



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
May 28, 2020 11:00 am**

Due to the COVID-19 pandemic, Governor Holcomb, ordered shelter-in-place orders beginning Tuesday, March 24. All government offices were closed to in-person public activity until further notice. All non-essential City employees are working remotely whenever possible and are continuing to provide core functions online and by phone. 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, Don Teder, Jim Terry, T.J. Thieme

Ex-Officio Members: Dave Moulton

Absent: Randy Bond

Staff: Dennis Carson, Economic Development Director; John Collier, Assistant Economic Development Director; Jacque Chosnek, Deputy City Attorney; Cindy Murray, City Clerk; Jeromy Grenard, City Engineer; Tim Clary, City Controller; Tony Roswarski, Mayor

Guests: Deb Kunce, Core Planning Strategies; Kim Murray, Greater Lafayette Commerce; Alex Gonzalez, Kettelhut Construction, Inc.

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 11:00 a.m. In accordance with Governor Holcomb's requirements for online public meetings during the COVID19 situation, all motions will be passed by roll call vote.

Approval of the Minutes

Shelly Henriott moved to approve the April 23, 2020 minutes. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

New Business

Public Offering of Property/Request for Proposal S. 8th Street – At the April 23, 2020 Redevelopment Commission meeting a Public Offering was approved for certain property owned by the Commission for development proposals. At this time, no proposals have been received.

Core Planning Strategies Project Management Agreement - City of Lafayette Municipal Building – The City is proceeding with the Municipal Building Project (Police Station/Parking Garage) and are finalizing our team and approach. Core Planning Strategies, with lead Deb Kunce, will act as Owner's Representative for this project and will coordinate with both the Architect and Construction Manager as Constructor, providing extensive and critical oversight and evaluation to the project from beginning to end. Core Strategies has proven to be of great worth, bringing many things to our attention that have saved time, money and added value. The Mayor spoke about the project having a need for logistics and coordination and believes that Core Planning will be able to accomplish this for the City. The amount of the contract is not to exceed \$284,425 plus reimbursables. Don Teder moved to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Milestone Contractors Streetscape Phase VI Change Order # 1 – Milestone Contractors, at our request, submitted this change order to replace two existing streetlights on the north side of Columbia Street between 4th and 5th. A previous phase of streetscape was completed on this block but at the time we did not have a streetlight standard. John Collier spoke about the need to replace the aging and aesthetically unpleasing streetlights with the new standard for consistency. The change order amount is \$19,242.00 bringing the total contract to \$1,253,290.40. Shelly Henriott moved to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

IWM Consulting Group- Proposal for Phase I Environmental Site Assessment and Comfort Letter Request Proposed Police Station Project Adjoining Properties – As part of the City’s due diligence in the possible acquisition of property for the Municipal Building Project, we are asking approval for a contract with the IWM Group to perform Phase I environmental on three adjoining properties to the 6th Street City Employee Parking Lot. Total contract is \$3,000. The Mayor stated that Core Planning Strategies suggested this be done before the decision to purchase in order to protect the City’s interests. Jim Terry moved to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

CMc Services for the City of Lafayette Municipal Building – Kettelhut Construction – The City received and vetted proposals for Construction Manager as Constructor services to carry out and manage the construction of the Municipal Building facilities. Four submissions were vetted according to state statute with in-person interviews and presentations. The team with the highest score providing the best value and price was the Kettelhut-Wilhelm team. The Redevelopment Commission is only considering an agreement for the pre-construction services/phase in the amount of \$50,000, which is a small portion of what will be the overall contract. The majority of the contract, following A133 guidelines and the Guaranteed Maximum Price language and requirements, is being finalized and will be brought to the Commission for consideration at a later time. This contract and this first phase allows the City to get started with the architect/engineers (American Structurepoint) and our local team with the ability to easily separate if needed. Jim Terry moved to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Tax Abatement Compliance –Because of the COVID-19 pandemic the Governor, through Executive Order, extended filing deadlines for compliances. The remainder will be considered at the June meeting.

All are recommended to be found in substantial compliance. However, three companies, as noted below, have been unable to meet their pledges due to factors beyond their control and unforeseen economic circumstances. They have provided letters of explanation. Due to the challenges of the COVID-19 restrictions on meetings, etc. we have opted not to have them be present at this meeting as we feel the letters provide sufficient explanations but of course the recommendation is at the Commissioners’ discretion.

Arconic Inc-RE

Arconic Inc-(2) PP

Jim Terry moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Coleman Cable LLC- (2) PP – They have not yet reached their pledge of 25 new positions due to a downturn in the OEM market segment. They are in full compliance with their other three abatements.

Coleman Cable LLC- (2) RE

T.J. Thieme moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

ETCL Pure LLC-RE

Don Teder moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

General Electric Company-PP

Don Teder moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

H38 East Apartments, LP-RE

Don Teder moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

JAK II Partners LLP- (2) RE

Don Teder moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

James Investments LLC- RE

Don Teder moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Lifesong Brands, Inc- (2) PP

Lifesong Brands, Inc- RE

Don Teder moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Lifesong Properties LLC- RE

Don Teder moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Nanshan America Advanced Aluminum- RE

T.J. Thieme moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Rea Magnet Wire Company, Inc.- (2) PP – Rea Magnet Wire has struggled due to market fluctuations but to their credit, and our benefit, over the years many of their expansions and consolidations have been here in Lafayette at the expense of other locations.

T.J. Thieme moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Stoddard Development LLC- RE

T.J. Thieme moved for recommendation to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Subaru of Indiana Automotive, Inc.- (5) PP

Subaru of Indiana Automotive, Inc.- (4) RE

Don Teder moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Tate & Lyle Ingredients Americas LLC- (3) PP – Unforeseen changes in the market have led to a reduction in demand which did not require the additional capacity and therefore a portion of the positions pledged. However they have added significant employment at their other facility.

Don Teder moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Director's Report

The Economic Development office continues to be closed due to Governor Holcomb's shelter-in-place order. Staff members are working remotely. All projects are moving forward.

The Main Street Streetscape Phase III project is underway. Streetscape Phase VI will start June 8 and continue through October 8.

The Ellsworth project has approvals from the Area Plan Commission and the Economic Development Commission.

The Jefferson Neighborhood plan is now underway.

The last public virtual meeting for the 3rd and 4th Street Conversion Study is going to be held Tuesday, June 30, 2020.

Forty companies have been the recipients for the CDBG Small Business Loans.

Claims

Jim Terry moved to approve the May 2020 claims in the amount of Four Hundred Sixty-Three Thousand Four Hundred Forty-Nine Dollars and Ninety-Seven Cents (\$463,449.97). 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 on the web-ed@lafayette.in.gov email account prior to the meeting.

Adjournment

Jim Terry moved to adjourn the meeting. T.J. Thieme seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 12:10pm.

Respectfully submitted

Michelle Conwell, Recording Secretary

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission