



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION**

**August 26, 2021**

**11:00 am**

**Council Chambers, City Hall**

**Attendance**

**Commissioners:** James Foster, Jos Holman, Jim Terry, T.J. Thieme

**Absent:** Shelly Henriott

**Ex-Officio Members:** Dave Moulton

**Absent:** Josh Loggins

**Staff:** Dennis Carson, Economic Development Director; John Collier, Economic Development Assistant Director; David Huhnke, Marketing Director; Cindy Murray, City Clerk; Jeremy Diehl, Controller; Jeromy Grenard, City Engineer; Mayor Roswarski

**Guests:** Alex Gonzalez, Kettelhut Construction, Inc.; Patrick Nycz, idc marketing; Justin Ross, Tom Ording, Brian Diemel, Ben Welch, Wabash National; Tetia Lee, Tippecanoe Arts Federation; 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. New member, Reverend James Foster was introduced.

**Minutes**

Jim Terry moved to approve the minutes of the August 26, 2021 meeting. T.J. Thieme seconded and the motion passed unanimously.

**New Business**

**idc marketing: Q4 Sprint Project 2021** – The Redevelopment Commission contracted with idc marketing in July to create a campaign to promote downtown as a destination for work, business and retail/services. Patrick Nycz of idc marketing presented a campaign theme of “Urban Feel, Small Town Real”. The City has decided upon this campaign and would like to implement it for the 4<sup>th</sup> quarter of this year. This contract will include design and creative services as well as various media-buys as outlined and will not exceed \$69,671.00. Mayor Roswarski expressed his appreciation of idc marketing and his pleasure and with everyone’s hard work and ideas. We will be working with the other entities of West Lafayette, Tippecanoe County and Purdue with marketing the communities in adjoining states. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously.

**Resolution LRC-2021-13: A Resolution Establishing the Policy by Which Members of the Redevelopment Commission May Participate by Electronic Means of Communication** – The Indiana General Assembly passed legislation that gives more flexibility in electronic meeting methods. This resolution establishes such a policy for electronic meetings under the following: members may participate electronically if the means allows all to communicate simultaneously and

allows the public to attend and observe; members who participate electronically are considered present for quorum purposes and voting; voting must be taken by roll call; at least 50% of members must be physically present and no more than 50% of members by electronic means; a member may not attend more than 50% of the meetings in a year by electronic means unless for certain special circumstances; a member may attend two consecutive meetings by electronic means but the member must attend in person at least one meeting between sets of meetings attended by electronic participation; all members must be physically present when the Commission takes final action to adopt a budget. These stipulations can change under emergency circumstances issued by the Governor or Mayor. Jim Terry moved to approve. T.J. Thieme seconded and the motion passed unanimously.

Brian Diemel of Wabash National presented the following Resolutions:

**Resolution LRC-2021-14:** *A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement Wabash National, L.P. (North Plant) Personal Property* – Wabash National is proposing a substantial investment in the upgrade of their facilities to meet the increase in demand and to maintain a long term investment to stay competitive They are proposing \$20M in new manufacturing equipment in the north plant on Sagamore Parkway and requesting a seven year graduated tax abatement. They are pledging to retain 2,322 jobs and create an additional 75 positions. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously.

**Resolution LRC-2021-15:** *A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement Wabash National LP (South Plant) Real Property* – For the south plant on Veterans Memorial Parkway, Wabash National is proposing an investment of \$2M in real estate improvements requesting a 10 year graduated tax abatement. For this project they are pledging to retain 385 jobs and create an additional 75 positions. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously.

**Resolution LRC-2021-16:** *A Resolution Recommending Approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area Wabash National LP (South Plant) Personal Property* – In addition for the south plant, Wabash National is proposing a \$43M investment in new equipment and machinery requesting a seven year graduated tax abatement. For this project, they are pledging to retain 385 jobs and create an additional 75 positions. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously.

**American Structurepoint, Inc.:** *Change in Services CO#3-Police Station/Parking Garage Project* – This Change Order is for architectural and engineering services for the Public Safety Center and Parking Garage. This includes design services for extending streetscape on 6<sup>th</sup> and 7<sup>th</sup> Street to Columbia St.; additional irrigation for landscaping; and alternative street and streetscape designs for the addition or deletion of the proposed micro-retail and reconstruction of the façade of the Horner Building that has been removed from the site. Jim Terry moved to approve. T.J. Thieme seconded and the motion passed unanimously.

**Kettelhut Inc.:** *Public Safety Center & Parking Garage-Change Order #2* – This change order involves subcontractor Siteworx in preparation and excavation of the site for the Public Safety Center and Parking Garage. Unforeseen circumstances, such as removing a buried cistern as well as removal and backfilling of areas of buried building debris including concrete, steel, brick, stone and tanks. The amount of the Change Order is \$149,805.00 which brings the total contract with Kettelhut to \$20,340,245.00. Jim Terry moved to approve. T.J. Thieme seconded and the motion passed unanimously.

**Tippecanoe Arts Federation:** *Art Banner Project 2021* – Tetia Lee of Tippecanoe Arts federation presented this contract for a public art project involving the many exciting projects under construction downtown such as the Public Safety Center and Parking Garage, the Ellsworth and Luna Flats. To celebrate these additions to downtown and provide visual interest to the site while under construction, local artists will be contracted to paint banners that will be

hung on the construction fencing on each project site. Up to 100 banners will be created with the artist receiving \$100 per banner with a maximum of five banners per artist. Total artists' fees are up to \$10,000; material costs of \$2,000 and \$1,000 as an administration fee to TAF. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously.

#### **Director's Report**

Dennis Carson gave a brief overview of the Lafayette Theater Master Plan.

Nova Tower is complete, open and has full occupancy.

Deb Kunce of JS Held gave an overview of the Public Safety Center and Parking Garage progress.

Mayor Roswarski spoke about Loeb Stadium. Thanked Redevelopment Commission for their role in financing.

#### **Claims**

Jim Terry moved to approve the August 2021 claims in the amount of Eight Hundred Fifty Thousand Nine Hundred Eighty Dollars and Fifty-Five Cents (\$850,980.55). T.J. Thieme seconded and the motion passed unanimously.

#### **Public Comment**

There were no comments received from the public.

#### **Adjournment**

Jim Terry moved to adjourn the meeting. T.J. Thieme seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:58am.

*Respectfully submitted*

*Michelle Conwell, Recording Secretary*

Approved,

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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission