



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION MEETING  
February 28, 2019 11:00 am  
Board of Works Room, City Hall**

**ATTENDANCE**

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

**Absent:** Don Teder

**EX-OFFICIO MEMBERS:** Dave Moulton, Randy Bond

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

**STAFF:** Tim Clary, City Controller; Dennis Carson, Economic Development Director; John Collier, Asst. Economic Development Director; Jacque Chosnek, Deputy City Attorney

**GUESTS:** Brian Pohlar, HWC; Jeff Ryan, H38 East; Tom Decker, Metronet; Anna Darling, WLFI; Dave Bangert, Journal & Courier; Jim MacDonald, New York, LLC; Aaron Kowalski, MKSK; Ann Monical, Tippecanoe Arts Federation; Chris Morisse Vizza, Star City News; Elva James, Area IV Development

**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 11:01 a.m.

**Approval of the Minutes**

T.J. Thieme moved to approve the minutes of the Redevelopment Commission meeting from January 24, 2019. Shelly Henriott seconded and the motion passed.

**New Business:**

***Resolution No. LRC-2019-03: A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement H38 East Apartments, L.P.--Real Property***

Typically tax abatement is reserved for industrial, commercial or retail activities with our priority being industrial, but the state statute does allow for residential abatement in certain circumstances. This project, a nearly \$7M investment, will provide 32 units of affordable rental housing just off Main Street/SR 38 close to the new YMCA and Ivy Tech Community College. As you know, the Mayor, Council and the administration have opposed certain affordable rental housing developments. In contrast, H38 East/Real America has taken the approach that we prefer and support. They have engaged with the City and its departments as a partner, as well as working with support services from local organizations for the tenants' education and employment needs, and other unique benefits that will help lead families to self-sufficiency with a stable high quality of life including energy efficient units and transportation options. Therefore, the Mayor is pleased to support this project and a 10 year graduated tax abatement for this project. Jeff Ryan and Elva James, representatives from

H38 East/Real America and Area IV Agency, their non-profit community partner, made a detailed presentation and answered any questions. Shelly Henriott moved to approve Resolution No. LRC-2019-03: A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement H38 East Apartments, L.P.--Real Property. Jim Terry seconded and the motion passed.

***Resolution LRC #2019-4: A Resolution Ratifying And Approving The Acquisition Of Real Estate-600 Main Street, Lafayette***

The Lafayette Theatre, on the corner of 6th and Main Streets, has played an important part in the cultural landscape of downtown and Greater Lafayette. However, it has been underutilized and lacks the support to fully realize its potential. Recently management changes and other issues have placed its long term viability in doubt. Currently, the City owns the Long Center for the Performing Arts, which has also been important asset to the City for art and culture. Together these two facilities complement one another and to lose one or the other would be a major setback for downtown and our quality of life which is important to city's economic development and growth. Therefore, like the Long Center, the Mayor and others feel it is in the best interests for stabilization of the building and its long term viability as a cultural venue that it be under City ownership.

This resolution and purchase agreement authorizes the Redevelopment Commission to purchase the building for \$290,000.00. To purchase property the Commission must not pay more than the average of two appraisals, which have been performed by Integra Appraisal and Don R. Scheidt who valued the facility at \$425,000 and \$670,000 respectively (reports are available in Dennis' office for review). With our agreed upon purchase price from the owners, we are well below the average of the two. Once under the ownership of the City we will work to create a long term capital and maintenance plan as well as plans for its management by a private entity likely similar to the non-profit organization that oversees the operations and administration of the Long Center. We fully expect the two facilities to work in partnership with each other as well as with other organizations throughout Greater Lafayette.

Jim Terry moved to approve Resolution LRC #2019-4: A Resolution Ratifying and Approving the Acquisition of Real Estate-600 Main Street, Lafayette. Shelly Henriott seconded and the motion passed.

***Wabash Neighborhood Community Enhancement Plan Agreement--MKSK***

Building on the momentum of the Wabash Walls project in the Wabash Ave Neighborhood and its resident engagement, we are seeking to partner with MKSK to perform a comprehensive neighborhood plan. We are fortunate to have a highly engaged neighborhood that is seeking to build on their assets and address their liabilities along with many willing partners ranging from Cargill and other Avenue businesses to Harvest Chapel Church/Sacred Grounds and Habitat for Humanity among others. We feel we have a real opportunity to bring everyone together to create a comprehensive long term, resident driven plan of action that will leverage the time, talents and treasures of all. We have worked with MKSK before with great success for the Five Points and Downtown Plans. It will be about a six month process and the fee for this plan is not to exceed \$92,000 plus \$1,500 for reimbursables. Representatives from MKSK will present the plan in detail and answer questions. Staff and Counsel recommend approval.

Jim Terry moved to approve Wabash Neighborhood Community Enhancement Plan Agreement--MKSK. T.J. Thieme seconded and the motion passed.

***Ellsworth-Romig Professional Services Agreement--Tippecanoe Arts Federation***

This is a contract similar to the one the Commission approved last month for the Wabash Walls Phase II public art project. We are seeking to partner with the Tippecanoe Arts Federation for them to curate a public art project in the Ellsworth-Romig Neighborhood to engage its residents to use art for the betterment of the area. The

contract is in the amount not to exceed \$22,500. Ann Monical of TAF was present to make a presentation and answer any questions.

T.J. Thieme moved to approve Ellsworth-Romig Professional Services Agreement--Tippecanoe Arts Federation. Shelly Henriott seconded and the motion passed.

### **Director's Report**

Dennis Carson stated that work will soon begin on the previously approved Streetscape project.

Tippecanoe Housing Strategy is moving forward; public meetings will be held in April.

Star Crossing apartment project is moving along.

New Ex-Officio (non-voting) commission member, Randy Bond, is introduced. He will be representing Tippecanoe School Corporation.

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

### **February 2019 Claims**

T.J. Thieme moved to approve the February 2019 claims in the amount of Three hundred ninety four thousand, one hundred fifty-four dollars and thirty-five cents (\$394,154.35) Jim Terry seconded and the motion passed.

### **Public Comment**

Jos Holman asked for any comments from the public; no comments were made.

### **Adjournment**

Jim Terry 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