

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 27, 2021 at 2:30 p.m., virtually, through Zoom.com.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
Terry Middleton, Secretary
Jason Applegate
Jennie Collier
Elaine Murphy, School Board Advisory Member

Commission Members Absent:

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Project Manager (PFPM)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Josh Darby, Jacobi, Toombs & Lanz
Michael Fulkerson
Shane Gibson, Corporate Counsel
Greg Goodnight, Connecting Strategies LLC
John Kraft, Young, Lind, Endres & Kraft
Jamie Lake, J. Lake Architecture & Design
Nick Lawrence, The Wheatley Group, LLC
Linda Moeller, City Controller
Jill Saegesser, Wheatley Group LLC
Chad Sprigler, The Sprigler Company
Daniel Suddeath, News and Tribune
Larry Summers, City Engineer
Beau Zoeller, Frost Brown Todd

The President called the meeting to order at 2:32 PM. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the **July 13, 2021** meeting. The President asked if there were any necessary additions or modifications. Mr. Applegate motioned to approve the **July 13, 2021 minutes**. Mrs. Collier seconded and the motion carried 5-0.

The second item of business was the **Comments from the Public**. The President allowed time for the public to comment. The President noted that there were no comments from the public.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **American Rescue Plan Survey**. The Director stated that the American Rescue Plan survey is being finalized and will be available in the next few weeks to collect

public input on the American Rescue Plan. The President asked if the survey will be available on the website. The Director responded that the survey will be pushed out in various forms including the website and social media. He added that he will get that information to the Commission as soon as it is made available. Mr. Applegate stated that the City Council held a public meeting for comments on ARP last Thursday and that once the meeting minutes are published, suggested that a copy of the minutes be made available to the Commission members. The President requested that the meeting minutes from the Council's public meeting be incorporated into the NARC minutes to ensure that they are made aware of those requests. Mr. Applegate responded that Mrs. Collier and he will work with the Director to have something to present to the Commission. Mr. Dickey noted that he attended the meeting as well, so three of the Commission members were in attendance. He asked if there will be future hearings. Mr. Applegate responded that he thought they were scheduled on a quarterly basis but would need to look back at the ordinance to make sure that was correct. Mr. Dickey noted that good comments were received from the public, drainage was mentioned along with quality of life suggestions, and overall good content came out of the hearing.

The second item of New Business was the **Residences of Town Clock Place Project and Development Agreement Update**. The Director stated that engineering issues have been identified on the building that was originally intended to be saved. He added that the developer did all of their due diligence. The Director stated that the developer has talked to engineers and has received a Certificate of Appropriateness. He added that the Historic Preservation Commission has signed off on the demolition of this building. The Director added that the new design will be able to fit additional retail spaces, which will include two retail spaces now. The Director stated that the new agreement does not include any additional incentives from the original agreement. The Director stated that the developer, Chad Sprigler was on the call. Mr. Sprigler stated that the project will add 11 residential units to the downtown and allow for additional retail space. He added that it is going to be an even better project than what was originally presented to the Commission. The President noted that renderings were in the packets. Mr. Applegate stated that it was disappointing that the historic value of the structure was not able to be saved, however noted that the façade of the updated project compliments that of the Town Clock Church and added that as an independent project is a good one for the City of New Albany. Mr. Dickey echoed Mr. Applegate's comment about the façade of the structure and requested that if there were any changes that those come before the Commission. The Director noted that the Development Agreement requires the developer to come before the Commission for any changes. Mr. Sprigler responded that he needs to meet with the Historic Preservation Commission for final approval and noted that he has met with Laura Renwick with Indiana Landmarks several times during this process. Mr. Dickey added that this is an exciting project for downtown and noted the area from the previous project that was built around historic preservation and reiterated to be mindful of the complimentary façade to Town Clock Church. Mr. Dickey motioned to approve the **Residences of Town Clock Place Development Agreement** to include a development incentive of a reimbursable \$75,000 contingent upon approval of any design changes. Mr. Applegate seconded and the motion carried 5-0.

The third item of New Business was the **Wildcat LLC Development Agreement**. The Director stated that this development is located on State Street and would include infrastructure improvements of up to \$300,000. The Director added that this agreement would finalize the deal with Panera Bread in addition to two other units and that the incentives would mostly go into improvements to the intersection at State Street. The President asked if the signals on State Street would be synchronized with this signal. The City Engineer responded that the signal will only contribute to a delay of one to two seconds on the corridor and has requested that the developer do an additional study to optimize signal timing from I-265 to Green Valley Road and mitigate existing conditions so that it doesn't contribute anything more. Mr. Applegate asked if the upcoming street markings will be considered in these improvements and noted if there were any areas that should not be marked until after the installation of this signal. The City Engineer responded that the street markings will be installed in September towards the end of the Daisy Lane project to

include interstate shields along the corridor. He stated that he didn't envision that affecting this intersection and added that a left turn lane should be included into this development into Kroger off the State Street corridor. He added that striping modification will be needed in the area but interstate shields will not be affected by that. The City Engineer added that he will pull the plans to ensure that nothing will interfere with this location. Mr. Dickey stated that the plan commission and the City Engineer should look at the connectivity with this project, including interconnection to Target and Baptist Health. He added that a lot of vehicular traffic meanders from storefront to storefront and would appreciate developers putting in connectors and making sure that there are other contingencies from a planning standpoint. Mr. Dickey added that landscaping and other buffers should be included considering that this was a greenspace prior to this development. He added that although that falls outside of this Commission he recommended those suggestions and believe that this will be a good development. The Director stated that there will be right-of-way back behind the hill and may be able to build connectivity in that regard. He added that the development incentive is up to \$300,000 but a lot of it is based on different goals that the development will have to meet as part of this project. He added that the development is eligible up to \$300,000 and is structured in a way to incentivize a good development. Mr. Applegate noted that he lives near this area and explained that at a local level everyone knows this as the State Street corridor, but regionally this is where I-265 meets I-64 and there is traffic traveling from the East End Bridge. He stated that this is a major interstate exit. He stated that it is very commercial with travelers heading to Louisville, Cincinnati, and Evansville. He noted that this project adds additional commercial retail but that this is a major exit and on and off ramp to a lot of surrounding areas and roadways around the Midwest if not the country. The President asked about signage along the highway that indicates conglomerate places like that and asked the City Engineer who is in charge of getting that signage out. The City Engineer responded that the green signage is INDOT and if there is a signage request to INDOT to let him know. The President stated that they would need to think about that as this exit can be a last stop and as a way to advertise with this corridor as a gateway to the rest of city. Ms. Murphy asked about sound barriers along the interstate. The City Engineer responded that INDOT has stated that sound barriers will not be added unless lanes are added and INDOT will only justify sound barriers by additional infrastructure, not by traffic count. Mrs. Collier made a motion to approve the **Wildcat LLC Development Agreement** to include the total value of the development incentive not to exceed \$300,000. Mr. Dickey seconded and the motion carried 5-0.

The fourth item of New Business was the **Schell Ln. Sidewalk – JTL Construction Inspection Contract**. The Director stated that this was an inspection contract for Schell Lane. The City Engineer stated that this project was expected to start the week of the 6th and that the contractor is to get notices out to residences and that communication has begun. The President asked how long it will take. Josh Darby stated that the Notice to Proceed was received on July 6th and that there is a 120 day contract period with November 15th as the date of completion. The Director added that this project will help the neighborhood and noted that the contract was for \$20,000 for on site construction inspection. Mr. Applegate motioned to approve the **Schell Ln. Sidewalk – JTL Construction Inspection Contract** not to exceed \$20,000. Mrs. Collier seconded and the motion carried 5-0.

The fifth item of New Business was the **Claims Worksheets** dated 7/19/2021. The President stated that staff was available to answer any questions or concerns. Mrs. Collier motioned to approve the **Claims Worksheet** dated 7/19/2021 in the amount of \$246,063.43. Mr. Applegate seconded and the motion carried 4-0.

Other Business:

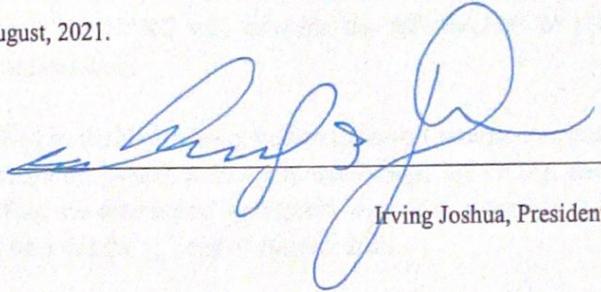
The first item of Other Business was Mr. Applegate's comment that City Councilman David Aebersold had noted the Elm Street Sidewalk Project at the City Council meeting and commended the contractor for the good work that they had done. Mr. Applegate noted that All Terrain did the work and acknowledged

that this was a Redevelopment project and noted that it looks great and was completed quickly. Mr. Dickey noted that there have been several Redevelopment projects that have finished up and they never did an official ribbon cutting and asked if they could get those scheduled. He added that the Commission should tout the good work that they do and spread that message. The Director responded that he would look into that and talk to Communications and see what they can do about that. He added that he was happy with recent projects like Elm Street sidewalk project, Olive Avenue sidewalk project, improvements at the Griffin Center, the pocket park on Main Street and various other projects and restated that he would get with communications and see what they can do about possibly scheduling some ribbon cuttings.

The third item of Other Business was Ms. Murphy's update from the **New Albany Floyd County School Corporation**. She stated that teachers come back Friday and that kids will be back on Tuesday. She stated that they are sending positive thoughts and prayers to teachers and staff members. She added that they have worked hard over the summer with programs that helped to get students caught up as best that they can and are praying for normalcy as school gets started back up.

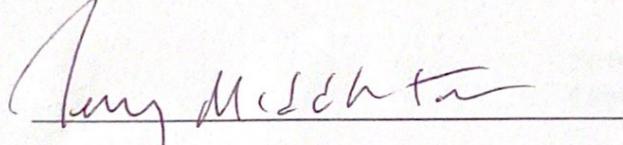
There being no Other Business, the meeting was adjourned at 3:06 PM.

Approved and Adopted this 10th day of August, 2021.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary