

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 9, 2015, 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
Edward Hancock, Secretary
Dan Coffey

Commission Members Absent: John Gonder

Staff Members Present: David C. Duggins, Jr., Director
Trent Baker, Economic Development Office
Jessica Campbell, Public Facilities Specialist (PFS)
Robin King, Neighborhood Initiatives Assistant (NIA)
Brad Ramsey, Concentrated Code Enforcement

Others Present: Lisa Donohue, New Albany Housing Authority
Jim Silliman, Jacobi, Toombs, and Lanz
Daniel Suddeath, New Albany Tribune
Larry Summers, City Engineer

The President called the meeting to order at 2:33 p.m., and roll was called. Mr. Gonder was absent.

The first item of business was **Approval of the minutes from May 12, 2015**. Mr. Dickey motioned to approve the minutes, Mr. Coffey seconded, and the motion carried 4-0.

The second item of business was **Examination of the Financial Report**. The President asked about the \$1,400.00 payment to Murphy Elevator for repairs to the parking garage elevator. The PFS explained that it was for repairs to the jammed door. The President stated he was concerned that the water runoff problem in the elevator and on the steps of the garage could possibly lead to a liability issue. This led to a discussion about skateboarding in the garage, and the extent of the City's liability in case of an injury. The Director stated that there are signs on the premises prohibiting skateboarding and rollerblading, and he would ask the legal department if adding a statement to the existing signage limiting the City's liability would be sufficient protection for the City.

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

Mr. Hancock asked if a date was set for the opening of the **River Run Water Park**. The Director stated it would be opening June 26, and the ribbon cutting would be July 1, at 12:00 p.m. Mr. Dickey asked if the entrance had been fixed yet. The Director stated it had not yet been, but it will be ready for the opening. The President asked about security at the water park. The Director explained that there is a state-of-the-art, real-time, interactive camera system, which is monitored at all times when the water park is in operation.

The first item of new business was the **Krempp Construction Change Order #2, #3, and #4, for the River Run Water Park**, for a deduction of \$24,528.00. The Director explained that the three change orders removed items included in the original scope of work that it was determined were no longer needed. Mr. Hancock motioned to approve Change Orders #2, #3, and #4, for a total deduct of \$24,528.00. Mr. Dicky seconded, and the motion carried 4-0.

The second item of new business was the **Morel Construction Change Order #4 for Silver Street Park** in the amount of \$24,894.00. The Director explained that the additional charge was to build a driveway behind the building and extend the perimeter curtains at all exit doors. Mr. Dickey motioned to approve the Morel Construction Change Order #4 for Silver Street Park in the amount of \$24,894.00. Mr. Hancock seconded, and the motion carried 4-0.

The third item of new business was **Patriot Engineering and Environmental, Inc. Proposal for Preliminary Geotechnical Engineering Investigation and Environmental Services for Proposed Shovel Ready Project – Grant Line West Industrial and Business Park**, for a not-to-exceed cost of \$7,500.00. The Director explained that this proposal was to complete the engineering and environmental studies necessary to have the 40 acres at Grant Line West classified as “shovel ready” and placed on a State of Indiana database that industries looking for space frequently use. Dan Coffey motioned to approve the Patriot Engineering and Environmental, Inc. proposal for a not-to-exceed cost of \$7,500.00. Mr. Hancock seconded, and the motion carried 4-0.

The fourth item of new business was the **Redwing Ecological Services, Ind. Proposal for Water/Wetland Permitting Services for Grant Line West Industrial and Business Park**, for a not-to-exceed cost of \$12,900.00. The Director explained that the proposal was to complete the necessary ecological studies, and to identify any required wetlands mitigation in order to have the area classified as “shovel ready.” Mr. Coffey motioned to approve the Redwing Ecological Services, Ind. Proposal for Water/Wetland Permitting Services for Grant Line West Industrial and Business Park, for a not-to-exceed cost of \$12,900.00. Mr. Dickey seconded, and the motion carried 4-0.

The fifth item of new business was the **Cripe, Inc. Contract for Architectural and Engineering Services for the Coyle property development**, for a not-to-exceed cost of \$125,000.00. The Director explained that this contract is for the site plan. Mr. Dickey motioned to approve the Cripe, Inc. contract for Architectural and Engineering Services for the Coyle property development, for a not-to-exceed cost of \$125,000.00. Mr. Hancock seconded, and the motion carried 4-0.

The last item of new business was the **Jacobi, Toombs, and Lanz Professional Engineering and Services Agreement for Bono Road Rehabilitation Project**, in the amount of \$24,750.00. The Director explained that the project would be funded from Fiscal Year 2015 CDBG grant award. Jim Silliman of Jacobi, Toombs, and Lanz stepped up to the podium to answer questions from the Commission. Mr. Hancock asked which section of Bono Road would be rehabilitated. Mr. Silliman stated that the plan included the entire length of Bono Road, from Graybrook Lane to Green Valley Road. Mr. Dickey asked if the contract addressed the base failure and width. Mr. Silliman answered it did not. It only addressed replacing the pavement. The City Engineer explained that Jacobi, Toombs, and Lanz determined from core samples that the entire road needed full redesign and reconstruction. Mr. Hancock asked if all of the

old road would be removed, and a new bed put down. Mr. Silliman stated it would, including the curbs and ADA compliant ramps. Mr. Dickey asked if there had been a conversation to address the worse spots short term. The Director stated that it was determined that spot repairs were pointless. Mr. Dickey stated that enhancements from a mass transit standpoint should be considered, and that perhaps the City and the New Albany Housing Authority could approach TARC about enclosed bus stops, as well as enhanced bus routes. The City Engineer stated that TARC has identified this location as the #1 stop, and has plans to include it in the next round of bus stop installations. The Director asked Mr. Silliman to give a presentation to the Commission at the July 14, 2015 Redevelopment Commission meeting. Mr. Dickey motioned to accept the Jacobi, Toombs, and Lanz Professional Engineering and Services Agreement for the Bono Road Rehabilitation Project in the not-to-exceed amount of \$24,750.00. Mr. Coffey seconded, and the motion carried 4-0.

In other business, the Director presented a proposal from **T. A. Ginkins for Binford Park improvements**, in the amount of \$97,750.00. The Director stated that increased use of the park has led to a need for additional parking. He explained that this project would add 40 additional parking spaces and a retaining wall made from the decorative bricks from the old shelter. Mr. Coffey motioned to approve the proposal from TA Ginkins for Binford Park improvements in the amount of \$97,750.00. Mr. Dickey seconded, and the motion carried 4-0.

The next item of other business was **T. A. Ginkins Change Order #2 for Binford Park**, in the amount of \$16,304.00. The Director explained the change order was to add fencing around the soccer fields, and to repair a collapsed sewer line. Mr. Dickey motioned to approve T. A. Ginkins Change Order #2 for Binford Park in the amount of \$16,304.00. Mr. Hancock seconded, and the motion carried 4-0.

The President asked if any measures have been taken to slow traffic on Graybrook Lane for the safety of the people using Binford Park. The Director asked the City Engineer to bring the issue of traffic calming measures on Graybrook Lane at Binford Park to the Board of Public Works and the Mayor's office.

Mr. Dickey asked if the City could look at providing a pedestrian access to Silver Street Park from Monon Avenue between Beechwood Avenue and Silver Street. The Director stated that, although there was a discussion about that when the ballpark was being discussed, it was decided in the planning stage of Silver Street Park that two entrances were not needed.

Mr. Coffey stated it would be ideal if public transportation could be provided throughout the City to the parks. The President stated that if the City could show a strong enough need, and would initiate a discussion with TARC, they might be receptive. The Director stated he will speak to TARC about adding or enhancing routes.

The President asked if any changes have been made due to the walkability study. The Director stated the City is looking at several options.

There being no other business, Mr. Dickey motioned to adjourn. Mr. Hancock seconded, and the meeting was adjourned at 3:25 p.m.

Approved and Adopted this 14th day of July, 2015.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary