



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION MEETING  
July 23, 2020  
11:00 am**

Due to the COVID-19 pandemic, Governor Holcomb, ordered shelter-in-place orders beginning Tuesday, March 24. All government offices were closed to in-person public activity until further notice. All non-essential City employees are working remotely whenever possible and are continuing to provide core functions online and by phone. All necessary meetings are being conducted observing safe practices, including conference calls and online streaming (<https://www.youtube.com/user/CityofLafayetteIN/live>).

**Attendance via online GoToMeeting**

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

**Ex-Officio Members:**  
Absent: Dave Moulton

**Staff:** Dennis Carson, Economic Development Director; John Collier, Assistant Economic Development Director; Jacque Chosnek, Deputy City Attorney; Cindy Murray, City Clerk; Jeromy Grenard, City Engineer; Dave Griffiee, Engineering; Tim Clary, City Controller; Tony Roswarski, Mayor

**Guests:** Alex Gonzalez, Kettelhut Construction, Inc.; Greg Balsano, Baker Tilly; Brian Pohlar, HWC; Deb Kunce, Core Planning Strategies; Jon Munn, TBIRD Design Services;

**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 11:00 a.m. In accordance with Governor Holcomb's requirements for online public meetings during the COVID-19 situation, all motions will be passed by roll call vote.

**Approval of the Minutes**

Shelly Henriott moved to approve the June 25, 2020 minutes. Don Teder seconded and the motion passed unanimously by roll call vote.

**New Business**

***Kettelhut Construction Inc. Contract for Complete Construction*** – Dennis Carson presented this Construction Management contract with Kettelhut Construction for the Police Station/Parking Garage Project. The fee for the Preconstruction Phase (which the Commission has already approved) is \$50,000 through March 2021. This contract outlines the complete contract for their services and the parameters to determine a Guaranteed Maximum Price (GMP) and monthly General Conditions. The proposed construction of the facilities is anticipated to be \$34M, but as we go through the Preconstruction Phase, a GMP will be established and brought to the Commission as an amendment to this contract. Fees and costs for the actual construction phase based on the GMP are: Construction Manager's Fee – 2.5% of the GMP plus monthly general conditions (again to be negotiated along with the GMP). Construction timeline is estimated to be 16-20 months. Deb Kunce of Core Planning Strategies and Alex Gonzalez of Kettelhut Construction, Inc. reiterated the contract will set systems and conditions for the work. Don Teder moved to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

**HWC Engineering-Lafayette Main Street Streetscape Phase III Change Order #1** – Presented by Brian Pohlar of HWC, this is the first change for the Main Street Streetscape project. There are several deleted items and several additions including, tree trimming, manholes, additional sanitary sewer work, rain garden storm sewer outlet work, metal ADA detectable warning surfaces at the crosswalks, and enlarging decorative markings at the corner of 10<sup>th</sup> and Main Streets. The net change is an increase of \$23,542.00. Shelly Henriott moved to approve. Don Teder seconded and the motion passed unanimously by roll call vote.

**T-Bird Design Services- Streetscape Phase VI Change Order – Electrical Tie In** – Jon Munn of TBIRD Design Services presented this first change order for the Streetscape Phase VI project. It will involve an electrical tie-in that is needed on the project. It was decided in the field to deviate from the plan as proposed. The change is at no cost. Don Teder moved to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

**Utilization of Captured Assessment - Tax Increment Finance (TIF) Allocation Areas** – Each year, our utilization of the tax increments generated in the TIF districts against the short and long term projects needs to be assessed to determine if there is any value that can pass along to the underlying taxing districts. The City has many current projects and has long term plans for other projects. The City has a need for any revenue that is generated. Don Teder moved to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

**Lafayette Redevelopment Commission Annual Report-** House Enrolled Act 1242 passed during the 2018 General Assembly Session requires redevelopment commissions to hold an annual meeting and provide certain information for the benefit of the public and other taxing units that overlap allocation areas (for specific details see Section 32 IC 36-7-25-8 of the Indiana Code). Greg Balsano of Baker Tilly Municipal Advisors provided the annual report of the TIF districts and activities. All affected underlying taxing districts have been invited to attend and view the meeting and presentation on line and provide any comments.

### **Director's Report**

Both Main Street Streetscape Phase 3 and Streetscape Phase 6 are continuing to move forward. Ellsworth bond will be closing soon. Pullman Station continues to lease apartments. The Municipal Building project is in the design phase.

The Mayor thanked the Commission for its hard work during the pandemic. The Governor will be in town for the SIA groundbreaking of their new facility.

### **Claims**

Don Teder moved to approve the July 2020 claims in the amount of Four million one hundred sixty-seven thousand, nine hundred forty dollars and sixty-nine cents (\$4,167,940.69). Shelly Henriott seconded and the motion passed unanimously by roll call vote.

### **Public Comment**

Jos Holman asked for any comments from the public. There were no comments received from the public on the [web-ed@lafayette.in.gov](mailto:web-ed@lafayette.in.gov) email account prior to the meeting.

### **Adjournment**

Don Teder moved to adjourn the meeting. Shelly Henriott seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:36am.

*Respectfully submitted*  
*Michelle Conwell, Recording Secretary*

Approved,

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T.J. Thieme, Secretary  
Lafayette Redevelopment Commission