



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

Call To Order

Approve Minutes

Minutes Of The April 25, 2019 Meeting

Documents:

[APRIL 25 2019 MINUTES.PDF](#)

New Business

Utilization Of Captured Assessment - Tax Increment Finance (TIF) Allocation Areas

Documents:

[TIF-AUDITOR LET 6-19.PDF](#)

Tax Abatement Compliance

Director's Report

Claims

May 2019 Claims

Documents:

[MAY 2019 CLAIMS.PDF](#)

Public Comment

Adjournment



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
April 25, 2019 11:00 am
Board of Works Room, City Hall**

ATTENDANCE

COMMISSIONERS: Jos Holman, Shelly Henriott, T.J. Thieme

Absent: Jim Terry, Don Teder

EX-OFFICIO MEMBERS: Randy Bond, Dave Moulter

CITY OF LAFAYETTE OFFICIALS:

STAFF: Tim Clary, City Controller; Jeremy Diehl, Deputy City Controller; Jeromy Grenard, City Engineer; Dennis Carson, Economic Development Director; John Collier, Asst. Economic Development Director; Jacque Chosnek, Deputy City Attorney

GUESTS: Tyler Brank, INOK; Tim Jensen, Veridus Group; Marc Griffith, Veridus Group; Brian Pohlar, HWC; Anna Darling, WLF

Welcome and Call to Order

Jos Holman welcomed everyone to the meeting, noted that a quorum was present, and opened the meeting of the Lafayette Redevelopment Commission at 11:00 a.m.

Approval of the Minutes

Shelly Henriott moved to approve the minutes of the Redevelopment Commission meeting from March 28, 2019. T.J. Thieme seconded and the motion passed.

New Business

Resolution No. LRC-2019-05: A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement, LB Associates LLC--Real Property - LB Associates LLC, requested an Economic Revitalization Area (ERA) for a 10 year real estate tax abatement. The property is bounded by Haggerty Lane, Park East Blvd and SR 38. Tyler Brand, representing INOK, proposed a 100,000 sq. ft. spec warehouse for an investment of \$3M and to create at least five jobs (will vary by tenant secured). Greater Lafayette has been in need of turnkey warehouse space for some time so that we can better respond to new economic development prospects as well as those within the community that are seeking to expand. T.J. Thieme moved to approve Resolution No. LRC-2019-05: A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement, LB Associates LLC--Real Property. Shelly Henriott seconded and the motion passed.

Veridus Group, Inc. - Development Consulting and Construction Documentation Contract for Professional Services – This is a contract for professional services that would aid in the evaluation of prospective real estate projects for the downtown and other areas. We undertook a Downtown Planning Opportunity Sites and

Placemaking Plan as well as the Five Points Plan last year with MKSK consultants. We have been receiving favorable response from those such as the new Star Crossing project and other mixed-use projects that include housing, commercial and structured parking. With these opportunities and the need for additional off-street parking, it would be helpful to have professional assistance in evaluation and development of these solicitations to best meet our needs and best utilize our resources. The contract is in the amount of \$3,500 plus incidental expenses. The Veridus Group, represented by Tim Jensen, has extensive experience in this area and believes they can be of great benefit to us and these projects that will save the City valuable time and tangible resources. T.J. Thieme moved to approve Veridus Group, Inc. - Development Consulting and Construction Documentation Contract for Professional Services. Shelly Henriott seconded and the motion passed.

Director's Report

Streetscape is progressing. Public meetings coming in June.

Demolition on St. E campus to begin in a few weeks.

The City has closed on the Lafayette Theater.

Tippecanoe County Housing Study held its final stakeholder and public meetings on April 15. More information and recommendations to follow after feedback from these meetings.

April 2019 Claims

T.J. Thieme moved to approve the April 2019 claims in the amount of Three million, three hundred thirty-three thousand, eight hundred forty-nine dollars and three cents (\$3,333,849.03). Shelley Henriott seconded and the motion passed.

Public Comment

Jos Holman asked for any comments from the public; no comments were made.

Adjournment

Shelly Henriott moved to adjourn the meeting. T.J. Thieme seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:18 a.m.

*Respectfully submitted,
Michelle Conwell, Recording Secretary*

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission



Economic Development Department
Marketing & Communications Department

515 Columbia Street • Lafayette, Indiana 47901-1412
Phone 765-807-1090 • www.lafayette.in.gov

May 23, 2019
Mr. Robert Plantenga, Auditor - Tippecanoe County
County Government Office Building
20 North 3rd Street
Lafayette, IN 47901

RE: UTILIZATION OF CAPTURED ASSESSMENT - TAX INCREMENT FINANCE (TIF) ALLOCATION AREAS

Dear Bob:

Pursuant to IC 36-7-14-39(b)(3)(B), the purpose of this letter is to inform you that all of the potential captured assessment in the following redevelopment and economic development (TIF) areas is to be treated as such for the 2019 payable 2020 tax year:

TIF Expansion/Consolidation

- Creasy Lane/Brady Lane Economic Development Area (#4)
- Creasy Lane/Brady Lane Economic Development Area Extension (#11)
- Creasy Lane/Brady Lane EDA (#29)
- Creasy Lane/Treece Meadows Economic Development Area (#5)
- Creasy Lane/Treece Meadows Economic Development Area Extension (#12)
- Extension Creasy Lane/Treece Meadows Economic Development Area (#24)
- 2005 Creasy/Treece Meadows Economic Development Area Extension (#26)
- Creasy Lane/Treece Meadows EDA (#30)
- Consolidated Creasy Lane/Treece Meadows EDA Expansion (Schroeder) (#31)
- Central Lafayette Redevelopment Area (#6)
- Central Lafayette Redevelopment Area Extension (#18)
- Central Lafayette Redevelopment Area Expansion (#21)
- Central Lafayette Redevelopment Area (#28)
- Twyckenham Economic Development Area (#9)
- Twyckenham Economic Development Area Extension (#10)
- Twyckenham Economic Development Area Extension (#13)
- 2001 Twyckenham Economic Development Area (#19)
- Twyckenham Economic Development Area Expansion (#25)
- North 9th Street Economic Development Area (#17)
- North 9th Street EDA Expansion (#22)
- North 9th EDA 2003 (#23)
- McCarty Economic Development Area (#20)
- McCarty Lane Southeast Industrial Area (#27) (City's share only)
- McCarty Lane Southeast Industrial Area (#16) (City's share only)
- Consolidated Creasy TIF EDA Expansion (#32 Ivy Tech)
- Consolidated Central Creasy Expansion Area West (#34)
- Consolidated Creasy Expansion Area East (#35)
- Creasy Brady (#36)
- Creasy Treece (#37)
- Heartland Economic Development Area (#41)
- Creasy/Central Consolidated (#42)

No pass through of growth in assessed value will be done in any TIF this year. Please contact me if you have any questions concerning this notification.

Regards,

Dennis H. Carson

cc: Tony Roswarski, Mayor; Edward Chosnek, City Attorney; Mike Jones, Controller; Jason Semler, HJ Umbaugh



ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 23rd day of May 2019.

LAFAYETTE REDEVELOPMENT COMMISSION

Donald J. Teder, President

Jos Holman, Vice President

T.J. Thieme, Secretary

Sherry Henriott, Commissioner

Jim Terry, Commissioner

ATTEST:

Dave Moulton

Randy Bond

Board Copy

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 3 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE HEREBY ALLOWED IN THE TOTAL AMOUNT OF \$1,275,213.17 DATED THIS DAY OF MAY 23, 2019. APPROVED BY STATE BOARD OF ACCOUNTS IN 2000 FOR THE CITY OF LAFAYETTE.

Invoices to be Approved 5/23/19

Invoices			
Chase Bank	\$	287,149.90	
Chase Bank	\$	988,063.27	
Total Invoices			\$ 1,275,213.17
Grand Total			\$ 1,275,213.17



CITY OF
LAFAYETTE

05/20/2019 11:44
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City of Lafayette, IN
PREPAID INVOICE LIST

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BOARD: RD042319 04/23/2019

VENDOR	VENDOR NAME	R	INVOICE	PO	TYPE	DUE DATE	AMOUNT	VOUCHER	CHECK	COMMENT
	CASH ACCOUNT: TREC-00-000-0000-00000-000000-101001-									Oper 1201
	<u>3105 STALLARD & SCHU</u> 00000 <u>600 MAIN ST</u>				DD	04/23/2019	287,149.90	88660		2233 LAFAYETTE THEATER-
	CASH ACCOUNT: TREC-00-000-0000-00000-000000-101001-									Oper 1201
	TOTAL									<u>287,149.90</u>



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City of Lafayette, IN
BOARD LIST BY VOUCHER

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BOARD: RD052319 05/23/2019

VOUCHER	VENDOR	VENDOR NAME	INVOICE	PO	TYPE	DUE DATE	AMOUNT	COMMENT
87436	213	ATLAS EXCAVATING INC	A.ROSS #2		INV	05/23/2019	161,392.50	ALEXANDER ROSS OUTLET
87899	7475	T BIRD DESIGN SERVICES CORP	7947		INV	05/23/2019	9,000.00	A.ROSS OUTLET IMPROVEM
88354	5967	TIPPECANOE ARTS FEDERATION	8068		INV	05/23/2019	22,500.00	ELLSWORTH ROMIG NEIGHB
88355	15884	MKSK INC	2190384		INV	05/23/2019	9,981.20	WABASH NEIGHBORHOOD EN
88356	15563	GREENSTREET LTD	18-TIP-07		INV	05/23/2019	168.58	TIPP CO HOUSING STDY-P
88357	7475	T BIRD DESIGN SERVICES CORP	7946		INV	05/23/2019	16,611.25	STREETSCAPE 2019
88358	15707	STARR ASSOCIATES LLC	4882		INV	05/23/2019	2,600.00	SURVEYING 5TH & COLUMB
88359	15707	STARR ASSOCIATES LLC	4881		INV	05/23/2019	5,000.00	SURVEYING 5TH & COLUMB
88360	8874	LAFAYETTE-WEST LAFAYETTE DE	49935		INV	05/23/2019	2,985.00	DEPOT SECURITY-MARCH 2
88661	1522	J R KELLY COMPANY INC	18-3558-6		INV	05/23/2019	617,013.00	TROPICANOE COVE AQUATI
88662	3808	LAFAYETTE BANK & TRUST	18-3558-6		INV	05/23/2019	68,557.00	RETAINAGE TROPICANOE C
88663	15161	SCHMIDT ASSOCIATES INC	2017-092.TCE-14		INV	05/23/2019	5,251.24	TROPICANOE COVE EXPANS
88783	14996	FAEGRE BAKER DANIELS LLP	32050199		INV	05/23/2019	1,137.50	PROF SERVICES-SIXTH ST
88794	7704	CHOSNEK LAW, P.C.	14972A		INV	05/23/2019	1,934.50	LEGAL SERVICE-TIF APR
88945	15918	VERIDUS GROUP INC	180167		INV	05/23/2019	2,017.50	DEVELOPMENT CONSULTING
88961	8874	LAFAYETTE-WEST LAFAYETTE DE	50112		INV	05/23/2019	4,005.00	DEPOT SECURITY-APRIL 2
89003	15978	KAPIL LLC	05012019		INV	05/23/2019	50,000.00	DRAINAGE EASEMENT ACQU
89004	3573	WINTEK CORPORATION	155639		INV	05/23/2019	4,499.00	FIBER-NEW COVE SLIDES
89005	9631	ROAD SAFE TRAFFIC SYSTEMS	271551		INV	05/23/2019	3,410.00	HARRISON BRIDGE BIKE M
BOARD TOTAL							988,063.27	

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

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City of Lafayette, IN
BOARD SUMMARY

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BOARD: RD052319 05/23/2019

FUND	ACCOUNT		AMOUNT	AVLB BUDGET
4710	4710-00-000-0000-000000-202003-	Accounts Pay - TippCo Mc TI	220,392.50	
CASH ACCOUNT TREC-00-000-0000-000000-101001- BALANCE 3,141,931.75			FUND TOTAL	220,392.50
4720	4720-06-000-0000-000000-431010-	Prof. Services - Legal	3,072.00	8,520.16
4720	4720-06-000-0000-000000-431070-	Prof. Services - Consulting	12,167.28	70,686.19
4720	4720-06-000-0000-000000-431080-	Prof. Services - Contract S	3,410.00	-3,576.66
4720	4720-06-000-0000-000000-439420-	Economic Development	53,701.25	-1,443,988.21
4720	4720-06-000-0000-000000-444160-	Capital Asset Purchase	695,320.24	3,498,997.83
CASH ACCOUNT TREC-00-000-0000-000000-101001- BALANCE 3,141,931.75			FUND TOTAL	767,670.77
=====			BOARD SUMMARY TOTAL	988,063.27
=====			GRAND TOTAL	988,063.27
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