

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers

April 19, 2011

The meeting was called to order at 8:30 a.m.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Joanna Grama, Peter Gray, Steve Curtis, Larry Oates, Linda Sorensen, Janet Elmore, Dottie Rausch (*arrived at 8:40 a.m.*)

Old Business:

Minutes

Commissioner Curtis motioned to approve the minutes of the March 22, 2011 Redevelopment Commission meeting. Commissioner Gray seconded. The minutes were approved as written 5-0.

Project Updates

City Engineer Dave Buck updated the Commission on the following projects:

- Perimeter Parkway – A preconstruction meeting was held last week. The project is expected to begin within the next two weeks. Utility relocation is underway. A change order will be issued to clarify accounting and invoicing breakdowns for reimbursement with Purdue and INDOT.
- Lindberg Bridge – A progress review and site tour was held last week. Pile driving & pier encasement is underway. The project is on schedule.
- Yeager Road Reconstruction – Right-of-way acquisition is continuing. A June 1st right-of-way completion date & utility relocation is anticipated. An October letting date for bids through INDOT is estimated.
- Cumberland Ave Reconstruction – Phase II right-of-way acquisition portion of project is starting. A utility relocation meeting will be scheduled to determine relocation conflicts and costs.

Parks Superintendent Joe Payne updated the Commission on the following projects:

- Wabash Heritage Trail – Phase II bid letting is scheduled for May. Grade cutting for the trail has begun along N. River Rd with the block wall work planned to be done next. Phase I is from the end of the existing trail near Robinson Street into Happy Hollow Park and the paved trail that leads to Indian Trail Dr., and Phase

It is from the Phase I trail in Happy Hollow Park to the corner of Rose and Kingston Streets.

- Tommy Johnston Park – The Chauncey Cooperative has reviewed the plans and has offered to help with maintenance of the renovated park. Quotes will be requested within the next few weeks, with construction work planned for completion this summer and landscaping planned to be completed in the fall.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Rhodes presented the financial reports.

Payment of Claims

Sagamore Parkway TIF Claims **\$40,024.00**

Commissioner Sorensen motioned to pay the Sagamore Parkway TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway claims in the total amount of \$40,024.00 passed 5-0.

KCB TIF Surplus Claims **\$22,343.97**

Commissioner Curtis motioned to pay the KCB TIF Surplus claims. Commissioner Grama seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$22,343.97 passed 5-0.

Levee/Village TIF Surplus Claims **\$54,159.64**

Commissioner Gray motioned to pay the Levee/Village TIF Surplus claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$54,159.64 passed 5-0. Department heads and project managers answered

questions from the Commission. Previous claim payments approved by the Board of Works were provided for informative purposes.

Resolution RC 2011-3

Resolution RC 2011-3 A Resolution of the City of West Lafayette Redevelopment Commission was reviewed by President Oates. The resolution allows the Commission to purchase and/or lease capital equipment for the Street Department. Commissioner Curtis motioned to approve Resolution RC 2011-3. Commissioner Gray seconded. Previous bids for the equipment have been rejected and will be rebid to get a better price. Payment for the equipment is estimated to be in two to three months.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Dow AgroSciences Personal Property Tax Abatement

A request from Dow AgroSciences for tax abatement on personal property and equipment was presented to the West Lafayette Economic Development Commission on Monday, April 18, 2011. The Economic Development Commission approved recommending the request to the Common Council. Since the abated property is within a Tax Increment Financing District, it must be brought before the Redevelopment Commission. Purdue Research Foundation representative Jan Mills, Director of Economic Development, reviewed the background of Dow AgroSciences, the project and anticipated benefits to the KCB TIF District. The seed quality control lab will be relocated from Marshalltown, Iowa to the Research Park. It is estimated that 27 new full-time positions will be created by 2014. The abatement does not directly affect the revenues to the Redevelopment Commission which come from real estate taxes. Commissioner Curtis motioned to recommend the approval of the personal property tax abatement of Dow AgroSciences to the West Lafayette Common Council. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Other

There was no further new business.

The next meeting was confirmed:

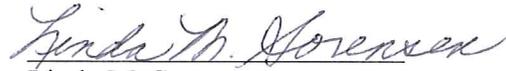
May 17, 2011 at 8:30 a.m.

Public Comment

Public comment was requested.

Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Gray seconded. The meeting adjourned at 8:55 a.m.



Linda M. Sorensen
Recording Secretary

Approved:



Lawrence T. Oates
President