



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION
October 28, 2021
11:00 am
Council Chambers, City Hall

Attendance

Commissioners: James Foster, Shelly Henriott, Jos Holman, Jim Terry

Absent: T.J. Thieme

Ex-Officio Members: Josh Loggins, Dave Moulton

Staff: Dennis Carson, Economic Development Director; Jacque Chosnek, City Attorney; John Collier, Economic Development Assistant Director; Jeremy Diehl, Controller; Jenna Karle, Deputy Controller; Jeromy Grenard, City Engineer; Dave Griffee, Asst. Director of Public Works; Mayor Roswarski

Guests: Alex Gonzalez, Kettelhut Construction, Inc.; Tim Balensiefer, TBIRD Design Services; Jason Semler, Baker Tilly; Scott Frissell, Krieg DeVault LLP; Deb Kunce, J.S. Held; Justin Sorber, Keystone Architecture; Jeff Rider & Brenda Pusey, Rider Partners; Colin Sullivan, BFS; Tom Decker, Metronet; Dave Bangert, Independent; Samantha Thieke, WLF; Margaret Christopherson, Journal & Courier

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 11:16am (preceded by Redevelopment Authority meeting).

Minutes

Jim Terry moved to approve the minutes of the September 16, 2021 meeting with a scrivener's error corrected. Shelly Henriott seconded and the motion passed unanimously.

Public Hearing

Shelly Henriott made a motion to suspend the Redevelopment Commission meeting and open the public hearings to discuss Resolution No. LRC 2021-17. James Foster seconded and the motion passed unanimously.

Resolution LRC-2021-17: Authorizing the Execution of an Amended and Restated Lease, Pledging Certain Revenues to Make Lease Rental Payments under Such Lease, Covenancing To Levy a Special Benefits Tax In The Event Such Pledged Revenues Are Insufficient To Make All Required Payments under the Lease, And Other Related Matters (Consolidated Creasy/Central Economic Development Area Project) – Dennis Carson introduced bond counsel, Scott Frissell of Krieg DeVault who shared that interest rates have been trending down which has made the refinancing or refunding of some of our outstanding bonds attractive to realize some savings. The resolution is the first step in this process. The bond we are considering to refinance is the 2014 Bond from the Creasy/Central TIF originally obtained December 23, 2014 in the principal amount of \$16,160,000 with a current balance of \$14,820,000. According to Jason Semler of Baker Tilly, we are anticipating interest savings of \$30,000 per year and \$600,000 over the life of the bond, but that will depend on the market at the time of closing. Baker Tilly will be looking at rate fluctuation before closing.

The final maturation date of the bond will remain the same. This resolution authorizes this process to move forward and sets new terms and conditions based on the remaining life of the bond.

Jim Terry made a motion to close the public hearings and reopen the Redevelopment Commission meeting. James Foster seconded and the motion passed unanimously.

New Business

THA Consulting: 2022-2023 Restoration Engineering Services-18 North 5th Street Parking Garage – In April the Redevelopment Commission engaged with THA Consulting for an assessment of the Columbia Block Parking Garage. Kevin Carrigan of THA Consulting (via phone) stated that the report recommended various maintenance and repairs that should be addressed in the short term. They will be working closely with TBIRD Consulting for bidding services. To ensure the least disruption, we will phase the work over at least a two year period. The contract is in the amount of \$152,000. T.J. Thieme moved to approve. Shelly Henriott seconded. The motion passed unanimously.

Resolution LRC-2021-17: Authorizing the Execution of an Amended and Restated Lease, Pledging Certain Revenues to Make Lease Rental Payments under Such Lease, Covenanteeing To Levy a Special Benefits Tax In The Event Such Pledged Revenues Are Insufficient To Make All Required Payments under the Lease, And Other Related Matters (Consolidated Creasy/Central Economic Development Area Project) – Having discussed the details of the Resolution during the public hearing portion of the meeting, Shelly Henriott moved to approve. James Foster seconded. The motion passed unanimously.

Resolution LRC-2021-18: A Resolution Ratifying and Approving the First Amendment to Sale and Development Agreement for the S. 8th St Redevelopment Project – Dennis Carson reminded the Commission that in August 2020 the City entered into a project agreement and transferred land on S 8th Street to Rider Partners for redevelopment primarily for owner occupied homes. As the plan was presented by Jeff Rider and the agreement was approved, the area required rezoning the area to Planned Development (PD). Most of the proposed development can be accomplished under the existing zoning of R2 and R2U. Rider Development would prefer to move forward under the current zoning and avoid the cost and delay of rezoning to Planned Development. This is a reasonable request and Redevelopment Commission will still have a close working relationship with input on design and other aspects of the project as it moves forward. Jeff Rider gave an overview of the projects progress. Jim Terry moved to approve. Shelly Henriott seconded. The motion passed unanimously.

Amendment to Joint Economic Development Agreement: SE TIF Lafayette/Tippecanoe County – The City shares the SE TIF with Tippecanoe County per a Joint Economic Development Agreement which outlines this partnership. The agreement is set to expire this year and this agreement amends or renews this understanding. No substantive changes, with the exception of extending the term until December 31, 2031, have been made. City Attorney, Jacque Chosnek reiterated that the agreement will continue the life of the current SE TIF agreement. Shelly Henriott moved to approve. Jim Terry seconded. The motion passed unanimously.

IWM Consulting Group: Proposal for Phase I Environmental Site Assessment City of Lafayette Streets and Sanitation Department Property 260 South 3rd Street – The City's long term capital plan for TIF areas includes a project to develop a Public Works Campus off of McCarty Lane. This would consolidate Streets and Sanitation, Fleet Maintenance and Park Maintenance. Already constructed at the site is a salt storage barn, with hopes of more progress in the next year. Once the Public Works site is complete, the current sanitation and maintenance sites will be vacated and redevelopment plans will be considered. The agreement presented by Brad Gentry of IWM Consulting (via phone) is part of the due diligence to do an environmental assessment to see if there are any issues at the current Streets and Sanitation site. The Phase I Assessment is in the amount of \$3,000. The Mayor reiterated the environmental reasons for this assessment. Jim Terry moved to approve. Shelly Henriott seconded. The motion passed unanimously.

Keystone Architecture: Lafayette Theater Masterplan Amendment—Dennis Carson presented the agreement that includes the study of layouts and configurations for load in and load out for equipment and performances. Additional engineering services are needed to perform a vehicle turning analysis and study to evaluate the possibilities. This change order will engage the services of TBIRD Engineering for this in the amount of \$6,900 bringing the total contract with Keystone Architecture to \$47,600. James Foster moved to approve. Shelly Henriott seconded. The motion passed unanimously.

TBIRD Design Services Corp.: Streetscape 2022 Engineering Services Agreement—Tim Balensiefer presented this agreement for Streetscape engineering and design services for the following area: west side of 5th Street between South and Columbia Streets; east side of 5th Street from Columbia Street south to the Pullman Station development; south side of Columbia Street between 4th Street and the alley between 5th and 6th Streets immediately west of City Hall. The civil engineering and design services are \$130,000 and construction observation and owner representation (if we elect to move forward next year with the project) is \$110,000 for a total contract amount of \$240,000 with estimated reimbursables of \$2,150. Shelly Henriott moved to approve. James Foster seconded. The motion passed unanimously.

Director's Report

Alex Gonzalez of Kettelhut Construction and Deb Kunce of J.S. Held both gave overviews of the Public Safety Center and Parking Garage progress. The project is currently under budget and on-time. There are currently trades people on the job. A Topping Off Ceremony will take place November 5, 2021.

Claims

Jim Terry moved to approve the October 2021 claims in the amount of Two Million Eight Hundred Sixty-Eight Thousand Eight Hundred Nineteen Dollars and Fifteen Cents (\$2,868,819.15). James Foster seconded and the motion passed unanimously.

Public Comment


There were no comments received from the public.

Adjournment

Jim Terry moved to adjourn the meeting. Shelly Henriott seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:55am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,



T.J. Thieme, Secretary
Lafayette Redevelopment Commission