

**MINUTES**  
**WEST LAFAYETTE REDEVELOPMENT COMMISSION**  
**Morton Community Center – Multi-Purpose Room**  
**222 N. Chauncey Avenue**  
**West Lafayette, Indiana**  
**March 25, 2015**

The meeting was called to order at 8:33 a.m.

The Pledge of Allegiance was recited.

Vice President Bob Schauer called the role.

Present: Peter Gray, Johari Miller-Wilson, Larry Oates, Bob Schauer,

Absent: Steve Curtis, Brian Bittner, Patrick Hein

**Old Business:**

Minutes

Commissioner Miller-Wilson moved to approve the minutes of the February 18, 2015 Redevelopment Commission meeting. Commissioner Schauer seconded. The minutes were approved as written 4-0.

Project Updates

Engineering Assistant Ed Garrison updated the Commission on the following projects:

- Cumberland Avenue Ph. III Project – Water line relocation is nearing completion. Storm sewer installation continues on both sides of the road as weather permits. The project is on track.
- Northwestern Avenue Safety Improvements Phase 4 – Project is beginning. A request to authorize the BOW to receive bids is on today's agenda.
- Happy Hollow Road public information meeting April 2, 2015 at 5:00 p.m. at the Tippecanoe Public Library. April 6, 2015 will be the first day of work on the project.
- 2015 Street Resurfacing Project – Project is beginning. A request to authorize the BOW to receive bids is on today's agenda.

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

- Garden Street Right-of-Way Improvements Project – Meetings with the one homeowner to address concerns have continued. It is hoped that the project can resume shortly.

Other

There was no further old business.

**New Business:**

**Review of Financial Schedules**

The March 2015 financial schedules were presented by Treasurer Rhodes.

**Payment of Claims**

**Sagamore TIF Claims** **\$216.00**

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

The roll call vote:

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

**Nay:**

The motion to approve the payment of the Sagamore TIF claims in the total amount of \$216.00 passed 4-0.

**KCB TIF Claims** **\$115,228.67**

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

The roll call vote:

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

**Nay:**

The motion to approve the payment of the KCB TIF claims in the total amount of \$115,228.67 passed 4-0.

**Levee/Village TIF Claims** **\$212,138.56**

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

The roll call vote:

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

**Nay:**

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$212,138.56 passed 4-0.

**2014 Annual Report**

The 2014 Annual Report from the Commission to the Mayor of the City was reviewed. The report will be presented to the Mayor and filed with DLGF by the Treasurer. Commissioner Gray moved to amend the 2014 Annual report to the Mayor to change the date of March 5 to March 16 and add the corrected Attachment A. Commissioner Schauer seconded. The amendment passed by unanimous consent. Commissioner Gray moved to approve the Annual Report as Amended. Commissioner Schauer seconded.

The roll call vote:

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

**Nay:**

The motion was passed 4-0.

### Resolution RC 2015-3

Commissioner Gray moved to approve Resolution RC 2015-3 A Resolution of the West Lafayette Redevelopment Commission Authorizing Additional Appropriations. Commissioner Schauer seconded. The additional appropriation is being requested in the amount of \$6,171.00 for public art on the U.S. Postal Office in the Sagamore TIF district. Comment was requested from the public regarding the additional appropriation pursuant to the advertisement of a public hearing on the resolution. There were no members of the public who wished to comment.

The roll call vote:

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

**Nay:**

The motion passed 4-0.

### Resolution RC 2015-4

Commissioner Gray moved to approve Resolution RC 2015-4 A Resolution to the City of West Lafayette Redevelopment Commission Approving an Agreement for the Disposition of Certain Real Property Located in the Kalberer/Cumberland/Blackbird Economic Redevelopment Area. Commissioner Schauer seconded. The parcel is south of the Challenger and Yeager intersection in the Purdue Research Park. A proposal to build a 62,000 square foot facility is pending.

The roll call vote:

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

**Nay:**

The motion passed 4-0.

Attached as Exhibit D to the Resolution was the Agreement for the Transfer of Property. The agreement between the Redevelopment Commission and the Purdue Research Foundation As part of the Agreement, PRF will not seek tax-exempt status on this parcel. Commissioner Miller-Wilson moved to approve the Agreement for the transfer of property. Commissioner Gray seconded.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oates, Schauer.

**Nay:**

The motion passed 4-0.

### Change Order No. 2 to the Cumberland Avenue Phase 3

Engineering Assistant Ed Garrison explained the details of additional items of work and changes of work which were included in Change Order No. 1 to the contract with Milestone for the Cumberland Avenue Ph. 3 project for a net increase of \$5,051.00. Commissioner Gray moved to approve Change Order No. 2 to the Cumberland Avenue Phase 3. Commissioner Miller-Wilson seconded.

The roll call vote:

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

**Nay:**

The motion passed 4-0.

### Funding Approval – BOW Authorization to Pay

Director of Development Chandler Poole requested authorization for Board of Works approval of payment to the City of Lafayette for West Lafayette's portion of an Economic Development video. This video was shown at the meeting. Mayor John Dennis regarding the purpose and usefulness if the

video. Commissioner Gray moved to authorize the Board of Works to pay \$2,000 to the City of Lafayette for the Economic Development Video out of the Levee/Village TIF District. Commissioner Miller-Wilson seconded.

The roll call vote:

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

**Nay:**

The motion passed 4-0.

Mayor John Dennis commented regarding the request to grant authorization to the Board of Works for approval of payment to the Wabash River Enhancement Corporation in the amount of \$30,000 regarding the North Reach Study. The project is for a part of the riverfront on the Lafayette side where the Lafayette Golf Course was located. The idea is to create an atmosphere similar to the celery bog. The goal for the City of West Lafayette is to have a trail system that crosses the 52 bridge and connects with the City of Lafayette in that particular location. Tippecanoe County, the City of Lafayette and the City of West Lafayette will each be providing \$30,000 to this project. Commissioner Miller-Wilson moved to authorize the Board of Works to approve the payment of \$30,000 for the North Reach Study. Commissioner Gray seconded.

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

**Nay:**

The motion passed 4-0.

Request to Approve Plans, Advertising Schedule and Board of Works Authorization to Receive bids – Northwestern Ave. Safety Improvements Ph. 4

Engineering Assistant Ed Garrison requested authorization be granted to the Board of Works to approve the plans, advertising schedule and receive bids at the April 14, 2015 meeting. The bids will be presented to the Commission at the April 15, 2015 meeting. Commissioner Schauer moved to authorize the Board of Works to approve the plans, advertising schedule and receive bids on the Redevelopment Commission's behalf for Northwestern Avenue Safety Improvements Phase 4. Commissioner Gray seconded.

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

**Nay:**

The motion passed 4-0.

Request to Approve Plans, Advertising Schedule and Board of Works Authorization to Receive bids – 2015 Street Resurfacing Plan

Engineering Assistant Ed Garrison requested authorization be granted to the Board of Works to approve the plans, advertising schedule and receive bids for the 2015 Street Resurfacing Plan at the April 14, 2015 meeting. Commissioner Gray moved to authorize the Board of Works to approve the plans, advertising schedule and receive bids on Redevelopment Commission's behalf for 2015 Street Resurfacing Plan. Commissioner Schauer seconded. The bids will be received at the April 14, 2015 meeting and presented to the Commission at the April 15, 2015 meeting.

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

**Nay:**

The motion passed 4-0.

Request to accept quote – ROW Maintenance – Parks Dept.

Due to a recent Court of Appeals decision the topic was removed from the agenda.

Request to accept quote – Mower & Track Loader – Parks Dept.

Parks and Recreation Superintendent Jan Fawley requested permission to accept the quote from Bobcat of Lafayette in the amount of \$35,421.69. Commissioner Gray moved the accept quote of \$42,121.69 less the trade in of \$6,700.00 for a net total of \$35,421.69 for the Compact Track Loader and Backhoe and that the entire balance paid out of line 22 of the Levee/Village March 2015 financial schedules. Commissioner Schauer seconded.

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

**Nay:**

The motion passed 4-0.

Parks and Recreation Superintendent Jan Fawley requested permission to accept the quote from Booth Machinery in the amount of \$14,045.00. Commissioner Schauer moved to accept the quote of \$14,045.00 by Booth machinery for a 72 inch front-end riding lawn mower and which will be paid out of line item 22 in the Levee/Village TIF March 2015 financial schedules. Commissioner Miller-Wilson seconded.

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

**Nay:**

The motion passed 4-0.

Request to Purchase – Pony League Pitching Mound – Parks

Jim Boyle, teacher, coach and resident of West Lafayette, spoke on behalf of the West Lafayette Pony Baseball League. He requested \$5,000 toward the purchase of a new wind screen and pitching mound for the Pony baseball field. Mr. Boyle has done some other renovations and raised \$5,500 through donations from families and businesses in the West Lafayette area. The pitcher's mound is a new item which is portable and will enable three different levels of players to play in this field. The total cost of this is a little over \$5,000. There is a bid from OnDeck Sports for the windscreen which will be grey with red lettering saying "West Lafayette Baseball" across 300 foot of the 500 foot outfield fence. Commissioner Schauer moved to approve the expenditure not to exceed \$5,000 for improvement to the West Lafayette Pony League field that is located in Cumberland Park. Commissioner Gray seconded.

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

**Nay:**

The motion passed 4-0.

Request to Purchase – Vehicle Equipment – Police Department

Deputy Chief Chris Leroux requested the Board to purchase a lockable gun rack in the amount of \$340.00 that will be installed in the 2015 Tahoe previously purchased by the Redevelopment Commission. Commissioner Schauer moved to approve the purchase of the gun rack for the 2015 Chevy Tahoe not to exceed \$340.00. Commissioner Gray seconded. Commissioner Schauer moved to amend the motion to authorize the Board of Works to act on behalf of the Redevelopment Commission for the payment of this claim. Commissioner Gray seconded.

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

**Nay:**

The motion passed as amended 4-0.

Other Business

Department of Development Director Chandler Poole requested permission to work with Jim Treat to determine what obligations the Commission in regard to the Legacy TIF districts. The Commission approved Chandler moving forward with a plan to finance projects in the all three legacy districts.

Engineering Assistant Ed Garrison requested authorization be granted to the Board of Works to approve the plans, advertising schedule and receive bids for the 5<sup>th</sup> and 6<sup>th</sup> Streets curb and sidewalk project at the April 14, 2015 meeting. Commissioner Gray moved to authorize the Board of Works to approve the plans advertising schedule and receive bids on Redevelopment Commission's behalf for improvements to 5<sup>th</sup> and 6<sup>th</sup> Street curb and sidewalks. Commissioner Schauer seconded.

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

**Nay:**

The motion passed 4-0.

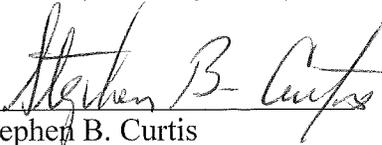
Public Comment

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

**Wednesday, April 15, 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 (check my notes).

  
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Stephen B. Curtis  
Secretary

Approved:

  
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Lawrence T. Oates  
President