



**NOTICE OF PUBLIC MEETING
OF THE
LAFAYETTE REDEVELOPMENT COMMISSION
BOARD OF WORKS ROOM, CITY HALL**

Meeting: February 23, 2017 At 11:00 A.M.

Call To Order

Approve Minutes

Approve Minutes For January 26, 2017 Meeting

Documents:

[01 JANUARY 2017.PDF](#)

New Business

Directors Report

Claims

Approval Of February 2017 Claims

Documents:

[CLAIMS 2.23.2017.PDF](#)

Public Comment / Adjournment



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
January 26, 2017
11:00 am
Board of Works Room, City Hall**

ATTENDANCE: COMMISSIONERS: Donald Teder, Jim Terry, Jos Holman, Mary Lundstrom.

ABSENT: Dave Moulton, Appointed, Lafayette School Corp. Board Member

CITY OF LAFAYETTE OFFICIALS: Tony Roswarski, Mayor of the City of Lafayette. Mike Jones, City Controller, Cindy Murray, City Clerk

STAFF: Edward Chosnek, City Attorney, Dennis Carson, Economic Development Director, Tim Clary, Deputy Controller, Kara Bishop, Communications and Marketing Director, John Collier, Economic Development Assistant Director, Stacey Baisden, Marketing Coordinator, Margy Deverall, Project Manager, Joyce Funk, Administrative Coordinator

GUEST: Mr. Mark Kohl, Drury Development Corporation LLC., Mr. Mike Prehm, Drury Development Corporation LLC., Mr. John Dirnburger, Drury Development Corporation LLC., Tim Balensiefer, TBIRD Design, Keith O'Brien, TBIRD Design, Greg Martz GM Development, Erik Carlson, City of West Lafayette, Jean Renk, Schmidt Associates, Sarah Hempstead, Schmidt Associates, Eric Lucas, MKSK, Chris Wheatley, Butler, Fairman, and Seufert (BF&S), T.J. Thieme, Thieme and Adair, John Thieme Jr., Thieme and Adair, Katie Wertz, Greenstreet LTD., Kayla Sullivan, *WLF Channel 18 News*, Jeremy Ervin, *Journal and Courier*.

Welcome and Call to Order

President Don Teder welcomed everyone to the meeting, noted that a quorum was present, and opened the meeting of the Lafayette Redevelopment Commission at 11:05a.m.

Approve Minutes of the December 15, 2016 Meeting

Jim Terry moved to approve the minutes with corrections of the Redevelopment Commission meeting for December 15, 2016. Jos Holman seconded. The motion passed.

Election of Redevelopment Commission Officers for 2017

Josh Holman nominated Donald Teder for President, Jim Terry seconded.

Mary Lundstrom nominated Jim Terry for Vice President. Jos Holman seconded.

Mary Lundstrom nominated Jos Holman for Secretary, Don Teder seconded.

Jos Holman moved to approve the slate of Redevelopment Commission Officers for the year 2017. Jim Terry seconded. The motion passed.

Public Hearing: RESOLUTION LRC #2017-01: Approval of the Proposed Budget for the Fiscal Year 2017 by the Lafayette Redevelopment Commission

Notice Published two (2) times in the Lafayette Leader and Lafayette Journal & Courier newspapers on or before January 26, 2016.

Donald Teder asked for a motion to close the Redevelopment Commission meeting. Mary Lundstrom moved to close the Redevelopment Commission meeting. Jim Terry seconded. The motion passed.

Donald Teder asked for a motion to open the Redevelopment Commission public hearing. Mary Lundstrom moved to open the public hearing. Jim Terry seconded. The motion passed

Public Comment

Don Teder introduced the resolution and asked for comments from the public. Hearing none, Don Teder asked for a motion to close the Redevelopment Commission Public Hearing. Jos Holman moved to the close the public hearing. Mary Lundstrom seconded. The motion passed.

Don Teder asked for a motion to open the Redevelopment Commission Meeting. Jos Holman moved to the open the Redevelopment Commission Meeting. Mary Lundstrom seconded. The motion passed.

RESOLUTION LRC #2017-01: a proposed budget for the fiscal year beginning January 1, 2017 and ending December 31, 2017 by the Lafayette Redevelopment Commission. Dennis Carson has reviewed with each Commissioner the anticipated revenue and expenses for each of the Tax Incremental Financing (TIF) Districts in 2017.

Jos Holman moved to approve the Resolution LRC #2017-01: approval of the proposed budget for the fiscal year 2017 by the Lafayette Redevelopment Commission. Mary Lundstrom seconded. The motion passed.

Main Street Streetscape Public Art Sculpture Agreement Amendment No. 1

This public art sculpture was done by Mr. Robert Barnum and will be installed as part of the Main Street Streetscape project at the corner of Main and 7th Streets. This amendment to agreement is for an extension of time; from from the original date of December 31, 2016 to March 15, 2017 for the installation of the sculpture. The amendment to this contract does not affect the purchase price. The lighting fixture will not be available until mid-February and will be installed by the artist to coincide with the streetscape project construction.

Jos Holman moved to approve of the public art sculpture agreement amendment No. 1 to extend the completion date to March 15, 2017 and, the interim progress payment of four thousand (\$4,000.00) dollars Mary Lundstrom seconded. The motion passed.

Grant Agreement: Greater Lafayette Commerce and Drury Development Corporation

Dennis Carson introduced Mr. Dan Teder attorney with Reiling Teder & Schrier LLC (RTS), the firm that represents the Drury Development Corporation LLC. The Drury Development Corporation is planning on building a seven story, 180 room hotel on the current Knights Inn site off of South Street. Mr. Dan Teder introduced Mr. Mark Kohl, Mr. Mike Prehm, and Mr. John Dirnburger with Drury Development Corporation LLC who presented the Commissioners with a color hand-out presentation of the site location and hotel amenities along with an outline of benefits to the reinvestment for the City of Lafayette. The investment is approximately fourteen million (\$14,000,000.00) dollars and will create 35 jobs. The agreement through Greater Lafayette Commerce would allocate one million six hundred and twenty five thousand (\$1,625,000.00) dollars; over four (4) years starting in 2018 to the Drury Development Corporation. Mayor Roswarski spoke on the improvement to the community to turn the Knights Inn site into a quality development. The Mayor spoke highly of the professionalism and integrity of the family owned Drury Development Corporation and believes the project will be a very positive development for the City of Lafayette. Edward Chosnek, City Attorney, further explained the positive financial outcomes, legal processes, and improvements to the City of Lafayette.

Jim Terry moved to approve Grant Agreement: between Greater Lafayette Commerce and Drury Development Corporation. Jos Holman seconded. The motion passed.

Professional Landscape Architectural and Urban Planning Services MKSK: Five Points Revitalization Plan

Dennis Carson described the area of Five Points; which is a very prominent location and landmark in the City of Lafayette. It's a gateway to the community and downtown but has not gotten the attention it deserves to realize its potential. Mr. Carson introduced Mr. Eric Lucas, with MKSK, who explained the planning process of the project and introduced his team; Chris Wheatley, Butler, Fairman, and Seufert (BF&S) which will provide the civil engineering services including analysis of traffic flow, transportation, bike and pedestrian circulation on the project, Greg Martz, GM Development which will evaluate budgeting and provide financial analysis, Sarah Hempstead, CEO and architect for Schmidt Associates, which will analyze and study the historic buildings and infrastructure, along with the aesthetic attributes of the area, Katie Wertz, Greenstreet LTD, which will provide market analysis, both current and potential demand for retail, residential and offices in the area. Mr. Eric Lucas stated that the project will occur over an approximately eight (8) month period. The team will conduct several stakeholder interviews and two community meetings throughout the process. MKSK will prepare a comprehensive redevelopment plan through an inclusive process that will include the following four (4) work elements: Learning, Analysis and Opportunities, Recommendations, and Implementation and Documentation.

Jos Holman moved to approve engaging MKSK for the Five Point's revitalization plan has a professional landscape architectural and urban planning firm. Mary Lundstrom seconded. The motion passed.

TBIRD Engineering: Supplemental Agreement No. 3 - Streetscape Phase V

Dennis Carson introduced Mr. Tim Balensiefer and Mr. Keith O'Brien with TBIRD Engineering which provided oversight of the project. Tim Balensiefer discussed the issues related to closing-out the Streetscape Phase V project with the contractor, Mid-States. Keith O'Brien explained some of the problems with closing out the project, which were beyond TBIRD's control. Consequently, TBIRD Engineering has asked for an additional not-to-exceed amount of twenty-five thousand (\$25,000) dollars for their additional services to close out the project. This would increase the overall contract from Four hundred and five thousand (\$405,000) dollars to Four hundred and thirty thousand (\$430,000) dollars.

Jim Terry moved to approve TBIRD Engineering: supplemental agreement No. 3 for Streetscape Phase V. Mary Lundstrom seconded. The motion passed.

TBIRD Engineering: Short Form of Agreement Between Owner and Engineer for Professional Services

Mr. Dennis Carson explained that from time to time the Economic Development Department needs services and consultation by professional engineers for small projects. The City Engineering Department has a comparable agreement through the Board of Works for such services. This agreement is for TBIRD Engineering to provide on-call services as needs arise so that small items can be addressed in a timely manner. More significant projects of higher value will continue to have separate contracts for approval.

Jim Terry moved to approve TBIRD Engineering: short Form of agreement between owner and engineer for professional services. Mary Lundstrom seconded. The motion passed.

TBIRD Engineering: Task Order No. 1 Pure Eatery Commercial Water Services – 221 N. 4th Street

Dennis Carson explained that this contract is for engineering services for the Hook Up Grants for Upper Stories (HUGUS). This grant will help with the engineering cost for the former Mitchell Agency Building at 221 N. 4th Street. This building is developing into a new restaurant to be called Pure Eatery. The funds will provide water suppression lines from the City water mains to the building. The engineering costs are not to exceed ten thousand (\$10,000.) dollars. The program is being funded by Community Development

Block Grant (CDBG) funds, and the Tax Increment Finance (TIF). The Redevelopment Commission will be reimbursed for these services and expenses.

Jos Holman moved to approve TBIRD Engineering agreement for services on task order number 1, at Pure Eatery; commercial water services, at 221 N. 4th Street. Mary Lundstrom seconded. The motion passed.

TBIRD Engineering: Task Order No. 2 Lafayette Life Building – 300 Main Street

This is for engineering services to repair work related to Streetscape Phase III. Water is leaking into the basement level of the Lafayette Life Building on the corner of Main and 3rd Streets. The repair will involve minor concrete removal and replacement. Engineering costs will not exceed Ten thousand (\$10,000.00) dollars and project costs are estimated to be Ten to Fifteen thousand (\$10,000. to \$15,000.) dollars.

Mary Lundstrom moved to approve TBIRD Engineering agreement for services on task order number 2, at Lafayette Life Building at 300 Main Street. Jim Terry seconded. The motion passed.

Director’s Report

Mr. Dennis Carson shared that the Long Center project is closing-out. He stated that there are quite a few new economic development prospects, that there are local companies that are expanding and there also is interest in downtown. He also shared that the Economic Development Department is going totally electronic with its meeting agendas and minutes and you can find that information on the City of Lafayette website in the agenda center.

Mary Lundstrom moved to accept the Director’s Report as presented. Jos Holman seconded. The motion passed.

January 2016 Claims

Jim Terry moved to approve the January 2017 claims in the amount of seven million and one hundred sixty-three thousand, and three-hundred and eighty-three dollars and twenty-nine cents (\$7,163,383.29). Jos Holman seconded. The motion passed.

Public Comment/ Adjournment

President Don Teder introduced Mayor Tony Roswarski who addressed the Commission and the public to honor and award Mr. John Thieme Jr. with a plaque of appreciation for his 12 years of service on the board of the Lafayette Redevelopment Commission. The Mayor also introduced T.J. Thieme who is a candidate to replace Mr. John Thieme on the Redevelopment Commission once ratified by the Common Council. Mr. Don Teder asked for any additional comments from the public and hearing none, Jim Terry moved to adjourn. Jos Holman seconded. The meeting of the Lafayette Redevelopment Commission was adjourned at 12: 25 pm.

*Respectfully submitted,
Joyce Funk, Recording Secretary*

Approved, _____
Jos Holman, Secretary
Lafayette Redevelopment Commission

ALLOWANCE OF VOUCHERS

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND THE INVOICES, OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.

_____, 20____. _____
Fiscal Officer

WE HAVE EXAMINED THE VOUCHERS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 6 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE HEREBY ALLOWED IN THE TOTAL AMOUNT OF \$717,532.70 DATED THIS DAY OF FEBRUARY 23, 2017. APPROVED BY STATE BOARD OF ACCOUNTS IN 2000 FOR THE CITY OF LAFAYETTE.

_____	_____
_____	_____
_____	_____
_____	_____

Invoices to be Approved 2/23/17

Invoices			
Chase Bank	\$	26,350.00	
Chase Bank	\$	350,477.68	
Old National Creasy Bond	\$	315,221.62	
Old National Twyck Bond	\$	364.40	
Old National 101 Main St	\$	25,119.00	
Total Invoices			\$ <u>717,532.70</u>
Grand Total			\$ <u>717,532.70</u>



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City of Lafayette, IN
PREPAID INVOICE LIST

P 1
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BOARD: RD020817 02/08/2017

VENDOR	VENDOR NAME	R	INVOICE	PO	TYPE	DUE DATE	AMOUNT	VOUCHER	CHECK	COMMENT
	CASH ACCOUNT: TREC-00-000-0000-000000-000000-101001-									
						Oper 1201				
	1451 INDOT		00000 000039586		INV	02/08/2017	26,350.00	40307		104019 BIKE PEDESTRIAN FA
	CASH ACCOUNT: TREC-00-000-0000-000000-000000-101001-					Oper 1201				
	TOTAL						26,350.00			



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City of Lafayette, IN
BOARD LIST BY VOUCHER

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BOARD: RD022317 02/23/2017

VOUCHER	VENDOR	VENDOR NAME	INVOICE	PO	TYPE	DUE DATE	AMOUNT	COMMENT
39721	8465	LAFAYETTE URBAN ENTERPRISE	022317		INV	02/23/2017	123,333.34	CENTENNIAL TOWNHOME RE
40062	13190	INTEGRITY PARKING SYSTEMS L	2591		INV	02/23/2017	14,810.79	DOWNTOWN PARKING STUDY
40117	3337	H J UмбаUGH & ASSOCIATES	145751		INV	02/23/2017	10,450.00	CONSULTING SERVICE FOR
40420	7704	CHOSNEK LAW, P.C.	12499		INV	02/23/2017	2,021.00	LEGAL SERVICES FOR JAN
40421	7475	T BIRD DESIGN SERVICES CORP	6446		INV	02/23/2017	8,957.50	PURE EATERY/LIFE BLDG
40422	8038	HANNUM, WAGLE, & CLINE	2014-092-S-0000022		INV	02/23/2017	372.50	EXT WAYFINDING PROJECT
40543	8874	LWLDC DBA GREATER LAF COMME	42670		INV	02/23/2017	8,000.00	PASSAGEWAYS JOB TRAINI
40561	3803	HUNTINGTON NATIONAL BANK	120120160005		INV	02/23/2017	250.00	BOND PAYING AGENT FEE
40562	8264	OLD NATIONAL BANK	5007453		INV	02/23/2017	350.00	BOND PAYING AGENT FEE
40563	8264	OLD NATIONAL BANK	5007452		INV	02/23/2017	500.00	BOND PAYING AGENT FEE
40569	8264	OLD NATIONAL BANK	5007457		INV	02/23/2017	1,000.00	BOND PAYING AGENT FEE
40638	6837	AMERICAN CONSULTING, INC DB	93826		INV	02/23/2017	4,845.00	NEW LOEB STADIUM DESIG
40641	7475	T BIRD DESIGN SERVICES CORP	6422		INV	02/23/2017	3,760.00	SOUTH STREET PEDESTRIA
40642	12972	YATES CONSTRUCTION INC	15-509-8		INV	02/23/2017	140,337.00	MYERS WEST RAMP CONSTR
40647	9160	BUTLER, FAIRMAN & SEUFERT I	77534A		INV	02/23/2017	30,438.75	S 18TH ST FROM CR 430
40649	9160	BUTLER, FAIRMAN & SEUFERT I	77534B		INV	02/23/2017	1,051.80	18TH ST PED BRIDGE OVE
BOARD TOTAL							350,477.68	

** END OF REPORT - Generated by Paula King **

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City of Lafayette, IN
BOARD SUMMARY

