

MEETING NOTICE

To: Members of the New Albany Redevelopment Commission   
From: David Duggins, Jr., Director  
Subject: Regular New Albany Redevelopment Commission Meeting  
Date: May 5, 2016

The **Regular Meeting** of the New Albany Redevelopment Commission will be held on **Tuesday, May 10, 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  
Vacancy, School Board Advisory Member

MINUTES:

- April 12, 2016 Regular Meeting

COMMENTS FROM THE PUBLIC

OLD BUSINESS:

NEW BUSINESS:

- Approval for Financial Reports
- Thomas St. Sidewalk Improvement Project- Excel Excavating, Inc. Change Order Number 1
- McDonald Lane Project – Milestone Contractors Change Order Number 2
- Grant Line Road South Improvements Project – Jacobi, Toombs & Lanz, Inc. Right-of-Way Services Contract and Land Acquisition
- State St. Signals Project – United Consulting Supplemental Agreement No. 1 for Right-of-Way Services

OTHER BUSINESS

ADJOURNMENT



SPECIAL 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 in advance the Department of Redevelopment 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, May 10, 2016, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Adam Dickey, Vice President  
David Barksdale, Secretary  
Robert Caesar

Commission Members Absent: Irving Joshua, President

Staff Members Present: David C. Duggins, Jr., Director  
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: Sandy Boofter, Deputy Controller  
Lisa Donohue, New Albany Housing Authority  
Chris Morris, News and Tribune  
Tom Schellenberg, Jacobi, Toombs & Lanz  
Larry Summers, City Engineer

The Vice President called the meeting to order at 2:33 p.m. Roll was called. The President was absent.

The first item of business was the **Approval of the Minutes from April 12, 2016**. Mr. Caesar motioned to approve the minutes from the regular meeting on April 12, 2016. Mr. Barksdale seconded, and the motion carried 3-0.

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

The third item was **Old Business**: The Vice President noted that there was none.

**New Business:**

The first item of **New Business** was the **Approval of the Financial Reports dated April 28, 2016 and May 12, 2016**. Mr. Barksdale asked about the Park East TIF, one time payment to Frost Brown Todd. The Director stated that this was for the survey, and all the legal work for the expansion. Mr. Caesar was concerned with the product documentation. The Director stated that there was indeed project documentation with the declaratory resolution, that resolution went to planning and zoning and to the City Council. All of the project planning is considered to be documentation. Mr. Barksdale inquired on whether this would be the last expenditure for this project. The Director stated that it would be the last expenditure for legal fees, as well as the survey already being paid for. However, the Crowe Horwath bill

might still need to be paid. Mr. Barksdale inquired about the appraisals for Union St., to which The Director confirmed. Mr. Barksdale also inquired about the Kemp Title/King – Silver & Penn St. purchase to which The Director said he would look in to regarding the addition of “Penn St.” into the name. Mr. Caesar made a point that the financial report only shows the end result of all the bills needing to be paid and would like to see the amounts for all the projects individually instead of just seeing the payments. The Vice President wanted to make a point to the public that we do have those costs, but the return is very substantial compared to the original pricing. Mr. Barksdale inquired about the Nexus Group, Inc. fees and if those were for the attorney fees. The Director confirmed and stated that the Home Depot is completed while the Meijers is still in process. The assessment has been contested for 2+ years, expecting to have a court date in November of this year, however it may be pushed back. The Vice President inquired whether we were transitioning over to construction engineering for the McDonald Lane project. The Director and PFS confirmed that the Design contract was still in motion. The inspection contract has already been approved. Mr. Barksdale motioned to approve the financial reports dated April 28, 2016 and May 12, 2016. Mr. Caesar seconded, and the motion carried 3-0.

The second item of **New Business** was the **Thomas St. Sidewalk Improvement Project Change Order No. 1**. The Director stated that there was a deduct on the project of \$17,244.35. The PFS explained that the deduct was for the final quantities being adjusted and had been completed for a while. However, they had to wait until the spring time to do all of the required striping. Mr. Barksdale inquired about the increase of tree size and how the price would normally go up. The Director confirmed, yet reaffirmed that the pricing difference was mainly due to the amount of concrete that went into the sidewalk as well as other material costs. Mr. Caesar motioned to approve the Change Order No.1. Mr. Barksdale seconded, and the motion carried 3-0.

The third item of **New Business** was the **McDonald Ln. Change Order No. 2**. Mr. Summers stated the first change order was a \$0 change order. For the second change order in the amount of \$15,000, the contractor cleared some additional trees that were in the way of the utility companies so they could finish their work as quickly as possible and the actual construction of the project could be finished on time. Mr. Caesar asked what kind of trees were removed. The trees in question ranged from a larger magnolia tree to several smaller trees directly in the way of the utility companies. The Director stated that this would be paid 100% through local funds. Mr. Barksdale motioned to approve the Change Order No. 2. Mr. Caesar seconded, and the motion carried 3-0.

