as a new location for his landscape business. Joe Flora provided a hard copy preliminary design plan to commissioners and presented on his intended development for the site. Following his presentation, Mr. Flora answered questions on the commissioners regarding site development, safety/fencing, landscaping, business hours, his professional history, job growth, internships and more. Dan Zuerner shared that the commissioners can assist Mr. Flora in his efforts by supporting his re-zone petition for the property, and by eventually approving the conveyance of at least a portion of the property located 4399 Shadeland Avenue to Mr. Flora to serve as his primary entrance onto the site. Any property conveyance would be subject to approval of the re-zone petition for the remainder of the property set to be developed.

NEW BUSINESS:

- 1) **10160 E 56th Street – Purchase Offer:** Dan Zuerner introduced Scott Jefferies, owner of Indy Luxury Motorsports, to the commission. Mr. Jefferies submitted a purchase offer of \$125,000 for the property located at 10160 E 56th Street. Mr. Jefferies owns the property directly adjacent to 10160 E 56th Street, where he operates his car dealership and wishes to purchase the property for continued expansion of his business. Mr. Jefferies gave a brief presentation on his intended use of the 10160 E 56th Street parcel, if his offer is accepted. Following his presentation, Mr. Jefferies answered questions of commissioners regarding aesthetics of his car dealership, intended future improvements of his current property, and more. Dan Zuerner recommended that the commission either accept the offer of Mr. Jefferies or propose a counteroffer. In the event the commission chooses to accept the current offer, Mr. Zuerner proposed collecting \$10,000 as a deposit, with the remainder due at closing. Commissioner Clifford made a motion to accept the purchase offer, with a \$10,000 deposit and the remainder due at closing; Commissioner Sullivan seconded. The motion was approved by a unanimous vote.
- 2) **LORD Corporation Property Development Update:** Dan Zuerner shared that a company called LORD Corporation has acquired a building within the Pendleton Pike TIF located at 10401 E 59th Street, and are seeking a Tax Abatement from the City of Lawrence and DevelopIndy. Dan will provide the commission with further update on the project in February.



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ANY OTHER BUSINESS TO COME BEFORE THE RDC:

Deputy Chief of Staff Cori Korn shared with the commission that Heartland Film has relocated to Lawrence and are now located in the Sterrett Center building. They will be holding a ribbon cutting for their new offices on January 25th at 3:30 p.m. and all are welcome to attend. Dan Zuerner thanked Renea Rafala for all the assistance she has provided Dan and the RDC over the past several years.

There being no other business to come before the Commission, President Clifford concluded business of the meeting. Commissioner Sullivan motioned for adjournment at 4:52 p.m.; Commissioner Klein seconded. The motion passed unanimously.

Jerry Clifford, President

Joe Murphy, Recording Secretary

These minutes are not intended to be verbatim. They are a summary of discussion held, with the exception of motions.