MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
October 15, 2014
Amended

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, Bob Schauer, Larry Oates, Steve Curtis, Janet Elmore, Brian Bittner
Absent: Johari Miller-Wilson
Commission President Oates welcomed Brian Bittner to the Commission. Brian is the West Lafayette Community School Corporation representative.

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the September 17, 2014 Redevelopment Commission meeting. Commissioner Gray seconded. The minutes were approved as written 4-0.

Project Updates

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

- Cumberland Avenue Ph. III Project – Storm sewer installation is ongoing and utility relocation is complete. Subgrade treatment will begin today. Progress has been delayed due to weather and Milestone is catching up wherever possible. Curbs and asphalt are planned to be installed on the inside lanes before winter. Progress updates are sent in biweekly newsletters to the community and posted on the project website.

- Cattail Trail Extension Project –Milestone moved onsite last week and has begun right-of-way clearing work. Grading work and retaining wall construction will be done this fall. The rest of the project will be built in the spring and summer of 2015.

- Northwestern Avenue Safety Improvements Phase III – Fence installation has begun. Approximately 500 feet of fence is being delivered and installed per week. Median fencing should be installed in the next two weeks. Signal equipment has started going up and is planned to be operational by the end of the month.

- Salisbury Street Ph. III Project – Work has been completed. A final change order is on today's agenda for approval.

- Ravinia Road Sidewalk Project – A quote, under $50,000, has been received from Fairfield Contractors. An agreement will be presented for approval at the November meeting and the project will take place in 2015.

Stewardship Director Dan Dunten updated the Commission on the following project:

- Cumberland Park Dining Court – Grant funds from the Community Foundation of Greater Lafayette in the amount of $24,160.00 have been received. The funds will reimburse the Redevelopment Commission for the shade sail structure in the Cumberland Park dining court as agreed.

- Northwestern Heights Right-of-Way Improvements Project – Meetings are ongoing with neighborhood representatives, Dan Dunten and City Attorney Eric Burns regarding concerns and development of the area. Fencing and landscaping will be installed after the concrete work has been completed.

- Happy Hollow Ravine Footpath Repair – Construction has been delayed due to weather.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The October 2014 financial schedules were presented.

Payment of Claims

Sagamore Parkway TIF Claims **$1,590.00**

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

The roll call vote:

Aye: Gray, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $1,590.00 passed 4-0.

KCB TIF Claims **$517,304.52**

Commissioner Curtis moved to pay the KCB TIF claims. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $517,304.52 passed 4-0.

Levee/Village TIF Claims **$33,615.10**

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

The roll call vote:

Aye: Gray, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $33,615.10 passed 4-0. A list of claims paid by the Board of Works on behalf of the Commission was provided for reference.

Resolution RC 2014-15 Additional Appropriation

Commissioner Gray moved to approve Resolution RC 2014-15 A Resolution of the West Lafayette Redevelopment Commission Authorizing an Additional Appropriation in the amount of $500,750.50. Commissioner Curtis seconded. The resolution provides funding for the purchase of a fire truck. Public comment was requested. None was made.

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

Agreement – Fire Truck – KME Fire Apparatus

Fire Chief Tim Heath stated Redevelopment Commission Attorney Tom Brooks, Jr. has previously reviewed and approved the agreement between the City of West Lafayette Redevelopment Commission and KME Fire Apparatus. City Attorney, Eric Burns confirmed his approval of the agreement. Chief Heath requested the Commission's approval of the agreement which will then be forwarded to KME. After KME signs their portion of the agreement, it will be returned along with the Performance Bond, W-9 and Certificate of Liability Insurance. Commissioner Schauer moved to approve the agreement between the City of West Lafayette and the KME Fire Apparatus for the purchase of a fire truck in a total amount of $500,750.50. Commissioner Gray seconded.

The roll call vote:
Aye: Gray, Schauer, Oates, Curtis
Nay:
The motion passed 4-0. Commission President Oates confirmed that the Board of Works has approved the disposition of the fire truck which will be traded in towards the purchase of the new truck at their October 14, 2014 meeting.

Resolution RC 2014-14 Disposition of Property

Commissioner Curtis moved to approve Resolution RC 2014-14 A Resolution of the City of West Lafayette, Indiana, Redevelopment Commission Authorizing the Disposition of Certain Real Property Located in the Kalberer/Cumberland/Blackbird Economic Development Area. Commissioner Gray seconded. Director of Development Chandler Poole explained the resolution accepts the appraisals and authorized the Commission to publish a notice to sell the property for the average of the two appraisals and various conditions relating to the proposed purchaser's use of the property.

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

Change Order No. 4 – Northwestern Ave. – Rieth Riley Construction Co.

