

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
MINUTES  
APRIL 9, 2007

The Common Council of the City of West Lafayette, Indiana, met in the Council Chambers at City Hall on April 9, 2007, at the hour of 7:30 p.m.

Mayor Mills called the meeting to order and presided.

The Pledge of Allegiance was repeated.

Present: Griffin, Hunt, Keen, O'Callaghan, Plomin, Satterly, Truitt

Also present were City Attorney Bauman, Clerk-Treasurer Rhodes, Director of Development Andrew, City Engineer Buck, Public Works Director Downey, Fire Chief Drew, and Parks Superintendent Payne.

MINUTES: Councilor Griffin moved for acceptance of the minutes of the March 1, 2007, Pre-Council Meeting, and the March 5, 2007, Common Council Meeting. Councilor Satterly seconded the motion, and the motion passed *viva voce*.

COMMITTEE STANDING REPORTS:

STREET AND SANITATION: Councilor Satterly presented this report.

Thank you, Madam Mayor. A few notes. The Tapawingo South construction restarted on April 2. As to the Western Interceptor Sewer, the golf course was open for play on March 30. Only two sections of pipe left to be installed, one section near the soccer fields, and one section on the corner of Northwestern and Lindberg. Trees, grass seeding, testing of pipe, fencing, asphalt trail, and golf tee boxes remain to be completed. Phase II of the pipes from the Wastewater Treatment Plant to Airport Road is ready to be bid by June. There's lots of stormwater construction proceeding—catchbasin repair, cleaning, and labeling, and so forth. Salisbury resurfacing from Meridian to Creighton will start April 17. Other resurfacing by Milestone will also begin this April. FEMA has decided to reimburse the City for some of the costs incurred during the "Blizzard of 2007." Spring 2007 recycling fliers were sent out to all households on March 30, 2007. That completes that part of the report. Tonight we have a Communications 353 class from Purdue University here with us. The class is working on two projects concerning the City. Project 1 is Promoting Recycling, and I believe they would like to make their report at this time.

Mayor Mills said okay, thank you.

Ms. Abbey Ervin said thanks for having us here today. We're really excited to be here. I'd like to start off, I'm just going to introduce everyone really quick. We've got Laura Hull, Jessica Frazier, and over there is Debra Cochran, and I'm Abbey Ervin. I just want to start off by just kind of telling you who we are and what we're doing. We're all Purdue students, and part of a course called COM353, which is Problems in Public Relations. The name's a little bit misleading; the main purpose of the course is just to get a hands-on public relations experience. What's unique about this class is we the students are 100% responsible for the public relations campaign that we are doing. We literally are doing everything down to the research, the planning [inaudible, due to interference with the recording system]. To start off, we applied for and received a grant from Purdue University for \$1,500. And with that money, we've created a budget and plan for the West Lafayette Recycling Company, which are our clients. Our Five-Star PR is the name of our official public relations agency we put together. We've conducted

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our own research, formulated objectives, strategies, and tactics, and will actually be implementing those strategies and tactics next week, so we're excited about that. And throughout the semester, we've been evaluated by our professor, and we've had regular meetings with our client. In the end, we'll put together a final presentation and plan book. The course has been a lot of hard work, but it's been an educating experience, and we've had a little fun with it as well. It will no doubt be beneficial to our future careers. So now you have an idea of who we are and what we are doing in this classroom. We'd like to share our ideas of our campaign for West Lafayette recycling, and Debra's going to tell you about our objectives.

Mayor Mills said great. Thank you.

Ms. Debra Cochran said okay, we have the PowerPoint over there. Our first objective is, obviously, to increase the awareness of the Recycling Center, including its location and its services that it provides. Also to increase the amount of materials recycled via curbside and to increase the total number of West Lafayette students living within the center limits to utilize the curbside services. We did some focus groups which you'll hear about later on in our presentation, but that was one of the biggest things that we found, was that there wasn't an awareness. So that's our project, is to basically create the awareness which will hopefully in turn create a greater amount of recycled goods.

Ms. Laura Hull said hi. We did some initial research on the strengths, weaknesses, opportunities, and threats of the Recycling Center. Some strengths that we found are that they're very close to campus, it's within walking distance or easy driving distance for students that are living off campus, free curbside service, free bins. They've had some PR attempts with commercials, but they were targeted mostly towards families, and not necessarily toward students, which is a large percentage of the population in West Lafayette. So, along with that and just a general lack of knowledge among students we found to be somewhat of a weakness, so we decided to take that opportunity to go ahead and target students on campus by giving them out cups and things for an Earth Day celebration that you'll hear about. Jessica [Frazier] is going to tell you a little bit more. But we decided to do that, as well as have some door hangers and targeting businesses. We were going to give out some flyers to local businesses as well. So the main threat was that students do not know about the recycling center. They don't know where it is, and they don't know what services they can actually receive. So we took the opportunity to talk to a group of students on campus within a focus group. They actually seemed very, very excited to recycle, so they were really interested. But they just didn't know how. So that was most of our results were the fact that students knew that they wanted to recycle, but they just didn't know how they could recycle.

Mayor Mills said thank you.

Ms. Jessica Frazier said some different strategies and tactics that we are going to do to create awareness for the West Lafayette Recycling Center is we are going to have a booth on Earth Day. Well, Earth Day is a Sunday, so we're going to do it that Friday, the 20<sup>th</sup>, and we're going to set a booth on campus at Purdue. We're going to give out just a bunch of different materials that are just going to have the West Lafayette recycling center address or some newsletters with just statistics about recycling and just information for the students to have. Here's an example of one thing we've gotten so far, a cup, just that students can have, and they'll drink out of it all the time, they'll be aware of the Recycling Center. So we're going to have that, just a bunch of different information, just to create awareness with the students, because a lot of the students don't know how close and how easy it is to get to the West Lafayette Recycling Center. And

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then we are also going to target businesses, and through that we are going to make flyers, trying to promote businesses to recycle. I know bookstores and other businesses like that go through tons of boxes and paper, and we're going to try to promote them to start recycling. We also are going to target sororities and fraternities. They go through many supplies, from water bottles, cans, paper, printed paper, many supplies, so we're going to go to them and try to get them to start implementing a recycling plan. And then also, we are going to try to target landlords, because now apartment complexes can get recycling, but only if they are three units and under, so we're going to try to get the larger apartment complexes to try to implement a plan to get the people that live there to start recycling and just help them, give them information about how to start that. That is it. Any questions?

Mayor Mills said any questions?

Councilor Plomin said could I start?

Mayor Mills said Councilor Plomin.

Councilor Plomin said right now, West Lafayette doesn't recycle in apartments, and most of the students live in apartments. So are you working with the Recycling Center to start picking up at apartment buildings, or what was the strategy there?

Ms. Frazier said well, they did tell us that they do pick up apartment complexes, but it has to be four units or under, so we're going to try to target landlords to maybe implement the plan themselves. They would then have to take those recycling materials to the West Lafayette Recycling Center. Because I don't know if the West Lafayette Recycling Center has the ability to do apartment complexes bigger than that. We're going to try to get landlords to maybe give incentives to the residents if they do recycle, and just try to promote to the landlords how important it is to recycle.

Councilor Plomin said okay, thanks.

Mayor Mills said any other questions? Councilor O'Callaghan.

Councilor O'Callaghan said I might also reaffirm what you said about the focus groups, because when we do the "Meet and Greet" in the fall, we go to the neighborhoods around campus and bring them information from the City and the University. The information that the students are so excited about getting is about recycling, so there are certainly lots of students that live in houses or in smaller apartments that would like to have the information. And I think that would go a long way to helping us increase recycling.

Ms. Frazier said and on Earth Day, we're trying to give out things that will promote awareness but are still fun, with the cups. We're going to have magnets, free pop and water with labels about where the Recycling Center is and little information on that. So just different ways to get students more excited about recycling.

Ms. Hull said students actually said that they would pick up bins, if they could pick them up on campus, so we may have a few bins that they can pick up that day as well.

Ms. Frazier said because one big thing that they said was that they didn't want to have to drive, even though it's a short distance to the Recycling Center, to pick up a bin, if they can receive

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curbside. So we were going to see if we could get some bins. And many students said they would pick those up on Earth Day.

Mayor Mills said great project. Thank you so much. I think we probably get more emails, as a City, about particularly student residents who would like to recycle more than anything else. So very timely. Thank you very much.

Ms. Frazier said thank you.

Mayor Mills said I believe we have another group, Councilor Satterly?

Councilor Satterly said I'll give my Wastewater Treatment report, and then the next group will present.

Mayor Mills said that would be great. Thank you.

WASTEWATER TREATMENT UTILITY: Councilor Satterly presented this report.

On wastewater, total flow for the month of March was 286 million gallons. Combined sewer overflow was 0.0005 million gallons. There were two events at the Dehart Street overflow point for 10.25 hours total. 99.99% of the sewage was treated at the plant.

And now, also from COM353, we have another group that is involved in a project called Wastewater Education.

Ms. Tiffany Grundy said good evening, everybody. We're here today for a very specific purpose. First of all, you're being distributed surveys, so I will explain what those surveys were for. First of all, we, as a group, have decided that we want to focus on creating awareness for the Wastewater Treatment Facility—what they do, their purpose, and anything from the CSOs, combined sewage overflows, to even the myths that you've heard about the River. And so we want to conquer all those things, make them aware of it, and we also want to inform about how you can help and everything in between that. So we'll answer these questions, and we have also conducted focus groups, as the other group did. These focus groups also gave us very keen insight into the myths and how often people are in contact with the River, what people know about the facility. When we asked them, "What comes to mind when you hear 'Wastewater Treatment Facility?'" everybody just said, "Dirty water, sewage." And we really think it's a lot more than that, and it's very important for them to understand what really the purpose is. We want to make the public more knowledgeable of particular issues regarding the Wastewater Treatment Facility, to inform the public of the appropriate amount of caution that should be taken when around the Wabash River, and we want to highlight the advantages and importance of being environmentally friendly and aware. Those are also very vague strategies that we really wanted to target the Purdue students. But when it comes to you guys in front of me, we wanted to conquer certain issues such as financial issues and what the community thinks. And we think that you guys are the best ones to let us know that, so we would really appreciate it if you just took a minute of your time to fill out this information, so that we would know how to produce our media and what we need to say, what we need to focus on to make it most efficient and to make it your words and not ours. So that is basically why we are here today. We know that you're very busy, so we tried to make it as simple as possible, just one page and only eight questions.

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Mayor Mills said that's excellent. Thank you. I like the second question, "How often do you think about the Wastewater Treatment process?" I think for the average citizen, that's probably not very frequently. If you have a backup in your basement or something, maybe. Very good.

Ms. Grundy said and, yes, we will be collecting these at the end of the meeting.

Mayor Mills said thank you very much for being here. We appreciate it.

Ms. Grundy said do you guys have any questions for us at all?

Mayor Mills said any questions?

Councilor Plomin said who's your professor?

Ms. Grundy said Professor Cho, Dr. Cho. We don't know her first name.

Councilor Satterly said Hyunyi Cho.

Ms. Grundy said there you go.

Clerk-Treasurer Rhodes said would you like to introduce yourselves?

Ms. Grundy said I'm Tiffany Grundy. This is Katie Levanduski, and Robert Virgin. We have another group member, but she's not here today. Her name is Corrie Scott.

Mayor Mills said thank you again. We appreciate it.

PUBLIC SAFETY: Councilor Keen presented this report.

