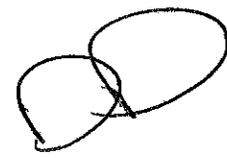


MEETING NOTICE



To: Members of the New Albany Redevelopment Commission
From: David C. Duggins, Jr., Director
Subject: Regular Meeting of the New Albany Redevelopment Commission
Notice of Sale Offers/Bids Opening
Date: October 6, 2016

The **Regular Meeting** of the New Albany Redevelopment Commission will be held immediately after the offers/bids opening on **Tuesday, October 11, 2016**, at 2:30 p.m., in the Assembly Room, Room 331, Third Floor, City-County Building, New Albany, Indiana.

Agenda

ROLL CALL:

Irving Joshua, President
Adam Dickey, Vice President
David Barksdale, Secretary
Robert Caesar
Terry Middleton

Notice of Sale - Properties Offers/Bids Opening

MINUTES:

▶ September 13, 2016

COMMENTS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS:

- ▶ Approval for Financial Reports
- ▶ Authorize Purchase of Right-of-Way for the State St. Signals Project and Grant Line Rd. South (Beechwood Ave. to McDonald Ln.) Project
- ▶ Schedule November NARC Meeting Date for Monday, November 7th

OTHER BUSINESS

ADJOURNMENT

SECIAL 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 on Tuesday, October 11, 2016, 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
David Barksdale, Secretary
Robert Caesar
Terry Middleton

Staff Members Present: Shane Gibson, NARC Attorney
Jessica Campbell, Public Facilities Specialist (PFS)
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)
John Rosenbarger, Public Works Projects Supervisor (PWPS)
Ethan Wells, Economic Development Intern (EDI)

Others Present: Bob Lane, New Albany Housing Authority
Linda Moeller, City Controller
Jim Silliman, Jacobi, Toombs & Lanz
Bob Stein, United Consulting
Larry Summers, City Engineer

The President called the meeting to order at 2:34 p.m. Roll was called. No one was absent.

The first item of business was the **Bid Openings for the City-Owned Properties Advertised**. The bids were opened and read aloud as follows:

- 1913 Center St. - \$6,050.00 – Richard and Andrea Fraizer
 - Minimum asking was \$23,000.00
 - No other bids.
- 326 E. 12th St. - \$3,127.50 – Roger Schneider
 - Minimum asking price of \$6,300.00
 - No other bids.
- 614 Culbertson Ave. – \$8,700.00 – Tyler Caffee
 - Minimum asking price of \$8,600.00
 - No other bids.
 - Mr. Gibson suggested that the bid be accepted as presented, subject to the legal offices final review in preparation of any documents that may be needed.
 - Mr. Dickey motioned to award 614 Culbertson Ave. to Mr. Caffee. Mr. Middleton seconded, and the motion carried 5-0. Mr. Caffee was awarded the property.

Mr. Gibson stated that there were no bids received on 1524 Chartres St., 1929 E. Market St., 2003 Culbertson Ave., 2247 Park Ave., or 2225 E. Spring St. It was also stated that 1125 Greenway Pl., which

was advertised as a vacant property, should be advertised as a structured property instead. Any bids received on 1125 Greenway Place were not opened and considered null. The property will be re-advertised. No other vacant properties that were advertised by the City were awarded.

The second item of business was **Approval of the Minutes from September 13, 2016**. Mr. Caesar motioned to approve the minutes from September 13, 2016. Mr. Barksdale seconded, and the motion carried 5-0.

The third item of business was **Comments from the Public**. Jim Silliman presented a summary of reports on the projects being carried out by Jacobi Toombs and Lanz for the City of New Albany. As of now, for the General Services contract, they are working with the City for plat approval for the Grant Line West Industrial Park property, and petitioning the Sewer Board on Thursday for their approval. He stated that they have also been working with Mr. Summers on the pedestrian beacon on Hausfeldt Lane, between the two IUS ball fields. The beacon will be put up later that coming week. Grant Line Road improvements from Beechwood Avenue to McDonald Lane will be having right-of-way appraisals reviewed. The project is scheduled for INDOT January 2018 letting. The Bono Road Reconstruction, Phase I portion is slated for completion by November of this year. There will be a change order at the next Redevelopment meeting for additional pavement. Bono Rd. Phase II, construction is scheduled to begin in the summer of 2017. Mr. Caesar inquired on whether or not Phase II will have the same issues as Phase I as far as relocation of the water main. Mr. Silliman said yes, but they are already aware and have prepared for it as a result. East 5th Street sidewalk tree plantings will continue after Harvest Homecoming. East 18th Street Sidewalk improvements is on hold while city officials determine whether or not a larger scale improvement project is desired. Grant Line Road Industrial Park West is working on Phase II to replace existing Reas Lane. Appraisals are being updated, and JTL is coordinating with SAMTEC regarding access during construction. Daisy Lane extension alignment and profile grade for design has been finalized, and further coordination is needed with site engineer. JTL is proceeding with utility coordination, design and coordination with INDOT regarding traffic signal and right turn lanes to I-265.

Mr. Caesar inquired on the timeline for the Reas Lane extension and the ground-breaking for the Daisy Lane extension, to which Mr. Silliman stated that he will come back with that information. Mr. Barksdale inquired if the State Street signal was included in the Daisy Lane extension. Mr. Summers stated the signal was through a different firm. Mr. Barksdale also inquired about the cross walk at West 1st Street, to which Mr. Summers stated it was also through a different firm.

Old Business:

Mr. Barksdale also inquired about an update of the **Bike Racks** being placed throughout the City. Mr. Summers stated that the first 5 have come in, and an additional 5 have been shipped. Mr. Barksdale stated that there needs to be a news blast when they get put in. Mr. Middleton asked about where they would be placed, to which Mr. Summers stated that he did not have the list of locations on his person. It was stated that they will be put on every other corner in the downtown district. Mr. Summers stated he would provide a map showing the locations at the next meeting.

New Business:

The first item of **New Business** was the progress on the **Approval of Financial Reports for September 22, 2016 and October 13, 2016**. Mr. Barksdale stated that it helps to see the one-time and monthly payments separately included on there. Mr. Barksdale motioned to approve the Financial Reports for September 22, 2016 and October 13, 2016. Mr. Caesar seconded, and the motion carried 5-0.

The second item of **New Business** was to **Authorize Purchase of Right-of-Way for the State St. Signals Project and Grant Line Rd. South Project**. Mr. Gibson stated that it is a memo asking for the approval to negotiate and purchase the right-of-way for both projects by the Director of Redevelopment, David Duggins, and the Public Works Projects Supervisor, John Rosenbarger. Mr. Dickey motioned to approve the Authorization to Purchase Right-of-Way for the State St. Signals Project and Grant Line Rd. South Project. Mr. Caesar seconded, and the motion carried 5-0.

The third item of **New Business** was the **Scheduled November NARC Meeting Date for Monday, November 7, 2016**. Mr. Dickey questioned on moving the meeting to the 9th, and stated that he would not be able to attend on the 7th. Mr. Gibson stated that it would be whatever works for the Commission members. The Commission decided to move the meeting to Monday, November 7, 2016 at 2:30 p.m.

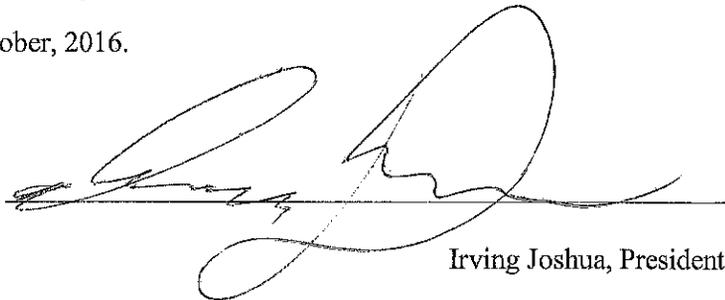
Other Business:

The first item of **Other Business** was the **Proposal for New Albany Downtown Parking Objectives**. Mr. Caesar stated that he had planned to bring it up to the City Council. Mr. Middleton explained the logistics of the problems faced in the downtown parking areas. He proposed to target business owners, employees, and tenants. The proposal followed the guidelines of approaching these targets and asking for cooperation, followed by educating them on how parking should be handled and the current issues. Then the enforcement of parking regulations, with options on how to enforce these regulations. Discussion ensued, and Mr. Gibson stated that he would have his assistant bring the proposal to downtown merchants at their next merchant meeting.

Mr. Barksdale stated that on behalf of Develop New Albany, they would like to thank the City for allowing them to use the **State St. Parking Garage** for Harvest Homecoming. He stated that a total of \$10,593 was earned by parking over 2,000 cars. Develop New Albany will receive 75% of that and the Redevelopment Commission will receive 25%. Mr. Caesar suggested letting other charitable organizations work other City lots during the festival next year.

There being no other business, the meeting was adjourned at 3:20 PM.

Approved and Adopted this 25th day of October, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary