

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 27, 2018 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
David Barksdale, Secretary
Adam Dickey, Vice President
Scott Stewart

Commission Members Absent: Terry Middleton
Jan Anderson, School Board Advisory Member

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Cyndi Krauss, Financial Compliance Manager (FCM)
John Rosenbarger, Public Works Project Supervisor (PWPS)

Others Present: Denise Barkdull, Frost Brown Todd
Linda Moeller, Controller
Bob Stein, United Consulting
Larry Summers, City Engineer
Beau Zoeller, Frost Brown Todd

The President called the meeting to order at 2:31 p.m. Roll was called. Mr. Middleton and Mrs. Anderson were absent.

The first item of business was the **Approval of the Minutes from the March 13, 2018 Meeting**. Mr. Barksdale motioned to approve the Minutes from the March 13, 2018 Meeting. Mr. Stewart seconded and the motion carried 4-0.

The second item of business was **Comments from the Public**. The President noted that there were none.

Old Business: None.

New Business:

The first item of New Business was the **Claims Worksheet dated March 14, 2018 to March 26, 2018**. Mr. Dickey asked if there will be anymore publications for the CDBG Plan. The FCM responded that the summary will be published this Saturday. Mr. Barksdale motioned to approve the Claims Worksheet dated March 14, 2018 to March 26, 2018. Mr. Dickey seconded and the motion carried 4-0.

The second item of New Business was the **Authorization of the Draft of Fiscal Year 18 Community Development Block Grant One-Year Action Plan**. The FCM stated that this is the Draft Plan and a summary of the Plan will be published in the News & Tribune on Saturday, March 31, 2018. The full Draft will go on the City's website and will be available at the Library, the Redevelopment Office, and will be distributed to local community agencies. The President asked if this Plan is based on an estimate, to which the FCM replied that this is based on last year's allocation as we are still waiting to hear the final numbers for FY18. Mr. Barksdale asked for clarification on the amounts being asked by the agencies versus what was shown in the budget, to which the FCM responded that this difference in amounts is due to project delivery and administrative costs. The FCM explained that several of the programs are very small to monitor so that it shouldn't be a large amount allocated from their budget. Mr. Stewart commended the FCM on the Plan and asked for background on the carryover from Fiscal Year to Fiscal Year. The FCM stated that the **Sidewalk Project** may get started before the end of this Fiscal Year, but if it doesn't, then the FCM makes sure that that money is carried over to the next year to be able to use, and the same for the Parks Department Project. The FCM explained that we are still on our FY16 project for the Parks, but that is almost completed and we are starting to ramp up on the next project for the Parks. The FCM stated that she is hopeful to get the Parks and Sidewalk Projects started this Fiscal Year, which ends June 30, 2018. The FCM stated that the summary will publish in the newspaper on Saturday and will also be available on the City's website, and that the 30 day comment period will begin on April 2, 2018 and will come back before the Commission on May 9, 2018 after the 30 day comment period ends on May 1, 2018. Mr. Barksdale motioned to approve the Draft of Fiscal Year 18 Community Development Block Grant One-Year Action Plan. Mr. Stewart seconded and the motion carried 4-0.

The third item of New Business was the **Resolution RC-02-18 Approving the Issuance of a RFP for the City Hall Project**. Mr. Stewart asked for the outline going forward. The Director stated that the Redevelopment Commission chooses the Proposal after they are received on April 6. Mr. Stewart noted that even though there is a candidate site, it is not definite, and even a new build would be a possibility. The Director confirmed that the RFP is written to where a firm can propose the City Hall at an alternate location. The Director stated that this a Request for Proposals for a New City Hall. Mr. Dickey motioned to approve the Resolution RC-02-18 Approving the Issuance of a RFP for the City Hall Project. Mr. Barksdale seconded and the motion carried 4-0.

The fourth item of New Business was the **Specialty Earth Sciences Cost Proposal for Limited Pre-Renovation Asbestos Building Inspection for Griffin Recreation Center**. The PFS stated that this is for the next Public Facilities CDBG project is for improvements at the Griffin Center. The main project being a new gym floor, the proposal is for Specialty Earth Sciences to do the asbestos testing on the floor. The PFS noted that per the New Albany Parks Recreation Director, the floor has been replaced before and the flooring now is not the original gym floor. Mr. Barksdale motioned to approve the Specialty Earth Sciences Cost Proposal for Limited Pre-Renovation Asbestos Building Inspection for Griffin Recreation Center in the amount of \$1,400 (SE Sciences will donate to the Griffin Recreation Center up to \$1,100 for its services). Mr. Dickey seconded and the motion carried 4-0.

The fifth item of New Business was the **INDOT Invoice Change Order 10 for the Ohio River Greenway** for the removal of speed tables. Mr. Dickey asked for clarification on the memo, if the speed tables are simply being removed or if anything is being built in their place. The City Engineer stated that the speed tables in question are out of compliance for that section of roadway. 2 of the 5 tables will be

removed, which includes removal of the concrete and replacement with asphalt. Mr. Dickey asked which 2 are being removed. The City Engineer responded that they are each the furthest on each end, one near the K&I bridge, and the other near the parking lot at 6th Street. Mr. Dickey motioned to approve the INDOT Invoice Change Order 10 for the Ohio River Greenway in the amount of \$18,479.70. Mr. Stewart seconded and the motion carried 4-0.

The sixth item of New Business was the **INDOT Invoice Change Order 8 for the 1 way/2 way Project** for new conduit and corrected wiring on State St. to get the signal at State & Elm back in working condition. The City Engineer stated that there were issues with the timing at the signal at State St. & Elm St. due to one of the conduits under the road collapsing. The traffic on State Street wasn't being recognized, causing the maximum timing on State Street and back up on Elm Street. Mr. Barksdale asked if the conduit was laid at the time of this project or if it was reused. The City Engineer responded that the conduit was reused, and they didn't realize that it had collapsed, until traffic starting backing up on Elm. Mr. Barksdale motioned to approve the INDOT Invoice Change Order 8 for the 1way/2way Project in the amount of \$16,626.24. Mr. Dickey seconded and the motion carried 4-0.

Other Business:

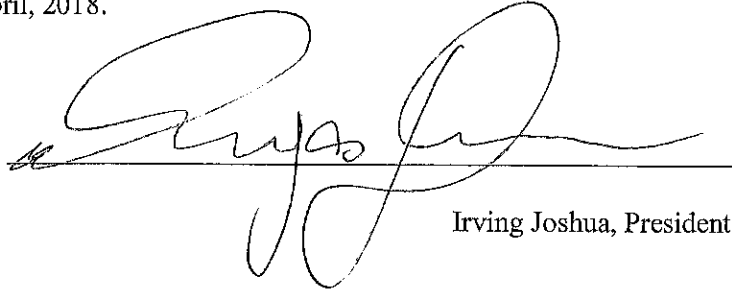
The first item of Other Business was **Authorizing the Shift of the Grant Line Road South Project from the Old Monon TIF Allocation Area to the Park East TIF finding that it directly serves and benefits the Park East Allocation Area.** The PWPS stated that the Grant Line Road Improvement Project, from Daisy Lane to McDonald Lane, is a component of the Old Monon TIF and is an 80%/20% funded federal aid project to include new left turn lanes at the Beechwood Intersection, sidewalks on both sides, and a multi-use trail. The PWPS stated that the Old Monon TIF doesn't have enough money to cover the local share. The PWPS proposed moving this project to the Park East TIF based upon the determination that Grant Line Road serves or benefits the Park East allocation area, which is the area from Mt. Tabor Road to Hausfeldt Ln, including the industrial park and hospital. The PWPS stated that it is the recommendation to move the project from the Old Monon TIF to the Park East TIF. Mr. Barksdale asked what the local share for this project is predicted to be. The PWPS stated that there is a shortage of federal aid due to underfunding on the STP side and anticipates, the local share being a little over 20%, around \$1-\$1.2 million. Mr. Dickey stated that he believes that this linkage meets the requirements for TIF. Mr. Dickey asked what is currently obligated out of the Park East TIF. The FCM responded that the project currently obligated out of the Park East TIF is the Grant Line West Industrial Park. Mr. Stewart asked what the opportunity cost is if you take this \$1-\$1.2 million out of Park East, what doesn't get done as a result. The FCM responded that on the Grant Line West project, they still have some bond money as well, but there really aren't any other major projects in the Park East TIF. Mr. Dickey, the President, and the PWPS discussed that this section of Grant Line Road is very dangerous for pedestrians. Mr. Dickey motioned to authorize the shift of the Grant Line Road South Project from the Old Monon TIF allocation area to the Park East TIF finding that it directly serves and benefits the Park East allocation area. Mr. Stewart seconded and the motion carried 4-0.

The second item of Other Business was Mr. Barksdale's inquiry into the proposed usage of the **Old Monon Tracks**. The PWPS stated that CSX has proposed to abandon these tracks and the city has put in a request that the tracks go to Rails-to-Trails. Mr. Stewart asked if this would shut down access to the

Pillsbury site. The PWPS stated that the proposed site is south of Pillsbury but with Rails-to-Trails, CSX has the option to reactivate.

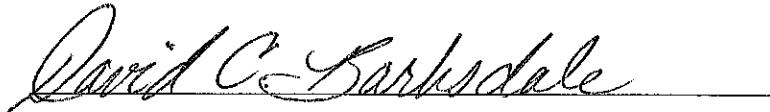
There being no other business, the meeting was adjourned at 3:05 PM.

Approved and Adopted this 10th day of April, 2018.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary