



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
February 25, 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: Josh Loggins, Dave Moulton

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

Guests: Deb Kunce, Core Planning Strategies; Greg Balsano, Baker Tilly Municipal Advisors; Mike Gibson, Malhaupt's, Inc.; Paul Moses, Greater Lafayette Commerce; Trent Fletcher, Greater Lafayette Commerce; Tim Balensiefer, TBIRD Design Services; Jon Munn, TBIRD Design Services; Brian Pohlar, HWC Engineering; Dennis Otten, Bose McKinney & Evans, LLP

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 11:13 am, immediately following the Redevelopment Authority meeting. 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.

Approval of the Minutes

T.J. Thieme moved to approve the January 28, 2021 minutes. Shelly Henriott 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 2021-03. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Resolution No. LRC 2021-03: Resolution of the Lafayette Redevelopment Commission Approving and Authorizing the Execution of an Amendment to Lease with the City Of Lafayette Redevelopment Authority – We have been diligently working on the Lafayette Public Safety Building and Parking Garage for some time now and through the process we found that to meet the current needs as well as the future needs of the Police Department and the Lafayette community, we need to increase the size and scope of the project. This will require additional financing resulting in a

larger bond issuance. The maximum amount of the bond to meet the needs of the project is proposed to be \$57.1 million. This would include a \$3 million debt reserve that may not be needed due to lower than expected construction bids and insurance risk. We are also hoping for a low interest rate. The Mayor, along with our Owner's Rep Deb Kunce of Core Planning Strategies, explained that the building will be very important to the community and that the additional 5,000 square feet will be needed in planning for the future. Dennis Otten, Legal Counsel, Bose, McKinney, Evans explained and supported this needed increase in the bond issuance to members of the Commission. No public comments were received.

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

New Business:

Resolution No. LRC 2021-03: *Resolution of the Lafayette Redevelopment Commission Approving and Authorizing the Execution of an Amendment to Lease with the City Of Lafayette Redevelopment Authority* – Having discussed the details of the Resolution during the public hearing portion of the meeting, Shelly Henriott moved to approve. T.J. Thieme seconded. The motion passed unanimously by roll call vote.

Resolution No. LRC-2021-04: *A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement for Personal Property/Mulhaupt's Inc.* - Mike Gibson, President of Mulhaupt's, Inc., explained that they are consolidating their operations to 526 N Earl Ave for expansion of their company. They will be making an investment in personal property of \$541,900 and creating 5 new jobs in addition to 77 existing employees that they will retain. They are requesting designation of the property as an Economic Revitalization Area and requesting a seven-year tax abatement. T.J. Thieme moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

Resolution No. LRC-2021-05: *A Resolution Recommending Approval of Deduction For The Purpose Of Tax Abatement in an Economic Revitalization Area for Real Estate- Blue Ridge LLC- Mulhaupt's Inc.* is consolidating their operations to 526 N Earl Ave for expansion of their company. They will be making an investment in real estate of \$5.1 Million to become more efficient to stay competitive. The new property will have a showroom in order to display new merchandise. They are requesting a ten-year tax abatement. T.J. Thieme moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

Core Planning Strategies: *Amendment to Project Management Agreement* – Deb Kunce of Core Planning Strategies, and Mayor Roswarski, explained that with the increased project scope for the Public Safety Building and Parking Garage project, Core Planning will need to increase their hours of service and therefore is requesting additional compensation. This amendment proposes to increase their fees by \$130,000 for a total not to exceed \$414,425. Shelly Henriott moved to approve. T.J. Thieme seconded. The motion passed unanimously by roll call vote.

HWC Engineering: *Main Street Streetscape Phase III Contract Amendment #3* - Due to circumstance beyond our control, Main Street Streetscape Phase III will not be able to be completed until spring. Brian Pohlar of HWC Engineering is requesting an amendment in the amount of \$10,000 for the services of HWC to oversee the remainder of the work and project. Jim Terry moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

TBIRD Design Services/Milestone Contractors- Streetscape Phase VI Change Order #6 – This is the last and final change order for the net amount of \$503.70 which will increase the total award amount to Milestone Contractors to \$1,278,027.85. The project is complete and closed and can be accepted by the Commission. T.J. Thieme moved to approve. Jim Terry seconded. The motion passed unanimously by roll call vote.

Director's Report

The Ellsworth Project at the corner of 5th and South Streets has broken ground.

The master plan for the Lafayette Theater is moving along.

The City received a grant to help defer approximately 50% of the cost for four Level 2 electric charging stations. Two of the stations will go into the new parking garage, one in the current city garage and one near Loeb Stadium. Each station will accommodate two vehicles.

Claims

Jim Terry moved to approve the February 2021 claims in the amount of Nine hundred fifty-six thousand one hundred eighty-four dollars and seven cents (\$956,184.07). Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Public Comment

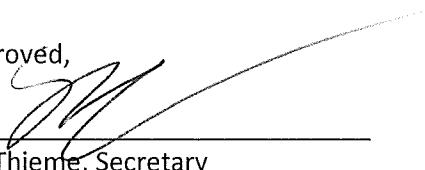
Jos Holman asked for any comments from the public. There were no comments received from the public to the web-ed@lafayette.in.gov email account prior to the meeting.

Adjournment

Shelly Henriott moved to adjourn the meeting. Jim Terry seconded and the motion passed unanimously by roll call vote. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:53am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,



T.J. Thieme, Secretary
Lafayette Redevelopment Commission