

**BOARD OF PUBLIC WORKS AND SAFETY  
MINUTES  
January 15, 2019**

Regular Session:

The Board of Public Works and Safety met in regular session on Tuesday, January 15, 2019 at 9:00 a.m. in the Common Council Chambers. Members present were: Gary Henriott, Cindy Murray, Norm Childress, Amy Moulton and Ron Shriner.

Ed Chosnek, City Attorney, was also present.

President Henriott called the meeting to order.

The Pledge of Allegiance was given to the flag of our Country.

**MINUTES**

Mrs. Moulton moved for approval of the minutes from the January 8, 2019 regular meeting. Mrs. Murray seconded. Passed.

**BID OPENING**

*North Street Reconstruction, Phase II*

This being the time set to open bids for the North Street Reconstruction, Phase II, and the following bids were received and opened:

White Construction, Inc.  
Clinton, Indiana

Base Bid: \$2,493,000.00

Milestone Contractors  
Lafayette, Indiana

Base Bid: \$2,375,738.45

Rieth-Riley Construction Co.  
Lafayette, Indiana

Base Bid: \$1,969,379.30

Mr. Shriner moved to take the bids under advisement for further review. Mr. Childress seconded.

**NEW BUSINESS**

**Engineering**

*Utility Service Agreement-Barrington Woods Subdivision, Section 1*

Bob Foley, Engineering, presented to the Board and recommended approval of a Utility Service Agreement for Barrington Woods Subdivision, Phase II. This section includes 35 acre residential development with 146 lots. Tippecanoe Development provided a check in the amount of \$19,328.00 for

water supply service and sanitary sewage. Mr. Childress moved for approval. Mrs. Murray seconded. Passed.

## **Lafayette Renew**

### *Pearl River Sewer Feasibility Study-Butler, Fairman & Seufert*

Brad Talley, Renew Superintendent, presented to the Board and recommended approval of the Pearl River Sewer Feasibility Study with Butler, Fairman & Seufert. The agreement is to perform a feasibility study for potential relocation of a section of the Pearl River sewer in downtown Lafayette in the amount not-to-exceed \$28,800.00. Mr. Shriner moved for approval. Mr. Childress seconded. Passed. Mrs. Moulton abstained.

## **Purchasing**

### *Declaration of Worthless Property-Human Resources*

Dave Payne, Purchasing Manager, presented to the Board and recommended approval of a Declaration of Worthless Property for Human Resources that includes a Fellows PowerShred Model#PS480C Serial#1725.113.240016124R. Mrs. Moulton moved for approval. Mrs. Murray seconded. Passed.

## **CLAIMS**

Tim Clary, Controller, presented for Board approval, Claims in the amount of \$344,125.92. President Henriott asked if there were any further questions and there were none. Mr. Childress moved for approval. Mrs. Moulton seconded. Passed.

## **Departmental Update**

### *Economic Development*

Dennis Carson, Economic Development Director, gave the following update:

#### **Notable projects:**

**Marq** – A \$25M mixed use project with 17,000 sq. ft. of office space for the recently opened Old National Bank's regional headquarters, with 4,000 sq. ft. of retail space for the Cunningham Group's Bru Burger restaurant slated to be open late winter. The building has 99 rental units of various sizes and configurations and 142 parking spaces within the building for tenants.

**Journal & Courier/Painters and Decorators Buildings** - Once housing the Journal & Courier's staff, these historic landmark buildings were renovated for first floor commercial space and upper story housing. 56 apartment units are added to the downtown area bringing more residents and vitality to a growing downtown. Currently Re/Max Commercial occupies office space on the Ferry Street side of the building with more tenants on the first floor to come. Approximate investment is over \$2.5M.

**4<sup>th</sup> Street Brownstones** – Stephen Toyra and other investors are constructing 12 brownstone style apartment units on the east side of S 4<sup>th</sup> Street. The building will reflect the historic architecture much like the recent townhomes in the Centennial Neighborhood on 5<sup>th</sup> Street.

**Former Re/Max building** – The building on the corner of 9<sup>th</sup> and South Streets was renovated and converted to 24 apartment units by Jon Caron. They are open and fully occupied. Jon also owns the surrounding properties and has renovated them for housing as well with a mix of tenants of downtown professionals and Purdue staff, faculty and graduate students.

**Former Regions Bank Parking Lot** – On the corner of 5<sup>th</sup> and South Streets, Jon Caron and Greg Milakis broke ground last fall on a five story mixed use project that will have 77 rental units, approximately 7,900 sq. ft. of first

floor commercial space with interior parking. It will be a contemporary brick and masonry structure with metal accents that will transform the corner beside City Hall. The Lafayette Redevelopment Commission issued \$1.2M bond to support the project.

**Drury Inn** – 180 rooms; 7 story, \$14M hotel will break ground this spring on the former Knights Inn site.

**Redevelopment Commission issued a \$5M Bond for:**

- **Northend Community Center** - \$1.5M from the RDC; nearly a \$15M project; housing the Senior Center; Hanna center; Family Promise; Bauer Resources; Big Brothers, Big Sisters; Latino health coalition, Flour Mill Bakery; Purdue programs.
- **YMCA/Intersection Connection** - \$3M from the RDC; \$25M project; many local partners; IU Health, Franciscan Alliance, Jr Achievement, Wabash Center and others.
- **GLC renovation** - \$1M+ renovation; \$500,000 from the RDC

**Economic Development – Business Attraction, Retention and Expansion:**

**Unemployment rate** - 2.9% - 3.3%

**Toyota Tsusho** - \$6M investment, 350,000 sq. ft. with 50 new jobs over four years; improvements to Haggerty Lane and new access road into the site to open more industrial opportunities.

**Opportunity Zones** – Three census tracts; the program provides reduction on federal capital gains tax for investing in businesses and real estate; census tracts are located downtown, St E Campus and Five Points.

**Tax Abatement Resolutions**

1. Prepared and administered Real Estate and Personal Property Tax Abatements for local businesses for review/approval by the Lafayette Redevelopment Commission and the City Council
  - a. Toyota Tsusho – Real and Personal Property Tax Abatement
    - i. Road improvements funded by TIF City/County - Manufacturers Ct and Haggerty Lane
  - b. Heartland Automotive – Personal Property

**Planning & Development:**

**Downtown Redevelopment and Vision Plan** – This plan completed with the help of MKSK and Greenstreet provides a blueprint and guide for future development particularly with underutilized buildings, vacant and surface parking lots. It will also be a marketing and development tool for the City to communicate expectations for projects and to encourage developers to consider downtown projects. More than a dozen sites were analyzed with concepts and market data that were tested, explored and developed. Emphasis is on mixed-use developments combining first floor commercial, upper story housing/office and integrated parking in an urban context reflecting the character of downtown while setting new and higher standards for design. The plan considers and integrates with the recent 5 Points redevelopment plan as well as projects along and around the Wabash River Corridor. The report predicts that 1,000+ housing units can be absorbed downtown over the next five years.

**5 Points** – When someone says 5 points you know where they are talking about. This project focuses on Infill and redevelopment opportunities to connect downtown and Columbian Park. The plan analyzed park and open space opportunities; roads; bike lanes and streetscape along with a variety of housing – multi-family, townhome and single family; commercial opportunities

**Housing Study** – With Greenstreet, this study analyzes current and future demand along with changing demographics and consumer preferences as well as their fiscal impact. County, Laf/WL, BAGL, Laf Regional Association of Relaters are all partners contributing to its cost.

**Streetscape 2019:**

With TBIRD Engineering we will be doing the planning, design and construction of streetscape on the north side of Columbia Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets and the east and west sides of 3<sup>rd</sup> Street between South and Columbia Streets with east side of 3<sup>rd</sup> Street being an add alternate.

With HWC Engineering, we are doing planning and design only for Main Street Streetscape this year with an eye for construction in two phases in 2020 and 2021. This would include Main Street from 7<sup>th</sup> to 11<sup>th</sup> and the side streets.

**Streetscape/downtown green space maintenance** – Our department is helping to manage downtown streetscape maintenance with other city depts.

**MatchBOX Coworking Studio** – MatchBOX continues to grow to nearly 274 members representing 150 businesses. More services and assistance programs are being introduced to help members grow and sustain their endeavors.

**LUEA/X-District** – At the end of 2018, the Lafayette Urban Enterprise Zone program came to close after a 26 year run. It was a great program that created and collaborated for numerous programs and projects for economic and community development, housing, neighborhood and downtown revitalization and resident leadership. LUEA was instrumental in the creation of MatchBOX Coworking Studio among many other endeavors. However, with close of the Enterprise Zone program, we opened a new chapter In that also in 2018 we spearheaded legislation that established a pilot program for Lafayette and Fort Wayne called the Entrepreneur and Enterprise District to focus on small business development, startups, tech and innovation closely aligned with MatchBOX. The LUEA lives on as the 501 c 3 Community Development Corporation and parent entity for MatchBOX and the new pilot program. We recently applied and were approved for funding in the amount of \$285,000 from the IEDC for pograms to support small business development and MatchBOX activities.

**Public Art:**

**Wabash Walls** – Public Art project, six artists national and international street artists did a series of mural in the Wabash Neighborhood. We are planning for Phase II with TAF as well as other projects for 2019.

**Transportation/Mobility:**

**Bike/Ped Advisory Committee** – Created a bike/ped advisory committee to be more bike and pedestrian friendly and to add more facilities for these. We have a bike share program and are adding more bike lanes, multi-use trails and sidewalks and implemented a complete streets policy city-wide.

**Planning, research, development, adoption**

- Active Transportation – bicycle; pedestrian; scooters; initiate and facilitate bike/ped citizen advisory committee; Bike Walk Greater Lafayette Safety Plan
- Projects – streetscape, community urban gardens, public art, bike/ped plan, local foods & food systems
- Policies – city code/scooters, ADA compliance
- Government – County Commissioners, Count Highway, West Lafayette Development, West Lafayette Engineering, Lafayette Engineering, shared responsibilities for Bike Walk Greater Lafayette Safety Plan implementation and outreach initiatives (health fairs, community events, etc.)
- INDOT funded planning LPA, ERC – Bike Walk Greater Lafayette, supervision quarterly reporting of design team 2017, 2018, completion in early 2019

**Scooters!** – They landed in our community last fall and we are working closely with West Lafayette and Purdue on comprehensive regulations across our jurisdictions. Currently, we have a pilot program with interest from three companies – Bird, Blue Duck and Spin. They are projected to start late winter/early spring under this trial programs and then we will finalize our regulations through City Council.

**Park East BLVD** – Starting design and construction for a new segment from Haggerty Lane to SR 38 and looking at the feasibility of connecting McCarty Lane to Haggerty.

**Homelessness Outreach and Coordination/Community Liaison**

- Administer 28 units of rental assistance and case management for chronically homeless singles with mental illness, substance abuse and/or HIV. Grant from IHCD. 82 persons served since 2008. 79% successfully housed (remained housed, graduated to stable housing, or completed their life in the unit). Wabash Center is our case management partner, which is partially funded through CDBG.
- Collaborate with local homeless service providers for the Coordinated Entry system as well as the Homeless Prevention and Intervention Network. Adam is the current chair of that network.
- Coordinate with the PATH Street Outreach Team to engage persons that are homeless but not connected to resources. Will many times be alerted to a new campsite or location by Lafayette Parks and Rec staff, the Lafayette Police Department or a downtown business or congregation, and will coordinate with PATH to connect those individuals with resources.
- Spearhead the annual Point in Time homeless count (scheduled for January 24 this year) in coordination with PATH, local shelters, and approximately 60 volunteers.
- Collaborating with Wabash Center to administering the Housing First grant from IHCD, with provides rental assistance to persons exiting institutional care that are experiencing a housing crisis. Participants must have a serious barrier such as mental illness, physical disability, or substance abuse disorder. Currently working with 2 clients and 4 candidates.
- Liaison for Faith CDC. Actively involved in the planning and development of the Northend Community Center.

- Have played a supporting role in various affordable housing projects, including the LTHC Engagement Center planning process, H38 project by Real America/Area IV, and an employment initiative at Romney Meadows.
- Co-chair the Recovery Committee of the Opioid Task Force. Working with local providers to ramp up a peer support network that can aid persons in recovery.
- Working with 4 groups at Purdue on various service-learning projects aimed toward homeless services and Northend revitalization.

#### **Neighborhood/Community Activities**

Outreach, engagement, and promotion

- Neighborhood Assoc. and Neighborhood watch meetings
- Community and Civic groups –TAF, PU student/PU community engagement office, Bicycle and Pedestrian advocates, GrowLocal Urban Garden Network, HAT
- Grant research, writing and administration – Seed Money (crowd funding: \$1,600 in 2018, \$1,600 in 2019), PU student engagement (\$1,400)

#### **Historic Preservation Commission**

1. Reviewed and approved **15** applications for Certificates of Appropriateness (COAs) for exterior modifications to buildings or sites within local historic districts
2. Reviewed and approved **4** applications for signs on buildings within local historic districts
3. Reviewed and approved **2** public artwork installations on properties within local historic districts
  - a. Tuck Langland sculpture at the Art Museum of Greater Lafayette (not installed yet)
  - b. Stencil mural by Finnc on 801 Wabash Avenue
4. Reviewed and approved the expansion of the Local Upper Main Street Historic District to include the former J&C Buildings (217 and 221 N. 6<sup>th</sup> and 615 Ferry Streets)

#### **Improvement Location Permit (Building Permit) Reviews through City Engineer's Office**

1. Reviewed **60** permit applications to determine if historic site/structure compliance was required including the:
  - a. Processing of **eight** petitions and associated documents for demolition of historic structures (or portions thereof) for determination by the Board of Public Works and Safety of the 60-day waiting period.
  - b. The Commission and staff are currently very active in finding solutions to preserve 1014 Columbia Street with St Mary's Church and the former St Francis School of Nursing building on the Franciscan Health Central Campus.

#### **Parking Commission**

1. Reviewed and prepared **19** petitions and associated notices for Parking Commission review including:
  - a. **5** - Handicapped Parking spaces
  - b. **4** - 30-minute Loading Zone spaces
  - c. **8** – Parking removal zones (2 temporary for construction projects)
  - d. **2** – Areas of expansion of Downtown Parking Enforcement Zone

#### **Street Light Projects**

1. Initiated requests with Duke Energy for new/additional streetlights in **8** neighborhoods/areas
2. Installed streetlights in Centennial Neighborhood – N 5<sup>th</sup> Street between Cincinnati and Wall Streets, and North Street between 7<sup>th</sup> and 9<sup>th</sup> Streets.
3. Initiated requests with Duke Energy for new/additional street lights at **8** individual locations – 3 were installed and funding is being sought for remaining 5

#### **Riverfront Development District – Liquor License Review**

1. Received, reviewed and prepared letter of support for **3** applications for a Riverfront Development District Liquor License

Board of Public Works and Safety

January 15, 2019

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Time: 9:23 a.m.

BOARD OF PUBLIC WORKS AND SAFETY

Gary Henriott s/s

President

ATTEST: Mindy Miller s/s

Mindy Miller, 1<sup>st</sup> Deputy Clerk

Minutes written by Mindy Miller, 1<sup>st</sup> Deputy Clerk

\*A digital audio recording of this meeting is available in the Lafayette City Clerk's Office or online at <http://www.lafayette.in.gov/agendacenter>.

\*\*A list of all permits issued for the preceding week is available at <http://www.lafayette.in.gov/DocumentCenter/Index/375>