



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION
November 18, 2021
11:00 am
Council Chambers, City Hall

Attendance

Commissioners: James Foster, Shelly Henriott, Jim Terry, T.J. Thieme

Absent: Jos Holman

Ex-Officio Members: Dave Moulton

Absent: Josh Loggins

Staff: Dennis Carson, Economic Development Director; Jacque Chosnek, City Attorney; John Collier, Economic Development Assistant Director; Jeremy Diehl, Controller; Jenna Karle, Deputy Controller; Jeromy Grenard, City Engineer; Dave Griffee, Asst. Director of Public Works; David Huhnke, Communications & Marketing Director; Mayor Roswarski

Guests: Alex Gonzalez, Kettelhut Construction, Inc.; Rachel Hazaray, SIA; Tetia Lee, Tippecanoe Arts Federation; Stephanie Bossung, idc marketing; Trent Fletcher, Greater Lafayette Commerce; Annette Basham, J.S. Held; Brian Pohlar, HWC; Chris Wheatley, BF&S; Amanda Johnson, EMCS

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 11:00am.

Minutes

T.J. Thieme moved to approve the minutes of the October 28, 2021 meeting. James Foster seconded and the motion passed.

New Business

Resolution LRC-2021-19: A Resolution Recommending Approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area for Real Estate-Subaru of Indiana Automotive, Inc. – Rachel Hazaray of Subaru of Indiana Automotive, explained that SIA is proposing to make an investment of \$52M for a new 500,000 sq. ft. warehouse and parts facility on the former Carr property north of the plant off of Haggerty Lane next to Toyota Tsusho. Currently, 50% of all Subarus in North America are manufactured in Lafayette and 60% of SIA's global sales are in North America. SIA is requesting a ten-year tax abatement and are committing to retaining 6,491 jobs and creating 69 new positions. T.J. Thieme moved to approve. James Foster seconded. The motion passed.

Resolution LRC-2021-20: A Resolution of the Lafayette Redevelopment Commission Adopting Indiana Code § 5-23, Authorizing the Release of a Request for Proposals under Indiana Code § 5-23, And Taking Certain Other Actions Related Thereto – The next big project for the City of Lafayette is a new Public Works Campus to replace and consolidate Streets and Sanitation, Transportation Improvement, Fleet Maintenance and Parks Maintenance

Departments in one campus closer to the geographic center of the City. Various synergies and efficiencies are to be gained with these departments located together in the same campus area. This new campus will better serve Lafayette now and for years to come. The campus is to be located off of McCarty Lane across from Cat Park near Kepner Drive. Currently there is a new salt dome located there as part of the future campus. Jacqué Chosnek, City Attorney, explained that this resolution and accompanying Request for Proposals/Qualifications is to give the City the approval necessary to move forward to receive offers for the development, design and financing of the project through the Build, Operate, Transfer (BOT) process. The successful recipient will work with us to define a scope of work as well as a schedule and favorable financing. After this phase is complete, it will come back to the Commission at later date for consideration to move forward if we desire and approve of the project and terms. The Commission will reserve the right to cancel the project if it is deemed to be in the City's best interest to do so. Proposals will be due December 10th. T.J. Thieme moved to approve. James Foster seconded. The motion passed.

Accompany, LLC: Lafayette Public Works Facility- Phase 2, 3601 McCarty Lane –Greg Napier of Accompany LLC, is proposing to be the Owner's Representative to manage and oversee the Public Works Campus project with the City and staff. The fee will be \$10,000 a month over 24 months or through completion of the project, whichever is first. T.J. Thieme moved to approve. James Foster seconded. The motion passed.

BF&S: Park East Boulevard Extension - Phase 1 – This agreement with BF&S Engineering is for Phase I of the planning and design of the extension of Park East Blvd from Haggerty Lane to McCarty Lane. Chris Wheatley of BF&S explained that this is for their services of conceptual design and alignment of the roadway to determine the scope of right of way improvements and property acquisition as needed. The fee is not to exceed \$165,050. This project will be a joint project between the City of Lafayette and Tippecanoe County (SE TIF). T.J. Thieme moved to approve. James Foster seconded. The motion passed.

EMCS, Inc: Traffic Signal Design for CR 460 and Veteran's Memorial Parkway – This agreement with EMCS is for traffic signal design at CR 460 and Veterans Memorial Parkway. The amount of the contract is \$27,800. Jeromy Grenard, City Engineer, stated that this intersection currently has stop signs and an uptick in accidents has been noted. T.J. Thieme moved to approve. James Foster seconded. The motion passed.

Haley's Lock, Safe and Key: Lafayette Theater Replacement Doors-Main Entrance – Presented by John Collier, this agreement is to replace the existing main entrance doors at the Lafayette Theater with new metal doors that meet building code and ADA accessibility requirements. Total cost will be \$32,865.60. Quotes were solicited from three vendors with Haley's being the lowest and most responsive. The proposed new doors were reviewed and approved by both the Lafayette Historic Preservation Commission and Indiana Landmarks since the building is in a local historic district and also governed by a façade easement through Indiana Landmarks. James Foster moved to approve. T.J. Thieme seconded. The motion passed.

idc marketing: Q4 Sprint Project 2021 Radio Production-Change Order #1 –The City has been working with idc marketing to implement the approved marketing plan for downtown using a variety of media, one of which is local radio. For a better and more complete package and messaging, it was decided a few more radio spots, along with production were needed. This change order in the amount of \$8,341.39 is for the production of the additional radio spots. T.J. Thieme moved to approve. James Foster seconded. The motion passed.

idc marketing: Q4 Sprint Project 2021 Additional Billboards-Change Order #2 – Billboards are another media avenue we are using to market downtown and the Lafayette community. Since the City recently received the Indiana Chamber of Commerce Community of the Year for 2021, additional billboards will be used to highlight that distinguished honor. The additional billboards, that will also highlight downtown, will be in surrounding communities outside of Tippecanoe County and along I65. This change order in the amount of \$20,152.35 is for the billboards and their locations. James Foster moved to approve. T.J. Thieme seconded. The motion passed.

Tippecanoe Arts Federation: Final report for the Ellsworth-Romig Nano Grant Art Project – Tetia Lee, Executive Director of the Tippecanoe Arts Federation, gave a brief presentation on the results of one of the recent public art initiatives that the Commission funded. The Commission expressed thanks to Tetia and TAF for their excellent work.

Director’s Report

Alex Gonzalez of Kettelhut Construction and Annette Basham of J.S. Held both gave overviews of the Public Safety Center and Parking Garage progress. The project is currently under budget and on-time.

Claims

T.J. Thieme moved to approve the November 2021 claims in the amount of Two Million, Eight Hundred Thirty-Two Thousand, Two Hundred Four Dollars and Forty-Nine Cents (\$2,832,204.49). James Foster seconded and the motion passed unanimously.

Public Comment

There were no comments received from the public.

Adjournment

James Foster moved to adjourn the meeting. T.J. Thieme seconded and the motion passed. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:39am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission