



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION MEETING  
March 22, 2018 11:00 am  
Board of Works Room, City Hall**

**ATTENDANCE**

**COMMISSIONERS:** Donald Teder, Jos Holman, Jim Terry, Shelly Henriott

**EX-OFFICIO MEMBERS:** Dave Moulton

**CITY OF LAFAYETTE OFFICIALS:** Tony Roswarski, Mayor

**STAFF:** Mike Jones, City Controller; Dennis Carson, Economic Development Director; Jeromy Grenard, City Engineer; John Collier, Economic Development Assistant Director; Jacque Chosnek, City Attorney

**GUESTS:** Tom Decker, Metronet; Randy Lloyd, TM Crowley & Associates; Eric Lucas, MKSK Studios; Jeremy Clifford, Greater Lafayette Commerce; Jody Hamilton, Greater Lafayette Commerce; Samantha Thieke, WLFI; Chris Morisse Vizza, Star City News

**Welcome and Call to Order**

President 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. Don Teder welcomed new member, Shelly Henriott to the Commission.

**Approval of the Minutes of the February 22, 2018 Meeting**

Jos Holman moved to approve the minutes of the Redevelopment Commission meeting from February 22, 2018. Jim Terry seconded and the motion passed.

**New Business**

***MKSK Downtown Lafayette Vision and Redevelopment Plan Additional Services Request*** –The Economic Development office is working with MKSK to create a Downtown Lafayette Vision and Redevelopment Plan to target, encourage and market infill opportunities primarily for mixed use development. MKSK approached us with the idea of adding the creation of a 3D printed model of the downtown study site that can be used for internal planning as well as a marketing and development tool. It will be approximately 36” x 48” in size and be a valuable visual aid to show and explore development opportunities not only related to the plan but to future endeavors as well. The additional cost is \$3,700.00 and will bring the total cost of the plan and project to lump sum fee of \$116,695.00. Eric Lucas updated the Commission on the current progress of the project and also explained the benefit of the 3D printed model rendering of the study area. Jim Terry moved to approve the addition of cost and services to the original contract. Shelly Henriott seconded and the motion passed.

***Resolution No. LRC 2018-02 Lafayette Redevelopment Commission: A Resolution Recommending Approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area for Real Estate – TTA Lafayette One, LLC*** – TTA Lafayette One will be the developer, investor, owner of a new 500,000 sq. ft. facility that will house Toyota Tsusho for their expansion. The investment will be nearly \$25M and they are pledging an additional 62 jobs by the tenant, Toyota Tsusho, and retaining 60 jobs over the ten year period which will pay at or above the County average wage. Randy Lloyd, of TM Cromley & Associates, represented TTA Lafayette One, LLC. The Mayor also spoke in support of approval. Jos Holman moved that the approval to be forwarded to the City Council. Jim Terry seconded and the motion passed.

### **Director's Report**

Dennis Carson, Director, gave a brief update on the progress of the Downtown Lafayette Vision and Redevelopment Plan. He also spoke on the Opportunity Zone tax reform legislation giving Lafayette and West Lafayette the ability to nominate four tracts each to the state to help leverage future city projects. Opportunity Zones provide certain investors with federal capital gains tax advantages for investments made in these areas. Jim Terry made a motion to accept the director's report and Jos Holman seconded and the motion passed.

### **March 2018 Claims**

Prompted by the American Structurepoint invoice, Donald Teder asked about the Loeb Stadium progress. The Mayor gave an update of the utility and construction timeline. Jos Holman moved to approve the claims in the amount of two hundred three thousand, three hundred fifty-seven dollars and thirty-seven cents (\$203,357.37). Shelly Henriott seconded and the motion passed.

### **Public Comment**

No public comment was made.

### **Adjournment**

Jim Terry moved to adjourn. Shelly Henriott seconded. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:19 a.m.

*Respectfully submitted,  
Michelle Conwell, Recording Secretary*

Approved, \_\_\_\_\_

  
T.J. Thieme, Secretary  
Lafayette Redevelopment Commission