



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION
February 23, 2023
11:00 am
Board of Works, City Hall

Attendance

Commissioners: Frank Donaldson; James Foster, Shelly Henriott, Jos Holman

Absent: Jim Terry

Ex-Officio Members: Josh Loggins, Dave Moulton

Absent:

Staff: Dennis Carson, Economic Development Director; Tony Roswarski, Mayor; Cindy Murray, City Clerk; Jeremy Diehl, Controller; Jacque Chosnek, City Attorney; Jeromy Grenard, City Engineer; Dave Griffee, Asst. Director of Public Works; David Huhnke, Communication and Marketing Director; Andy Milam, IT Director; Michelle Conwell; Economic Development Administrative Coordinator; Margy Deverall, Economic Development Sr. Project Manager; John Collier, Economic Development Assistant Director; Kara Boyles, Legal Intern; Tanya Yanez, Economic Development Intern

Guests: Justin Sorber, Cordogan Clark; Aaron Kowalski, MKSK Studios; Brian Pohlar, HWC Engineering; Collin Sullivan, BF&S Engineering; Tetia Lee, The Arts Federation; Annette Basham, J.S. Held; Dave Bangert, Independent Journalist; Joe Paul, WLF1

Welcome and Call to Order

James Foster 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

Jos Holman moved to approve the minutes of the January 26, 2023. Shelly Henriott seconded and the motion passed unanimously.

New Business

The Arts Federation (TAF): Professional Services-Signal Box Art Project – This agreement was presented by Tetia Lee of The Arts Federation. Signal boxes for traffic lights are necessary but not always the most attractive item in our community and are often located in highly visible locations and subjected to vandalism. This project will hire local artists to create interesting designs to be printed on vinyl that will wrap the signal boxes. The contract is not to exceed \$14,000 for 14 signal boxes with \$900 being paid to each artist and \$1,400 as an administration fee. Frank Donaldson moved to approve and Jos Holman seconded.

Cordogan Clark/Keystone Architecture: Lafayette Theater Masterplan Amendment – Dennis Carson presented this agreement to assess our options with the Lafayette Theatre for improvements to enhance both the user/patron and artist experience for the theater's highest and best use as entertainment venue to serve the community. This amendment, in the amount of \$14,400, is to develop an additional concept for consideration along with the existing alternatives previously created with an agreement in 2021 so that we can make the best-informed decision on its future. This will also include code compliance, overall floor plan alternate, update to the building needs assessment

and cost opinion. This contract increases the original amount of \$42,600 and not to exceed \$62,000. Frank Donaldson moved to approve and Jos Holman seconded. The motion passed unanimously.

Cordogan Clark/Keystone Architecture: City Hall Renovations Staff and Counsel recommend approval – Justin Sorber of Cordogan Clark presented this agreement for the plan to renovate the existing east side of City Hall (primarily where the police department now resides). Once the police department moves into the new Public Safety Center, the plan is to move existing city services into the vacated spaces as follows: basement – Fire Department storage and expansion/renovation of the fitness center (with a small portion kept for police storage); first floor--Fire Department Administration; second floor - HR, City attorney, Purchasing, Engineering Annex, Ham Radio group and some shared space. The fee will be 6% of construction cost which is to be determined. The areas/uses highlighted on the provided plan on the west side of City Hall will change use but not be renovated. The Huth/Tempest Homes building is being considered for a possible City day-care, wellness center or other municipal use and is included in the agreement. Shelly Henriott moved to approve and Jos Holman seconded. The motion passed unanimously.

MKSK Studios: Lafayette Downtown Planning Projects 2023--Downtown Plan Update and Placemaking Trail Plan – Aaron Kowalski of MKSK Studios developed this proposal to work with the City of Lafayette's Economic Development for two new studies: a Downtown Plan Update and a Placemaking Trail Plan. Both efforts will build upon the 2016 Downtown Lafayette Vision & Redevelopment Plan. The Downtown Plan Update will take about four months to identify and study up to 10 new development opportunities. The update and expansion of the Downtown Plan portion of the plan is not to exceed \$48,000. The second part of the proposal is the Placemaking Trail Plan. This proposes to inventory and map all public spaces and amenities in the downtown and Central Business District to see what exists, how we can connect and leverage them, what gaps may exist and how to address those gaps for a better public experience for downtown residents, employees, community members and visitors. The Mayor added that public spaces are a premium downtown in urban settings like ours and to continue downtown's growth and development, we feel these public spaces and amenities are essential. The Placemaking Plan portion of this plan is not to exceed \$35,000 and will take about two months to complete. Jos Holman moved to approve and Frank Donaldson seconded. The motion passed unanimously.

Permission to Advertise: RFP for Construction Manager as Constructor (CMc) for City Hall and Tempest Homes Renovations – For the City Hall renovations we would like to engage in the same manner for construction as we did for the Public Safety Center. We are asking for permission to advertise and solicit proposals from experienced contractors to oversee the renovation work. We will solicit proposals, receive them at the March 23rd Commission meeting, evaluate them and make a recommendation for the April 27th Commission meeting. Frank Donaldson moved to approve and Shelly Henriott seconded. The motion passed unanimously.

Director's Report

Annette Basham of J.S. Held gave an update on the Public Safety Center:

- The network has gone live.
- Printers are to be installed soon.
- We are working to coordinate the generator installation.
- Furniture installation is 100% complete on the 3rd and 4th floors, 75% complete on the 2nd floor and 50% complete on the 1st floor.
- The police staff members are looking at the functionality of dispatch.
- We are on schedule and under budget.

Claims

Jos Holman moved to approve the February 2023 claims in the amount of Two Million, One Hundred Seventy-Seven Thousand, Sixty-Nine Dollars and Fourteen Cents (\$2,177,069.14). Shelly Henriott seconded and the motion passed unanimously.

Public Comment-no comment

Adjournment

Jos Holman moved to adjourn the meeting. Frank Donaldson seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:31am.

Respectfully submitted

Michelle Conwell, Recording Secretary

Approved,

Shelly Henriott, Secretary
Lafayette Redevelopment Commission