



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
March 31, 2021
1:00pm

Due to the COVID-19 pandemic, 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; Jacquie Chosnek, Deputy City Attorney; Cindy Murray, City Clerk; Jeromy Grenard, City Engineer; Tim Clary, Controller; Jeremy Diehl, Deputy Controller; Mayor Roswarski

Guests: Deb Kunce, Core Planning Strategies; Jason Semler, Baker Tilly Municipal Advisors; Heather James, Ice Miller; Paul Moses, Greater Lafayette Commerce; Trent Fletcher, Greater Lafayette Commerce; Nikki Schier and Rod Reid, RLR Associates, Inc.; Brittany Whitenack, Whitenack & Brothers, LLC; Andy Gutwein, 631 Main St./The Luna

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 1:28pm, immediately following the Economic Development Commission 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.

Minutes

Jim Terry moved to approve the minutes of the February 25, 2021 and the continued March 25, 2021 meetings. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Public Hearing

Shelly Henriott made a motion to suspend the Redevelopment Commission meeting and open the public hearings to discuss Resolution No. LRC 2021-06. Jim Terry seconded and the motion passed unanimously by roll call vote.

Resolution No. LRC 2021-06: *Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted On December 17, 2020 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area-* Heather James of Ice Miller reminded the Commission that the Commission already approved the Declaratory Resolution in December 2020 and this is the second step in the process of adding the 631 Main St/The Luna Apartments project as part of the Consolidated Creasy/Central Plan so that the Commission can support the project with an Economic Development Bond. No public comments were received.

Jim Terry 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 2021-06: *Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted On December 17, 2020 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area-* Having discussed the details of the Resolution during the public hearing portion of the meeting, Jim Terry moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

Resolution No. 2021-07: *Resolution of the Lafayette Redevelopment Commission Pledging Tax Increment-* This resolution pledges the tax increment from the 631 Main Street/The Luna Apartments project to support the Economic Development Bond. Our Bond Counsel, Heather James of Ice Miller, explained the pledge of TIF funds to the bond and Financial Advisor, Jason Semler of BakerTilly Municipal Advisors, reviewed the bond finance details. Shelly Henriott moved to approve. Jim Terry seconded. The motion passed unanimously by roll call vote.

Resolution No. 2021-08: *Resolution of the Lafayette Redevelopment Commission Approving Amendments to Taxpayer Agreements-* Jason Semler of Baker Tilly Municipal Advisors talked about the opportunity for the City to refinance or refund three previous economic development bond issues for The Marq, Star Crossing (Pullman Station) and Nova Tower to save money due to lower interest rates that we are able to obtain presently (2.68% from Horizon Bank). The total bond issue is approximately \$9,910,000. Of that amount, 631 Main/The Luna is approximately \$3,600,000. The remaining amount is the refunding and fees associated with The Marq, Nova Tower and Star Crossing (Pullman Station) bonds. Annual savings is approximately \$90,000 per year and the net present value in aggregate is \$460,000. Jim Terry moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

Resolution No. 2021-09: *A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement-Whitenack & Brothers LLC-Real Property-* Brittany Whitenack of Antique Candle Company came before the Commission in March 2020 to request a tax abatement to make a major expansion to buy and renovate a facility at 1161 Schuyler Avenue. They have recently far exceeded their expectations and are growing again. Now, Whitenack & Brothers LLC is seeking to purchase and renovate the former Mustang Alley (Star Lanes) located at 1701 Schuyler Ave to more than double their current space and capacity. They are asking for a ten year abatement for real property investing \$750,000 and creating 11 additional jobs for a total of 40. The Mayor is in full support. Shelly Henriott moved to approve. T.J. Thieme seconded. The motion passed unanimously by roll call vote.

RLR Associates, Inc.: *Lafayette Public Safety Facility – Signage & Wayfinding Design Services Agreement-* Rod Reid of RLR Associates gave an overview of RLR Associates' locally completed projects and presented this agreement for the Public Safety Building and Parking Garage project signage and wayfinding. RLR will design systems for navigation throughout the facilities as well as branding and displays. The agreement does not include digital signage as this would fall under IT services. The amount of the contract is not to exceed \$76,620. T.J. Thieme moved to approve. Shelly Henriott seconded. The motion passed unanimously by roll call vote.

Director's Report

Mr. Carson spoke briefly about the number of projects over the last year and reminded everyone about the Loeb Stadium ribbon-cutting happening this afternoon at 4:00pm

Claims

Jim Terry moved to approve the March 2021 claims in the amount of One Million Four Hundred Sixty Thousand Two Hundred Thirty-Three Dollars and Six Cents (\$1,460,233.06). 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. T.J. Thieme seconded and the motion passed unanimously by roll call vote. The meeting of the Lafayette Redevelopment Commission was adjourned at 2:00pm.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved, 

T.J. Thieme, Secretary
Lafayette Redevelopment Commission