MINUTES

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

August 23, 2011

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, Peter Gray, Larry Oates, Linda Sorensen
Absent: Janet Elmore, Dottie Rausch

Old Business:

Minutes

Commissioner Grama motioned to approve the minutes of the July 19, 2011 Redevelopment Commission meeting. Commissioner Sorensen seconded. The minutes were approved as written 5-0.

Project Updates

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

- Wabash Heritage Trail Extension – Project is behind schedule. Curbs are scheduled to be installed on North River Road in the next couple of days. There will be restriction of traffic on SR 43 which is hoped to be removed by Labor Day. A Notice to Proceed has been issued for Phase II with a completion date of December 14, 2011.

- Tommy Johnston Park – Landscaping should be completed today under contract with Freedom Lawns. Shelter floor has been power washed, furnishings and a new sign will be installed.

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

- Lindberg Bridge – The second deck pour has been completed. The contractor is still pushing with as many shifts and multiple crews. A progress meeting is scheduled for tomorrow. The bridge is expected to open on or before October 1.

At the request of Redevelopment Commission President Oates, Dave Buck and Joe Payne agreed to coordinate a tour of current projects for the Redevelopment Commission.

- Cumberland Avenue Reconstruction Phase I – Final change orders are being addressed with Fairfield Contractors. Rework of piping on the underground utilities on the Wal-Mart side will help facilitate the efficient operation of the pond on U.S. 52. The

existing purchase order and contingency will be used for the rework. Any difference or overage will be paid with funds from the Wastewater Department. Roudebush Grading Co. has been back to clear weeds to clean the median areas and around signage for PRF. Roudebush is into the maintenance portion of their contract.

- Cumberland Avenue Reconstruction Phase II – Right-of-way acquisition is in progress. Meetings with property owners are being scheduled. Utility relocations have been worked out. Relocation costs for Duke Energy will be significantly less than originally anticipated pending an acceptable re-design of the relocation. Construction detours and sequencing challenges were reviewed.

- Yeager Road Reconstruction Phase I – Plans have been submitted for an October bid letting date which is scheduled through INDOT. The right-of-way is complete. Utility relocations are designed and ready to start.

- Perimeter Parkway Phase 1A Part 1 – Project is continuing to progress. A partial opening of Harrison Street from Sheetz to University occurred before the start of school. Detours are still in effect but easier to get around. Work will focus on University to Russell which will be closed until the October break.

- Perimeter Parkway – An amendment of the Transportation Plan has been under discussion for some time with Purdue University, The City of West Lafayette, and the Area Plan Commission. New traffic counts and data collection will be necessary for the amendment.

- Street Resurfacing Projects – Areas of Chauncey, Wood and Salisbury Streets in the Levee/Village TIF are complete. In the KCB TIF area, concrete patching on crosswalks and Kent and Kalberer will start later this summer/early fall.

- Mid-Block Crossings – Draft contract is ready for review for two crosswalk locations; Wabash Landing/Tapawingo crossing and at the farmers market crossing at Salisbury St. Project coordination with the town of Dayton is being explored as a cost savings option.

- Gumball Alley – Director of Development Chandler Poole commented the first phase has been completed. Pipe, concrete and drainage system have been replaced. The Neighborhood Resource Team worked with Waste Management to relocate dumpsters. Mr. Poole requested authorization from the Redevelopment Commission for the Board of Works approval of the claim from Fairfield Manufacturing for the concrete work done in the alley. Mayor Dennis commented regarding the success of the cleanup and renovation of Gumball Alley. He noted that the alley presents an excellent opportunity to display public art and requested the Redevelopment Commission consider an appropriation of approximately $30,000 for the installation of public art in Gumball Alley.

Commissioner Sorensen motioned to authorize the Board of Works to approve the expenditure of up to $30,000 for concrete and other infrastructure work on Gumball Alley

with the funding taken from Levee/Village Development Incentives. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Commissioner Gray motioned to approve up to $30,000 to the Public Art Commission for the installation of artwork in Gumball Alley with funding from the Levee/Village Development Incentives. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Rhodes reviewed the reallocation of funds in the Levee/Village TIF District within the same major category. Development Director Poole described the Wiggins Gateway Project – the sign and lighting at the entrance to West Lafayette across from the Harrison St. Bridge. Questions and/or comments regarding the transfers were requested. Debt service payments in the KCB TIF District have been made. Treasurer Rhodes explained changes in investment strategies for Redevelopment Commission funds.

Payment of Claims

Sagamore Parkway TIF Claims **$8,432.00**

Commissioner Curtis motioned to pay the Sagamore Parkway TIF claims. Commissioner Grama 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 $8,432.00 passed 5-0.

KCB TIF Surplus Claims **$52,729.00**

Commissioner Sorensen motioned to pay the KCB TIF Surplus claims. Commissioner Gray 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 $52,729.00 passed 5-0.

Levee/Village TIF Surplus Claims **$155,981.69**

Commissioner Curtis motioned to pay the Levee/Village 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 Levee/Village TIF Surplus claims in the total amount of $155,981.69 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.

Yeager Road Reconstruction – Request to Authorize Board of Works Approval

Dave Buck requested the Commission grant authority to the Board of Works to approve the following contracts:

Amendment No. 4 – American Structurepoint

Commissioner Gray motioned to authorize the Board of Works to approve Amendment No. 4 in the amount of $206,875 to the American Structurepoint contract with regard to Yeager Road. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Yeager Rd. Construction Inspection Utility Coordination Agreement – American Structurepoint

Commissioner Grama motioned to authorize the board of Works to approve an Agreement for Inspection and Utility Coordination between the City and American Structurepoint in an amount not to exceed $16,000. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Wabash Heritage Trail Extension Phase I – INDOT Change Order Nos. 7-9

Parks Superintendent Joe Payne explained the details of the change orders which are for extra time to re-build new driveways, curb ramps, and for delaying the shelter installation and accompanying water line. The change orders result in a net decrease to the project of $8,041.35. Commissioner Curtis motioned to approve Wabash Heritage Trail Extension Phase I Change Order Nos. 7, 8, and 9 for a net deduction of $8,041.35. Commissioner Gray seconded.

The roll call vote:
Aye: Curtis, Grama, Gray, Oates, Sorensen
Nay:
The motion passed 5-0.

Wabash Heritage Trail Extension Phase II Contract – H. Stewart Kline & Assoc., Inc.

Parks Superintendent Joe Payne requested the approval of the local public agency consulting contract with H. Stewart Kline & Associates to continue performing construction inspection on Phase II of the Wabash Heritage Trail Extension in an amount not to exceed $90,000. Commissioner Grama motioned to approve the LPA-Consulting contract with H. Stewart Kline & Associates for Wabash Heritage Trail Extension Phase II in an amount not to exceed $90,000. Commissioner Gray seconded.
The roll call vote:
Aye: Curtis, Grama, Gray, Oates, Sorensen
Nay:
The motion passed 5-0.

Other

Dave Buck requested the Commission to grant authority to the Board of Works to approve the expenditure for real estate. Commissioner Gray motioned to grant the authority to the Board of Works to expend funds on behalf of the Redevelopment Commission for parcels on existing Purchase Orders No. 9383 and No. 9384 with regard to the Cumberland Avenue Reconstruction Phase II Land Acquisition. Commissioner Sorensen seconded.
The roll call vote:
Aye: Curtis, Grama, Gray, Oates, Sorensen
Nay:
The motion passed 5-0.

Department heads were reminded the 2012 Spending Plan projects are due to Clerk-Treasurer Rhodes by September 9, 2011

The next meetings were confirmed:

Tuesday, September 27, 2011 @ 8:30 a.m.
Tuesday, October 18, 2011 @ 8:30 a.m.
Tuesday, November 15, 2011 @ 8:30 a.m.
Tuesday, December 20, 2011 @ 8:30 a.m.
Tuesday, January 3, 2012 @ 4:30 p.m.

Public Comment

Public comment was requested.

Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Sorensen seconded. The meeting adjourned at 9:50 a.m.

Linda M. Sorensen
Recording Secretary

Approved:

Lawrence T. Oates
President