



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

Welcome And Call To Order

Approve Minutes

Approve Minutes Of The May 23, 2019 Meeting

Documents:

[MAY 23 2019 MINUTES.PDF](#)

New Business

Tax Abatement Compliance

Lafayette Redevelopment Commission Annual Report - Baker Tilly Municipal Advisors

Director's Report

Claims

June 2019 Claims

Documents:

[JUNE 2019 CLAIMS.PDF](#)

Public Comment

Adjournment



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
May 23, 2019 11:00 am
Board of Works Room, City Hall**

ATTENDANCE

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

Absent: Jim Terry

EX-OFFICIO MEMBERS: Randy Bond

Absent: Dave Moulton

CITY OF LAFAYETTE OFFICIALS:

STAFF: Tim Clary, City Controller; Jeremy Diehl, Deputy City Controller; Cindy Murray, City Clerk; Dennis Carson, Economic Development Director; John Collier, Asst. Economic Development Director; Jacque Chosnek, Deputy City Attorney

GUESTS: Trent Fletcher, GLC; Roger Marshall, Rea Magnet Wire; Travis Montoya, Tate and Lyle-South Plant; Tom Decker, Metronet; Anna Darling, WLF

Welcome and Call to Order

Don Teder 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

Jos Holman moved to approve the minutes of the Redevelopment Commission meeting from May 23, 2019 with the correction of the scrivener's error noted. Shelly Henriott seconded and the motion passed.

New Business

Utilization Of Captured Assessment - Tax Increment Finance (TIF) Allocation Areas – Each year we must inform the County Auditor if we are in a position to allow any of the assessed value of real property of TIF areas to be passed through to the underlying taxing districts. This year, as in the past, we have documented long terms needs and plans to spend our TIF revenue on public infrastructure and other projects to provide needed community services and promote economic development. T.J. Thieme moved to approve *Utilization Of Captured Assessment - Tax Increment Finance (TIF) Allocation Areas*. Shelly Henriott seconded and the motion passed with one abstention from Jos Holman.

Tax Abatement Compliance – Each year the companies that have been granted tax abatement need to file their annual compliances for review concerning their investment and employment pledges. Again, with Lafayette's robust economy nearly all companies have met or exceeded their pledges and goals. Two companies, Rea Magnet Wire and Tate & Lyle, have not been able to meet their estimated pledges due to circumstances beyond their control and unforeseen economic changes to their business and markets. Letters outlining their situation

are enclosed with their compliance documents and representatives from both companies were present to explain their situations and answer questions.

Tax Abatement Compliances

Castle Coch Development LLC-Real Estate

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Coleman Cable (Southwire) - Personal Property 1

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Coleman Cable (Southwire) - Personal Property 2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Coleman Cable (Southwire) - Real Estate 1

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Coleman Cable (Southwire) - Real Estate 2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

ETCL Pure Lafayette - Real Estate

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Fiber Hotel - Real Estate

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

General Electric - Personal Property

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Heartland Automotive - Personal Property 1

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Heartland Automotive - Personal Property 2

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Heartland Automotive - Personal Property 3

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Heartland Automotive - Personal Property 4

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Heartland Automotive - Real Estate 1

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Heartland Automotive - Real Estate 2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

JAK II Partners LLP - Real Estate

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

James Investments LLC - Real Estate

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Lex Lafayette LP - Real Estate

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Lifesong Brands Inc. - Personal Property

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Lifesong Brands Inc. - Personal Property 2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Lifesong Brands Inc. - Real Estate

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Lifesong Properties LLC – Real Estate

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Nanshan America Advanced Aluminum Technologies LLC - Personal Property 1

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Nanshan America Advanced Aluminum Technologies LLC - Personal Property 2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Nanshan America Advanced Aluminum - Real Estate

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Rea Magnet Wire Co. Inc. - Personal Property 1

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Rea Magnet Wire Co. Inc. - Personal Property-2

Roger Marshall of Rea Magnet Wire spoke on current employment status, job creation, and retention. Rea Magnet has changed their hiring model--hiring full-time employees and increasing the wage scale. Current production is up 40% since 2016. Mayor Roswarski spoke in support of Rea Magnet Wire Manufacturing. Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Sanoh America, Inc. – Personal Property

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Stoddard Development LLC – Real Estate

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Personal Property 1

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Personal Property 2

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Personal Property 3

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Personal Property 4

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Personal Property 5

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Personal Property 6

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Personal Property 7

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Real Estate 1

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Real Estate 2

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Real Estate 3

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Real Estate 4

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Subaru of Indiana Automotive, Inc. - Real Estate 5

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Tate & Lyle Ingredients Americas LLC - Personal Property 1

Travis Montoya of Tate & Lyle spoke on current employment status, job creation, and retention. Due to changes in the market, production demand has decreased. Since the original abatement in 2014, Tate & Lyle, as a whole, has added 51 new jobs to the Lafayette area. He also reminded the Commission that Tate & Lyle has been in the Lafayette area for 40 years. Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Tate & Lyle Ingredients Americas LLC - Personal Property 2

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Tate & Lyle Ingredients Americas LLC - Personal Property 3

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

TTA Lafayette One LLC – Real Estate

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Wabash National LP - Personal Property 1

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Wabash National LP - Personal Property 2

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Wabash National LP - Personal Property 3

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Wintek Corporation - Personal Property

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Worwag Coatings LLC - Personal Property

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Director's Report

Streetscape project is progressing.

A task force is being formed for Lafayette Theater.

Tippecanoe Housing Study findings were distributed to the Commission.

May 2019 Claims

T.J. Thieme moved to approve the May 2019 claims in the amount of One million, two hundred seventy five thousand, two hundred thirteen dollars and seventeen cents. (\$1,275,213.17). Shelley Henriott seconded and the motion passed.

Public Comment

Don Teder asked for any comments from the public; no comments were made.

Adjournment

Jos Holman moved to adjourn the meeting. T.J. Thieme seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:46 a.m.

*Respectfully submitted,
Michelle Conwell, Recording Secretary*

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission

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 2 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE HEREBY ALLOWED IN THE TOTAL AMOUNT OF \$903,734.63 DATED THIS DAY OF JUNE 27, 2019. APPROVED BY STATE BOARD OF ACCOUNTS IN 2000 FOR THE CITY OF LAFAYETTE.

_____	_____
_____	_____
_____	_____
_____	_____

Invoices to be Approved 6/27/19

Invoices			
Chase Bank	\$	903,734.63	
Total Invoices			<u>\$ 903,734.63</u>
Grand Total			<u>\$ 903,734.63</u>



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City of Lafayette, IN
BOARD LIST BY VOUCHER

P 5
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BOARD: RD062719 06/27/2019

VOUCHER	VENDOR	VENDOR NAME	INVOICE	PO	TYPE	DUE DATE	AMOUNT	COMMENT
89140	1360	HOOSIER FIRE EQUIPMENT INC	0103184-IN	1900236	INV	06/27/2019	9,695.40	FIRE TRUCK 2019 EQUIPM
89240	6957	CHRISTOPHER B BURKE ENGINEE	15907		INV	06/27/2019	1,683.50	A.ROSS OUTLET IMPROVEM
89459	15161	SCHMIDT ASSOCIATES INC	2017-092.TCE-15		INV	06/27/2019	4,808.68	TROPICANOE COVE EXPANS
89463	1522	J R KELLY COMPANY INC	18-3558-7		INV	06/27/2019	250,278.30	TROPICANOE COVE AQUATI
89509	3808	LAFAYETTE BANK & TRUST	18-3558-7		INV	06/27/2019	27,808.70	RETAINAGE TROPICANOE C
89710	9160	BUTLER, FAIRMAN & SEUFERT I	85067		INV	06/27/2019	6,448.00	TWYCKENHAM BLVD BETWEE
89713	9160	BUTLER, FAIRMAN & SEUFERT I	85274		INV	06/27/2019	8,762.00	TWYCKENHAM BLVD BETWEE
90049	1360	HOOSIER FIRE EQUIPMENT INC	0103302-IN	1900232	INV	06/27/2019	9,097.20	FIRE TRUCK 2019 EQUIPM
90857	7475	T BIRD DESIGN SERVICES CORP	8002		INV	06/27/2019	36,603.75	STREETSCAPE 2019
90858	8874	LAFAYETTE-WEST LAFAYETTE DE	50241		INV	06/27/2019	3,900.00	DEPOT SECURITY-MAY 201
90859	8038	HANNUM, WAGLE & CLINE ENGIN	2017-258-S-0000003		INV	06/27/2019	23,727.00	MAIN ST STREETSCAPE PH
90860	8038	HANNUM, WAGLE & CLINE ENGIN	2017-258-S-0000004		INV	06/27/2019	24,002.00	MAIN ST STREETSCAPE PH
90861	15918	VERIDUS GROUP INC	180198		INV	06/27/2019	1,552.90	DEVELOPMENT CONSULTING
90863	7704	CHOSNEK LAW, P.C.	15014A		INV	06/27/2019	927.50	LEGAL SERVICE-TIF MAY
91230	6957	CHRISTOPHER B BURKE ENGINEE	16159		INV	06/27/2019	12,274.29	A.ROSS STORMWATER CONV
91231	7475	T BIRD DESIGN SERVICES CORP	8024		INV	06/27/2019	3,000.00	A.ROSS OUTLET IMPROVEM
91232	7475	T BIRD DESIGN SERVICES CORP	8011		INV	06/27/2019	2,627.50	DISMAL CREEK DRAIN CRO
91233	6837	AMERICAN STRUCTUREPOINT INC	117438		INV	06/27/2019	28,333.03	PARK EAST BLVD DESIGN
91295	1360	HOOSIER FIRE EQUIPMENT INC	0103383-IN	1900315	INV	06/27/2019	2,222.38	FIRE TRUCK 2019 EQUIPM
91296	11186	PRIMARY ENGINEERING INC	3222		INV	06/27/2019	1,482.50	LAFAYETTE CITY HALL 20
91324	7445	FIRST MERCHANTS TRUST CO	REVREF10C 0619		INV	06/27/2019	298,500.00	LEASE PMT REV REFUND 2
91326	7445	FIRST MERCHANTS TRUST CO	REVREF10A 0619		INV	06/27/2019	146,000.00	LEASE PMT REV REFUND 2
BOARD TOTAL							903,734.63	

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



CITY OF LAFAYETTE

06/24/2019 11:19 pking

City of Lafayette, IN BOARD SUMMARY

P 4 apwarrnt

BOARD: RD062719 06/27/2019

FUND	ACCOUNT		AMOUNT	AVLB BUDGET
4710	4710-00-000-0000-000000-126100-	Intergovernmental Rec - IND	22,666.42	
4710	4710-00-000-0000-000000-202003-	Accounts Pay - TippCo Mc TI	19,585.29	
4710	4710-00-000-0000-000000-270000-	Suspense Account	5,666.61	
4710	4710-06-000-0000-000000-431010-	Prof. Services - Legal	167.83	2,584.84
4710	4710-06-000-0000-000000-444160-	Capital Asset Purchase	21,014.98	363,540.14
			<hr/>	
			FUND TOTAL	69,101.13
CASH ACCOUNT TREC-00-000-0000-000000-101001-		BALANCE	4,722,464.50	
4720	4720-00-000-0000-000000-237324-	Cap Le Pay - NC- Rev Ref 10	146,000.00	
4720	4720-06-000-0000-000000-431010-	Prof. Services - Legal	591.84	7,928.32
4720	4720-06-000-0000-000000-431070-	Prof. Services - Consulting	1,552.90	69,133.29
4720	4720-06-000-0000-000000-439420-	Economic Development	88,232.75	-1,532,220.96
4720	4720-06-000-0000-000000-444160-	Capital Asset Purchase	284,378.18	3,214,619.65
			<hr/>	
			FUND TOTAL	520,755.67
CASH ACCOUNT TREC-00-000-0000-000000-101001-		BALANCE	4,722,464.50	
4730	4730-00-000-0000-000000-126100-	Intergovernmental Rec - IND	12,168.00	
4730	4730-00-000-0000-000000-237326-	Cap Le Pay - NC - Rev Ref 1	298,500.00	
4730	4730-06-000-0000-000000-431010-	Prof. Services - Legal	167.83	3,816.34
4730	4730-06-000-0000-000000-444160-	Capital Asset Purchase	3,042.00	875,981.40
			<hr/>	
			FUND TOTAL	313,877.83
CASH ACCOUNT TREC-00-000-0000-000000-101001-		BALANCE	4,722,464.50	
			<hr/>	
			BOARD SUMMARY TOTAL	903,734.63
			<hr/>	
			GRAND TOTAL	903,734.63
			<hr/>	

2