

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
November 19, 2014

The meeting was called to order at 8:33 a.m.

The Pledge of Allegiance was recited.

Secretary Curtis called the role.

Present: Bob Schauer, Larry Oates, Steve Curtis, Johari Miller-Wilson, Janet Elmore, Brian Bittner

Absent: Peter Gray

West Lafayette Community School Corporation representative, Brian Bittner was sworn in by Mayor Dennis. Mayor Dennis introduced new Parks Superintendent, Janet Fawley.

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the October 15, 2014 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. Commission President Larry Oates noted an omission on p. 5. Commissioner Miller-Wilson moved to correct the spelling of *Treasure* to *Treasurer*. Commissioner Curtis seconded. The amendment passed 4-0. The minutes were approved as amended 4-0.

Project Updates

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

- Happy Hollow Road Project – INDOT has allowed the funding to move forward. An invoice for the local portion is included with today's claims for Commission approval. A contract, a notice to proceed and preconstruction meeting will follow. Construction is expected to begin in spring 2015.
- Cumberland Avenue Ph. III Project – Milestone has made progress with new curbs and asphalt wherever possible through the end of October and early November. Paving operations have stopped due to cold weather. Traffic will be switched to the new pavement after the Thanksgiving holiday. Regular newsletters continue to go out to the neighborhood noting progress and traffic changes.
- Cattail Trail Extension Project – Progress has been made on grading and preparing the subgrade for the trail from the Northwestern/Yeager Road roundabout up to Cumberland Avenue. Some new curbs have also been installed and most of the utility relocations have been done. The project will shut down operations for the winter and resume in April 2015.
- Northwestern Avenue Safety Improvements Phase III – Most of the work items are complete. A final punch list inspection is scheduled for later this week. All signals are operational, railings are

complete and new lighting is installed and working. Programming of the traffic signal timing continues to be evaluated.

- Ravinia Road Sidewalk Project – An agreement with Fairfield Contractors is on today’s agenda for Commission approval. The project be completed in spring 2015.

- Lindberg Road Project – Nine responses to the RFQ were received through the Board of Works and are currently under review. A contract for survey and preliminary engineering is expected to be on the December Redevelopment Commission agenda. The project is for the Lindberg Road area between Northwestern Avenue and Salisbury Street.

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

- Cumberland Park Dining Court – Pillars have been installed and the shade structure will be installed in spring.

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

- Garden Street Right-of-Way Improvements Project – Final details are being worked out. This year’s work on the project should be completed in the next week or two. Landscaping will be completed in the spring of 2015.

Director of Development Chandler Poole updated the Commission on the following project:

- 2014 Fire Truck – On behalf of Fire Chief Heath, Chandler Poole stated that Chief Heath and Deputy Chief Schutter along with the truck committee, are currently in Pennsylvania at the preconstruction meeting reviewing the detailed specs of construction, selecting the final graphics package and the colors of the truck. Construction is expected to begin after the meeting.

- Fire Station No. 3 – There are still a few issues with the floor finish, however the concrete work and re-grading work in front of the building are complete. All issues are expected to be completed soon.

Street Commissioner Doug Payne updated the Commission on the following project:

- Street Department Truck Purchase – Trucks are currently being built. Slight spec modifications to the tandem dump truck resulted in additional savings. Delivery is expected in mid-March due to a delay in the plow manufacturing. Delivery on the one-ton truck is expected before the end of the year. Commission Treasurer Rhodes commented that the total truck purchase came in at over \$41,000.00 under the \$250,000.00 spending plan allowance.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The November 2014 financial schedules were presented.

Lease with PRF for University Church

Chandler Poole requested approval of the two year lease between the West Lafayette Redevelopment Commission and Purdue Research Foundation for the sanctuary and connecting space of the University Church. The space will provide a near-campus location for use by The Anvil. The Anvil, a cooperative effort of PRF, Purdue University and the West Lafayette Redevelopment Commission, provides an incubator space for Purdue University and community entrepreneurship. The lease will run from January 1, 2015 through December 31, 2016 for \$100,000.00 per year. Mayor Dennis commented the location will provide a convenient place for open communication and interaction of the creative and intellectually gifted members of our community. Funding for the lease was discussed. Commission President Oates explained that this lease is between PRF and the West Lafayette Redevelopment Commission. The space will then be sub-leased to The Anvil. The sublease is expected to be on the December agenda. Commissioner Miller-Wilson moved to approve the lease between the Purdue Research Foundation and the West Lafayette Redevelopment Commission for the University Church in an amount not to exceed \$200,000.00 over a two year period from January 1, 2015 through December 31, 2016 as detailed in the lease agreement. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 4-0.

Change Order No. 1 – Garden St. ROW Improvements – Simon Construction Co.

Dan Dunten explained Change Order No. 1 to the original agreement with Simon Construction Company. Change Order No. 1 was for concrete work for an additional safety-type roundabout and increased the original agreement by \$880.00 bringing the total to \$15,180.00. The project is still within budget. Commissioner Schauer moved to approve Change Order No. 1 to the agreement between the West Lafayette Redevelopment Commission and Simon Construction Company for additional concrete work to the Garden St. Right-of-Way Project in the amount of \$880.00. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 4-0.

Payment of Claims

Sagamore Parkway TIF Claims

\$5,628.70

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

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$5,628.70 passed 4-0.

KCB TIF Claims

\$408,615.74

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

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$408,615.74 passed 4-0.

Levee/Village TIF Claims

\$1,372,937.71

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

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$1,372,937.71 passed 4-0. A list of claims paid by the Board of Works on behalf of the Commission was provided for reference.

Proposals for Sale of Property

Commission President Oates stated the Notice of Request for Proposals was in reference to the five acre parcel in the Research Park recently traded with PRF. Deborah Kervin confirmed that the required notices were published regarding the sale. She also said that no proposals had been received. Commission Attorney Tom Brooks, Jr. stated that since no proposals had been received, state statute requires a 30-day delay before moving forward.

Ravinia St. Sidewalk Repair Project – Agreement – Fairfield Contractors

Dave Buck requested approval of the agreement with Fairfield Contractors in the amount of \$49,846.00 for the Ravinia Sidewalk Repair Project. The work is for sidewalk installation on the East side of Ravinia St. between Forest Hill and Leslie St. and is to be completed by June 1, 2015. Commissioner Schauer moved to approve the agreement between the West Lafayette Redevelopment Commission and Fairfield Contractors for the Ravinia St. Sidewalk Project in an amount not to exceed \$49,846.00. Commissioner Curtis seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 4-0.

Cumberland Ave. Median Maintenance Project – Change Order No. 1 – Brickman Group

Dan Dunten requested approval of Change Order No. to the original agreement with Brickman for the Cumberland Median Maintenance. The change order adds the removal of invasive plant material at the pond area to the scope of the project. The additional services can be completed under the existing purchase order. No additional funding is required. Commissioner Schauer moved to approve Change Order No. 1 to the agreement between the West Lafayette Redevelopment Commission and the Brickman Group which adds a new task to the existing purchase order in the amount of \$2,250.00 for the removal of invasive plants at the Cumberland Ave. pond area. Commissioner Curtis seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 4-0.

Other

Janet Elmore announced her resignation as the Tippecanoe School Corporation representative to the Redevelopment Commission effective today. Commission President Oates thanked her for her many years of service.

Public Comment

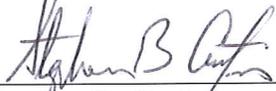
Public Comment was requested. The next two meetings of the Commission were confirmed.

Wednesday, December 17, 2014 @ 8:30 a.m.
Friday, January 2, 2015 @ 3:00 p.m.
Morton Community Center – Multi-purpose Room

Commission President Oates noted the 2015 Redevelopment Commission Spending Plan will be reviewed by the Common Council at their December 1, 2014 meeting.

Adjourn

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 9:37 a.m.



Stephen B. Curtis
Secretary

Approved:



Lawrence T. Oates
President