MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers
Amended
August 22, 2012

The meeting was called to order at 8:32 a.m.
The Pledge of Allegiance was recited.
Secretary Sorensen called the role.
Present: Steve Curtis, Joanna Grama, Peter Gray, Larry Oates, Linda Sorensen,
Absent: Janet Elmore, Dottie Rausch

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the July 11, 2012 Redevelopment Commission meeting. Commissioner Grama seconded. The minutes were approved as written 5-0.

Project Updates

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

- Yeager Road Phase I – The roundabout at Yeager and Northwestern opened on Friday, August 10 and is operating smoothly. Trail construction, ramps, grading, striping and sodding are all complete. Work continues on the area between Richfield Apartments and US 52. Weather permitting, the entire project is expected to be completed by the end of August – about two months ahead of schedule. Traffic flow during football season was discussed.

- Cumberland Avenue Reconstruction Phase II – The first two construction zones were opened to traffic on August 17, 2012 which includes the roundabout at Manchester and the roadway portions between Barlow and Salisbury Streets. Sodding and landscaping will be completed in the fall. The intersection of Yeager and Cumberland has been closed and Rieth Riley has begun pavement removal. Major utility relocation work by Duke and Vectren is required at the intersection and estimated to take four to six weather permitting.

- Yeager Road Phase II – Bids were received at the August 21, 2012 Board of Works meeting and have been taken under advisement for review. The apparent low bid was from Rieth Riley at $978,000 which is with the MVH budget for the project.

- Street Resurfacing Project – All work has been completed. The Board of Works has approved a quote package which has been sent to contractors for cracked sealing quotes. Quotes are due August 31.

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

- Wabash Heritage Trail Extension Phases I and II – Final construction costs of Phase I has been determined to be $1,102,579.04. Approximately $184,059.69 is expected back from INDOT. Phase II is 75% complete and the current project final amount is $815,291.17 which is also below contract cost with approximately $60,000 due back from INDOT. The city's portion of the project was funded by the Redevelopment Commission which is 20% or more of the grant amount. The exact method of the refund is to be determined. Additional work on the Trail segment in Happy Hollow Park is being done. An example of the trail signs showing accessibility information was shown to the Commissioners.

Mr. Payne commented the next two transportation enhancement awards are for completion of the trail connections at Lindberg Road and Cumberland Avenue. Surveying work is underway for the entrance to Happy Hollow Park on Salisbury Road at Grant Street.

- Fire Station No. 3 – Chief Tim Heath commented that construction on the new fire station on Kalberer Road is progressing nicely. The roof is on, plumbing is in and the floor is scheduled to be poured this week. A meeting is scheduled this Friday to discuss the budget and interior plans. Completion of the building is expected in late October or early November.

Other

Redevelopment Commission President Larry Oates informed the Commission that the bond refunding closed on August 7, 2012. Annual debt payments have been lowered by $127,000; a total of $571,000 over the remaining life of the bond. Net interest on the refunded bond is 1.41%; reduced from 4.4-4.75%. The duration of the bonds remains the same.

Redevelopment Commission Attorney Tom Brooks, Jr. commented the land acquisition agreement with ARIL and PRF has not yet been finalized.

There was no further old business.

New Business:

Contract – Chauncey Village Walkway Art Project

Craig Martin spoke on behalf of the West Lafayette Public Art Team regarding a contract for the painting of a mural in the Chauncey Village Walkway formerly referred to as Gumball Alley. An illustration of the mural, "The Delight of Accomplishment", was

distributed. The mural, which was selected by the West Lafayette Public Art Committee, will cover both sides of the walkway. The artist, Tom Torluemke, has also agreed to restore the Southworth Bookstore sign, which was uncovered on the Follett's building, and incorporate it into the mural. Work is scheduled to begin September 17, 2012 and will continue for two to three weeks depending on weather. Mayor Dennis complimented the Public Art Team, the Commission, and Bev Shaw of the Department of Development for working together to clean up the alley and turn it around from an eyesore to a focal point in the community. Commissioner Sorensen moved to approve the contract, 2012 Chauncey Village Walkway Art Project, to enter into a contract to paint a mural in the Chauncey Village Walkway in an amount not to exceed $26,900.00. Commissioner Curtis seconded.
The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen
Nay:
The motion passed 5-0.

Commissioner Gray moved to authorize the Board of Works to approve all payments regarding the contract on behalf of the Redevelopment Commission up to $26,900.00. Commissioner Curtis seconded.
The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen
Nay:
The motion passed 5-0.

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports which reflected the normal transactions and current claims. Treasurer Rhodes stated lease and debt payments have been made. Actual debt service lease payments were compared to budgeted amounts and explained. An under-expenditure in the KCB District for Cumberland Avenue Reconstruction land acquisition of $27,728.00 will be reflected in the 2012 unappropriated balance and used to fund projects in the 2013 spending plan.

Payment of Claims

Sagamore Parkway TIF Claims **$31,494.80**

Commissioner Sorensen moved to pay the Sagamore Parkway TIF claim. Commissioner Grama seconded.
The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen
Nay:
The motion to approve the payment of the Sagamore Parkway TIF claim in the total amount of $31,494.80 passed 5-0.

KCB TIF Surplus Claims **$632,160.36**

Commissioner Curtis moved 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 $632,160.36 passed 5-0.

Levee/Village TIF Claims **$365,446.48**

Commissioner Grama moved to pay the Levee/Village TIF 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 claims in the total amount of $365,446.48 passed 5-0. Claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Change Order Nos. 10 and 11 – Yeager Road – INDOT

Commissioner Curtis moved to approve Change Order Nos. 10 and 11 to the INDOT contract for Yeager Road. Commissioner Sorensen seconded. Dave Buck explained the change orders to the contract. He commented Change Order No. 10 is an adjustment of contract time. Change Order No. 11 is a net increase of $4,245.59.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Change Order No. 3 – Cumberland Ave. Ph. II – Rieth Riley Construction Co.

Commissioner Sorensen moved to approve Change Order No. 3 to the contract with Rieth Riley Construction Co. for Cumberland Avenue Reconstruction Phase II in the net amount of $21,782.87. Commissioner Curtis seconded. Dave Buck explained the details of the five items included in the change order which bring the total contract to $3,588,609.14.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Request for Quotes Approval – New Chauncey Curb & Sidewalk Project

Dave Buck requested Commission approval of the quote package for receiving quotes for new curb and sidewalks in the New Chauncey neighborhood. Three streets were identified in need of significant repairs; Lawn Street, West Oak Street and East Oak Street. Quotes are due August 31st at 9:00 a.m. The quotes will be opened in the presence of witnesses in the Clerk-Treasurer's Office at a public meeting. Work is to be completed by November 15, 2012. Commissioner Curtis moved to approve the Request for Quotes for the New Chauncey Curb and Sidewalk Repairs Project and give authorization to the Board of Works to act on behalf of the Redevelopment Commission to approve quotes for an

amount not to exceed $150,000 and making payments under contract associated with quote. Commissioner Grama seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Request for Quotes Approval – Wabash Heritage Trail Extension/Tapawingo Park

Joe Payne explained the quotes for the segment of the Wabash Heritage Trail Tapawingo Extension located at the southeast corner of the intersection of Tapawingo Drive and State Street. The extension ties into the trail under the bridge and the railroad bridge and continues to the pedestrian crossing at the intersection and on to the trail along the west side of Tapawingo South to Williams Street. Revisions regarding the wording and dates of opening as written on the quote were discussed. Commissioner Gray moved to approve the Request for Quote for the Wabash Heritage Trail Tapawingo Extension revised on August 20, 2012 and as amended as follows:
Paragraph 1 - "*needed construction services for the West Lafayette Park Board by and through the West Lafayette Redevelopment Commission";* paragraph 5 – *Quotes should be submitted on or before 9:00 a.m. on August 31, 2012*; paragraph 6 –September 21, 2012 date be changed to *September 7, 2012*. Commissioner Grama seconded. After further discussion, Commissioner Gray withdrew his motion. Commissioner Gray then moved to approve the Request for Quote for the Wabash Heritage Trail Tapawingo Extension in an amount not to exceed $125,000 that would allow the West Lafayette Redevelopment Commission to fund the building of a trail extension on the West Lafayette Board of Parks and Recreation property. Quotes are to be opened at 9:00 a.m. on August 31, 2012. The Redevelopment Commission gives authority to West Lafayette Board of Works to approve said quotes at their September 4, 2012 meeting and also make payments under the contract for said quotes. A notice to proceed will be issued no later than September 7, 2012. Commissioner Grama seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

2013 Spending Plan

President Oates opened the discussion on the proposed 2013 Spending Plan. He stated the plan which continues to bring the city's infrastructure into place, has been carefully reviewed. Mayor Dennis commented traffic, pedestrian and bicycle safety are a priority in the community. Resources have been focused on infrastructure projects over the past five years and the proposed 2013 Spending Plan reflects continued focus on these projects. Through the Engineer's Department and the Redevelopment Commission, traffic flow has become more safe and efficient and also showcases West Lafayette as a progressive community. The proposed plan has been reviewed as it affects each of the TIF Districts. Mayor Dennis commented this proposed 2013 Spending Plan is affordable, fundable, allows for emergencies, and provides for required debt service obligations.

President Oates added that no additional debt will be incurred to carry out any of the proposed projects. Department heads from each department were available to answer questions as each page of the proposed plan was reviewed and discussed. Final approval of the 2013 Plan will occur in *January 2013*.

Other

There was no further new business.

Public Comment

Public Comment was requested. The next meeting was confirmed:

Wednesday, September 19, 2012 – 8:30 a.m.

Adjourn

There being no further new business, Commissioner Curtis moved to adjourn. Commissioner Gray seconded. The meeting adjourned at 10:58 a.m.

Linda M. Sorensen
Secretary

Approved:

Lawrence T. Oates
President