MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
February 3, 2016

The meeting was called to order by President Oates at 6:01 p.m.
The Pledge of Allegiance was recited.
Secretary Steve Curtis called the roll.
Present: Chris Campbell, Patrick Hein, Larry Oates, David Sturgeon and Steve Curtis
Absent: Brian Bittner, Johari Miller-Wilson

President Oates updated the crowd on the subject matter of this meeting. On Wednesday, January 20th the Redevelopment Commission passed a Resolution on a vote of 3-2 to pull all support for the State Street Project due to lack of information not being disclosed to the Commission. The Joint Board met on Thursday, January 21. The Joint Board doubled the amount of time for public review of the Project before a final determination is made by the Joint Board. There will be a public information session scheduled for February 4, 2016 at 6:30 p.m. at Happy Hollow Elementary School in the LGI room. At that meeting there will be a lot of information and a chance for citizens to ask questions to those involved in the project. The public hearing is on February 11, 2016. On January 21, 2016 the Joint Board released a number of documents onto their website.

Current Status of the State Street Project Presentation

Mayor Dennis thanked the Redevelopment Commission for holding this special meeting for this specific purpose. He also thanked the staff and Mr. Buck for getting the information available and ready. He apologized that Jim Treat and Chandler Poole couldn't be available for tonight's meeting due to extenuating circumstances. Mayor Dennis confirmed that we are here to provide the public with a better understanding of the project. This is the beginning of the project. Tomorrow the public conversation starts. The better informed the public is, the better understanding they have of the project and the smoother the project will go. It's critical that citizens understand that this is a big project, an expensive project, and a very invasive project for the community. The City is proud of what has been accomplished to this point and proud of our partners at Purdue. Mayor Dennis also thanked Mr. Oates for his focus and diligence to make sure that the public gets the information known. With the BOT process, the City is now in the position where the information can be released.

Mr. Buck showed the public where to find the documents on the City's website. The three main documents that are a part of the procurement are the Instructions to the Offerors (ITO), Technical Provisions (TP), and Public Private Agreement (PPA). As documents are released, they're added to the website for the public's consumption. Mr. Buck gave a general overview of all of the documents that are available currently.

President Oates asked Mr. Buck to discuss "Form J." Mr. Buck showed the public where they could find "Form J" and discussed it in detail. Mr. Buck discussed the normal bidding process for City projects versus how the BOT method used for this project.

Commissioner Miller-Wilson arrived at 6:24 p.m.

Mr. Buck provided the public and Commissioners with two different maps. One was a general project map ("map 1-1") which showed the scope of what the City wanted (this was the "wish list" map). The City had MKSK put together the vision of the project entitled the "State Street Master Plan." The second map is called the PRSS Project Map which is what the contractor stated that they could provide in their proposal. Mr. Buck discussed "map 1-1" in detail for the public and the Commissioners.

A break was taken at 6:37. The meeting resumed at 6:43.

President Oates confirmed that the drawings that have been completed to date are called "25% drawings". Mr. Buck stated that is what they're commonly referred to. There is enough information and detail to be able to understand the intent of the concept, but they are not completely designed.

President Oates asked if there are still negotiations going on back and forth as far as what's included in the project. Mr. Buck stated that the Joint Board will continue to negotiate with Plenary regarding the scope. Mr. Buck continues to work with them regarding the project scope. Mr. Buck has spoken with Plenary and stated the City would like more scope and would like to see McCormick and Airport added. The University and the Joint Board are discussing what they can do to negotiate in those scope rungs. They'd like to hear from City Councilors, the Redevelopment Commission and the public regarding what they think is important in this project.

President Oates again reminded the public that tomorrow night is a public information session at Happy Hollow Elementary School at 6:30 p.m. in the LGI room. People will be there who will be able to address any questions. This is the time period where citizen input is needed. Commissioner Campbell asked if this is the only time where there will be public input. Mr. Buck stated that there is also a public hearing set for February 11, 2016 at the West Lafayette Library at 6:30 p.m. There will also be a Joint Board meeting in the future to finalize the selection of Plenary.

<u>Resolution RC 2016-4</u>

Commissioner Miller-Wilson moved to approve Resolution RC 2016-4 a Resolution to Rescind the Motion that was passed on January 20, 2016. Commissioner Sturgeon seconded.

President Oates thanked the Redevelopment Commission for taking the courageous and somewhat heroic steps to support public transparency and to get information out. The type of information received in the past week, especially the information we received during the meeting, was very different than the information received on January 20th. It's important to continue the transparency and a provision in this Resolution requests that the Commission encourage the Joint

Board to embrace a more open and transparent posture with regard to the dealings, operations, procedures, and disclosures of information regarding the Project. President Oates stated that he specifically supports this Resolution and this project.

The roll call vote to approve the motion:
Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis
Nay:
The motion was passed 5-0.

Public Comment

Public Comment was requested.

Zachary Baiel, 124 Connolly Street. Mr. Baiel spoke as someone who has been involved in this project as a member of the citizen group and also the steering committee for the MKSK master plan. He extended his gratitude to the Commission for striving for transparency. In moving forward, he hoped this would set a new tone for proactive transparency and active government in the community. Mr. Baiel is concerned that setting the final decision sometime in February isn't giving the taxpayers to look at the voluminous information that was provided by City. Mr. Baiel wanted to make it known in this record that it's something that needs to be thought about. As taxpayers and citizens in this area, is that really enough time. Is it something that needed to be rushed? Anything to do to give the public more time would be appreciated.

Patrick Hagmire, 282 Littleton. Mr. Hagmire owns a business at 111 South River Road which is on the corner of River and State. He questioned if the Project was closing off Brown Street at that intersection. When reading some of the detailed drawings, it seems like the City will have a 25 mph speed limit between Marstettler and River Road and everything else is going to be 35 mph. With such a short section of reduced speed he's concerned about how much is that really going to help pedestrian's on that corner. Is there anything going to be done to improve pedestrian crossing at that intersection? Mr. Hagmire is a bike commuter and walker. Pedestrian safety is very important to him.

Steve Schultz, 408 Littleton Street. Mr. Schultz is legal counsel to Purdue University and one of the advisors to the Joint Management Team and the Joint Board. He thanked the Redevelopment Commission for their consistent support for the project to date. On behalf of himself and his Purdue colleagues, we cannot be prouder to be a part of this partnership. He also thanked the Mayor, Mr. Buck, Mr. Poole and the members of the City Team for being such good partners in this working relationship. Everyone has been working hard the last several months to make this a reality. Having been involved in project infrastructure delivery before, he believes if this can be pulled off, this project is going to be a model not just in the industry (public-private partnership) and surface transportation industry, but it's going to be a model for cities throughout the State of Indian and around the nation. This project is already getting coverage in the national and international trade press since the Joint Board meeting, it has been written up in InfraAmericas as a P3 project to watch. Literally the eyes of the world are on West Lafayette.

The next meeting of the Commission was confirmed.

Wednesday, February 17, 2016 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business. Commissioner Sturgeon moved to adjourn. Commissioner Curtis seconded. The meeting was adjourned at 7:04 p.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President