Thank you, Madam Mayor. For the month of March, the West Lafayette Police Department handled over 1,400 calls, which was up about 4% from the previous month, but that was up about 20% from the year previous in March. I thought that was interesting. During the month of March, the officers and employees participated in many different varieties of training, including drug intelligence, crash scene investigation, SRT training. The list is quite extensive here of the things that they participated in. And they participated also in a couple of career fairs at Ball State and Ivy Tech. For the same time for the Fire Department, the Station No. 1 renovation is well underway. It's nearly completed on the second floor. And there's still a lot of odds and ends jobs that need to be completed and that sort of thing, but they're making a lot of headway and hats off to our firefighters for doing all this work themselves, which is a great plus and savings for the City. Also, planning for the Station No. 3, as all of you are aware, is in the process. There are two more meetings scheduled at this point. One is April 26 at the Morton Community Center at 7:00 p.m. and another one is May 9 at City Hall at 7:00 p.m. Those would be referring to the discussion on the future fire station. Also, the temporary station that is probably going to have to be put into place and used, since we don't have the third fire station available yet, there's going to be a neighborhood association meeting discussing that on April 15 in Amberleigh Village. I don't have a specific location in Amberleigh Village for that.

Mayor Mills said actually—

Councilor O'Callaghan said it's going to be here in City Hall.

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Mayor Mills said it's going to be here, Councilor Keen.

Councilor Keen said it's going to be here? Okay. And that completes my report.

Mayor Mills said okay, thank you.

PURDUE RELATIONS: Councilor Plomin presented this report.

Thank you, Madam Mayor. Obviously the Purdue students have been working closely with the Wastewater Treatment Utility and the Recycling Center to improve the public relations of those two key areas of the City. For the month of April, it's a very, very busy one on campus. There'll be SpringFest and a bunch of activities surrounding Grand Prix which is upcoming. Please check the Purdue website. I can't give you anything without giving everything, so on the Purdue website there's plenty of detail regarding all activities surrounding SpringFest and Grand Prix. That concludes my report, Madam Mayor.

Mayor Mills said thank you.

Councilor Griffin said Madam Mayor.

Mayor Mills said yes, Councilor Griffin.

Councilor Griffin said if I might add a Purdue relations note. Purdue students, 1,200 strong or so, did a lot of work on campus, but also came into adjacent areas around campus for the Boiler Blast, which was a week and a half ago on Saturday. 1,200 strong, as I said, and there were about 200 students who came specifically, I know, into the New Chauncey neighborhood, Hills and Dales area, Northwestern Heights, filled a lot of trash bags and really made our alleys and our curbs and so forth look much nicer. Hats off to the Purdue students who are involved in organizing that, and I know that their goal is to be like a couple of other campuses that have got as many as 8,000 students that they field out over a weekend. So that's what the goal is, and they're getting stronger with each year. We really commend them for their work and thank them for helping to give back some efforts and time to the City.

Mayor Mills said absolutely. I'll second that. It's a great project. Boiler Volunteer Network organizes it so well and gets so many students out into the community. And all of us appreciate their active participation in helping keep our community beautiful. Thank you for mentioning it.

PARKS AND RECREATION: Councilor Hunt presented this report.

Thank you, Madam Mayor. The new *Trails* Guide is out. It's very nice. It's not on the web yet, but it will be. There are a few copies on the table over there, if anybody would like one, and they're also available at City Hall and Morton Community Center and the Lilly Nature Center, and Purdue's Visitor Information Center. The Happy Hollow and Cumberland Park restroom renovation projects were completed. In 2006, the Lilly Nature Center volunteers provided almost 1,600 hours of staffing to keep the Lilly Nature Center open on certain afternoons during the week. A total of 6,500 visitors from 31 states and 15 countries signed the guest register there. The Riverside Skating Center closed on March 4. The attendance was up from 14,200 in 2005-06 to 15,300 in 2006-07, so it was again a record year for attendance. Revenue was also extremely good. Applications for summer employment are being accepted. The next Park Board meeting will be April 16 at 4:30 p.m. in City Hall. That ends my report. Thank you.

Mayor Mills said thank you.

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DEPARTMENT OF DEVELOPMENT: Councilor O'Callaghan presented this report.

Thank you, Mayor. As we discussed last month and Councilor Keen alluded to, the Redevelopment Commission has postponed their resolution about the Fire Station No. 3. The first meeting was last Tuesday at Cumberland School, and it was very well attended. Lots of good information was presented and good input back and forth, so looking forward to the other two meetings about that as well. The Department of Development has also been quite busy on the Good Neighbor Ordinance. Should I say a little bit about that now, now that it's—?

Mayor Mills said sure.

Councilor O'Callaghan said there was a public meeting about that as well last week, on Wednesday. Again, lots of good input. The City has been having various meetings with student groups and landlords and businesses and will continue to take input and we'll see that as a Council in the fall, when the students are back. We do have an item on the agenda later for approval of the CDBG, the Community Development Block Grant resolution, approving receiving those funds, which is important to our community. We're really glad that those funds are still coming to us. And certainly later on the agenda will be a presentation by Joe Hornett about Purdue Research Park, a real important partner with development of the City. So we'll leave it at that.

Mayor Mills said all right, thank you.

PERSONNEL: No report.

BUDGET AND FINANCE: Councilor Truitt presented this report

Thank you, Madam Mayor. On March 27, the Budget and Finance Committee met again, for the second month in a row, to discuss a variety of different topics. We had a nice rigorous debate on Street and Sanitation. Mr. [Public Works Director] Downey was kind enough to bring his fancy briefcase, which was a huge box full of documents. We appreciate his time that he spent. We talked about a few ideas that, hopefully, through the next few months, we'll be able to refine and produce for the rest of the Council for further discussion. We also spent some time talking about the new health insurance program, mainly to talk about the metrics of the new consortium arrangement, so in future years we have a baseline of information to actually compare results, both from an intended result perspective, as well as any changes and such that we would need to potentially recommend or discuss. We also spent some time talking about the City tax rate, and did a comparison or a quick discussion compared to the tax rate in the City of Lafayette. Clerk-Treasurer Rhodes sent a document out on the 30<sup>th</sup> of March which was quite enlightening, and I do believe she is going to discuss that in some more detail potentially during her report, and if not, I might ask a few questions when that time comes. So that concludes my report.

Mayor Mills said thank you.

REPORT OF APC REPRESENTATIVE: Councilor Griffin presented this report.

Madam Mayor, we'll discuss tonight and vote tonight on a recommendation that came forth from the APC. No other report of issues that I think impact us to a great degree yet.

Mayor Mills said all right, thank you.

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SPECIAL PRESENTATION

◆ Certificate Presentation

Mayor Mills said tonight we are going to recognize one of our West Lafayette residents who today was recognized at the Ivy Tech Board of Trustees meeting and was recognized earlier this spring, on February 12, at the Indiana Government Center. It's Kevin Sullivan. Kevin is here with his parents, John and Jean Sullivan. Kevin was one of 13 students who have been awarded this recognition, and it was a Career and Technical Education Award for Excellence. Kevin is a student at Ivy Tech in the Design Technology Program, with a specialty in architecture. He holds a 4.0 GPA. He is not only a great scholar, but he's generous with his time to assist other students with difficult concepts or techniques. Before enrolling at Ivy Tech, he worked as an assistant manager and manager of a Lafayette retail store in high school here in West Lafayette. He was captain of the varsity golf team and a varsity swim team member. After graduation from Ivy Tech, he plans to attend Ball State and study architecture. So we're honored to recognize Kevin tonight, and his achievements. I think he epitomizes for every community the type of citizens that we like to celebrate and recognize. It's particularly rewarding when those individuals are young people in our community that distinguish themselves, not only in scholarship but in leadership. So we have a special award to recognize Kevin tonight. It says,

CERTIFICATE OF HONOR

The City of West Lafayette  
is Proud to Recognize  
**Kevin Sullivan**  
for His Outstanding Example of Leadership,  
Character, Scholarship and Proficiency  
in the Ivy Tech Community College  
Design Technology Program.

Jan H. Mills, Mayor  
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It's really broader than just that program. I mean, it's a recognition among all Ivy Tech students, so congratulations, Kevin.

Mr. Kevin Sullivan said thank you, Mayor and Council for recognizing me, and I appreciate the accolade and hope I can continue to do good things for the community and the State in general.

Mayor Mills said thank you for being here.

REPORTS OF SPECIAL COMMITTEES:

Report from Purdue Research Foundation – Joe Hornett

Mayor Mills said we also have another distinguished visitor tonight and a special presentation. Joe Hornett is the Executive Vice President and Treasurer of the Purdue Research Foundation and, as many of you probably know from past history, Joe is also very civic-minded and generous with his time in the community. In 2003, he chaired the Sagamore Parkway Task Force, and I think it's due in large part to his skill and hard work and an excellent committee that the Task Force completed their study and gave us concrete recommendations of implementable items that we could do along the Sagamore Parkway. I'm happy to say we've done a lot of those already, we've made great progress, but I don't think we would have been as successful if

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we hadn't had a great chair. He also, just a little sidelight that I think is another example of his contribution to the community, officiates at high school athletic sporting events, which is very good, very interesting. So it continues to be my pleasure and our pleasure as a City staff to work with Joe and his staff at PRF. I think we have a great partnership that we all enjoy, working to bring new business and keep good business in our community. So I thought, since we've done tax abatement recently and we'll talk about another one tonight, it was an appropriate time to ask Mr. Hornett to give us an update on the Research Park.

Mr. Joe Hornett said it's my pleasure. Jan [Mayor Mills] told you about the sports officiating as a prelude to saying I have thick skin. Not nearly as thick as what I would hope it would be at times. Lance Armstrong wrote a book that said, "It's not about the bike," and I like to say, "It's not about the building or buildings" when it comes to the Purdue Research Park. I don't know how many of you know, but there are 18 certified technology parks across the State of Indiana. And the truth of the matter is, at least where things stand right now, there are very few of them that are working well. West Lafayette has one that works better than any in the State. Arguably, it's one of the better research parks in the country. In fact, we've received recognition for that. One of the reasons that things work so well is because of the cooperation that we get with the administration as well as with the Council and the various committees and other bodies that report up through the Council. Any time we have a visitor visit West Lafayette or greater Tippecanoe County, one of the things that they marvel at when they leave here is the cooperation that exists between the University and the communities surrounding the University. It's unparalleled, at least in terms of what you would find in terms of almost any other college town that takes economic development seriously. One of the things that I think that sets the Purdue Research Park apart from all others is that we do concentrate on the professional services that we offer. Go to any other research park across the country, and what you're going to find is a pretty standard list of services that are offered to the clients in the park. Things like two-way video, conference rooms, secretarial and clerical help, access to mail machines, and clerical equipment, those type of things. Those are the givens. But one of the things that has happened in the Purdue Research Park is the laundry list of services that is now offered and even continues to grow. This is the current list and, again, it will continue to grow, because this, we think, is our cutting edge, the support that we offer startup companies and companies that move into the Research Park. You can see that the list is long. As we go further in the presentation, we'll talk about the latest addition to this list, which is a daycare center, targeted at serving the employees in the Purdue Research Park. I highlight the human resources aspect. Again, this was a service that was offered or began being offered almost coincident with the arrival of Butler Engineering and the Sikorsky Engineering Design Center in the Purdue Research Park. One of the things that they wanted to do during their first year here was to hire approximately 100 people, but they didn't want a staff to do it. The Research Foundation, through its human resource department did the advertising, did the pre-screening of the applicants, provided a final list of applicants to Butler, so that they could actually do the interviews and make the selections. It turned out extremely well. They hired their 100 employees, and roughly 75% to 80% of those employees were brand-new Purdue graduates out of the Engineering College. Again, that addresses one of the things you hear talked about, you see in the media, particularly Indiana news media, in terms of the "brain drain." So this does exactly what we want to have happen in the State of Indiana, the community of West Lafayette. There are 40,000 that descend upon this community every fall, and the vast majority of them leave every spring. This is a way to hang on to some of the talent and to reap a payback for the four years that they've put into the community. Just an overview, again, of the Purdue Research Park, Phase I. The southern tip of this map is the old portion of the Park, and it does look old, but that doesn't mean that this part of the Park is standing still. In fact, within

