MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
February 18, 2015

The meeting was called to order at 8:33 a.m.
The Pledge of Allegiance was recited.
Secretary Curtis called the role.
Present: Peter Gray, Johari Miller-Wilson, Larry Oates, Bob Schauer, Brian Bittner, Steve Curtis
Absent:

Old Business:

Oath of Office

Johari Miller-Wilson and Patrick Hein were sworn in to the West Lafayette Redevelopment Commission for the year 2015 by Mayor John Dennis. Patrick Hein represents the Tippecanoe County School Corporation.

Minutes

Commissioner Gray moved to approve the minutes of the January 21, 2015 Redevelopment Commission meeting. Commissioner Curtis 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 – A preconstruction meeting has been scheduled. Utility relocations and potential conflicts are being evaluated by the inspection team and the contractor. The contractor is also evaluating the construction phasing and maintenance of traffic plans. Work is anticipated to begin in April.

- Cumberland Avenue Ph. III Project – Some progress has been made on water line relocations followed by storm sewer installation as weather permits.

- Cattail Trail Extension Project – Work has stopped for the winter and will resume in April.

- Northwestern Avenue Safety Improvements Phase 4 – Design is progressing and should be complete in the next several weeks. Approval of the plans, advertising schedule and Board of Works authorization to receive bids will be on the March Redevelopment Commission agenda. A request to approve a contract and authorize a notice-to-proceed is expected be at the April meeting of the Commission. A mid-May to mid-August start date is anticipated.

- Lindberg Road Project – Field survey has begun but is slowed by weather and cold temperatures.

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

- The Anvil Project – The Anvil currently has 130 members of which 20 are community members. Initial estimates and expectations have been exceeded.

Parks Superintendent Janet Fawley updated the Commission on the following projects:

- Garden Street Right-of-Way Improvements Project – Project has been on hold due to weather. Paperwork completion by one homeowner is still pending.

- Happy Hollow Ravine Footpath Repair Project – Work on the project has ceased due to weather conditions.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The February 2015 financial schedules were presented by Treasurer Rhodes.

Payment of Claims

KCB TIF Claims **$54,520.61**

Commissioner Miller-Wilson moved to pay the KCB TIF claims. Commissioner Gray seconded.

The roll call vote:

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

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $54,520.61 passed 5-0.

Levee/Village TIF Claims **$499,981.41**

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

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

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $499,981.41 passed 5-0. There were no claims for the Sagamore TIF District. A list of claims paid by the Board of Works on behalf of the Commission was provided for reference.

Resolution RC 2015-2

Commissioner Curtis moved to approve Resolution RC 2015-2 A Resolution of the West Lafayette Redevelopment Commission Authorizing Additional Appropriations. Commissioner Gray seconded. The resolution authorizes an appropriation of $22,700.00 to Account No. 29300030 530011: Engineering Services. Deborah Kervin confirmed the required legal notice was published.
The roll call vote:

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

Parks Equipment

Jan Fawley requested acceptance of the quote from Riggs Outdoor Equipment for two snow throwers. Commissioner Schauer moved to accept the quote for two 28" two-stage snow throwers from the lowest and most responsive bid from Riggs Power Equipment in the amount of $1,798.00. Commissioner Miller-Wilson seconded.

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

Jan Fawley then requested Commission authorization for the Board of Works to receive quotes for a mower and track loader. Both items are included in the 2015 Spending Plan. Commissioner Miller-Wilson moved to approve the Request for Quote for a 72" front-end riding mower and grant authority to the West Lafayette Board of Works to receive said quotes on March 10, 2015 on behalf of the Redevelopment Commission. Commissioner Schauer seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:

The motion passed 5-0. Commissioner Curtis moved to approve the Request for Quote for a Bobcat compact track loader and grant authority to the West Lafayette Board of Works to receive said quotes on March 24, 2015 on behalf of the Redevelopment Commission. Commissioner Miller-Wilson seconded.

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

Request to Authorize Board of Works to Receive Quotes

Parks and Recreation Stewardship Director Dan Dunten requested Commission authorization for the Board of Works to receive quotes for the 2015 Right-Of-Way Landscape Maintenance Project at the March 2, 2015 meeting. The project is included in the 2015 Spending Plan. Commissioner Gray moved to approve the request for quotes for the City of West Public Right-Of-Way Landscape Maintenance Project and authorize the Board of Works to receive the quotes on behalf of the Redevelopment Commission. Commissioner Curtis seconded.
The roll call vote:

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

Deed Acceptance from Purdue Research Foundation

Commission Attorney Tom Brooks, Jr. explained the second half of the transaction on Challenger Way with regard to the former ARPL property which was deeded back to PRF. This deed pertains to a portion of that property which PRF is deeding back to the Redevelopment Commission for future development. Commissioner Gray moved to approve and accept the deed from the Purdue Research Foundation to the City of West Lafayette and the West Lafayette Redevelopment Commission for a parcel of property off of Challenger Way which is described as Lot numbered Nine (9) as depicted in the final plat for "Purdue Research Park, Phase III, Part II, Section 2, Lot 9," dated October 28, 2014, recorded on January 29, 2015, in the Office of the Recorder. Commissioner Curtis seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Other

Commission President Larry Oates commented that progress is being made on the State Street Master Plan between the City of West Lafayette and Purdue University. The Redevelopment Commission will be involved in helping fund the project. There was no further new business.

Public Comment

Public Comment was requested. The next meeting of the Commission were confirmed.

Wednesday, March 25, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 9:03 a.m.

Bob Schauer
Vice President

Approved:

Lawrence T. Oates
President