



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING

April 22, 2021

11:00 am

Council Chambers, City Hall

Attendance

Commissioners: Shelly Henriott, Jos Holman, Jim Terry
Absent: T.J. Thieme

Ex-Officio Members: Josh Loggins, Dave Moulton

Staff: Dennis Carson, Economic Development Director; John Collier, Assistant Economic Development Director; Jacque Chosnek, City Attorney; Cindy Murray, City Clerk; Jeremy Diehl, Deputy Controller; Mayor Roswarski

Guests: Alex Gonzalez, Kettelhut Construction, Inc.; Annette Basham, Core Planning Strategies; Todd Yates, Facility Commissioning Group; Trent Fletcher, Greater Lafayette Commerce; Cary Gutwein, Copper Moon LLC; Todd Helmer, THA Consulting via phone

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

Jim Terry moved to approve the minutes of the March 31, 2021 meeting. Shelly Henriott seconded and the motion passed unanimously.

New Business

THA Consulting, Inc-18 N. 5th Street Columbia Block Parking Facility Condition Appraisal – Dennis Carson introduced the proposal by stating that some time has passed since an evaluation has been done on the Columbia Block Parking Facility. In order to be proactive, the City needs an inspection and condition appraisal. The agreement is not to exceed \$12,000 plus customary travel and will include a complete inspection of the garage and make recommendations for repairs and their timing as needed. Todd Helmer and Kevin Kerrigan of THA Consulting called in and gave some details of THA Consulting's background, stating that they exclusively deal in parking planning and design. Work will be prioritized by need and cost, keeping the City's budget in mind. THA will be on site the week of May 3rd, with a draft report expected May 21st, and a final work product to be completed by May 28th. Jim Terry moved to approve. Shelly Henriott seconded and the motion passed unanimously.

Facility Commissioning Group- Commissioning of the HVAC system, Emergency Power (including a Loss of Power Test), Security (Access Control and CCTV), Distributed Antenna System, and Photovoltaic System (Solar Array)-Public Safety Building & Parking Garage – Todd Yates of Facility Commissioning Group gave background information and presented the proposal, stating that the company will perform a comprehensive systems approach and evaluate the operations and performance of the electrical and mechanical systems to ensure they are in good working order and meet acceptable standards for the Public Safety Building and Parking Garage. The contract is in the amount not to exceed

\$69,625.00. Annette Basham of Core Planning Strategies clarified the need for special air circulation patterns, temperatures and humidity control in the evidence area of the Public Safety Building. Jim Terry moved to approve. Shelly Henriott seconded and the motion passed unanimously.

American Structurepoint-Change in Services CO#2: Public Safety Building/Parking Garage Project – This Change in Services #2 presented by Cash Canfield of American Structurepoint is for architectural services related to the Public Safety Building and Parking Garage Project. The agreement is for the amount of \$311,170.00. A substantial amount of the agreement (\$260,990) is for the increase in scope of the project. It became clear during programming and design for the building that a larger facility was needed to adequately house staff and services as well accommodate future growth. Additional services were also required to explore options to salvage and reuse the historic façade of 625 Columbia St., the historic Horner Building, with the goal to save and reuse the facility for micro/pop-up retail space. Additional services were also required to extend streetscape work on 6th Street south of the facility to South Street. Other work includes variances that were not known and could not be known until the project was underway. The Mayor reiterated the importance of the need to work toward a facility that would best serve the community for decades to come. Shelly Henriott moved to approve. Jim Terry seconded and the motion passed unanimously.

Resolution No. 2021-10: A Resolution Recommending Approval of a Deduction For The Purpose Of Tax Abatement in an Economic Revitalization Area for Real Estate-Lifesong Properties, LLC - Cary Gutwein of Lifesong Properties LLC is making a real estate investment of \$2.9M to build a 58,000 square foot, food-grade, warehouse expansion. He is asking for an abatement of ten years. Jim Terry moved to approve. Shelly Henriott seconded and the motion passed unanimously.

Resolution No. 2021-11: A Resolution Recommending Approval of a Deduction For The Purpose Of Tax Abatement in an Economic Revitalization Area-Lifesong Brands, Inc. (dba Copper Moon Coffee LLC) Personal Property-Along with the real estate expansion, an investment of \$1.2M in new machinery and equipment will be made. They are retaining 75 employees and creating an additional five jobs. Cary Gutwein has requested a seven year abatement. Lifesong/Copper Moon has made several expansions over the years and seems to be continuing as they gain more market share. A Memorandum of Agreement is included for City Council for their personal property request. The Mayor is in full support of both abatement requests. Shelly Henriott moved to approve. Jim Terry seconded and the motion passed unanimously.

Director's Report

- Dennis Carson opened with an invitation to the ribbon cutting ceremony for the Public Safety Building on May 4 at 3:00pm. He also reviewed the progress of the project; selection of LAMMCO, a local business, as the furniture vendor, and the selection of RLR Associates as the design consultant for the branding and signage throughout the building and parking garage.
- Fresh Air Eats will resume in May and continuing thru October with most happening during the 3rd weekend of each month. In May there will be two due to Purdue graduation and a firefighter convention.
- Tippecanoe Arts Federation will sponsor First Friday events.
- Mosey Down Main Street will continue this year, beginning in June.

Alex Gonzalez from Kettelhut Construction gave an update about the upcoming GMP bid package to be presented at a special meeting of the Redevelopment Commission on May 11, 2021. Alex was happy to report that steel prices are coming in under budget. Alex and John Collier will visit each adjacent business owner to drop off a one-page sheet with information about the project, how it will affect them and who to contact if any problems arise.

Claims

Jim Terry moved to approve the April 2021 claims in the amount of Six Hundred Eight Thousand Eight Hundred Forty-Two Dollars and Sixty-Nine Cents (\$608,842.69). Shelly Henriott seconded and the motion passed unanimously.

Public Comment

Jos Holman asked for any comments from the public. There were no comments received from the public.

Adjournment

Shelly Henriott moved to adjourn the meeting. Jim Terry 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,



T.J. Thieme, Secretary
Lafayette Redevelopment Commission