MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 9, 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 Terry Middleton Robert Caesar
Commission Members Absent:	Jan Anderson, School Board Advisory Member
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:	Jason Hartz, LMH John Hawkins, E. Main St. Jerry Leonard, Habitat for Humanity Paul Lincks, HWC Engineering Linda Moeller, Controller Bob Stein, United Consulting

The President called the meeting to order at 2:30 p.m. Roll was called. Mrs. Anderson was absent.

The first item of business was the **Oath of the Office**. Vicki Glotzbach, City Clerk, administered the oath to Irving Joshua, Adam Dickey, and Terry Middleton.

The second item of business was the **Election of Officers**. Mr. Barksdale motioned for Irving Joshua to continue as President. Mr. Dickey seconded, and the motion carried 5-0. Mr. Middleton motioned for Adam Dickey to be Vice President. Mr. Caesar seconded and the motion carried 5-0. Mr. Caesar motioned for David Barksdale to be Secretary. Mr. Middleton seconded and the motion carried 5-0.

The third item of business was the **Approval of the Minutes from the December 12, 2017** meeting. Mr. Dickey motioned to approve the December 12, 2017 minutes. Mr. Barksdale seconded and the motion carried 4-0.

The fourth item of business was **Comments from the Public**. John Hawkins lives on E. Main Street, directly across from the vacant lot at the corner of E. 14th and E. Main Street. Mr. Hawkins detailed complaints regarding the afterhours construction work at the M. Fine property. He stated that he has a list of every occurrence of afterhours work since late May of 2017. Mr. Hawkins stated that he has contacted the police and Denton Floyd but the work has continued. Corporate Counsel stated that if Mr. Hawkins supplies him with the list of all of the occurrences, that he will talk to Denton Floyd, the developer of the project, and ask them to be respectful to their neighbors in regards to construction hours.

Old Business: There was none.

New Business:

The first item of **New Business** was the **Claims Worksheet dated December 14, 2017 to January 11, 2018**. Mr. Caesar asked if the payment to Upton Pry for Bicknell Park was the final payment. The FCM explained that this was an ongoing project. Mr. Caesar motioned to approve the Claims Worksheet dated December 14, 2017 to January 11, 2018. Mr. Dickey seconded and the motion carried 5-0.

The second item of **New Business** was the **Donation of 1501, 1503, and 1503 Rear E. Oak St. to Habitat for Humanity**. Jerry Leonard, the Executive Director for Habitat for Humanity, passed out a handout detailing two proposed site plans. Mr. Leonard explained that they plan to either build one or two homes on the lot to become a part of the home ownership program to be sold to a low income family. Jason Hartz, of LMH Architecture, the designer of the project, was present to answer any questions. Discussion ensued in regards to a design that would be a good fit for the neighborhood. Corporate Counsel asked Mr. Barksdale to join him in making the final decision on design for these properties. Mr. Dickey motioned to approve the Donation of 1501, 1503, and 1503 Rear E. Oak St. to Habitat for Humanity subject to staff approval of the design and final project agreement. Mr. Barksdale seconded and the motion carried 5-0.

The third item of **New Business** was the **Resolution No. RC-01-18 Amending Resolution No. RC-07-17**. Corporate Counsel explained that the goal was to have the bonds reissued in 2017, but they are still being wrapped up, so the Bond titles need to be redesignated through this amendment. Mr. Dickey motioned to approve the Resolution No. RC-01-18 Amending Resolution No. RC-07-17. Mr. Caesar seconded and the motion carried 5-0.

The fourth item of **New Business** was the **Grid Modernization Change Order No. 7**. The PFS explained that $70,660 is the final amount owed to Ragle, Inc. for the quantity reconciliation at the end of the project including over runs and under runs. This is 100% local funds. Mr. Dickey motioned to approve the Grid Modernization Change Order No. 7, in the amount of $70,660. Mr. Caesar seconded and the motion carried 5-0.

The fifth item of **New Business** was the **West 1st and Main Change Order No. 2 and Retainage Release**. Corporate Counsel explained that this is a deduct in the amount of $19,822.50. Mr. Barksdale motioned to approve the West 1st and Main Change Order No. 2 and Retainage Release. Mr., Dickey seconded and the motion carried 5-0.

The sixth item of **New Business** was the **Grant Line South Right-of-Way Update**. The PFS explained that this is all 40 parcels and that they have been submitted to INDOT for their approval. The PFS stated that there were no eminent domains and that construction should begin late spring or early summer.

The seventh item of **New Business** was the **Right-of-Way Acquisition/Closing Statements for the State St./Green Valley Detention Basin**. Mr. Barksdale motioned to approve the right-of-way. Corporate Counsel explained that in 2011, NARC agreed to assist the storm water drainage system for the State St. / Green Valley Rd. Detention Basin Project in the amount of $350,000 per RC-05-11. Corporate Counsel stated that this project is moving forward and that we are in the process of Right-of-Way

acquisitions. The Closing Statements are 3 of those properties for this project. Mr. Barksdale motioned to approve the right-of-way. Mr. Caesar seconded and the motion carried 5-0.

The eighth item of **New Business** was to permit the Controller to do a **Temporary Loan from the Charlestown Rd. TIF** in the amount of $984,000. Corporate Counsel explained that we have a bond payment due January 15, 2018 for the Scribner Place/YMCA. We are asking for a temporary loan due to the timing issue of receiving the money from the Horseshoe Foundation. After those funds are received, the Charlestown Rd. TIF will be reimbursed Mr. Caesar motioned to approve the Temporary Loan from the Charlestown Rd. TIF for the Scribner fund. Mr. Dickey seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was discussed by Mr. Dickey. He asked that if we plan to make an investment into the Oak St. properties, that we consider a sidewalk improvement along that corridor.

The second item of Other Business was discussed by Mr. Barksdale regarding the status of the disposition of 921 Culbertson Ave. Corporate Counsel explained that there are several interested parties. They are currently evaluating the offers to determine the best fit for this property.

The third item of Other Business was Mr. Caesar's inquiry in to the status of the former Market Boy site. Corporate Counsel stated that he will provide an update at the next meeting.

The fourth item of Other Business was Mr. Middleton's question as to the State Street Garage Parking Fee. The FCM suggested a State Street Garage Committee. Mr. Dickey asked if there was a plan to utilize the results of the structural assessment that was conducted on the garage. Corporate Counsel explained that there is not a current plan in place, and that staff would email the study to the members of the commission.

There being no other business, the meeting was adjourned at 3:37 PM.

Approved and Adopted this 13th day of February, 2018.

Irving Joshua, President

ATTEST:

David Barksdale, Secretary