MINUTES

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

October 18, 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, Dottie Rausch
Absent: Janet Elmore

Old Business:

Minutes

Commissioner Curtis motioned to approve the minutes of the September 27, 2011 Redevelopment Commission meeting. Commissioner Grama seconded. Commissioner Gray motioned with regard to the project update for the Lindberg Bridge, the minutes be corrected to read: The completion date has been moved to the end of *October, 2011*. Commissioner Sorensen seconded. The motion to amend the minutes of the September 27, 2011 meeting was approved 5-0. The minutes were approved as amended 5-0.

Project Updates

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

- Yeager Road Reconstruction – Two bids (Milestone and Reith-Riley) received by INDOT were both above the engineer's estimate and have been considered un-awardable by both INDOT and the City. The plans are being reviewed for modifications to bring the cost down. The City Engineer's office has been working with INDOT on changes to the plans for re-bid at the November letting.

- Lindberg Bridge – Progress is continuing. The approaches have been built except for the asphalt work which will be completed later this week pending favorable weather conditions. Concrete curbs, bridge and guard rails are being installed by subcontractors. The trail section and connections will be graded and placed as the asphalt work is being done. The Nature Center drive will be reconstructed. President Oates commented on the overall construction quality and impressive trail design.

- Cumberland Avenue Reconstruction Phase II – Plans and specs have been approved. Bids will be opened at the November 15, 2011 meeting of the Commission. Right-of-way offers have been extended. Work with property owners regarding questions, concerns, landscaping and construction issues is underway. Utility relocation plans have

been approved and relocation will continue to proceed through this fall and winter. The anticipated construction schedule sequence was reviewed.

- Harrison Street – Progress is continuing. The section from University to Russell remains closed. Subgrade treatment and pavement construction begins next week. Underground work is complete except for high voltage electric relocation by Purdue's subcontractor. University to Russell should be open by early November when the next section, Russell to Jischke, will be closed. All concrete work should be done by the end of this construction year with surface asphalt, striping, signs and sod being completed in spring 2012. Additional pedestrian signage is planned for all major crosswalks.

- Street Resurfacing – All concrete patching work is complete in the Kalberer/Win Hentschel/Kent/McClure area. Completed crosswalks have stamped-concrete brick paver design.

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

- Tommy Johnston Park – The Tommy Johnston Park ribbon cutting will be this Thursday, October 20 @ 4:00 p.m.

- Northwest Greenway Trail – All vegetation clearing for the year has been completed. Tree planting will be done this year. Drilling for prairie and savannah plantings has been done. Tippecanoe Memorial Gardens has been working with the City to improve the open area.

- Wabash Heritage Trail Extension – INDOT's contractors should begin the patching work between Robinson and Happy Hollow Road. Curb work has been completed with ADA crossings at Robinson and DeHart Streets. Trail paving along River Road is planned to begin in the first week of November. Work is continuing in Happy Hollow Park on Phase 1. Clearing for the right-of-way for Phase II has been completed with work to begin in November and final paving/completion in spring 2012.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports which reflect the routine payments and balances of the three TIF Districts. Completed projects are marked "final" with the percentage of budget utilized indicated in the last column. Projects completed under budget were reviewed. Considerations for the 2012 Spending Plan and cash flow have been postponed pending the receipt of bids for major projects, Yeager Road and Cumberland Avenue. An illustration and review of the TIF District funds, cash and investment balances was provided.

Payment of Claims

Sagamore Parkway TIF Claims **$225,000.00**

Commissioner Curtis motioned to pay the Sagamore Parkway TIF claims. Commissioner Sorensen 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 $225,000.00 passed 5-0.

KCB TIF Surplus Claims **$185,159.52**

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 $185,159.52 passed 5-0.

Levee/Village TIF Surplus Claims **$259,298.18**

Commissioner Grama 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 $259,298.18 passed 5-0. Department heads and project managers answered questions from the Commission.

President Oates complimented Alan White, Golden Paws Investments, for his efforts and work on the Wabash Commons area.

Cumberland Avenue Phase II – Approval of Specifications and Notice to Bidders

City Engineer Dave Buck presented a conceptual plan of the Cumberland Avenue Reconstruction and explained Phase 2 of the project including traffic, parking, roundabouts, and intersection designs. The proposed bid advertising dates are Thursday, October 20, 2011 and Thursday, October 27, 2011. A pre-bid meeting will be held at 9:00 a.m. on November 3, 2011 at the Schneider Corporation office. Bids will be received until 8:30 a.m. November 15, 2011 where they will be opened at the regular meeting of the Redevelopment Commission and taken under advisement. A contract will be presented to the Commission at the December 20, 2011 meeting. Mayor Dennis commented that he and Dave Buck have been in contact with the people who will be impacted by the project to address their questions and explain the traffic calming effect of the design. The anticipated road closure schedule was discussed. Commissioner Gray motioned to approve the Notice

to Bidders and Plan Specifications for the Cumberland Avenue Phase II Reconstruction Project. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Other

The next meeting was confirmed:

Tuesday, November 15, 2011 @ 8:30 a.m.

Bids for the Cumberland Avenue Phase II Reconstruction Project will be opened at the November meeting. There was no further old business.

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 9:12 a.m.

Linda M. Sorensen
Recording Secretary

Approved:

Lawrence T. Oates
President