MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
June 18, 2014

The meeting was called to order at 8:30 a.m.
The Pledge of Allegiance was recited.
Secretary Curtis called the role.
Present: Peter Gray, Johari Miller-Wilson, Bob Schauer, Larry Oates, Steve Curtis
Absent: Janet Elmore

Old Business:

Minutes

Commissioner Gray moved to approve the minutes of the May 21, 2014 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. The minutes were approved as written 5-0.

Project Updates

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

- Happy Hollow Road Project – The project is scheduled for a July 9, 2014 letting through INDOT. An agreement for inspection services with Parsons Brinckerhoff is on today's agenda for approval. Utility relocations have started. Construction is scheduled to begin after Labor Day. Dave stressed the importance of getting the INDOT invoice for the local portion turned around quickly to keep the project moving.

- Cumberland Avenue Ph. III Project – Bids were received through the Board of Works at the June 10, 2014 meeting. Milestone was the low bidder. A contract with Milestone is on today's agenda. Utility coordination has been ongoing and is nearing completion. Construction is expected to begin after July 4, 2014.

- Salisbury Street Ph. III Project – Most of the signal work at the various intersections (except for Navajo St.) along Salisbury has been completed. Construction at the Navajo intersection between US 52 and Rainbow is progressing. Stone should be placed today and possibly base asphalt by the end of the week, weather dependent. The southbound lane is scheduled to be opened and the northbound lane detoured after July 4th for the remainder of July.

- Navajo St., Ph. I Project – Sidewalk work to the east towards Indian Trail is nearly completed and ready for street resurfacing.

- Mid-Block Crossings Project –Work has started at both locations – Tapawingo Dr. & Wabash Landing and also at Salisbury St. & LaGrange St. Weather depending, a July completion date is anticipated.

- Cattail Trail Extension Project – A July 9, 2014 letting is scheduled for the project. An INDOT claim for the local portion is expected to be presented at the July Redevelopment Commission meeting. The majority of the project is expected to be completed this year. An agreement for project inspection services is on today's agenda.

- 2014 Street Resurfacing Project – A preconstruction meeting has been held with contractor, Rieth-Riley. Work is expected to begin on the project at the south end of city on July 7, 2014.

- Northwestern Avenue Safety Improvements Phase III – Bids were received by the Board of Works on June 10, 2014. A contract with low bidder, Rieth-Riley, is on today's agenda for approval.

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

- Ravine Footpath Repair Project – Contractor T.L. Kincaid Contracting is planning to resume work under the current agreement at the end of the month. Work with contractors to define the scope of work for the RFQ for this year's appropriation is underway. Approval of an agreement is expected to be presented at next month's meeting.

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

- 225 Northwestern Project – Sewer work has been completed and construction is well underway.

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

- Fire Truck Acquisition – A request to trade in Engine No. 2 towards the purchase of a new truck will made at the June 24, 2014 Board of Works meeting. Commissioner Miller-Wilson moved to approve the bid specs for a new fire truck with the bids being opened at the August 20, 2014 meeting of the Commission. Commissioner Gray seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The June financial schedules were presented.

Payment of Claims

Sagamore Parkway TIF Claims **$45,077.15**

Commissioner Miller-Wilson moved to pay the Sagamore Parkway TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $45,077.15 passed 5-0.

KCB TIF Claims **$19,630.70**

Commissioner Curtis moved to pay the KCB TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $19,630.70 passed 5-0.

Levee/Village TIF Claims **$67,899.04**

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

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $67,899.04 passed 5-0. A copy of installment payment claim for Fire Station No. 3 was provided to the Redevelopment Commission for reference.

Financial Summary

Jim Treat of O. W. Krohn and Associates gave a summary of the estimated 2015 revenues and obligations for the Levee Village, Sagamore and KCB TIF Areas. This analysis indicated that the Commission anticipates needing all its tax increment revenues for debt obligations, infrastructure projects, economic development and capital asset purchases. The Commission is required to report to the County annually on July 15th whether they expect to have any excess tax increment in the upcoming year (2015) to pass through assessed value to the overlapping taxing units. Based upon this analysis, it was his recommendation that there is no excess assessed value. New rules that require Council approval of any decision made by the Commission on the pass through election if the tax increment revenue is more than 200% of the anticipated obligations were also explained. Mr. Treat also informed the Commission on the extensive new reporting requirements to the Department of Local Government Finance and indicated that he would assist in fulfilling those requirements.

