



**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,

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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission