

MINUTES

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

July 19, 2011

The meeting was called to order at 8:32 a.m.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Joanna Grama, Peter Gray, Steve Curtis, Larry Oates, Linda Sorensen,
Dottie Rausch

Absent: Janet Elmore

Old Business:

Minutes

Commissioner Curtis motioned to approve the minutes of the June 14, 2011 Redevelopment Commission meeting. Commissioner Gray seconded. The minutes were approved as written 5-0.

Project Updates

City Engineer Dave Buck updated the Commission on the following projects:

- Cumberland Avenue Reconstruction Phase I – Final change orders are being reviewed with Schneider Corporation and Fairfield Contractors. A final change order from Roudebush Grading is on today's agenda.
- Cumberland Avenue Reconstruction Phase II – Utility relocation discussions with representatives from Duke Energy and Schneider Corporation are underway to attempt to minimize costs and review design.
- Perimeter Parkway Phase 1A Part 1 – Work on Harrison Street is progressing. Most of the underground utility work has been completed. Work on curbs is expected to begin this week on the closed section. Inside tunnel work is scheduled with a fairly significant steam shutdown for most of campus to relocate existing steam lines. Not all of the sidewalks and the road surface will be done by August 22, however the road will be open.
- Yeager Road Reconstruction Phase I – Compensation for the final two parcels has been accepted. An October 13, 2011 bid letting date is scheduled through INDOT. A construction inspection agreement with American Structurepoint is being reviewed and will be presented to the Board of Works for approval.
- Lindberg Bridge – Project is about 1-2 weeks behind schedule at this point. Beams and deck panels have been placed for the first of three concrete pours. Both the county and city have been pushing for Jack Isom Construction to add crews to keep the schedule.

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

- Wabash Heritage Trail Extension – Project is behind schedule. Efforts are underway to get Jack Isom Construction off of North River Road in time for INDOT to complete repaving to Robinson Street before the start of school. Lights and wire have been acquired and installation along the trail has been approved by the Park Board with completion anticipated after Labor Day. A preconstruction meeting with INDOT is scheduled for Friday. Jack Isom Construction will be doing phase II – the connection at Rose Street and Kingston.

- Tommy Johnston Park – Footers for the architectural concrete standards for the basketball court are scheduled to be set next week. The project is on schedule. Touch up work, landscaping and fence work will be done during the fall.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Rhodes summarized the financial reports to the Commission. Transactions reflecting bond payments will soon be documented. The settlement from the County Auditor's office has been received. Revenue estimates for the year-to-date are basically on tract. Approval has been received from the Department of Local Government Finance for the additional appropriations and the budget reductions have been acknowledged.

Payment of Claims

Sagamore Parkway TIF Claims **\$20,949.00**

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

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$20,949.00 passed 5-0.

KCB TIF Surplus Claims **\$18,569.84**

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

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$18,569.84 passed 5-0.

Levee/Village TIF Surplus Claims

\$560,276.21

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

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$560,276.21 passed 5-0. Department heads and project managers answered questions from the Commission. Previous claim payments approved by the Board of Works were provided for informative purposes.

Agreement – Golden Paws Investments, LLC – Expense Reimbursement

Commissioner Grama motioned to approve the agreement between the West Lafayette Redevelopment Commission and Golden Paws Investments, LLC with regard to infrastructure improvements to the real estate commonly known as Wabash Commons in an amount not to exceed \$225,000. Expenditures will be made on a reimbursement basis. Commissioner Curtis seconded. Mr. Alan White of Golden Paws Investments, LLC answered questions from the Commissioners. The project is estimated to be completed before the end of 2011.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Resolution RC 2011-7

Commissioner Sorensen motioned to approve Resolution RC 2011-7 A Resolution of the City of West Lafayette Redevelopment Commission to Authorize the Building and Financing of Fire Station #3. Commissioner Grama seconded. Mayor Dennis reviewed the history of the factors determining the need for Fire Station #3. The parks barn on Kalberer Road is currently serving as a temporary site for the fire station. Public meetings have been held. Purdue Research Foundation has agreed to donate land across the street from the temporary site for the construction of a permanent fire station. Development of the facility will be through Keystone Construction Corporation for an amount not greater than \$2,500,000 with financing arrangements through Regions Bank. Financial consultant, Jim Treat of O.W. Krohn & Associates explained the details of the financing terms and repayment schedule with Regions Bank. Attorney Tom Brooks Jr. stated an installment contract with Keystone Construction Corporation for payments made to Regions Trust will be prepared to execute the agreement. The final agreement will be available for review by the Commissioners before execution.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve Resolution RC 2011-7 passed 5-0.

Wabash Heritage Trail Extension Phase I – INDOT Change Order No. 6

Parks Superintendent Joe Payne explained the details of the change order which covers the conduit and the foundations for the lighting systems along North River Road. The change order of \$40,690.00 is a net increase to the project of \$14,580.50 which will be covered by the contingency. Commissioner Gray motioned to approve Wabash Heritage Trail Extension Phase I Change Order No. 6 in the amount of \$40,690.00. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Cumberland Ave. Reconstruction – Roudebush Change Order No. 2

Commissioner Sorensen motioned to approve Change Order No. 2 with Roudebush Grading, Inc. in the amount of \$2,023.77. Commissioner Grama seconded. City Engineer Dave Buck stated the change order is for the deletion and addition of sod along the center of the median swale. The project is still within budget.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Yeager Rd. Land Acquisition – Request to Authorize BOW Approval

Dave Buck requested Redevelopment Commission authorization for Board of Works approval of the final two land acquisition claims for Parcels #9 in the amount of \$189,875.00 and #11 in the amount of \$33,410.00. Property acquisitions are 80% reimbursed through INDOT. Pending receipt of the INDOT reimbursement, a transfer from the road construction account will cover the two claims. Commissioner Curtis motioned to approve the transfer of \$64,432.33 from the Sagamore Parkway TIF: Road Construction Account (19-432) to the Sagamore Parkway TIF: Land Acquisition Account (19-410). Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Commissioner Curtis motioned to grant the City of West Lafayette Board of Works the authority to approve and expend on behalf of the West Lafayette Redevelopment Commission up to the amount of \$189,875 for parcel #9 for the Yeager Road Reconstruction Project. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Commissioner Curtis motioned to grant the City of West Lafayette Board of Works the authority to approve and expend on behalf of the West Lafayette Redevelopment

Commission up to the amount of \$33,410 for parcel #11 for the Yeager Road Reconstruction Project.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Cinergy MetroNet Presentation

Mr. Steve Biggerstaff, consultant for Cinergy MetroNet in Evansville, Indiana gave a presentation relating to high-speed internet, cable television, and telephone services through a fiber network. The PowerPoint presentation was for informative purposes, no action was required. Richard Starkey of Barnes and Thornburg provided an explanation of how the creation of TIF allocation areas can be used to finance the installation of the fiber network through bonds. A question and answer session followed.

Other

There was no further new business.

Public Comment

Public comment was requested. President Oates reminded the department heads to start thinking about the 2012 spending plan. The next meeting was confirmed:

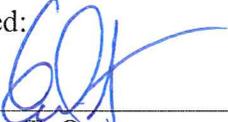
Tuesday, August 23, 2011 @ 8:30 a.m.

Adjourn

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


Linda M. Sorensen
Recording Secretary

Approved:



Lawrence T. Oates
President