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

September 19, 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, Peter Gray, Larry Oates, Linda Sorensen, Dottie Rausch
Absent: Joanna Grama, Janet Elmore

Old Business:

Minutes

Commissioner Gray moved to approve the minutes of the August 22, 2012 Redevelopment Commission meeting. Commissioner Curtis seconded. President Oates noted a correction to page 6 which should read: *Final approval of the 2013 Plan will occur in January **2013**.* Commissioner Curtis moved to amend the minutes as noted. Commissioner Sorensen seconded. The motion passed 4-0. The minutes were approved as amended 4-0.

Project Updates

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

- Cumberland Avenue Reconstruction Phase II – Work is continuing with Vectren and Duke Energy and their relocations at the intersection of Yeager and Cumberland. Storm sewer construction has been redesigned through the future roundabout intersection to continue construction progress. Pavement, curbs and islands will be installed upon completion of the storm sewer work.

- Yeager Road Phase II – A preconstruction meeting with Rieth Riley has been held regarding scheduling and coordination of the various elements of the project from Kalberer Road to the new ARIL site. The projected schedule is aggressive and the road should be installed and surfaced this year pending utility coordination.

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

- Wabash Heritage Trail Extension – Construction work continues with solving some erosion problems, finishing road paving, and final signs for the trailhead and the new interpretive signing system. The trail is being heavily used.

- Happy Hollow Ravine Footpath – Survey work has been completed. Design work is underway for work by the construction and engineering students this fall. Contract work and additional work with students is expected to continue next year.

- Neighborhood Park – Discussion continues among Northwestern Heights Neighborhood Association to arrive at a consensus regarding the type of park to be like constructed. Pending a neighborhood agreement, concrete will be poured this fall and equipment ordered for a spring 2013 installation.

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

- Fire Station No. 3 – Progress is continuing. Living quarter floors have been poured and drywall and windows are being installed. The equipment bay floor is being prepped. A late October or early November completion date is anticipated.

- Chauncey Village Walkway Art Project – Project is underway. The artist, Tom Torluemke, is keeping the walkway open while painting to encourage public interaction.

2013 Spending Plan

President Oates requested questions or comments regarding the plan. Redevelopment Commission Treasurer Judy Rhodes commented that rev. 8 of the plan as distributed, reflects discussion that occurred at the August 22, 2012 meeting of the commission and changes descriptions of some of the projects for easier identification. No numbers have changed.

MetroNet Update

Steve Biggerstaff of MetroNet introduced Tom Decker who will be handling all the business and major accounts for the fiber installation. Mr. Biggerstaff reviewed the plan to install fiber to the premises with a PowerPoint presentation. Copies of the presentation were distributed to the commission. Mr. Biggerstaff stated the initial capital expenditure is expected to be approximately $15M with an economic development bond not to exceed $2.5M. An estimated 40 – 50 new jobs will be created for the entire area. A letter of intent with an agreed price for a hut site and retail store in Lafayette has been initiated. A hut site on Salisbury Street near Sycamore in West Lafayette is planned. A description of the hut which will house the electronics and optronics serving the West Lafayette distribution system was provided. Site layout, parking and landscaping are being defined. A map of the proposed four phases of construction was reviewed. Utility coordination and clearance is currently underway. Closing of the economic development bonds is estimated to occur in November with construction beginning in late December or early January. Total construction time is estimated to take 18 – 24 months for public rights of way and public utility easements. The permitting process and neighborhood notifications will be addressed at preconstruction meetings. Location reports and contact information will be provided daily to identify neighborhoods and streets under construction. A question and answer session followed.

Proposal for Oversight of Parking Garage Maintenance

President Oates referred to the allocation of $150,000 in the 2012 Spending Plan for Wabash Landing Parking Garage capital maintenance expenses. Chandler Poole reviewed the proposal from LINK Management, Inc. in the amount of $8,280 to manage the maintenance and capital improvements for the parking garage. The proposal covers the first year of the five-year maintenance plan for the garage and is included in the $150,000 allocation. Commissioner Gray moved to approve to the proposal for owner's representation between LINK Management, Inc. and the West Lafayette Redevelopment Commission and give authority to the Board of Works to sign the contract on behalf of the Redevelopment Commission. Commissioner Curtis seconded.
The roll call vote:

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

Other

Redevelopment Commission President Larry Oates informed the commission that the agreement between Purdue Research Foundation, the City of West Lafayette and ARIL regarding development incentives has been approved and is ready for signature.

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports which reflected normal transactions and current claims. New purchase orders and contracts approved by the Board of Works were noted. Treasurer Rhodes commented additional explanations have been entered on the reports to help clarify expenditures. The KCB refunding bonds have been closed; surplus funds have been received from the Trustee and invested at a higher interest rate.

Payment of Claims

Sagamore Parkway TIF Claims **$35,675.59**

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

Aye: Curtis, Gray, Oates, Sorensen
Nay:
The motion to approve the payment of the Sagamore Parkway TIF claim in the total amount of $35,675.59 passed 4-0.

KCB TIF Claims **$481,881.13**

Commissioner Sorensen moved to pay the KCB TIF 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 $481,881.13 passed 4-0.

Levee/Village TIF Claims **$51,825.63**

Commissioner Gray moved to pay the Levee/Village TIF 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 $51,825.63 passed 4-0. Claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Change Order No. 4 – Cumberland Ave. Ph. II – Rieth Riley Construction Co.

Commissioner Sorensen moved to approve Change Order No. 4 to the contract with Rieth Riley Construction Co. for Cumberland Avenue Reconstruction Phase II in the net amount of $22,322.54. Commissioner Curtis seconded. Dave Buck explained the details of the three items included in the change order which bring the total contract to $3,610,931.68.

The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen

Nay:

The motion passed 4-0.

Crack Sealing Agreement – Pavement Solutions

Commissioner Gray moved to ratify the contract with Pavement Solutions, Inc. for the 2012 Crack Sealing Project as approved by the Board of Works on behalf of the Redevelopment Commission on September 4, 2012. Commissioner Curtis seconded. Dave Buck explained the agreement which provides for the installation of a water barrier on existing asphalt streets by sealing cracks and preventing further deterioration and extending the life of the streets. The work is scheduled to be completed by October 15, 2012.

The roll call vote:

Aye: Curtis, Gray, Oates, Sorensen

Nay:

The motion passed 4-0.

Northwestern Avenue Improvements Agreement – The Schneider Corporation

Dave Buck reviewed the terms of the agreement with The Schneider Corporation and details of the Northwestern Avenue Safety Improvement Project which begins at the

end of the Yeager Road and Northwestern Avenue roundabout south to the Lindberg Road and Northwestern Avenue intersection. Commissioner Curtis moved to approve the Professional Services Agreement with The Schneider Corporation and the City of West Lafayette Redevelopment Commission for engineering and design services for the Northwestern Avenue Corridor Improvements Phase II. Commissioner Gray seconded.

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

Other

There was no further new business.

Public Comment

Public Comment was requested. The next meetings were confirmed:

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, 2013 – 4:30 p.m.

Adjourn

There being no further new business, Commissioner Sorensen moved to adjourn. Commissioner Gray seconded. The meeting adjourned at 9:45 a.m.

Linda M. Sorensen
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Secretary

Approved:

Lawrence T. Oates
President