MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue West Lafayette, Indiana
August 17, 2016

Present: Larry Oates, Chris Campbell, Johari Miller-Wilson, David Sturgeon, Jon Speaker

Absent: Patrick Hein, Brian Bittner

Old Business

Approval of the July 20th, 2016 Minutes

President Larry Oates called for a motion to approve the Redevelopment Commission meeting minutes from June 22nd 2016. Commissioner Chris Campbell moved to approve the meeting minutes and Commissioner David Sturgeon seconded. President Oats asked for any changes, additions or deletions to be made known. After not hearing any request to change the minutes from the July 20th 2016 minutes, Oats called for a vote. The minutes of the July 20th 2016 minutes was approved unanimously.

Project Updates

Update from the Mayor

Mayor Dennis approached the podium before the Commission to introduce the new Director of Development for the City of West Lafayette, Erik Carlson. He continued to speak about Carlson's background and stated that the City is happy to have him aboard.

Happy Hollow Road

Dave Buck approached the podium before the Commission. He spoke about the Happy Hollow Road project. Work continued on the west side of the road. New sewer drains and curbs will be installed soon, after the sub-grade work is complete, by early September. New Pavement will follow on the west side of the road. There has been great weather for road building, so the project has been progressing well.

CSO Project

Buck spoke about the CSO project. Two pipe crews have been installing 96" pipe on the north and south end of the project. The jack and borer work near the railroad bridge, jacking a 48" pipe underground. Milestone has been working on constructing retaining walls along Williams Street going up the hill and the corner of Salisbury, as well as replacing existing retaining walls. Those retaining walls are now complete. More fill was placed at Tapawingo intersection and raising the grade 6 to 12 feet to eliminate the large bump on Williams Street. Storm sewers have been installed, which were sticking out of the ground a decent height, so there has been a large amount of fill that was placed.

Commissioner Campbell stated that on Happy Hollow Road, the signage present makes the road appear closed. Buck spoke about the new stop sign and extra signage installed.

Tom Brooks mentioned that the Mayor spoke in an article about the Kingston Trail. Brooks questioned if the trail was open to the public yet, or not. It was announced that the trail will be opening soon and a dedication ceremony will be scheduled.

Joint Board Updates

Mr. Peterson approached the podium. He spoke about the Russell street being converted to two-wat traffic. There is a narrow section of Russell Street near Third Street due to construction on a new building. Third Street and Russell intersection now has a stop light signal along with two other signals. President Oates mentioned that there is still one-way signage along Russell Street that needs to be removed. Resurfacing will occur next summer.

State Street design is progressing as weekly meetings are held to keep the project moving. Around April of next year, State Street will be closed from McCormick Road/Airport Road to University Street. Routing plans are currently being worked on. More updated will be presented to the Redevelopment Commission as they develop.

Peterson spoke about Todd's Creek. Relocation and stump removals are going well. Horticulture Park will remain closed to the public during this constriction for safety concerns The Park will open in the spring with restricted access. Planting of Todd's Creek will be done in November. There will be limited access to Horticulture Park once planting has been completed. He continued with boxed culverts being installed before limited access is allowed.

Peterson spoke about the process with Browning and their work in regards to Airport Road. Their main focus is on land use plan, so that portion of the project can be finalized. Browning will present to the Redevelopment Commission in a few months.

Financial Schedules

Peter Gray explained to the Commission that all materials were presented to the Commission in their meeting packets. There were no further questions by the Commission.

Approval of Claims

KCB TIF Claims **$143,206.30**

Commissioner Speaker moved to pay the KCB TIF claims. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:
The motion to approve the payment of the KCB TIF claims in the total amount of $143,206.30 passed 5-0.

Controller Gray stated that the Board of Works paid this claim, as the Redevelopment Commission granted approval to pay this claim previously.

Sagamore Parkway TIF Claims **$1,239.20**

Commissioner Sturgeon moved to pay the Sagamore TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:
The motion to approve the payment of the Sagamore TIF claims in the total amount of $1,239.20 passed 5-0.

KCB TIF Claims **$31, 916.28**

Commissioner Speaker moved to pay the KCB TIF Claims. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:
The motion to approve the payment of KCB TIF claims-State Street Funding in the total amount of $31,916.28 passed 5-0.

Levee/Village TIF Claims **$376,289.19**

Commissioner Miller-Wilson moved to pay the Levee/Village TIF claims. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:
The motion to approve the payment of Levee/Village TIF claims in the total amount of $376,289.19 passed 5-0.

US 231 North TIF Claims **$452.97**

Commissioner Speaker moved to pay the US 231 North TIF Claims. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:

The motion to approve the payment of the US 231 North TIF claims in the total amount of $452.97 passed 5-0.

Initial Draft-WLRDC Spending Plan

President Oates spoke about the history of the West Lafayette Redevelopment Commission Spending Plan to the Commission and the public. Oates reviewed each item line with the Commission.

Engineering-CSO Project-Roadway Elements

David Buck approached the podium. He spoke about the CSO Project and requested the Redevelopment Commission to pay the claim for Payment No. 4 of $387,000.00, which was presented to the Commission. He spoke about the portion of the CSO project that was funded through the Redevelopment Commission. Buck also requested that the Redevelopment Commission authorize the Board of Works to pay the claim Payment No. 4 on behalf of the Redevelopment Commission. Oates asked if this amount has been budgeted which Buck confirmed. Oates entertained a motion to authorize the Board of Works to pay the claim not to exceed $430,000.00 and remove $387,200.00 from the current bond on behalf of the Redevelopment Commission to Bowen Engineering. Commissioner Sturgeon moved to pay the claim for Bowing Engineering. Commissioner Speaker seconded.

Roll Call:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:

The motion to authorize the Board of Works to pay the claim payment not to exceed $430,000.00 and removed $393,200.00 from the current standing bond passed 5-0.

Public Comment

There was no public comment.

Adjourn

There being no further new business. The next Redevelopment Commission meeting will be held September 21st, 2016 in the multi-purpose room at the Morton Community Center at 8:30 a.m. Commissioner Campbell moved to adjourn and Commissioner Miller-Wilson seconded. The Redevelopment Commission was adjourned at 9:38 a.m.

Johari Miller-Wilson, Secretary

Approved:

Lawrence T. Oates
President