

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, September 9, 2014, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President (arrived at 2:36)
Edward Hancock, Secretary
Dan Coffey
John Gonder

Commission Members Absent: Adam Dickey, Vice President

Staff Members Present: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Robin King, Neighborhood Initiatives Assistant (NIA)
Trent Baker, Intern

Others Present: Lisa Donohue, New Albany Housing Authority
Amanda Schamel, New Albany Housing Authority
Tom Schellenberg, Jacobi, Toombs & Lanz, Inc.
Jim Silliman, Jacobi, Toombs & Lanz, Inc.
Daniel Suddeath, News and Tribune
Larry Summers, City Engineer
Mac Construction Representative

The Secretary called the meeting to order at 2:35 p.m., and the roll was called. Mr. Dickey was absent. The President arrived as roll was called, and the Secretary turned the gavel over to the President.

The Public Hearing on the 2013 Community Develop Block Grant Consolidated Annual Performance and Evaluation Report (CAPER) and the Integrated Disbursement and Information System (IDIS) was held. There were no comments from the public.

The first item of business was the **Bid Opening for State Street Curb Extension Project**. The President opened the bid from Mac Construction, which was \$298,000.00. Mr. Gonder asked for the engineer's estimate. Mr. Schellenberg stated \$128,016.00. The Director said that, since the project was expected to cost less than \$150,000, it was acceptable to invite contractors to bid. Tom Schellenberg, of Jacobi, Toombs and Lanz, explained that the project consisted of replacing the shrubs with trees, the rocks with mulch, and adding lighting. He also explained that the concrete would be painted red with a brick imprint, and the cross walks would be milled out and bars added to make them more visible. Mr. Hancock motioned to take the bid under advisement. Mr. Coffey seconded, and the motion was approved 4-0.

The next item of business was the **Approval of the August 12, 2014, Regular Meeting Minutes**. Mr. Coffey motioned to approve; Mr. Hancock seconded, and the motioned carried 4-0.

The President then opened the floor to **Comments from the Public** and noted there were none.

The next item of business was the **Examination of the Financial Report**. No action was required.

The first item of new business was the **Excel Change Order #4, for Grant Line Road Industrial Park West, Reas Lane Extension Project, Phase 1**, for required mitigation at the industrial park. The City Engineer explained that the change order was for tree and shrub planting and herbicide treatment for Reas Lane, Binford Park and Joe Kraft Park. Jim Silliman, Jacobi, Toombs and Lanz, elaborated, saying that the cost was for invasive species treatment, which included trimming and herbicide, and that acceptable methods approved through the Army Corps of Engineers and IDEM were being used. Mr. Hancock motioned to approve, Mr. Coffey seconded, and the motioned carried 4-0.

The next item of new business was the **Acquisition of 1935 Silver Street**. The Director explained that the owners approached the city with the offer to sell for the appraised value of \$23,000.00 for two lots. He stated that the house would be demolished, and the land used as a second grand entrance into the park. Mr. Coffey motioned to approve, Mr. Gonder seconded, and the motioned carried 4-0.

The next item of new business was the **Harvest Homecoming Parking Garage Request**. The Director explained that the City partners with Develop New Albany (DNA) every year, splitting the proceeds from the parking garage during Harvest Homecoming, with DNA receiving 60% and the City receiving 40%. The Director explained that the Redevelopment office collects and disburses the money, with the City's share going to the garage operating fund. Mr. Coffey asked if DNA provides a breakdown of how they are spending the funds derived from the city. The Director said they currently are not, but he will ask them to make that information available. Mr. Coffey motioned to approve, Mr. Gonder seconded, and the motion carried 4-0.

The next item of new business was the **EPA Brownfields Site Assessment Grant** for Sampling and Analysis Plan for further site investigation by Specialty Earth Sciences, LLC at the former **Ohio Valley Truck and Tractor** site, and Sampling and Analysis Plan Phase II by Linebach Funkhouser, Inc. for the former **Kocolene Service Station** site. The Director explained that these are brought before the commission for informational purposes only, and that no action is required. The President asked for a comprehensive report to be provided in the future. The Director explained that a report will be provided for every property inspected when the grant is expended.

The next item of new business was the **Mt. Tabor Road Project Right-of-Way Acquisition, INDOT Programming**. The Director explained that the Commission has previously approved the funding for this project. The PFS explained that INDOT wants the City to get approval from the Commission to purchase the right-of-way, even though the actual acquisition of property will not begin until mid- to late 2015, with construction beginning mid- to late 2016. The Director explained that the City would be responsible for only 20% of the cost, approximately \$114,000.00, with the state paying 80%. Mr. Hancock motioned to approve the \$114,800.00 expenditure. Mr. Coffey seconded, and the motioned was approved 4-0.

Mr. Hancock asked if the **Mt. Tabor Road Slide Repair project** had been completed. The Director said it had been. Mr. Hancock asked how far down the bank baskets were placed. The City Engineer said they went all the way to the creek bed. The Director asked The City Engineer to verify if, in fact, the baskets did go all the way to the creek bed.

The next item of business was the **McDonald Lane Right-of-Way Acquisitions Report**, which was presented to the commission for informational purposes only. No action was required.

The next item of business was the **Morel Construction Change Order #2 for Hoosier Panel Park**. The Director explained that the Change Order shows a deduct of \$40,422.00. Mr. Coffey motioned to approve, Mr. Hancock seconded, and the motion was approved 4-0.

Other Business:

Mr. Coffey began a discussion about the deteriorating condition of **Graybrook Lane**. The Director explained that new guardrails were being installed beginning next week.

Mr. Coffey began a discussion about the **Cross Creek Apartments**. The Director explained that the owners were preparing to reapply for tax credits to rehab and remodel, and that they were planning to come to the October Regular NARC meeting to make a presentation to the Commission. The Director explained that there were plans for a bike trail and additional lighting. The Director said he spoke to flood control about clearing the debris and building a small walking bridge across Falling Run Creek. Mr. Coffey stated that the new owners also planned to construct a community building that would be available for non-profits to use for activities to benefit the residents.

The President asked for a **recap on the Redevelopment projects**. The Director stated that the Aquatic Center was on track, and Binford is behind schedule due to rain, but still on schedule for spring soccer. The Director stated that the shelters are up at Hoosier Park (Silver Street Park), but it needed additional electrical. He described the playground equipment and the splash pad, and said there would be a “graffiti wall.” He also spoke of the ability to expand the skate park in the future, and the problems with theft at both parks.

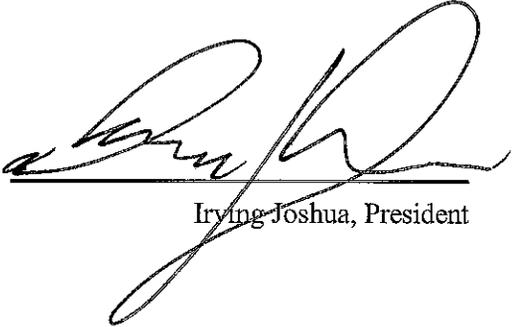
The President asked when the information from the **Jeff Speck Downtown Grid Study** would be available. The Director stated that he is expected to present his findings October 22, 2014. The President also stated that he felt the mayor should consider a “catch phrase” for the City, illustrating the changes and revitalization of the City.

Mr. Hancock asked about the progress of the **Main Street project**. The City Engineer said the construction of the medians was finished, electrical is done, filling, seeding and strawing is done, and the planting and paving would begin soon. Milling for pavement will begin September 18. He said the east end curbs would be poured this week. The President stated that there should be a slideshow made of all the improvements the City is making to entice new people and business to go along with the catch phrase.

Mr. Hancock motioned to adjourn, Mr. Coffey seconded, and the meeting was adjourned at 3:35 p.m.

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Approved and **Adopted** this ^{17th}~~14th~~ day of October, 2014.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary