MINUTES

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

April 18, 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, Joanna Grama, Peter Gray, Larry Oates, Linda Sorensen, Janet Elmore, Dottie Rausch
Absent:

Redevelopment Commission President Oates confirmed the City of West Lafayette, the Redevelopment Commission and the Purdue Research Foundation have signed a tentative agreement with Automotive Robotics Indiana Labs, Inc., a testing facility for Caterpillar which specializes in engineering services and natural gas and diesel engine testing. The company plans to build a 50,000 sq. ft., $10M testing facility on five acres in Phase III of the Purdue Research Park. A public hearing regarding funding requirements will be held at the May meeting of the Redevelopment Commission.

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the March 23, 2012 Redevelopment Commission meeting. Commissioner Grama seconded. Commissioner Gray noted a correction page 3 under the Payment of Claims, he was incorrectly listed as seconding the motions for approval of the Sagamore and KCB claims. It was agreed that the recording of the minutes should be reviewed, the minutes corrected and presented for approval at the May meeting. Commissioner Sorensen moved to table the minutes until the May meeting. Commissioner Gray seconded. The motion passed 5-0.

Project Updates

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

- Harrison Street – The project is nearing completion. Milestone Contractors plan to do surfacing next week for the trail and the mainline pavement. Sodding is scheduled for this week with striping and signage to be done after the final course of pavement has been completed.

- Cumberland Avenue Reconstruction Phase II – The closure at Manchester is up and detours are in place. Rieth-Riley has begun pavement removal and is encountering soft soils which will require stabilization. A meeting with Vectren to discuss the impact of soil

conditions has been scheduled. A change order to add stormwater quality measures as required by IDEM is expected by the May meeting.

- Yeager Road Reconstruction – Milestone Construction has been working on storm sewer installation along Northwestern Avenue and Yeager Road. Construction has slowed/stopped pending completion of water line relocation and service tie-ins by Indiana American Water which should be completed by the end of this week. All other utilities have completed their relocation.

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

- Wabash Heritage Trail Extension Phases I and II – Work with INDOT completing the final record Phase I of the trail is underway. It is expected that the final determination of liquidated damages due from the contractor for delay in completion of the project will go to arbitration. A final decision could take sixty days. Phase II is progressing. The block wall is more than 80% complete. A summer completion date is anticipated. The Parks Department will continue work around the project.

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

- Fire Station No. 3 – Bids are scheduled to be opened for construction of the station this Friday, April 20. A groundbreaking date will be determined after the bids have been reviewed.

Resolution RC 2012-4 Levee/Village TIF Expansion

Commissioner Sorensen moved to approve Resolution RC 2012-4 A Resolution of the City of West Lafayette Redevelopment Commission Modifying and Confirming the Amendment of the Redevelopment Plan for the Levee/Village Redevelopment Area. Commissioner Grama seconded. President Oates provided a background of the resolution which is to expand the Levee/Village TIF District. The boundaries of the expanded area were reviewed. A map illustrating the current Levee/Village TIF area as well as the expanded area was discussed. Under the resolution, the district is established as of March 1, 2012. Assessed values for residential areas or apartment that buildings that are four stories or less in height are not captured within the TIF District. Although residential properties are in the TIF District, their underlying revenues and assessed value remains outside of the TIF District, but by encompassing the residential properties within the TIF District, neighborhood stabilization, road and sidewalk reconstruction and assistance in park facilities and trails can be accomplished.

The resolution (RC 2012-2) recommending the expansion be approved was approved by Redevelopment Commission at the February 22, 2012 meeting, approved by both the Area Plan Commission, and the City of West Lafayette Common Council. Resolution RC 2012-4 is the final step to consider the expansion. Questions and comments from the Commission were requested.

A public hearing was held with members of the public providing comments, input, and questions. The public hearing was closed.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve Resolution RC 2012-4 A Resolution of the City of West Lafayette Redevelopment Commission Modifying and Confirming the Amendment of the Redevelopment Plan for the Levee/Village TIF Area passed 5-0.

Other

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 previously allocated. Ms. Rhodes noted that a line indicating the cash balance for each TIF District has been added to the report. In the Sagamore TIF, a claim to INDOT for the reimbursement of grant proceeds due to a duplicate payment was explained. Payments in the KCB District for the Cumberland Avenue land acquisition claims were reviewed. In the Levee/Village District, vehicle and equipment acquisitions are complete and under budget.

Payment of Claims

Sagamore Parkway TIF Claims **$21,203.96**

Commissioner Gray moved 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 $21,203.96 passed 5-0.

KCB TIF Surplus Claims **$34,360.71**

Commissioner Sorensen moved to pay the KCB TIF Surplus claims. Commissioner Curtis seconded. Commission Attorney Brooks advised the Commission on April 17, 2012, the Board of Works accepted two donations of land to the City with regard to the Cumberland Avenue Project.

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 $34,360.71 passed 5-0.

Levee/Village TIF Claims **$21,739.35**

Commissioner Grama moved to pay the Levee/Village 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 Levee/Village TIF claims in the total amount of $21,739.35 passed 5-0. 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. 2-4

Commissioner Curtis moved to approve Change Order Nos. 2-4 to the Wabash Heritage Trail Phase II Project. Commissioner Grama seconded. Dave Buck explained the reasons for the three change orders which result in a net decrease to the contract of $18.40.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve Change Order Nos. 2-4 passed 5-0.

Other

Chandler Poole requested permission to present an agreement with Campus Acquisitions to fund streetscape improvements from the Levee/Village TIF Development Incentives in an amount not to exceed $300,000. Commission President Oates informed the Commission a final order has been accepted concerning the settlement with People's Welding. The next meetings were confirmed:

Wednesday, May 23, 2012 – 8:30 a.m.
Wednesday, June 20, 2012 – 8:30 a.m.
Wednesday, July 11, 2012 – 8:30 a.m.
Wednesday, August 22, 2012 – 8:30 a.m.
Wednesday, September 19, 2012 – 8:30 a.m.
Wednesday, October 17, 2012 – 8:30 a.m.
Wednesday, November 14, 2012 – 8:30 a.m.
Wednesday, December 19, 2012 – 8:30 a.m.
Wednesday, January 2, 2012 – 4:30 p.m.

There was no further new business.

Public Comment

Public comment was requested. Jan Myers of 1909 Indian Trail extended an invitation to anybody interested in seeing the City from her point of view. She provided her phone number (765-464-3669) and email (4inclusion@frontier.com) contact information. Chandler Poole announced a groundbreaking will be held today for the Farmers and Merchants Bank at their site in the Wabash Commons area.

Adjourn

There being no further new business, Commissioner Grama motioned to adjourn. Commissioner Curtis seconded. The meeting adjourned at 9:44 a.m.

Linda M. Sorensen
Secretary

Approved:

Lawrence T. Oates
President