

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 14, 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: Elaine Murphy, School Board Advisory Member

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)

Others Present: Trent Baker, TJB Consulting
Lisa Donohue, New Albany Housing Authority
Linda Moeller, City Controller
Chris Morris, News and Tribune
Robbie Norrington, Union Representative
Ed Revers, Revers Architecture and Design
Bob Stein, United Consulting
Larry Summers, City Engineer

The President called the meeting to order at 2:30 p.m. Roll was called. Elaine Murphy, School Board Advisory Member was absent.

The first item of business was the bid opening for the **Alleyway Improvements Project**. The President opened the bid and read it aloud. The base bid received from TRC, LLC was for \$222,000.00, with alternate one for \$14,000.00, alternate two for \$60,000.00, alternate three for \$20,000.00, alternate four for \$20,000.00, and unit price no. 1 for \$2,500.00. Mr. Dickey motioned to take the Alleyway Improvements Project to TRC, LLC for the \$222,000.00 base bid under advisement. Mr. Barksdale seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes from the April 9, 2019 meeting**. Mr. Dickey motioned to approve the April 9, 2019 minutes. Mr. Middleton seconded and the motion carried 5-0.

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

Old Business:

The Director provided an update on **Colonial Manor**. He stated that the original offer is no longer viable.

New Business:

The first item of New Business was the **Claims Worksheets dated 4/22/2019 and 5/6/2019**. Mr. Stewart asked for an update on the **Lancaster Lofts** project. The Director stated that the project is moving forward and that the developer will partner with the commission regarding design. He stated that they should expect a groundbreaking in June. Mr. Stewart motioned to approve the Claims Worksheets in the amount of \$200,718.75 dated 4/22/2019 and \$422,188.14 dated 5/6/2019. Mr. Barksdale seconded and the motion carried 5-0.

The second item of New Business was the **CDBG FY19 Final Plan Approval and Budget**. The Director noted that FY19's allocation included an increase of \$7,588.00. The PFS stated that no comments were received during the 30 day period. Mr. Dickey motioned to approve the CDBG FY19 Final Plan Approval and Budget. Mr. Middleton seconded and the motion carried 5-0.

The third item of New Business was the **Oak and Union Sidewalks Project – Excel Excavating, Inc. CO #1 and Complete Retainage Release**. The PFS explained that Change Order #1 is for a contract reduction in the amount of \$15,385.36. Mr. Dickey motioned to approve the Oak and Union Sidewalks Project – Excel Excavating, Inc. CO #1 in the amount of \$15,385.36 and Complete Retainage Release in the amount of \$19,163.99. Mr. Barksdale seconded and motion carried 5-0.

The fourth item of New Business was the **Mt. Tabor Rd. Project – INDOT Invoice for CO #8 and #11**. The PFS stated that Change Order #8 is for the electronic message boards per BOW's request in the amount of \$9,000.00 and the Change Order #11 is for the slope work at the corner of Charlestown Rd. and Mt. Tabor Rd. in the amount of \$31,109.38 for a total of \$41,009.38. Mr. Stewart motioned to approve the Mt. Tabor Rd. Project – INDOT Invoice for CO #8 and #11 for the total amount of \$41,009.38. Mr. Dickey seconded and the motion carried 5-0.

The fifth item of New Business was the **FY2018 Griffin Rec. Center Project – Meyers White, Inc. Partial Retainage Release**. The PFS explained that we are asking approval to release half of the retainage held in the amount of \$8,059.00. She stated that we are asking to hold a portion of the retainage until a repair being made to the gym floor is complete. Mr. Middleton motioned to approve the FY2018 Griffin Rec. Center Project – Meyers White, Inc. Partial Retainage Release in the amount of \$8,059.00. Mr. Barksdale seconded and the motion carried 5-0.

The sixth item of New Business was the **State St. Signals (at Oak and Cherry Streets) Construction Observation – United Consulting Contract**. Mr. Barksdale asked if these signals were the last two for the State St. Signals Project. The PFS stated that they were and that the local match has been approved. Mr. Stewart motioned to approve the State St. Signals (at Oak and Cherry Streets) Construction Observation – United Consulting in the amount not to exceed \$99,600.00. Mr. Dickey seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was the approval to dispose of **702, 704, and 706 W. Market Street and 802, 804, 806, 808, and 810 Vincennes Street**. Trent Baker, TJB Consulting, explained that each group of properties would be lumped together to provide a bigger economic impact to their respective area. He stated that after receiving approval to dispose of these properties, they would be put out to bid with a bid opening at the June 11th New Albany Redevelopment Commission meeting. He stated that if an

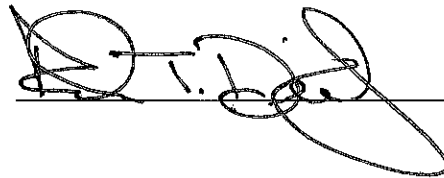
acceptable bid is not received, after 30 days they have the potential to be sold individually or a RFP can be put out for the properties. Mr. Dickey motioned to approve the disposal of 702, 704, and 706 W. Market Street for the project minimum asking price of \$19,000.00 and 802, 804, 806, 808, and 810 Vincennes Street for the project minimum asking price of \$143,850.00. Mr. Barksdale seconded and the motion carried 5-0.

The second item of Other Business was the purchase of the **AT&T Parking Lot**. The City Controller explained that for any real estate over \$10,000.00, they are required to wire the funds. The Director stated that the purchase of the parking lot is \$129,000.00. Mr. Middleton motioned to approve the purchase of the AT&T Parking Lot in the amount of \$129,000.00. Mr. Dickey seconded and the motion carried 5-0.

The third item of Other Business was **Indiana Landmark's Ribbon Cutting for the Kunz-Hartman House**. The Director noted Redevelopment's contribution to the restoration of the house and encouraged the commission to attend the ribbon cutting on Monday, May 20th at 4:00 pm.

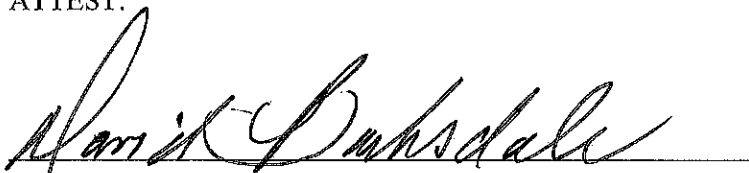
There being no other business, the meeting was adjourned at 3:03 PM.

Approved and Adopted this 28th day of May, 2019.



~~Irving Joshua, President~~
ADAM DICKEY, VICE PRESIDENT

ATTEST:



David Barksdale, Secretary