

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 25, 2017, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: David Barksdale, Vice President
Terry Middleton
Robert Caesar
Jan Anderson, School Board Advisory Member

Commission Members Absent: Irving Joshua, President
Adam Dickey, Secretary

Staff Members Present: Shane Gibson, Corporate Counsel
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
Linda Moeller, Controller
Jim Silliman, Jacobi, Toombs and Lanz, Inc.
Bob Stein, United Consulting
Larry Summers, City Engineer

The Vice President called the meeting to order at 2:35 p.m. Roll was called. The President and Secretary were absent.

The first item of business was the **Regular Meeting Minutes for the July 11, 2017 Meeting**. Mr. Caesar motioned to approve the **July 11, 2017 Regular Meeting Minutes**. Mr. Middleton seconded and the motion carried 3-0.

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

Old Business

Mr. Barksdale asked for an update regarding the **Memorandum of Agreement for Engineering Services No. 2 for Historic Coyle District Project Inspection Services**. Mr. Gibson stated that he has had correspondence with the insurance agent and carrier and that he hopes to provide an update at the next meeting. Mr. Barksdale asked that Mr. Gibson bring Mr. Caesar up to speed on the extension of HWC's engineering services for the Breakwater. Mr. Gibson stated that due to the fire, the time frame of HWC's inspection services has been extended. Mr. Gibson stated this was originally approved at the May 09, 2017 NARC Meeting, however it was unclear that the amount of \$14,500.00 was a monthly fee. At the last meeting, the Commission asked Mr. Gibson to investigate if this fee is reimbursable through the insurance company.

Mr. Caesar asked for an update on the status of the cleanup of the contaminated soil found at the **Lancaster Demolition**. Mr. Gibson stated that they had a meeting with ATC this week and they presented some options, depending on what the site is ultimately going to be and what IDEM will allow. Mr. Gibson stated that when he receives the summary plan of action from ATC, he will share that summary with the Commission.

New Business:

The first item of **New Business** was the **Awarding of the Bono Road Rehabilitation Project – Phase 2 Contract**. Jim Silliman of Jacobi, Toombs and Lanz, Inc., passed out a bid tabulation sheet. Mr. Silliman recommended awarding the contract to the low bidder, Flynn Brothers Contracting, contingent upon receipt of all the necessary requirements called for in the specifications, including the licensure to do work in the City of New Albany and proof of prequalifications with INDOT, which is a requirement of the Community Crossings funding being used for this project. Mr. Caesar inquired if they can have change orders, to which Mr. Silliman responded that they can, however since having completed the first phase, they had some insight and have anticipated for the same subgrade soil issue for Phase 2. Mr. Barksdale asked if there is any concern in the difference in bids between the two lowest bidders. Mr. Silliman stated that he doesn't believe this to be a concern as he was pleased to see the competitiveness of the bids. The City Engineer stated that he had a positive experience with Flynn Brothers Contracting during his employment with Louisville Metro. Mr. Gibson asked for an anticipated time frame, to which Mr. Silliman stated that he estimates a three month construction period. Mr. Barksdale inquired as to whether or not Flynn Brothers has done work with the city before. The City Engineer stated that they have in the past. Mr. Gibson stated that he doesn't recall anything coming to his office regarding complaints with Flynn Brothers Contracting's work. Mr. Silliman stated that they are currently working with them on a project in Clarksville and that they have been great to work with so far. Mr. Caesar motioned to approve the **Awarding of the Bono Road Rehabilitation Project – Phase 2 to Flynn Brothers Contracting** in the amount of \$633,592.00, contingent on meeting all prerequisite requirements. Mr. Middleton seconded and the motion carried 3-0.

The second item of **New Business** was the **Jacobi, Toombs, and Lanz, Inc., Bono Road Phase 2 Rehabilitation Professional Engineering Services Agreement**. Mr. Caesar motioned to approve the **Jacobi, Toombs, and Lanz, Inc., Bono Road Phase 2 Rehabilitation Professional Engineering Services Agreement**, not to exceed \$60,000.00 for construction observation services. Mr. Middleton seconded and the motion carried 3-0.

The third item of **New Business** was the **Approval for the Financial Reports**. Mr. Gibson noted the right-of-way easements. Mr. Gibson explained that these are the first group of the parcels that they had to eminent domain for the Mt. Tabor Project and that the amounts shown on the Financial Report are what the court appointed appraisers valued those particular easements or right-of-ways. Mr. Gibson explained that once the court appraisers set that amount, the city deposits that money into the court clerk's office, then at that point, we technically get the property ownership, however the land owners can still contest the value down the road, but the city now has ownership interest to continue with the project. Mr. Caesar asked for an update on the amount of remaining parcels needed. Mr. Gibson responded that we are still waiting on several more, but that all the ones that we did not have an agreement with have been filed,

however we do not have every parcel today because the court appraisers have not filed all of their reports yet. Mr. Gibson stated that staff will compile an updated list for the next meeting.

Mr. Caesar asked about the **Coyle/Breakwater HWC Engineering – Breakwater Inspection (partial claim)** in the amount of \$5,943.00. The FCM explained that amount is the monthly fee of \$14,500.00 split between Coyle/Breakwater Bond and State St. Garage TIF with the remaining amount of \$8,557.00. The FCM explained that the \$5943.00 amount is the remainder of what is left of the bond amount of \$200,000.00 that was originally set aside for the inspection services. Mr. Caesar motioned to approve the **Financial Report dated July 27, 2017**. Mr. Middleton seconded, and the motion carried 3-0.

The fourth item of **New Business** was the **Clark Nickles Market Street Demo Change Order No. 3**. Mr. Gibson explained that this is a change order for the former Market Boy/Tommy Lancaster's site, due to the discovery of the tanks, the parameters have changed slightly, and that this change order is for the extended usage of the temporary fencing while the environmental is completed. The PFS explained this is for the fencing surrounding the property between the dates of May 13, 2017 to May 31, 2017 and for the month of June in the amount of \$1,509.20. Mr. Caesar asked for an estimated timeline, to which Mr. Gibson responded that when he receives the summary plan of action from the ATC meeting he will update the Commission. Mr. Caesar motioned to approve the **Clark Nickles Market Street Demo Change Order No. 3** in the amount of \$1,509.20. Mr. Middleton seconded and the motion carried 3-0.

The fifth item of **New Business** was the **Excel Excavating W. Main and 1st Street Pedestrian Improvements Change Order No.1**. The PFS explained that the scope of work did not originally call for adjusting the existing manhole structures within the intersection, so Excel Excavating went in and adjusted everything and got it ready to pave, and that the next agenda item is for MAC to come in and do the pavement work. Mr. Barksdale inquired as to why this wasn't originally in the contract. The City Engineer explained that paving wasn't originally in the contract and explained that there was a water main break next to the intersection and as part of that, a hole was cut in the middle of the street. The City Engineer explained that a clean slate was necessary for the installation of the decorative crosswalks. Mr. Barksdale suggested future paving contracts to include adjustments of manhole covers. The City Engineer stated that these issues will be addressed moving forward and that he is keeping track which are Stormwater or Sewer so that they may be able to ask those departments to cover the expenses of these adjustments. Mr. Caesar stated that this needs to be a mandatory requirement for future paving contracts. The City Engineer explained that adjustable rings are being installed so that they will be flush with the pavement and that if the lid is setting low, it is being replaced. Mr. Caesar asked to be provided with the full amount of this project. Mr. Caesar motioned to approve the **Excel Excavating W. Main and 1st Street Pedestrian Improvements Change Order No. 1** in the amount of \$5,254.99. Mr. Middleton seconded and the motion carried 3-0.

The sixth item of **New Business** was the **MAC Construction – W. Main on 1st Street Pedestrian Improvements/Paving Contract**. Mr. Gibson explained that MAC came in and did this work under the unit pricing for the paving contract from their original bid. The City Engineer confirmed. Mr. Middleton motioned to approve the **MAC Construction – W. Main on 1st Street Pedestrian Improvements/Paving Contract** in the amount of \$7,720.20. Mr. Caesar seconded and the motion carried 3-0.

Other Business:

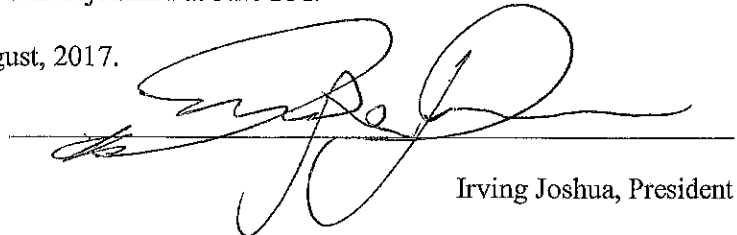
Mr. Middleton noted that some of the trees are dead at the cross section of Market Street and Pearl Street. Mr. Barksdale asked for an update of the **Market Street Streetscape Project**. The City Engineer stated that they have had a meeting with HWC Engineering regarding the design but it is still in the works. The City Engineer explained that there is some landscape work involved with this project and that he hopes it will address those issues. Mr. Barksdale requested an update for the next meeting.

Mr. Gibson explained the **Indiana Water Company Agreement for Water Main Extension Developer Installed with Revenue Refund No Subsequent Connector** is a contract for a new water main extension on the **Daisy Lane Extension** up the hill for the proposed hotels and restaurants. The costs are being paid through the proceeds of the financing that was done, so there aren't any additional costs involved. The City Engineer explained that the City is responsible for installing the 12 inch water main and that this is an agreement for Indiana Water Company to reimburse as businesses move in and begin services. The City Engineer noted that there are water pressure issues on Captain Frank Road and the installation of this water main up the Daisy Lane Extension and over to Captain Frank Road will create a loop to improve pressures in the entire area. The City Engineer explained that this will be installed in our right-of-way, underneath the sidewalk. Mr. Caesar asked for a timeline, to which the City Engineer responded that as far as the road goes they are on schedule, but he cannot speak for the development. Mr. Caesar motioned to approve the **Indiana Water Company Agreement for Water Main Extension Developer Installed with Revenue Refund No Subsequent Connector**. Mr. Middleton seconded and the motion carried 3-0.

Mrs. Anderson provided an update of the **School Improvements Project**. Mrs. Anderson explained the handout as a living timeline beginning in 2016 and ending in 2019. Mrs. Anderson asked that any questions or changes please be sent to her email and she will bring responses to the following meeting. Mrs. Anderson's contact information has been emailed to the commission members.

There being no other business, the meeting was adjourned at 3:20 PM.

Approved and Adopted this 8th day of August, 2017.



Irving Joshua, President

ATTEST:



Adam Dickey, Secretary