Part 1  
Slides 1-5

Part 2  
Slides 6-7

the coming year, you will actually see some buildings come down. You'll see the CINDAS Building come down, you'll see the Hentschel Building come down. It's very possible the headquarters where Endocyte used to be you will see come down. The reason those will come down is so that we can actually wind up redeveloping the property. It provides a nice corner on a wonderful street, wonderful road, great intersection, so we will redevelop there. Section 2 is the phase that we're currently developing right now. Again, the City was very helpful, in terms of putting the infrastructure, the road, the street lights in. And, again, one of the things that when people come to visit the Park, even companies that are looking to move into the Park, not just the startups, but large-attraction candidates, one of the things that they marvel at is the street system, is the lighting, is the landscaping. When they come here, they don't just see a green field. They have a vision of what it could be, if they were resident in the Purdue Research Park. Again, that's thanks to the administration and the Council here, in terms of the contribution that they make to this effort that we're partners in. Phase III, I don't think I've had the chance to publicly do this, I think I actually wrote a letter, but I would like to thank you all for annexing Phase III of the Purdue Research Park. It is something that we wanted to have happen. Again, it ties us in closer with the City. We reap tax benefits whenever you do abatements; this provides a way for the Park to actually pay back, in terms of being incorporated into the taxing district, and that as well. And so, again, we thank you for what you did. We also thank you for the services that wind up being provided by the City as a result of that annexation. We're in Phase II right now, and Phase III will come after we're almost substantially fully developed in Phase II. This gives you a little idea of some of the facilities that we will talk about, the Ross Enterprise Center, the Vistech Building, the Innovation Center. We all know that Cook Biotech has expanded and continues to grow. The Purdue Technology Center, the old Business and Technology Center—and we've got late-breaking news as of today on that—the Chao Center for Industrial Pharmacy, and lastly, the International Technology Center. This, of course, is our flagship incubator. It was built in two phases, the first phase actually filled up rather quickly, a little over a year. When we opened the second phase in 2005, roughly 40,000 to 50,000 square feet, that part of the facility was full within a matter of six months. As we sit here tonight, this incubator is totally full, the Business and Technology Center which was our original incubation facility is totally full, and, as some of you may have read, we have plans sometime late this summer to actually begin construction of another Purdue Technology Center, another incubator, making the largest university incubation program that much bigger. The facility that we're planning will be about 116,000 square feet. I love talking about the Innovation Center, because if you want to see what can happen in a research park with home-grown businesses, this is the classic story. The Innovation Center was a graduate facility that was built by the Purdue Research Foundation. It has been occupied by a number of years now by SSCI, the company that's headed by Sally Byrn, based on the knowledge of her husband, Steve Byrn, a Purdue faculty member. This is a company that began literally in a sewing room of a personal residence, moved into a small 10-by-10 office space in the Business and Technology Center, continued to grow, finally moved or graduated, if you will, into the graduate facility, got to the point where they actually occupied 75% of this building, and then there was the day that we kind of thought would happen, but you always wonder. But Sally Byrn walks across the street and she says, "What would you think about selling this building to us?" And that's exactly what happened. Within the past year, we sold this facility to SSCI. Shortly after we sold the facility, SSCI was acquired by Aptuit, which is a good thing. If you're in the technology game, this thing called "churn" is a good thing. But the fact that the company was grown here, the fact that the knowledge was here, this company's going to stay here. Aptuit, even after they acquired the facility, wound up putting more money into the building, so that they could even do more work. So this is a great story. From sewing room to acquisition to staying in the community and providing great jobs. This is the Vistech

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Building. This is a private graduation facility. Again, almost fully occupied. One of the things that we like to highlight, and we've got to thank Brian Lamb [president and CEO, C-SPAN] a little bit for this, I'm sure. A lot of people don't recognize the fact that the national archives for C-SPAN are located in the Purdue Research Park. That wasn't an easy thing to do. They were actually considering leaving. The very fact that this facility was available, which was made possible by private investment, allowed C-SPAN to wind up locating here. Late-breaking news: This is the Business and Technology Center, located at the corner of Cumberland and Kent. We actually, depending on the name that you're familiar with, we actually just closed today on the facility that's known as the former IBM Building. If you don't recognize it as the IBM Building, it's the building that has the radio station in the Research Park. There was method to our madness in doing this, and that's because this building is getting a little long in the tooth. It's not nearly as efficient or accommodating as what our newer incubator facilities are. And by actually acquiring this other building, again, this gives us another prominent corner in the Purdue Research Park, that somewhere down the line we will actually wind up redeveloping. It'd be the perfect place for another incubator, but of a more massive scale than what this older facility is. Again, though, fully occupied by startup businesses. The Chao Center, another great story; this was a record storage facility that was used by State Farm Insurance. It leaked. It was moldy. It was musty. And today it's producing pharmaceuticals in terms of drugs for clinical trials, and probably the single largest contract that they have is the Seromycin® contract with Eli Lilly, that is actually used to treat drug-resistant tuberculosis on a world-wide basis. So pretty significant. Rather small facility, but it is certified as a cGMP facility by the Food and Drug Administration. It is a tablet-manufacturing facility. It has a small workforce that I can tell you is being overworked, because things have actually been a little more successful than what were originally envisioned. They've got a number of contracts, and, again, the main staple is the drug and the relationship with Eli Lilly. Cook Biotech, another wonderful story. Moves out of the labs of Purdue, using something that Indiana is known for, pig and pig by-products, but being used in wonderful ways. Probably the last big headline that Cook Biotech got that received nationwide attention occurred just over a year ago. It was over the holidays when two Siamese twins were separated in New York City, and in order to cover their brains where they were separated, some of the material that was produced here in West Lafayette at Cook Biotech was actually used to remedy that situation and both the twins are doing well today. Workforce continues to expand. It's a wonderful thing to have Cook in this community. Not only them, but MED Institute. I would tell you that I think our friends in Bloomington are green with envy. They thought they had the corner on the Cook market. But the Cook people are very fond of this community. If you don't believe that, I believe that you have an abatement on your agenda later this evening for what I consider to be probably the best thing that could have happened to the Great Lakes Chemical facility. Unusual building. Because of its shape, not very efficient. But the Cook people wanted to be here, they wanted to expand their workforce. I know Colleen Tennyson [treasurer, MED Institute] has worked her tail off on some of the details of all this. We couldn't be happier that they're staying, and again, for a landmark facility for this community, it will continue to make a statement here in West Lafayette, but it will also make a statement for the Cook Group. The International Technology Center, if you don't think that there was demand for a health club by the people in the Purdue Research Park, go across there any time, except maybe the middle of the afternoon, and see how close you can get to the building. Naturally, around the holidays when everybody's making New Year's resolutions, it's a peak time, but as we head into the spring and that, resolutions tend to go by the wayside. But it's still very busy. It's an amenity that makes a difference. It's one of the things, again, when companies come to visit the Park as a potential place to locate, this is a selling point, not only because of the facility, but because of also the tie-in with the trail system that runs through the Park as well. This is one where, there are a lot of people that have skin in the game, but particularly the City of West

Lafayette. Again, this is a great story. This building actually was not in the Purdue Research Park. You can see the “before” and “after.” The “before” is the small picture on the lower right-hand side; it’s the former Whirlpool manufacturing facility. We know what happened to the jobs; they moved south, where there was cheaper labor, the building was shuttered and sat vacant. When the Purdue Research Foundation finally bought this, after having it sit vacant for a period of time, we had no idea what we were going to do with it. It was a big square white box, clearly not very attractive, at least in keeping with the rest of the surroundings. We had the opportunity to compete for a Sikorsky Engineering Design Center. They came here, they liked what they saw in Purdue. They were also looking for Class A office space that they could move into rather rapidly. Imagine how they felt when we took them past the Whirlpool building and said, “This is where we think we want to put you.” They were underwhelmed. Before we could talk about this project we actually, amongst ourselves that were working on it, we called this “Operation Sow’s Ear,” because we were convinced that we were going to wind up making a silk purse. And that’s what you can see has happened to the facility, in large part because of, again, some favorable tax treatment that we got to incentivize this deal. We got the Sikorsky deal. Most of you know there was an initial setback. They were going to do the design for the Marine One helicopter. They lost that contract, so it slowed them. But it did not deter them. Again, they started out with 100 jobs, and one of the happy occasions of this year’s annual job fair was that the single largest employer that was going to hire 55 people was Butler Engineering. So there’s a little bit of a lag, but at least in terms of the plans that they have for hiring people, those are on track. It’s a wonderful facility. We are now totally out of room in there. OnePurdue is there, and at some point, at least the plan is, that they will move out, but the remaining space that was in that facility—again, we were out of incubation and graduation space, we’re in the process of actually renovating right now for companies that continue to grow out of our incubation facilities. So, again, growing companies along with what was probably one of the bigger economic development deals of the year when Sikorsky had this out to bid. Again, what’s the importance of this building, or what does it stand for? Well, clearly, it’s a contrast between old economy jobs and new economy jobs. Light manufacturing, manual labor, *versus* knowledge-based economy, engineering jobs. The current employment is at right around 100. They’re adding 55 employees as we speak. The current payroll is \$6.5 million. At maturity, at least in terms of what they believe their capacity is going to be, the projected payroll will be \$18.6 million. One of the things that was really interesting about this is the Sikorsky people like to talk about this in a manner that they call “domestic insourcing.” We’ve all heard the stories about the jobs that have gone overseas, particularly India, when it came to outsourced engineering. One of the things that the Sikorsky people felt is that, if they looked in the heartland of the country, they could find the talent that they wanted and they could find it at a price that was competitive. And that’s indeed what they found here in West Lafayette, and that’s the reason the facility is here. So this is actually a much bigger reversal of things that are even happening on an international scale. Early on, I talked about the new Purdue Technology Center. This is where we’re currently at in the planning; we’re getting close to being done. But, again, this will be a fairly large facility. In contrast to what we did with the current technology center, this 116,000 square foot facility will be built all at once. And the plan is to leave roughly half of it cold and dark. In other words, it will be a shell. Experience has told us when companies come and look at the Purdue Research Park, they’re typically looking at space requiring 40,000 to 50,000 square feet, if they’re a major employer. So the plan is this is going to add to our economic inventory, so we can respond quickly when we have opportunities that come our way from companies that solicit us or are passed on by our friends at the Indiana Economic Development Corporation. This is the latest building that is going up. You’ve seen the flat-panel walls go up in the course of the last two weeks. This will be roughly a 30,000 square foot facility. The anchor tenant of this facility is actually an MRI facility that will serve the community during the day, and has a Purdue

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tie-in with, specifically, the School of Biomedical Engineering at night. The MRI facility will actually be used in furtherance of Purdue research, and one of the other things that we hope to have happen here, and we'll talk about this in terms of other initiatives that we are working on, is we have heard from our clients that there is a need for a gathering spot. And we hope that we can accommodate that as well in this facility. We just had the ground-breaking on the daycare facility. This is actually just across the road at the trailhead on the other side of Kalberer Road, which number one, is just a great place to put a daycare facility, being right there with the pavilion and those type of things. But in addition to that, if you remember the earlier map that I showed, this actually puts the daycare facility literally almost right in the middle of the Research Park. That will make it equidistant from all the companies when the Park is fully developed. So it's smack-dab in the middle, it's going to be able to house roughly 200 children, and it will have the largest infant capacity of any facility in Tippecanoe County. What does this mean for West Lafayette? Well, as we stand here tonight, there are 139 companies in the Park, 49 of those are incubator-based businesses. Of the 139 companies, 91 of those are based on some form of technology, and, in fact, most of it does come out of Purdue University. There are almost 2,900 employees in the Park; that's growth of nearly 700 employees over the course of the last five years. The average wage—and this is significant—is \$58,000 in the Park, which is significantly above what the average is in the State as well as the County. The jobs that are produced in the Purdue Research Park are good jobs. There's been more than \$90 million of invested venture capital. One of the things that I also like to talk about is several weeks if not months ago, there was a slight blurb that was published, showing that Indiana, within the last year, ranked 10<sup>th</sup> in attracting venture capital to life science-based businesses. What most people didn't see, because they didn't go far enough down into the story, the place in the State that led all other cities in Indiana in terms of attracting this venture capital, was West Lafayette, Indiana. Significantly more than Indianapolis, significantly more than any other city in the State of Indiana. We're on the map. People know us. The money's finding us. Lastly, again, the building continues unabated, if you will. Again, in the last five years, nearly 378,000 square feet have been added, and our statistics tell us that, for every 250 square feet that we add, there is a head that is added to the payroll.

Councilor Truitt said Joe [Mr. Hornett].

Mr. Hornett said yes.

Councilor Truitt said what do you attribute the growth of the venture capital into this area? How do you—? Because I know you made a conscious effort a couple years ago to really focus on that. How do you kind of sum up that? Because I consider that a major success, compared to where we were.

Mr. Hornett said I think there are a couple of things that have happened. Number one, the venture capital environment in Indiana has gotten better overall. The Indiana Future Fund, particularly in the life sciences arena, when there was a \$73 million fund that was raised with two very good coastal venture capital firms participating in that, it put the State of Indiana on the map. Then you come to Purdue. What rolls out of Purdue—and what's really interesting, I mean, we're an engineering school and you would think that we would be getting patents on bridges and roads and all those other kinds of things, and that does happen—but what has really emerged is a very strong life sciences cluster. That's where Cook Biotech comes out of, that's where Endocyte comes out of. The discoveries that are coming out of Purdue are, in some respects, surprising for a school known for its engineering and its agriculture. But the IP [intellectual property] flow is strong, it continues to get stronger. In addition to that, we've gotten

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better at how that intellectual property is packaged. We don't wait for people to come off the street anymore and say, "We would like to license this." We will actually attract management talent, we'll actually go after people that we want to commercialize the technology, and we've gotten very good at providing seed capital now for some of these startup firms that, by the time they're ready for an A-round of venture capital funding, they're much further along the growth curve and they've taken a lot of the technology risk out of what we used to do. So we're on the map, and Purdue has gotten good and continues to get better would be the simple answer.

Councilor Truitt said thank you.

Mr. Hornett said I know this is about West Lafayette, but you're going to hear more about Statewide activities. We're doing the same thing in Merrillville, Indiana, a 400-acre development. I don't have to tell you what Northwest Indiana is like, in terms of what the decline of the steel mills and all those kinds of things, and those jobs going away. When we went to Merrillville, we did it somewhat as an experiment. Congressman Pete Visclosky believed in what we were doing, provided the funding for an incubator facility, and we began working. Eighteen months into this incubator facility in what we thought was going to be a very tough arena, the facility is 75% occupied, and we think we'll be fully occupied somewhere in the neighborhood of the next six months, and we're going to have to expand again. There are buildings sprouting on that 400 acres, again, much like you see happening here on a very regular basis. And to the best of our knowledge, Purdue University is the first institution that has actually pulled off a remote research park apart from the mother ship of the main campus. This is an experiment that is going extremely well, and only continues to get better. Again, some of the same type of statistics, the average wage there in just 18 months—so we're not talking mature companies here—\$52,000 a year; 19 companies, 13 of those are technology-based. We've got a good affiliate program. We've actually built out more wet lab space in Merrillville than we have in West Lafayette, but, again, you're going to see that turn when we launch the next technology center. You'll see a lot of wet lab space in that facility. In this development alone, 331,000 square feet have been added in the last five years. We are the State's first Certified Technology Park, and, again, we can't do that without the City. The City is the sponsor. If the City doesn't want to sponsor the Park, it doesn't happen. And, again, the Council has played a role in that, the Redevelopment Commission plays a role in that, and clearly we need the administration to continue to be our advocate in those matters. The partnership couldn't be any better. We are the first, and we are the best. We've done pretty good in terms of honors and awards. I won't go through the list, but the one I like to talk about is the 7<sup>th</sup> place in the Indiana 25 Keepers Award. This goes back to 2005. The citizens of Indiana, so this is not just confined to this area, were asked what institutions could Indiana ill afford to lose. And we wound up finishing seventh. As I like to point out on that, we were in good company, because Eli Lilly was up there and all those kind of things, but at that point in time—the outcome would be different now—we finished ahead of the Indiana Pacers and the Indianapolis Colts. I suspect Peyton [Manning, Indianapolis Colts quarterback] and the boys would pull ahead of us at this point in time. In terms of current initiatives, we've talked about the daycare center; it is under construction. We are working at a gathering spot, somewhere else for people to go in the Park where they can go. Applebee's loves the fact that the Park is across the way, but sometimes there is no room in the inn, and it's tough to get in, and you do have to get across 52 [Sagamore Parkway]. We're in the process of adding more incubation space; again, another 116,000 square foot facility. We've got several attraction initiatives that are out there, and I'm confident that we're going to land at least one of those. I think it'll be a significant announcement, and we are already in plans to talk about launching or hoping to land a company that will actually, with the large acreage that we have across Kalberer Road, actually

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want to establish a campus setting. And we think that is most likely from a life sciences-based company. So we're already starting to think about Phase III, even though we haven't crossed the road yet. At the end of the day, what we're doing out there with your help, is about the best four-letter job in the world, and that's jobs, and we're adding them and will continue to add them, especially with your help. Again, on behalf of the University and the Purdue Research Foundation, I'd like to thank you all. I would be happy to entertain your questions.

Mayor Mills said wonderful. Questions for Mr. Hornett? No one?

Councilor O'Callaghan said pretty impressive.

Mayor Mills said thank you so much, Joe [Mr. Hornett]. We appreciate the time from your very busy schedule. Don't feel like you're compelled to sit through the Council meeting.

Mr. Hornett said I won't.

### PUBLIC RELATIONS:

#### Employee Service Anniversaries

Mayor Mills said we have employee anniversaries for April. Richard Rouse from the Fire Department celebrates 30 years with the City; Daniel Miller, also from the Fire Department, 20 years; and Josh Andrew, Mr. Andrew is here tonight, Development Department, 20 years. So congratulations to all three of them and thank them for their wonderful service to all of us as residents of West Lafayette.

#### Special Events

Mayor Mills said there are some special events that are happening this weekend that I would like to mention. It's a busy spring weekend, there's much going on in the community.

▶ United Way is having a walk/run at the Ross-Ade parking lot on Saturday morning, for funds to benefit United Way. It's organized by Purdue University and Ivy Tech. I think registration begins at 7:00 or 7:30, and the run actually starts, I believe, at 8:30. So if you're a runner or a walker, I hope you'll go out and support United Way.

▶ Then at 10 o'clock, the Lafayette YMCA is sponsoring Healthy Kids Day, and we encourage families to participate in that. I think all these are listed on our website, so you can check that for details.

▶ At noon in Riehle Plaza, the Earth Day Alliance and the Hoosier Environmental Council are sponsoring a day of action that they're calling "Step It Up."

▶ That afternoon, late in the day, Colleges Against Cancer are having their annual Relay for Life. That is at the athletic fields behind the Co-Rec on campus. An amazing number of Purdue students come out. Last year it was a miserably cold afternoon and evening, and they walk all night and raise money for cancer research. So we congratulate and appreciate what they're doing, and hope you'll participate in that if you have the opportunity.

#### Youth Council Activities

Councilor O'Callaghan said the Youth Council has been extremely active lately.

▶ They hosted a talent show at Morton School on Friday night. They did all the planning and all the work for that, and it was very well attended.

▶ Seven of the students also attended the PUGWASH conference at Purdue this weekend.

▶ They also have formed a Healthy Living Committee and working with the ROCC Well Center, and trying to figure out ways the youth have healthy lifestyles.

▶ They are doing a Kiddie Carnival at Cumberland School May 13.

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They've been very active, very busy, and I wanted to get that mentioned.

### Congratulations to Purdue Women's and Men's Basketball Teams

Mayor Mills said we should also send our congratulations to the Purdue Women's and Men's basketball teams who both had really excellent seasons. It was sad to see them lose when they did, but they both had outstanding seasons. A lot of hard work goes in to playing athletics and being a Purdue student, I know. And special congratulations to Katie Gerald's for her victory in the three-point shooting contest. I don't know if anybody happened to see that— Councilor O'Callaghan said yes, she beat the guys.

Mayor Mills said but for the second year in a row, a woman won the three-point shooting contest. They had a shoot off of the women, and a shoot off of the men, and then the two winners had a shoot off, and she won. So congratulations to her. She was not hesitant to give a little challenge. The man shot first and, you know, had a certain score, and it got to be her turn and she goes like this to him and starts shooting. She did very well, and she certainly was a confident shooter, so congratulations to Katie.

### Tippecanoe County Latino Festival

Mr. Alan Garfinkel [professor emeritus of Spanish at Purdue University] said Madam Mayor, I'm here with Fermín Recarte [assistant director of outreach Hispanic and Latino Affairs for Ivy Tech Community College-Lafayette] from Ivy Tech to invite the Council and staff members to the first annual Tippecanoe County Latino Festival. It will be held on the Ivy Tech campus on April 28. It's sponsored by Ivy Tech, the Girl Scouts, and the Tippecanoe County Latino Coalition. Mr. Fermín Recarte from Ivy Tech has written invitations to all of you to present.

Mr. Recarte said the purpose of the Latino Festival is for the community together, so it will be a fun day for everybody, for the family, and it will be an education day, too. We're going to talk about issues like child abuse and the police will be there talking about safety. It will be a fun day for everybody, and you are welcome to come and participate.

Mayor Mills said thank you very much.

Mr. Recarte said a special guest will be the Mexican Consul, and if you have any questions, please allow me to answer those.

Mayor Mills said any questions. Thank you very much for the invitation.

### FINANCIAL REPORT

Clerk-Treasurer Rhodes said you, of course, received your ledger reports, as well as this month's cash report. I would like to say just a few things about tax rates. As Councilor Truitt mentioned, we'd had a discussion at the Budget and Finance meeting. He was alluding to the discussion we had, which was a comparison of tax rates for the Cities of Lafayette and West Lafayette. For the past four years, the West Lafayette City tax rate has, in fact, been lower than the Lafayette tax rate. That's certainly a plus for us, in terms of fiscal management and our attractiveness to new businesses and residents. However, we all know that the tax situation is really not the City alone, but we experience tax rates that are based on overlapping jurisdictions. I wanted to ask the citizens to be alert now, for several changes that have occurred, for them to take the initiative to understand how it's going to affect them. Last Thursday, the tax rates for the County were published in the newspapers. It's in a legal ad section, quite a large ad, very small print. Some of you may remember seeing that. Based on what we see right now, there

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could be areas of our City that will see very significant tax increases. I'm talking about hundreds of dollars up to \$1,000. The cause, of course, is a combination of circumstances that have occurred. Two things that it would be a good idea to be alert to, look for reports in the media, ask questions, are the following: first, we enacted an additional economic development income tax that most of you probably noticed when you filed your returns, or will notice by next Monday, the due date. The tax rate in the County was increased 0.1%, in order to offset the tax increases that would be felt by residents, because of the removal of inventory assessed valuation from our tax base. Our tax rate depends on how much money the various jurisdictions need to collect and how much assessed valuation there is to share that burden. So when you remove the amount of assessed valuation available, it causes the tax rate to go up. That was foreseeable. A plan was put in place to increase the economic development income tax and give homeowners an extra protection for the anticipated tax rate increase. That's part of what we call the Homestead Credit. You, in fact, would see several items at the bottom of that big tax sheet that say "Homestead Credit." We are in the process of evaluating how well the plan worked and how the County Council and the two fiscal bodies that approved it will evaluate how the plan is working. That's one thing that you should keep an eye on. The other thing was the Legislature increased residential homeowner exemptions from the \$35,000 to \$45,000. I know figuring a tax bill is complicated. There are the exemptions, there are the deductions, but the basic idea of an exemption is that that amount is subtracted from your home's value, and you don't pay tax on it. This year, it went up by \$10,000. However, there's been a very large force at work in our County, and that's called trending of assessment, and it has caused increases in assessment that, frankly, have overwhelmed the current available remedies to many homeowners. We know the Legislature is discussing this issue now. Stay tuned, something else may yet develop. But it appears now that there could be quite an impact on West Lafayette. A very strong West Lafayette impact in quite a few neighborhoods, not just a few. The kind of impact that you'd feel in the family budget. Part of how the system works is that citizens have to take initiative to ask questions like, "What do you think my tax bill's going to be?" They call officials like the County Auditor, the County Treasurer. They can even call the Clerk-Treasurer and I can explain in a very primitive way how you can estimate your tax bill. A lot of the information is available to you online, in fact, to do some of this. This is a good year to—the year that you put off learning about tax bills? This is a really good year to catch up, to get some education, if you own property in our City as well as in this County. And begin to ask questions. Because the interest of citizens directed toward local officials as well as legislators will certainly contribute, I think, to a more positive resolution. Thank you.

Mayor Mills said I will only add one thing, and that's that we are one of the few counties who is at the point in the process where the trending has been done, so there are not many locations around the State that have realized that we might have very unusual tax bills going out this year. People in the same neighborhood in different school districts, or people in the same school district on different streets, so I think you will hear much more about this as more communities get further through the tax process. But we, fortunately, are ahead of the ballgame, as far as most counties are concerned, and so we're realizing that what we thought was going to even people's tax rates actually are making some very strange numbers in districts throughout the City. So there will be much discussion coming.

Councilor Truitt said could I ask Judy one question? Is there any public-based meetings from a County perspective or anything from a—?

Clerk-Treasurer Rhodes said well, this is real local fiscal control, partly it is. And so the body that was involved in Countywide taxation issues has often been the County Income Tax Council,

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which is comprised of the County Council and the fiscal bodies of both cities, as well as fiscal bodies of the incorporated towns. However, the majority vote on the Council is Lafayette, the County, and West Lafayette. Any two entities, in fact, have the controlling vote. So, in a sense, we have an opportunity here, among the first, to get very educated, to exert some local fiscal control and evaluation, as well as let our legislators know the limits that we have now, in order to reach an equitable allocation of tax benefits and burdens. It's very early in the process, but I would expect to see, based on the interest of several County officials, I would expect to see discussions on this begin very shortly.

Mayor Mills said thank you.

UNFINISHED BUSINESS:

Ordinance No. 7-07 An Ordinance To Adopt The Provisions Of Ind. Code Section 5-4-1-18(b) For Blanket Bonding (Prepared by the City Attorney) Councilor Griffin read Ordinance No. 7-07 by title and moved that it be passed on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor Satterly.

Mayor Mills said all right, thank you. We discussed this ordinance last month. The City's insurance provider has recommended that it would save us money if we adopted a blanket bonding, and so we are in process of doing that, to try to save a few dollars, and still give us bonding protection. Any questions from the Council? Any discussion at all?

There was no further discussion.

Mayor Mills said all right, will you call the roll, please.

Ordinance No. 7-07 passed on final reading, 7-0.

Ordinance No. 8-07 An Ordinance To Annex Certain Lands To The City Of West Lafayette (Grace Baptist Church and Dorothea A. Hoadley) (Prepared by the City Attorney) Councilor Griffin read Ordinance No. 8-07 by title and said this is on the agenda tonight for public hearing only, and for no action by the Council.

Mayor Mills said all right, thank you. We actually will talk about this a little more in the next ordinance, but, again, this is a public hearing. We want to annex a piece of property into the City. I don't know if you—we all have a map of the located property. Josh [Director of Development Andrew], do we have a map that is visible to the public? Will you—?

Director of Development Andrew said I'm sorry. I wasn't paying attention.

Mayor Mills said point out the annex— Mr. [City Attorney] Bauman will do it. This is a property that's being developed—

City Attorney Bauman said we've been asked to annex this small parcel which is an island in the City. It's been zoned and it's being developed as apartments. The developer is here tonight and can tell us a little bit about the number of units. It, as I say, cleans up that island that, by historic accident, was not included within the City limits.

Mayor Mills said other questions? Would you like to hear from Mr. Coutts before we have the public hearing?

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City Attorney Bauman said I think Mr. Milakis [developer of the property] was going to address it.

Mayor Mills said Mr. Milakis, do you want to give us a little background and then we'll have the public hearing and people will know better what we're talking about.

Mr. Greg Milakis said I am the developer of the particular property in discussion. It's the old Grace Baptist Church property, the former State Police post which we're talking about. We are developing the property, two buildings, 31 apartment units on the property, and it has been in the County. As part of the negotiation with Area Plan and the City, in order to move the project forward, we agreed to have the project annexed, the property annexed, in order to develop it.

Mayor Mills said thank you. So at this time, we'll open the public hearing on the annexation of this property. Is there anyone who would like to speak to this ordinance? Anyone with any questions or comments?

There was no further discussion.

Mayor Mills said all right, if not, we will close the public hearing and we will move then into New Business.

NEW BUSINESS:

Ordinance No. 11-07 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Boardwalk Apartments) (R3W to PDRS) (Submitted by Area Plan Commission) Councilor Griffin read Ordinance No. 11-07 by title and moved that it be passed on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Satterly.

Mayor Mills said Mr. Coutts.

Mr. Coutts [C & S Engineering] said thank you. I'm here on behalf of the petitioner. This project is located at 112 West Wood Street, on the north side of Wood Street, between South Salisbury Street and Chauncey Avenue. We'd like to think that this is an upgrade project in a neighborhood that is heavily student housing right now. We're only a couple blocks from Purdue. If you look at the existing situation, there's 48 occupants that occupy three older buildings with only 28 parking spaces. We are using currently two curb cuts off of Wood Street to get into the project with it. Most of it is paved and building; not a lot of grassed area. What we're proposing here is to put up a three-story building that, underneath the building on the first floor would be parking, there would be 25 covered spaces, and then in the rear yard off the alley would be eight more surface spaces, and all of the access would be off of the alley. We've increased the green space to 35%. The building will be sprinkled for fire protection and safety, and we think it will be a good project to upgrade the facility and provide a much better place for the students to live. I'll be happy to answer any questions that you might have.

Mayor Mills said any questions for Mr. Coutts? Mr. Milakis [co-developer of the property] is here also.

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Councilor Hunt said we discussed this a lot in Pre-Council, and I think all of us were very pleased that you went from 48, essentially, occupants with 28 parking spaces to 33 and 33. That's very impressive. The sprinkled, the extra safety is certainly impressive also. Thank you. Councilor Plomin said this property is in my district. It's right down the street from where I live, and I wish you were opening it sooner, so I could move into these places, this wonderful facility with parking underneath, apartments on top. It's a great design, and I think you did a very good job with this planned development.

Mr. Coutts said thank you.

Mayor Mills said anything else?

Councilor Hunt said may I ask—

Mayor Mills said yes, Councilor Hunt.

Councilor Hunt said Mr. Milakis and Mr. Coutts, you heard mention earlier about recycling. You sat through this far. Is there any way we could increase—? I know the City doesn't pick up other than four or less. But is there any way you could do some recycling? Do you have room in that one area that's surrounded, where the trash goes for any recycling bins?

Mayor Mills said you're putting him on the spot here.

Councilor Hunt said well, I know, but—

Councilor Griffin said that's all right. We're on the spot, too.

Councilor Hunt said would you think about it?

Mr. Milakis said we certainly can think about it. If there's room, I think it's fantastic.

Mayor Mills said thank you. Other questions? Councilor O'Callaghan, did you have something?

Councilor O'Callaghan said oh, thank you, Mayor. I was just going to mention any time you can decrease occupants and increase parking and increase green space, it's a good deal. Thank you.

Councilor Griffin said and any time that less can go into your dumpsters, and, of course, or not go in your dumpsters but spill outside your dumpsters, that's a plus for you, in terms of its continuing to be an attractive location for your students. *Vis-à-vis* the recycling comment.

Mr. Milakis said I should probably mention that I am actually opening a recycling center in Lafayette. I'm working on it right now. I am working on a new business that will be opening in Lafayette, a recycling center. And it's meant to recycle, primarily construction trash. So we'll be taking construction trash, sorting it and processing it and then selling it as bulk material.

Mr. Coutts said Greg [Mr. Milakis] does know about recycling.

Mayor Mills said any other questions or comments?

COMMON COUNCIL MEETING MINUTES, APRIL 9, 2007, CONTINUED

There was no further discussion.

Mayor Mills said all right, will you call the roll, please.

Ordinance No. 11-07 passed on first and only reading, 7-0.

Ordinance No. 12-07 An Ordinance Providing For Temporary Loans From A Fund Having Sufficient Balance To A Depleted Fund (Submitted by the Clerk-Treasurer) Councilor Griffin read Ordinance No. 12-07 by title and moved that it be passed on first reading, and that the vote be by roll call. The motion was seconded by Councilor Satterly.

Mayor Mills said all right. This is an ordinance to transfer money from the Wastewater Treatment Utility, a loan, to the Police Pension Fund, in the amount of \$250,000. This is a typical transfer that we must do, to just make cash work until we get our property tax allotment for June. Any questions or comments?

Councilor Plomin said can I ask a question?

Mayor Mills said Councilor Plomin.

Councilor Plomin said on our March transaction report, I noticed that the expenses for Police and Fire Pensions are well above the expenses for last year, and there's also a line down below that says "Rainy Day Pensions" that we spent last year but not this year. Is this temporary loan as result of not having the Rainy Day Funds any more?

Clerk-Treasurer Rhodes said that is correct. We used the Rainy Day Fund to supplement our pension fund dollars last year, and we used them up entirely. So now we're back into, exclusively, the property tax funds.

Councilor Plomin said okay. Thank you.

Mayor Mills said other questions?

There was no further discussion.

Mayor Mills said all right, will you call the roll, please.

Ordinance No. 12-07 passed on first reading, 7-0.

Councilor Griffin said Madam Mayor, I move to suspend the rules to consider this ordinance again at this time for final reading. The motion was seconded by Councilor Satterly.

Mayor Mills said all right, we have a motion to suspend the rules and go ahead and hear this ordinance for the second time tonight.

The motion to consider Ordinance No. 12-07 on second reading passed by unanimous voice vote.

COMMON COUNCIL MEETING MINUTES, APRIL 9, 2007, CONTINUED

Councilor Griffin said Madam Mayor, this ordinance is on the table now for second reading. I move for passage on final reading, and the vote be by roll call. The motion was seconded by Councilor Satterly.

Mayor Mills said all right, any further discussion?

There was no further discussion.

Mayor Mills said will you call the roll, please.

Ordinance No. 12-07 passed on second and final reading, 7-0.

Resolution No. 6-07 A Resolution Authorizing The Filing Of An Application With The U.S. Department Of Housing And Urban Development, For Community Development Block Grant Funds, As Provided In Title I Of The Community Development Act Of 1974, As Amended (Submitted by the Department of Development) Councilor Griffin read Resolution No. 6-07 by title and moved that it be passed on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Satterly.

Mayor Mills said all right. Mr. [Director of Development] Andrew, would you please come and comment on this.

Director of Development Andrew said thank you. This is the annual authorization by you of the CDBG grants. You have the spreadsheets. I think they pretty well explain the 15% and the 20% for admin spending and then the various projects we're allocating this. This is the result of a committee making the decision as to where the funds would be spent on projects in the City. And then also, too, the public services that serve the City. We've done this for—I've done it for 20 years.

Mayor Mills said the Community Development Block Grants are at least 30 years old, maybe 31 years this year.

Director of Development Andrew said yes, just about 31. But we hope to have them again next year.

Mayor Mills said great money for cities and towns. Any questions about this? Mr. Plomin.

Councilor Plomin said I see here the monies were allotted basically based on rank and need. But in the Capital Improvement, which is three-quarters of the allotment, the one that was ranked number one, sidewalk and curb replacement, got \$126,000, and the one that was ranked number two got \$175,000, New Chauncey Housing. It seems backwards that the one got less than the two, but I don't really understand what New Chauncey Housing does. I don't understand where all these hundreds of thousands of dollars we spend every year on New Chauncey Housing goes into the community. I understand where the sidewalk money goes.

Director of Development Andrew said no, but you should understand this, because it's in your district.

Councilor Plomin said it's not in my district. It's in Carl's [Councilor Griffin's] district.

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Director of Development Andrew said well, the New Chauncey area's part of it. We'd like to spend money down south of State Street if possible. But this is to rehabilitate homes in the older part of town, in the target area, and that's what it's spent on.

Mayor Mills said and to make those homes available to low and moderate income families.

Director of Development Andrew said right, preferably University people.

Councilor Plomin said so where does the money go? I mean, the money goes into refurbishing the house.

Director of Development Andrew said right.

Councilor Plomin said making it nicer.

Director of Development Andrew said that's correct. It's a loan.

Mayor Mills said it's a revolving fund.

Director of Development Andrew said a loan, and it's repaid at low interest.

Councilor Plomin said but every year we put another couple hundred thousand dollars into the Community Development Block Grant Program for New Chauncey Housing.

Director of Development Andrew said that's correct.

Councilor Plomin said so if it's a loan, I mean it's not a loan, it's a grant.

Director of Development Andrew said well, we're doing more homes now than we have. Each year, we pick up some additional homes to do. So as a result, we have more money that we put into it.

Mayor Mills said so, and I won't be exactly correct here, because I know this was data from last year, but New Chauncey Housing, I'm quite sure last year had done about 27 homes. So that's over a course of six years, seven years. And Councilor Griffin, if you know more recent statistics, you can help me here. But each year, as Mr. [Director of Development Andrew] said, more monies are used to increase the number of homes that are bought and remodeled and sold to families, and then the proceeds from that sale goes back into the revolving fund, so that keeps growing, so additional houses can be added.

Councilor Griffin said the numbers you cite are pretty close.

Councilor Plomin said but I still don't understand. I understand that we have money in, money out. The money that comes in is from the Community Development Block Grant Program and from repaying these loans.

Mayor Mills said right.

Councilor Plomin said the money out is what—?

COMMON COUNCIL MEETING MINUTES, APRIL 9, 2007, CONTINUED

Mayor Mills said remodeling costs—

Councilor Plomin said okay, so New Chauncey Housing—

Councilor O'Callaghan said purchasing of the homes.

Mayor Mills said and purchasing of the homes. Exactly.

Councilor Plomin said New Chauncey Housing will buy a house, remodel it, and then sell it for less than it bought it for?

Councilor Griffin said no.

Mayor Mills said no. I mean they have to meet HUD, Housing and Urban Development, guidelines. They can only invest a certain percentage above the cost of the property, I believe—right?—to remodel. So that, you know, they have to sell it at a rate that a family can afford, and yet repay the money that's invested. So there are very kind of strict guidelines about what they can ask for the resale of a home. How expensive a home they can afford to invest in initially, because they have to see a certain percentage return.

Councilor Plomin said what are we funding? I understand sidewalk replacement funds.

Mayor Mills said we are funding—

Director of Development Andrew said affordable housing.

Mayor Mills said affordable housing for families in our community—

Councilor Plomin said buying people houses—

Mayor Mills said which is the primary—affordable housing for the community is the primary goal of the Community Development Block Grant Program. Neighborhood affordable housing. Councilor Griffin.

Councilor Griffin said Matt [Councilor Plomin], you know, these are questions that I know come up each year when we've discussed this. I know that I do not have anything directly to do with the New Chauncey Housing, but I know that the people who do run that would be more than happy to show you the kinds of houses that are refurbished. These are by no means the more expensive houses in the community down there. In fact, there's a limitation on the amount of money that can be used to purchase a house. But perhaps if you wanted to, I know that there would be people that could show you exactly the types of renovation, and you could maybe even meet some of the folks that move into these houses, and perhaps it would give you more information about the whole process. So I would extend that invitation, because I know that the people who organize that would be glad to do that.

Mayor Mills said Mr. [Assistant Director of Development] Grady would also be more than happy to talk to you about the details of the housing program any time.

Councilor Plomin said well, I will be continuing my education in the New Chauncey project, but after so many years and so many meetings and so many times talking with Mr. Grady and

COMMON COUNCIL MEETING MINUTES, APRIL 9, 2007, CONTINUED

others associated with the Community Development Block Grant Program, I still don't really understand where all the money goes for New Chauncey Housing. But, that being said—

Councilor Hunt said may I ask a question?

Mayor Mills said Councilor Hunt.

Councilor Hunt said if I understood when I had my little educational session with Allen [Assistant Director of Development] Grady, that the New Chauncey Housing, Inc. has gone through all of HUD's steps to be an official granting agency or whatever the appropriate term.

Mayor Mills said right.

Councilor Hunt said and so they meet all those requirements, and this is low income housing or family housing. It seems like it meets it very well, as do sidewalks certainly enhance the livability of a community.

Mayor Mills said we are very fortunate to have these dollars, and we certainly hope that the federal program is going to continue. There have been challenges in the last two or three years. Each time the U.S. Senate comes through and doesn't remove that money from the budget, because they know cities and towns, particularly large urban cities depend on this money for many good programs, particularly affordable housing programs. It's one of the things we have to be vocal about, if we hope to keep our dollars.

Clerk-Treasurer Rhodes said I just want to say one thing that might be helpful is that the money doesn't necessarily go to New Chauncey Housing, Inc. in a lump sum. In fact, it's drawn down, based on itemized invoices which are attached to the claims that are filed prior to payment. And that itemizes the kinds of general expenses, rehab *versus* snow shoveling *versus* taxes *versus* the bookkeeper *versus* the executive director's salary, all those expenses also appear there. It gives you an idea of the number of properties they're working on, and the kinds of expenses that are arising.

Mayor Mills said Councilor O'Callaghan.

Councilor O'Callaghan said thank you, Mayor. I guess I just want to reiterate that the main focus of the Community Development Block Grant Program is for affordable housing, and if we could give more to public services, maybe we would, but we can't. We can only give 15%, and the majority of the focus has to be for affordable housing.

Councilor Griffin said and I would say also that, as property values all over our City increase, some people are really noting how it's a great place to live down there, as at least one could say that there's a market, based on what the market value is. And so it is an area where it is difficult for a young family or a low to middle income family to find a place to live. I think this is a key thing for helping to keep these properties, rather than sitting empty and not having monies put into them, being kept up and continuing to contribute to the housing stock of the neighborhood. I think that this is key. This has got a ripple effect that ripples all the way down to the south and all the way up to the north, and it's a program that has been ongoing for many years and needs to continue to be supported for the health of our complete City.

Mayor Mills said thank you. Any other comments? Councilor Keen.

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Councilor Keen said I had one question. What kind of guidelines are used in establishing how much will be used or how much a home would be purchased for?

Mayor Mills said again, there are Housing and Urban Development guidelines. There are upper limits of what can be—well, I won't say there are upper limits. There are practical upper limits, because they can, you know, a certain percentage can only be put in to remodeling a house before it's resold, and if the purchase price is too high initially, that makes the house out of their reach for that percentage investment. Those are all HUD federal guidelines that we have to follow for this program.

Councilor Keen said I guess for each individual property, is there, based on when you look at the appraised value of a property, how much will they pay? Up to the appraised value? Actual appraised value? More than the appraised value? I guess is where I'm going.

Mayor Mills said Mr. [Director of Development] Andrew, you'll have to answer this. I don't know the details of the program to that degree.

Director of Development Andrew said we have realtors that we consult with as to what the property might be worth, then we have contractors come through and give us some idea of what it's going to cost to rehab that home. And then those are compared against the HUD guidelines, and that's how we determine it.

Councilor Keen said so it really doesn't matter what the appraisal value is?

Director of Development Andrew said it's not the appraised value. It's more the market value of what the home is.

Councilor Keen said okay.

Director of Development Andrew said and then we determine, given the market value, how much can we put into that home, based on what it needs.

Councilor Keen said okay. The only reason I even asked that question is I learned a week or so about a property that was down there that was purchased for several thousand dollars above the appraisal value, and that kind of disturbed me as to how we're investing this money.

Director of Development Andrew said again, you're using the appraised value, not the market value.

Councilor Keen said exactly. That's why I was asking the question.

Director of Development Andrew said yes, okay. That's the distinction.

Councilor Keen said yes, well, like I said it was purchased for several thousand dollars above the appraised value of the property, and that's why I just wanted to find out how exactly we are spending the money down there on those properties and that sort of thing. So that's why I was asking the question.

Director of Development Andrew said okay. Thank you.

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Mayor Mills said any other questions?

Councilor Plomin said I have one.

Mayor Mills said Councilor Plomin.

Councilor Plomin said which section of Salisbury is the target area for sidewalk and curb replacement?

Mayor Mills said Mr. [City Engineer] Buck, Mr. [Director of Development] Andrew, one of you.

Director of Development Andrew said let Mr. Buck share in this.

City Engineer Buck said all of it from Stadium south virtually, but there's a section of this from Stadium down to Fowler and Wiggins that we're looking at. We're doing other parts of it with other parts of projects—the sewer improvement project from Columbia to State Street, we're going to do the sidewalks and curbs with that project.

City Attorney Bauman said other streets in the target area have been done in other years, as well.

City Engineer Buck said we're also prioritizing Robinson Street.

Councilor Plomin said over the past few years, we've done a lot of work on Salisbury Street, curb and sidewalk replacement. We had an additional tax hike to pay for that project alone a few years ago, after it was removed from the budget.

Mayor Mills said it wasn't an additional tax hike. It was an additional appropriation of money.

Councilor Plomin said yes.

Mayor Mills said it wasn't a tax hike.

Councilor Plomin said after passing the budget, we added this into the budget, and now we keep adding more into the Salisbury Project.

Mayor Mills said this is an entirely different section.

Councilor Plomin said okay.

Mayor Mills said this is the southern end which falls in the target area and can use HUD funds for that money, CDBG monies. There's a great need in the south end for repair of sidewalks and curbs. Walk Salisbury from Stadium down to the Triple XXX, and look at the condition of the sidewalk and curbs. That's where we're focusing our energy.

Councilor Plomin said I'll agree. It is in need.

Mayor Mills said okay, other questions?

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There was no further discussion.

Mayor Mills said all right, will you call the roll, please.

The roll call vote:

<b>AYE</b>	<b>NAY</b>
Griffin	Plomin
Hunt	
Keen	
O'Callaghan	
Satterly	
Truitt	

Resolution No. 6-07 passed on first and only reading, 6-1.

Resolution No. 7-07 A Resolution Approving The Designation Of An Economic Revitalization Area For Property Tax Abatement For Medical Engineering and Development Institute, Inc. (Prepared by the City Attorney) Councilor Griffin read Resolution No. 7-07 by title and moved that it be passed on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Satterly.

Mayor Mills said all right, thank you very much. Ms. Kelley, are you here to talk to us about this project? Ms. Tennyson is here also.

Ms. Cinda Kelley [executive director, Lafayette-West Lafayette Economic Development Corporation] said yes, she is. Thank you very much. I am here to support this project. I think every one of the Council people has the SB-1 that has been filed for this project, but for the public's information, this project is going to create 130 new jobs and has an investment of \$3.4 million in equipment, as well as \$6.5 million in IT equipment. Colleen Tennyson from the MED Institute is also here to talk about the project, if anyone has any questions or any other information they'd like to have.

Mayor Mills said are there questions?

Councilor Truitt said Cinda [Ms. Kelley], I do have one question. Can you just very briefly talk about the importance in your line of business that abatements play in either retaining or attracting businesses? We tend, I think most of my fellow Councilors would agree, that we tend to get comments from constituents that are a little confused about the true economic impact. Mr. [City Attorney] Bauman and I had a conversation today in regard to this, so could you just talk a little bit about the importance?

Ms. Kelley said absolutely. Sure. The thing, I guess Tax Abatement 101 I like to share with people is that a tax abatement is a phase in of taxes from a period of time for a business, to help offset their costs of startup of either an expansion or starting a new business. It definitely creates an investment in new tax dollars in the community. It is not taking away any existing tax dollars. It's only based on new investment in the community, so regardless, whenever you hear about a tax abatement, it is actually a phase in of new taxes. These are the kind of jobs that we do want to create in our community, with an average wage of about \$75,000 annually for these jobs specifically, which are even above what is the average annual for the Purdue Research Park. This again, as Joe Hornett [Executive Vice President and Treasurer, Purdue Research Foundation] shared with you, is getting into the building of the Great Lakes building, so it's a

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new investment made in an existing building that we have in the community that was going to be vacant. So it's a win-win for the community that we have. Does that help you?

Councilor Truitt said yes. Thank you.

Councilor O'Callaghan said because sometimes those jobs would not come without the abatement—

Ms. Kelley said absolutely. Correct.

Councilor O'Callaghan said the phase in, so it is, in the long run, adding more.

Ms. Kelley said this is adding 130 jobs. Existing jobs that we already have with MED Institute are not jobs that were at risk with this, but this is creating additional jobs. That's correct.

Mayor Mills said other questions? Thank you very much.

Ms. Kelley said you're welcome.

Mayor Mills said thank you both for being here. You're patience and waiting until the end of the agenda. All right, will you call the roll, please.

Councilor O'Callaghan said I was just going to reiterate what we talked about at the Pre-Council meeting about the energy efficiency in the building. We really appreciate that as well, that it will make that building much more energy efficient, and that's certainly important.

Mayor Mills said thank you.

There was no further discussion.

Resolution No. 7-07 passed on first and only reading, 7-0.

Resolution No. 8-07 A Resolution To Confirm A Revised Written Fiscal Plan For The Annexation Of Certain Lands Into The City Of West Lafayette (Grace Baptist Church and Dorothea A. Hoadley) (Prepared by the City Attorney) Councilor Griffin read Resolution No. 8-07 by title and said this is on the table tonight for the purpose of public hearing only.

Mayor Mills said Mr. [City Attorney] Bauman, do you want to give us a little background, please.

City Attorney Bauman said well, I think you've seen the plan before. At the Clerk-Treasurer's request, it has been revised. Since the plan was originally drafted, we have new assessments, and so we have updated that information. It was correct when originally presented, but because we have newer information, the plan has been revised to include that. We'll be asking that the resolution for the fiscal plan be approved and the annexation approved at the next meeting.

Mayor Mills said all right. So we will open the public hearing for Resolution No. 8-07 tonight. Again, this is a resolution on the fiscal plan for annexation for the Grace Baptist Church and old police post property that we spoke of earlier.

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City Attorney Bauman said just by synopsis, the fiscal plan basically states this, no material cost to serve this area, because it's relatively small and it's an island within an area that's already receiving services.

Councilor Truitt said so will be begin servicing without waiting the one year period of time?

City Attorney Bauman said yes.

Councilor Truitt said we'll just begin immediately.

Mayor Mills said are there any comments from the public?

There was no further discussion.

Mayor Mills said if not, we'll close the public hearing. Again, we will hear this next month, both the fiscal plan and the ordinance.

Resolution No. 9-07 A Resolution Requesting The Transfer Of Funds (Police) (Prepared by the Clerk-Treasurer) Councilor Griffin read Resolution No. 9-07 by title and moved that it be passed on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Satterly.

Mayor Mills said all right. This is a resolution to transfer money in the Police Department from Contracts \$7,500, to Instruction, \$7,500, and this is for department training. Are there any questions? Any comments?

There was no further discussion.

Mayor Mills said all right, will you call the roll, please.

Resolution No. 9-07 passed on first and only reading, 7-0.

Resolution No. 10-07 A Resolution Requesting The Transfer Of Appropriations (Clerk-Treasurer, Development) (Prepared by the Clerk-Treasurer) Councilor Griffin read Resolution No. 10-07 by title and moved that it be passed on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Satterly.

Mayor Mills said all right. This is a resolution that is going to transfer appropriations in the General Fund from the Clerk-Treasurer's Budget, Insurance, \$32,000, to the Development Department for Legal Services. Are there questions or discussion?

Councilor Plomin said I have a question.

Mayor Mills said Councilor Plomin.

Councilor Plomin said we discussed this at Pre-Council, but I wanted to ask a follow-up question. This is for some code enforcement issues that come before the City, and it addresses past due invoices for services that have already been performed. This money will not finish the operation of the code enforcement program through the rest of the year, so we will need to come back for more.

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Mayor Mills said we will.

Councilor Plomin said when do we expect that to happen?

Mayor Mills said I would assume next month, because we will need money.

Councilor Plomin said okay.

Mayor Mills said you will be hearing it again. Other questions?

There was no further discussion.

Mayor Mills said all right, will you call the roll, please.

Resolution No. 10-07 passed on first and only reading, 7-0.

COMMUNICATIONS:

► Mayor Mills said I have just one more thing to relate. Again, this year, we found out on March 5 that West Lafayette has been named a 2006 Tree City USA and Growth Award recipient. This is a great program that the City has been part of for many years. Brian Tunis [Parks Department Natural Resources Director] heads this up for the City of West Lafayette. To receive the Tree City USA Award and Growth Award, you have to spend a certain number of dollars per citizen on trees in your community and plant a certain number every year. It seems to me it's about the 16<sup>th</sup> year that we are a Tree City USA and I think this is the fourth or fifth year that we've received the Growth Award. Thank you to Brian and everyone in the City staff who helps with the tree program, because it's a wonderful thing for our community to receive this each year and enjoy the trees.

► Councilor Truitt said I'd like to call attention—I think I saw Councilor Hunt with her brochure, so I'm going to beat her to the punch here, because she shouldn't get to toot her own horn for her own neighborhood, but I'd like to toot the horn of Northwestern Heights. They put together a great brochure that was very well done. I was very impressed. If you haven't seen this brochure, I encourage you to try to find one, but it's the type of marketing piece that all of our neighborhoods need to use, to showcase the vibrancy and the unique character that makes West Lafayette what it is. I'd like to have you pass along to your fellow neighbors that this is a job very well done.

Councilor Hunt said we have gotten really good comments on it. It's very nice. So thank you very much.

Councilor Griffin said and I think that we would recognize the vibrancy of that community comes not only from folks in upper socioeconomic, but also in middle and lower income people that provide us the diversity. Those are the people that we need to continue to support in our community.

► Councilor O'Callaghan said I'll just remind everybody that April is Child Abuse and Neglect Awareness and Prevention Month. It was so proclaimed last Thursday, and part of the Latino Festival that was referenced earlier will include Kid's World, and it is sponsored by T-CAP, Tippecanoe Child Abuse Prevention Council.

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► Councilor Hunt said I think we were supposed to collect these surveys, I believe. Is that right, Mr. [Public Works Director] Downey?

Mayor Mills said I think Mr. Downey wants them back there in the back.

► Councilor Truitt said just to remind everyone that the baseball season has started on the West Side. Actually, the little junior kids had their first practice today, and hopefully they were warmly dressed. We started in our brand-new facility, which the City was very generous in supporting. We start practice at the big field starting next week. So when you're driving around, please keep an eye out for little kids running around with their baseball bats. Exciting.

CITIZEN COMMENTS:

► Mr. Sam Haynes [713 Avondale Street] said I wouldn't be here speaking tonight if it wasn't for the fact that every time we come here, we're trying to arrange money. We're always behind on money, aren't we? Are we broke?

Mayor Mills said no.

Clerk-Treasurer Rhodes said not yet.

Mr. Haynes said how much do we have?

Mayor Mills said we're in the same fiscal condition as 90% of Indiana cities—

Mr. Haynes said that don't answer the question.

Mayor Mills said we are managing as carefully as we can, Mr. Haynes. We are not—

Mr. Haynes said but do we have a balance?

Mayor Mills said we do have a balance.

Mr. Haynes said substantial?

Mayor Mills said well, it's not as substantial as it used to be, but yes, sir, it's still substantial. We will not let it go too low.

Mr. Haynes said okay. Did anybody see this article in the paper about the fire station at Klondike *versus* a fire station that we are going to build?

Mayor Mills said no, sir.

Mr. Haynes said you didn't read that?

Mayor Mills said when was that? Today?

Councilor O'Callaghan said it's the township.

Councilor Satterly said it's quite a difference between the types of facilities.

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Clerk-Treasurer Rhodes said they put it in the Sports section.

Mr. Haynes said well, I suppose so, but why is there quite a difference in the facilities?

Councilor Satterly said I think the Chief can answer that.

Mr. Haynes said I'd be interested to know.

Fire Chief Drew said okay. I saw the article. Furman Smith had some comments. I'm not sure if his comments were directed. He was apparently being interviewed—

Councilor Truitt said he's behind you there.

Fire Chief Drew said okay, good. Was you interview—when I read the article, it seemed like the point of the interview was the progress of the station out there, and then there was a lot of quotes about comparing the two. Was that the point of the interview, or was that something that was developed as the story was written?

Mr. Furman Smith said neither one.

Clerk-Treasurer Rhodes said Furman [Mr. Smith], could you speak at the podium, so we can hear?

Mr. Furman Smith said what this is about, if you remember six months, a year ago, the fire chief of Wabash Township was asked to resign, and there was a big stink, a remonstrance. One of the big complaints was we were building a new fire station, and it was too expensive, too extravagant, too everything. And so we responded to that, that the fire station—actually, it's not just a fire station, it's a fire station that will hold six fire trucks, it has a place for an ambulance, the Trustee's office has a place to interview for poor relief. We're looking long-term, to last 25 to 50 years, so we'll have room for a paid fire department. And it's a very economical design. That's what the gist of this was about, was respond to those questions that were asked six months ago, where we were told—which was not true, but we were told—that we were not spending the township money wisely. And so the reason this comparison was done was you're getting ready to build a fire station, a much smaller fire station at a much higher cost. The point we're trying to make here is strictly what we're building out there is an economical design, it's a real nice design. We were not slamming you by any means.

Fire Chief Drew said I didn't figure you were. That's the way it was written up, but I didn't figure you were.

Mr. Smith said well, that wasn't written by me; it was written by the paper, they're trying to get a controversy going. And it sounds like it's working.

Mayor Mills said exactly. All right, Phil [Fire Chief Drew].

Fire Chief Drew said I appreciate your comments here, and also use of the taxpayers money wisely and being frugal with it. The main difference here is one, the implications in the article say that our station is going to be twice as expensive. Well, when we compare, the Wabash Township station's a \$2 million station, the West Lafayette station's a \$2 million station. The

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land acquisition costs are projected to be similar. Then there's additional expenses for bonds and reserves that are necessary. So to say that we're building a \$4 million station is inaccurate. The actual station is close to half that cost. So right off the bat, there, we're on a level playing ground, cost-wise. And then there are some significant design differences between the stations, too. It's much cheaper to build a garage as opposed to a house. Our goal in building our fire station is to house firefighters to live in there 24 hours a day, and to operate from that station, as opposed to the design needs of the Wabash Township station. They need garage space and bay space, which is where most of their square footage is coming from, to house their trucks and the trucks they anticipate buying in the future. There's also additional square footage within that station that's not finished off, either. Because if their future plans develop as they hope, at that point they'll come back and finish off that square footage. So there are some significant differences.

Councilor Satterly said they're not building their station for the \$2 million to house firefighters 24 hours a day.

Fire Chief Drew said right.

Councilor Satterly said because they're a volunteer fire department.

Fire Chief Drew said right, yes.

Mayor Mills said and our station cost is closer to \$2 million currently.

Mr. Smith said that's not quite right. The building is being built long-term and there are apartments upstairs to house eight people around the clock. That's the part that is not being finished.

Fire Chief Drew said yes, that's the part that's not being finished off.

Mr. Smith said but the building is, the structure is.

Mayor Mills said right, the building is. But it will be unfinished space, you're saying.

Mr. Smith said well, it will be partially finished upstairs.

Mayor Mills said okay. Thank you. Mr. Haynes, does that answer your question?

Mr. Haynes said no.

Mayor Mills said okay.

Fire Chief Drew said what else do we need to know?

Mr. Haynes said well, is the Klondike [Wabash Township fire station] brick?

Mr. Smith said yes.

Mr. Haynes said it looks presentable?

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Mr. Smith said it's a very nice looking building.

Mr. Haynes said are we building a Taj Mahal?

Fire Chief Drew said no, we're not building a Taj Mahal. Again, there's a very significant difference between building, when we talk square footage, when one station is planned to hold six vehicles, there's a large percent of the square footage there in garage space, as opposed to our design where we need a station that people live and operate out of 24 hours a day. They don't come to the station, pick up their trucks, and then go from there. There's quite a design difference between the two, so, I mean, cost-wise, that accounts for a large amount of the difference. It's much cheaper to build open bay areas per square foot, as opposed to building a station with all the 24 hour needs.

Mayor Mills said I'd like Mr. [City Engineer] Buck to give you a little bit of square foot dollar costs of some of the fire stations in Lafayette and where we think we want to end up, Mr. Haynes, because I think that will help.

City Engineer Buck said what's the framing material used in Wabash Township's station, is it steel framing, or is it wood trusses?

Mr. Smith said it's wood trusses.

City Engineer Buck said okay, so even the engine rooms are built out of wood, and it's just a brick facing.

Mr. Smith said no, it's block up high, with—

City Engineer Buck said so it's partial masonry structure and partial wood framing structure.

Mr. Smith said the apartments where the fire chief and the other rooms are, that's all wood.

City Engineer Buck said okay.

Clerk-Treasurer Rhodes said Furman [Mr. Smith], would you mind standing around the mike, because no one can hear at home.

Mr. Smith said okay.

Clerk-Treasurer Rhodes said if you'd share the mike.

City Engineer Buck said we're also anticipating similar construction of masonry and wood framing. We might have some steel, but building a living quarters that people are going to live there 24/7 is a residential component, and whether it's on two stories or whether it's on one story, we're going to have a higher square foot cost, because we're going to have finishes in there. We're going to have drywall and carpet and appliances and, you know, all the things that are going to make that space habitable, from insulation all the way to the kitchen sink. And so that's going to drive our square foot costs up. We're hopeful, given the changes in the market that, since you bid your project and even before that, that the increases in prices from everything from Hurricane Katrina to the price of oil has driven the construction prices here locally up, that we can still get it for \$150 a square foot or approximately in that neighborhood.

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Now, the budget that we've been looking at is in that \$2 million range. But that's still for everything, and that includes site work costs. We'll probably have a little higher site work costs than they're going to have, because we'll have possibly longer driveways. I don't know exactly what the site you're going to have is. We'll probably have more landscaping and, you know, do it more in a residential nature than what you're going to have out there on Klondike Road, potentially.

Mr. Smith said one of the big differences is we're going to pay ours off in six years. And you're going to pay yours off in 20 or whatever it is. And that's a significant cost.

City Engineer Buck said and you have cash saved up for it, though.

Mr. Smith said some.

City Engineer Buck said and you have the land purchased?

Mr. Smith said yes. That's all included.

Mayor Mills said I will say, Mr. Haynes, that we are using Tax Increment Finance dollars to building that station, so it won't be monies out of the General Fund, because it serves that TIF District with fire protection and that TIF District is very healthy because of all the business in the Research Park—

Mr. Haynes said TIF Districts are borrowing money from the people.

Mayor Mills said well, it depends on your philosophy, sir.

Mr. Haynes said that's my philosophy. Yes, it's borrowing money.

Mayor Mills said we couldn't do many things in the City that we do, if we had to rely just on the General Fund.

Mr. Haynes said well, we could if we looked around and tried to save some money on some of these projects. Who has the oversight on the Fire Department?

Mayor Mills said well, the Redevelopment Commission will, because they are the ones who will approve the money to build the station. The Redevelopment Commission.

Mr. Haynes said and how are we represented by that?

Mayor Mills said there are citizen representatives that make up the Commission.

Mr. Haynes said and then it's all done? We don't have that much say after that?

Mayor Mills said well, there'll be public—

Mr. Haynes said don't the Council have any oversight on this?

Mayor Mills said on all the public meetings, the Council will be able to weigh in with the Redevelopment Commission. There will be the normal public hearings that every

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Redevelopment Commission meeting has in the appropriation of funds. So there are plenty of opportunities for public comment, to weigh in on how you feel the use of those dollars is going.

Mr. Haynes said well, you know, everybody justifies why they do something. You know, our people justify what we got to live 24/7, whether they're on three days—or how many nights do they spend in the firehouse? Each individual.

Fire Chief Drew said there's somebody there every day.

Mr. Haynes said well, yes. But how—

Fire Chief Drew said all day long.

Mayor Mills said give him the shift.

Mr. Haynes said what's your shifts like?

Fire Chief Drew said there's three shifts, go from 7 in the morning to 7 in the morning.

Councilor Griffin said 24 hours.

[overtalking]

Mayor Mills said and how many days. Give him the, you know, shift days.

Fire Chief Drew said shift days. Let's see, this week—

Clerk-Treasurer Rhodes said Phil [Fire Chief Drew], we won't be able to hear you, nobody at home can hear you.

Fire Chief Drew said this week, B Shift was working Sunday; C Shift is on duty today, 24 hours; A Shift will be on duty tomorrow, 24 hours. C Shift will be back on Wednesday, and B Shift will be back on Thursday, and C Shift will be back on again on Friday.

Mr. Haynes said so you work a day and off a day?

Fire Chief Drew said it's going to vary. The ratio is work 24 hours, have 48 hours off.

Mr. Haynes said that's the best job in town, you know it?

Councilor Griffin said oh, yes.

Mr. Haynes said I mean that, Mr. [Councilor] Griffin.

Councilor Griffin said sir, I've worked a lot of shift work, and I will tell you that I think that's pretty hard work.

Mr. Haynes said you do?

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Councilor Griffin said I also believe, as I've looked at physicians who work different kinds of shifts, that just about everybody thinks that everybody else has got a better shift than they have.

Mr. Haynes said well, I think you'll get general agreement that the firemen probably have the best job in town. And while I'm on the subject, you know we declare every fireman, and I'm not picking on anybody in particular, but I'm picking on everybody in general, that about every fireman is declared a hero. A hero to me is someone that does something extraordinary. It's not just somebody that puts on a uniform. That don't make you a hero. But we consider all the firemen heroes. All the policemen are heroes. And I think that's overdone, and it gives them all the benefit of the doubt. But I still think that we need more oversight. I think there's a lot of places we can cut down. We don't have to have the fanciest facility, and I think there's a lot of room to get us back to where we are not always trying to find a way to pay our debts.

Mayor Mills said I will assure you, Mr. Haynes, that we are not building a Taj Mahal fire station. We have talked budget on the station many, many times, and—

Mr. Haynes said well, we built a Taj Mahal for the police over here.

Mayor Mills said that was before my time, sir, and we are very aware of the financial obligations that the City has, and we are looking as carefully as we can.

Mr. Haynes said I'd like to see some better management.

Mayor Mills said thank you.

Fire Chief Drew said I'd add a quick comment that all firefighters, all police officers do like to hear that they're appreciated, but at the same time, there's not a single firefighter on the West Lafayette Department that has ever called himself a hero.

Mayor Mills said thank you. We have excellent first responders, and I think we all appreciate the service. All right, other citizens' comments, please?

Councilor Plomin said I guess I can comment. Will the fire station come before the Council for approval on the bonding or—?

City Attorney Bauman said yes.

Councilor Plomin said yes. How many readings will it take?

City Attorney Bauman said typically that's done by ordinance. I assume that would be two readings.

Mayor Mills said all right, anything else?

There was no further discussion.

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ADJOURNMENT:

There being no further business at this time, Councilor Truitt moved for adjournment. Motion was seconded by Councilor Griffin and passed by voice vote, the time being 9:44 p.m.

Respectfully submitted,

Judith C. Rhodes, Clerk-Treasurer  
Secretary of the Common Council