

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose
Room 222 N. Chauncey Avenue
West Lafayette, Indiana
June 21, 2017

Present: David Sturgeon, Larry Oates, Chris Campbell

Absent: Johari Miller-Wilson, Jon Speaker, Brian Bittner, Patrick Hein

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

Old Business:

Approval of May 17, 2017 Minutes

Commissioner Sturgeon moved to approve the minutes. Commissioner Campbell seconded. Meeting minutes were unanimously approved.

Project Updates:

Engineering Department

Ed Garrison gave an update on the following project:

Kingston trail project

This is a federally funded project, currently there is approximately one month of construction remaining.

Development Department

Erik Carlson, Director of Development, gave an update on the Caretakers House at Grand View Cemetery. Beverly Shaw, Quality of Life, is currently launching a campaign to raise funds to restore the facility. The department is working on setting up a foundation to accept donations for this and other projects.

Joint Board

Don Petersen, Managing Director of Energy and Construction at Purdue, announced that the State Street Project is currently on schedule. Plans are being reviewed for 2018 work on Stadium Avenue. Jeff Knable, Purdue Research Foundation, spoke about a road design which will connect developments on either side of Airport Road, adequately handle traffic demand, and increase flexibility by constructing parking lanes which can be converted to travel lanes if the need arises in the future. Designs have been submitted to the Joint Board for approval.

New Business:

Financial Schedules

Peter Gray presented the financial schedules.

Approval of Claims

Sagamore Parkway TIF Claims

\$18,162.10

Commissioner Campbell moved to approve and pay the Sagamore Parkway TIF claims for the total amount of \$18,162.10. Seconded by Commissioner Sturgeon.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to approve and pay the Sagamore Parkway TIF claims in the total amount of \$18,162.10 passed 3-0.

KCB TIF Claims

\$18,344.76

Commissioner Sturgeon moved to approve and pay the KCB TIF claims for the total amount of \$18,344.76. Seconded by Commissioner Campbell.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to approve and pay the KCB TIF claims in the total amount of \$18,344.76 passed 3-0.

Levee/Village TIF district

\$2,399,098.90

Commissioner Sturgeon moved to approve and pay the Levee/Village TIF claims for the total amount of \$2,399,098.90. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to approve and pay the Levee/Village TIF claims in the total amount of \$2,399,098.90 passed 3-0.

Resolution 2017-7 (Public Hearing) – Larry Oates

Commissioner Oates explained that the purpose of this resolution is to authorize additional appropriations for the purchase of vehicles for the Street Department. The concept of getting these vehicles was approved in an amount not to exceed \$135,000.00 at the June Redevelopment Commission meeting. This resolution will officially appropriate that money out of the KCB TIF district. Commission Attorney Tom Brooks confirmed that the proper notices were published. Commissioner Oates requested members of the public to approach the podium and let their opinions on the Resolution be heard. There was no public comment. Commissioner Campbell moved to approve Resolution 2017-7. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to approve Resolution 2017-7 authorizing additional appropriations out of the KCB TIF district to the Street Department's vehicle fund in an amount not to exceed \$135,000.00 passed 3-0.

Supplemental Agreement #1 – West Lafayette ATMS – Engineering – Ed Garrison

Garrison explained that the ATMS system is currently operational. In order to ensure complete functionality, some additional components are necessary. This agreement will allow for in-field problem solving, ensuring that the project will move forward properly. This will be funded from the KCB TIF District RDC project fund which currently has \$50,000.00. This \$50,000.00 will be allocated to the ATMS Supplemental Agreement #1.

Commissioner Sturgeon moved to approve Supplemental Agreement #1 to the contract between the West Lafayette RDC and Butler, Fairman & Seufert in an amount not to exceed an additional \$50,000.00 for work on the West Lafayette ATMS central signal system. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates,

Nay:

The motion to approve Supplemental Agreement #1 to the contract between the West Lafayette RDC and Butler, Fairman & Seufert in an amount not to exceed an additional \$50,000.00 for work on the West Lafayette ATMS central signal system passed 3-0.

Urban Renewal Project – Tree Planting Along Sagamore Parkway – Development – Bryce Patz

Bryce Patz, Department of Development, explained that a Tree Planting Project along Sagamore Parkway has recently been completed. This project added 131 trees along Sagamore to fill up the spaces where ash trees were removed last fall. Patz requested that payment to Greenvision be made through Board of Works for their work on this project. Commissioner Sturgeon moved to authorize Board of Works to pay two Greenvision invoices on behalf of the Redevelopment Commission. Invoice #1919 in the amount of

\$8,231.00 and Invoice #1928 in the amount not to exceed \$11,226.50 for a total amount of \$19,457.50. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to grant the Board of Works the power to pay the claims from Greenvision on behalf of the Redevelopment Commission in a total amount not to exceed \$19,457.50 for the Sagamore Parkway tree planting project passed 3-0.

Open Bids for Sale of Parcels in Wabash Landing – Larry Oates

Brooks explained that, at the last meeting, the sale and disposition of some parcels at Wabash Landing were approved, including the purchase of 92 parking spaces, part of Wabash Landing, as well as additional parcels. This bid request has been advertised and no bids were received. At the next RDC meeting the commission will entertain a motion to sell the properties back to the Wabash Landing apartments. Commissioner Oates explained that this is an incentive funding mechanism in which the RDC will gain ownership of the entire parking garage at Wabash Landing and incentivize the Wabash Landing Apartments to build a new apartment complex. This process was discussed in length at the previous RDC meeting. Brooks explained that this unanimously passed the City Council at their last meeting. No further action was required by the Redevelopment Commission at this meeting.

Agreement – West Lafayette Neighborhood Lighting Study – Engineering – Ed Garrison

Garrison explained that this project will be using funds that have already been set aside in order to complete an assessment of all West Lafayette neighborhoods, gauging lighting levels throughout the city. If and when future lighting projects will be completed, this study will demonstrate where there is a need for more lighting. This will also help establish lighting standards between communities. Commissioner Oates explained that \$50,000.00 was set aside for this out of Levee/ Village TIF funds. Commissioner Sturgeon moved to approve a contract with Butler, Fairman & Seufert in an amount not to exceed \$50,000.00 for the West Lafayette Neighborhood Lighting Study. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to approve a contract with Butler, Fairman & Seufert in an amount not to exceed \$50,000.00 for the West Lafayette Neighborhood Lighting Study passed 3-0.

Bid Acceptance – Happy Hollow Lighting – Engineering – Ed Garrison

Garrison explained that two bids were received for this project. The bids were opened at the Board of Works. The first bid came from Midwest Electric in the amount of \$408,636.72. The

second bid was from Houston Electric in the amount of \$513,867.00. There is \$451,590.00 remaining for the completion of this project. Commissioner Campbell moved to accept the bid from Midwest Electric for the Happy Hollow Road Street Lighting Project in the amount of \$408,636.72. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to accept the bid from Midwest Electric for the Happy Hollow Road Street Lighting Project in the amount of \$408,636.72 passed 3-0.

Commissioner Sturgeon moved to approve a contract between the West Lafayette Redevelopment Commission and Midwest Electric for the Happy Hollow Road Street Lighting Project in the amount of \$408,636.72. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to approve a contract between the West Lafayette Redevelopment Commission and Midwest Electric for the Happy Hollow Road Street Lighting Project in the amount of \$408,636.72 passed 3-0.

Request – Seeking Vehicle Quotes – Streets – Ben Anderson

Ben Anderson requested permission to receive quotes for pick-up trucks and a service body to go on one of the trucks. Anderson requested that the quotes be received at Board of Works. Commissioner Campbell moved to allow the Street Department to issue quotes for two new trucks, a 4x2 F50 Ford and 4x4 F250 Ford, as well as a service body for an F350 pick-truck, and that those quotes be opened at Board of Works before returning to the RDC for final approval. Seconded by Commissioner Sturgeon.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to allow the Street Department to issue quotes for two new trucks, a 4x2 F50 Ford and 4x4 F250 Ford, as well as a service body for an F350 pick-truck, and that those quotes be opened at Board of Works passed 3-0.

Police Vehicle Invoice – Police Department – Captain John Watson

Captain John Watson requested payment for four vehicles that were previously approved for purchase by the Redevelopment Commission. Commissioner Sturgeon moved to authorize the Board of Works to pay the police vehicle invoices in an amount not to exceed \$103,115.40 on behalf of the Redevelopment Commission. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to authorize the Board of Works to pay the claims for the police vehicles in an amount not to exceed \$103,115.40 on behalf of the Redevelopment Commission passed 3-0.

Other

Carlson requested additional funds for the State Street project in order to install a new traffic signal at the intersection of Pierce and Andrew as well as install a conduit, which will allow fiber optics to be installed in the future. This request is for the re-allocation of funds within the spending plan of the Levee/Village TIF district. The exact price is still being negotiated, however the maximum cost would be \$279,695.46. Commissioner Oates explained that this was an important and necessary addition to the State Street project. Commissioner Campbell moved to approve the installation of conduit and a stoplight as part of the State Street project in an amount not to exceed \$279,695.46. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Chris Campbell, David Sturgeon, Larry Oates

Nay:

The motion to approve the installation of conduit and a stoplight as part of the State Street project in an amount not to exceed \$279,695.46 passed 3-0.

Public Comment

There was no public comment.

Adjourn

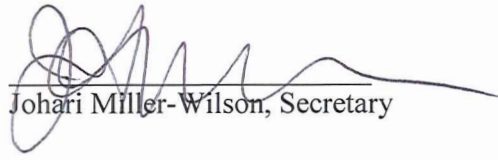
Commissioner Sturgeon moved to adjourn. Commissioner Campbell seconded. The Redevelopment Commission meeting adjourned at 9:45 a.m.

The next Redevelopment Commission meeting will be held July 19, 2017 in the multi-purpose room at the Morton Community Center at 8:30 a.m.

Approved:



Lawrence T. Oates
President



Johari Miller-Wilson, Secretary

