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
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, WLFI

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
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 Expansion (#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
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

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