NOTICE OF PUBLIC MEETING
OF THE
LAFAYETTE REDEVELOPMENT COMMISSION
BOARD OF WORKS ROOM, CITY HALL

Welcome And Call To Order

Approve Minutes

Approve Minutes Of The February 27, 2020 Meeting

Documents:

FEBRUARY 27 2020 MINUTES.PDF

New Business

Receive Proposals From Construction Managers As Constructors (CMcs)
Receive proposals from Construction Managers as Constructors (CMcs) for the redevelopment of the City-owned 6th Street surface parking lot site for a new police station and parking garage.

Director's Report

Claims

March Claims

Documents:

MARCH CLAIMS.PDF

Public Comment

Adjourment

MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
February 27, 2020 11:00 am
Board of Works Room, City Hall

Attendance

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

Ex-Officio Members: Dave Moulton
Absent: Randy Bond

Staff: Dennis Carson, Economic Development Director; John Collier, Asst. Economic Development Director; Jacque Chosnek, Deputy City Attorney; Cindy Murray, City Clerk; Tim Clary, City Controller; Jeremy Diehl, Deputy Controller; Jeromy Grenard, City Engineer; Dave Griffee, Engineering Assistant Director of Public Works; Tony Roswarski, Mayor

Guests: Brittany Whitenack, Whitenack & Brothers; Nick Murphy, American Structurepoint; Tom Vandenberg, American Structurepoint; Jon Munn, TBird; Tim Balensiefer, TBIRD; Rick Li, Nova Tower; Tom Decker, Metronet; Scott Frissell, Krieg DeVault LLP; Dave Madsen, Ernst & Young; Brian Pohlar, HWC; Eric Lucas, MKSK; Niles Voelkel, Southwire; Rebecca Fleming, Southwire; Ryan Munden, Reiling, Teder & Schrier, LLC (for Nova Tower); Tom Gall, Integrate Build (for Nova Tower)

Welcome and Call to Order

Jim Terry 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.

Approval of the Minutes

Shelly Henriott moved to approve the minutes of the Redevelopment Commission meetings from January 30, 2020. Don Teder seconded and the motion passed.

Public Hearing

Don Teder made a motion to close the Redevelopment Commission meeting and open the public hearing to discuss the 2020 Budget Resolution. Shelly Henriott seconded and the motion passed.

> ***Resolution No. LRC-2020-02*** *Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted On December 19, 2019 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area*

Public Comment

Jim Terry introduced the resolution and asked for comments from the public. Hearing none, Jim Terry asked for a motion to close the public hearing and open the Redevelopment Commission meeting. Shelly Henriott moved to the close the public hearing and open the Redevelopment Commission meeting. Don Teder seconded and the motion passed.

New Business

Resolution No. LRC 2020-02 Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted On December 19, 2019 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area. - This is the final step in the process for the Redevelopment Commission. This confirms the amendment to the Consolidated Creasy/Central Plan to include Nova Tower as a project so that we can use tax increment financing to leverage a bond. Previous steps included approval by the Economic Development Commission and the Tippecanoe County Area Plan Commission. The City Council approved the first reading of the bond ordinance at their February 3rd meeting and will consider approval for the second and final reading at their March 2nd meeting. After these, there is a 10 day remonstrance period and a 30 day period to contest the validity of the bonds. Closing on the bonds will be determined later. Shelly Henriott moved to approve Resolution No. LRC 2020-02 Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted On December 19, 2019 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area. Don Teder seconded. The motion passed.

Resolution No. LRC 2020-03 *A Resolution Pledging Tax Increment for Nova Tower Project* – This resolution pledges the tax increment generated by the project to pay the debt service of the bond. Tom Gall of Integrate Build spoke about the $16.8 million project, adding that Nova Tower consists of 76 apartments with 6000 square feet of retail/office space which is currently leased to Anytime Fitness. Shelly Henriott moved to approve Resolution No. LRC 2020-03 A Resolution Pledging Tax Increment for Nova Tower Project. Don Teder seconded. The motion passed.

Resolution No. LRC 2020-04 *A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement-Southwire Company, LLC Personal Property* – Southwire Company LLC is requesting a seven year personal property tax abatement for investments in manufacturing equipment in the amount of $15 million. They are pledging to retain 159 employees and add 10 new employees. Niles Voelkel of Southwire Company LLC spoke about the company's 17 year history in Lafayette. Southwire Company LLC is a family owned company and the largest manufacturer of wire and cable in the United States. The Mayor spoke highly of Southwire's contribution to the City and expressed his support for the abatement. Shelly Henriott moved to approve Resolution No. LRC 2020-04 A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement-Southwire Company, LLC-Personal Property. Don Teder seconded. The motion passed.

Resolution No. LRC 2020-05 *A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement Whitenack & Brothers LLC Real Property* – Local startup company, the Antique Candle Company., through their real estate holding company, Whitenack & Brothers, LLC, is requesting a ten year tax abatement on improvements to real property in the amount of $1,150,000. They are pledging to retain 31 employees and hire four additional staff. This is a locally owned and operated company that has grown exponentially over the last five years selling hand poured artisan candles primarily on-line and marketed through social media. They will be purchasing and renovating a blighted and underutilized property in the urban core of Lafayette at 1161 Schuyler Avenue. Brittany Whitenack, owner of Antique Candle Company and a native of Lafayette, brought samples and told the Commissioners that the candles are sold in more than 350 retail stores all across the U.S. and Canada. She is excited about utilizing an existing space within Lafayette and looks forward to continued growth. Mayor Roswarski spoke highly of Brittany and her company. He supported approval of the tax abatement and emphasized the importance of providing support for smaller, start-up companies like this one in addition to the larger companies in the City. Don Teder moved to approve Resolution No. LRC 2020-05 A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement Whitenack & Brothers LLC Real Property. Shelly Henriott seconded. The motion passed.

American Structurepoint - Third & Fourth Streets 2-way Conversion Feasibility Study Fee Proposal – American Structurepoint and MKSK will study the conversion of Third and Fourth Streets from one-way to two-way traffic. Studies have shown that two way traffic enhances consumer and business sales, pedestrian activity and will make it easier for drivers to navigate. Third and Fourth Streets are no longer part of the state highway system and accommodate local traffic only now, so this is a good time to consider such a study and its feasibility. The contract is not to exceed $92,040. Nick Murphy of American Structurepoint said that traffic data would be collected along Third and Fourth Streets between Alabama and Union Streets and will take approximately two to three months to complete. Shelly Henriott moved to

approve the American Structurepoint Third & Fourth Street 2-way Conversion Feasibility Study Fee Proposal. Don Teder seconded. The motion passed.

American Structurepoint- Park East Boulevard Amendment #1 – This is the first amendment to the Park East Boulevard South Design contract to include two archeological site investigations following Section 106 National Historic Preservation review standards as is required for a project such as this. This is an increase of $5,500 bringing the total contract from $421,108 to $426,608. Jeromy Grenard, City Engineer, indicated that this will extend Park East Blvd from Haggerty Lane to State Road 38. Don Teder moved to approve American Structurepoint Park East Boulevard Amendment #1. Shelly Henriott seconded. The motion passed.

Main Street Streetscape Phase III (HWC)
Main Street between 10th and 11th Streets and 10th Street between Columbia and Ferry Streets. – After receiving bids and taking them under advisement at the January meeting, City staff and HWC Engineering made the following recommendations:

Notice of award to Reith-Riley Construction, the lowest and most responsible bidder, in the amount of $1,706,798.70, with alternate No. 1 of $16,512.00. Shelly Henriott moved to approve, Don Teder seconded. Motion passed.

Contract award to Reith-Riley for the project. Don Teder moved to approve, Shelly Henriott seconded. Motion passed.

Notice to proceed to Rieth-Riley, with the project commencing February 27th and ending no later than December 1, 2020. Shelly Henriott moved to approve, Don Teder seconded. Motion passed.

Streetscape Phase VI (TBIRD) Third and Columbia Streets - After receiving bids and taking them under advisement at the January meeting, City staff and TBIRD Engineering made the following recommendations:

Notice of award to Milestone Contractors, the lowest and most responsible bidder, in the amount of $1,234,048. Don Teder moved to approve, Shelly Henriott seconded. Motion passed.

Contract award to Milestone Contractors for the project. Shelly Henriott moved to approve, Don Teder seconded. Motion passed.

Notice to proceed to Milestone Contractors with the project commencing March 30th and substantial completion on or before November 25, 2020. Don Teder moved to approve, Shelly Henriott seconded. Motion passed.

HWC Engineering Main Street Phase III Contract 2017-258-S Amendment #2 – Brian Pohlar of HWC Engineering explained that this amendment would be for additional services related to the Main Street Streetscape project. More specifically, services related to Bidding Assistance, Construction Administration, Construction Observation and Additional Design. This amendment is necessary because the original project planned for completion in two phases, but funding necessitated that the project be broken down into three phases. Hence, the need for the additional services listed above from HWC. The total amount is not to exceed $342,000. Shelly Henriott moved to approve the HWC Engineering Main Street Phase III Contract 2017-258-S Amendment #2. Don Teder seconded. The motion passed.

Request for Proposals - Construction Manager as Constructor (CMc) Services for a New Municipal Building (Police Station/Parking Garage Project) This Request For Proposals is soliciting a contractor or contractor team to work with the selected architect and engineer to construct the project. This is a relatively new method of procurement that has many advantages and allows for more certainty earlier in the project. We are asking your approval to issue this Request For Proposals for Construction Manager as Constructor (CMc) Services. Deb Kunce, with Core Planning Strategies, explained the process while the Mayor spoke about the need and expressed his support for the project. Shelly Henriott moved to approve the Request for Proposals - Construction Manager as Constructor (CMc) Services for a New Municipal Building (Police Station/Parking Garage Project). Don Teder seconded. The motion passed.

Director's Report

The Boldly Wabash Neighborhood Plan was presented by consultants MKSK at a public meeting on Tuesday, February 18, at TAF. The meeting was well attended and well received.

A similar project with the Jefferson Neighborhood, also with MKSK, will begin in the coming months.

Claims

Shelly Henriott moved to approve the February 2020 claims in the amount of One million, one hundred fifteen thousand, eight hundred forty dollars and sixty-nine cents ($1,115,840.69). Don Teder seconded and the motion passed.

Public Comment

Jim Terry asked for any comments from the public; no comments were made.

Adjournment

Don Teder moved to adjourn the meeting. Shelly Henriott seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:32 a.m.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

_____

T.J. Thieme, Secretary
Lafayette Redevelopment Commission

ALLOWANCE OF VOUCHERS

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND THE INVOICES, OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.

_____, 20 _____. _____

Fiscal Officer

WE HAVE EXAMINED THE VOUCHERS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 3 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE HEREBY ALLOWED IN THE TOTAL AMOUNT OF $106,712.82 DATED THIS DAY OF MARCH 26, 2020. APPROVED BY STATE BOARD OF ACCOUNTS IN 2000 FOR THE CITY OF LAFAYETTE.

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Invoices to be Approved 3/26/2020

Invoices			
Chase Bank	$ 106,712.82		
Total Invoices		$ 106,712.82	
Grand Total			$ 106,712.82

Board List by Voucher

Board: RD032620 3/26/2020

Cash Account / Bank: 101001 - Cash - Chase Operating 1201

Vendor	Vendor Name	Invoice	Type	Due Date	Amount	Comment
95	ALT & WITZIG ENGINEERING INC	TL19094-1219	INV	3/26/2020	2,714.20	LOEB STADIUM-SUBSURFACE & FOUNDATION INSPECTION
11223	BOSE MCKINNEY & EVANS LLP	763938	INV	3/26/2020	3,910.00	LOEB STADIUM LEASE NEGOTIATIONS
9180	KANKAKEE VALLEY PUBLISHING	00740644	INV	3/26/2020	36.10	PUBLIC NOTICE-NOVA TOWER
7475	T BIRD DESIGN SERVICES CORPORATION	8528	INV	3/26/2020	410.00	SIGNALS 5TH AND 6TH AT SOUTH ST REDEVELOPMENT
7475	T BIRD DESIGN SERVICES CORPORATION	8527	INV	3/26/2020	796.25	SOUTH 8TH STREET DEVELOPMENT
7475	T BIRD DESIGN SERVICES CORPORATION	8531	INV	3/26/2020	4,030.00	STREETSCAPE 2019
15884	MKSK INC	2200085	INV	3/26/2020	3,500.00	WABASH NEIGHBORHOOD ENHANCEMENT PLAN
13062	SERVICE LIGHTING & ELECTRICAL SUPPLIES INC	W02067601	INV	3/26/2020	4,090.15	LIGHT BULBS FOR LAFAYETTE THEATER MARQUEE
1770	LAFAYETTE GLASS COMPANY INC	369370	INV	3/26/2020	395.86	LAFAYETTE THEATER GLASS REPAIR
14549	CORE PLANNING STRATEGIES LLC	2019-023-03	INV	3/26/2020	4,296.59	POLICE STATION RFP
8874	LAFAYETTE-WEST LAFAYETTE DEVELOPMENT CORPORATION	52931	INV	3/26/2020	2,040.00	DEPOT SECURITY-FEB 2020
95	ALT & WITZIG ENGINEERING INC	20LF0003	INV	3/26/2020	1,300.00	LAFAYETTE THEATER-LEAD PAINT INSPECTION
95	ALT & WITZIG ENGINEERING INC	20LF0002	INV	3/26/2020	1,850.00	LAFAYETTE THEATER-ASBESTOS SURVEY
7704	CHOSNEK LAW, P.C.	15512A	INV	3/26/2020	4,081.00	LEGAL SERVICES TIF-FEB 2020
1530	JOURNAL & COURIER	0003216089	INV	3/26/2020	71.91	LEGAL NOTICE-CONFIRMATORY RESOLUTION NOVA TOWER
8038	HANNUM, WAGLE & CLINE ENGINEERING	2017-258-S-0000013	INV	3/26/2020	8,905.31	MAIN ST STREETSCAPE PHASE 3&4
7475	T BIRD DESIGN SERVICES CORPORATION	8533	INV	3/26/2020	7,920.00	ENGINEERING-MCCARTY LANE CENTRAL MAINTENANCE SITE

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Board List by Voucher

Board: RD032620 3/26/2020

Cash Account / Bank: 101001 - Cash - Chase Operating 1201

15145	GREGORY S NAPIER	1093	INV	3/26/2020	5,440.00	PROF SERV MCCARTY LANE PRJ
15145	GREGORY S NAPIER	1095	INV	3/26/2020	1,275.00	LOEB STADIUM-UTILITY COORDINATION
95	ALT & WITZIG ENGINEERING INC	TL19094-0120	INV	3/26/2020	4,746.93	LOEB STADIUM-SUBSURFACE & FOUNDATION INSPECTION
7475	T BIRD DESIGN SERVICES CORPORATION	8535	INV	3/26/2020	1,105.00	HYDROLOGY & HYDRAULICS STUDY BR 14 ELLIOTT DITCH
6837	AMERICAN STRUCTUREPOINT INC	125030	INV	3/26/2020	11,842.81	PARK EAST BLVD DESIGN
7558	KETTELHUT CONSTRUCTION INC	6617-12	INV	3/26/2020	22,200.00	LOEB STADIUM CONSTRUCTION MANAGEMENT
6957	CHRISTOPHER B BURKE ENGINEERING LLC	18432	INV	3/26/2020	8,641.00	COUNTY-UTILITY SERVICE AREA 7 & UPPER ELLIOT DRAIN
9160	BUTLER, FAIRMAN & SEUFERT INC	87921	INV	3/26/2020	390.15	TWYCKENHAM BLVD BETWEEN POLAND HILL & S 9TH
9160	BUTLER, FAIRMAN & SEUFERT INC	88156	INV	3/26/2020	724.56	TWYCKENHAM BLVD BETWEEN POLAND HILL & S 9TH
			Board Total		**106,712.82**	

BOARD: RD032620 03/26/2020

FUND	ACCOUNT		AMOUNT	AVLB BUDGET
4710	4710-00-000-0000-00000-000000-126100-	Intergovernmental Rec - IND	9,474.25	
4710	4710-00-000-0000-00000-000000-202003-	Accounts Pay - TippCo Mc TI	9,746.00	
4710	4710-00-000-0000-00000-000000-270000-	Suspense Account	2,368.56	
4710	4710-06-000-0000-00000-000000-431010-	Prof. Services - Legal	256.17	-512.34
4710	4710-06-000-0000-00000-000000-444160-	Capital Asset Purchase	7,920.00	-153,613.75
		FUND TOTAL	29,764.98	
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-		BALANCE 480,807.22		
4720	4720-06-000-0000-00000-000000-431010-	Prof. Services - Legal	3,568.67	-5,335.34
4720	4720-06-000-0000-00000-000000-431070-	Prof. Services - Consulting	11,706.59	-51,025.17
4720	4720-06-000-0000-00000-000000-439180-	Administration	108.01	-2,074.00
4720	4720-06-000-0000-00000-000000-439420-	Economic Development	23,817.57	-283,060.63
4720	4720-06-000-0000-00000-000000-444160-	Capital Asset Purchase	36,376.13	-204,913.92
		FUND TOTAL	75,576.97	
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-		BALANCE 480,807.22		
4730	4730-00-000-0000-00000-000000-126100-	Intergovernmental Rec - IND	891.77	
4730	4730-06-000-0000-00000-000000-431010-	Prof. Services - Legal	256.16	-512.32
4730	4730-06-000-0000-00000-000000-444160-	Capital Asset Purchase	222.94	-354,059.94
		FUND TOTAL	1,370.87	
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-		BALANCE 480,807.22		
		BOARD SUMMARY TOTAL	106,712.82	
		GRAND TOTAL	106,712.82	

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