



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION

May 27, 2021

11:00 am

Council Chambers, City Hall

Attendance

Commissioners: Shelly Henriott, Jos Holman, Jim Terry

Absent: T.J. Thieme

Ex-Officio Members:

Absent: Josh Loggins, Dave Moulton

Staff: Dennis Carson, Economic Development Director; John Collier, Economic Development Assistant Director; David Huhnke, Marketing Director; Jacque Chosnek, City Attorney; Cindy Murray, City Clerk; Jeremy Diehl, Deputy Controller; Mayor Roswarski

Guests: Annette Basham, Core Planning Strategies; Trent Fletcher, Greater Lafayette Commerce

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 11:00am.

Minutes

Jim Terry moved to approve the minutes of the April 22, 2021 meeting. Shelly Henriott seconded and the motion passed unanimously.

New Business

Alt & Witzig Engineering, Inc.: *Construction Materials Testing and Inspection Services-Public Safety Building* – This agreement is being removed from the agenda for a requote, to be presented at the June Redevelopment Commission meeting. Shelly Henriott moved to table the agreement. Jim Terry seconded and the motion passed unanimously.

IWM Consulting Group: *On Call Environmental Services Proposal-Public Safety Building* –The City has done extensive environmental testing and remediation on the site to date, but this on-call service contract for up to \$50,000 will cover removal/disposal of any unforeseen material and/or contaminated soil that might be found on the site that was not initially identified. Jim Terry moved to approve. Shelly Henriott seconded and the motion passed unanimously.

Utilization of Captured Assessment - Tax Increment Finance (TIF) Allocation Areas – Each year, we determine if we can pass-through any assessed value to the underlying taxing districts in our TIF allocation areas. The determination for this is the commitment, need and identification of projects and obligations. Based on our extensive long-term capital planning and the identified project needs and obligations, we are recommending that we do not pass-through any assessed value. Shelly Henriott moved to approve. Jim Terry seconded, Jos Holman abstained due to conflict of interest. The motion passed unanimously.

Tax Abatement Compliance

There were a number of companies impacted by the pandemic and related issues that caused certain setbacks and decreased employment for some businesses that received Personal Property (PP) and Real Estate (RE) tax abatements. These situations are examples of factors beyond their control; therefore, we are recommending them to be in-compliance since they exhibited good faith efforts to meet their pledges. Compliance forms for the following companies were reviewed and discussed.

Arconic, Inc.-PP (2)

Arconic, Inc.-RE

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

Castle Coch-RE

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

Caterpillar Logistics, Inc.-PP

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

LEX Lafayette LP-RE

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

Caterpillar, Inc.-PP

Caterpillar, Inc.-RE

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

Engineering & Industrial Services LLC-PP

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

ASW Real Estate LLC (EIS, LLC)-RE

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

H38 East Apartments, LP-RE

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

Heartland Automotive LLC-PP (3)

Heartland Automotive LLC-RE (2)

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

JAK Partners LLP-RE

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

JAK III Partners LLP-RE

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

James Investments LLC-RE

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

Lifesong Brands (Copper Moon)-PP

Lifesong Brands (Copper Moon)-RE

Lifesong Properties (Copper Moon)-RE

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

MREIC Lafayette IN, LLC (Toyota Tsusho)-RE

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

Nanshan America Advanced Aluminum-PP (2)

Nanshan America Advanced Aluminum-RE

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

Rea Magnet Wire Company, Inc.-PP (2)

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

Southwire Company LLC-PP

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

Coleman Cable (Southwire)-RE

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

Stoddard Development-RE

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

Subaru of Indiana Automotive, Inc.-PP (6)

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

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

Tate & Lyle Ingredients Americas LLC-PP (3)

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

Wabash National, LP-PP

Letter included explaining their situation as to why they are unable to reach or maintain their pledges.

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

Whitenack & Brothers LLC (Antique Candle Co)-RE

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

Wintek Corporation-PP

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

Fiber Hotel LLC-RE

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

WorWag Coatings LLC-PP (2)

WorWag Coatings LLC-RE

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

Director's Report

Dennis Carson gave an update of the Public Safety Building and Parking Garage project. We are currently relocating utilities and discussing the furniture, fixtures and equipment (FF&E) part of the project. Annette Basham of Core Planning Strategies gave more details about FF&E portion of the project, highlighting the need to ensure the cable and data ports are installed and in operation before furniture placement in the first quarter of 2022.

Public Comment

Jos Holman asked for any comments from the public. There were no comments received from the public.

Adjournment

Shelly Henriott moved to adjourn the meeting. Jim Terry seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:34am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission