

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, October 25, 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: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)
Ethan Wells, Economic Development Intern (EDI)

Others Present: Wes Christmas, Clark Dietz, Inc.
Bob Lane, New Albany Housing Authority
Jorge Lanz, Jacobi, Toombs & Lanz, Inc.
Linda Moeller, City Controller
Tom Schellenberg, Jacobi, Toombs & Lanz, Inc.
Jim Silliman, Jacobi, Toombs & Lanz, Inc.
Bob Stein, United Consulting
Keeley Stingel, OCRA
Larry Summers, City Engineer

The President called the meeting to order at 2:32 p.m. Roll was called. No one was absent.

The first item of business was the **Offer/Bid Opening for the Notice of Sale for 3217 & 3221 Grant Line Road, New Albany, Indiana 47150**. There were no offers. The Director stated that Centra Credit Union is interested in the property.

The second item of business was **Approval of the Minutes from the regular meeting on October 11, 2016**. Mr. Caesar motioned to approve the minutes from October 11, 2016. Mr. Dickey seconded, and the motion carried 5-0.

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

Old Business:

The first item of **Old Business** was the review of the **Downtown Bicycle Rack Locations**. Mr. Barksdale inquired as a few locations have changed from the original map. The City Engineer stated that they would review together and that the bike racks are in. Mr. Caesar inquired about pedestrian traffic, to which the

City Engineer stated that the bike racks will not impede pedestrian traffic. The President inquired about bike racks in front of the YMCA, to which the City Engineer and Mr. Barksdale confirmed that bike racks were located close to the YMCA entrance. Mr. Barksdale inquired about the proposed location close to the YMCA, to which the City Engineer stated that it should be closer to the Scribner House. Mr. Barksdale and the City Engineer agreed to meet after the meeting.

New Business:

The first item of **New Business** was the **Approval of the Financial Report dated October 27, 2016**. Mr. Barksdale inquired about the garage repairs payment, to which the Director gave an overview, stating that this was for the repair project that is being executed on the elevator, staircases, and two new electrical pieces. Mr. Barksdale inquired about the issues with the elevator from Harvest Homecoming, to which the PFS stated that none of those problems were from the water based on the reports from Murphy Elevator. Mr. Caesar inquired about the State Street Signals Right-of-Way, to which the Director responded to refer to the Purchased State Street Signals Right-of-Way Parcels sheet included in the packet. The President stated, to avoid confusion, that the Develop New Albany payment, under the garage operating fund, is their 75% share from working the garage during Harvest Homecoming. Mr. Dickey motioned to approve the Financial Report dated October 27, 2016. Mr. Barksdale seconded, and the motion carried 5-0.

The second item of **New Business** was the **Historic Renovation Grant Program**. Keeley Stingel, the community liaison from OCRA, presented the \$1.2 million state-wide grant. Ms. Stingel stated that the grant is solely for the exterior renovations of historic buildings. The building must be used as a generation of income and owned by private owners. Ms. Stingel encouraged any applicants to show their intent by the end of the week, to which the Director stated that the grant should be considered for one or two very competitive properties once a timeline has been established. The Director asked the commission to spread the word about this grant opportunity. Mr. Barksdale stated that the City's Downtown is on the National Registry List. Ms. Stingel stated that the City of New Albany Interim Report was completed in 1992 and has to be less than five years old. Ms. Stingel stated that it would be a challenge for those buildings not individually listed on the registry. The president inquired about the cost of the study, to which Ms. Stingel stated that Michell Timperman Ritz Architects recently completed a study of Corydon, Indiana, to which the Director stated that he would inquire with MTR for a quote. Ms. Stingel suggested submitting a map of the Main Street District and highlighting the applicant's building. Ms. Stingel stated that eligible candidates were Saint Edward's Court and 157 Main Street. Mr. Dickey suggested bringing this to the Merchant Meetings. Mr. Barksdale suggested that Develop New Albany host a workshop for the business and property owners downtown, to which the Director agreed and also suggested talking to the individual owners. The President clarified that a Letter of Intent from the applicant would be due first, then the application offer would be received 30 days later. Ms. Stingel provided the eligibility contact information at DNR as (317) 232-1646 and DHPA@DNR.IN.GOV.

The third item of **New Business** was the **Bono Road, Phase 1 – Change Order No. 1 and No. 2** presented by Jim Silliman with Jacobi, Toombs & Lanz, Inc. Mr. Silliman stated there was another change to the subgrade treatment. It is a deduct, so he is asking for the approval of Change Order No. 2 as well. Change Order No. 1 is for concrete, needed to replace additional sidewalk for ADA compliance. Part of the cost will be invoiced to the utilities company. The President inquired about the monies being used for this project, to which the Director stated that this is TIF money and will show on the next financial report. The City Engineer stated that credit will be received before it is paid out. Change Order No. 1 is an additional \$47,884.55. Change Order No. 2 is a deduct of \$671.85. Mr. Dickey suggested that the area near East Cottom be examined, to which the City Engineer and Mr. Silliman stated that it has been addressed. Mr. Dickey inquired about the total depth of asphalt, to which Mr. Silliman stated that he will get back with that information. Mr. Barksdale inquired about the process used for these roads and if

there were any in the area that have used the same method, to which the City Engineer responded that the parking lot at the pool and SSP had used the same process. Mr. Silliman stated that the project is on schedule for mid-November completion. Mr. Dickey motioned to approve Change Order No. 1, Mr. Middleton seconded, and the motion carried 5-0. Mr. Dickey motioned to approve Change Order No. 2, Mr. Barksdale seconded, and the motion carried 5-0.

The fourth item of **New Business** was the **W. 1st Street and Main Street Crosswalk and Clark Dietz, Inc Amendment No. 1** presented by Wes Christmas of Clark Dietz, Inc. A handout of the three concepts was passed out to the commission. Mr. Christmas stated that the concepts were to improve pedestrian safety and that depending on funding availability, would like to extend trees and landscaping. Mr. Christmas stated that the priorities are bump-outs and crosswalk improvements, such as a flashing beacon, like the ones on Hausfeldt Lane, by the IUS ball fields. Mr. Christmas has notified INDOT and will have their approval since that portion of Main Street is under their jurisdiction. The Director inquired if the businesses have been contacted, to which Mr. Christmas responded that they have not yet been notified but will be, once the design phase has begun. The President inquired about the three concepts, to which Mr. Christmas stated that the most accurate concept would be Concept B. Mr. Dickey inquired about the one crosswalk, to which the City Engineer stated that based upon conversations with the State, he believes that the crosswalk will be limited to one, controlled crosswalk. Mr. Caesar inquired about the budget, to which the Director stated that the budget is approximately \$250,000.00, which has already been set aside. The Director stated that it would be bid with options. The Director stated that Amendment No. 1 by Clark Dietz is for \$37,500.00 for the survey and design. \$5,000.00 was previously approved for the conceptual study. Mr. Caesar inquired as to why this amount has been spent without having anything built, to which the Director stated that a lot of work has been done to get to this point to coordinate with INDOT. Mr. Dickey stated that the fees are very reasonable. Mr. Barksdale inquired about a flashing beacon at Scribner Drive, to which Mr. Christmas responded that there is not one at this time. The Director stated that the main focus is at the section of W. 1st Street and Main Street. Mr. Dickey motioned to approve Amendment No. 1, Mr. Barksdale seconded, and the motion carried 5-0.

The fifth item of **New Business** was the **State Street Signals Right-of-Way Update**. Bob Stein, of United Consulting stated that nine parcels have been secured with seven parcels outstanding. The Director stated that they are moving forward and will make the March letting. Mr. Caesar reminded the commission that he would like a numbered sequence on State Street from Main Street to I-265, to which the City Engineer responded that he has to establish a numbering system that is cohesive for the city.

Other Business:

The first item of **Other Business** was the **Daisy Lane Extension Project Update**. Tom Schellenberg of Jacobi, Toombs & Lanz, Inc. presented a rendering of the project. The project includes extending Daisy Lane with sidewalks on both sides coming up the hill to the hotels' section. Mr. Schellenberg stated that all geotechnical and boring work have been completed and that he should receive a report soon. Mr. Schellenberg noted that shale was found and no major rock blasting will be needed. Mr. Caesar inquired about the usage of Fawcett Hill Road, to which the Director stated that Phase I will not have a connection to Fawcett Hill Road. Mr. Lanz stated that the developer will make a temporary road. Discussion ensued with Mr. Lanz and Mr. Schellenberg regarding the intersection, the strip mall, and INDOT. Mr. Schellenberg stated that Daisy Lane extension will be a three lane road all the way up.

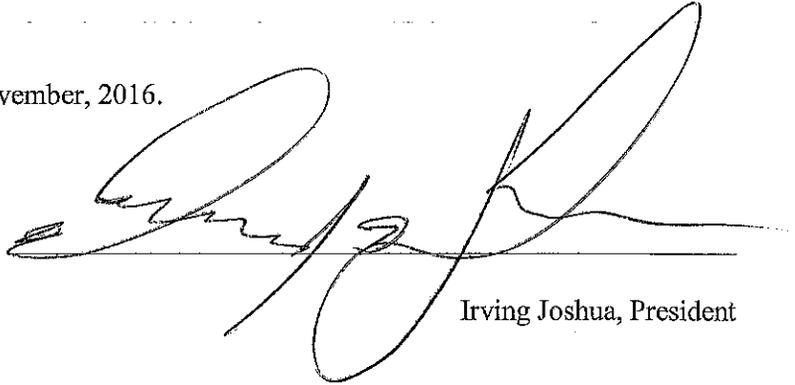
The second item of **Other Business** was the **Real Estate Purchase and Sale Agreement for the Fire King Expansion**. The Director stated that City Council approved the tax abatement for the Fire King expansion, owned by the Carlisle Family, LLC. The Director stated that the contract was reviewed by the City Attorney and also the attorney hired to negotiate the deal. The Director stated the contract for the

property on Reas Lane is for 8.599 acres totaling \$256,360.00. The Director stated that Fire King will have an onsite retention area and utilities will be moved to the top corner and stay onsite. The Director stated that the expansion will bring 50 new jobs and that Fire King is currently the sixth largest employer in New Albany. Mr. Caesar inquired if the money will go into the general fund, to which the Director stated this money will go to a property acquisition and distribution fund, most likely TIF, and stay in Redevelopment. Mr. Barksdale motioned to approve the Real Estate Purchase and Sale Agreement for the Fire King Expansion, Mr. Caesar seconded and the motion carried 5-0.

The third item of **Other Business** was the **Platform LLC claim and the TBWB Strategies claim** that did not make the Financial Report. The Director presented the Platform, LLC claim of \$13,000.00 for public information regarding the school referendum and the TBWB Strategies claim of \$41,947.00 for the referendum mailers. The Director stated that the money used is from the Development fund from tax abatement and is not tax dollars. Mr. Dickey motioned to approve the claims for Platform, LLC and TBWB Strategies, Mr. Barksdale seconded and the motion carried 5-0.

There being no other business, the meeting was adjourned at 3:55 PM.

Approved and Adopted this 7th day of November, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary