



MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION

June 23, 2022

11:00 am

Council Chambers, City Hall

**Attendance**

**Commissioners:** Frank Donaldson, James Foster, Jim Terry

**Absent:** Shelly Henriott, Jos Holman

**Ex-Officio Members:** Josh Loggins

**Absent:** Dave Moulton

**Staff:** Dennis Carson, Economic Development Director; John Collier, Economic Development Assistant Director; Jenna Karle, Deputy Controller; Jeromy Grenard, City Engineer; Dave Griffee, Asst. Director of Public Works; David Huhnke, Communications & Marketing Director; Cindy Murray, City Clerk, Jacque Chosnek, City Attorney (via phone)

**Guests:** Annette Basham, J.S. Held; Brian Pohlar, HWC; Alex Gonzalez, Kettelhut Construction; Greg Balsano, Baker Tilly; Jason Semler, Baker Tilly; Tim Balensiefer, TBIRD Design; Christian Buckley, TBIRD Design; Greg Napier, Accompany; Eric Grider, Alderson; Chris Hoffee, Alderson; Greg Martz, GM Development; Colin Sullivan, BFS; Tetia Lee, The Arts Federation; Justin Sorber, Keystone Architecture

**Welcome and Call to Order**

James Foster 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 May 26, 2022 meeting. Frank Donaldson seconded and the motion passed unanimously.

**Public Hearing**

Jim Terry made a motion to suspend the Redevelopment Commission meeting and open the public hearing to discuss Resolution LRC-2022-08 and Resolution LRC-2022-09. Frank Donaldson seconded and the motion passed unanimously.

**LRC Resolution No. 2022-08:** *Appropriation Resolution-Public Works Campus* –Jason Semler of Baker Tilly presented this resolution as the last step in the process for the issuance of a TIF bond in the amount of \$16M. The overall project is \$21.5M with the balance over the bond being paid from TIF cash from the Consolidated Creasy and SE TIFs. Financial advisors from Baker Tilly were able to secure the bond financing from Signature Public Funding Corp., with fixed interest rate of 3.335%. The bond will have a 17 year term to mature August 2039. We are expecting to close July 12, 2022.

**LRC Resolution No. 2022-09:** *A Resolution Awarding Build-Operate-Transfer Transaction-Lafayette Public Works Campus* – The project team consisting of Keystone Architecture, GM Development and Owner’s Rep., Greg Napier of Accompany, made a presentation concerning the project. Each explained the Build Operate Transfer (BOT) method for procurement and construction of the Public Works Campus. This resolution awards the BOT transaction to GM

Development Companies, LLC for construction and sets the Guaranteed Maximum Price (GMP) at \$21,500,000. The GMP, once set and approved with the Resolution, means that the project will not exceed this amount putting the risk on the developer since there will not be any change orders unless the City makes changes to the scope of the project. Final design and vendor pricing are close to completion and any cost savings will be passed on to the City, but any cost overages are the responsibility of the GM Development. Substantial completion of the project will be on or before December 31, 2023.

With no comment from the public, Jim Terry made a motion to close the public hearings and reopen the Redevelopment Commission meeting. Frank Donaldson seconded and the motion passed.

## **New Business**

**LRC Resolution No. 2022-08: Appropriation Resolution Public Works Campus-**Having discussed the details of the Resolution during the public hearing portion of the meeting, Jim Terry moved to approve. Frank Donaldson seconded. The motion passed unanimously.

**LRC Resolution No. 2022-09: A Resolution Awarding Build-Operate-Transfer Transaction Lafayette Public Works Campus-** Having discussed the details of the Resolution during the public hearing portion of the meeting, Frank Donaldson moved to approve. Jim Terry seconded. The motion passed unanimously.

**Milestone Construction: Main Street Streetscape Phase IV-Change Order #1** – This change order is related to adjustments to underground infrastructure that were required due to unanticipated conflicts encountered during construction. Issues were related to conflicts with existing storm sewers, a buried fiber line and remnant railroad ties from old trolley line tracks that were found under the pavement and needed to be removed. The original contract was \$1,274,000 plus \$68,937 for change order #1 for a new contract total of \$1,343,337. The schedule will be increased by seven (7) days. Jim Terry made a motion to approve. Frank Donaldson seconded and the motion passed unanimously.

**The Arts Federation (formerly known as Tippecanoe Arts Federation): Mural Art Project 2022** – This agreement was presented by Tetia Lee of The Arts Federation (TAF) who explained that TAF received a \$500,000 award, of which \$50,000 will be allocated to work with Lafayette on a Public Art Project. This contract is for their professional services for this project. Frank Donaldson made a motion to approve. Jim Terry seconded and the motion passed unanimously.

**Tax Abatement Compliance-** A handful of companies filed tax abatement compliance extensions. Staff reviewed the compliance documents submitted and recommends substantial compliance for the following companies:

***Arconic, Inc.-PP (2)***

Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

***Caterpillar Logistics, Inc.-PP***

***Caterpillar, Inc.-PP***

***Caterpillar, Inc.-RE***

Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

***General Electric Company and Affiliates-PP (2)***

Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

***ETCL Pure (General Electric)-RE***

Jim Terry moved for recommendation to approve. Frank Donaldson seconded and the motion passed unanimously.

**Lafayette Redevelopment Commission Annual Report - Baker Tilly Municipal Advisors:** House Enrolled Act 1242, passed during the 2018 General Assembly Session, requires redevelopment commissions to hold an annual meeting and provide certain information for the benefit of the public and other taxing units that overlap allocation areas (for specific details see Section 32 IC 36-7-25-8 of the Indiana Code). Greg Balsano of Baker Tilly Municipal Advisors provided the annual report of the TIF districts and activities. All affected underlying taxing districts were invited to attend the meeting presentation and provide any comments. No comments were received.

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

- Main Street Streetscape is behind schedule due to issues discussed during the Milestone Construction – Main St. Streetscape Phase IV change order #1 agenda item above. The project is moving forward.
- Streetscape Phase VII has not been bid yet.
- Annette Basham of J.S. Held and Alex Gonzalez of Kettelhut Construction both gave an update on the Public Safety Center. A public bid invite has been advertised for sign vendors for the exterior and interior of both the parking garage and Public Safety Center as well as site signage for both buildings. We are 99% complete with the furniture and equipment procurement and are still within budget. The technology coordination efforts are scheduled to begin today. We are expected to be ahead of schedule to ensure that all dispatch technology will be operational on day one. Masonry and glazing are underway. Drywall is continuing throughout the building. Painting is beginning on the 4<sup>th</sup> floor. Concrete is being poured for the amenity deck between the parking garage and building. Security louvres are being installed on the first floor of the parking garage. There are approximately 60-70 people on the construction site each day. To date, there have been no unexpected surprises. Jim Terry commended Alex on the cleanliness of the job site.
- The Mayor thanked everyone on the progress of the Public Safety Building and stated that 911 funds were received from the County to help offset the cost of the dispatch center. He has received no complaints from the neighbors. The Mayor reiterated that the project is within budget and that the City will never go beyond available funding and thresholds for this or other projects.

#### **Claims**

Jim Terry moved to approve the June 2022 claims in the amount of Four Million Two Hundred Forty-Three Thousand Five Hundred Twelve Dollars and Forty-One Cents (\$4,243,512.41). Frank Donaldson seconded and the motion passed unanimously.


**Public Comment**-no comment

#### **Adjournment**

Jim Terry moved to adjourn the meeting. Frank Donaldson seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:54am.

*Respectfully submitted*  
*Michelle Conwell, Recording Secretary*

Approved,

  
Shelly Henriotti, Secretary  
Lafayette Redevelopment Commission