



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION

May 26, 2022

11:00 am

Council Chambers, City Hall

Attendance

Commissioners: Frank Donaldson, James Foster, Shelly Henriott, Jos Holman, Jim Terry

Ex-Officio Members: Dave Moulton

Absent: Josh Loggins

Staff: Dennis Carson, Economic Development Director; Jacque Chosnek, City Attorney; John Collier, Economic Development Assistant Director; Jenna Karle, Deputy Controller; Jeromy Grenard, City Engineer; Dave Griffee, Asst. Director of Public Works; David Huhnke, Communications & Marketing Director; Cindy Murray, City Clerk

Guests: Deb Kunce, J.S. Held; Scott Walker, Greater Lafayette Commerce; Dave Metz, Southwire; Ron Flick, Rea Magnet Wire; Brian Pohlar, HWC; Alex Gonzalez, Kettelhut Construction; Phillip Butler, Plymouth REIT; Greg Balsano, Baker Tilly; Jason Semler, Baker Tilly; Ritsuko Abrams, Heartland Automotive; Travis Montoya, Tate and Lyle

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 11:00am.

Minutes

James Foster moved to approve the minutes of the April 28, 2022 meeting. Shelly Henriott seconded and the motion passed unanimously.

New Business

HWC Engineering: *Main Street Streetscape Amendment #4-Utility Coordination, Design and Engineering, and Construction Administration for Phase V and Phase VI* – Dennis Carson presented the agreement for work on future phases of Main Street Streetscape with HWC Engineering. This would include 9th Street between Ferry and Columbia Streets except for the intersection of 9th and Main Streets, which would be a later phase. The amount is not to exceed \$112,500 and would include Utility Coordination, Design and Engineering, Bidding and Construction Administration. Brian Pohlar from HWC Engineering was present to provide details and answer questions. Jim Terry made a motion to approve. Shelly Henriott seconded and the motion passed unanimously.

Kapur & Associates, Inc.: *Engineering Design for Veterans Memorial Parkway-HWY 52 to HWY 38* – City Engineer, Jeromy Grenard, presented this agreement for Kapur & Associates to provide engineering and design services for the reconstruction of Veterans Memorial Parkway between US 52 and just south of the intersection of S.R. 38. It will be designed from its current two-lane configuration to a four-lane facility and include a 10' trail and traffic signals. The agreement amount is not to exceed of \$198,112.70. Shelly Henriott made a motion to approve. James Foster seconded and the motion passed unanimously.

Utilization of Captured Assessment - Tax Increment Finance (TIF) Allocation Areas – Each year, we determine if we can pass through any assessed value to the underlying taxing districts in our TIF allocation areas. The determination for this is the commitment, need and identification of projects and obligations. Based on our extensive long-term capital planning and the identified project needs and obligations, we are recommending that we do not pass-through any assessed value. Jim Terry moved to approve. Shelly Henriott seconded, Jos Holman abstained due to conflict of interest. The motion passed 4-0, with one abstention.

Resolution LRC-2022-07: Authorizing Issuance Of Bonds For The Purpose Of Providing Funds To Be Applied To Pay For Certain Local Public Improvement Projects And Incidental Expenses In Connection Therewith And On Account Of The Issuance Of The Bonds, Other Matters Connected Therewith, Including The Issuance Of Notes In Anticipation Of Bonds, And Repealing Resolutions Inconsistent Herewith – The Mayor gave background about the Public Works Campus. It will consolidate the Street, Fleet and Sanitation Departments into one central location on McCarty Lane across from CAT Park. With input from employees and Alderson Commercial Group, Kettelhut Construction and Keystone Architecture, the City is moving forward and is ready to begin the financing process. This resolution starts the process for the issuance of a TIF bond in the amount of \$16M. The overall project is \$21.5M with the balance over the bond being paid from TIF cash from the Consolidated Creasy and SE TIFs. Greg Balsano of BakerTilly explained that the bond will be a fixed interest rate over time and will close in mid-July. City Attorney, Jacque Chosnek offered to answer questions about the Resolution. Jim Terry made a motion to approve. Shelly Henriott seconded and the motion passed unanimously.

Tax Abatement Compliance

Coming off of the worst of the pandemic, many companies are doing very well but some are struggling due to various market conditions. Despite this, companies are making a good faith effort to meet their pledges. Compliance forms for the following companies were reviewed and discussed. Staff and Counsel recommend compliance to the City Council for approval.

