MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
January 21, 2015

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

Old Business:

Oath of Office

Peter Gray was sworn in to the West Lafayette Redevelopment Commission for the year 2015 by Mayor John Dennis.

Minutes

Commissioner Gray moved to approve the minutes of the December 17, 2014 Redevelopment Commission meeting. Commissioner Curtis seconded. Commissioner Schauer moved to correct the spelling of the word *Ravine* in the second project listed on page 2. Commissioner Curtis seconded. The correction was approved 4-0. The minutes were approved as amended 4-0. Commissioner Curtis moved to approve the minutes of the January 2, 2015 Redevelopment Commission. Commissioner Schauer seconded. The minutes were approved as written 4-0.

Project Updates

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

- Cumberland Avenue Ph. III Project – Construction has slowed due to weather. Utility relocation work by Indiana American Water is in progress and will be followed by Milestone for new storm line installation.

- Happy Hollow Road Project – Authorization to issue a Notice to Proceed has been received by INDOT which begins the inspection phase of the project. A preconstruction meeting is planned to be scheduled in early February. Meetings with the inspection team will held to look for opportunities for savings as well as construction phase coordination beginning in April, through the rest of 2015 and into 2016.

- Cattail Trail Extension Project – Work has stopped for the winter.

- Northwestern Avenue Safety Improvements Phase 3 – A supplement to Phase 3 is on today's agenda to continue work on Northwestern Avenue which will be called Phase 4 for design completion and coordination meetings with utilities and Purdue University. The area included is in front of the 225 Northwestern Building, the North Street intersection as well as the fire station driveway egress and up to Grant Street. Signal, lighting, utility and pedestrian improvements from Dodge to Lindberg Road are also included.

- Lindberg Road Project – Survey notice letters have been sent to property owners and field survey work will continue weather permitting. The project is for Lindberg Road from Northwestern Avenue to Salisbury Street.

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

- Garden Street Right-of-Way Improvements Project – Project has been on hold pending paperwork completion by one of the homeowners.

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

- 2014 Fire Truck – Parts are being ordered and the truck is in the queue for construction.

Other

There was no further old business.

New Business:

Review of Financial Schedules

A comparison of the proposed 2015 budget and the 2015 actual budget as of January 17, 2015 was provided and explained by Redevelopment Commission Treasurer Rhodes. The January 2015 financial schedules were presented. The schedules have a slightly different format which was reviewed by Treasurer Rhodes.

Payment of Claims

Sagamore Parkway TIF Claims **$546.51**

Commissioner Curtis moved to pay the Sagamore Parkway TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $546.51 passed 4-0.

KCB TIF Claims **$154,473.99**

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

The roll call vote:

Aye: Gray, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $154,473.99 passed 4-0.

Levee/Village TIF Claims **$90,926.82**

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

The roll call vote:

Aye: Gray, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $90,926.82 passed 4-0. A list of claims paid by the Board of Works on behalf of the Commission was provided for reference.

Supplement No. 2 – Northwestern Ave. Ph. 4 – Butler, Fairman & Seufert, Inc.

Dave Buck requested approval of Supplement No. 2 to the original agreement for the Northwestern Ave. Phase 3. This construction phase will be referred to as Phase 4. The change order is for additional engineering, design and utility coordination services. Commissioner Curtis moved to approve a reduction in Supplement No. 1 on the Northwestern Avenue Safety Project in the amount of $22,700.00 and also approve an additional supplement, known as Supplemental No. 2, to the project in the amount of $212,400.00 for additional work on Northwestern Avenue. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Oates, Schauer, Curtis

Nay:

The motion passed 4-0.

Change Order No. 1 – Cumberland Ave. Ph. 3 – Milestone Contractors, Inc.

Dave Buck 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 $22,839.43. Commissioner Gray moved to approve Change Order No. 1 to the Cumberland Avenue Phase 3 contract. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Oates, Schauer, Curtis

Nay:

The motion passed 4-0.

Invoice Authorization – Garden Street ROW – TBird Engineering

Superintendent of Parks, Janet Fawley requested approval of the invoice for $302.50 for the re-staking of the Garden Street right-of-way in September 2014. The original stakes had been inappropriately removed. Commissioner Schauer moved to approve the payment of the TBird Engineering invoice for the re-staking of the Garden Street right-of-way in the amount of $302.50 from the Levee/Village TIF District Development Incentives allocation. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Oates, Schauer, Curtis

Nay:

The motion passed 4-0.

Request to Authorize Board of Works Approval – Fire Department

Fire Chief Tim Heath requested authorization for the Board of Works approval of the invoice for the 2015 Chevy Tahoe in the amount of $31,321.00. Commissioner Gray moved to grant authority to the West Lafayette Board of Works to approve the payment to Kelley Chevrolet in an amount not to exceed $31,321.00. Commissioner Curtis seconded.
The roll call vote:

Aye: Gray, Oates, Schauer, Curtis
Nay:
The motion passed 4-0.

Other

There was no further new business.

Public Comment

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

Wednesday, February 18, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business, Commissioner Curtis moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 9:12 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President