

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 13, 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
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)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Jason Applegate, Extol Magazine
Lisa Donohue, New Albany Housing Authority
Rachel Henry, HMB Professional Engineers, Inc.
K&I Builders Representative
Linda Moeller, City Controller
Neighborhoods Now, LLC Representative
J. Chad Sprigler, SBG Development
Bob Stein, United Consulting
Larry Summers, City Engineer
Jake Zurschmiede, Redevelopment Intern

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

The first item of business was the **Bid Opening for the Proposals for 802, 804, 806, 808, 810, Vincennes Street**. One proposal was received for this site. Mr. Sprigler of SBG Development, presented his project proposal for Vincennes Street Townhouses. The project proposal consists of the construction of 7 single-family residences ranging from 1,172 sq. ft. to 1,449 sq. ft. with garages. Mr. Sprigler stated that the materials used would be brick, Hardie Board, and Stone Accents to fit into the wider neighborhood and fit into the historical character of the nearby area. Mr. Barksdale asked if the townhomes would be owner occupied. Mr. Sprigler confirmed that they would be owner occupied and not rentals. Mr. Sprigler requested help with infrastructure involving the project such as the utilities and alleyway. Mr. Barksdale asked if there was a plan to have the existing structures moved if they were not to be incorporated in the design. Mr. Sprigler noted that if a move was feasible, he would entertain the idea. Mr. Barksdale motioned to approve the Proposal for 802, 804, 806, 808, 810 Vincennes Street and to begin negotiations to draft an agreement. Mr. Stewart seconded and the motion carried 5-0.

The second item of business was the **Bid Opening for 717 and 719 Cherry Street**. One bid was received from Neighborhoods Now, LLC for the minimum asking price of \$14,250. The President stated that the project was to build market rate apartments at this location. Mr. Barksdale requested renderings and a list

of materials to be used. Mr. Barksdale motioned to approve the bid from Neighborhoods Now, LLC contingent upon project stipulations. Mr. Dickey seconded and the motion carried 5-0.

The third item of business was the **Bid Opening for 624 Vincennes Street**. The Director stated that no bids were received for this property so the next step will be to publish a Request for Proposals for this site. Mr. Dickey motioned to approve the publication of a Request for Proposals. Mr. Barksdale seconded and the motion carried 5-0.

The fourth item of business was the **Approval of the Minutes from the July 23, 2019 meeting**. Mr. Barksdale motioned to approve the Minutes from the July 23, 2019 meeting. Mr. Middleton seconded and the motion carried 5-0.

The fifth item of business was the **Comments from the Public**. Jason Applegate, Extol Magazine, announced that they would be having a launch party for the Wedding Issue at the Calumet Club on August 28th from 5:30 – 8:00 pm. The Director responded that the City will plan to have a booth and will reach out to Lancaster Lofts.

Old Business:

The first item of Old Business was the **2019 Alleyway Project Quote Recapitulation**. The Director stated that for the electrical improvements only to the Alleyway, Delta Services, LLC and Star Electric, LLC both submitted a quote. Delta Services, LLC's quote was the lowest at \$9,600. He stated that this is funded by the UEA and is pending building owner approval. He stated that the goal was to have this portion of the project completed before Harvest Homecoming. Mr. Barksdale suggested looking at other alleyways for lighting improvements in addition to this location. Mr. Dickey motioned to approve the awarding of the Electrical Improvements in the Alleyway to Delta Services, LLC, pending building owner approval, for the amount of \$9,600. Mr. Middleton seconded and the motion carried 5-0.

The second item of Old Business was the **Bid Awarding for Green Space at E. Main Street and E. 15th Street**. Rachel Henry, HMB Professional Engineers, Inc. recommended that the contract be awarded to the apparent low bidder, TRC, LLC in the amount of \$198,025. The base bid amount of \$150,672 will be paid from the State Street TIF. The alternate No. 1 amount of \$47,353 will be paid from the State Street Parking Garage TIF. Mr. Barksdale motioned to approve the contract for the Green Space at E. Main Street and E. 15th Street in the amount of \$198,025 to TRC, LLC. Mr. Middleton seconded and the motion carried 5-0.

New Business:

The first item of New Business was the **Claims Worksheet dated 8/5/2019**. Mr. Barksdale asked about the payments to Allterrain Paving and Construction for the Market Street Streetscape. Mr. Dickey asked about the payment to cut and weed properties and suggested moving forward with disposing of these so that we do not continue to pay these maintenance costs. Mr. Dickey motioned to approve the Claims Worksheets in the amount of \$428,441.36 dated 8/5/2019. Mr. Barksdale seconded and the motion carried 5-0.

The second item of New Business was the **Purchase of 2724-2730 Charlestown Road**. The Director stated that the property is available for \$165,000 and that the average of the two appraisals was \$171,000.

He stated that for now, it would be used to stage the equipment for the Slate Run Road project and after that project is completed, they would explore potential uses. Mr. Stewart motioned to approve the Purchase of 2724-2730 Charlestown Road not to exceed \$165,000. Mr. Dickey seconded and the motion carried 5-0.

The third item of New Business was the **DNA Harvest Homecoming Garage Request**. The Director stated that this was the same as last year. He explained that DNA would man the garage Thursday and Friday starting at 4 pm until 10 pm and Saturday and Sunday all day. They would continue the split of 75% to DNA and 25% to the Redevelopment Commission. Mr. Dickey motioned to approve the DNA Harvest Homecoming Garage Request with the split of profits 75% to DNA and 25% to the Redevelopment Commission, subject to review with traffic patterns. Mr. Barksdale seconded and the motion carried 5-0.

The fourth item of New Business was the **INDOT Invoice for Change Order #7 for Grant Line Road South**. The City Engineer stated that this Change Order in the amount of \$17,605.90 is for the increase due to a revision to the driveway for apartments at 2510 Grant Line Road. He added that this work was considered non-participating because the revision went outside of the right-of-way, but the owner gave us the right-of-entry to do the work. Mr. Middleton motioned to approve the INDOT Invoice for Change Order #7 for Grant Line Road in the amount of \$17,605.90. Mr. Dickey seconded and the motion carried 5-0.

The sixth item of New Business was the **Market Street Change Order #3**. The City Engineer stated that this was due to the custom pier detail being modified to be cast concrete rather than stacked block to mitigate a fit issue with the light fixture bolt plate and limestone cap. He stated that work includes additional materials and labor. He added that the final walk through will be August 28, 2019. Mr. Barksdale motioned to approve the Market Street Change Order #3 for the amount of \$9,693.99. Mr. Dickey seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was allocation of TIF funds to **paving**. The Director stated that they are several weeks ahead on the paving plan for this year and that there are three different high traveled commercial corridors that would benefit from paving. The first being Charlestown Road from Kamer Miller Road to Sunset Drive, which can be found in the Charlestown Road section of the TIF worksheet in the amount of \$270,000. He stated that this paving would be done at night. He stated that the next would be Grant Line Road from Charlestown Road to Daisy Lane located in the Monon section of the TIF worksheet in the amount of \$91,000. The third paving project would be Grant Line Road from McDonald Lane to Mt. Tabor Road in the Park East section of the TIF worksheet in the amount of \$215,000. The Director stated that they are asking for an allocation of \$576,000 to the paving budget to be completed this year. Mr. Stewart asked how much was in the paving budget for the year. The City Engineer responded that including these totals and Community Crossings Grant money, it is roughly \$4.5 million. The Director added that it includes the \$1.5 million from the TIFs including this allocation. The City Engineer added that several of the businesses at the industrial park sent in a thank you in appreciation for the paving that has benefited them. Mr. Dickey motioned to approve the allocation of \$576,000 to the paving budget. Mr. Middleton seconded and the motion carried 5-0.

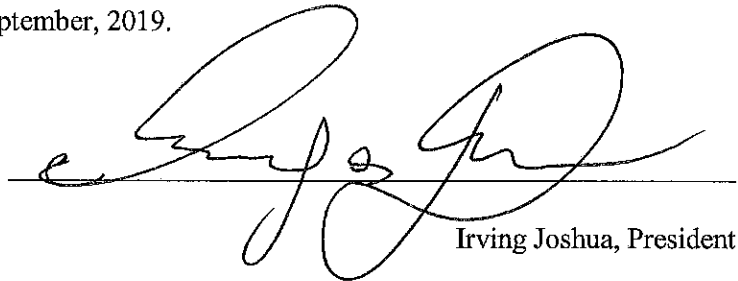
The second item of Other Business was the President's ask about locations for **sidewalk improvements** and if any of the locations approved for paving are also being considered for sidewalks. He noted that the city has made an effort to make the city more walkable. The City Engineer stated that the only location that may be considered for sidewalks within those particular areas just approved, is the last portion of sidewalks from Daisy Lane to Logan Street on Grant Line Road. The President suggested that all of these locations be looked at for possible sidewalks. The City Engineer added that the current major infrastructure improvement project at Grant Line Road is one of the last segments of an arterial in the City of New Albany that was without a sidewalk. He stated that is a major improvement for that corridor. He noted the Mount Tabor Road project is getting sidewalks which will directly benefit the school. Mr. Barksdale asked about a portion of Charlestown Road that does not currently have sidewalks. The City Engineer stated that they applied for federal funds for a project from Hedden Court to Genung Drive, however due to over allocation of federal funds over the last several years, they did not receive federal aid. He added that they are currently looking at a smaller project on an interim basis on Charlestown Road that would address the sidewalk concern from ERL to Hedden Court.

The third item of Other Business was Mr. Barksdale's concern about the portion of **Spring Street east of Silver Street**. He noted the closure of the drugstore at the corner of Spring Street and Silver Street, Dairy Queen, the service station further east and several of the businesses in the strip center on the north side of Spring Street.

The fourth item of Other Business, Elaine Murphy, School Board Advisory Member, noted that **NAFCS** is up 25 students from last year and off to a smooth start.

There being no other business, the meeting was adjourned at 3:50 PM.

Approved and Adopted this 10th day of September, 2019.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary