MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
West Lafayette Public Library – Elm Room
208 W. Columbia Street
West Lafayette, Indiana
April 16, 2014

The meeting was called to order at 8:30 a.m.
The Pledge of Allegiance was recited.
Secretary Curtis called the role.
Present: Peter Gray, Johari Miller-Wilson, Bob Schauer, Larry Oates, Steve Curtis, Janet Elmore

Old Business:

Minutes

Commissioner Miller-Wilson moved to approve the minutes of the March 12, 2014 Redevelopment Commission meeting. Commissioner Curtis seconded. Commissioner Gray requested the sentence on page 5 be amended to read "due to a conflict ***of interest***" and on page 6, the addition of the work "to" amending the sentence to read "permission ***to*** enter into negotiations". Commissioner Miller-Wilson moved to amend the minutes as previously delineated. Commissioner Gray seconded.

The motion to amend the minutes passed 5-0.

The motion to approve the minutes as amended passed 5-0.

Project Updates

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

- Happy Hollow Road Project – All documents have been turned in to INDOT for a July letting. Documents are being reviewed by INDOT and a RFC (ready for contract) determination is expected on April 30, 2014. The scoring of construction inspection proposals is also being reviewed by INDOT.

- Cumberland Avenue Ph. III Project – Plans are wrapping up with utility relocation coordination and land acquisition nearing completion. A June 3, 2014 bid opening is anticipated and a contract will be brought before the Commission at the June 18, 2014 meeting.

- Salisbury Street Ph. III Project – Project includes ATMS work on Salisbury Street intersections and reconstruction of the Navajo/Salisbury intersection. ADA ramps and signal equipment are getting updated at the Kalberer intersection and contractors will begin moving south. Waterline work will begin mid-May. Plans for traffic control during construction were discussed. Notifications to businesses, signage, and a press release to inform the general public about the lane restrictions. Construction is scheduled for March to August 2014.

- Navajo St., Ph. I Project – Bids for the project have been received by the Board of Works and a contract with Fairfield Contractors is on today's agenda for approval. The project includes the replacement of bad sections of curb, missing and non-compliant pieces of sidewalk and the installation of ADA ramps on Navajo Street from Salisbury Street to Indian Trail.

- Mid-Block Crossings Project – Project was bid through INDOT in March. A pre-construction meeting has been scheduled for April 29, 2014 at which the construction schedule for the two locations will be discussed.

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

- Cattail Trail Extension Project – Issues have been resolved and an INDOT letting date of July 7, 2014 is anticipated with construction to begin 30 days after. Most of the work will be done this year with final completion in spring of 2015.

Parks and Recreation Stewardship Director Dan Dunten updated the Commission on the following project:

- Median Maintenance Project – Maintenance of medians has begun as scheduled. Completed work has been monitored and both companies are providing excellent service.

Development Director Chandler Poole updated the Commission on the following projects:

- State Street Master Plan – Creative ideas are being implemented and some design issues are being addressed. An updated plan will be presented to the Commission at the May meeting.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The financial schedules were presented. Questions were requested. Commission Treasurer Rhodes stated the preliminary review of the revised revenue estimates for 2014 has been completed. Jim Treat will be at the May meeting to review the adjusted financial information.

Resolution RC 2014-7 Transfer of Funds

Commissioner Gray moved to approve Resolution RC 2014-7 A Resolution Requesting the Transfer of Funds. Commissioner Miller-Wilson seconded. The resolution transfers funds in the Sagamore Parkway Allocation Fund from Repair/Maintenance Services-Medians account to the Repair/Maintenance Grounds Materials account to cover the cost of seeding for the medians. Commissioner Gray moved to amend Resolution RC 2014-7 by reducing the amount of the transfer

from $1,000.00 to $885.00 which is the actual cost of the seed for the medians. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to amend Resolution RC 2014-7 passed 5-0.

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve Resolution RC 2014-7 as amended passed 5-0.

Payment of Claims

Commission President Oates stated in an effort to conserve paper, copies of claims will no long be printed. Electronic copies will still be sent to all Commissioners and department heads. The original claims will be available for inspection at the meeting.

Sagamore Parkway TIF Claims **$22,000.00**

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

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $22,000.00 passed 5-0.

KCB TIF Claims **$43,899.29**

Commissioner Miller-Wilson moved to pay the KCB TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $43,899.29 passed 5-0.

Commissioner Curtis recused himself from voting on the claims of the Levee/Village TIF District and left the room since one of the claims was to family members for Happy Hollow Road right-of-way acquisition.

Levee/Village TIF Claims **$166,511.17**

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

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $166,511.17 passed 4-0. Mr. Curtis returned to the meeting. Additional claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Agreement - 225 Northwestern Improvements – Land Quest, LLC

Chandler Poole explained the details of the project which is in the planned development on the site of the current Bar Barry Liquors location. An illustration was displayed which showed the related area. The agreement provides reimbursement to Land Quest, LLC for sanitary sewer installation from North Street to the Chauncey Village Walkway. Commissioner Curtis moved to approve the agreement between the West Lafayette Redevelopment Commission and Land Quest, LLC whereas the Redevelopment Commission will reimburse Land Quest, LLC for the installation of a sanitary sewer pipe in the alley west and adjacent to the site from North Street to the area known as Chauncey Village Walkway in an amount not to exceed $150,000.00 and that payment will not be made before January 1, 2015. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Agreement – Navajo Street Phase I – Fairfield Contractors, Inc.

Dave Buck commented bids for the project were received at the April 8, 2014 Board of Works meeting. Fairfield Contractors, Inc. provided the lowest, most responsive and responsible bid of $149,237.00. A comparison of the three bids received was provided for review. Commissioner Gray moved to accept the bids from Fairfield Contractors, Inc. in the amount of $149,237.00, Reith Riley for $202,438.00 and Milestone Contractors, Inc. for $181,813.00 that were taken under advisement by the Board of Works for the Navajo Street Curb and Sidewalk Improvements Project on April 8, 2014. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Commissioner Miller-Wilson moved to approve the bid from Fairfield Contractors, Inc. in the amount of $149,237.00 for the Navajo Street Improvement Project. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Commissioner Curtis moved to approve the agreement between the West Lafayette Redevelopment Commission and Fairfield Contractors, Inc. in an amount of $149,237.00 for the Navajo Street Improvement Project. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0. Dave Buck stated a July 3, 2014 completion date is expected.

Change Order No. 1 – Salisbury Street Phase III – Milestone Contractors

Dave Buck requested approval of Change Order No. 1 to the contract with Milestone Contractors, Inc. for the Salisbury Street Phase III Project. The change order net total results in a deduction of $2,851.00 to the contract due to some changes in the signal equipment. Commissioner

Gray moved to approve Change Order No. 1 to the Salisbury Street Phase III contract with Milestone Contractors, Inc. which reduces the contract by $2,851.00. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Board of Works Authorization – Cumberland Avenue Phase 3 – Bidding Schedule and Receive Bid

Dave Buck requested authorization be granted to the Board of Works to approve the advertisement, plans and specifications and bidding schedule at their May 13, 2014 meeting and also authorize the Board of Works to receive bids on June 3, 2014 so that a contract can be presented at the June 18, 2014 meeting of the Redevelopment Commission. Commissioner Curtis moved that the West Lafayette Redevelopment Commission grant authority to the West Lafayette Board of Works to set up and advertise a bidding schedule and receive and open bids on the Cumberland Avenue Ph. 3 Project. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Board of Works Authorization – Street Resurfacing Project – Bidding Schedule and Receive Bids

Dave Buck requested approval of the Board of Works for the advertisement, plans and specifications and bidding schedule for the 2014 Street Resurfacing Project and to receive and open bids at their May 7, 2014 meeting. The Board of Works previously approved the bidding schedule at their April 15, 2014 meeting since the project is funded through other accounts in addition to TIF funds. Commissioner Curtis moved to ratify the bid schedule and bid form as approved by the Board of Works at their April 15, 2014 meeting with regard to the 2014 Street Resurfacing Project for the City of West Lafayette and to give authorization to the Board of Works from the West Lafayette Redevelopment Commission to receive and open bids for the 2014 Street Resurfacing Project. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Other

Dave Buck stated he is hopeful that INDOT will give the go-ahead to begin contract negotiations for construction inspection on Happy Hollow Road. A contract must be approved and in place before INDOT will open bids in July. If possible, a contract will be presented at the May meeting of the Redevelopment Commission. In the event this isn't possible, Dave Buck requested authorization be granted to the Board of Works to enter into a contract on behalf of the Commission. The contract for inspection services is funded with 80% INDOT and 20% local share. Commissioner Gray moved the West Lafayette Redevelopment Commission give the Board of Works authorization in the event that delay of approval of the construction inspection contract would cause a delay in the Happy Hollow Road Project to negotiate and approve a contract in an amount not to exceed

$140,000.00 for the local share. Commissioner Curtis seconded. Commission President Oates stated the contract should be presented to the Redevelopment Commission if it doesn't delay the project.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Joe Payne distributed a new Trails Guide to the Commissioners. There was no further new business.

Public Comment

Public Comment was requested. The next meeting of the Commission was announced.

Wednesday, May 21, 2014 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Commission Attorney Tom Brooks, Jr. noted that approval of the Confirmatory Resolutions for the two new TIF Districts will be on next month's agenda. Commission President Oates stated Tom Brooks will also give an overview of new legislation and its impact on the TIF Districts. It was also confirmed that paper copies of claims would no longer be provided in the informational packets for the Commissioners.

Adjourn

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 9:30 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President