MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers

July 11, 2012

The meeting was called to order at 8:30 a.m.
The Pledge of Allegiance was recited.
Secretary Sorensen called the role.
Present: Steve Curtis, Joanna Grama, Larry Oates, Linda Sorensen, Janet Elmore, Dottie Rausch
Absent: Peter Gray

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the June 20, 2012 Redevelopment Commission meeting. Commissioner Grama seconded. The minutes were approved as written 4-0.

Project Updates

Parks Superintendent Joe Payne updated the Commission on the following project:

- Wabash Heritage Trail Extension Phases I and II – Phase II of the trail in Happy Hollow Park is substantially complete and being heavily used. A walk-through is scheduled for today to complete the INDOT contract. A sign system for the entire four mile trail network is being developed. A ribbon cutting will be scheduled when the INDOT contract has been completed.

- Public Works Director Dave Buck updated the Commission on the following projects:

- Cumberland Avenue Reconstruction Phase II – Curbs and splitter islands have been completed at the Manchester roundabout by Rieth Riley. Local traffic will be switched over to begin using the roundabout. The section from Cumberland Pointe east to Salisbury Street will be fully closed to allow work to be completed as soon as possible. The proximity of high-voltage power line and underground high-pressure gas main has made the storm line installation extremely difficult and slow. The road is scheduled to be opened by August 10, 2012.

- Yeager Road Phase I – Work on concrete curbs and driveway approaches is underway by Milestone Contractors. This will be followed by installation of the second and intermediate layers of asphalt. The roundabout is estimated to be open the last week of July 2012. Discussion with INDOT to get the speed limit permanently lowered to 35 MPH

July 2012. Discussion with INDOT to get the speed limit permanently lowered to 35 MPH beginning at Neil Armstrong to Lindberg Road is underway. Mr. Buck also noted that the Board of Works has approved a quote from Milestone to install five storm crossings under Northwestern Avenue between Lindberg and Yeager Roads which is the first piece of the corridor improvement project to rebuild this gateway to the community.

- Yeager Road Phase II – Plans and specifications are ready to move forward through the bidding process. Confirmation from ARPL for design loads and parameters so that projects are appropriately sized and scoped is pending.

- Street Resurfacing Project – Concrete work has been completed by Rieth Riley. Milling operations in the near-campus and Levee/Village TIF areas will begin next week. Asphalt work should be completed mid-August.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports which reflected the normal transactions and current claims. Treasurer Rhodes stated July is the month in which bond payments are made. Most bond payments come through the Trustee.

Payment of Claims

Sagamore Parkway TIF Claims **$30,818.39**

Commissioner Curtis moved to pay the Sagamore Parkway TIF claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $30,818.39 passed 4-0.

KCB TIF Surplus Claims **$304,903.60**

Commissioner Grama moved to pay the KCB TIF Surplus claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of $304,903.60 passed 4-0.

Levee/Village TIF Claims **$312,301.78**

Commissioner Sorensen moved to pay the Levee/Village TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $312,301.78 passed 4-0. Claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Resolution RC 2012-13

Commissioner Sorensen moved to approve Resolution RC 2012-13 A Resolution of the West Lafayette Redevelopment Commission Authorizing Additional Appropriations in the amount of $750,000 from the Levee/Village TIF District. Commissioner Curtis seconded. Dave Buck explained the projects related to the additional appropriations which included ADA compliance, street resurfacing, and curb and sidewalk replacement. Joe Payne noted that survey and design work includes improvement to Happy Hollow Park off of Salisbury Street. President Oates confirmed that proper public notice of the additional appropriations was made. Public comment was requested. Treasurer Rhodes stated that there is sufficient unrestricted balance to support the appropriation.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion passed 4-0.

Cumberland Avenue Reimbursement Agreement (Vectren)

Dave Buck stated details of the contract have not yet been finalized and requested authorization be given to the Board of Works to approve the contract on behalf of the Redevelopment Commission. The agreement with Vectren pertains to a 50 foot wide easement along Cumberland Avenue where a high-pressure gas main needs to be relocated. Mr. Buck said the design has been altered wherever possible to avoid relocation expenses. Commissioner Grama moved to give the Board of Works the authority to approve an agreement on behalf of the Redevelopment Commission to reimburse Vectren in an amount not to exceed $95,000 to lower the gas main. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion passed 4-0.

Change Order Nos. 7 and 9 – Yeager Road – INDOT

Commissioner Curtis moved to approve Change Order Nos. 7 and 9 to the INDOT contract for Yeager Road. Commissioner Sorensen seconded. Dave Buck explained the change orders to the contract. He commented Change Order No. 8 which will be paid by the Wastewater Utility, is a 100% West Lafayette cost, and will be presented to the Board of Works for approval. The three change orders bring the contract amount to $2,393,954.69 with No. 7 and No. 8 being 80% reimbursable.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

Supplemental Agmt. No. 3 – Perimeter Pkwy. Ph 1A-2 – Butler, Fairman & Seufert, Inc.

Commissioner Sorensen moved to authorize the Board of Works to enter into Supplemental Agreement No. 3 for Perimeter Parkway Phase 1A-2 design work. Commissioner Grama seconded. Mr. Buck explained the agreement which is for the remainder of the design contract on Phase IA and results in a net $0 change to the contract with Butler Fairman & Seufert Inc.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

West Lafayette/Purdue Traffic Study – Butler, Fairman & Seufert, Inc.

Mr. Buck provided detail on the agreement with Butler, Fairman & Seufert, Inc. with regard to the existing Perimeter Parkway Transportation Plan to improve overall traffic flow in the community and obtain the best result possible for the entire network of roads and streets allowing future development to move forward. The agreement is to fund the study, which includes the first three phases, equally with Purdue University, Purdue Research Foundation and the City of West Lafayette Redevelopment Commission. Additional phases have been identified and may be addressed in the future. The entire contract is for $155,000 of which the City's portion is approximately $52,000. Commissioner Grama moved to approve the agreement between the West Lafayette Redevelopment Commission and Butler, Fairman & Seufert, Inc. in an amount not to exceed $52,000 for a traffic study as on page 2 of Appendix E of the agreement. Commissioner Curtis seconded. Attorney Brooks requested that "Redevelopment Commission" be added to the agreement on page 1 for clarification.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

APPIAN Advisors Agreement

The agreement which is in conjunction with the Perimeter Parkway Plan and Project is for assistance in securing additional funding through grant opportunities at the federal and state levels. The firm will also work with local and federal legislatures to prioritize the project. Current federal funding for the project will be exhausted at the completion of design and right-of-way acquisition of Phase 1A, Part 2. It is an annual agreement and will be split between Purdue University, Purdue Research Foundation and the City of West Lafayette Redevelopment Commission. The agreement is for a total of $48,000 and is $16,000 per entity plus reimbursables. The agreement has an automatic annual renewal which can be terminated upon a 30 day notice. Commissioner Curtis moved to approve the Appian Advisors Agreement in the total amount of $48,000 per year which

will be split equally between the West Lafayette Redevelopment Commission, Purdue Research Foundation and Purdue University. Commissioner Grama seconded. Mayor Dennis spoke in favor of the agreement as a good investment for the community to fund important projects.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

Parsons Brinckerhoff Inc. Agreement/Task Orders 1-2

Dave Buck detailed the terms of the General Services Contract for professional services which is with the Board of Works and the Redevelopment Commission. Services performed under the agreement will be done through task orders. Task Order No. 1 is not to exceed $5,000 and is unspecified at this time. The scope of services for Task Order No. 2 includes work and engineering for improvement to the Happy Hollow entrance on Salisbury Street and was explained by Dave Buck. Task Order No. 2 is not to exceed $49,000 and will be from today's additional appropriation. Commissioner Curtis moved to approve the agreement between Parsons Brinckerhoff Inc. and the West Lafayette Redevelopment Commission. Commissioner Sorensen seconded.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

Commissioner Sorensen moved to approve the form of Task Order No. 1 for future use, with no funding currently attached, and with a limit of $5,000 for services, should Task Order No. 1 be used. Commissioner Curtis seconded.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

Commissioner Grama moved to approve Task Order No. 2 between the West Lafayette Redevelopment Commission and Parsons Brinckerhoff Inc. with regard to engineering work for the Salisbury Street entrance to Happy Hollow Park in an amount not to exceed $49,000. Commissioner Sorensen seconded.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

Resolution RC 2012-8

Commissioner Curtis moved to approve Resolution RC 2012-8 A Resolution of the City of West Lafayette Redevelopment Commission Approving an Agreement for the Disposition of Certain Real Property Located in the Kalberer/Cumberland/Blackbird Economic Development Area (Subject to the Prior Acquisition Thereof). Commissioner Grama seconded. Director of Development Chandler Poole stated the resolution pertains to

the ARIL (Automotive Robotics Indiana Labs) Project in the Purdue Research Park. Attorney Tom Brooks, Jr. explained the resolution authorizes Redevelopment Commission President Oates to negotiate and enter into an agreement (attached to resolution) to buy the property from PRF and sell it to ARIL for $1 after a 30 day waiting period from the previous meeting (June 20, 2012) of the Commission.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion passed 4-0.

Resolution RC 2012-9

Commissioner Sorensen moved to approve Resolution RC 2012-9 A Resolution for the Transfer of Funds. Commissioner Curtis seconded. The resolution moves the unexpended appropriation balance from Account 75-394 KCB TIF Contract Services to Account 75-410 KCB TIF Land Acquisition to provide necessary funding for Resolution RC 2012-10.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion passed 4-0.

Resolution RC 2012-10

Commissioner Grama moved to approve Resolution RC 2012-10 A Resolution of the West Lafayette Redevelopment Commission Authorizing Additional Appropriations. Commissioner Sorensen seconded. The resolution moves funds into Account 75-410 KCB TIF Land Acquisition, which is for the purchase of the land in the Research Park for the ARIL facility. President Oates confirmed that proper public notice of the additional appropriations was made. Public comment was requested.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion passed 4-0.

Resolution RC 2012-11

Commissioner Grama moved to approve Resolution RC 2012-11 A Resolution of the City of West Lafayette Redevelopment Commission Approving an Agreement for the Disposition of Real Property Situated in Levee/Village Economic Development Area (Subject to the Prior Acquisition Thereof). Commissioner Curtis seconded. Attorney Tom Brooks Jr. stated this is regarding the purchase of a portion of Wabash Landing and selling it back to Jimmy Curtis for the construction of a hotel. The resolution authorizes President Oates to negotiate an agreement with Mr. Curtis; however, the agreement will come before the Redevelopment Commission for approval before it is carried out.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion passed 4-0.

Resolution RC 2012-12

Commissioner Curtis moved to approve Resolution RC 2012-12 A Resolution of the West Lafayette Redevelopment Commission Approving the Execution of an Amendment to the Lease with the West Lafayette Redevelopment Authority Relating to the Kalberer/Cumberland/Blackbird Economic Development Area, and All Matters Relating Thereto. Commissioner Grama seconded. The resolution changes the terms of the lease between the Redevelopment Commission and the Redevelopment Authority to lower the lease payment which is a result of the Economic Development Lease Rental Bonds of 2002 refinancing.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

Resolution RC 2012-14

Commissioner Grama moved to approve Resolution RC 2012-14 A Resolution of the City of West Lafayette Redevelopment Commission Determination for TIF Revenues for 2013. Commissioner Sorensen seconded. Projected revenues for each TIF District were previously reviewed by financial advisor Jim Treat at the June 20, 2012 meeting of the Commission. It was determined there was no excess valuation to pass through to the underlying entities. A decision must be made prior to July 15 each year and the underlying entities notified.

The roll call vote:
Aye: Curtis, Grama, Oates, Sorensen
Nay:
The motion passed 4-0.

Other

President Oates noted the 2013 spending plan will be reviewed at the August 22, 2012 meeting of the Commission. Department heads were requested to be present at the meeting to explain their projects.

There was no further new business.

Public Comment

Public Comment was requested. The next meeting was confirmed:

Wednesday, August 22, 2012 – 8:30 a.m.

Adjourn

There being no further new business, Commissioner Sorensen motioned to adjourn. Commissioner Curtis seconded. The meeting adjourned at 10:02 a.m.

Linda M. Sorensen
Secretary

Approved:

Lawrence T. Oates
President