Dave Buck explained the change order which is for final quantity adjustments to the project which is nearing completion. The change to the contract with Rieth Riley, after allowing for adds and

deducts, results in a net increase of $69,721.32 and brings the contract total to $1,506,183.32. Dave stated there will be a potentially sizeable change order at the completion of the job. Purdue participation is anticipated for the final change order. Funding for Change Order No. 4 was discussed. Commissioner Curtis moved to approve Change Order No. 4 to the Northwestern Ave. Phase III Safety Improvements Contract with Rieth Riley Construction Co. for an increase of $69,721.32. Commissioner Gray seconded.

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

Quote Opening – Dump Truck/Salt Spreader – Street Department

Commission President Oates stated after an evaluation of the current snow removal equipment, Street Commissioner Doug Payne approached the Commission with a request to purchase additional equipment to handle this year's snowfall. Following a discussion with Financial Consultant Jim Treat and Commission Treasurer Rhodes, Commission President Oates stated after considering this year's tax revenues and a review of the unencumbered funds, it was determined there is $250,000 available in the Levee/Village TIF to purchase the equipment. Doug Payne described the condition of the current vehicles and the benefit and use of the additional vehicles. Commissioner Gray moved to authorize Commission Treasurer Judy Rhodes, City Attorney Eric Burns and Street Commissioner Doug Payne to open quotes on behalf of the Redevelopment Commission for a Dump Truck/Salt Spreader for the Street Department. Commissioner Curtis seconded. Commissioner Curtis verified that all the required steps had been taken to solicit the quotes. Commission Treasurer Rhodes confirmed the quotes were solicited and received in accordance with policy. The motion passed 4-0.

Quotes		
Opened: October 15, 2014 Redevelopment Commission Meeting		
Salt Spreader	**Model**	**Quote**
1. Clark Truck Equipment	304SS	$15,267.00
2. W.A. Jones Truck Equip. Inc.	304SS	$18,547.00
	201SS	$16,981.00
Dump Truck		
1. Stoops Freightliner		$150,850.00
2. Rush Truck Center of Indiana	Intl. 7400SBA Work Star Chassis	$161,960.00
Options: Intl 7500 Chassis 350 HP 1150 ft-lb torque engine		-$8,845.00
Heated windshield		+$515.00
	2015 7500SFA 654 (SF537)	$153,115.00
3. Weirs International Truck		$166,800.00
		$176,233.00

Commissioner Curtis moved to allow Street Commissioner Doug Payne take the quotes for the salt spreader and tandem truck under advisement and authorize the Board of Works to accept the lowest and most responsive quote on behalf of the Redevelopment Commission in a total amount not to exceed $250,000. Commissioner Gray seconded. Commission Treasurer Rhodes stated a detailed

memorandum of model numbers with quote prices and a review by the Street Commissioner will be sent to the Commission.

The roll call vote:

Aye: Gray, Schauer, Oates, Curtis

Nay:

The motion passed 4-0. Commission Treasurer Rhodes confirmed that it is acceptable to proceed with the purchase of the smaller truck as it is below the $50,000 limit. Commissioner Curtis moved to authorize the Board of Works to accept the lowest and most responsive quote with regard to a second truck in an amount not to exceed a total of $250,000 for the purchase of the tandem truck, salt spreader and the additional truck. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Schauer, Oates, Curtis

Nay:

The motion passed 4-0.

2015 Spending Plan

The 2015 Spending Plan was introduced by Commission President Oates. Mayor Dennis thanked the commissioners and department heads for their conscientious and responsible use of the taxpayers' dollars. He expressed his appreciation to Commission President Larry Oates and Commission Treasurer Rhodes for their diligence and leadership over the years. A comparison to the 2014 Spending Plan, projected expenditures and details of the 2015 Spending Plan for each TIF District, including the 231 North TIF District, were reviewed by Commission President Oates. Commission Financial Consultant Jim Treat explained that a conservative approach has been used for the projected revenues and answered questions from the Commission. Commissioner Gray moved to approve the 2015 Spending Plan of the West Lafayette Redevelopment Commission for the Sagamore TIF District, the KCB TIF District, the Levee/Village TIF District and the 231 North TIF District. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Schauer, Oates, Curtis

Nay:

The motion passed 4-0. Commission President Oates and Mayor Dennis expressed their appreciation to the commissioners and the department heads for their participation and cooperation in developing the 2015 Spending Plan.

Commission Treasurer Rhodes stated the Redevelopment Commission also controls the Certified Technology Park Fund which currently holds approximately $127,000 for the purpose of economic development in the Purdue Research Park. Jim Treat also explained the process with the Metro Fibernet TIF District which is a personal property TIF District related to the fiber optic cable installed by Metro Fibernet.

Other

The 2015 Redevelopment Commission Meeting Schedule was distributed.

Public Comment

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

Wednesday, November 19, 2014 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business, Commissioner Gray moved to adjourn. Commissioner Curtis seconded. The meeting adjourned at 10:18 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President