

WEST LAFAYETTE/PURDUE JOINT BOARD MEETING
WEST LAFAYETTE PUBLIC LIBRARY
WEST LAFAYETTE, INDIANA

TIME: 4:00 pm, Wednesday, May 20, 2015

PLACE: West Lafayette Public Library
208 West Columbia St., West Lafayette, Indiana

PRESENT: Dave Buck Ken Sandel Julie Griffith
Chandler Poole Tim Clark Abby Daniels

Mr. Buck brought the meeting to order at 4:03 pm and determined there was a quorum.

Ms. Daniels then read the roll and determined that all members were present.

Mr. Sandel made a motion to approve the minutes from the January 27, 2015 meeting. Mr. Griffith seconded the motion and the minutes were approved as written.

NEW BUSINESS

State Street Master Plan: Mr. Buck introduced Steve Schultz and invited him to speak on the Project Development Agreement. Mr. Schultz spoke about the work that has gone into the PDA thus far. The City and Purdue University, the Joint Board, Purdue Research Foundation, and the West Lafayette Redevelopment Commission are parties to this agreement. The PDA deals with funding structure, timing of procurement, nature of public/private agreement, the fact that the project is under BOT statute, etc.

Mr. Schultz stated that this will be a key focal point for the private sector. It is a way for the City of West Lafayette, Purdue University, Purdue Research Foundation, and the West Lafayette Redevelopment commission to demonstrate that we on the public side of things have arrangements in place on our side of the project so that they feel confident to come in and bid on the project.

Mr. Sandel asked Mr. Shultz to go into more detail about the First Supplement. Mr. Shultz explained that The Interlocal Agreement contemplated projects that would be done under the oversight of the Joint Board. State Street is one such project. The Indiana General Assembly recently clarified that the BOT statute applies to universities.

Mr. Poole moved to put PDA on the table for discussion. Mr. Sandel seconded. Discussion ensued. Mr. Eric Burns spoke about the TIF Districts forming as a result of annexation. Two new TIF Districts were formed. One being 231-Purdue and the other being 231-North. The Levee Village is also another TIF District. Mr. Burns explained that the Levee Village is the TIF District that will provide availability payments for the State Street project. Mr. Schultz

discussed a graphic on Availability Payments. Mr. Burns explained the long-term payment arrangement and relationship with the contractor, as well as the EDC bond.

Mr. Buck asked that Mr. Poole amend the motion to hear and adopt Resolution No. 2015-01. Mr. Poole amended the motion and Mr. Sandel seconded. Mr. Buck then read the resolution into the record. Mr. Buck discussed the representatives of the Joint Management team. Mike Cline and Eldon Peterson are Purdue's representatives, and David Buck and Chandler Poole are the City of West Lafayette's representatives.

Mr. Buck then discussed the Project Development Agreement and the Request for Qualifications. The Request for Qualifications responses will be due July 2. The Joint Management Team will review the responses from there.

Mr. Buck called for approval of Resolution No. 2015-01. It was approved by unanimous vote.

Alpha Omicron Pi Sorority: Mr. Teder with Reiling, Teder & Schrier LLC came before the board to present a proposed Planned Development. The proposed Planned Development would be an Alpha Omicron Pi Sorority house. Mr. Teder stated that they are preparing to file a draft plan to the APC by the end of May. This project is located at Harrison St. and Grant St., facing Grant St. The project would take approximately a year to build.

PUBLIC COMMENT:

None.

FUTURE MEETINGS:

July 23 is the next scheduled meeting.

AJOURN

Julie Griffith moved to adjourn and Abby Daniels seconded. Vote passed and the meeting was adjourned at approximately 4:40 pm.

Respectfully Submitted,

//signed//

Abby K. Daniels,
Secretary/Treasurer