Resolution RC 2014-10 Determination for 2015 TIF Revenues

Commissioner Curtis moved to approve Resolution RC 2014-10 A Resolution of the City of West Lafayette Redevelopment Commission Determination for TIF Revenues for 2015. Commissioner Gray seconded. The resolution states the Redevelopment Commission will not pass through any assessed value from the TIF Allocation Areas for 2015.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:
The motion passed 5-0.

Proposal – the Anvil – Purdue Research Foundation

Chandler Poole gave a description of the concept of the Anvil, which is a non-profit, technology based entrepreneurial group. Mike Asem, founder of the Anvil, a student driven organization, presented background information on the members and initial creation of the project. Greg Deason, Executive Director of Foundry Support also spoke about the Foundry's leadership, commitment and overall support of the Anvil. Centrally located, the Anvil provides the opportunity for students to collaborate with others and see their ideas emerge into a business. Commissioner Miller-Wilson moved to give the authorization to Development Director Chandler Poole to begin negotiations between the West Lafayette Redevelopment Commission and Purdue Research Foundation for a lease not to exceed $100,000.00 per year for a total of $200,000.00. Commissioner Gray seconded. Commission President Oates commented that $33,000.00 for September 1, 2014 – December 31, 2014 would come from line 147, Levee/Village Development Incentives.

The roll call vote:
Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Proposal – Public Art – Sagamore TIF

West Lafayette Public Arts Team Chair, Craig Martin thanked the Commission for their support on previous public art projects. An illustration of the proposed sculpture was provided. The sculpture is to be installed at the northeast corner of Salisbury and Navajo Streets. Installation coordination with the road construction crew is in progress. Commissioner Schauer moved to approve the purchase of community art and installation in an amount not to exceed $14,000.00. Commissioner Curtis seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Amendment No. 2 to Task Order No. 3 – Cattail Trail Extension – Parsons Brinckerhoff

Dave Buck explained the amendment which increases Task Order No. 3 by $21,654.74. Additional geographical services, utility coordination, lighting and landscaping plans, environmental services and redesign due to a utility conflict with Duke Energy are included in the amendment. Commissioner Miller Wilson moved to approve Amendment No. 2 to Task Order No. 3 for the Cattail Trail Extension in an amount not to exceed $22,000.00 which brings the total to $165,104.00. Commissioner Gray seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Agreement – Cattail Trail Ext. – Parsons Brinckerhoff

Dave Buck requested approval of the INDOT LPA (Local Public Agency) consulting contract with Parsons Brinckerhoff for the Cattail Trail Extension Inspection Project Des. No.: 0902212 in the amount of $110,625.57. Commissioner Schauer moved to approve the LPA Consulting Contract with Parsons Brinckerhoff for the Cattail Trail Extension Inspection, from 300' south of Neil Armstrong Dr. to the Southwest corner of Cumberland Ave/US 52 intersection in an amount not to exceed $112,500.00. Commissioner Curtis seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Bid Acceptance, Agreement & Notice to Proceed – Cumberland Ave. Ph. III

The bids for the project were opened at the June 10, 2014 meeting of the Board of Works. A bid tabulation sheet was distributed and reviewed by Dave Buck. Milestone Contractors had the lowest most responsive bid. Dave recommended the acceptance of the base bid of $3,554,646.46 and alternate No. 2 in the amount of $1,245,999.75. Alternate No. 1 was to be taken under advisement and Alternate No. 3 was rejected. Commissioner Miller-Wilson moved to accept the base bid of $3,554,646.46, take Alternate No. 1 under advisement, accept Alternate No. 2 in the amount of $1,245,995.75 and reject Alternate No. 3. Commissioner Curtis seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0. Commissioner Curtis moved to approve the contract with Milestone Contractors in the total amount of $4,800,642.21 which is being funding through the Redevelopment Commission, Wastewater and Motor Vehicle Highway accounts. Commissioner Gray seconded.
Redevelopment Commission funding is from lines 58 and 46 of the June 18, 2014 financial schedules.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0. Commissioner Miller-Wilson moved to approve the issuance of the Notice to Proceed to Milestone Contractors. Commissioner Gray seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Bid Acceptance, Agreement & Notice to Proceed – Northwestern Ave. Safety Improvements Ph. III

Rieth-Riley provided the lowest and most responsive bid for the project in the base bid amount of $1,262,000.00 $ Alternate No. 1 for 128,875.00, Alternate No. 2 for $115,700.00, Alternate No. 3 of $13,542.00, and Alternate No. 4 for $45,220. Commissioner Curtis moved to accept the base bid and alternates as presented from Rieth Riley Construction Co. for the Northwestern Ave. Safety Improvements Ph. III project. Commissioner Miller-Wilson seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0. Commissioner Curtis then moved to approve the agreement between the West Lafayette Redevelopment Commission and Rieth Riley Construction Co. for the

Northwestern Ave. Safety Improvements Ph. III Project for the total base bid amount of $1,262,000.00. Commissioner Gray seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0. Commissioner Miller-Wilson moved to authorize the issuance of a Notice to Proceed to Rieth Riley Construction Co. for the Northwestern Ave. Safety Improvements Ph. III Project. Commissioner Gray seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Supplement No. 1 – Northwestern Ave. Ph., III Design & Inspection – Butler Fairman & Seufert

The agreement for additional engineering services was explained by Dave Buck. Funding for the agreement will be used from lines 129, 130 and 131 of the June 18, 2014 financial schedules which was originally directed to the Perimeter Parkway Ph. 1B Project. Commissioner Gray moved to repurpose said funding for the Northwestern Ave. Ph. III Safety Improvement Project design and inspection agreement with Butler, Fairman & Seufert, Inc. Commissioner Curtis seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0. Commissioner Mille-Wilson moved to approve Supplement Agreement No. 1 between the West Lafayette Redevelopment Commission and Butler, Fairman & Seufert, Inc. for design and inspection services for the Northwestern Ave. Ph. III Safety Improvement Project in an amount not to exceed $351,000.00. Commissioner Gray seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Agreement – Happy Hollow Road – Parsons Brinckerhoff

Dave Buck requested approval of the INDOT LPA (Local Public Agency) consulting contract with Parsons Brinckerhoff for the Happy Hollow Reconstruction Inspection Project Des. Nos.: 0900002 and 1382200 in the amount of $140,000.00 Commissioner Curtis moved to approve the LPA Consulting Contract with Parsons Brinckerhoff for the Happy Hollow Reconstruction from SR 43 (N. River Rd) to US 52 and Intersection of Happy Hollow Rd. and SR 43 for up to $140,000.00 which is 20% of the total contract of $708,063.49. Commissioner Miller-Wilson seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Change Order No. 2 – Salisbury Street Ph. III – Milestone

Dave Buck reviewed items which were removed from the contract with Milestone Contractors, L.P. for the Salisbury Street Improvements Project Ph. III as a cost saving measure. The change order results in a net deduction of $48,503.78 and brings the contract total to $1,612,890.04. Commissioner

Miller-Wilson moved to approve Change Order No. 2 to the contract with Milestone Contractors, L.P. for a net deduction of $48,503.78. Commissioner Curtis seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Quote Acceptance – ATMS & Support – Wintek

A quote from Wintek Corporation was presented by Dave Buck. The quote included signals and equipment for the ATMS Project on Salisbury Street in the total amount of $26,174.50. Commissioner Gray moved to accept the quote from Wintek Corporation for the ATMS supplies and equipment in an amount not to exceed $26,174.50. Commissioner Miller-Wilson seconded.
The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 5-0.

Other

Dave Buck requested Board of Works authorization to approve claims for the Happy Hollow Road and Cattail Trail contracts be added to the July Redevelopment commission agenda. There was no further old business.

Public Comment

Public Comment was requested.

Wednesday, July 16, 2014 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business, Commissioner Curtis moved to adjourn. Commissioner Gray seconded. The meeting adjourned at 10:33 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President