MINUTES

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

February 22, 2012

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, Peter Gray, Larry Oates, Linda Sorensen, Janet Elmore
Dottie Rausch *(arrived at 8:55 a.m.)*
Absent: Joanna Grama

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the January 17, 2012 Redevelopment Commission meeting. Commissioner Sorensen seconded. The minutes were approved as written 4-0.

Project Updates

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

- Yeager Road Reconstruction – All utilities are on site and working. Duke Energy is about 80% completed. Comcast has begun moving their facilities from the old poles to new poles, Frontier Communications is basically complete and ready to begin pulling wire, Vectren is complete, and Indiana American Water has completed their main installation and is now working on connecting services. Three or four services will have to cross Yeager Rd. Work with them is underway to do at least one of the crossings as a directional bore so as to simplify traffic maintenance near the intersection of US 52 and Yeager. Wastewater and sanitary sewer are done. A preconstruction meeting was held on January 27th with INDOT and Milestone Contractors. Construction is planned to begin on April 1, 2012.

- Cumberland Avenue Reconstruction Phase II – A preconstruction meeting was held on January 27, 2012 with contractor Rieth Riley. Work is planned to begin on March 5, 2012. Parking restrictions on Cumberland between Yeager and Salisbury will be in effect next week. Right of way acquisitions are progressing and nearly complete.

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

- Wabash Heritage Trail Extension Phases I and II – Progress has been sporadic due to weather conditions. Light poles have been set and block walls are slowly being constructed.

Department of Development Director Chandler Poole updated on the following project:

- Fire Station No. 3 – An owner's meeting is scheduled for Monday, February 27, for review and approval of the final plans. Once final plans are accepted, the project will go to bid. The bidding process will be managed by Keystone Construction and open to the public. A full set of plans will be provided to the Redevelopment Commission at the March 23, 2012 meeting.

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. Debt payments in the KCB TIF District (less credits) were noted. A claim listed in the Levee/Village TIF District from H. Stewart Kline & Associates was primarily for services provided in 2011 and was paid under Purchase Order No. 9622.

Agreement for Signage – Purdue Research Foundation

Commissioner Curtis moved to approve the agreement between the West Lafayette Redevelopment Commission and Purdue Research Foundation with regard to the Cumberland Avenue Phase I Project signage in the total amount of $100,000. Commissioner Gray seconded. In 2011, as part of Cumberland Avenue Phase I, a signage allowance was provided in one of the contracts. Purdue Research Foundation indicated they could acquire more than just one sign for the $100,000 which was designated for signage. The agreement confirms the West Lafayette Redevelopment Commission commitment to reimburse Purdue Research Foundation up to an amount of $100,000 for the cost of signage in the Cumberland /Kent roundabout and the Purdue Research Park Gateway.
The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen
Nay:
The motion passed 4-0.

Payment of Claims

Sagamore Parkway TIF Claims	**$4,211.68**

Commissioner Sorensen moved to pay the Sagamore Parkway TIF claims. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $4,211.68 passed 4-0.

KCB TIF Surplus Claims **$141,529.00**

Commissioner Curtis moved to pay the KCB TIF Surplus claims. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of $141,529.00 passed 4-0.

Levee/Village TIF Claims **$108,007.46**

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

The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $108,007.46 passed 4-0. Department heads and project managers answered questions from the Commission.

Resolution RC 2012-2

Commissioner Gray moved to approve Resolution RC 2012-2 A Resolution of the City of West Lafayette Redevelopment Commission Approving an Amendment to the Declaratory Resolution and Economic Development Plan for the Levee/Village Economic Development Area. Commissioner Curtis seconded.

Mayor Dennis commented Resolution RC 2012-2 regarding the TIF District expansion will allow revenues currently being generated be used to help distressed areas of the district and provide for neighborhood stabilization through house acquisition, street improvements, curb and gutter installation, and other infrastructure improvements within the district. He also commented on Resolution RC 2012-3 regarding Metro FiberNet TIF District and thanked Steve Biggerstaff in providing information required by the Commission to make an informed decision. Mayor Dennis offered his positive support for both resolutions.

Director of Development Chandler Poole commented a map has been provided to show the expansion area of the Levee/Village TIF District. A total of 1,420 parcels are included in the expansion. Mr. Poole reviewed the three main points with regards to the amendment, the legal description of the expanded area, and the map. The boundaries of the expansion touch both of the schools and also include almost the entire New Chauncey

neighborhood, as well as future development on the island, the south campus area, Northwestern Avenue to the intersection of Lindberg Ave., access to Happy Hollow Park and the Morton Community Center. Mr. Tom Pittman of Barnes and Thornburg confirmed that although residential properties are in the TIF District, their underlying revenues and assessed value remain outside of the TIF District, but by encompassing the residential properties within the TIF District, neighborhood stabilization efforts can be accomplished. Financial advisor Jim Treat of O.W. Krohn & Associates reviewed the financial impact of the proposed expansion. The expanded TIF District will create a base assessed value as of March 1, 2012 – pay 2013. Improvements to residential areas will not change the captured increment of the TIF District; only improvements to non-residential areas will be captured. After discussion regarding the timing of the base assessment date, and conferring with the County Assessor's office, the Commission agreed to amend Resolution RC 2012-2. Commissioner Gray moved to add *The base assessment date for the expanded allocation area shall be March 1, 2012.* to the end of paragraph number 1 of the **Resolved** paragraphs of Resolution RC 2012-2. Commissioner Sorensen seconded.

