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
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, WLFI

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
Jos Holman moved for recommendation to approve; T.J. Thieme 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
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

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  Chase Bank $ 903,734.63

Total Invoices $ 903,734.63

Grand Total $ 903,734.63
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BOARD TOTAL 903,734.63

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CASH ACCOUNT TREC-00-000-00000-00000-00000-101001- BALANCE 4,722,464.50

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CASH ACCOUNT TREC-00-000-00000-00000-00000-101001- BALANCE 4,722,464.50

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CASH ACCOUNT TREC-00-000-00000-00000-00000-101001- BALANCE 4,722,464.50

FUND TOTAL 313,877.83

BOARD SUMMARY TOTAL 903,734.63

GRAND TOTAL 903,734.63