



CITY OF LAWRENCE REDEVELOPMENT COMMISSION MINUTES

October 12, 2023

4:00 p.m.

Public Assembly Room

COMMISSIONERS PRESENT: Cheryl Sullivan, Jerry Clifford, Melissa Howard

COMMISSIONERS PRESENT VIA TEAMS: Reginald McGregor

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

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: Commissioner Clifford asked that the minutes from the September Special Meeting be approved. Commissioner Howard made the motion; Commissioner McGregor seconded. Following a roll call vote, the minutes were approved by a unanimous vote, with Commissioner Howard abstaining.

FINANCIAL UPDATE & APPROVAL OF CLAIMS: Deputy Controller Nagila provided the commission with their written monthly financial update. Claims were submitted for \$6,307.42. President Clifford asked that the claims and purchase orders before the commission be approved. Commissioner Sullivan made a motion for approval; Commissioner Howard seconded. After a roll call vote, the claims were approved by a unanimous vote.

OLD BUSINESS:

- 1) **CSX Drainage Ditch – Change Order Request:** Dan Zuerner provided the commissioners with written copies of two requested change orders by Conexco for the CSX Drainage Ditch project. The first change order was in the amount of \$5,250.00, and the second change order was in the amount of \$10,486.00. Mr. Zuerner shared that the change order was required to purchase additional fencing to run the length of the grading project (C.O #1) and stone to backfill below a pipe that was impacted by the project (C.O. #2). Following discussion, Commissioner Howard made a motion to approve Change Order #1; Commissioner McGregor seconded. Following a roll call vote, the motion was approved by a unanimous vote. Commissioner Howard then made a motion for approval of Change Order #2; Commissioner McGregor seconded. Following a roll call vote, the motion was approved by a unanimous vote.
- 2) **Trades District Development Update:** Dan Zuerner informed the commissioners that Banning Engineering has completed survey of the records street corridor to identify ownership of each individual parcel. All other work related to the Trades District infrastructure project, including appraisals, has been placed on hold until the 1st of the year.
- 3) **EPA Brownfields Grant Update / RFP Solicitation:** Dan Zuerner shared that the EPA has granted an extension to the RDC on their current grant. That extension will give the RDC 1 additional year to use the remaining ~\$49,000. The new EPA grant official took effect on October 1, 2023 and is \$400,000 in total. Mr. Zuerner also shared that in regard to the new EPA grant the RDC has been awarded, an RFP has been issued to solicit an environmental group to manage the grant for the commission. Commissioner Clifford and Commissioner McGregor will represent the commission in scoring proposals once they are received. The review committee will conduct interviews on

November 9th for qualifying firms. Following interviews and scoring of proposals, a formal recommendation will be made to the commission on selection of a firm.

- 4) **EV Charging Station Study Update:** Dan Zuerner shared renderings of what a possible charging station at the Lawrence Government Center could look. Mr. Zuerner also informed the commissioners that the study group will be holding a stakeholder meeting on November 9th that will be open to the public in the Lawrence Public Assembly Room. Anyone who's interested in providing input to the study is welcome to attend. The Lochmueller group will also be giving a presentation at the November RDC meeting.
- 5) **4399 Shadeland Avenue Property Offering:** This property has been sold, and the item will come off future agendas.
- 6) **10150 E. 56th Street Property Offering:** This property has been sold, and the item will come off future agendas.
- 7) **FHRA Project Update – Keystone Development Groundbreaking:** Dan Zuerner shared that the FHRA and Keystone will be holding a groundbreaking on October 24th at 11 a.m. for the new mixed used development at The Fort.

NEW BUSINESS:

- 1) **Oaklandon Fire Station:** Dan Zuerner informed the commission that through the title search they approved last month, it was determined that the building in question is owned by the Oaklandon Fire Department, LLC, which has not been in activity since the 1980's. The City of Lawrence has made the decision to demolish the existing building and allow the Parks Department to absorb the land for use as park of Oaklandon Play Park.
- 2) **New Hotel – Pendleton Pike:** Dan Zuerner shared that he's been in communication with a developer looking to build a new hotel at 11551 Pendleton Pike. Mr. Zuerner expressed support for the project in his discussion, as long as the hotel was a name brand hotel with a design that was in alignment with the vision for Pendleton Pike.
- 3) **MSDLT / Trades District Call Out Meeting:** Dan Zuerner shared that there is a call out meeting planned for November 14th at Bernie's Place to begin planning efforts for the training/experiential center in the Trades District. The meeting will aim to identify partners and clearly define the scope of the building in preparation for READI II.
- 4) **Tax Abatement – Former PX Building:** Dan Zuerner informed the commission that the development group who has renovated the PX Building as a multi-tenant professional office space is seeking approval from the Common Council for a tax abatement. The case for the abatement will be heard by the Council at their October mid-month meeting.
- 5) **READI II:** Cori Korn provided the commission with an update on READI II, and Lawrence's position within CIRDA, the regional group that will be submitting an application for funding. Cori shared that the City intends to submit the training/experiential center in the Trades District as the City's



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top priority project for grant funding for READI II. Local groups must submit their projects to CIRDA for consideration in November, applications are due to the state by regional groups early next year.

ANY OTHER BUSINESS TO COME BEFORE THE RDC:

Commissioner Clifford acknowledged that Commissioner Sullivan has been named as a member of the IU Foundation Board. Commissioner Clifford requested that all commissioners come prepared to discuss their December schedules so that group can schedule a date for their last meeting of the year. There being no other business to come before the Commission, Commissioner Clifford concluded business of the meeting. Commissioner Sullivan motioned for adjournment at 4:39 p.m.; Commissioner Howard 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.