Arconic, Inc.-RE

The airline industry continues to struggle coming out of the downturn from the pandemic. This abatement is for product tied to the airline industry that is still below levels of activity before the pandemic. These circumstances are beyond their control. A letter explaining why they are unable to reach or maintain their pledges was provided. Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

Blue Ridge LLC-RE

Shelly Henriott moved for recommendation to approve. James Foster seconded and the motion passed unanimously.

Engineering & Industrial Services LLC-PP

ASW Real Estate LLC (EIS, LLC)-RE

A letter explaining why they have not made their job creation projections was provided. They are working to meet their pledges. Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

H38 East Apartments, LP-RE

Shelly Henriott moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously.

Heartland Automotive LLC-PP (3)

Heartland Automotive LLC-RE (2)

A letter was provided explaining that the auto industry is hampered by a world-wide shortage of computer chips. Heartland Automotive, a tier one Subaru supplier, has been affected by this the decline in vehicle production at Subaru. However, demand and supply are picking up but a tight labor market is making it difficult to find employees to fill open positions. Jim Terry moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously.

JAK Partners LLP-RE

JAK III Partners LLP-RE

Frank Donaldson moved for recommendation to approve. James Foster seconded and the motion passed unanimously.

LEX Lafayette LP-RE

James Foster moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously.

Lifesong Brands, Inc. (Copper Moon)-PP (2)

Lifesong Brands, Inc. (Copper Moon)-RE (3)

Shelly Henriott moved for recommendation to approve. James Foster seconded and the motion passed unanimously.

MREIC Lafayette IN, LLC (Toyota Tsusho)-RE

Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

Nanshan America Advanced Aluminum-PP (2)

Nanshan America Advanced Aluminum-RE

Jim Terry moved for recommendation to approve. James Foster seconded and the motion passed unanimously.

Plymouth 3525 Arlington Ave IN LLC (Castle Coch)-RE

James Foster moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously.

Rea Magnet Wire Company, Inc.-PP

A letter was provided explaining that they are making good faith efforts to meet their pledges despite difficult market issues for the company. The Lafayette plant has benefited from past corporate decisions to close other plants and move operations here. Jim Terry moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously.

Southwire Company LLC-PP

Coleman Cable (Southwire)-RE

A letter was included explaining that market disruptions due to the pandemic and difficulty in finding candidates for open positions have hampered their ability to meet their pledges. Good faith efforts are being made by the company to meet their pledges.

Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

Stoddard Development LLC-RE

Jim Terry moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously.

Subaru of Indiana Automotive, Inc.-PP (4)

Subaru of Indiana Automotive, Inc.-RE (5)

Despite a major slowdown in production that has affected their downstream suppliers, such as Heartland Automotive and others, SIA has met or exceeded their pledges. Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

Tate & Lyle Ingredients Americas LLC-PP (3)

A letter was included explaining why they are unable to reach or maintain their pledges. Jim Terry moved for recommendation to approve. James Foster seconded and the motion passed unanimously.

Whitenack & Brothers LLC (Antique Candle Co)-RE

Shelly Henriott moved for recommendation to approve. James Foster seconded and the motion passed unanimously.

Wintek Corporation-PP

Fiber Hotel LLC-RE

Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

Director's Report

- One bid was received for the Columbia Block Parking Garage repair project. The bid was rejected due to being higher than estimated.
- Main Street Streetscape is progressing well. Storm sewer is finished and Main Street is open.
- MKSK held steering meetings on the Lincoln Neighborhood Plan. Getting feedback for public meetings.
- Deb Kunce of J.S. Held gave an update on the Public Safety Center. Brick façade is being installed on the west side. Drywall and soffits are installed on the 4th floor, the amenity deck concrete is being poured, the generator arrived earlier than expected, furniture orders have been placed to beat price increases and supply chain issues.

Claims

Jim Terry moved to approve the May 2022 claims in the amount of Two Million, Seven Hundred Nine Thousand, Nine Hundred Sixty-Seven Dollars and Ninety-Four Cents (\$2,709,967.94). Shelly Henriott seconded and the motion passed unanimously.

Public Comment-no comment

Adjournment

James Foster moved to adjourn the meeting. Frank Donaldson seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:46am.

Respectfully submitted

Michelle Conwell, Recording Secretary

Approved,



Shelly Henriott, Secretary

Lafayette Redevelopment Commission