

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 14, 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  
Terry Middleton  
Scott Stewart  
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)

Others Present: Trent Baker, TJB Consulting  
Excel Excavating Representative  
Lisa Donohue, New Albany Housing Authority  
Alexis Johns, Millennium Builders  
Mindy Johns, Millennium Builders  
Jerry Leonard, Habitat for Humanity  
Brooke McAfee, News and Tribune  
Robbie Norrington, Union Representative  
Jim Silliman, Jacobi, Toombs & Lanz  
Bob Stein, United Consulting  
Larry Summers, City Engineer

The President called the meeting to order at 2:32 p.m. Roll was called. Jan Anderson was absent.

The first item of business was the **East Oak Street and Union Street Sidewalk Improvement Project Bid Opening**. The President noted that only one bid had been received. Mr. Dickey asked for the Engineer's estimate, to which Jim Silliman, Jacobi, Toombs & Lanz responded that the estimate was \$420,000.00. Mr. Dickey motioned to award the East Oak Street and Union Street Sidewalk Improvement Project to Excel Excavating for \$398,665.00, contingent upon legal and engineering review. Mr. Stewart seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes from the July 10, 2018 Meeting**. Mr. Dickey motioned to approve the Minutes from the July 10, 2018 Meeting. Mr. Barksdale seconded and the motion carried 5-0.

Jan Anderson, School Board Advisory Member, joined the meeting at 2:38 p.m.

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

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **Claims Worksheet dated 07/16/2018 to 08/06/2018**. Mr. Stewart asked about the Daisy Lane Extension Installment and Interest Due in the amount of \$117,832.11. The FCM explained that is the second installment for the Daisy Lane extension, and is a bond that comes out of the Monon TIF, including interest and principal. Mr. Dickey asked about the Tourism Bond payment in the amount of \$255,000.00, to which the FCM stated that this is an error that was placed on the claims list by the Controller's office. Mr. Dickey noted that the removal of this item would make the bottom line \$325,894.64. Mr. Barksdale motioned to approve the revised Claims Worksheet, with the removal of the Tourism Bond payment, dated 07/16/2018 to 08/06/2018. Mr. Dickey seconded and the motion carried 5-0.

The second item of New Business was the **State Street Signals Project – INDOT Invoices for Change Orders Numbers 4 & 5**. The City Engineer explained that Change Order Number 4 was for patching and paving the City requested beyond the project limits. It is 100% locally funded because it is a non-participating change. He stated that Change Order Number 5 was for the removal of a mast arm and the patching of a storm water pipe that was damaged in construction. He explained that this was not a marked utility because storm water does not mark their utilities, however it is mapped now and they are working to get all municipal items on one GIS system. Mr. Barksdale asked for a breakdown for Change Order Number 5, to which the City Engineer responded that the storm water pipe was around \$7,000 and the mast arm was around \$3,000. Mr. Dickey motioned to approve the State Street Signals Project – INDOT invoices for Change Orders Number 4 in the amount of \$17,665.00 and Number 5 in the amount of \$10,455.11. Mr. Stewart seconded and the motioned carried 5-0.

The third item of New Business was the **Lancaster's/Market Boy- ATC Site Proposal**. The Director explained that ATC recommended more testing around the border of the site to ensure that contamination didn't spread throughout. The Director explained that this is due diligence to ensure that when the site is turned over to the developers, the City will be clear of any liability. The Director stated that the developer's floor plans showed residential on the first floor, so if there are certain levels of contamination, it will not allow for that to happen. Mr. Stewart motioned to approve the Lancaster's/Market Boy – ATC Site Proposal in the amount of \$15,400.00. Mr. Dickey seconded and the motion carried 5-0.

The fourth item of New Business was the **3<sup>rd</sup> Street Sidewalk Quote**. The Director stated that we only received one quote back and believed the amount to be high, so he asked that this item be tabled and that he will continue to explore other options for the project with the City Engineer. The City Engineer stated that he contacted the street department and they stated that this project is outside of their capability so that is why they moved forward with accepting quotes. There was speculation amongst the members as to why there was only one response. The PFS stated that one company did decline due to their busy schedule. Mr. Barksdale asked when the gardens at the Church planned to open, to which the Director stated that they would like to open sometime in September.

Other Business:

The first item of Other Business was **Reas Lane**. The City Engineer stated that there are some issues with the soil. He explained that during construction, the road began to pump. He stated that JTL is requesting to move forward with correcting these particular areas, and JTL have given an upper limit amount of \$55,000. JTL would like to have approval from the commission to move forward and then they will submit a formal change order once the quantities are finalized. Jim Silliman, Jacobi, Toombs, and Lanz, reiterated that the contractor noted significant pumping and passed out a map of the particular areas of concern. Mr. Silliman stated that there was a contingency built into the contract for a 12 inch subgrade treatment, but not to this extent. The City Engineer also asked that the commission take into account that the original estimate for this project was about \$810,000.00 and that the original bid was for about \$680,000.00. Mr. Dickey motioned to approve the potential change order for Reas Lane, not to exceed \$55,000, subject to final quantities and formal change order. Mr. Stewart seconded and the motion carried 5-0.

The second item of Other Business was the **State Street at Cherry Street and Oak Street - VS Engineering Contract Amendment No. 2**. The City Engineer stated that when the State Street Signal project was originally bid, it was significantly over the federal allocation. Therefore, the signals at Cherry Street and Oak Street were removed. Subsequently, the City has received additional federal funding to do these two signals. The City Engineer stated that this is a supplemental to the original contract for VS Engineering to produce a plan set that we can go to bid with. Mr. Dickey motioned to approve the State Street at Cherry Street and Oak Street – VS Engineering Contract Amendment No. 2 in the amount of \$39,475.00. Mr. Barksdale seconded and the motion carried 5-0.

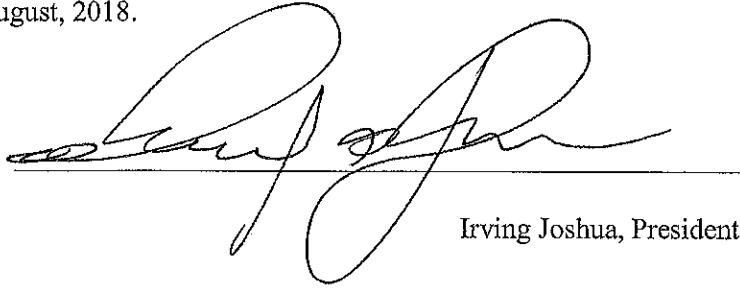
The third item of Other Business was the **Slate Run Widening – BLN Construction Observation Contract**. The City Engineer stated that they went into negotiations after BLN was approved at the last meeting. He explained that they were originally at a higher amount that was more in line with an INDOT project, however since this is a locally funded project, they asked them to be more in line with a project at 12.5% for the local level. Mr. Dickey motioned to approve the Slate Run Widening – BLN Construction Observation Contract in the amount of \$201,500.00. Mr. Middleton seconded and the motion carried 5-0.

The fourth item of Other Business was the **523 E. Elm St. and 2003 Culbertson Ave. Project Agreements with Millennium Builders**. Trent Baker stated that he and the director met with Millennium Builders concerning the builds at 523 E. Elm St. and 2003 Culbertson Avenue. He stated that the Board of Zoning Appeals has already approved 523 E. Elm Street, contingent on the Redevelopment Commission's approval and that they are currently working on a redesign of 2003 Culbertson Avenue. Mr. Barksdale voiced a concern about the foundation and discussion ensued regarding the requirements of an above grade elevation of the build at 523 E. Elm Street. Mr. Dickey noted his appreciation for the changes that Millennium Builders have been willing to make thus far and asked that after they run the numbers on the feasibility of the changes to the grade elevations, that they have a discussion with Redevelopment staff. Mr. Barksdale motioned to approve the project agreement for 523 E. Elm Street contingent upon adjustments to the grade elevation. Mr. Stewart seconded and the motion carried 5-0. Mr. Stewart motioned to approve the project agreement for 2003 Culbertson Avenue contingent upon adjustments to the grade elevation and pending BZA approval. Mr. Dickey seconded and the motion carried 5-0.

The fifth item of Other Business was the **Subordination Request**. Mr. Dickey motioned to consent to the subordination involving 1344 Slate Run Road. Mr. Stewart seconded and the motion carried 5-0.


There being no other business, the meeting was adjourned at 3:34 PM.

Approved and Adopted this 28th day of August, 2018.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary