



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION**

March 23, 2023

11:00 am

Board of Works, City Hall

Attendance

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

Absent:

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; Patty Payne, Communication and Marketing; Michelle Conwell; Economic Development Administrative Coordinator; John Collier, Economic Development Assistant Director; Kara Boyles, Legal Intern; Tanya Yanez, Economic Development Intern

Guests: Brian Pohlar, HWC Engineering; Collin Huffines and Paul Moses, Greater Lafayette Commerce; Matt Huston, and Ryan Hasser, Huston Electric; Reid Pittard, McGuire Sponsel, LLC; Jerry Brand, Tyler Brand, INOK; Vinny Martorano, WLF

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

Jim Terry moved to approve the minutes of the February 23, 2023. Jos Holman seconded and the motion passed unanimously.

New Business

Open RFP for Construction Manager as Constructor (CMc): *City Hall and Tempest Homes Renovations* – We received one proposal from Kettelhut Construction, Inc. to perform Construction Management services for the renovation of City Hall and potentially the former Tempest Homes Building. Shelly Henriott moved to take the proposal under advisement. Jim Terry seconded and the motion passed unanimously.

HWC Engineering: *Veterans Memorial Parkway-Contract Amendment #1* – Brian Pohlar of HWC Engineering presented this change order for additional professional services I work pertaining to wetland delineation and mitigation that has been encountered during their investigation. HWC will submit reports and worksheet to the US Army Corps of Engineers as necessary. Jim Terry moved to approve and Jos Holman seconded. The motion passed unanimously.

Resolution No. LRC-2023-02: *A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement DJS Leasing (Huston Electric)-Real Property* – Matt Huston and Ryan Hasser of Huston Electric presented a proposal requesting a seven-year graduated abatement

for a real property (real estate) investment of \$1.750M at their current location 2723 Old Romney Road. Huston Electric is expanding their operations to meet local and regional demand with the building of a pre-fab expansion to reduce time on project sites that will add 15 new jobs and retain 294 jobs. Jim Terry moved to approve and Shelly Henriott seconded. The motion passed unanimously.

Resolution No. LRC-2023-03: *A Resolution Recommending Approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area Huston Electric, Inc.-Personal Property* – Huston Electric is also making an investment of \$375,000 in personal property (machinery and equipment) and requesting a five-year abatement to facilitate this investment. A Memorandum of Agreement concerning recapture of abated taxes if the equipment is moved out of the taxing district is included. Jos Holman moved to approve and Frank Donaldson seconded. The motion passed unanimously.

Resolution No. LRC-2023-04: *A Resolution Recommending Approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area for Real Estate-LB Associates, LLC (Future -Haggerty Point Five, LLC)* – On behalf of Owner and developer Jerry Brand, Dennis Carson presented a proposal requesting a 10-year graduated tax abatement for a real property (real estate) investment of \$2.4M for a new 60,000 sq ft warehouse facility at the intersection of Park East Blvd and Haggerty Lane. The warehouse will serve local existing manufacturing and new industry to facilitate a company’s growing needs, which will retain and add jobs to the local economy. At present, it is unknown how many jobs will be created as that will vary by tenant. This flexible warehouse space is needed to support local industry and attract others. Jos Holman moved to approve and Jim Terry seconded. The motion passed unanimously.

Resolution No. LRC-2023-05: *A Resolution Recommending Approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area for Real Estate-LB Associates, LLC (Future -Haggerty Point Six, LLC)* – On behalf of Owner and developer Jerry Brand, Dennis Carson presented a proposal requesting a 10-year graduated tax abatement for a real property (real estate) investment \$5.36M for a second warehouse facility of 134,000 sq ft at the intersection of Park East Blvd and Haggerty Lane. The warehouse will serve local existing manufacturing and new industry to facilitate a company’s growing needs, which will retain and add jobs to the local economy. At present, it is unknown how many jobs will be created as that will vary by tenant. This flexible warehouse space is needed to support local industry and attract others. Shelly Henriott moved to approve and Jos Holman seconded. The motion passed unanimously.

Director’s Report

A pre-construction meeting has been held for Streetscape Phase VII.

An update on the Public Safety Center:

- Commissioning and testing of various systems is underway.
- Signage is going up around the outside of the building.
- In the process of obtaining elevator certificates
- Landscaping is going in on the amenity deck and around the building.
- Personnel will begin moving-in in mid-April.
- Dedication event will take place in May.
- The project is on schedule and under budget.

Claims

Jim Terry moved to approve the March 2023 claims in the amount of Four Million, Eighty-Seven Thousand, Eight Hundred Twenty-Seven Dollars and Forty-Six Cents. (\$4,087,827.46). Jos Holman 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 11:19am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

Shelly Henriott, Secretary
Lafayette Redevelopment Commission