



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION MEETING  
January 24, 2019 11:00 am  
Board of Works Room, City Hall**

**ATTENDANCE**

**COMMISSIONERS:** Shelly Henriott Jim Terry, T.J. Thieme

**EX-OFFICIO MEMBERS:** Dave Moulton

**CITY OF LAFAYETTE OFFICIALS:** Cindy Murray, Clerk; Tony Roswarski, Mayor

**STAFF:** Tim Clary, City Controller; Margy Deverall, Project Manager; Dennis Carson, Economic Development Director; John Collier, Asst. Economic Development Director; Sean O'Reilly, Marketing; Jacque Chosnek,

**GUESTS:** Trent Fletcher, Greater Lafayette Commerce; Jody Hamilton, Greater Lafayette Commerce; Brian Pohlar, HWC; Doug Mansfield, Kirby Risk; Tim Balensiefer, TBIRD; Tetia Lee, Tippecanoe Arts Federation, Patrick Nycz, IDC Marketing

**Welcome and Call to Order**

T.J. Thieme 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.

**Election of Officers**

It was decided that the existing would be the slate of officers for 2019. The slate is as follows:

President: Don Teder  
Vice President: Jos Holman  
Secretary: T.J. Thieme

Jim Terry moved to approve the slate of officers. Shelly Henriott seconded and the motion passed.

**Approval of the Minutes**

Shelly Henriott moved to approve the minutes of the Redevelopment Commission meeting from December 20, 2018. Jim Terry seconded and the motion passed.

**Public Hearing:**

Jim Terry made a motion to close the Redevelopment Commission meeting and open the public hearing to discuss the 2019 Budget Resolution. Shelly Henriott seconded and the motion passed.

***Resolution LRC #2019-01: 2019 Budget Resolution***—A Resolution Appropriating Money for the Lafayette Redevelopment Commission for the Fiscal Year Beginning January 1, 2019 and Ending December 31, 2019, Including the Outstanding Claims and Obligations and Fixing a Time when the Same Shall Take Effect

**Public Comment**

T.J. Thieme introduced the resolution and asked for comments from the public. Hearing none, T.J. Thieme asked for a motion to close the public hearing and open the Redevelopment Commission meeting. Jim Terry moved to close the public hearing and open the Redevelopment Commission meeting. Shelly Henriott seconded. The motion passed.

**New Business:**

***Resolution LRC #2019-01: 2019 Budget Resolution***—A Resolution Appropriating Money for the Lafayette Redevelopment Commission for the Fiscal Year Beginning January 1, 2019 and Ending December 31, 2019, Including the Outstanding Claims and Obligations and Fixing a Time when the Same Shall Take Effect. Prior to the meeting, Dennis Carson reviewed the anticipated revenue and expenses for each of the Tax Incremental Financing (TIF) Districts in 2019 with each Commissioner.

Jim Terry moved to approve *Resolution LRC #2019-01: 2019 Budget Resolution*, the proposed TIF budget for the fiscal year 2019. Shelly Henriott seconded. The motion passed.

***Resolution LRC #2019-02: Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement JAK II Partners, LLP (Real Estate Entity for Kirby Risk Corporation) - Real Property***

JAK Partners II, Real Estate entity for Kirby Risk, is planning an expansion of their company which will include an additional warehouse facility of 100,000 sq. ft. for an investment of \$6M. They are pledging to retain 356 jobs and create eight. Dennis Carson introduced Doug Mansfield, President of Manufacturing for Kirby Risk, who explained that the new facility will connect building #2 and #3 at the McCarty Lane facility. The Mayor spoke in favor, noting the contributions that Kirby Risk has made to the community for many years.

Shelly Henriott moved to approve Resolution LRC #2019-02: Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement JAK II Partners, LLP (Real Estate Entity for Kirby Risk Corporation) - Real Property. Jim Terry seconded. The motion passed.

***Streetscape Phase VI 2019-TBIRD***—Engineering, surveying and construction management services for Streetscape Phase VI.

For 2019 we are seeking to construct another phase of streetscape downtown. This project would reconstruct sidewalks on the south side of Columbia Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets; the west and east sides of 3<sup>rd</sup> Street between South and Columbia Streets. The east side of 3<sup>rd</sup> Street will be designed but bid as an add alternate. The contract includes engineering, construction design and construction observation/owner representation services. The project is expected to be completed in 2019. The contract amount is not to exceed \$177,500 plus \$2,150 for reimbursables. Tim Balensiefer spoke on behalf of TBIRD stating that the agreement would be for engineering, surveying and construction management services only.

Jim Terry moved to approve the Streetscape Phase VI 2019 agreement with TBIRD. Shelly Henriott seconded. The motion passed.

**Main Street Streetscape Phases III & IV 2019-HWC** – Engineering, surveying and design services for Main Street Streetscape Phases III & IV

This contract is for engineering and construction design services only for Main Street Streetscape Phases III & IV. Construction is targeted for 2020 and 2021. The contract amount is not to exceed \$543,000 plus reimbursables if any. Brian Pohlar of HWC emphasized that the agreement would be for design services for Main Street between 8<sup>th</sup> and 11<sup>th</sup> streets and the side streets between Columbia and Ferry Streets.

Jim Terry moved to approve the Main Street Streetscape Phases III & IV 2019 agreement with HWC. Shelly Henriott seconded. The motion passed.

**Main Street Streetscape Phases III & IV 2019-IDC Marketing**—Streetscape Outreach and Project Facilitation Agreement

This agreement is for marketing services related to the Main Street Streetscape Phases III & IV. This will build upon and use past marketing efforts that proved successful. The Main St Streetscape Marketing Program is made up of strategy and project scope development, is estimated at \$20,000 to \$25,000

- Updated Strategy and brand/communications platform
- Messaging, Signage, and website update
  - Updating businesses affected in this construction time frame, including photos of the people to match the website
  - Update signage for a cleaner easier read
  - Printing of materials and signage
- Full marketing plan with timetable allocating (up to) \$20,000 to \$25,000 project execution budget for all components and deliverables for 1 year including project management fees for updating maps/website

**Project execution**, is estimated at \$30,000 and delivers:

- Social media strategy including boosts and ads to visit Main Street
- Promotional ideas
- Three Will and Marq videos

**TOTAL not to exceed \$55,000**

Patrick Nycz of IDC Marketing, stated that they were looking forward to working with the City on this project.

Shelly Henriott moved to approve the Main Street Streetscape Phases III & IV 2019 agreement with IDC Marketing. Jim Terry seconded. The motion passed.

**Tippecanoe Arts Federation-Wabash Walls Public Art Project Phase II**

Building upon the hugely successful first phase of the Wabash Walls street art/mural project, the Tippecanoe Arts Federation is proposing services to administer, select, manage and pay for artists and their supplies for this phase. This will include additional artists and media in and around the Wabash Avenue area. The contract amount is \$50,000, the same as Phase I. Tetia Lee of the Tippecanoe Arts Federation spoke in support, stating that the Wabash Walls Phase I had gotten positive state and national attention and believes this is something that we need to build on and continue.

Shelly Henriott moved to approve the Tippecanoe Arts Federation-Wabash Walls Public Art Phase II project. Jim Terry seconded. The motion passed.

## **Director's Report**

Director Carson told the Commission of City Controller, Mike Jones' retirement and that Tim Clary would now become the Controller and attend meetings in that capacity.

Jim Terry moved to approve the Director's Report. Shelly Henriott seconded and the motion passed.

## **December 2018 Claims**

Shelly Henriott moved to approve the claims in the amount of Four Million, three hundred twenty-four thousand, six hundred fifty-four dollars and eleven cents (\$4,324,654.11).

Jim Terry seconded and the motion passed.

## **Public Comment**

T.J. Thieme asked for any comments from the public; no comments were made.

## **Adjournment**

Jim Terry moved to adjourn the meeting. Shelly Henriott seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:16 a.m.

*Respectfully submitted,  
Michelle Conwell, Recording Secretary*

Approved,

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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission