

## MINUTES

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

June 14, 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

Absent: Dottie Rausch

#### **Old Business:**

##### Minutes

Commissioner Grama motioned to approve the minutes of the May 17, 2011 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 5-0.

##### Project Updates

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

- Cumberland Avenue Reconstruction Phase I – Final change order is being developed for reseeding, sidewalk and storm drain repairs before the contract with Fairfield Contractors is closed out. The project is under budget.
- Cumberland Avenue Reconstruction Phase II – Appraisers are finishing the high-priority parcels. Homeowners will be presented with offers later this week to acquire the new right of way and the temporary right-of-way easements. A utility coordination meeting has been held. Relocation of all utilities is expected to be completed by August 12, 2011. Utility reimbursement agreements should be ready for the July redevelopment commission meeting. Mr. Buck requested authorization to the Board of Works for approval of the reimbursement agreements for Duke Energy and Vectren to keep the project moving.

Commissioner Gray motioned to authorize the Board of Works to approve the utility relocation contracts on behalf of the Redevelopment Commission for the Cumberland Avenue Phase II Project in an amount not to exceed \$550,000. Commissioner Sorensen seconded.

The roll call vote:

**Aye:** Curtis, Grama, Gray, Oates, Sorensen

**Nay:**

The motion passed 5-0.

- Perimeter Parkway Phase 1A Part 1 – Work on Harrison Street is well underway. The section from Sheetz Street to University Avenue on Harrison Street is currently closed. Primarily underground work is being done, with pavement, subgrade, curb and sidewalk work to follow. Work on Saturdays will be necessary to keep the scheduled August 22, 2011 opening of Harrison Street when students return. Change Order Nos. 1 and 2 were approved. The section west of the University intersection over to Russell Street will be closed and completed by the October break with the third section from Russell to Jischke completed by November.

- Yeager Road Reconstruction Phase I – Final submission to INDOT of the complete bidding package is scheduled for June 20. An October 13, 2011 bid date is scheduled through INDOT’s bidding system. The land acquisition has two parcels with one owner outstanding. Utility relocations are moving forward with sanitary sewer and Indiana American Water bidding scheduled through the Board of Works in July.

- 2011 Street Resurfacing Project – Concrete patching and crosswalk replacements in the Research Park make up the portion of the project being funded by the Redevelopment Commission. A preconstruction meeting has been held. Site evaluation has been performed.

- Lindberg Bridge – Progress is continuing. Beam placement has begun and will continue weather pending. Beam caps are completed and piers are poured. Deck forming will proceed once the beam placement has been completed. The entire bridge deck is planned in three pours. An early August completion date is anticipated.

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

- Trailhead Park – Seeding has been completed along the one mile corridor that connects to the park on Kalberer Road to Morehouse Road and will be the boundary of the next phase of the Purdue Research Park. Follow-up seeding and tree planting are being reviewed.

- Lily Nature Center – Prairie establishment work continues to create the savannah and prairie.

- Tommy Johnston Park – Tree removal and pruning has been completed. The shelter has been prepped for painting. A quote opened at the Board of Works on Monday, June 13, 2011 came in below estimate at \$58,600 for replacement of the basketball court. Completion is expected by August 13, 2011 including setting the new basketball standards and bollard installation along the alley. Landscaping will occur during the fall. Possible alley repair was also noted.

- Wabash Heritage Trail – Is behind schedule due to unexpected repairs. Completion will be in time to allow INDOT to get North River Road repaved from Robinson Street to US 65 before August 22, 2011. Phase II bids to INDOT came in and were discussed later in the meeting.

### West Lafayette Fire Station No. 3

President Oates stated a public information session was held on June 7, 2011 in the council chambers. The proposed plan for Fire Station No. 3 was presented to the public. Public comment was heard. The Department of Development and the Fire Department are working out the details and hope to have a presentation regarding moving the plan forward at the July meeting of the Redevelopment Commission.

### Other

There was no further old business.

### **New Business:**

#### Review of Financial Reports

Redevelopment Commission Treasurer Rhodes explained the two reports presented to the Commission. The first report, Spending Authorization and YTD Expenditures, detailed the claims presented today and the year to date expenditures against the revised spending plan. The second report was the 2011 Redevelopment Commission Funds Plan which illustrated the original spending plan; revisions made to the plan and anticipated revenues.

#### Resolution RC 2011-4

Commissioner Sorensen motioned to approve Resolution RC 2011-4 A Resolution to Reduce 2011 Appropriations in the total amount of \$1,955,500. Commissioner Grama seconded. Redevelopment Commission Treasurer Rhodes explained the reason for the reductions. The resolution allows the Commission to formally reduce the previous spending authorization.

The roll call vote:

**Aye:** Curtis, Grama, Gray, Oates, Sorensen

**Nay:**

The motion passed 5-0.

#### Resolution RC 2011-5

Commissioner Gray motioned to approve Resolution RC 2011-5 A Resolution Requesting the Transfer of Funds. Commissioner Grama seconded. The resolution transfers \$240,000 from the Levee/Village Surplus Contract Services appropriation to the Levee/Village Surplus Park Improvements account. The funds are designated for the Wabash Heritage Trail Phase II Project.

The roll call vote:

**Aye:** Curtis, Grama, Gray, Oates, Sorensen

**Nay:**

The motion passed 5-0.

Payment of Claims

**Sagamore Parkway TIF Claims** **\$294,696.33**

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

The roll call vote:

**Aye:** Curtis, Grama, Gray, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$294,696.33 passed 5-0.

**KCB TIF Surplus Claims** **\$16,198.50**

Commissioner Gray motioned to pay the KCB TIF Surplus claims. Commissioner Curtis 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 \$16,198.50 passed 5-0.

**Levee/Village TIF Surplus Claims** **\$50,191.26**

Commissioner Grama motioned to pay the Levee/Village TIF Surplus claims. Commissioner Curtis 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 \$50,191.26 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.

Wabash Heritage Trail Extension Phase I – INDOT Change Order Nos. 2-5

Parks Superintendent Joe Payne explained the details of the changes which resulted in a net reduction to the original contract. Changes in materials, revisions to a driveway and one additional park shelter were covered. Commissioner Sorensen motioned to approve the change orders to the Wabash Heritage Trail Extension Phase I contract. Commissioner Gray seconded.

The roll call vote:

**Aye:** Curtis, Grama, Gray, Oates, Sorensen

**Nay:**

The motion passed 5-0.

## 2011 Tommy Johnston Park Improvements

Parks Superintendent Joe Payne informed the Commission that a quote from Milestone Contractors for \$58,600 was received at the June 13, 2011 Board of Works meeting for the park which is located south of State Street between Wood and Chauncey. Approval of a purchase order from the appropriation for Tommy Johnston Park Improvements was requested for the replacement of the basketball court and associated work. Landscaping will be done in the fall. The project is within the budget. Commissioner Curtis motioned to approve the quote from Milestone Contractors for the improvements to Tommy Johnston Park in the amount of \$58,600. Commissioner Sorensen seconded.

The roll call vote:

**Aye:** Curtis, Grama, Gray, Oates, Sorensen

**Nay:**

The motion passed 5-0.

## Resolution RC 2011-6

Resolution RC 2011-6 was reviewed by President Oates. Recent legislative changes require a formal resolution when the decision is made to *not* pass through TIF dollars. Previously, a resolution was only required for a decision *to* pass through the funds. Financial advisor Jim Treat updated the commission with the most recent data received from the county auditor's office. TIF revenues are expected to either to be flat or slightly declined. Infrastructure projects that have been committed to, bond issue obligations, capital equipment purchase commitments will require all of the available TIF revenue. Commissioner Curtis motioned to approve Resolution RC 2011-6 A Resolution of the City of West Lafayette Redevelopment Commission Determination for TIF Revenues for 2012 which states that there will be no pass through of any TIF revenues. Commissioner Grama seconded.

The roll call vote:

**Aye:** Curtis, Grama, Gray, Oates, Sorensen

**Nay:**

The motion passed 5-0.

## Legislative Changes for the Redevelopment Commission

Redevelopment Commission Attorney Tom Brooks, Jr. updated the Commission on changes passed at the recent legislative session which become effective July 1, 2011.

## Other

There was no further new business.

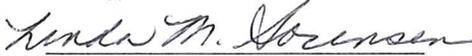
## Public Comment

Public comment was requested. The next meeting was confirmed:

**Tuesday, July 19, 2011 @ 8:30 a.m.**

**Adjourn**

There being no further new business, Commissioner Sorensen motioned to adjourn. Commissioner Grama seconded. The meeting adjourned at 9:30 a.m.

  
Linda M. Sorensen  
Recording Secretary

Approved:

  
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Lawrence T. Oates  
President