The roll call vote:
Aye: Curtis, Gray, Oates, Sorensen
Nay:
The motion to amend Resolution RC 2012-2 passed 4-0.

The roll call vote:
Aye: Curtis, Gray, Oates, Sorensen
Nay:
The motion to approve the Resolution RC 2012-2 as amended passed 4-0. Mr. Pittman spoke about the legal process of expanding the TIF District and detailed the steps in finalizing the proposed TIF expansion. It is estimated that the confirmatory resolution will be presented at the April 18, 2012 meeting of the Commission.

Resolution RC 2012-3

Commissioner Curtis moved to approve Resolution RC 2012-3 A Resolution of the City of West Lafayette Redevelopment Commission Declaring an Area in the City of West Lafayette as an Economic Development Area and Approving an Economic Development Plan for Said Area. Commissioner Sorensen seconded. Commission President Oates stated after a series of meetings between Metro FiberNet and City officials, it was determined that bonding authority for the City of West Lafayette will be controlled by the West Lafayette Redevelopment Commission. A maximum value for the TIF Revenue Bond is established by the resolution. The field study will be completed before the confirmatory resolution is approved. Mr. Steve Biggerstaff of MetroNet reviewed the discussions leading to today's Resolution RC 2012-2. He stated that the engineering and field studies will begin immediately after approval of the declaratory resolution. He expressed his concern regarding the not-to-exceed $2 million limit to the TIF Revenue Bond included in the Plan before the engineering studies are completed. Mr. Oates referred to the expiration date of the Bond in Item No. 11 on page 3. Mr. Treat explained a revenue bond is repaid and secured by the pledge of the revenues that are defined in the documents in the bond resolution. In this case, the only pledge is of the TIF revenues generated in this new TIF area (personal property). On page 4 of the Plan as attached to Resolution RC 2012-3, Mr. Oates clarified the personal property to be captured in the allocation area consists of New

Fiber Optic Cable installed by Metro FiberNet. Existing fiber, even if purchased by Metro FiberNet, will not be included in the base; therefore, there will be no risk to the underlying entities. On page 7 of the Plan, Mr. Oates noted the $2 million cap to the TIF Revenue Bond issued by the City of West Lafayette. Jim Treat commented he typically recommends setting parameters higher than what is intended to give room as the project develops to have the authority and flexibility to adapt. Raising the amount does not obligate the Redevelopment Commission to do a $2.5 million bond or a 25 year bond, it just gives the option. Commissioner Curtis moved to amend the Plan on page 7 of Resolution RC 2012-3 to read *(The size of the TIF Revenue Bond to be issued by the City of West Lafayette would not exceed $2.5 million).* Commissioner Gray seconded. Attorney Tom Brooks explained once the field study has been completed, the Plan will go before the Area Plan Commission, the City of West Lafayette Common Council and back to the Redevelopment Commission for a confirmatory resolution. After it has been determined how much funding will be needed, a new set of resolutions will be brought before the Commission with regards to the bond issue.

The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen

Nay:

The motion to amend the Plan to Resolution RC 2012-3 passed 4-0.

At the request of Commissioner Curtis, Steve Biggerstaff clarified the term "First Phase" on page 7 of the plan. The first phase is the engineering study which includes the City of West Lafayette, the City of Lafayette and a portion of Tippecanoe County.

The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen

Nay:

The motion to approve Resolution RC 2012-3 with the amended plan passed 4-0.

INDOT Change Documents – Authorization to Board of Works

Dave Buck explained the amendments to the original contract between the City of West Lafayette and INDOT for the Yeager Road Project. The spending plan reflects the correct funding amounts as listed in Appendix D in each of the documents as updated and amended by the Transportation Improvement Plan. Mr. Buck requested the West Lafayette Redevelopment Commission grant authority to the Board of Works to approve the agreements. Commissioner Sorensen moved to grant authority to the Board of Works to approve the Indiana Department of Transportation Local Public Agency Project Coordination Contract #A249-12-320687, Contract #A249-12-320688, and Contract #A249-12-320692. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen

Nay:

The motion passed 4-0.

Other

Historical and projected captured assessed values and tax increment revenues were reviewed by Jim Treat. Actual settlement amounts for 2011 for each of the three TIF

Districts have been documented and verified. Preliminary estimated amounts for 2012 were presented. Mr. Treat stated details from the spring billing abstract should give a more definitive estimate of anticipated values for 2012. Updated values will be provided to the Commission after the numbers from the county are received and evaluated. Treasurer Rhodes commented the 2012 spending plan can be funded as adopted due to the use of conservative 2012 revenue estimates.

Public Comment

Public comment was requested. The next meetings were confirmed:

Friday, March 23, 2012 – 8:30 a.m.
Wednesday, April 18, 2012 – 8:30 a.m.
Wednesday, May 23, 2012 – 8:30 a.m.

Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Sorensen seconded. The meeting adjourned at 10:08 a.m.

Linda M. Sorensen
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Secretary

Approved:

Lawrence T. Oates
President