

MINUTES

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

March 23, 2012

Amended

The meeting was called to order at 8:32 a.m.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Joanna Grama, Steve Curtis, Larry Oates, Linda Sorensen,

Absent: Peter Gray, Dottie Rausch, Janet Elmore

Old Business:

Minutes

Commissioner Grama moved to approve the minutes of the February 22, 2012 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 4-0.

Project Updates

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

- Cumberland Avenue Reconstruction Phase II – Rieth-Riley has been on site working on utility location verification and the coordination of design changes and potential relocations. Bi-weekly progress meetings have started. Prep work to set up the pedestrian detour for the first sequence of construction has begun. A closure at Manchester Street will occur on or about April 2, 2012. Detours will be posted and property access will be maintained throughout the construction sequence.

- Yeager Road Reconstruction – All utilities relocations are complete or nearing completion. Frontier Communications has the most work to complete which should be done next week. The water company is completing the remaining two crossovers and will be flushing and testing lines which won't interfere with the road progress. Milestone Contractors plan to start on Monday, April 2, 2012. Beginning work will include the installation of temporary pavement and storm sewer construction along Northwestern Avenue.

- Harrison Street – Milestone is wrapping up with some grading and surface asphalt to be completed followed by the pavement markings. Completion should start at the beginning of April and take about four to six weeks.

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

- Wabash Heritage Trail Extension Phases I and II – Phase I is expected to be finished next week (March 26 – March 30, 2012) and will be closed out with INDOT after final completion. Although still behind schedule, significant progress has been made on Phase II. A summer completion of Phase II is anticipated. Lighting provided by the grant from City Bus and funding from the Parks Department has been completed. The trail access on Rose to Happy Hollow Park will be ADA compliant when finished.

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

- Levee/Village TIF Expansion – the proposed TIF expansion received unanimous approval at the March 21 meeting of the Area Plan Commission. The proposal will be brought before the City of West Lafayette Common Council on Monday, April 2, 2012 for approval and on to the West Lafayette Redevelopment Commission for final approval at the April 18, 2012 meeting.

- Fire Station No. 3 – Mayor Dennis thanked the Commission for their hard work and creativity in bringing the fire station project to the point where they're ready to break ground – on target, on time and on budget. He stated the new fire station will be a focal point of the community. Mr. Poole introduced Fire Chief, Tim Heath to the Commission. Chief Heath also thanked the Commission, Keystone Construction, Axis Architecture and Chandler Poole for their hard work and diligence on the project. Brad Smith of Axis Architecture provided illustrations and explained the design and floor plan of the new Fire Station No. 3 which will be located on Kalberer Road. Bids for construction will be accepted by Keystone Construction until April 10 with an anticipated ground breaking at the end of April.

Other

Commissioner Curtis inquired about the status of MetroNet. Mr. Poole commented he has not been contacted by Mr. Biggerstaff, but the engineering study should be underway and a report received sometime in May. There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports. The claims were drawn on projects which were allocated. Ms. Rhodes noted that the Levee/Village TIF line items for the Parks truck and mower are under budget. Additional vehicle purchases that come in under budget will allow the excess funds to be used for other projects as approved by the Commission. Vehicle lease payments approved by the Board of Works were also mentioned. The duration of the existing vehicle leases was discussed. Commissioner Curtis questioned Cumberland Avenue land acquisition claims which came in under the purchase order amount. Ms. Rhodes explained that remaining balances from carryover purchase orders would not be available for spending without an additional appropriation.

Payment of Claims

Sagamore Parkway TIF Claims **\$5,504.14**

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

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$5,504.14 passed 4-0.

KCB TIF Surplus Claims **\$41,898.05**

Commissioner Grama moved to pay the KCB TIF Surplus claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$41,898.05 passed 4-0.

Levee/Village TIF Claims **\$44,405.63**

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

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$44,405.63 passed 4-0. Claims previously approved by the Board of Works on behalf of the Commission were provided for informational purposes. Department heads and project managers answered questions from the Commission.

Wabash Heritage Trail Phase II – Change Order Nos. 1-2

Change Order No. 1, generated by INDOT, addressed the amount of work days provided in Phase II of the contract between INDOT and Jack Isom Construction. It is a reduction of one work day in the contract. There is no monetary change in the contract. Dave Buck requested that Change Order No. 2 be withdrawn from today's action and be held until the City receives a change order on Phase I to add liquidated damages to the contract thus generating a credit which could then be applied towards any additional costs on Phase II. Commissioner Curtis moved to approve Change Order No. 1 to the Wabash Heritage Trail Phase II Project. Commissioner Grama seconded.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion to approve Change Order No. 1 passed 4-0.

Other

There was no further new business.

Public Comment

Public comment was requested. The next meetings were confirmed:

Wednesday, April 18, 2012 – 8:30 a.m.

Adjourn

There being no further new business, Commissioner Sorensen motioned to adjourn. Commissioner Curtis seconded. The meeting adjourned at 9:00 a.m.


Linda M. Sorensen
Secretary

Approved:



Lawrence T. Oates
President