

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
October 21, 2015

The meeting was called to order by President Oates at 8:33 a.m.

The Pledge of Allegiance was recited.

Secretary Steve Curtis called the role.

Present: Johari Miller-Wilson, Larry Oates, Bob Schauer, Steve Curtis

Absent: Brian Bittner, Peter Gray, Patrick Hein

Old Business:

Minutes

Commissioner Miller-Wilson moved to approve the minutes of the September 16, 2015 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 4-0.

Project Updates

Public Works Director David Buck updated the Commission on the following projects:

- Northwestern Avenue – This projects is wrapping up. Lighting equipment (street lighting and traffic signals) installed on Northwestern as that equipment comes in.
- Cumberland Avenue Ph. III Project – This project is wrapping up. A ribbon cutting is scheduled for Tuesday, October 27, 2015 at 2:00 p.m. near the tennis courts at Cumberland Elementary. The street lights are installed but the power service point by Duke is waiting to be energized. It's been inspected and passed.
- Happy Hollow – Work continues on storm sewer working up the road on the East side of the street. When they get to Hollwood they'll start paving so traffic can use it during the winter. The west half of the road will be available for a work zone so that Reith Riley can work on theretaining walls. They plan to keep a storm crew working through and into the winter on the east side of the road all the way up to Sagamore Parkway. Traffic on Happy Hollow will be southbound only into next year.

Parks and Recreation Superintendent Janet Fawley updated the Commission on the following projects:

- House demolition – This is completed.

- Siding project – This is expected to be finished by the end of the week.
- Happy Hollow footpath – This work isn't starting until November.

Director of Development Chandler Poole updated the Commission on the following projects:

- Gateway Signs & Bridge Illumination – Bids were received on these two projects and the numbers came back acceptable. INDOT has a lot of work that they're going to be doing in those areas so these projects will be postponed until 2018.

Fire Chief Tim Heath updated the Commission on the following projects:

- Fire Truck – Completion date of November 20, 2015. Final inspection will be the week of Thanksgiving. The company drives the truck to Indianapolis and the fire department will pick it up from there and drive it back to West Lafayette.

Other

There was no further old business.

New Business:

Review of Financial Schedules

No comments regarding the October financial schedules.

Payment of Claims

Sagamore TIF Claims \$8,608.00

Commissioner Miller-Wilson moved to pay the Sagamore TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Sagamore TIF claims in the total amount of \$8,608.00 passed 4-0.

KCB TIF Claims \$70,256.11

Commissioner Schauer moved to pay the KCB TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$70,256.11 passed 4-0.

Levee/Village TIF Claims

\$424,045.16

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$424,045.16 passed 4-0.

Levee/Village TIF Claims that were paid by the Board of Works pursuant to the direction of the Redevelopment Commission in the amount of \$10,258.02 regarding payment of the Hoosier State Amtrak Service for August and September.

Resolution RC 2015-14

Commissioner Curtis moved to approve Resolution RC 2015-14, a Resolution Requesting the Transfer of Funds moving the following: \$92,500.00 from Levee/Village Road Construction into Levee/Village Contract Services, \$3,932.61 from Sagamore Road Construction into Sagamore Contract Services and \$10,638.49 from Levee/Village Road Construction into Levee/Village Contract Services. Commissioner Schauer seconded. These transfers were discussed in detail by Treasurer Judy Rhodes.

The roll call vote to approve the motion:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Resolution RC 2015-15

Commissioner Curtis moved to approve Resolution RC 2015-15, a Resolution to provide for Temporary Loans in the amount of \$300,000.00. Commissioner Schauer seconded. President Oates discussed this Resolution in detail. This is borrowing from the Sagamore TIF into the KCB TIF in order to pay some bills that are due before the end of the year. The money will be repaid by the end of the year.

Commissioner Curtis moved to amend Resolution RC 2015-15 to replace each and every instance of the term "Levee/Village allocation fund" with the term "KCB allocation fund." Commissioner Schauer seconded. The amendment was approved unanimously.

The roll call vote to approve the motion as amended:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Request for Approval of Minimum Specifications for a New Dump truck and Approval to Seek Bids

Street Commissioner Doug Payne spoke regarding this item. The Highway Department is requesting approval to seek sealed bids for a single axle dump truck with a snow plow and salt spreader. Mr. Payne also requested permission to allow the bids to be opened at the Board of Works meeting on November 10, 2015. Commissioner Oates spoke regarding this item.

Commissioner Schauer moved to approve the minimum specifications for the new dump truck and give the Motor Vehicle Highway Department the approval to seek bids for such a dump truck and allow the Board of Works to open such bids at their November 10, 2015 meeting or at any meeting thereafter. Commissioner Miller-Wilson seconded.

The roll call vote to approve the motion:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

5th and 6th Street Project – Change Order No. 1

Public Works Director Dave Buck spoke regarding this issue. This is the final change order on this project. This change order balances out the quantities that were bid as estimates versus what was actually used. Commissioner Curtis motioned to approve Change Order No. 1 to the 5th and 6th Street project in an amount of an additional \$5,504.25. Commissioner Schauer.

The roll call vote to approve the motion:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Commissioner Schauer moved to grant the authority to the Board of Works to pay on behalf of the Redevelopment Commission Change Order No. 1 of the 2015 5th and 6th Street Project in an amount of \$5,504.25. Commissioner Miller-Wilson. Approved unanimously.

Cumberland Avenue Phase III – Change Order No. 8

Public Works Director Dave Buck discussed this item in detail. This change order is an addition of \$92,767.31 making the final contract price \$5,379,113.74. This will be paid from Line 4 of the KCB spending plan. Commissioner Miller-Wilson moved to approve Change Order No. 8, Cumberland Avenue Phase III in the amount of an additional \$92,767.31. Commissioner Curtis seconded.

The roll call vote to approve the motion:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Northwestern Avenue Phase 4 – Change Order No. 2

Public Works Director Dave Buck spoke in detail regarding this item. This is an addition of \$3,138.96 bringing the new contract price to \$2,008,830.96. This will come out of Line 15 in the KCB spending plan. Commissioner Curtis moved to approve Change Order No. 2 to Northwestern Avenue Phase 4 project in an amount of an additional \$3,138.96. Commissioner Miller-Wilson seconded.

The roll call vote to approve the motion:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Request to Accept Quote – Northwestern Avenue to Salisbury Road

Public Works Director requested the Redevelopment Commission to accept a quote for the micro-surface of Lindberg Road from Northwestern Avenue to Salisbury Road. The amount of the quote was \$32,259.65. Due to temperatures and timing of the contractor the work has already been authorized and finished. Mr. Buck is prepared to pay this out of MVH if the Commission is not interested in funding this out of the spending plan. This would come out of Levee/Village Line item 27A. Treasurer Rhodes spoke regarding the line item and how it will affect the 2016 spending plan. President Oates requested that this payment be taken out of MVH considering the Commission has already planned for the monies in this line item to be reverted in the 2016 spending plan, Mr. Buck agreed and withdraw his request.

2016 Spending Plan

President Oates spoke in detail regarding each TIF's Spending Plan as information for the Commission. This plan will be voted on at the November meeting.

During the Levee/Village discussion, the State Street Project was discussed in detail. President Oates went into detail regarding the sewer overflow project (CSO) that will be done and will impact the State Street Master Plan. The CSO will be completed during the construction of State Street. The project has grown in scope over the original \$120 million. The CSO project will be approximately \$30 million. The CSO Project on the Spending Plan is the amount of the lease payments the Redevelopment Commission will have to pay to the Redevelopment Authority to finance the city's portion of the CSO project. Mayor Dennis stated that the CSO project is a mandate from the Federal Government.

President Oates stated that three different proposals from developers came back regarding the State Street Project. Those three are working on their bid packages to present to the City. The City is working very diligently with legal advisors and financial advisors to ensure that the project and the budget will be within the desired scope. The proposals are due back in December and at that time the Commission will know what the final numbers will be.

Treasurer Rhodes commented regarding the ballpark numbers that this project is costing the RDC. Depending on the amount of land acquisition, the debt payments will range between \$500,000-\$600,000/year. Tom Brooks stated that looking at these numbers and this project, Jim Treat has estimated that the Commission can afford the two projects being considered. Treasurer Rhodes also stated that, due to cash flow issues, the Commission will may have to seek temporary loans and possible outside borrowing to fund Redevelopment Commission activities, including the ones that are being proposed with the current budget. This will change the operations of the Commission over quite a few years.

Treasurer Rhodes also commented on the Project Development Agreement that was approved by the Commission in May. This document started the activities which will result in the expenditure of public funds from the Commission. The Joint Board has been engaged on this project. The provisions of the agreement provide that reports for the financial transactions must be transmitted to the Clerk-Treasurer or the financial officer of the City. The first report came at 7:00 a.m. the morning of the meeting. The Joint Board has been organizing itself and will need to institutionalize certain activities. State Street is a big project and commitments of public funds have been made that were all part of the project development agreement that was approved by the Commission and the City Council. Commitments of approximately \$9 million have been made on costs that will ultimately become paid by public funds in some manner. To date, approximately \$5 million has been approved by the Joint Board and paid by Purdue. These are real obligations that the Commission will need to fund in the future and the Commission will need to see regular reporting of these expenses going forward. Treasurer Rhodes will work to improve the reporting and make a regular report to the Commission so that the Commission knows how the project is progressing.

Tom Brooks stated the way the Build Operate Transfer Statute (BOT) works, these funds will be paid through a bond issue that will be issued. These funds are not coming out of cash and throughout this process the City members of the Joint Board have tried to keep these payments within reasonable limits. Mr. Buck and Mr. Poole have done a good job to try to keep them as low as possible. These funds will be rolled into the BOT bond and paid through the bond process. Purdue has advanced all of these funds to date. No RDC funds have been expended at this point.

Treasurer Rhodes stated the Joint Board's process has been private at this point and this will have to change.

Mayor Dennis stated that when the Joint Board was first conceived the presumption was that it was going to do a lot of activities that had to do with annexation. The State Street Project was a new venture. Treasurer Rhodes was right, the board is getting more refined and has a better understanding of their public obligation. There was a meeting last Wednesday and it was brought to the attention of the Joint Board that they need a have an understanding how government works, specifically the city of West Lafayette and that the transparency factor is critical. That is an education that has been provided to the Board and they are much more aware to make sure that transparency issue is covered. Mr. Brooks is correct in stating that these expenses will be paid through the BOT and not taken out of current funds.

Other

Treasurer Rhodes asked for a correction to last month's meeting minutes regarding the 2015 Street Resurfacing Project – Change Order No. 1. Ms. Rhodes states the minutes do correctly report what occurred at the meeting, however, after a review of the amount of the change order that is going to be charged to the Levee/Village TIF district has changed from \$58,528.05 to \$19,075.63. The spending plan already accurately reflects the correct amount.

President Oates noted that since the minutes accurately reflect what was stated in the meeting. However, we will note that there was an error in calculation and the accurate total that was paid for the 2015 Street Resurfacing Project – Change Order No. 1 was \$19,075.63.

Public Comment

Public Comment was requested. The meetings of the Commission were confirmed.

Wednesday, November 18, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Wednesday, December 16, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

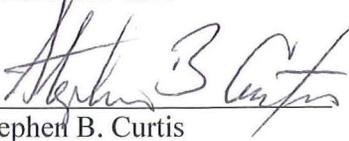
Wednesday, January 6, 2016 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Wednesday, January 20, 2016 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

President Oates noted that next month's meeting will be very long and extremely important. He asked everyone to please plan accordingly and it's requested that all Commissioners should be at the meeting.

Adjourn

There being no further new business, Commissioner Schauer moved to adjourn. Commissioner Curtis seconded. The meeting adjourned at 10:15 a.m.



Stephen B. Curtis
Secretary

Approved: 

Larry Oates
President