



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
January 30, 2020 11:00 am
Board of Works Room, City Hall**

Attendance

Commissioners: Shelly Henriott, Jos Holman, Don Teder, Jim Terry, T.J. Thieme

Ex-Officio Members: Randy Bond, Dave Moulton

Staff: Dennis Carson, Economic Development Director; John Collier, Asst. Economic Development Director; Jacque Chosnek, Deputy City Attorney; Jeromy Grenard, City Engineer; Cindy Murray, City Clerk; Dave Griffee, Engineering Assistant Director of Public Works; Tim Clary, City Controller; Margy Deverall, Sr. Project Manager, Economic Development; Tony Roswarski, Mayor

Guests: Colin Sullivan, Butler Fairman & Seufert, Inc.; Brian Pohlar, HWC Engineering; Tommie Nelson, Milestone Contractors; Doug Duncan, Rieth Riley Construction; Tim Balensiefer, TBIRD Design Services; Jon Munn, TBIRD Design Services; Aaron Kowalski, MKSK, Inc.; John Hughey, Long Center; Justin Sorber, Keystone Architecture; Chris Morisse Vizza, Star City Broadcasting

Welcome and Call to Order

Don Teder welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 10:59 a.m.

Election of Officers

It was decided that a slate of officers be elected for 2020. The slate is as follows:

President: Jos Holman
Vice President: Jim Terry
Secretary: T.J. Thieme

Jos Holman moved to approve the slate of officers. Jim Terry seconded and the motion passed.

Approval of the Minutes

Don Teder moved to approve the minutes of the Redevelopment Commission meetings from January 23, 2020 and January 30, 2020. T.J. Thieme seconded and the motion passed.

Public Hearing

Jim Terry made a motion to close the Redevelopment Commission meeting and open the public hearing to discuss the 2020 Budget Resolution. Shelly Henriott seconded and the motion passed.

Resolution No. #LRC 2020-01: 2020 Budget Resolution--A Resolution Appropriating Money For The Lafayette Redevelopment Commission For The Fiscal Year Beginning January 1, 2020 And Ending December 31, 2020, Including The Outstanding Claims And Obligations And Fixing A Time When The Same Shall Take Effect.

Public Comment

Jos Holman introduced the resolution and asked for comments from the public. Hearing none, Jos Holman asked for a motion to close the public hearing and open the Redevelopment Commission meeting. Jim Terry moved to close the public hearing and open the Redevelopment Commission meeting. Shelly Henriott seconded. The motion passed.

New Business

Resolution No. #LRC 2020-01 2020 Budget Resolution--A Resolution Appropriating Money For The Lafayette Redevelopment Commission For The Fiscal Year Beginning January 1, 2020 And Ending December 31, 2020, Including The Outstanding Claims And Obligations And Fixing A Time When The Same Shall Take Effect. Prior to the meeting, Dennis Carson reviewed the anticipated revenue and expenses for each of the Tax Incremental Financing (TIF) Districts in 2020 with the Commissioners.

T.J. Thieme moved to approve *Resolution LRC #2020-01: 2020 Budget Resolution*, the proposed TIF budget for the fiscal year 2020. Jim Terry seconded. The motion passed.

Bid Openings

Main Street Streetscape Phase III

Main Street between 10th and 11th Streets and 10th Street between Columbia and Ferry Streets

Two contractors submitted bids for the project. The first bid opened and received was from Rieth Riley with a base bid of \$1,706,798.70, with an add alternate in the amount of \$16,512.00. The second bid opened and received was from Milestone Contractors with a base bid of \$1,967,000.00 with an add alternate in the amount of \$13,053.60.

Jim Terry moved to take the bids under advisement for further review. Shelly Henriott seconded. The motion passed.

Streetscape Phase VI

3rd and Columbia Streets

Two contractors submitted bids for the project. The first bid opened and received was from Rieth Riley with a base bid of \$1,522,627.00. The second bid opened and received was from Milestone Contractors with a base bid of \$1,234,048.40.

T.J. Thieme moved to take the bids under advisement for further review. Shelly Henriott seconded. The motion passed.

BF&S Engineering-Professional Services Contract (Bike Lane- S 4th Street) Dennis Carson introduced Colin Sullivan of BF&S Engineering to speak about the agreement. BF&S will perform engineering services to determine bike facilities, lanes and markings for S 4th Street. The contract is in the amount not to exceed \$22,000. Jim Terry moved to approve the BF&S Engineering Professional Services Contract. T.J. Thieme seconded. The motion passed.

Keystone Architecture, Inc.-Lafayette Theater Building Assessment Agreement-The Commission now owns the facility and is responsible for its maintenance similar to the Long Center. The not-for-profit Long Center organization and board with its staff will manage the facility. Justin Sorber of Keystone Architecture, stated that this contract is for an architectural assessment of the theater to determine what renovations and repairs are necessary as well as give guidance on changes that can facilitate a better experience for performers and patrons. Keystone and relevant subcontractors will assess and provide services related to architecture as well as mechanical, electrical and plumbing systems (Keystone); structural and building envelope systems (Arsee Engineers) and acoustic conditions (Stan Roller & Associates). The total cost is not to exceed the amount of \$17,200. Dennis Carson introduced John Hughey, Executive Director of the Long Center, who spoke about the long range vision the Lafayette Theater. T.J. Thieme moved to approve the Contract with Keystone Architecture. Shelly Henriott seconded. The motion passed.

MKSK-Jefferson Neighborhood Community Enhancement Plan Agreement - This agreement, as presented by Aaron Kowalski of MKSK, follows a similar scope of services as the Wabash Neighborhood plan for such areas as housing, safety and services, community organization, quality of the environment and partnership building. The cost is not to exceed \$72,500. Mayor Roswarski spoke in support of this agreement and thanked MKSK and all those involved with the

Wabash Neighborhood Enhancement project. T.J. Thieme moved to approve the MKSK Jefferson Neighborhood Community Enhancement Agreement. Shelly Henriott seconded. The motion passed.

TBIRD Design Services-2020 General On-Call Services Agreement Tim Balensiefer of TBIRD Design Services presented this agreement for on-call as needed engineering services. This type of service is for small items that do not need a full agreement and project scope. These are typically repair and maintenance type projects. T.J. Thieme moved to approve the TBIRD Design Services 2020 General On-Call Services Agreement. Jim Terry seconded. The motion passed.

Director's Report

Dennis Carson announced the February 18, 2020 a public meeting at the Wells Community Cultural Center from 6:30 – 8 pm to present Boldly Wabash, the Wabash Avenue Neighborhood Plan. He extended thanks to Margy Deverall and MKSK, Inc. for their work on the project.

Claims

Jim Terry moved to approve the January 2020 claims in the amount of Five million, seventy-two thousand, eight-hundred seventy-seven dollars and seventy-nine cents (\$5,072,877.79). Shelly Henriott seconded and the motion passed.

Public Comment

Jos Holman asked for any comments from the public; no comments were made.

Adjournment

Jim Terry moved to adjourn the meeting. Shelly Henriott seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:32 a.m.

*Respectfully submitted,
Michelle Conwell, Recording Secretary*

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission