

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, June 24, 2014, 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  
Dan Coffey

Commission Members Absent: Edward Hancock, Secretary  
John Gonder

Staff Members Present: David Duggins, Director  
Jessica Campbell, Public Facilities Specialist (PFS)

Others Present: Lisa Donohue, New Albany Housing Authority  
Shane Gibson, NARC Attorney  
Mike Hall, City Operations  
Troy Michell, Michell Timperman Ritz  
Amanda Schamel, New Albany Housing Authority  
Tom Schellenberg, Jacobi, Toomes & Lanz  
Grace Schneider, The Courier-Journal  
Daniel Suddeath, News and Tribune  
Larry Summers, City Engineer

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

The first item of business was the **Approval of the June 10 minutes of the regular meeting of the New Albany Redevelopment Commission**. Mr. Coffey motioned to approve the minutes. The motion was seconded by Mr. Dickey, and carried by a vote of 3-0.

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

The first item of business was the **Awarding of the Bid for the Ekin Avenue Recreation Center**. Bids were submitted from Upton Pry, Inc., and Myers White, Inc. The Director introduced Troy Michell from Michell Timperman Ritz. Mr. Michell explained the bids, specifically the scope of the alternates, and addressed the difference in the two bids for alternate #2 (painting component). In speaking with representatives of both contractors, Mr. Michell concluded that both bids were good bids, but perhaps the painting subcontractor that priced the job for Upton Pry gave a bad price. He explained that, considering the base bids, alternates #1 and #2, that alternate #3 was being paid for by a private donation, and the deduct for alternate #4, Myers White, Inc. came in lower than Upton Pry, Inc. The President asked for further explanation of alternates #3 and #4. The Director explained that the table tennis club that uses the Ekin Avenue Recreation Center donated \$10,000, to be used for the HVAC system (alternate #3.) He also explained that the alternate #4 deduct was based on the fact that the newer portions of the building do not need entirely new roofs, so there would be a deduct for not replacing those roofs. Mr. Coffey asked where

Myers White, Inc. was located. Mr. Michell responded Ralph Avenue, Louisville. He also stated that one of the partners, Brad White, is a New Albany resident. Mr. Coffey said that he felt the contract should be awarded to Upton Pry, even though it was a higher bid, because their labor force is all local and the bids were not that far apart. The Director pointed out that the bids were \$26,000 apart, almost 10% of budget for the project. Mr. Coffey said he thought the board had a right to reject any bid. The Director stated there must be a legitimate reason to reject the lower bid. Mr. Coffey pointed out that Upton Pry's base bid was lowest. The Director stated that the alternates were important, and recommended moving forward. Mr. Coffey continued to express his opinion that the contract be awarded to Upton Pry, Inc., in order to begin rewarding local businesses. Mr. Dickey and the Director expressed concern that if the contract was not awarded at that time, the money would have to be returned, and, because the change in the census tract for next fiscal year puts the Ekin Avenue Recreation Center out of the CDBG target area, the money would not be available next fiscal year, so there would be no money available for the renovation. Since no agreement could be reached, the President asked to move to the next item on the agenda.

The first item of new business was **Approval of the Axis Architecture professional services contract for site assessment of the Reisz building.** The Director recommended it be approved, not to exceed \$25,000. Mr. Dickey motioned to approve the contract. The motion was seconded by Mr. Coffey, and carried by a vote of 3-0.

The second item of new business was the **EPA Brownsfields Site Assessment Grant Cost Estimate** for further site investigation at the former Nite Owl, Hitch and Haul, and Cardinal Printing sites. The Director asked the commission to accept expending the grant monies to fund the site investigation. Mr. Coffey motioned to accept. The motion was seconded by Mr. Dickey, and carried by a vote of 3-0.

The third item of new business was the **NSP Phase II agreement.** The Director stated that the Redevelopment office solicited proposals in April from all entities they were aware of that did this kind of work, and the only response was from New Directions Housing Corporation, with whom the Redevelopment office has already been working. Mr. Coffey asked how much money New Directions themselves receives. The Director replied that they receive a 10% Developer's fee. Mr. Dickey made a motion to approve the agreement, Mr. Coffey seconded, and it carried by a vote of 3-0.

Mr. Coffey asked for an update on the paving at **Cherry Valley Golf Course and Billy Herman Park.** The Director stated that the Board of Works authorized a new sign for Cherry Valley, and he would report further updates at the next regular meeting in two weeks.

Due to the need for ongoing discussion regarding the awarding of the Ekin Avenue Recreation Center contract, the meeting recessed at 3:14 p.m., to be continued on Monday, June 30, 2014, at 8:30 a.m.

**The President reconvened the meeting Monday, June 30, 2014, at 8:53 a.m., and the roll was called. All Commission members were present.**

Commission Members Present: Irving Joshua, President  
Adam Dickey, Vice President  
Edward Hancock, Secretary  
Dan Coffey  
John Gonder

Commission Members Absent: None

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

Others Present: Colleen Endres, Boys and Girls Club of Kentuckiana  
Shane Gibson, NARC Attorney  
Mike Hall, City Operations  
Troy Michell, Michell Timperman Ritz  
Stan Robison, City Attorney  
Daniel Suddeath, News and Tribune  
Larry Summers, City Engineer

The President opened the floor to **Comments from the Public**. **Colleen Endres**, representing the **Boys and Girls Club of Kentuckiana**, urged the board to accept one of the bids for renovation of the Ekin Avenue Recreation Center, so as not to lose the federal funding. She spoke about the need for the renovation, and for the need of the children in that area of the community to have a safe place to go. Mr. Coffey assured her that the funding would not be lost, but he expressed concern over the fact that the money was awarded a year ago, and the work has yet to be done. The Director stated that preliminary work necessary prior to soliciting bids has been ongoing since the first of the year. Troy Michell again gave a recap of the bids. Mr. Hancock questioned why alternate #2 is so out of line between the bidders. Mr. Michell explained his findings from speaking to the representatives from both companies, and that the Upton Pry representative feels like they simply got a bad price for the painting component. The President asks about the deduct and asks which alternate is being omitted. The Director answered and explained the reasons. Mr. Coffey asked where the money was coming from to fix the flashing on the newer part of the building if the deduct was accepted. Mr. Michell explained that it was built into the base bid, and somewhat into alternate #1, the masonry component. Mr. Gonder questioned why one bid was so much higher for the painting component than the other. Mr. Michell explained that he compared two bids received by the Boys and Girls Club prior to the City's involvement, and the lower bid from Myers White

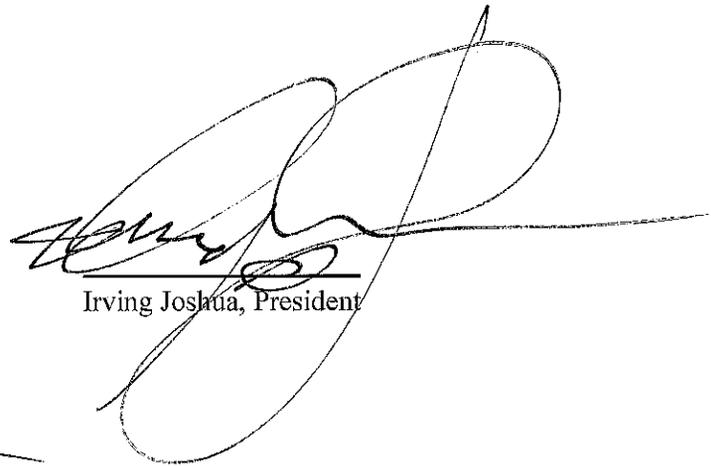
was “right in there.” Mr. Hancock suggested that the bid be awarded with the painting component rebid. The Director reminded him that was not an option, as the CDBG fiscal year ends today.

Mr. Coffey motioned to award the base bid and alternate #1 to Upton Pry and contract out the remaining components. Mr. Gibson questioned why this bid was being looked at any differently than any other bid, that, without a valid reason, the lowest bids have always been accepted. Mr. Coffey withdrew his motion to award the base bid and alternate #1 to Upton Pry.

Mr. Coffey again motioned to award the base bid and alternate #1 to Upton Pry. The motion failed due to lack of a second. The President asked for a new motion. Mr. Gonder motioned to award the bid, including alternates #1, #2 and #4, to Myers White. Mr. Dickey seconded, and the vote carried 4-0-1, with Mr. Coffey abstaining.

The President motioned to adjourn at 9:34 a.m.

**Approved and Adopted** this 8th day of July, 2014.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary