



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
December 17, 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, Jim Terry, T.J. Thieme
Absent: Don Teder

Ex-Officio Members: Dave Moulton
Absent: Josh Loggins

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

Guests: Andy Gutwein, Gutwein Law; Lisa Lee, Ice Miller; John Munn, TBIRD Design Services

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 COVID-19 situation, all motions will be passed by roll call vote.

Approval of the Minutes

Jim Terry moved to approve the November 19, 2020 minutes. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

New Business

Approve 2021 RDC meeting dates

Jim Terry moved to approve the 2021 Redevelopment Commission meeting dates. Shelly Henriott seconded and the motion passed by roll call vote.

TBIRD Design Services/Milestone Contractors- Streetscape Phase VI Change Order #5 – This Change Order, presented by John Munn of TBIRD, removes some planned concrete work for the entrance of the Tippecanoe County Office Building from the contract. This work was originally planned to be included within the project, but the County has decided to do it as a separate project so it would be easier to take it out of the project so that the project can be wrapped up and closed. The Change Order is a \$5,030.00 decrease and will bring the contract price to \$1,277,524.15. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Resolution No. LRC-2020-17: Amending Declaratory Resolution of the Lafayette Redevelopment Commission Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area-631 Main Street

First presented by Dennis Carson, this is the first step in the process for an economic development bond for a new downtown mixed-use development located on the parking lot located at 631 Main Street across from the Lafayette Brewing Company. Developer, Any Gutwein, further described the project named, The Luna, as homage to the Luna Theater that once stood at this location, as a mixed-use, five story development, with approximately 10,000 square feet of first floor retail space, 112 interior parking spaces with 98 apartment units divided among studio, one and two bedroom units. Total building area is approximately 170,000 square feet. The expected market is to young professionals and empty-nesters. Lafayette Renew just completed the relocation of the Pearl River storm sewer conveyance tunnel that cut across this property and the City Hall parking lot so that this location can be developed. Development is expected to begin in early 2021, with renting to tenants to begin in late 2022. Lisa Lee of Ice Miller, stated that the total cost of this project is estimated to be \$20,000,000. This resolution will add the project to the Consolidated Creasy/Central TIF Plan. The Mayor thanked Andy Gutwein for putting this much needed project together. Jim Terry moved to approve T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Director's Report

- The first public forum for the Public Safety Building and Parking Garage project took place on December 16, 2020 and went very well. The projected start of the project will be March 2021.
- Working with downtown businesses to keep them up and running.
- The 631 Main and Nova Tower projects are coming along.
- The Ellsworth project is getting permits to begin construction.
- The Mayor announced Don Teder's retirement from the Commission. A plaque will be given to Don in appreciation of his many years of service.

Claims

T.J. Thieme moved to approve the December 2020 claims in the amount of \$1,590,434.20 (One Million Five Hundred Ninety Thousand Four Hundred Thirty-Four Dollars and Twenty Cents). Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Public Comment

Jim Terry 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 11:40am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission