MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
April 20, 2016

The meeting was called to order by President Oates at 8:31 a.m.
The Pledge of Allegiance was recited.
Secretary Steve Curtis called the roll.
Present: Brian Bittner, Chris Campbell, Patrick Hein, Larry Oates, David Sturgeon, and Steve Curtis, Johari Miller-Wilson (arrived at 8:37 a.m.)
Absent:

Old Business:

Minutes

Commissioner Campbell moved to approve the minutes of the March 23, 2016 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 5-0.

Project Updates

Public Works Director, David Buck:

- Happy Hollow Project – The utilities has been relocated. The storm sewer construction is happening on the north end of the hill. The cut wall is also being constructed and should be finished next week. The road will remain one lane southbound through most of this year. The goal is to have the road paved before winter so it can be opened to two way traffic. Construction will stretch into spring 2017 for completion of the trail and the incidental items behind the curb.

- CSO interceptor – A dewatering operation began for this project. Bowen started excavating and digging down to the 25 feet depth where the first structure and pipe need to be set. Bowen encountered some offsite contaminants coming from leaking underground storage tanks, probably to the west. This has brought in remnants of gasoline products. A filtration and frack system was needed to clean the water before it can be discharged under the permit. That process took some time due to testing. The project is now continuing. The plan is to set the first structure tomorrow and begin laying pipe to the north. The contractor lost close to 2 weeks, so the project probably won't be completed until closer to the end of May.

  President Oates asked if they knew where the contaminants came from. Mr. Buck believes that they came from one of two underground leaking storage tanks. The old Jiffy Lube that was at the corner of Salisbury and State or the gas station that was on the Southwest corner

of State and River Road. President Oates questioned if there was a way to recoup these costs back to the land owners. Mr. Buck believes there is and they are tracking this stuff very closely and thoroughly so that we have as tight of a file as they can. To pinpoint one of them as being the sole source will be challenging.

The interchange work at the Fowler Ramp is almost complete. Soon drivers will be able to make a left turn and go up on the Fowler Ramp using the ramp connecter. Milestone is also working on paving the trail on the east side of the road.

Mr. Buck spoke regarding the intersection at Tapawingo & State and the material handling location that they're currently clearing up. Mr. Buck also spoke regarding the Weida apartments and the apartments that need accessibility from River Road and Williams Street.

Joint Board Updates

Don Peterson, Purdue University:

- **State Street Project –** Commercial close was March 8, 2016. Limited notice to proceed was given for design work on Russell Street and Airport Road was given on March 11, 2016. Financial close was on March 15, 2016. A field office was set up for the contractors on Harrison Street in one of the South Campus Court buildings. On April 14, 2016 there was a large kick off meeting for the project leaders. There have been several other meetings between the contractors and utility companies. There is a 60% design ready to be submitted for approval for Airport Road and Russell Street. Over the course of the summer there will be more deliverables. 60% drawings for State Street from 231 to Tapawingo will be coming in for June and July. This year will be focused on completing the design for all segments of the project. Early construction schedule is showing that the Todd's Creek work will start in July. Russell Street conversion to two way will happen toward the end of July/early August of this year. Airport Road construction will begin early August, but possibly sooner if we can get the design deliverables quicker. 2-way traffic will always be maintained on Airport Road during construction. Plenary owes the Joint Board their full baseline scheduled for all three years of construction by June 12, 2016.

Other

There was no further old business.

New Business:

Review of Financial Schedules

Treasurer Peter Gray discussed the financial schedules in detail.

Payment of Claims

Sagamore TIF Claims $15,153.17

Commissioner Curtis 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 Sagamore TIF claims in the total amount of $15,153.17 passed 5-0.

231 North TIF Claims $1,184.66

Commissioner Miller-Wilson moved to pay the 231 North 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 231 North TIF claims in the total amount of $1,006.83 passed 5-0.

KCB TIF Claims $1,184.67

Commissioner Curtis moved to pay the KCB 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 KCB TIF claims in the total amount of $1,184.67 passed 5-0.

Levee/Village TIF Claims $905,182.16

Commissioner Curtis moved to pay the Levee/Village 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 $821,539.27 passed 5-0.

President Oates stated that he'd like the Levee/Village Claims to be broken out into regular claims, CSO Bond Proceeds and the State Street Bond Proceeds.

As an information note, the Board of Works approved payment in the amount of $119,070 on behalf of the Redevelopment Commission for the State Street Project.

RC 2016-9 – Resolution Approving Amendments to the declaratory Resolution and Economic Development Plan for the West Lafayette 231 Purdue Economic Development Area

Commissioner Curtis moved to approve Resolution RC 2016-5, a Resolution of the City of West Lafayette Redevelopment Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the West Lafayette 231 Purdue Economic Development Area. Commissioner Miller Wilson seconded. Tom Brooks spoke regarding this project. Purdue requested that the Redevelopment Commission add the Purdue West Shopping Center and a 5 acre parcel by the 231 be added to the 231/Purdue TIF district. All of the increment for these pieces of property will go into the 231/Purdue TIF district and that money will be used to help pay back the ≈ $60 million that Purdue has put up for their part of the State Street project. President Oates spoke regarding this project. This is the declaratory resolution, it will go to the Area Plan Commission for their approval. Next month the confirmatory resolution and public hearing will be before the Commission.

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

2015 RDC Report

President Oates spoke regarding this agenda item. By law the Commission is required to file a report to the Mayor that details all of the activities for the last year. This will also get put on a state website. Commissioner Sturgeon moved to approve the 2015 RDC Report. Commissioner Curtis seconded.

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

2016 Kiwanis Playground Project – Accept Agreement

Commissioner Campbell moved to approve the 2015 Kiwanis Playground Project Agreement between the West Lafayette Redevelopment Commission and Pour Boys Concrete. Commissioner Miller-Wilson seconded. Pennie Ainsworth from the Parks Department spoke regarding this project. This park will be a Community Build project that will be done in Cumberland Park near the soccer fields by the shelter. The dates for the build are April 28 and 29 from 8:00 a.m. until 4:00 p.m. After the playground is built, Pour Boys will come in and add the concrete sidewalk and drainage around the playgrounds. Park Board is going to pay for this upfront and the Commission is going to reimburse the Board when the next TIF increment comes in. President Oates spoke regarding the project. There is no skill needed to come help with the Community Build.

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

Sagamore West Lighting Project – Bid Opening

The Bids were opened for this project.

Morphey Construction, Inc. – $217,630.00
The Hoosier Company, Inc. – $225,900.20
Midwestern Electric, Inc. – $211,892.00
Hawk Enterprises, Inc. – $218,586.50

President Oates confirmed that we received 4 bids this morning. Commissioner Sturgeon moved to accept the opening of the bids, take the bids under advisement and grant the Board of Works the authority on behalf of the Redevelopment Commission to award one of the bids in an amount not to exceed $265,934.00. Commissioner Miller-Wilson seconded.

Public Works Director David Buck spoke regarding this project. Mr. Buck asked that the bid numbers be taken under advisement and that the Commission grant the Board of Works the permission to accept the bid.

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

2016 Street Resurfacing – Request to approve project, advertising schedule and the BOW authorization to receive bids

Dave Buck spoke regarding this project. Given that this is already a busy year with road construction, there will not be as many streets that will be resurfaced. There are some streets in the Sagamore TIF that need to be resurfaced as well as some alleys in the Levee/Village TIF. This is all asphalt construction. This contract will be set up to be a party to both the Board of Works and the Redevelopment Commission so there will be split claims each month. The advertising will be published on April 22 and April 29. Bids will be taken to the Board of Works on May 10. They will be approved by the Board of Works on May 17 and by the Redevelopment Commission on May 18.

Project Manager, Ed Garrison, spoke in detail regarding this project. Commissioner Campbell asked regarding Barberry Heights resurfacing and when that might take place. Mr. Buck stated that those are streets are on the list to get resurfaced, but there is some ADA compliance that needs to be taken care of. President Oates requested that Mr. Buck get with Doug Payne to make sure that any patching that can be done to help the roads, gets done. Commissioner Curtis moved to approve the Notice to Bidders, Instructions to Bidders, Bid Form, Agreement Form,

General Conditions, Supplemental Conditions, and Specifications for 2016 Street Resurfacing. Commissioner Sturgeon seconded.

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

ATMS Software – Request for Qualifications

Public Works Director, David Buck, spoke regarding this project. For many years the Commission has been working with the City to develop portions or parts of the Advanced Traffic Management System. This year the Commission budgeted to complete the "brain" of the system. The Redevelopment Commission is being asked to approve the Request for Qualifications (RFQ). Once approved, the RFQ will be submitted to the market to various software companies that provides this type of software. The Public Works Department would like those back at the May meeting so they can be taken under advisement. President Oates spoke regarding this project. Mr. Buck stated that this will be more of a services procurement. The winner of the bid will be providing and installing the software. They will help train the city regarding this software as well as help manage it. The most qualified software company will be chosen. Commissioner Sturgeon questioned whether or not the Sagamore lights would be controlled by the city. Mr. Buck stated those are currently controlled by INDOT, however as the City works with INDOT to relinquish the rest of Sagamore Parkway Mr. Buck envisions this to be a part of the corridor that works with the software. Commissioner Sturgeon moved to approve the ATMS Software Request for Qualifications and that Request for Qualifications be sent out for opening at our May meeting. Commissioner Campbell seconded.

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

Other

None.

Public Comment

Public Comment was requested. President Oates took a moment to speak regarding Chandler Poole's resignation as development director. He thanked Mr. Poole for his tireless and sometimes thankless effort to make this City great.

Wednesday, May 18, 2016 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business. Commissioner Curtis moved to adjourn. Commissioner Campbell seconded. The meeting was adjourned at 9:30 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President