MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose
Room 222 N. Chauncey Avenue
West Lafayette, Indiana
May 17, 2017

Present: Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson, Patrick Hein, Chris Campbell

Absent: Brian Bittner

The meeting was called to order at 8:32 a.m. The Pledge of Allegiance was recited.

Old Business:

Approval of April 19, 2017 Minutes
Commissioner Miller-Wilson moved to approve the minutes. Commissioner Speaker seconded. Meeting minutes were unanimously approved.

Project Updates:

Engineering Department

Ed Garrison gave an update on the following project:

Kingston trail project
Construction is planned to begin shortly on a multi-use path from Rose to Salisbury on the North side of Kingston.

Development Department

Erik Carlson, Director of Development, gave an update on the recent purchase of the Caretakers House at Grand View Cemetery. Beverly Shaw, Quality of Life, is currently launching a campaign to raise funds to restore the facility, which will eventually house curated displays of city archives.

Joint Board

Don Petersen, Managing Director of Energy and Construction at Purdue, announced that the State Street Project is on schedule. Grant Street and Marsteller Street have been converted to two-way traffic.

New Business:

Financial Schedules

Peter Gray presented the financial schedules.

Approval of Claims

KCB TIF Claims **$17,870.00**

Commissioner Speaker moved to approve and pay the KCB TIF claims for the total amount of $17,870.00 Seconded by Commissioner Sturgeon.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:

The motion to approve and pay the KCB TIF claims in the total amount of $17,870.00 passed 5-0.

Levee/Village TIF district **$182,363.39**

Commissioner Sturgeon moved to approve and pay the Levee/Village TIF claims for the total amount of $182,363.39. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:

The motion to approve and pay the Levee/Village TIF claims in the total amount of $182,363.39 passed 5-0.

Request – Police Vehicle Equipment – Police Department – Lt. John Watson

Lt. John Watson requested approval to purchase police safety equipment for the four vehicles that were recently purchased. The total requested amount was $73,389.03. This figure will cover emergency lights, gun locks, computer equipment, radar graphics, and police radios. City Controller Gray explained that page 4, line 40 of the financial schedules outlined that there is $80,485.00 remaining in the budget for new police vehicles and equipment. Commissioner Speaker moved to approve the issuance of a purchase order for Move Over Outfitters in the amount of $60,684.27 and a purchase order for Motorola Solutions in the amount of $12,704.76. Commissioner Sturgeon seconded

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:

The motion to approve a purchase order for Move Over Outfitters in the amount of $60,684.27 and a purchase order for Motorola Solutions in the amount of $12,704.76 for police vehicle equipment passed 5-0.

Contract – Old City Hall Swell and Reseeding – Facilities – Tim Clark

Director Carlson spoke on behalf of Facilities Director Tim Clark.

In the City Hall demolition process it was requested that conduit that previously ran fiber and electric between the old city hall and the police station remain in place. One of the complications from leaving conduit in the ground without a building is potential leaking. This request is to build a swale diverting water away from the police department and preventing leakage into the basement that has been occurring as a result of the conduits remaining in place. Commissioner Sturgeon moved to approve a contract with Lawn Beauty and Landscaping, LLC to build a swale diverting water away from the new concrete bed and reseed the area in an amount not to exceed $5,769.00. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:

The motion to approve a contract with Lawn Beauty and Landscaping, LLC to build a swale diverting water away from the new concrete bed and reseed the area in an amount not to exceed $5,769.00 passed 5-0.

Director Carlson requested that the claim be paid by the Board of Works. Commissioner Speaker moved to authorize the Board of Works to act on behalf of the Redevelopment Commission in the payment of a claim not to exceed $5,769.00 to Lawn Beauty and Landscaping, LLC. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:

The motion authorize the Board of Works to act on behalf of the Redevelopment Commission in the payment of a claim not to exceed $5,769.00 to Lawn Beauty and Landscaping, LLC passed 5-0.

Purchase – Vehicle – Parks Department – Jan Fawley

Jan Fawley, Parks Superintendent, requested $24,289.00 for the purchase of a 2018 Transit Connect Passenger Wagon XLT. This price includes two trade-in vehicles – a 2003 and a 2004 Chevy Silverado as well as rust protection. Commissioner Oates asked whether the vehicles being traded in were usable for the parks department. Fawley explained that the trucks are not working at all. Commissioner Sturgeon moved to approve the issuance of a purchase order with Mike Raiser Ford in an amount not to exceed $24,289.00 for the purchase of a 2018 Transit Connect Passenger Wagon XLT. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson
Nay:

The motion to approve the issuance of a purchase order with Mike Raiser Ford in an amount not to exceed $24,289.00 for the purchase of a 2018 Transit Connect Passenger Wagon XLT passed 5-0.

Approval – Notice to Bidders: Happy Hollow Street Lighting – Engineering – Ed Garrison

Garrison requested approval of a bid package for the Happy Hollow Street Lighting project. Garrison requested that bids be received at Board of Works and explained that the bids will be brought to the June RDC meeting. Commissioner Sturgeon moved to approve the bid packet, notice to bidders, and bid book for the Happy Hollow Road Street Lighting Project. The bid packet will be advertised on May 26, 2017 and June 2, 2017. Commissioner Sturgeon also moved to open the bids on June 13, 2017 and to give authority to the Board of Works to open the bids on behalf of the Redevelopment Commission. Commissioner Campbell seconded.

All motions passed unanimously.

Contract Change – H. Stewart Kline & Associates Purchased by VS Engineering – Engineering – Ed Garrison

Garrison explained that H. Stewart Kline & Associates was recently sold to VS Engineering. Currently, H. Stewart Kline & Associates is contracted to work on the Sagamore Trail Project. Commissioner Sturgeon moved to allow the contract for the Sagamore Trail Project to change from H. Stewart Kline & Associates to VS Engineering, Inc. Commissioner Speaker seconded.

The motion passed unanimously.

Resolution 2017-4 – Larry Oates

Commissioner Oates presented Resolution 2017-4, a resolution authorizing the acquisition and disposition of certain real estate located in the Levee/Village economic development area. The purpose of this resolution is to purchase the Wabash Landing Parking Garage. Additionally, the developer will be incentivized to build a new apartment building on the East side behind Scotty's Brewhouse. The Commission will purchase the land for $1,169,000.00 and sell it to the developers for $1. The tax increment that then comes from this new development will be used to reimburse the cost of the land.

Joe Scimia, attorney representing Sheehan Companies, gave a presentation of the proposed development. The proposed development would lease roughly 206 parking spaces from the Redevelopment Commission, resulting in $165,000.00 of annual cash flow that doesn't exist today. The ground floor of the proposed development will have amenities, housing units, an open courtyard, and greenspace behind the existing promenade. This will be a five story development with 114 units.

Mayor John Dennis spoke in favor of the development and purchase of the Wabash Landing Parking Garage. Mayor Dennis explained that, throughout the years, the city has encountered issues with the maintenance of the garage and that taking full ownership of the garage would give the commission the opportunity to maintain the garage.

Commissioner Campbell moved to approve RC 2017-4. Commissioner Speaker seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:
The motion to approve Resolution 2017-4 passed 5-0.

Resolution 2017-5 – Larry Oates

Commissioner Oates explained that RC 2017-5 authorizes the acquisition of real property located in the Levee/Village economic development area by the Redevelopment Commission. This resolution pertains to the Wabash Landing Parking Garage. The property will be purchased for $831,000.00 and will be paid to the developers from Levee/Village Tax Increment Funds. Commissioner Miller-Wilson moved to approve RC 2017-5. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve RC 2017-5 passed 5-0.

Purchase – Articulating Loader – Streets Department – Ben Anderson

Ben Anderson requested additional appropriations to purchase an articulating loader and two additional vehicles for the Streets Department. The articulating loader will be used year round for tasks such as spreading salt on trails, clearing leaves from sidewalks, sweeping material from parking lots, etc. There is no current appropriation for these vehicles from the KCB TIF district, however at the end of the year the balance in that account will be $1,100,000.00. Three quotes were presented for the articulating loader, the lowest bid was from Fertilizer Dealer Supply in the amount of $75,114.35. Commissioner Speaker motioned to approve the concept of purchasing three pieces of equipment, an articulating loader and its attachments as well as two trucks, in a total amount not to exceed $135,000.00. Commissioner Speaker motioned to approve the quote from Fertilizer Dealer Supply for the articulating loader and attachments in an amount not to exceed $75,114.35. Commissioner Sturgeon seconded. Notices will be posted by the commission attorney for the additional appropriation.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to begin the process of additional appropriations in an amount of $135,000.00 and to approve a quote from Fertilizer Dealer Supply in the amount of $75,114.35 for an articulating loader passed 5-0

Resolution 2017-6 – Larry Oates

Commissioner Oates explained that each year, by statute, the commission must make a determination as to whether or not there are commission funds that can be sent back to the underlying jurisdictions. The question before the commission is whether or not there is extra money in any of the TIF districts that needs to be sent back to the various underlying jurisdictions. It is not the case that there is any money left over currently. Commissioner Campbell moved to approve RC 2017-6. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve RC 2017-6 passed 5-0

Other

None

Public Comment

There was no public comment.

Adjourn

Commissioner Miller-Wilson moved to adjourn. Commissioner Sturgeon seconded.
The Redevelopment Commission meeting adjourned at 9:26 a.m.

The next Redevelopment Commission meeting will be held June 21, 2017 in the multi-purpose room at the Morton Community Center at 8:30 a.m.

~~Johari Miller-Wilson, Secretary~~
Chris Campbell, Acting Secretary

Approved:

Lawrence T. Oates
President