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

December 19, 2012

The meeting was called to order at 8:36 a.m.
The Pledge of Allegiance was recited.
Secretary Sorensen called the role.
Present: Steve Curtis, Larry Oates, Linda Sorensen, Joanna Grama, Janet Elmore, Dottie Rausch
Absent: Peter Gray

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the October 17, 2012 Redevelopment Commission meeting. Commissioner Grama seconded. Commission President Oates moved to correct the project description under project updates to read *Wabash Heritage Trail Tapawingo Extension.* Commissioner Curtis seconded. The motion to amend the minutes was approved 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 – Project is complete and open to traffic. A final punch list is being addressed by the contractor. Lighting is scheduled to be finished in the next couple of weeks. Remaining pavement and asphalt details will be completed this spring. The ribbon cutting is scheduled for Thursday, December 20 at 2:00 p.m. (the ribbon cutting was later postponed due to hazardous weather conditions.)

- Yeager Road – The extension to the ARIL site is near completion. Upon completion of painting scheduled for later today, the road will be open and ready for activity to begin in Phase III of the Research Park.

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

- Wabash Landing Parking Garage Maintenance Project – The project has been completed. A great job was done by LINK Management and Building Services, Inc. More work for less money was completed than was originally designated in year 1 of the Five-Year Plan by Carl E. Most.

Fire Chief Tim Heath updated the Commission on the following project:

- Fire Station No. 3 –The fire station is complete and ready to go. It is a fantastic facility which looks great and is functional. A ribbon cutting is scheduled for Friday, December 21 at 10:00 a.m.

Final punch list items are being worked out. Tours will be given after the ribbon cutting. The completed project is under budget and on time.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes commented this month's financial reports show projects which will be closed out for less than the budgeted amount and how the fund balances are affected. An additional column was added to show spending adjustments. Commission President Oates reviewed each TIF District and noted project adjustments, and closeout amounts for projects completed under budget. Remaining funds from under-budget projects will be reverted back to the general fund to provide additional funding for the 2013 Spending Plan.

Contract Amendment – Building Services, Inc. – Parking Garage Maintenance

The amendment contains the insurance provision which was inadvertently omitted from the contract approved at the November 14, 2012 meeting of the Commission. Commissioner Curtis moved to approve the amendment for the 2012 Wabash Landing Parking Garage Preventative Maintenance and Repair Agreement. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion passed 4-0.

Payment of Claims

Sagamore Parkway TIF Claims **$13,736.11**

Commissioner Sorensen moved to pay the Sagamore Parkway TIF claims. Commissioner Grama 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 $13,736.11 passed 4-0.

KCB TIF Claims **$1,476,160.85**

Commissioner Curtis moved to pay the KCB TIF claims. Commissioner Grama seconded. Commission President Oates commented the claim to Purdue Research Foundation in the amount of $875,000.000 pertains to the ARIL project. As an incentive, the Redevelopment Commission has agreed to purchase a plot of land in the Research Park from Purdue Research Foundation. The property will be transferred to ARIL Holdings, LLC for building a research and testing facility. Mayor Dennis spoke about the project which emphasizes jobs, technology and environment. Mayor Dennis stated the project will be a valuable community investment which represents positive and logical community growth. Mr. Joseph Hornett, Senior Vice President and COO of Purdue Research Foundation complimented the City of West Lafayette's Redevelopment Commission for their past

and continued participation in the development of the additional 450 acres in Phase III of the Research Park. Mr. Hornett gave credit to Greg Deason, Vice President Real Estate and Research Park Development and Director of Development Chandler Poole for their continued efforts in the project. Mr. Rabi Gutapadi, President of ARIL, LLC expressed his appreciation for the positive reception he received regarding the facility. He reviewed his company's history with Caterpillar, Inc. in the United States and Asia and the beginning of the emission testing labs. Mr. Gutapadi stated the testing facilities are also involved with developing state-of-the-art technology to create efficient and cost effective improvements for their customers. Approximately 20 - 30 fulltime jobs with average salaries in the $65,000 to $70,000 range are anticipated when the facility is completed. Ground breaking is expected to begin at the end of January 2013 with an estimated completion in December 2013.

The roll call vote:

Aye: Curtis, Grama, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $1,476,160.85 passed 4-0.

Levee/Village TIF Claims **$337,586.41**

Commissioner Grama moved to pay the Levee/Village TIF 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 $337,586.41 passed 4-0. Claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Resolution RC 2012-17

Commissioner Sorensen moved to approve Resolution RC 2012-17 A Resolution of the West Lafayette Redevelopment Commission Confirming its Resolution Declaring an Area in the City of West Lafayette as an Economic Development Area and Approving an Economic Development Plan for Said Area. Commissioner Curtis seconded. Commission President Oates stated the resolution is in regard to the MetroNet TIF area where MetroNet is installing fiber to the premises throughout the City of West Lafayette. The project has been approved by the West Lafayette Economic Development Commission, and the West Lafayette Common Council. This resolution is the final approval from the Commission. Mayor Dennis stated the project is no risk to the City and represents development opportunities through cutting edge technology. Mayor Dennis commented MetroNet has complied with all of the City's requests. Commission President Oates stated Resolution RC 2012-17 includes an amendment from the Area Plan Commission and read the following paragraph from page 5.

Metro FiberNet understands that they shall be treated on parity with all other similarly situated utilities and therefore any future relocation of Metro FiberNet facilities caused by a project identified in the City and County adopted The Metropolitan Transportation Plan 2040: completing or Streets (MTP) or its successor(s) will be at the expense of Metro FiberNet if such expense would also be required of all other similarly situated utilities.

A public hearing was opened. Comments were requested. The public hearing was closed.

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

Resolution RC 2012-18

Commissioner Grama moved to approve Resolution RC 2012-18 A Resolution of the City of West Lafayette Redevelopment Commission Pledging Certain Tax Increment Revenues to the Payment of Economic Development Revenue bonds of the City of West Lafayette. Commissioner Curtis seconded. Commission President Oates stated the resolution pledges the tax increment revenues generated from the personal property (the fiber) in the allocation area to the payment of the bonds up to $2.5M.

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

Ratify Change Order No. 1 – Fairfield Contractors – New Chauncey Curb and Sidewalk

Dave Buck explained the change order to the contract with Fairfield Contractors for the 2012 New Chauncey Curb and Sidewalk Repair Project. The change order represents quantity balancing for materials used and is a decrease of $823.65 to the contract. Commissioner Curtis moved to ratify Change Order No. 1 to the New Chauncey Curb and Sidewalk contract with Fairfield Contractors. Commissioner Sorensen seconded.

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

Ratify Change Order No. 1 – Milestone Contractors – Wabash Heritage Trail Tapawingo Extension

Parks Superintendent Joe Payne explained the change order which covered expenses due to trail layout changes that were made to accommodate utility locations and improve user safety and accessibility. The change order results in a net increase of $9,433.01 to the contract. Commissioner Sorensen moved to ratify Change Order No. 1 to the contract with Milestone Contractors for the Wabash Heritage Trail Tapawingo Extension Project. Commissioner Grama seconded.

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

2013 Spending Plan

Commission President Oates reviewed the revised 2013 Spending Plan. The Commission discussed and approved the following changes:

1. The Commission agreed to move unspent 2012 funds in the amount of $57,800 for the Levee/Village TIF District Garden Park Project to the 2013 Spending Plan.

2. The addition of a Levee/Village capital expenditure for heavy equipment, Wheel Loader (Pay Loader), to replace current model which is 13 years old and in deteriorating condition up to $175,000.
3. The addition of a Levee/Village capital expenditure of a recycling container to encourage recycling in the near campus area as part of the overall city recycling program in the amount of $9,500. The container has separate compartments for various recyclables, is portable and can be relocated during various events.

The 2013 Spending Plan will be approved at the January 2, 2013 meeting of the Commission.

Commission Membership Changes

Commission President Oates announced that Commissioner Joanna Grama is resigning effective December 31, 2012. Common Council appointees for the 2013 Redevelopment Commission, Susannah Hall-Justice and Larry Oates, were also announced. Mayoral appointees, Peter Gray, Steve Curtis, Linda Sorensen, Janet Elmore and Dottie Rausch, will continue in 2013.

Other

Mayor Dennis thanked the Commission on their vision, cooperation, and tenacity which resulted in the many accomplishments of the past year. He also expressed his appreciation to Clerk-Treasurer Rhodes for her careful oversight of the Commission's financial affairs. There was no further new business.

Public Comment

Public Comment was requested. The next two meetings were confirmed:

January 2, 2013 @ 4:30 p.m.
January 16, 2013 @ 8:30 a.m.

Adjourn

There being no further new business, Commissioner Sorensen moved to adjourn. Commissioner Curtis seconded. The meeting adjourned at 10:20 a.m.

Peter Gray
Acting Secretary

Approved:

Lawrence T. Oates
President