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BOARD: RD022317 02/23/2017

FUND	ACCOUNT		AMOUNT	AVLB BUDGET
4710	4710-06-000-0000-00000-000000-431010-	Prof. Services - Legal	308.17	1,075.32
4710	4710-06-000-0000-00000-000000-431070-	Prof. Services - Consulting	2,100.00	27,692.67
4710	4710-06-000-0000-00000-000000-444005-	Improv Not Build-Cap Projec	372.50	-21,947.40
			FUND TOTAL	2,780.67
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-		BALANCE	28,365,609.58	
4720	4720-00-000-0000-00000-000000-206000-	Retainage Payable	-15,593.00	
4720	4720-06-000-0000-00000-000000-431010-	Prof. Services - Legal	1,189.66	-9,053.54
4720	4720-06-000-0000-00000-000000-431070-	Prof. Services - Consulting	21,060.79	45,209.31
4720	4720-06-000-0000-00000-000000-431080-	Prof. Services - Contract S	15,302.50	-217,614.96
4720	4720-06-000-0000-00000-000000-439111-	Job Training	8,000.00	-44,804.80
4720	4720-06-000-0000-00000-000000-439180-	Administration	250.00	25,750.00
4720	4720-06-000-0000-00000-000000-439240-	Economic Development	123,333.34	-477,919.16
4720	4720-06-000-0000-00000-000000-444160-	Capital Asset Purchase	159,690.00	9,237,709.35
			FUND TOTAL	313,233.29
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-		BALANCE	28,365,609.58	
4730	4730-00-000-0000-00000-000000-126100-	Intergovernmental Rec - IND	25,192.44	
4730	4730-00-000-0000-00000-000000-166000-	Construction in Progress	6,298.11	
4730	4730-06-000-0000-00000-000000-431010-	Prof. Services - Legal	523.17	-1,591.67
4730	4730-06-000-0000-00000-000000-431070-	Prof. Services - Consulting	2,100.00	12,878.34
4730	4730-06-000-0000-00000-000000-431080-	Prof. Services - Contract S	350.00	-1,594.25
			FUND TOTAL	34,463.72
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-		BALANCE	28,365,609.58	
			BOARD SUMMARY TOTAL	350,477.68
			GRAND TOTAL	350,477.68

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City of Lafayette, IN
PREPAID INVOICE LIST

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BOARD: RD022317 02/23/2017

VENDOR	VENDOR NAME	R	INVOICE	PO	TYPE	DUE DATE	AMOUNT	VOUCHER	CHECK COMMENT
CASH ACCOUNT: TREC-00-000-0000-00000-000000-101329-					Oper 1201				
8038	HANNUM, WA	00000	2014-121-S-0000024		DD	02/23/2017	18,793.20	40401	220 STREETScape-MAIN S
7475	TBIRD	00000	6424		DD	02/23/2017	17,906.50	40402	221 STREETScape V
9963	CURBMASTERS INC	00000	919		DD	02/23/2017	13,195.00	40403	222 INSTALL BIKE RACKS
13259	CARL E MOST	00000	1605-00-05		DD	02/23/2017	60,552.90	40404	223 COLUMBIA STREET PA
13259	CARL E MOST	00000	1605-00-06		DD	02/23/2017	82,259.67	40405	224 COLUMBIA STREET PA
8791	KJG	00000	2017020		DD	02/23/2017	10,000.00	40601	225 PARKING GARAGE REN
12917	COMMERCIAL AIR	00000	LONG-7		DD	02/23/2017	2,000.00	40603	226 LONG CENTER RENOVA
12917	COMMERCIAL AIR	00000	LONG-RETAINAGE		DD	02/23/2017	36,800.00	40657	227 LONG CENTER RENOVA
5748	MIDSTCONT	00000	14097-7		CRM	02/23/2017	-12,156.65	40658	228 STREETScape V
5748	MIDSTCONT	00000	14097-RETAINAGE		DD	02/23/2017	85,871.00	40659	229 STREETScape V-FINA
CASH ACCOUNT: TREC-00-000-0000-00000-000000-101329-					ONB LRA14				
TOTAL							315,221.62		

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City of Lafayette, IN
PREPAID INVOICE LIST

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BOARD: RD022317 02/23/2017

VENDOR	VENDOR NAME	R	INVOICE	PO	TYPE	DUE DATE	AMOUNT	VOUCHER	CHECK COMMENT
	CASH ACCOUNT: TREC-00-000-0000-000000-000000-101330-								
	9160 BUTLER		00000 77429						
	CASH ACCOUNT: TREC-00-000-0000-000000-000000-101330-				DD	02/23/2017	364.40	40406	58 BECKENHAM TRAIL CO
	TOTAL						<u>364.40</u>		

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CITY OF LAFAYETTE

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| City of Lafayette, IN
PREPAID INVOICE LIST

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BOARD: RD022317 02/23/2017

VENDOR	VENDOR NAME	R	INVOICE	PO	TYPE	DUE DATE	AMOUNT	VOUCHER	CHECK	COMMENT	
CASH ACCOUNT: TREC-00-000-0000-000000-000000-101360-											
						Oper 1201					
13247	EDWARDS-RIGDON	00000	16-501-1		DD	02/23/2017	6,174.00	40624		5 RIVERSIDE PROMENAD	
13247	EDWARDS-RIGDON	00000	16-501-2		DD	02/23/2017	18,945.00	40625		6 RIVERSIDE PROMENAD	
CASH ACCOUNT:						Cash ONB15					
TOTAL											25,119.00

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