MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
February 17, 2016

The meeting was called to order by President Oates at 8:32 a.m.
The Pledge of Allegiance was recited.
Secretary Steve Curtis called the roll.
Present: Chris Campbell, Brian Bittner, Johari Miller-Wilson, Larry Oates, David Sturgeon, and Steve Curtis
Absent: Patrick Hein

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the January 20, 2016 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. The minutes were approved as written 5-0.

Commissioner Miller-Wilson moved to approve the minutes of the February 3, 2016 Redevelopment Commission meeting. Commissioner Sturgeon seconded. The minutes were approved as written 5-0.

Project Updates

Public Works Director, David Buck:

- Happy Hollow Project – Reith Riley is trying to get back on site to begin working on storm sewers going north from the Hollowood Drive area and working their way north from there. The water company has been out as weather will allow relocating as the weather will allow. The retaining wall structure will also be started soon.

Development Director, Chandler Poole:

- IMI building – This building is getting farther along and is looking sharp. One side almost completely has its skin. This is at the corner of Yeager and Challenger.
- Rolls Royce – Construction should start this spring. This building will be at the corner of Newman Road and 231.

Other

There was no further old business.

New Business:

Review of Financial Schedules

Treasurer Peter Gray and President Oates have been working together to get a new financial schedule ready so that the new computer system can be utilized. Mr. Gray explained the new financial schedules. President Oates explained the spending plan and cash flow on the schedule.

Payment of Claims

Sagamore TIF Claims $949.67

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

The roll call vote:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $949.67 passed 5-0.

Levee/Village TIF Claims $328,280.99

Commissioner Campbell moved to pay the Levee/Village TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $328,280.99 passed 5-0.

KCB TIF Claims $123,346.75

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

The roll call vote:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $123,346.75 passed 5-0.

231 North TIF Claims $949.66

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

The roll call vote:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $949.66 passed 5-0.

Joint Board Update

Public Works Director David Buck gave this update. The Joint Board held a public hearing for the State Street Project. It was very well attended and the Board received a lot of comments about the project. Those comments were taken under advisement by the Joint Board. There is another meeting scheduled for next Monday, February 22, 2016 at noon to consider the final PPA and final recommendation for selecting Plenary Road State Street for the project. President Oates requested that Mr. Buck ask a member of the Joint Board to be present at the Redevelopment Commission meetings to give an update regarding the project in the future. Commissioner Campbell asked if there were any changes that have been made to the project. Mr. Buck explained that some smaller changes have been made, but nothing that is as major as removing a round-a-bout. Commissioner Campbell specifically asked about the parking near the bank. Mr. Buck explained that they are looking at keeping some parking, but it still would not be connected at the intersection like it is now. Commissioner Campbell stated that the parking in the Chauncey Hill area is bad in general. President Oates confirmed that Monday's Joint Board meeting is to approve Plenary as the contractor. From that point on there will be a movement to approve the actual contract with Plenary. Mr. Brooks stated that commercial close is March 8. Financial Close is in late April or early May.

Resolution RC 2016-5

Commissioner Curtis moved to approve Resolution RC 2016-5, a Resolution of the West Lafayette Redevelopment Commission to Transfer Real Property to the Interlocal Cooperation Board of the City of West Lafayette and the Trustees of Purdue University. Commissioner Sturgeon seconded. Tom Brooks stated that the Redevelopment Commission owns land near Wabash Landing. Those pieces of property will be transferred to the Joint Board. The Community Development Corporation will then lease that property from the Joint Board and the Redevelopment Commission is sub-leasing that property from the Community Development Corporation. At the end of the project, all of the land will be transferred back to the Redevelopment Commission. Mr. Brooks stated that the Bond that is paying for this project is through the Community Development Corporation so the Community Development Corporation has to lease this property.

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

CSO Relief Interceptor – River Road Improvements – Supplement No. 1

Public Works Director David Buck spoke regarding this project. This agreement is for the construction management for the work that will be started in March. Bowen Engineering has been hired by Wastewater Utility and their team has put together a construction schedule that has them starting near the first of March. This adds $496,000 to cover the inspection services through the rest of this year. This will be funded through the Bond/Lease. Commissioner Campbell questioned the amount of the contract. President Oates and Mr. Buck went into detail regarding the costs.

This is the effort to design and inspect the roadway improvements that will construct the new round-a-bout and build the 4 lane boulevard when they put the trench back together and bury the pipes. Commissioner Curtis moved to approve the CSO Relief Inceptor Supplemental Agreement No. 1 between the West Lafayette Redevelopment Commission and Butler, Fairman and Seufert, Inc. in an amount not to exceed $496,000. Commissioner Sturgeon seconded.

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

P3 Assistance for State Street and Perimeter Parkway – Supplement No. 1

Public Works Director David Buck spoke regarding this project. This is a housekeeping element to transfer some internal monies in this contract in the amount of $12,400 from on-call project assistance to the Dedicated Project Representative through the month of February and into March. Commissioner Sturgeon moved to approve the P3 Assistance for State Street and Perimeter Parkway Supplemental Agreement No. 1 between Butler, Fairman & Seufert, Inc. and the West Lafayette Redevelopment Commission in an amount that will make no change to the total dollar amount, but will make internal changes within accounts in the amount of $12,400. Commissioner Miller-Wilson seconded.

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

Other

President Oates stated that agenda items and things that need to come before the Commission need to be made available to Amanda by Thursday at noon before the scheduled meeting.

Public Comment

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

Wednesday, March 23, 2016 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business. Commissioner Miller-Wilson moved to adjourn. Commissioner Sturgeon seconded. The meeting was adjourned at 9:13 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President