The fourth item of **New Business** was the **Jacobi, Toombs & Lanz - Grant Line Rd. South Right-of-Way Services and Acquisition**. The PWPS confirms that the contract itself is to provide services therein to purchase the land. The Vice President clarifies that the contract is for the actual services provided while the back sheet goes in to detail about expected costs. The PWPS stated that the contract covers the expected fees. The fees are set by the state. All the appraisers have to be pre-qualified by INDOT. Mr. Schellenberg stated that the APA cannot dictate what type of appraisal is needed in case an extra parcel is found. Mr. Barksdale questioned if the review appraisal was needed. The PWPS stated that the needed appraisal is per federal guidelines. Mr. Barksdale inquired who would be doing the appraisal to which the PWPS said Bartlett Services would be doing it. The PFS explained the contract with JTL for their services is \$373,850. The amount for the land acquisition is \$376,150. A total of \$750,000. The local match is 20%, so \$150,000. Mr. Caesar asked if the money would come from the Monon TIF. The Director stated it would be TIF funded. Discussion then ensued over further planning for the Grant Line Rd., Beechwood Ave., and Daisy Ln. intersection. Mr. Barksdale motioned to approve the Jacobi, Toombs & Lanz – Grant Line Rd. South Right-of-Way Services & Acquisition Contract. Mr. Caesar seconded, and the motion carried 3-0.

The fifth item of **New Business** was the **State Street Signals Project – United Consulting Supplemental Agreement No. 1**. The Director stated that the Board of Public Works and Safety approved it at their meeting this morning. It is a Board of Works project funded by Redevelopment and

funded through TIF. Mr. Summers stated that 2 parcels were noticed to be missing, therefore, 2 extras were added in for precautionary reasons. Not to exceed amount of \$19,050 with an 80/20 split. Only responsible for \$3,810 to ensure that all the parcels necessary are acquired. Mr. Caesar is concerned with the signals on State St. and Daisy Ln. Mr. Summers stated that he has been in contact with INDOT to better coordinate the signals at Daisy Ln. and State St. as well as the I-265 ramp. We are hoping to get them fixed through this current project. The Director stated that in that particular budget, a lot of it is for the coordination and reconfiguration of the lights at Daisy/State. Mr. Summers stated that letting is scheduled for April of 2017. Mr. Caesar confirmed that everyone needed to see this project move forward. The main issue with the signals is that the traffic going to the Louisville ramp will stack past the ramp for I-265-E making it impossible for the people wanting to get on I-265-E to do so. This causes further delay in traffic and backs up State Street. Mr. Caesar motioned to approve State St. Signals - Supplemental Agreement No. 1. Mr. Barksdale seconded, and the motion carried 3-0.

### **Other Business:**

**Authorize the Board of Public Works & Safety to accept quotes to put a crosswalk in at IUS on Hausfeldt Ln.** The Director stated that he would like authorization to pay for it out of Park East TIF. Our portion would be \$12,000 or less. The PWPS explained that the crosswalk will connect the two ball fields on Hausfeldt Lane with signage, thermal plastic cross walk, and ADA complaint ramps. It will have a sign that says "Yield to Pedestrians," and the sign will be 50' in advance to the crosswalk. Most of the money is used in constructing ramps. The Vice President asks for flashing LED lights on the signage. Mr. Summers stated that it is following MUTCD guidelines. The PWPS replied that the LED lights could be added later after we see how it functions. Mr. Caesar motioned to approve quotes to be accepted at Board of Public Works and Safety and paid out of the Park East TIF. Mr. Barksdale seconded, and the motion carried 3-0.

The Director stated that there will not be a **second regular meeting** in May of 2016.

Mr. Barksdale passed out an **article about a row of shotgun houses** in Covington, Kentucky. He asked everyone to read it and keep it in mind for New Albany.

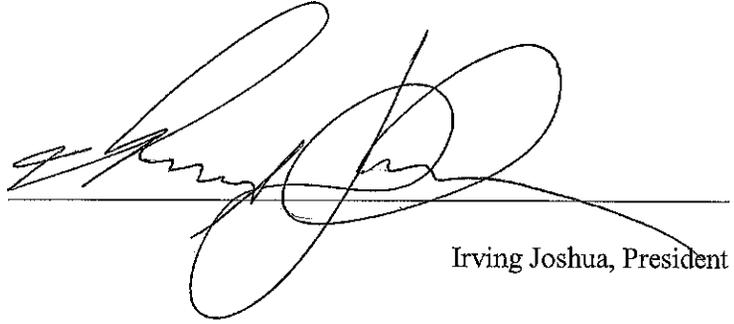
Mr. Barksdale inquired about **bicycle racks** in New Albany. The Director stated that he will get with Mr. Summers to order them.

Mr. Caesar inquired when the **opening day for the pool** was. The Director stated it was Saturday, May 28<sup>th</sup>. Mr. Caesar questioned whether or not the parking issues were fixed. The Director stated that JTL has been coordinating with the Parks Department to add rubber bumpers and rope-lined areas for parking in the grass areas in front. The entries and exits are clearly defined in the area and 62 additional spots were added. Mr. Caesar inquired if we still subcontracted with auxiliary parking on Green Valley and Daisy Lane. The Director stated that we do until construction starts.

Mr. Caesar asked about the **street study on Coyle Dr.** Mr. Summers stated that traffic counts have been requested and they are hoping to hear back soon. Mr. Barksdale suggested the idea of making Coyle Dr. a dead end. The Director stated that they are just actively waiting on traffic counts before a final decision is made.

There being no other business, the meeting was adjourned at 3:40 PM.

Approved and Adopted this 14<sup>th</sup> day of June, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary