



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
May 24, 2018 11:00 am
Board of Works Room, City Hall**

ATTENDANCE

COMMISSIONERS: Donald Teder, Jos Holman, Shelly Henriott, T.J. Thieme Absent: Jim Terry

EX-OFFICIO MEMBERS: Dave Moulton

CITY OF LAFAYETTE OFFICIALS: Tony Roswarski, Mayor

STAFF: Mike Jones, City Controller; Tim Clary, Deputy City Controller; Dennis Carson, Economic Development Director; John Collier, Economic Development Assistant Director; Jeromy Gerrard, City Engineer; Jacque Chosnek, City Attorney

GUESTS: Kyle Long, Rea Magnet Wire; Jody Hamilton, GLC; Jeremy Clifford, GLC; Doug Mansfield, Kirby Risk Corp.; Tim Balensiefer, TBird Design Services; Tom Decker, Metronet; Doug Cooper, Midtowne Oven; Karen Cooper, Midtowne Oven; Dawn Gallaway, Keller Development; Danelle Biberstine, Keller Development; Chris Morisse Vizza, Star City News; Samantha Horton, IPBS/WBAA; Joseph Christofanelli, Ernst and Young

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.

Approval of the Minutes of the April 26, 2018 Meeting

Jos Holman moved to approve the minutes of the Redevelopment Commission meeting from April 26, 2018. Shelly Henriott seconded and the motion passed.

New Business

Agreement between Lafayette Redevelopment Commission, City of Lafayette, Indiana and TBIRD Design Services Corporation – This is for a general services contract between the Commission and TBird for on-call engineering services for small projects. This is the same type service and contract as was approved last year with the Commission in order to address small projects that need engineering assessment or work outside of major planned projects. The agreement expires 12/31/18. Jos Holman moved to approve the agreement. T.J. Thieme seconded and the motion passed.

Encroachment Agreement by and between the Lafayette Redevelopment Commission and Midtowne Oven, LLC - This is for an encroachment agreement on the east end of the City Hall parking lot by Midtowne Oven, LLC. With this they will place temporary seasonal outdoor dining on the east end of the City Hall parking lot to enliven the outdoor and street activity of downtown. The amount to be charged is \$240 per year and expires December 31, 2018 but can be renewed for an additional one year term. Doug and Karen Cooper, owners of Midtowne Oven, spoke asking for support of the agreement. Dennis Carson and the

Mayor also spoke in support. T.J. Thieme moved to approve the agreement. Shelly Henriott seconded and the motion passed.

Resolution LRC 2018-03 Resolution Waiver of Noncompliance Lex Lafayette LP – Due to a filing technicality and a request from the County Auditor, the Lex Lafayette LP waiver of noncompliance for their tax abatement is being requested again to address these issues. Jacque Chosnek, City legal counsel, explained that the waiver was previously approved; nothing has substantially changed but it does make clear the process and meets a request by the County Auditor. Jos Holman moved to approve the agreement. Shelly Henriott seconded and the motion passed.

Resolution LRC 2018-4 Columbian Park Redevelopment LLC – Dawn Gallaway and Danelle Biberstine of Keller Development representing Columbian Park Redevelopment LLC proposed a 50 unit multi-family housing complex for low and moderate income senior residents. It will be located at 2323 Ferry Street, one of the few remaining parcels left from the former Home Hospital site to be redeveloped. The current building is vacant, blighted and a public nuisance. This building will be demolished for the proposed new structure. A ten year tax abatement complying with state statute that at least 20% of the units will be for low and moderate income residents (in this case all units will be for low and moderate income seniors) is being requested to incentivize the aforementioned issues and to be competitive in their Low Income Housing Tax Credit application to the Indiana Housing and Community Development Authority. Mayor Roswarski noted that the location is of high priority for redevelopment and meets a demonstrated need for senior (55+) housing in our community. T.J. Thieme moved to approve the Resolution. Shelly Henriott seconded and the motion passed.

Resolution No. LRC-2018-05 Lafayette Redevelopment Commission - A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement- Caterpillar Inc. Real Property – Joseph Christofanelli of Ernst and Young spoke on behalf of Caterpillar, Inc. requesting a ten year abatement on an investment of \$12,800,000 in real estate improvements. They are pledging new hires totaling 125 and retaining 1,353. Mayor Roswarski is in favor of the expansion, stating that it is a benefit to the community and a result of positive changes in the current market for Caterpillar. Jos Holman moved to approve the Resolution. Shelly Henriott seconded and the motion passed.

Resolution No. LRC 2018-06 Lafayette Redevelopment Commission - A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement-Caterpillar Inc. Personal Property – Joseph Christofanelli of Ernst and Young spoke on behalf of Caterpillar, Inc. requesting a seven year abatement on an investment of \$54,900,000 of new manufacturing equipment and \$9,600,000 of IT equipment for a total of \$64,500,000. They are pledging new hires totaling 125 and retaining 1,353. Mayor Roswarski is in favor of the expansion, stating that it is a benefit to the community and a result of positive changes in the current market for Caterpillar. T.J. Thieme moved to approve the Resolution. Jos Holman seconded and the motion passed.

Resolution No. LRC 2018-7 Utilization of captured assessment - Tax Increment Finance (TIF) allocation areas – Each year the Commission must inform the County Auditor if we elect not to pass through increased assessed value to the underlying tax districts within the allocation areas of Lafayette's TIF Districts. As we have budgeted projects and long range plans for all TIF proceeds, it is recommended to approve this letter and forward it to the County Auditor. T.J. Thieme moved to approve the Resolution. Jos Holman seconded and the motion passed with Jos Holman abstaining from the vote.

Tax Abatement Compliances

Castle Coch Development 1 LLC-Real Estate

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Caterpillar-Personal Property

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Caterpillar Logistics Personal Property

T.J. Thieme moved for recommendation to approve; Jos Holman 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.

Coleman Cable (Southwire) Personal Property-1

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Coleman Cable (Southwire) Personal Property-2

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

ETCL Pure Lafayette Real Estate

Jos Holman moved for recommendation to approve; Shelly Henriott 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

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Heartland Automotive Real Estate-1

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Heartland Automotive Real Estate-2

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

JAK II Partners LLP Kirby Risk Real Estate-1

Doug Mansfield, President, spoke on the Kirby Risk employment processes. Kirby Risk currently uses a temporary employment service (Temp-to-Hire) to assess each employee. After 90 days, in many cases, there is an offer of full-time employment. With hires through the temp-to-hire process they have exceeded

their employment goals. Mayor Roswarski spoke in support of Kirby Risk. T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

JAK II Partners LLP Kirby Risk Real Estate-2

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

James Investments Real Estate

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Lex Lafayette Real Estate

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Lifesong Brands Inc. Coppermoon Personal Property-1

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Lifesong Brands Inc. Coppermoon Personal Property-2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Lifesong Brands Inc. Coppermoon Real Estate

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Nanshan Real Estate

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Nanshan Personal Property-1

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Nanshan Personal Property-2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Rea Magnet Wire Co. Inc. Personal Property-1

Kyle Long spoke on current employment status, job creation, and retention. Rea Magnet plans on an increase in hiring for 2018. Mayor Roswarski spoke in support of Rea Magnet Wire Manufacturing. Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Rea Magnet Wire Co. Inc. Personal Property-2

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

SIA Personal Property-1

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Personal Property-2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Personal Property-3

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Personal Property-4

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Personal Property-5

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Personal Property-6

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Personal Property-7

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Real Estate-1

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Real Estate-2

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

SIA Real Estate-3

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Real Estate-4

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

SIA Real Estate-5

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; Shelly Henriott seconded. Vote: All in Favor.

Tate & Lyle Ingredients LLC Personal Property-1

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Tate & Lyle Ingredients LLC Personal Property-2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Tate & Lyle Ingredients LLC Personal Property-3

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Wabash National Corp. Personal Property-1

Jos Holman moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Wabash National Corp. Personal Property-2

T.J. Thieme moved for recommendation to approve; Shelly Henriott seconded. Vote: All in Favor.

Wintek Personal Property

Jos Holman moved for recommendation to approve; T.J. Thieme seconded. Vote: All in Favor.

Worwag Personal Property

T.J. Thieme moved for recommendation to approve; Jos Holman seconded. Vote: All in Favor.

Director's Report

Director Carson announced Star Crossing Development will begin construction of a 77-unit rental development. The project is set to begin late summer or early Fall 2018 and is located in the parking lot behind 515 Columbia

Street. Also progressing is the Nova Tower mixed-use development on South 4th Street. T.J. Thieme made a motion to accept the director's report and Jos Holman seconded and the motion passed.

May 2018 Claims

T.J. Thieme moved to approve the claims in the amount of one hundred seventy-seven thousand, seven hundred, thirty-three dollars and four cents (177,733.04). Jos Holman seconded and the motion passed.

Public Comment

No public comment was made.

Adjournment

Jos Holman moved to adjourn. T.J. Thieme seconded. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:57 a.m.

*Respectfully submitted,
Michelle Conwell, Recording Secretary*

Approved, 

T.J. Thieme, Secretary
Lafayette Redevelopment Commission