

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

A special meeting of the New Albany Redevelopment Commission was held on Tuesday, May 15, 2018 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

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

Commission Members Absent: Jan Anderson, School Board Advisory Member

Staff Members Present: Shane Gibson, Corporate Counsel
Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)

Others Present: Paul Barber, Progressive Land Development
Chris Morris, News & Tribune
Warren Nash, President, Board of Public Works
Jim Silliman, Jacobi, Toombs, & Lanz
Larry Summers, City Engineer

The President called the meeting to order at 11:05 a.m. Roll was called.

The first item of business was the **Market Street Streetscape Bid Opening Review**. Corporate Counsel apologized that the bid was advertised to go through the Board of Public Works instead of the New Albany Redevelopment Commission and thanked the members for adjusting their schedules to accommodate. The Bid Recap sheet was distributed to the Commission members. The President stated that there were two bidders. The President noted that the engineer's estimate was close to \$1,000,000. Allterrain Paving and Construction, LLC with a total bid with alternates 1 through 3 of \$784,383.46 and Flynn Brothers with a total bid with alternates 1 through 3 of \$977,650.30. The City Engineer stated that both bids at a cursory glance, appeared to be good bids and that they are going to review the packets, so he would make the recommendation to approve the low bid, contingent upon final engineering review and final legal review. Mr. Stewart asked what is most meaningful to him when looking at the bids. The City Engineer stated that per state statute, the project is awarded to the low bid, but that they make sure each of the bid items look like they check out and make sure that nothing was done to lower numbers in a way that may be improper. Corporate Counsel stated that they check the unit prices and from a legal stand point, he is unaware of any issues in being responsive or capable that they have had with either contractor in the past. Corporate Counsel stated that assuming the bid from Allterrain checks out, the number they presented is great news for this project and the potential for additional items. Mr. Dickey asked if we will be doing all the alternates. The City Engineer stated that most likely they will be able to do all the alternates and that each alternate add features to the project that make it more of a place to be and more historical items. The City Engineer stated that the metal arch is going to be reminiscent of the old market that was in the middle of the street, with a map feature in the median. Mr. Barksdale asked about

Alternate 3, the West Median Landscape. The City Engineer stated that is the landscaping component for the median on Market Street between State Street and 1st Street. The City Engineer explained that at the last NARC meeting, the Board had requested to look at the lighting that was on the median on the west side of Market Street to carry over the concepts that are going in on the east side so that it has more continuity. Corporate Counsel explained that lighting could be an option, as well as music. Mr. Dickey motioned to award the Market Street Streetscape Project to Allterrain Paving and Construction, LLC, subject to legal review. Mr. Middleton seconded and the motion carried 5-0.

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

Old Business:

The President noted that there was none.

New Business:

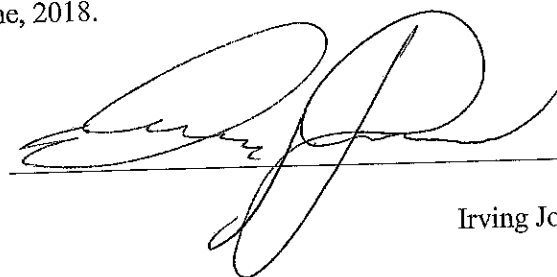
The President noted that there was none.

Other Business:

The first item of Other Business was the **Project Agreement for 921 Culbertson Ave**. The Director explained that this a project agreement to donate 921 Culbertson Ave. to Crest LLC with the intention to rehabilitate this property. The President asked Mr. Barksdale if he believed that this property could be rehabilitated. Mr. Barksdale confirmed that he had seen the property and he believed it could be. Corporate Counsel explained that the agreement requires Crest LLC to present the plans for this property to the Redevelopment Commission. Barksdale motioned to approve the Project Agreement for 921 Culbertson Ave. for the amount of \$1.00. Mr. Stewart seconded and the motion carried 5-0.

There being no other business, the meeting was adjourned at 11:23 AM.

Approved and Adopted this 12th day of June, 2018.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary