



**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,

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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission