



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION MEETING  
April 23, 2020 11:00 am**

Due to the COVID-19 pandemic, Governor Holcomb, ordered shelter-in-place orders beginning Tuesday, March 24. All government offices were closed to in-person public activity until further notice. All non-essential City employees are working remotely whenever possible and are continuing to provide core functions online and by phone. All necessary meetings are being conducted observing safe practices, including conference calls and online streaming (<https://www.youtube.com/user/CityofLafayetteIN/live>).

**Attendance via online GoToMeeting**

**Commissioners:** Shelly Henriott, Jos Holman, Don Teder, Jim Terry, T.J. Thieme

**Ex-Officio Members:** Dave Moulton

**Absent:** Randy Bond

**Staff:** Dennis Carson, Economic Development Director; John Collier, Assistant Economic Development Director; Jacque Chosnek, Deputy City Attorney; Cindy Murray, City Clerk; Dave Huhnke, Marketing Director; Tim Clary, City Controller; Tony Roswarski, Mayor

**Guests:** Greg Balsano, Baker Tilly; Jason Semler, Baker Tilly; Cash Canfield, American Structurepoint; Mike Hoopingarner, American Structurepoint; Deb Kunce, Core Planning Strategies; Tetia Lee, Tippecanoe Arts Federation; Shelby Bowen, Rebar Development; Cullen Cochran, Dentons Bingham Greenbaum

**Welcome and Call to Order**

Jos Holman welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 11:05 a.m. In accordance with Governor Holcomb's requirements for online public meetings during the COVID19 situation, all motions will be passed by roll call vote.

**Approval of the Minutes**

Jim Terry moved to approve the March 26, 2020 minutes. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

**New Business**

***Resolution No. LRC 2020-06 Amending Declaratory Resolution of The Lafayette Redevelopment Commission Amending The Consolidated Plan For The Consolidated Creasy/Central Economic Development Area*** - We have a new development for downtown that we are seeking to support with a TIF backed Economic Development Bond using the tax increment that will be captured from the project itself. The project, the Ellsworth, is a five story building with 97 apartment units, 2,000 sq. ft. of commercial and 80 parking spaces. The project investment is nearly \$18M and located on the east half of the Regions Bank lot on the corners of 5<sup>th</sup>, South and Alabama Streets. This project will be complementary to Pullman Station, located along a major thoroughfare on a prominent but underutilized site. It is also of unique character and design with high quality masonry exterior materials as well as high quality interior finishes and amenities but priced reasonably for our market. This resolution is the first step in the process and it is amending the Consolidated Central/Creasy TIF plan to include the project. Project developers, Rebar Development, represented by Shelby Bowen gave additional details about the project. Cullen Cochran, bond counsel, presented the steps for the bond and finance approval. Mayor Roswarski spoke in support of the project. Don Teder moved to approve Resolution No. LRC 2020-06. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

**American Structurepoint- A&E services related to police station and parking garage project.** – After a lengthy evaluation of seven firms for architectural and engineering services for the proposed new police station and parking garage, we are recommending American Structurepoint as the design consultant. As you know, this approximately \$40M project is one of the most significant projects undertaken by the City in many years as it will address the facility needs of modern day public safety personnel and be designed to serve Lafayette for decades to come. It and the accompanying parking garage will support additional development downtown, provide City/Police parking and additional public parking to serve our growing performing arts facilities and downtown culture and entertainment scene. The amount of the contract is not to exceed \$2,145,000 plus reimbursables. Deb Kunce, Mike Hoopingartner and Cash Canfield presented additional information. Mayor Roswarski spoke in favor of the project commenting about the need for a new public safety facility. Jim Terry moved to approve American Structurepoint- A&E services contract. Don Teder seconded and the motion passed unanimously by roll call vote.

**Tippecanoe Arts Federation-Wabash Avenue Crosswalk Project** – Margy Deverall, Economic Development Senior Project Manager, was able to secure \$10,000 of State funding for a series of projects designed to test various improvements and enhancements to intersections of the neighborhood using public art. The total cost of the project is \$15,000 that includes a \$5,000 match from the Redevelopment Commission/TIF Funds. Tetia Lee of the Tippecanoe Arts Federation will administer the project. Don Teder moved to approve the Tippecanoe Arts Federation-Wabash Avenue Crosswalk Project. Jim Terry seconded and the motion passed unanimously by roll call vote.

**Public Offering of Property/Requests for Proposal – S. 8<sup>th</sup> Street** – In the late 1990s, the City of Lafayette acquired and cleared some severely blighted properties on the south end of S 8<sup>th</sup> Street to alleviate their burden on the neighborhood and City. Oregon Street was extended to provide a connection between S 7<sup>th</sup> and S 8<sup>th</sup> Streets. Many other investments in infrastructure improvements have been made in and around the area primarily to address Combined Sewer Overloads (CSO) for the City and the area through Lafayette Renew as part of the City’s EPA mandated CSO Long Term Control Plan. During this time, planning activities have been undertaken with the neighborhood and other stakeholders to conceptualize its long term development. These plans include a mix of uses that are outlined in the Public Offering document and survey attached that are consistent with the surrounding area and desires of the stakeholders. The Redevelopment Commission, as owners of the property, can seek prospective buyers/developers and sell the property to interested parties with certain guidelines, requirements and restrictions for no less than the average of two appraisals. The average is \$180,000 for the 2.306 acres of property. We feel it is time to seek developers to work with for an appropriate development to enhance the neighborhood and downtown. The offering will be advertised and any proposals received will be considered at the May meeting. Dennis Carson and Mayor Roswarski spoke in favor of this public offering. Jim Terry moved to approve Public Offering of Property/Requests for Proposal – S. 8<sup>th</sup> Street. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

## **Director’s Report**

The Economic Development office continues to be closed due to Governor Holcomb’s shelter-in-place order. Staff members are working remotely. All projects are moving forward. The Main Street Streetscape Phase III project is scheduled to begin in the first or second week of May. The Streetscape Phase VI (Third and Columbia Streets) project is expected to begin June 1. We are working with Engineering on the S. 4<sup>th</sup> Street striping project and we held our first meeting to discuss the potential conversion of 3<sup>rd</sup> and 4<sup>th</sup> Streets from one-way to two-way streets. We are moving forward with the Jefferson Neighborhood Plan and will be scheduling stakeholder meetings in the neighborhood. We are busy putting together a Small Business loan program supported by CDBG grant funds. The program is intended to support local businesses affected by COVID-19. The Mayor indicated that the Riverside Promenade is expected to be completed by the end of May.

## **Claims**

Jim Terry moved to approve the April 2020 claims in the amount of Three hundred sixty thousand, seven hundred eighty-five dollars and thirty-nine cents (\$360,785.39). Shelly Henriott seconded and the motion passed unanimously by roll call vote.

## **Public Comment**

Jos Holman asked for any comments from the public. There were no comments received from the public on the [web-ed@lafayette.in.gov](mailto:web-ed@lafayette.in.gov) email account prior to the meeting.

## **Adjournment**

Shelly Henriott moved to adjourn the meeting. Jim Terry seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 12:02pm.

*Respectfully submitted*  
*Michelle Conwell, Recording Secretary*

Approved,

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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission