

MINUTES

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

December 20, 2011

The meeting was called to order at 8:30 a.m.
The Pledge of Allegiance was recited.

Steve Curtis was appointed temporary secretary by President Oates due to the absence of Commission Secretary Linda Sorensen.

Temporary Secretary Curtis called the role.

Present: Joanna Grama, Peter Gray, Larry Oates, Steve Curtis

Absent: Linda Sorensen, Janet Elmore, Dottie Rausch

Old Business:

Minutes

Commissioner Grama motioned to approve the minutes of the November 15, 2011 Redevelopment Commission meeting. Commissioner Curtis seconded. Commissioner Gray motioned to add the words *for the Cumberland Avenue Phase II Project* to the first sentence. Commissioner Grama seconded. The correction to the November 15, 2011 minutes was approved 4-0. The minutes were approved as amended 4-0.

Project Updates

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

- Harrison Street – Perimeter Parkway Phase 1A, Part 1 - The road is open from Sheetz to Russell. The new roundabout will be open today. Temporary pavement markings and permanent signage have been placed. Final surface asphalt will be placed in spring 2012. Installation of new concrete sidewalks continues as weather permits.
- Perimeter Parkway, Ph 1A, Part 2 – As Phase 1A, Part 1 nears completion, focus is turning to the design of the next phase which continues on Harrison Street from Sheetz to the east. Work with Butler, Fairman & Seufert to determine schedule and funding requirements is beginning.
- Yeager Road Reconstruction Phase 1 – Many utility companies have started moving their facilities. Sanitary sewer is being installed on the west side of Northwestern to the west side of Yeager. Penalties and consequences for utility companies that do not follow their work plans with the consultant and INDOT are being investigated. An invoice from

INDOT has been received and will be ready for approval at the next meeting of the Commission.

- Cumberland Avenue Reconstruction Phase II – Bid acceptance and utility reimbursement agreement are on today’s agenda. Work with Duke regarding details of their relocation plans, due to the recent plans of Tipmont REMC to add a substation on N. Salisbury Street north of Kalberer Road, continues.

- Lindberg Bridge – Jack Isom Construction is still working on final clean-up of the project. New pedestrian warning beacons are scheduled to be installed and set up on December 28, 2011. A formal dedication will be held in spring of 2012.

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

- Wabash Heritage Trail Extension – Phase I is substantially complete. Lighting along River Road is ready to be installed pending favorable weather conditions. The contractor is late and is subject to a penalty. Phase II is proceeding with the installation of footers for block walls.

- Art Installation in Gumball Alley – Development Director Chandler Poole stated work with the owner of the buildings on both sides of the alley is still in progress. Additional historic preservation work utilizing CDBG funding is planned. The Art Commission will begin reviewing ideas once the issues have been resolved.

2012 Spending Plan

President Oates reported that he has reviewed the 2012 Spending Plan with Mayor Dennis, department heads and the clerk-treasurer. There were no changes to the Sagamore Parkway TIF plan. Revisions to the plan for the KCB and Levee/Village TIF districts were reviewed. The 2012 Spending Plan will be approved at the January 3, 2012 meeting of the Commission. Questions and comments were requested.

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

Payment of Claims

Sagamore Parkway TIF Claims

\$2,006.47

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

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$2,006.47 passed 4-0.

KCB TIF Surplus Claims

\$80,084.48

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

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$80,084.48 passed 4-0.

Levee/Village TIF Claims

\$23,129.65

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

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$23,129.65 passed 4-0. Claims approved by Board of Works on behalf of the Commission were provided for reference. Department heads and project managers answered questions from the Commission.

Cumberland Ave. Reconstruction Ph. 1 – Change Order No. 6 – Fairfield Contractors

Dave Buck explained the details of the change order which are for electrical lighting repairs and reduction in time not used for Wal-Mart drainage repair. The change order results in a net decrease to the project of \$3,309.81. Commissioner Gray motioned to approve Cumberland Ave. Reconstruction Phase I Change Order No. 6 for a net deduction of \$3,309.81. Commissioner Curtis seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Wabash Heritage Trail Extension Ph. I – Change Order Nos. 10-12, No. 13 – INDOT

Parks Superintendent Joe Payne explained the details of the change orders which are for extra time for Phase I, moving items from Phase I to Phase II, reduced cost of a shelter house, water foundation, picnic tables and a grill. Change orders 10-12 result in a net decrease to the project of \$77,194.93. Change order No. 13 further reduced the project by \$2,519.29 for a total contract amount of \$1,257,204.98 Commissioner Gray motioned to approve Wabash Heritage Trail Extension Phase I Change Order Nos. 10, 11, and 12 for a net deduction of \$77,194.93. Commissioner Grama seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Commissioner Grama motioned to approve Wabash Heritage Trail Extension Phase I Change Order No. 13 for a net deduction of \$2,519.29. Commissioner Gray seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Cumberland Ave. Ph. II Reconstruction Bid Acceptance

The bids were opened at the November 21, 2011 Board of Works meeting. Dave Buck reviewed the memo provided by Schneider Corporation which listed the three proposals received and noted their recommendation. Proposals for the base bid plus alternates 1-4 were as follows:

Milestone Contractors, LP	\$3,544,503.95
Reith-Riley Construction Company, Inc.	\$3,503,342.25
Fairfield Contractors, Inc.	\$3,772,690.58

Alternate #5 was not awarded. The breakdown of the bid from Rieth-Riley Construction Co., Inc. is as follows:

Base Bid	\$3,081,726.00
Alternate No. 1	183,120.00
Alternate No. 2	187,665.00
Alternate No. 3	42,945.00
Alternate No. 4	7,896.25

Dave Buck requested the Commission accept the bid from Rieth-Riley Construction Company, Inc. as the lowest, most responsive bid for the project and award the contract for the base bid and alternates 1-4 to Rieth-Riley Construction Company, Inc. Commissioner Grama motioned to accept the bid from Rieth-Riley Construction Company, Inc. in the total amount of \$3,503,342.25 as being the lowest and apparent best and most responsive bid for the Cumberland Ave. Phase II Project. Commissioner Gray seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Commissioner Gray motioned to approve the agreement with Rieth-Riley Construction Company, Inc. for the Cumberland Avenue Phase II Reconstruction Project and authorize Larry Oates as President and Steve Curtis as Temporary Secretary of the West Lafayette Redevelopment Commission to execute the agreement. Commissioner Grama seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Cumberland Ave. Ph. II Reconstruction Utility Reimbursement Agreement

Dave Buck explained the agreement with Duke Energy Indiana, Inc. for facility relocation due to the road reconstruction. Design changes and work with Duke to minimize what needs to be moved has significantly reduced the estimated amount of the reimbursement agreement for time and materials. Commissioner Curtis motioned to approve the utility reimbursement agreement between the West Lafayette Redevelopment Commission and Duke Energy Indiana Inc. for the West Lafayette Cumberland Ave. Reconstruction Phase II in the approximate amount of \$133,676.02 effective November 8, 2011. Commissioner Gray seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Cumberland Ave. Ph. I and Ph. II Supplements #6 and #7 – Schneider Corporation

Dave Buck presented the supplements to the original contract with Schneider Corporation which was approved by the Board of Works and funded through the Redevelopment Commission. Supplement #6 is for additional design services that became necessary during the design of Phase II in the amount of \$26,878.00. Supplement #7 is an estimate for construction inspection for the project in the total amount of \$339,090.00. Dave Buck stated Engineering Department staff would supplement the inspection time to keep the cost down. Treasurer Rhodes noted the \$26,878.00 for supplement #6 is part of the 2012 Spending Plan. The \$339,090.00 inspection estimate is part of the current spending plan and can be encumbered. Supplement #6 will be encumbered in 2012. Commissioner Gray motioned to approve a purchase order with Schneider Corporation for Cumberland Avenue Phase II construction inspection services in the amount of \$339,090.00. Commissioner Grama seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Commissioner Gray motioned to authorize the Board of Works to approve Supplements #6 and #7 with Schneider Corporation for the Cumberland Ave. Reconstruction Project. Commissioner Grama seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Wabash Landing – RC 2011-8

Jimmy Curtis of Wabash Landing commented regarding the market changes and vacancies in retail space at Wabash Landing. Approximately half of the 20,000 square feet of the space previously occupied by Border's is in the process of being leased. Mr. Curtis has requested assistance from the Redevelopment Commission for possible renovation at Wabash Landing. President Oates stated Resolution RC 2011-8 authorizes the Redevelopment Commission to hire appraisers to establish the value of a specific area at

Wabash Landing. The appraisals will be used to determine if the Redevelopment Commission can assist with renovations. Commissioner Curtis motioned to approve Resolution RC 2011-8 A Resolution of the City of West Lafayette, Indiana, Redevelopment Commission Authorizing the Appraisal of Certain Real Property Located in the Levee/Village Economic Development Area. Commissioner Gray seconded.

The roll call vote:

Aye: Grama, Gray, Oates, Curtis

Nay:

The motion passed 4-0.

Cinergy MetroNet Presentation

Mr. Steve Biggerstaff, consultant for Cinergy MetroNet in Evansville, Indiana, who also spoke at the July 17, 2011 meeting of the Redevelopment Commission, gave a presentation regarding the installation of fiber optic cable to West Lafayette, Lafayette and Tippecanoe County. The potential advantages of installing the fiber optic system were reviewed. Services would include high-speed internet, expanded video and telephone. A personal property Tax Increment Financing District would need to be established as a funding mechanism. The proposed TIF District would only apply to the cable itself; not the land. A PowerPoint presentation was made for informative purposes (*attached to minutes*). Cinergy MetroNet will conduct an engineering field study to determine the time frame required to build the system. President Oates clarified that the Redevelopment Commissions of West Lafayette, Lafayette, and Tippecanoe County would grant authority to one Redevelopment Commission (Lafayette) to handle the entire TIF District. Approval from the West Lafayette Redevelopment Commission and the West Lafayette Common Council will be required before the engineering studies begin. The project will be presented for final approval pending the results of the engineering study at which time either party can withdraw from the project. The importance of a timeline for completion of the project was emphasized by Commission President Oates.

Richard Starkey of Barnes and Thornburg, representing The City of Lafayette, provided an explanation of how the creation of TIF allocation areas can be used to finance the installation of the fiber network through economic development bonds. The bonds would be carried by MetroNet; no public funds or tax dollars would go into the bonds.

Financial Consultant for the West Lafayette Redevelopment Commission, Jim Treat of O.W. Krohn and Associates spoke regarding expected TIF District tax rate cash flow.

Jim Higgins of London Witte Group, also representing the City of Lafayette, explained the difference between real and personal property and rates of assessment. Fiber assessment is like utility assessment and assessed per foot. Tax rate variances, captured revenues and their use were discussed. There are multiple tax districts with multiple tax rates within the proposed area with West Lafayette paying the highest tax rate.

Treasurer Rhodes questioned Steve Biggerstaff regarding the history of Cinergy MetroNet, their current business model, other TIF-based deals, corporate organization and their investors. Jim Treat questioned the mechanism that insures the investment in the fiber optic is consistent allocation-wise between the service communities with the TIF that is brought in. Additional questions were requested. President Oates stated that a Public

Information Session regarding the Cinergy MetroNet proposal will be held at West Lafayette City Hall in Council Chambers at 6:00 p.m. on January 9, 2012

Other

Chandler Poole commented that the snowplow purchased by the Redevelopment Commission for the Street Department is in the parking lot. There was no further old business.

Public Comment

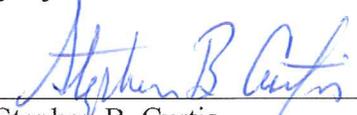
Public comment was requested. Meeting dates for 2012 were announced:

- Tuesday, January 3, 2012 – 4:30 p.m.
- Tuesday, January 17, 2012 – 8:30 a.m.
- Tuesday, February 21, 2012 – 8:30 a.m.
- Friday, March 23, 2012** – 8:30 a.m.
- Tuesday, April 17, 2012 – 8:30 a.m.
- Tuesday, May 22, 2012 – 8:30 a.m.
- Tuesday, June 19, 2012 – 8:30 p.m.
- Tuesday, July 10, 2012 – 8:30 a.m.
- Tuesday, August 21, 2012 – 8:30 a.m.
- Tuesday, September 18, 2012 – 8:30 a.m.
- Tuesday, October 16, 2012 – 8:30 a.m.
- Tuesday, November 13, 2012 – 8:30 a.m.
- Tuesday December 18, 2012 – 8:30 a.m.

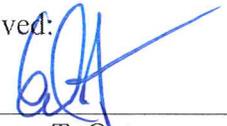
All meetings will be held at West Lafayette City Hall in the Council Chambers, 609 West Navajo Street unless otherwise notified. Oaths of Office and approval of the 2012 Spending Plan will occur at the January 3, 2012 meeting.

Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Gray seconded. The meeting adjourned at 10:55 a.m.



Stephen B. Curtis
Temporary Secretary

Approved: 

Lawrence T. Oates
President