

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 13, 2017, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President  
David Barksdale, Vice President  
Adam Dickey, Secretary  
Robert Caesar  
Terry Middleton  
Jan Anderson, School Board Advisory Member

Staff Members Present: Jessica Campbell, Public Facilities Specialist (PFS)  
Claire Johnson, Neighborhood Initiatives Assistant (NIA)  
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Elizabeth Beilman, News and Tribune  
Sandy Boofter, Deputy Controller  
Dan Cristiani Excavating Representative  
Excel Excavating Representative  
Jorge Lanz, Jacobi, Toombs and Lanz, Inc.  
Louisville Paving Representative  
Milestone Contractors Representative  
Richardson Contracting Representative  
Tom Schellenberg, Jacobi, Toombs and Lanz, Inc.  
TSI Paving Representative  
Bob Stein, United Consulting

The President called the meeting to order at 2:30 p.m. Roll was called. No one was absent.

The first item of business was the **Bid Opening for the Reas Lane Phase II Extension Project**. The bids were opened by the President and read aloud as follows:

Bidder	Bid Amount
Excel Excavating	\$678,505.46
Louisville Paving	\$865,000.00
Richardson Contracting	\$814,570.98
TSI Paving	\$860,218.06
Milestone Contractors	\$789,700.00
Dan Cristiani Excavating	\$657,560.00

The President asked for the Engineer's Base Bid estimate, to which Jorge Lanz, of Jacobi, Toombs and Lanz, Inc. responded that the project was estimated at \$809,502.00. Mr. Lanz asked the Commission to take the bids under advisement. Mr. Dickey motioned to take the bids under advisement. Mr. Middleton seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes from the May 23, 2017 Meeting**. Mr. Caesar motioned to approve the **May 23, 2017 Minutes**. Mr. Barksdale seconded and the motion carried 5-0.

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

New Business:

The first item of **New Business** was the **Approval of the Financial Reports for June 08, 2017 and June 22, 2017**. The PFS noted a change on the **June 22, 2017 Financial Report**, under the **State Street TIF-Daisy Properties, LLC-Easement** for \$15,000.00. The PFS stated that this didn't go through because a W-9 is needed to process and to look for this on a future report. Mr. Barksdale asked for clarification on the **June 8, 2017 Financial Report – Loop Island TIF-BLN-ORG Inspection**. The FCM stated that this was for the Ohio River Greenway Inspection. Mr. Dickey asked for the full contract amount, to which the PFS responded that their contract was for approximately \$263,000.00. The PFS went on to explain that this was paid from the monies received from **Friends of the Greenway**, which was recently placed in the **Loop Island TIF**. Mr. Dickey motioned to approve the **Financial Reports for June 08, 2017 and June 22, 2017**. Mr. Barksdale seconded and the motion carried 5-0.

The second item of **New Business** was **Resolution No. RC-04-17 – 2018 Budget Year Determination for TIF Revenues**. The FCM explained that this is done every year and required to be turned in to the DLGF and all of the agencies listed at the top of Exhibit A. The FCM explained that the Resolution shows that we do need to capture all of our TIF increment. Mr. Barksdale motioned to approve **Resolution No. RC-04-17 – 2018 Budget Year Determination for TIF Revenues**. Mr. Caesar seconded and the motion carried 5-0.

The third item of **New Business** was **Clark Nickles Change Order No. 2 for the Lancaster Demolition**. The President asked if this was related to the contaminate found at the site. The PFS detailed the amounts of the original contract and the approved Change Order No.1 for the tank removal. The PFS explained that this one was needed because of monies owed to Midwest and ATC due to the contamination. Mr. Dickey motioned to approve **Clark Nickles Change Order No.2 in the amount of \$3,854.27 for the Lancaster Demolition**. Mr. Caesar seconded and motion carried 5-0.

The fourth item of **New Business** was the **Right-of-Way Update for Mt. Tabor Rd. and Grant Line Rd. South Projects**. The PFS explained that these are the most recent parcels that have been secured, one for Mt. Tabor Rd. and four for Grant Line Rd. South. The President asked how many parcels are remaining for the **Mt. Tabor Rd. Project**. The PFS responded that there are currently 21 parcels in the condemnation process but 3 of those have been settled upon and the others remain outstanding. The PFS stated that there are 4 or 5 outstanding parcels of the total 52 needed that have not yet been received to secure. Mr. Dickey asked about the status of the parcels for the **Grant Line Rd. South Project**. The PFS stated that the process just started for this project but so far we have 6 of the 42 parcels.

Other Business:

Mr. Caesar inquired when Mr. Duggins' will be starting at the **New Albany Housing Authority** and when his last day as the **Director of Redevelopment** for the City of New Albany. The President

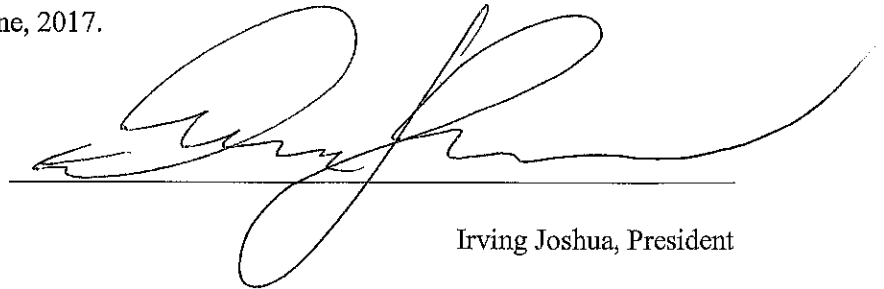
explained that Mr. Duggins is to start immediately at the Housing Authority and explained that there will be a transition period, in which Mr. Duggins stays on the city payroll through the end of June. The President went on to explain that the Mayor is currently interviewing for potential replacements for the position as Director of Redevelopment.

Mr. Barksdale asked if there was any word on when the conversion of **Spring Street** was going to take place. Mr. Dickey stated that the signal work still needs to be done. Mr. Barksdale stated that he thought that temporary markings were to be placed on the roadways and noted that Spring Street currently has a double yellow line but remains one-way. The PFS explained that at Board of Works, Sonny Dickerson, with HWC Engineering overseeing the **Grid Modernization Project**, stated that the tentative date of completion for Spring Street is June 30, 2017.

Mr. Barksdale stated that there are currently manhole covers on **Spring Street** that have not been raised with the new paving. Mr. Barksdale stated that there are at least 6, starting at 13<sup>th</sup> Street. Mr. Barksdale stated that he is going to compile a list of the problem areas and send those to the City Engineer.

There being no other business, the meeting was adjourned at 2:52 PM


Approved and Adopted this 27th day of June, 2017.



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Irving Joshua, President

ATTEST:



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Adam Dickey, Secretary