

MEETING NOTICE

To: Members of the New Albany Redevelopment Commission   
From: David C. Duggins, Jr., Director  
Subject: Public Hearing and Regular Meeting of the New Albany Redevelopment Commission  
Date: September 3, 2015

The **Regular Meeting** of the New Albany Redevelopment Commission will be held immediately following a **Public Hearing on Tuesday, September 8, 2015**, at 2:30 p.m., in the Assembly Room, Room 331, Third Floor, City-County Building, New Albany, Indiana.

*Public Hearing 2:30 P.M.*

Agenda

ROLL CALL:

Irving Joshua, President  
Adam Dickey, Vice President  
Edward Hancock, Secretary  
Dan Coffey  
John Gonder  
Vacancy, School Board Advisory Member

PUBLIC HEARING

- ▶ Program Year 2014 CDBG Consolidated Annual Performance and Evaluation (CAPER) and Integrated Disbursement and Information System (IDIS) Reports

MINUTES

- ▶ August 25, 2015

EXAMINATION OF THE FINANCIAL REPORT

COMMENTS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS:

- ▶ Awarding of the East 5th Street Sidewalk Improvement Project Engineering Proposal
- ▶ Awarding of the East 18th Street Sidewalk Improvement Project Engineering Contract
- ▶ YMCA/New Albany Aquatic Center - Flooring Concepts Proposal
- ▶ State Street Parking Garage - Harvest Homecoming Committee Request

OTHER BUSINESS

ADJOURNMENT



SEICIAL ASSISTANCE TO THE DISABLED OR HANDICAPPED Disabled, handicapped, or non-English speaking individuals who may require reasonable accommodation to attend a meeting may make their request known by contacting the Department of Redevelopment in advance at 812-948-5333 (Voice) or Indiana Statewide Relay at 1-800-743-3333 (Hearing Impaired)



MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held immediately following a Public Hearing on Tuesday, September 8, 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  
John Gonder  
Dan Coffey

Commission Members Absent:

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

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

The President called the meeting to order at 2:40 p.m., and roll was called.

The President opened the **Public Hearing on the Program Year 2014 Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER) and Integrated Disbursement and Information System (IDIS) Report**. The Director explained that these reports are prepared by the City for HUD, and it invites examination and public comments regarding the implementation of the program year 2014 CDBG plan through the public hearing. There were no comments from the public.

The President closed the public hearing at 2:45 p.m.

The first item of business was **Approval of the August 25, 2015 minutes**. Mr. Coffey motioned to approve the August 25, 2015 minutes. Mr. Dickey seconded, and the motion carried 5-0.

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

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

The first item of new business was the **Awarding of the East 5<sup>th</sup> Street and East 18<sup>th</sup> Street Sidewalk Engineering and Design Professional Services Agreements**. The Director explained that the requests for proposals were sent out for the design portion of the projects. He explained that the proposals were reviewed, and Jacobi, Toombs, and Lanz had the lowest quote for both projects. The Director

recommended awarding the Design and Engineering Professional Services Agreement for the East 5<sup>th</sup> and East 18<sup>th</sup> Street Sidewalk Improvement Projects to Jacobi, Toombs, and Lanz, at \$11,200.00 each, for a total of \$22,400.00.

Mr. Gonder asked why it was necessary to redesign sidewalks where they had previously existed. Jim Silliman, of Jacobi, Toombs, and Lanz, went to the podium. He explained that, although the design will have the same footprint as the existing sidewalk, they will look also at structural issues, drainage on adjacent lots, curb heights, and establish specs for bidding. The City Engineer stated that the sidewalks must also be ADA compliant, and the design will address that factor as well. Mr. Coffey motioned to approve the awarding of the Design and Engineering Professional Services Agreement for the East 5<sup>th</sup> and East 18<sup>th</sup> Street Sidewalk Improvement Project to Jacobi, Toombs, and Lanz for \$11,200.00 each, for a total of \$22,400.00. Mr. Dickey seconded, and the motion carried 5-0.

The second item of new business was the **Flooring Concepts proposal to replace stair treads in the main lobby of the YMCA/New Albany Aquatic Center**, for a total of \$18,266.00. Joe LaRocca, CEO of the YMCA, explained that the treads have always been problematic, are in need of replacing. The President asked if the funds were available. Mr. LaRocca explained that the City made a one-time deposit into a maintenance reserve fund, and it is the YMCA's responsibility to grow that fund. The joint operating agreement with the City of New Albany requires any expenditure over \$10,000.00 from that fund to be approved by the Redevelopment Commission. Mr. Coffey motioned to approve. Mr. Gonder seconded, and the motion carried 5-0.

The third item of new business was the **Harvest Homecoming request to use the first level of the parking garage** for some of the children's activities, in the event of rain on Saturday, October 10, 2015. Mr. Hancock motioned to approve the Harvest Homecoming's request to use the first level of the parking garage. Mr. Dickey seconded, and the motion carried 5-0.

The President asked for updates on the current projects. The Director stated that **River Run Water Park** was very successful, with total attendance for the short season at over 30,000. He stated that **Binford Park** was reseeded and sod replaced after the flooding. The Director reported that **Silver Street Park** is heavily used, with IUS using it for flag football and adult whiffle ball leagues. The Director stated that some trees that were under warranty were replaced, and there has been some issues with vandalism there, as well. The Director stated the **NSP houses on Culbertson Avenue** were progressing nicely, the fencing on the parking deck at **Main and Pearl** is done, as is the fencing at **State and Cherry Streets**, and the **Thomas Street sidewalk project** is going well. The Director also stated the bond closing for the Coyle development will be in September or October, and groundbreaking is expected to take place mid-October. He also stated AT&T deeded 23 parking spaces in their lot to the City for parking for the new development.

Mr. Dickey stated that he would like to mention some of the other infrastructure projects that were progressing. The Director stated that the **McDonald Lane project** is ready to go, **Grant Line Road** is slated, and **Slate Run** and **Schell Lane** are in discussion.

General discussion on the ongoing needs of the parks, such as tennis courts and water fountains, followed.

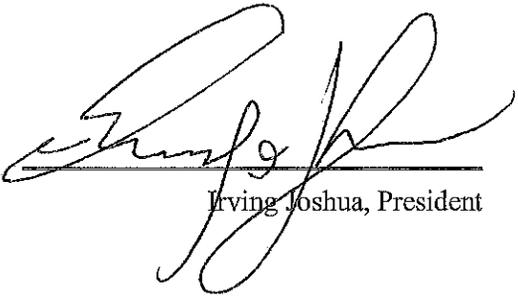
Mr. Hancock asked the status of repairing the rough pavement on **East Main Street**. Mr. Silliman from Jacobi, Toombs, and Lanz went to the podium. He stated that the engineering firm, Clark Dietz, marked the base failures, and Mac Construction will begin paving in the next day or so.

Mr. Gonder stated the pavement on Spring Street at the interstate entrance was very rough. The City Engineer stated the State has been notified.

The President asked about the status of the **walkability study**. The Director said it is now being reviewed by a non-biased engineering firm who will offer four options. He stated the review will take 6-8 months from the original start date, and is due to be completed in October or November.

There being no other business, the meeting was adjourned at 3:45 p.m.

Approved and adopted this 13th day of October, 2015.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary  
Adam Dickey, Vice President