

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 12, 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

Commission Members Absent:

Staff Members Present: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Cyndi Krauss, Financial/Compliance Manager (FCM)
John Rosenbarger, Public Works Projects Supervisor (PWPS)
Ethan Wells, Economic Development Intern (EDI)

Others Present: Vicki Glotzbach, City Clerk
Bob Lane, New Albany Housing Authority
Linda Moeller, City Controller
Robbie Norrington, Union Representative
Jim Silliman, Jacobi, Toombs & Lanz
Larry Summers, City Engineer

The President called the meeting to order at 2:30 p.m. Roll was called. No one was absent.

The first item of business was the **Oath of Office for New Commission Member, Terry Middleton**. Vicki Glotzbach, City Clerk administered the oath.

The second item of business was the **Bid Opening for the Bono Road Rehabilitation Project**. The bids were opened and read aloud as follows:

Allterrain Pavement & Construction	\$668,750.00
MAC Construction	\$600,000.00
Excel Excavating	\$553,000.00
TSI Construction	\$651,325.00
Richardson Contracting	\$545,825.15
Dave O'Mara	\$572,432.50

An engineer's estimate was requested to which Jim Silliman, Jacobi, Toombs & Lanz stated that the estimate was \$460,000.00. Jim Silliman stated that the bid was for Bono Road from East Cottom to Green Valley and was for the complete excavation and re-pavement of the road that has failed. It is also for the replacement of the curbs and sidewalks, to meet ADA compliance.

Mr. Dickey motioned to take the bids under advisement. Mr. Barksdale seconded and the motion carried 5-0.

The third item of business was the **Quote Opening for the Hausfeldt Lane Crosswalk**. The quotes were opened and read aloud as follows:

Delta Services for \$33,954.60
Excel Excavating for \$45,000.00

The engineer's estimate was \$30,000.00. Mr. Dickey motioned to take the quotes under advisement. Mr. Barksdale seconded, and the motion carried 5-0.

The fourth item of business was the **Approval of the Minutes from June 14, 2016**. Mr. Caesar motioned to approve the minutes from June 14, 2016. Mr. Barksdale seconded with one correction to a typo error on the first page, and the motion carried 5-0.

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

Old Business:

Mr. Barksdale inquired about the progress on the **Downtown Bicycle Racks under Old Business**. Mr. Summers stated that quotes were requested weeks ago, and he recently got an email back from the company stating what the costs would consist of. Mr. Summers then stated that he will now be making decisions on what racks to get based on the quotes he received.

New Business:

The first item of **New Business** was the **Approval of the Financial Report dated July 14, 2016**. Mr. Barksdale inquired about the bond payments listed. The Director stated that the bond under Park East TIF is for the Park East/Durgee Road bond issuance. It is split between Grant Line and Park East. The State Street TIF bond is for road improvements. Mr. Caesar asked for a breakdown of bond payments, and the Director stated that he would have them by next meeting. He stated that we pay these bonds semi-annually. The payments at the beginning of the year are usually larger because they include principle, while the mid-year payments are usually interest only. Other payments are the Fire House Contract, which is paid twice a year out of State Street TIF and Grant Line TIF, Quality of Life bond or the Parks bonds, which is our largest bond and was issued in 2013. Mr. Caesar inquired if the Regions Bank bond was a part of the Parks bonds. The FCM replied that Regions was the Scribner-YMCA Aquatic Center. She also clarified that State Street – PNC bond was for the Daisy Lane Improvements.

The President inquired about the Frost Brown Todd – Lobbying payment to which the Director replied that it was the payment for our legal work of anything that falls within the usage and for the benefit of the TIF. Mr. Caesar then inquired about the HWC- 1-way/2-way Study on the State Street Garage TIF. The Director stated that it was our 20% for the design and work for the two-way street convergence for the downtown. The FCM stated that we pay 100% of that upfront, but get reimbursed for 80% of it. Mr. Dickey motioned to approve the Financial Report dated July 14, 2016. Mr. Barksdale seconded, and the motion carried 5-0.

The second item of **New Business** was the **State Street Parking Garage Improvements Project – Quote Ratification**. The Director stated that we need to ratify a quote that was opened in the Board of

Public Works and Safety meeting. Michell Timperman Ritz is the project architect and they are asking for approval of the quote submitted by LATCO/Selby House, Inc. The total is \$45,443.00 which is in line with our estimate. It is for the repairs of the staircase as well as taking care of the drainage issue including around the elevator. He then stated that it was decided to do a permanent fix there and we are ready to proceed. Mr. Caesar inquired if there were any other costs. The Director stated that we haven't paid the full contract for the inspection from Michell Timperman & Ritz, but other than that, this is the only cost. Mr. Barksdale wanted clarification that this will fully take care of the elevator issue. The Director stated that it would, plus take care of the stair way that is deteriorating and has had issues. He then went on to say that they are putting an epoxy on the back stair way to help prevent weather damage and make them slip-proof and drill holes so the water won't divert down the stairs. Mr. Dickey motioned to approve the quote from LATCO/Selby House, Inc. Mr. Barksdale seconded, and the motion carried 5-0.

The third item of **New Business** was the **Authorization for Right-of-Way negotiations for Slate Run Road and Mt. Tabor Road projects**. The Director started by explaining that this gives the staff authorization for purchase and ratification for appraisals of these projects. He stated that this is done each time we have projects like this and then asked Mr. Rosenbarger to clarify how many parcels there were all together. Mr. Rosenbarger stated that there were 140 altogether. The Director further clarified that this is so the commission does not have to ratify all 140 at the meetings. Mr. Rosenbarger also stated that Redevelopment has to have 2 appraisals while Board of Works and Safety only has to have one. This effectively reduces cost due to the fact that there only has to be a purchase for one appraisal rather than two for the Slate Run Project. Mr. Caesar inquired whether the projects were not federal, and why they are so much different than the Grant Line Road projects. The Director responded by stating the Mt. Tabor and Grant Line are similar because they are federal-aid projects, but Slate Run Road is the odd one out because it is paid directly out of TIF. One appraisal reduces costs and there is no federal money going into that project. It is all coming out of local funds. Discussion ensued over the technicality of the Authorization. Mr. Caesar motioned to approve the authorization of the Director to negotiate and sign right-of-way documents and give the Board of Works and Safety authorization to approve Slate Run Road appraisals. Mr. Dickey seconded, and the motion carried 5-0.

The fourth item of **New Business** was the **Sidewalk Construction Payment Application No. 2 for E. Elm at Pearl & E. Spring at Bank**. The PFS stated that this was for the work done by Excel Excavating on E. Elm Street at Pearl and E. Spring Street at Bank Street. This is the second payment application in the amount of \$1,520.00. The Director stated that additional sidewalks were done while Excel was under contract to be paid from TIF. Mr. Barksdale motioned to approve the Payment Application No. 2. Mr. Dickey seconded, and the motion carried 5-0.

The fifth item of **New Business** was the **Resolution RC-06-16 for the Daisy Lane Project**. The Director stated that this changes the debt to be paid from the Old Monon TIF instead of the State Street and Grant Line Road TIFs. There is a parody test, that when we go to borrow for any bond issuance the payments must be on par with others. It is a protection for the borrower and the City. There is secondary debt of previous bonds with the State Street and Grant Line TIFs. Old Monon has no debt. Conversation ensued about the location and change. Mr. Caesar inquired if there were any other costs associated with the change, to which the Director stated that there wasn't. Mr. Caesar motioned to approve RC-06-16. Mr. Barksdale seconded, and the motion carried 5-0.

Other Business:

The Director stated the **Traffic Calming Project has begun on Spring Street**. It will last until the end of September. Larry Summers stated there has been some congestion. But they changed the timing on the signal at Spring and Silver Streets so that has helped.

The President asked how **River Run** was doing with the extra parking. The Director stated the additional 62 spaces have been used and attendance has been consistent.

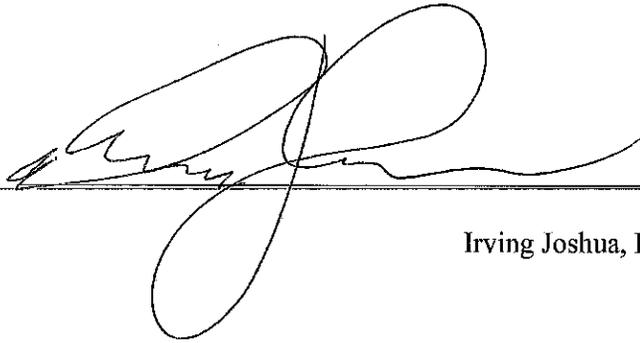
Mr. Barksdale asked about the plans for **Martin Drive**. Larry Summers said he is working with Jacobi Toombs & Lanz about that area.

Mr. Caesar asked for an update on the **Intersection of 5th and Elm Street**. The Director stated they are repairing a storm and sewer line and it should be another 2-3 weeks.

The President stated that all projects going on in the downtown area could affect **Harvest Homecoming**. The Director stated there has been better communication this year so he is hopeful for no issues.

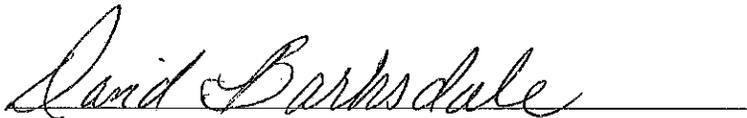
There being no other business, the meeting was adjourned at 3:41 PM.

Approved and Adopted this 26th day of July, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary