MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers
Amended
September 27, 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

President Oates recognized Leon Trachtman who had recently passed. Mr. Trachtman had been extensively involved with the West Lafayette Parks Department, the City's trail system and several other community projects.

Old Business:

Minutes

Commissioner Grama motioned to approve the minutes of the August 23, 2011 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 5-0.

Project Updates

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

- Lindberg Bridge – Progress is continuing. The contractor has been working multiple shifts, all days of the week as weather permits. Concrete deck pours have been completed. The concrete for the base of the railing system is being poured. Approaches to the bridge have been started. The completion date has been moved to the end of *October 2011.*

- Harrison Street – The section from Sheets to University is open and working well. Storm structure and underground utility work on the area from University to Russell Street is almost completed. Work will continue to Jischke Dr. and reopen before the end of this construction season.

- Cumberland Avenue Reconstruction Phase 1 – A final change order from Fairfield Contractors will be presented today for cleanup of miscellaneous items from Phase I.

- Cumberland Avenue Reconstruction Phase 2 – Plans are 80% complete with the bidding schedule to be set by mid-October. Utility relocations have already started. Costs

- Yeager Road Reconstruction Phase 1 – Demolition has started. The two structures are down. Utility relocations have begun. The Western Interceptor Division V is doing some of the sanitary relocation work that dovetails into the project. All utilities have been given the notice to proceed.

Parks Superintendent Joe Payne noted trees that are removed for the mentioned projects, are transplanted in Happy Hollow Park along the trail project whenever possible. Mr. Payne also updated the Commission on the following projects:

- Wabash Heritage Trail Extension – Project is progressing, but still behind schedule. Work on the shelter and landscaping will be completed next year. It is estimated that crews will be off of SR 43 and SR 443 by the end of October. INDOT work on SR 43 from I65 to Robinson Street should also be completed by next month.

- Tommy Johnston Park – Park is being heavily used. Work is near completion.

Other

Mayor Dennis commented on the scope and significance of the Lindberg Bridge Project. He noted that safety is of primary importance for the completion of the bridge.

Mayor Dennis also expressed his gratitude and appreciation to Larry Oates, owner of KitchenArt, for his continued sponsorship and support of Art on the Wabash.

Joe Payne mentioned that renovations of the playground at LaGrange and Hamilton in University Farm have been completed. The park was originally funded through the Redevelopment Commission.

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports for the fourth quarter. Major commitments will be made this fall related to Yeager Road and Cumberland Ave. Phase 2. The Commission is still on track with the revised 2011 spending plan. Potential project savings in the Sagamore and KCB TIF Districts were reviewed. The Levee/Village TIF District is currently under budget in capital acquisitions.

Cumberland Avenue Phase 1 Supplement No. 5 – Fairfield Contractors

Commissioner Curtis motioned to approve final Change Order No. 5 in the amount of $72,303.00 to be added to the contract with Fairfield Contractors for the Cumberland Avenue Phase 1 Reconstruction Project. Commissioner Sorensen seconded. Details of the change order were explained by Dave Buck.

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

Payment of Claims

Sagamore Parkway TIF Claims **$716.00**

Commissioner Gray 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 $716.00 passed 5-0.

KCB TIF Surplus Claims **$62,710.16**

Commissioner Sorensen 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 $62,710.16 passed 5-0.

Levee/Village TIF Surplus Claims **$77,691.53**

Commissioner Curtis motioned to pay the Levee/Village TIF Surplus claims. Commissioner Sorensen 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 $77,691.53 passed 5-0. Department heads and project managers answered questions from the Commission.

Approval of Quitclaim Deed from PRF Regarding Fire Station No. 3

Commissioner Sorensen motioned to approve the corporate quitclaim deed from Purdue Research Foundation to West Lafayette Redevelopment Commission for the transfer of a piece of property which will be used to house Fire Station No. 3. Commissioner Grama seconded. The Purdue Research Foundation has agreed to transfer the piece of property located in the Purdue Research Park to the Redevelopment Commission.

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

Other

Commissioner Curtis questioned the pay back of the $125,000 for the installation of the automation system from the Wabash Landing Parking Garage. Current economic conditions, management fees and capital improvements for the garage were discussed. President Oates stated this is the first year the parking garage management company is responsible for capital improvements to the garage. Clerk-Treasurer Rhodes thanked Commissioner Gray for his initiative in reviewing the garage financials.

President Oates noted that a beginning draft of the 2012 spending plan is expected to be available at the next meeting.

A tour of the Lindberg Bridge and Tommy Johnston Park projects was held directly after the meeting.

The next meeting was confirmed:

Tuesday, October 18, 2011 @ 8:30 a.m.

It was agreed that bids for the Cumberland Avenue Phase 2 project will be opened at the October meeting of the Redevelopment Commission

Public Comment

Public comment was requested.

Adjourn

There being no further new business, Commissioner Gray motioned to adjourn. Commissioner Grama seconded. The meeting adjourned at 9:20 a.m.

Linda M. Sorensen
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Recording Secretary

Approved:

Lawrence T. Oates
President