

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 12 2019 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

Commission Members Absent: None

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: AML Representative
Trent Baker, TJB Consulting
Kathy Copas, Near North Neighborhood Association
Lisa Donahue, New Albany Housing Authority
Chuck Lewis, Near North Neighborhood Association
Linda Moeller, City Controller
Bob Stein, United Consulting
Larry Summers, City Engineer
Josh Turner, Near North Neighborhood Association

The President called the meeting to order at 2:30 p.m. Roll was called. The President asked for the status of the School Board Advisory Member vacancy, to which the Director responded that he would provide an update at the next meeting.

The first item of business was the **Approval of the Minutes from the January 22, 2019 meeting**. Mr. Stewart motioned to approve the January 22, 2019 minutes. Mr. Dickey seconded and the motion carried 4-0-1. Mr. Barksdale abstained as he was not present at the previous meeting.

The second item of business was the **Comments from the Public**. Josh Turner, of the Near North Neighborhood Association introduced Kathy Copas, stating that they came to the meeting to discuss **Colonial Manor**. Mr. Turner and Mr. Lewis passed out materials to the commission members. Kathy Copas stated that she was representing a host of neighbors in the Colonial Manor area on Charlestown Road. She stated that prior to attending the meeting today, they have held informal meetings with neighbors, saw input from a closed neighborhood watch meeting on Facebook, delivered flyers to the streets directly bordering the site which invited ideas and statements, some of which have been included in the materials passed out to the commission, and sought comments in an advertised neighborhood meeting on February 3, 2019 at the Arby's on Charlestown Road. They want to restore Colonial Manor as a positive, family friendly area in what they are calling "Near North, New Albany". She stated that they are especially concerned with the close proximity to the newly renovated and state of the art Slate Run

Elementary, especially for the school children that will be walking to school through the neighborhood. Ms. Copas asked the President if any of the commission members would be willing to serve on a task group that would work with the neighborhood association and look more closely at the situations and opportunities there. Several of the commission members showed interest and the President stated that they would be in contact.

The Director thanked Ms. Copas for speaking at the meeting and stated that the Mayor, the members of the commission, and City Council members are aware of the issues surrounding that area and have expressed concern about these issues and how to revitalize it. He stated that the City plans to set up a series of community meetings so that they can start collecting the neighbors' thoughts and visions for that area. The President stated that this issue has come up periodically, and that the commission is open to suggestions and they are also considering what it is that they can do to improve this area. The President explained that they may need to reconsider what can go in this area, he stated that many of the fast food restaurants have moved out closer to I-265 since it is a main thoroughfare. He suggested some ideas such as an upscale restaurant, family activities, upscale or mid-level residences, and to explore some other options than what has previously been in that area. He encouraged fresh ideas at the community meetings. He stated that if they can make a difference there, it is not just going to impact this small area but also areas around Colonial Manor. Mr. Barksdale stated that they have this site on the radar and that he appreciated the neighbors getting together and helping to start get the ball rolling. He reiterated the public meetings and stated that this site has great potential. Mr. Stewart thanked the speakers for coming in today and for being so well prepared. Mr. Dickey stated that this needs to be a community wide focus. He stated that there are several infrastructure projects planned for this area that he believes will provide a great benefit to this area, such as the Slate Run Rd. improvements.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **Claims Worksheet dated 2/11/2019**. Mr. Barksdale asked about the four PNC Bank and Wesbanco Bank invoices. The FCM responded that the PNC Bank payments were for the Grant Line West bond and the Wesbanco Bank payments were for the Spring Street Hill Garage Bond. Mr. Dickey motioned to approve the Claims Worksheet in the amount of \$807,734.78 dated 2/11/2019. Mr. Middleton seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was the **Emergency Repair Program Applicant on Market Street**. The Director stated that they asked last time for the breakdown of Emergency Repair Program and Repair Affair repairs that have been completed thus far this Fiscal Year. A chart and map were provided for the commission members. The Director stated that the current applicant qualifies for the Emergency Repair Program in every aspect other than being located in the CDBG Target Area. The Director referred to the CDBG Target Area map with the applicant's home marked. The President asked how much was allocated for the Emergency Repair Program. The FCM responded that it was \$75,000. Mr. Dickey asked if the missing section of the target area was the midtown area. The FCM responded that this was left out due to

the last census. There was a discussion amongst the commission members regarding possible amendments to the agreement with New Directions that would focus on certain areas of town or change the approval process. The FCM explained that it is not possible to pick and choose the properties because of how the applicants apply, which is at different times throughout the fiscal year. The FCM stated that we can change the Emergency Repair Program policy to go city wide because we always do it by low income individual, not by an area. The President stated that he does not have a problem with considering the properties as they come up on an exception basis. The Director stated that this is something that could be looked at in the next fiscal year instead of making an amendment to the agreement for the remainder of this year. The President stated that it made sense to concentrate in a particular area. The FCM noted that this was the initial thinking when the policies came up, however when the requests come in to the Emergency Repair Program, they come in one at a time, there is not a waiting list from which CDBG Target Area properties can be chosen first. Mr. Dickey asked to take a look and review what our policies are. Mr. Barksdale asked if the budget for Emergency Repair Program is expended by year's end in the past. The FCM responded that several years back, the budget was expended by year's end and they needed more. However in the last 4 to 5 years, it has not been expended, but they are waiting to see what happens this year, she predicted that they had spent approximately \$20,000 so far this fiscal year. Mr. Stewart asked how a homeowner gets word of this program. The FCM responded that at the beginning of each fiscal year, New Directions puts an ad out in the paper, they also send flyers out, they post a video on their website, and that we have a posting in our office. Mr. Dickey added that the Building Commissioners office refers people, if they are alerted to an issue. Mr. Dickey motioned to approve the Emergency Repair Program Applicant on Market Street. Mr. Barksdale seconded and the motion carried 5-0.

The second item of Other Business was the **INDOT Invoices for Change Order No.7 and Final Quantity Adjustment Change Order for the State St. Signals Project**. The City Engineer explained that the Change Order No. 7, was for the deep patching associated with the areas that were paved for the signal project. He explained that INDOT originally didn't allow for them to design any type of deep patching areas, however after he walked the site, he identified areas that could benefit from deep patching. He said that this was necessary to avoid paying for an overlay then having the road fail in a matter of a year. He stated that originally the City was going to be 100% responsible for the change order costs, but later on, they applied for additional funding and so this amount is actually the 20% of the additional funding that was received. The City Engineer explained that the Final Change Order is the close out change order, he explained that as they are adjusting the final quantities, they sometimes have an overrun or underrun, in this particular case, it is a small overrun. He explained that this one is also for the 20% match. Mr. Dickey motioned to approve the INDOT Invoices for Change Order No.7 in the amount of \$24,895.66 and Final Quantity Adjustment Change Order for the State St. Signals Project in the amount of \$90.00. Mr. Middleton seconded and the motion carried 5-0.

The third item of Other Business was the **INDOT – LPA Funding for Signals at State Street & Oak Street and State Street & Cherry Street**. The City Engineer stated that both of these signals were originally part of the State Street Signals project when it bid the first time. It was well in excess of what the City had for federal funding, the scope of the project was reduced by eliminating these two signals and rebidding it. Later, the City applied for additional federal funding and received funding for both of these signals. He explained that the City is responsible for the 10% local match at \$26,840 for the signal at State Street and Oak Street and for the 10% local match at \$29,414 for the signal at State Street and

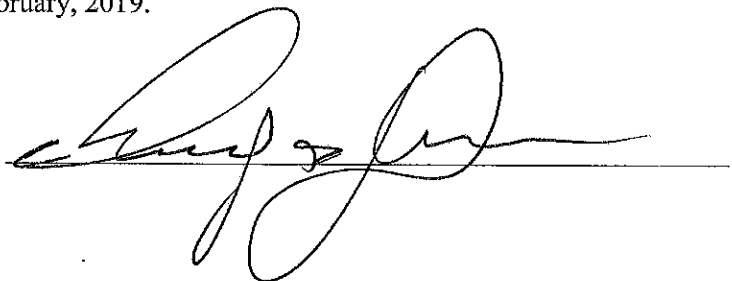
Cherry Street. The City Engineer noted that the current estimate is slightly higher than the current funding, so it is possible that the local match would be slightly higher than 10%, but we won't know until after the letting. He explained that anything that is over, the City will be 100% responsible for covering. Mr. Dickey motioned to approve the \$26,840 match for the signal at State Street and Oak Street and the \$29,414 for the signal at State Street and Cherry Street and requested that any changes in these amounts come back before the commission. Mr. Barksdale seconded and the motion carried 5-0.

The fourth item of Other Business was the **Fiscal Year 2019 Community Development Block Grant Program One-Year Action Plan Citizen Participation Plan and Schedule**. The Director explained that today he requests that the commission authorize the FY19 Citizens Participation Plan and key dates for the FY19 CDBG One-Year Action Plan. Mr. Dickey motioned to approve the Fiscal Year 2019 Community Development Block Grant Program One-Year Action Plan Citizen Participation Plan and Schedule. Mr. Stewart seconded and the motion carried 5-0.

The fourth item of Other Business were several roadway projects discussed with the City Engineer. Mr. Barksdale asked about the **State Street and Daisy Lane left turn**, the City Engineer stated that he met with the engineers working on this project and that the design is still being modified to accommodate the new strip center that has gone in on the other side of Daisy Lane. The President noted the need for a stop sign at the **Taco Bell exit at Summit Springs**. The City Engineer stated that he will talk to the Street Department about installing a stop sign at that location. The President asked for an update on the **manholes** being brought up to grade, to which the City Engineer responded that there are still a few that need to be adjusted, but assured the commission that they do have a punch list and that they are still going through it. The President asked for an update on **Mt. Tabor Road**. The City Engineer stated that it has been one way traffic going from Klerner Lane to Grant Line Road and that at today's Board of Works meeting, they approved a full closure of Mt. Tabor Road from Klerner Lane to the Presbyterian Church. He explained that by closing this portion completely, they will be able to shave about 2 months of construction time off of the project. He stated that they will be opening the portion of Mt. Tabor Road on February 25th from Grant Line Road to the Presbyterian Church with 2-way access to accommodate the daycare. Mr. Barksdale stated that the **signal at Pearl Street and Elm Street** didn't seem to be on the loop. The City Engineer stated that the green time wasn't long enough to accommodate the traffic coming off the ramp on Elm Street, so to accommodate that traffic, some adjustments were made in the timing to ensure that traffic was able to move. He stated that at the times that it is not rush hour, it has caused the people at Pearl Street to have to wait for an extended time. He stated that there is a mechanism within the controller where they can set certain programs for the time of day that he will have signal maintenance adjust. Mr. Barksdale asked the City Engineer to take a look at the signal at **Market Street and Vincennes Street**. The City Engineer stated that he has asked signal maintenance to make the change to how the signal was before the conversion with Vincennes Street as the primary route, and when someone approached on Market Street, it would switch.

There being no other business, the meeting was adjourned at 3:29 PM.

Approved and Adopted this 26th day of February, 2019.

A handwritten signature in black ink, appearing to be "Chris J. [unclear]", written over a horizontal line.

Irving Joshua, President

ATTEST:

A handwritten signature in cursive script that reads "David C. Barksdale". The signature is written in black ink and is positioned above the printed name.

David Barksdale, Secretary