



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION**

**June 24, 2021**

**11:00 am**

**Council Chambers, City Hall**

**Attendance**

**Commissioners:** Shelly Henriott, Jos Holman, T.J. Thieme

**Absent:** Jim Terry

**Ex-Officio Members:** Dave Moulton

**Absent:** Josh Loggins

**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, Controller; Jeromy Grenard, City Engineer; Dave Griffee, Asst. Director of Public Works; Mayor Roswarski

**Guests:** Deb Kunce, JS Held LLC (formerly Core Planning Strategies); Trent Fletcher, Greater Lafayette Commerce; Hardik Shah, American Structurepoint; Ken Olson, American Structurepoint; Greg Balsano, Baker Tilly Municipal Advisors; Brian Pohlar, HWC Engineering; Adam Kain, Patriot Engineering; Kurt Tonhaeuser, WorWag Coatings

**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 11:04am.

**Minutes**

T.J. Thieme moved to approve the minutes of the May 27, 2021 meeting. Shelly Henriott seconded and the motion passed unanimously.

**New Business**

**American Structurepoint: 3<sup>rd</sup> & 4<sup>th</sup> Street Conversion Implementation Plan** – In Spring 2020, we completed a public outreach and feasibility study to convert 3<sup>rd</sup> and 4<sup>th</sup> Street from one-way to two-way traffic. This agreement, presented by Hardik Shah of American Structurepoint, is for the implementation of the plan, which includes the formal design and everything up to the point of bidding. The agreement is for a lump sum, not to exceed \$172,500. Shelly Henriott moved to approve. T.J. Thieme seconded and the motion passed unanimously.

**J. S. Held LLC/Core Planning Strategies: Consent to Assign Contract-Public Safety Building** – Deb Kunce of Core Planning Strategies has announced a merger with J.S. Held LLC, a global consulting firm providing specialized technical, scientific, financial, and advisory services including a full range of construction management services. The agreement does not change anything in regards to the Public Safety Building and Parking Garage project management it does, however; give us access to a broader and deeper array of services if needed. Staffing and services from Core Planning will stay the same as well as the terms of the contract. This agreement only assigns the current contract over to the

new entity – J.S. Held LLC. T.J. Thieme moved to approve. Shelly Henriott seconded and the motion passed unanimously.

**HWC Engineering:** *Lafayette Main Street Streetscape Phase III CO #3* – Brian Pohlar of HWC Engineering presented the final change order and reconciliation of costs for the Main Street Streetscape Phase III project. The original contract price was \$1,723,310.70 and the final contract price is \$1,578.28, a decrease of \$145,289.42. Shelly Henriott moved to approve. T.J. Thieme seconded and the motion passed unanimously.

**Patriot Engineering:** *Construction Materials Testing & Inspection-Lafayette Public Safety Building* – Adam Kain of Patriot Engineering presented an agreement in the amount of \$115,400 for materials testing and inspection of the construction of the Public Safety Building and Parking Garage. This is to ensure that the project meets all specifications and standards by code, design and expectations. T.J. Thieme moved to approve. Shelly Henriott seconded and the motion passed unanimously.

**Resolution No. LRC-2021-12:** *A Resolution Recommending Waiver of Noncompliance-Worwag Coatings LLC* - The Commission and City Council approved Worwag’s tax abatement compliance last month; however, it was discovered that the required Form 322 was not filed in a timely manner with Tippecanoe County. Kurt Tonhaeuser, VP of Finance for Worwag Coatings, explained that there was a change in the finance and accounting offices since being acquired by PPG in early 2021. The company is pleased with its Lafayette location and has potential for growth. This resolution recommends that the City Council waive the non-compliance and approve their filings for 2021. T.J. Thieme moved to approve. Shelly Henriott seconded and the motion passed unanimously.

**Tax Abatement Compliance** – At the May meeting, it was mentioned that we would have one tax abatement compliance to consider for GE Aviation as they requested a filing extension for two personal property and one real estate tax abatements (listed below). Letters explaining their situation and the reason they were able to meet or maintain their pledges accompanied each compliance form. Following review, staff and counsel recommend approval for all three abatements.

*General Electric Company-PP*

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

*GE Engine Services LLC –PP*

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

*ETCL Pure (General Electric)-RE*

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

## **Claims**

T.J. Thieme moved to approve the June 2021 claims in the amount of Four Million Six Hundred Sixty-Seven Thousand Eight Hundred Fifty-Eight Dollars and Twenty-Five Cents (\$4,667,858.25). Shelly Henriott seconded and the motion passed unanimously.

## **Lafayette Redevelopment Commission Annual Report - Baker Tilly Municipal Advisors**

House Enrolled Act 1242, passed during the 2018 General Assembly Session, requires redevelopment commissions to hold an annual meeting and provide certain information for the benefit of the public and other taxing units that overlap allocation areas (for specific details see Section 32 IC 36-7-25-8 of the Indiana Code). Greg Balsano of Baker Tilly Municipal Advisors provided the annual report of the TIF districts and activities. All affected underlying taxing districts were invited to attend the meeting presentation and provide any comments.

**Director's Report**

- Currently two businesses, The Black Sparrow and Revolution BBQ, are currently utilizing streateries, temporary outdoor dining areas located in the on-street parking lane adjacent to each restaurant, aimed to boost business in the downtown area.
- The Public Safety Building and Parking Garage site work is underway. The City salvaged the façade at 625 Columbia Street to be incorporated into the design of the new parking garage.
- Currently working with GLC to apply for the \$50Million READI Grant which will include Tippecanoe and six surrounding counties.

**Public Comment**

There were no comments received from the public.

**Adjournment**

Shelly Henriott moved to adjourn the meeting. T.J. Thieme seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:54am.

*Respectfully submitted*  
*Michelle Conwell, Recording Secretary*

Approved,

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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission