

MINUTES
WEST LAFAYETTE ECONOMIC DEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Lower Level Conference Room

August 4, 2009

Economic Development Commission members present: Bill Baitinger, Steve Bruhn,
John Knoté
Absent: Linda Cohen, Sue Scholer,

Old Business:

The meeting was called to order at 12:02 p.m. Vice President Baitinger presided.

Mr. Knoté motioned to approve the June 4, 2009 minutes. Mr. Bruhn seconded. The minutes were approved as written with a vote of 4-0.

There was no further old business.

New Business:

- Review of Tapawingo Hotel, LLC Request for Tax Abatement

Mr. Bruhn motioned to hear the request for tax abatement from Tapawingo Hotel, LLC. Mr. Knoté seconded. The motion passed 4-0.

Chandler Poole, Director of Development, opened the hearing for the tax abatement request. The area for which the abatement is being requested has already been designated an Economic Revitalization Area (ERA). The tax abatement which was granted in 2007 has lapsed because construction did not begin within the first 12 months as required by the terms of the abatement. The area is a critical component of the gateway into West Lafayette. At the request of the City, the original plan has been modified. Mr. Poole will continue to work with Mr. Curtis to monitor the final details to ensure the project will provide the right look and feel for the gateway to the City of West Lafayette. Mayor Dennis complimented Mr. Curtis on working with the city to create a structure which is welcoming and consistent with the buildings on campus. This is a significant step in the right direction to put an appealing structure at that location.

Mr. James Curtis, Jr. introduced himself and gave a brief review of the plans for the proposed hotel. He explained the need to remove 25 feet deep of the existing soil at the site and replace it with compacted fill. Mr. Curtis stated the requested tax abatement would help relieve the expense of replacing the soil.

A question and answer session followed. The exact location, exit and entry and parking issues were discussed by the Commission members. The proposed building is a smaller version of the plans presented in the previous abatement request. Commission Attorney Tom Brooks commented the numbers presented in the Real Property Tax Abatement Illustration were based on this year's tax rate and were estimates for over the ten year period. Since the property is located in a TIF District, the application must also be heard by the Redevelopment Commission. Taxes obtained from any improvements will be directed to the TIF District. The request is for a 10 year abatement on real estate.

Public comment was heard. The motion to recommend the 10 year real estate abatement application from Tapawingo Hotel, LLC to the Common Council passed 3-0.

- Review Potential Economic Revitalization Area (ERA) Locations

Development Director Chandler Poole referred to a map of the city. He stated the ERA designation is a powerful tool for economic development. The Commissioners were asked to consider areas in the City that would benefit from an ERA designation. Areas which already have an ERA designation are more attractive to potential developers because the sites have been identified by the City as sites for revitalization. An ERA designation is for three years.

Public Comment

None was made.

Adjourn

There being no further business, Mr. Bruhn moved to adjourn. Mr. Knotte seconded. The meeting adjourned at 1:00 p.m.

Respectfully submitted,



Steve Bruhn, Secretary

/djg