

**MINUTES**  
**WEST LAFAYETTE REDEVELOPMENT COMMISSION**  
**Morton Community Center – Multi-Purpose**  
**Room 222 N. Chauncey Avenue**  
**West Lafayette, Indiana**  
**September 19, 2018**

Present: Brad Marley, Larry Oates, Darrell Clase, Chris Campbell., Brian Bittner, Johari Miller-Wilson<sup>1</sup>

Absent: Patrick Hein

The meeting was called to order at 8:30 a.m. The Pledge of Allegiance was recited.

**Old Business:**

**Approval of August 15, 2018 Minutes**

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

**Approval of September 5, 2018 Minutes**

Commissioner Miller-Wilson moved to approve the minutes. Commissioner Clase seconded. Meeting minutes were unanimously approved.

**Project Updates:**

**Police**

Captain John Watson updated the commission on the four police vehicles that the commission funded, the vehicles arrived last week.

**Fire Department**

Tim Heath, Fire Chief, stated that the refurbished fire truck is parked outside if anyone would like to take look at it after the meeting.

**Engineering**

Ed Garrison, City Engineer, stated that the majority of work for the Brown Street realignment project was recently completed. The Happy Hollow Stream Relocation Project, although not RDC funded, will play a role in future RDC projects and will be completed within the next month.

**Building**

Chad Spitznagle, Building Commissioner, gave an update on the Caretaker's Cottage. Five proposals were recently opened for work on the cottage.

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<sup>1</sup> Arrived 8:30 AM

**Joint Board**

Garrison stated that the State Street project is progressing. Currently there is a reconstruction of McCormick. Airport Road will remain one-way, southbound, during construction.

**Other**

None.

**New Business:**

**Financial Schedules**

Peter Gray presented the financial schedules.

**Approval of Claims**

The following claims were presented to the Commission:

**KCB TIF Claims**

**\$260,374.51**

Commissioner Campbell moved to approve and pay the KCB TIF claims for the total amount of **\$260,374.51**. Seconded by Commissioner Marley.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve and pay the KCB TIF claims in the total amount of **\$260,374.51** passed 5-0.

**Levee/Village TIF district**

**\$91,280.84**

Commissioner Campbell moved to approve and pay the Levee/Village TIF claims of the total amount of **\$91,280.84**. Commissioner Clase seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve and pay the Levee/Village TIF claims in the total amount of **\$91,280.84** passed 5-0.

**Sagamore Parkway TIF district**

**\$25,000.00**

Commissioner Campbell moved to approve and pay the Levee/Village TIF claims of the total amount of **\$25,000.00**. Commissioner Clase seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve and pay the Levee/Village TIF claims in the total amount of **\$25,000.00** passed 5-0.

### **2019 West Lafayette Redevelopment Commission Spending Plan**

Commissioner Oates stated that at last month's meeting department heads were present to discuss their spending plan requests, and the spending plan was fully reviewed. This plan will be made available for review by the City Council at their October meeting. At the first RDC meeting in January, this plan will return to the RDC and officially be put into effect.

Commissioner Marley moved to approve the 2019 Redevelopment Commission Spending Plan. Commissioner Miller Wilson seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve the 2019 Redevelopment Commission Spending Plan was approved 5-0.

### **Accept Bid: Street Department Building Foundation – Streets**

Ben Anderson, Street Commissioner, received two bids for this project yesterday at Board of Works. Anderson requested permission to accept a bid from Heartland Excavating for a new Street Department Equipment Barn Foundation in an amount not-to-exceed \$227,115.00. \$100,000.00 will be paid for out of the KCB TIF district under line item 39, the remaining \$127,115.00 will be paid for out of the Levee/Village TIF district under line item 64.

Commissioner Miller-Wilson moved to approve the bid from Heartland Excavating for a Street Department Equipment Barn Foundation in an amount not-to-exceed \$227,115.00. Commissioner Campbell seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve to approve the bid from Heartland Excavating for a Street Department Equipment Barn Foundation in an amount not-to-exceed \$227,115.00 was approved 5-0.

### **Agreement: Street Department Building Staking – Streets**

Anderson requested approval to enter into an agreement with TBird Design Services for construction staking of the Street Department Equipment Barn in an amount not-to-exceed \$4,500.00. This will be paid for out of the Levee/Village TIF district, line item 64. Commissioner Miller-Wilson moved to approve the agreement. Commissioner Campbell seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve to approve an agreement with TBird Design Services for construction staking of the Street Department Equipment Barn in an amount not-to-exceed \$4,500.00 was approved 5-0.

**Purchase: Police Vehicles (2019 Budget) – Police**

Captain John Watson explained that this is a unique situation. In 2020 Ford will be reconfiguring their police vehicle line, they are temporarily shutting down production while they make this transition. They have set the deadline to order police vehicles by Friday, September 21. If the Police Department does not order their vehicles by Friday, then they would have to wait until 2020 to receive new vehicles, which would be at an increased price. They will request the latest possible bill date. The invoice is expected to arrive sometime in February, allowing plenty of time in 2019 so that the RDC budget can be approved before this invoice will need to be paid. The back-up plan, should something happen with the 2019 budget, will be that we can cancel our order.

Commission Attorney Tom Brooks stated that there is no issue with this plan. Captain Watson requested approval of quotes from Bloomington Ford for eight police vehicles, six of these would be marked patrol vehicles while two will be support service vehicles. This will be paid with 2019 Redevelopment Commission funds in an amount not-to-exceed \$231,050.00. \$60,811.50 will be paid for out of the Sagamore Parkway TIF district, \$170,238.50 will be paid for out of the KCB TIF district.

Commissioner Miller-Wilson moved to approve the quotes from Bloomington Ford in an amount not-to-exceed \$231,050.00, these vehicles to be delivered and invoiced after January 1, 2019. Commissioner Marley seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve to approve the quotes from Bloomington Ford for six 2019 Ford Explorers in an amount not-to-exceed \$231,050.00 was approved 5-0.

**RFP: Happy Hollow Neighborhood Trail Construction Inspection – Engineering**

Garrison stated that this is a unique opportunity to save some money. The total project cost is less than what was originally thought. In order to use the remaining federal funds for a different project, we need to follow INDOT's RFP process. Although this does not fall on a Board of Works meeting, City Clerk Sana Booker has agreed to do a special bid opening in her office on October 11, 2018, at 8:30 AM. Garrison will return to October's Redevelopment Commission meeting to request permission to approve a proposal. Commissioner Clase moved to approve the RFP for Happy Hollow Trail Inspection. Commissioner Campbell seconded. The motion was approved unanimously.

**Agreement: Wabash Landing Parking Garage ADA Updates – Development**

Erin Easter, Deputy Director of Development, requested permission to enter into a contract with Cube and Company for ADA updates on the Wabash Landing Parking Garage in an amount not-to-exceed \$50,187.96. This proposal was approved at last month's Redevelopment Commission meeting.

Commissioner Marley moved to approve the agreement with Cube and Company for ADA updates in an amount not-to-exceed \$50,187.96. Commissioner Miller-Wilson seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve to approve the agreement from Cube and Company for ADA updates in an amount not-to-exceed \$50,187.96 was approved 5-0.

**Accept Quote: Heating/Cooling System Update (Wabash Landing Garage) – Development**

Easter requested permission to accept a quote from Lafayette Heating and Cooling for an update on the heating and cooling system at the Wabash Landing Parking Garage in an amount not-to-exceed \$10,955.00. This will be paid for out of the Levee/Village TIF district, line item 62.

Commissioner Marley moved to approve the quote from Lafayette Heating and Cooling in an amount not-to-exceed \$10,955.00. Commissioner Clase seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve to approve the quote Lafayette Heating and Cooling in an amount not-to-exceed \$10,955.00 was approved 5-0.

**RFP: Security Cameras at Wabash Landing Parking Garage – Development**

Easter requested permission to release a Request for Proposals (RFP) for new security cameras at the Wabash Landing Parking Garage. The RFP's will be due on October 16 at 8:30AM at the Board of Works meeting and will return to the Redevelopment Commission on October 17 for approval. Commissioner Campbell moved to approve the RFP for new security cameras at the Wabash Landing Parking Garage. Commissioner Miller-Wilson seconded. The motion was approved unanimously.

**Accept Proposal: City Hall Construction Manager as Constructor – Development**

Easter thanked the organizations that applied for both of these projects, the members of the selection committee, and the Owner's Representative for this project. Commissioner Oates stated that that Owner's Representative sat in on all of these interviews and helped in the decision-making process.

Easter requested permission to enter into an agreement with Garmong Bergland construction for a City Hall Construction Manager as Constructor for the City Hall project. Commissioner Marley moved to approve the motion. Commissioner Campbell seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to accept the proposal was approved 5-0.

**Accept Proposal: Rec Center Construction Manager as Constructor – Development**

Kathy Lozano, Parks Superintendent, requested approval to enter into an agreement with Skillman Corporation for the Rec Center Construction Manager as Constructor. Commissioner Marley moved to accept the proposal. Commissioner Clase seconded the motion.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to accept the proposal was approved 5-0.

**Accept Proposal: City Hall Architect – Development**

Easter requested permission to enter into an agreement with Axis Architecture for City Hall Architect. Commissioner Miller-Wilson moved to accept the proposal. Commissioner Marley seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to accept the proposal was approved 5-0.

**Accept Proposal: Rec Center Architect – Development**

Lozano requested permission to enter into an agreement with Perkins + Will for Rec Center Architect. Commissioner Oates stated that Perkins + Will also conducted the viability study for this project. Commissioner Clase moved to accept the proposal. Commissioner Miller-Wilson seconded.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to accept the proposal was approved 5-0.

**Resolution RC 2018-10**

Commissioner Oates stated that this is a resolution amending the redevelopment and economic development plans in certain areas in the City of West Lafayette. Commissioner Campbell moved to approve the resolution. Commissioner Marley seconded. Commissioner Oates stated that this is in regards to the bond. Brooks stated that whenever there is a bond project, we have to acknowledge the original plan that was put in place for the TIF areas. Since this is a new part of that plan we have to approve an amendment here, take it to the Area Plan Commission and Council for approval. This is both for the KCB TIF District and the Levee/Village TIF District. Commissioner Marley asked if there should be a map on Exhibit A. Commissioner Oates stated that this will be a legal description and that it is not yet attached.

The roll call vote:

**Aye:** Johari Miller-Wilson, Brad Marley, Darrell Clase, Larry Oates, Chris Campbell

**Nay:**

The motion to approve Resolution RC2018-10 was passed 5-0.

**Other**

Easter stated that \$12,000.00 was allocated for the Public Arts Team for signal box wraps in the 2018 RDC budget. The PAT is requesting permission to submit a call to artists and receive the submissions directly in a not-to-exceed amount of \$10,000.00. Commissioner Oates stated that these are signal boxes that sit next to traffic signals, they will use wrap material with artwork on it to be placed on the box. The PAT is ready to issue a request for proposals.

Commissioner Miller-Wilson moved to allow the PAT to release an RFP for signal box wraps in an amount not-to-exceed \$10,000.00 and to return to RDC for approval of a contract. Commissioner Marley seconded. The motion was approved unanimously.

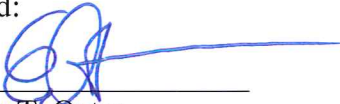
**Public Comment**

There was no public comment.

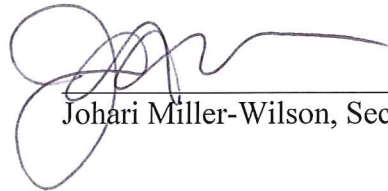
**Adjourn**

Commissioner Miller-Wilson moved to adjourn. Commissioner Marley seconded. The meeting adjourned at 9:20 a.m.

Approved:



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Lawrence T. Oates  
President



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Johari Miller-Wilson, Secretary

