



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION MEETING  
October 25, 2018 11:00 am  
Board of Works Room, City Hall**

**ATTENDANCE**

**COMMISSIONERS:** Donald Teder, T.J. Thieme, Shelly Henriott, Jos Holman

**EX-OFFICIO MEMBERS:** Dave Moulton

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

**STAFF:** Mike Jones, City Controller; Tim Clary, Deputy City Controller; Jeromy Grenard, City Engineer; Dennis Carson, Economic Development Director

**GUESTS:** Colin Sullivan, BF&S; Brian Pohlar, HWC; Todd Starr, Starr Associates; Greg Milakis, Star City Crossing; Jon Caron, Star City Crossing; Tim Balensiefer, T-Bird Design

**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**

Jos Holman moved to approve the minutes of the Redevelopment Commission meeting from September 27, 2018. Shelly Henriott seconded and the motion passed.

**Public Hearing**

Jos Holman made a motion to close the Redevelopment Commission meeting. T.J. Thieme seconded and the motion passed.

T.J. Thieme made a motion to open a public hearing and take comment on *Resolution No. LRC 2018-12: Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted on August 23, 2018 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area* that will confirm and approve the Star Crossing Project as part of the Consolidated Creasy/Central TIF plan. Shelly Henriott seconded and the motion passed.

The Resolution has been approved by the City Council as well as the Area Plan Commission. Greg Malakis gave a brief overview of the project. It is ideal for the community and will bring more housing downtown. Mr. Malakis hopes to attract millennials, professionals and empty-nesters. In addition to 76 upscale apartments, it will also have 7600 square feet of lease retail space; targeting law firms, banks and restaurants. The project is expected to be completed by April 2020. After no public comment, Jos Holman made a motion to close the public hearing. Shelly Henriott seconded and the motion passed.

Jos Holman made a motion to reopen the Redevelopment Commission meeting. Shelly Henriott seconded and the motion passed.

### **New Business:**

*Resolution No. LRC 2018-12: Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted on August 23, 2018 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area* – Consideration for approval of the Star Crossing Project as part of the Consolidated Creasy/Central TIF Plan. Resolutions for consideration of bond financing to support the project will be presented to the Commission for consideration at the November 15, 2018 meeting. Mayor Roswarski expressed his appreciation for the support the project. Jos Holman made a motion to accept Resolution No. LRC 2018-12. T.J. Thieme seconded and the motion passed.

*Supplemental Agreement No. 1 – Haggerty Lane Engineering (T-Bird Design Services Corporation)* – This is a change order to the original agreement for design services to upgrade Haggerty Lane to support the economic development of the Carr property for Toyota Tsusho and other future entities on the site. Tim Balensiefer from T-Bird Design stated that the supplemental agreement is for a traffic signal on Haggerty Lane at the North Gate of SIA to facilitate traffic movement and safety. The amount is \$30,000 bringing the total contract to \$315,000. Mayor Roswarski spoke in favor of the agreement. T.J. Thieme made a motion to accept the supplemental agreement, Jos Holman seconded and the motion passed.

*Maintenance of Traffic Plan for signal replacement at the intersection of N. 5th and South Streets (Starr Associates Land Surveying & Engineering)* – This is related to the Star Crossing Project and is a maintenance of traffic (MOT) design services for the removal of the current traffic light at South and 5<sup>th</sup> Streets which encroaches on the property where the Star Crossing development is located. Todd Starr of Starr Associates stated the signal will be upgraded and relocated to another corner to serve the intersection. Mayor Roswarskii spoke in favor of the agreement. The amount is a lump sum not to exceed \$3,800.00. T.J. Thieme made a motion to accept the maintenance of traffic plan, Shelly Henriott seconded and the motion passed.

### **Director's Report**

Director Carson stated that the Economic Development staff is hard at work with end of the year business.

### **September 2018 Claims**

Jos Holman moved to approve the claims in the amount of Sixty thousand, four hundred, and forty-six dollars and two cents (\$60,446.02). Shelly Henriott seconded and the motion passed.

### **Public Comment**

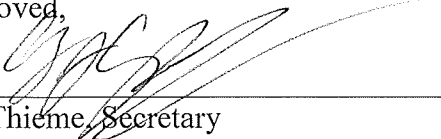
President Teder asked for any comments from the public, but no comments were made.

### **Adjournment**

Jos Holman moved to adjourn the meeting. Shelly Henriott seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:18 a.m.

*Respectfully submitted,  
Michelle Conwell, Recording Secretary*

Approved,



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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission