



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION MEETING  
January 28, 2021  
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, Jim Terry, T.J. Thieme

**Ex-Officio Members:**

**Absent:** Josh Loggins, Dave Moulton

**Staff:** John Collier, Assistant Economic Development Director; Jacque Chosnek, Deputy City Attorney; Cindy Murray, City Clerk; Tim Clary, City Controller; Jeremy Diehl, Deputy City Controller; Jeromy Grenard, City Engineer, David Hunke, Marketing Director; Mayor Roswarski; Rob Blue, City IT Department

**Guests:** Deb Kunce, Core Planning Strategies; Katie Robinson, Core Planning Strategies; John Hughey, Long Center; Gene Hatke, Keystone Architecture; Justin Sorber, Keystone Architecture; Patrick Nycz, idc marketing; Mike Hoopengartner, American Structurepoint; Brad Gentry, IWM Consulting; Matt Huston, Huston Electric Solar

**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. In accordance with Governor Holcomb's requirements for online public meetings during the COVID-19 situation, all motions will be passed unanimously by roll call vote.

**Election of Officers**

It was decided that a slate of officers be elected for 2021. The slate is as follows:

President: Jos Holman

Vice President: Shelly Henriott

Secretary: T.J. Thieme

Jim Terry moved to approve the slate of officers. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

**Approval of the Minutes**

Shelly Henriott moved to approve the December 17, 2020 minutes with a scrivener's error under the public comments section. Jim Terry seconded and the motion passed unanimously by roll call vote.

## Public Hearing:

Jim Terry made a motion to suspend the Redevelopment Commission meeting and open the public hearings to discuss Resolution No. LRC 2021-01 and Resolution No. LRC 2021-02. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

**Resolution No. LRC 2021-01 2021 Budget Resolution: A Resolution Appropriating Money for the Lafayette Redevelopment Commission for the Fiscal Year Beginning January 1, 2021 and Ending December 31, 2021, Including the Outstanding Claims and Obligations and Fixing a Time When the Same Shall Take Effect-** Prior to the meeting, Dennis Carson reviewed the anticipated revenue and expenses for each of the Tax Incremental Financing (TIF) Districts in 2021 with the Commissioners. No public comments were received.

**Resolution No. LRC 2021-02 McCarty/Police Station: Resolution of the Lafayette Redevelopment Commission Confirming Resolution No. LRC-2020-14 Adopted October 22, 2020, Which Made Certain Amendments to the Economic Development Plan for the McCarty Economic Development Area-** This is the last step in adding the new Public Safety Building and Parking Garage Project to the McCarty/SE TIF so that proceeds can be used from this fund in addition to Consolidated Creasy/Central TIF. No public comments were received.

T.J. Thieme made a motion to close the public hearings and reopen the Redevelopment Commission meeting. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

## New Business:

**Resolution No. LRC 2021-01 2021 Budget Resolution: A Resolution Appropriating Money for the Lafayette Redevelopment Commission for the Fiscal Year Beginning January 1, 2021 and Ending December 31, 2021, Including the Outstanding Claims and Obligations and Fixing a Time When the Same Shall Take Effect-** Jim Terry moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

**Resolution No. LRC 2021-02 McCarty/Police Station: Resolution of the Lafayette Redevelopment Commission Confirming Resolution No. LRC-2020-14 Adopted October 22, 2020, Which Made Certain Amendments to the Economic Development Plan for the McCarty Economic Development Area-** Shelly Henriott moved to approve. T.J. Thieme seconded. The motion passed unanimously by roll call vote.

**American Structurepoint-Change in Services: Police Station/Parking Garage Project-** Deb Kunce of Core Planning Strategies explained the need for additional architectural and engineering services to accommodate the change in the project's size and scope to adequately accommodate the needs of the department. This will ensure a full design before construction begins. Mike Hoopingartner of American Structurepoint is requesting an additional fee of \$26,000 for the change in services. Jim Terry moved to approve. T.J. Thieme seconded. The motion passed unanimously by roll call vote.

**Core Planning Strategies: Letter of Agreement for Furniture Management Services- Police Station/Parking Garage Project-** The current agreement with Core Planning Strategies does not include furniture management services. The City is now at the point in the process to make decisions and procure the project's furniture, fixtures and equipment. Given the scope of what is needed, it is in our best interest to engage the assistance of Deb Kunce and Core Planning Strategies. The City will take the lead, with Core Planning Strategies to lend support as needed. Services will be on an hourly basis not to exceed \$134,640. The intent is to minimize and reduce this cost as much as possible. Shelly Henriott moved to approve. T.J. Thieme seconded. The motion passed unanimously by roll call vote.

**idc marketing-Downtown 2021+ Strategic Marketing Platform:** The Mayor stated that this will be Phase 1 of a strategic marketing platform to develop a campaign to promote downtown Lafayette as a destination for business, residences, or shopping/dining/entertainment experiences. The City would like to engage idc marketing to develop a scope of work to support, protect and encourage not only our many investments downtown but also the business community itself. Patrick Nycz continued by stating that this is intended to ensure the momentum that has been

created for downtown as a destination for living, business, arts and entertainment continues and is as robust as possible. This agreement is in the amount of \$26,500. Once completed, the City will have a pathway and plan of action for further engagement and execution if and when we choose to do so. T.J. Thieme moved to approve. Jim Terry seconded. The motion passed unanimously by roll call vote.

**IWM Consulting Group: Pre-Abatement Site Visit, Asbestos Sampling, and Abatement Oversight Proposal Proposed Police Station Property 625 Columbia Street**-This is to further our due diligence to identify and address potential environmental concerns and actions on the site or in the existing buildings on the Police Station and Parking Garage project site. This is for needed environmental testing and sampling, particularly for asbestos in the 625 Columbia Street building. Brad Gentry of IWM Consulting, is recommending these services not to exceed amount of \$15,761.20. Shelly Henriott moved to approve. T.J. Thieme seconded. The motion passed unanimously by roll call vote.

**Huston Electric Solar: Letter of Agreement-Lafayette Public Safety Building Solar Design Details**-Matt Huston presented this agreement as an effort to address and be sensitive to the environmental impact of the Police Station and Parking Garage development. Deb Kunce of Core Planning stated that using Solar Energy could save the City 20-40% on electrical service and the possibility of recouping costs within 8-10 years. This is a high priority for the Mayor in reducing the City's carbon footprint. This \$11,000 contract with Huston Electric Solar is for the design and feasibility of solar energy for the project. T.J. Thieme moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

**Keystone Architecture: Lafayette Theater Masterplan**-This is the next step in developing a more detailed plan for the Lafayette Theater. Justin Sorber of Keystone presented a project scope that includes possible renovations and programmatic needs of the theater. This would include studying the feasibility of using all or a portion of the adjoining building at 610 Main Street. The current theater has little space to meet modern needs for a wide range of productions as well as amenities that the public expects to create the best possible experience. Current improvements have included an upgrade to the IT capabilities and new HVAC units. The contract amount for this service will be \$31,200. Jim Terry moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

#### **Director's Report**

Both Streetscape projects are complete.

The Ellsworth project has broken ground. It will include 97 apartments and first floor retail.

631 Main (The Luna) has been approved by the APC and will come back to City Council soon for approval.

#### **Claims**

T.J. Thieme moved to approve the January 2021 claims in the amount of Four Million Six Hundred Eight Thousand Twenty-Three Dollars and Sixty-Two Cents (\$4,608,023.62). Jim Terry 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 to the [web-ed@lafayette.in.gov](mailto:web-ed@lafayette.in.gov) email account prior to the meeting.

#### **Adjournment**

T.J. Thieme moved to adjourn the meeting. Shelly Henriott seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:56am.

*Respectfully submitted*

*Michelle Conwell, Recording Secretary*

Approved,

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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission