

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 26, 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  
Terry Middleton

Commission Members Absent: Robert Caesar

Staff Members Present: David Duggins, Director  
Jessica Campbell, Public Facilities Specialist (PFS)  
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)  
Ethan Wells, Economic Development Intern (EDI)

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

The President called the meeting to order at 2:32 p.m. Roll was called. Mr. Caesar was absent

The first item of business was the **Approval of the Minutes from the regular meeting on July 12, 2016**. Mr. Barksdale motioned to approve the minutes from July 12, 2016. Mr. Dickey seconded, and the motion carried 4-0.

The second 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 **Awarding of Bono Road Rehabilitation Project – Phase I**. Jim Silliman, Jacobi, Toombs & Lanz, stated that their recommendation would be to award the contract to the lowest bidder, Richardson Contracting, Inc., for the amount of \$545,825.15. The company had great references that all stated they did well. The bid from Richardson Contracting, Inc., was higher than the original engineer's estimate of \$460,000.00, but Mr. Silliman stated that a lot of the overcharge had to do with items involved with mobilization and demobilization, as well as, sidewalk and concrete structuring. Mr. Dickey inquired on whether or not there would be enough money left over in the budget to complete Phase II, to which the Director stated that there would be. As well, he stated that Mr. Summers would be applying for money from the State to help complete the project. Mr. Barksdale inquired about where Richardson Contracting, Inc. is from and inquired more about their past projects. Mr. Silliman stated they are based out of Sellersburg and he had personally worked with the Vice President before who helped on the earth work on the new portion of Reas Lane. Mr. Summers stated that he had contacted Clarksville City officials to ask about their work, and said that Clarksville stated they had no problems with them and gave them good praise, stating that Richardson Contracting did incredible work there. Mr. Silliman stated

that it was made clear in the specifications and made clear in the pre-bid meeting that this would be a project where local access has to be maintained. He stated that Richardson Contracting understood what that meant and was willing to work with the locals in maintaining access to the road for users. Mr. Barksdale brought up the concerns of those residents whom live on Martin Drive about the traffic cutting through. Mr. Silliman said they were working with the utilities to modify the maintenance of traffic and with the road closure sign so it works better for the residents. Mr. Summers asked if they were carrying forward with the modified maintenance of traffic with the full closure at Martin Drive. Mr. Silliman confirmed that they were and stated that before they finalized the construction plan they changed the maintenance of traffic to be consistent with what was in the area. Mr. Dickey motioned to award the Bono Road Rehabilitation Project – Phase 1 contract to Richardson Contracting, Inc. Mr. Middleton seconded, and the motion carried 4-0.

#### **New Business:**

The first item of **New Business** was the **Approval of the Financial Report dated July 28, 2016**. Mr. Barksdale inquired whether or not the payment for McNeely Stephenson in the Scribner fund was for vacant properties. The Director confirmed and stated that they were closing on two properties that the City Attorney was working with. He went on by stating that the properties were two smaller ones that the City now has ownership of. Mr. Barksdale then inquired about the JTL-Spring St. Hill & Spring St. ramps/trees in the State Street Garage TIF. The Director stated that payment was for the design of a small parking area by the historic trail. He stated that there were two quotes on the construction, but it was decided to do it with the Street Department because it was less expensive. The payment to Jacobi, Toombs & Lanz was a one time, just for the design itself. Mr. Dickey motioned to approve the Financial Report dated July 28, 2016. Mr. Barksdale seconded, and the motion carried 4-0.

The second item of **New Business** was the **Crowe Horwath Contract – Financial Consultant for 2016 Road Project**. The Director stated that this was the contractual financial work that will be used for the TIF study for the Daisy Lane Extension project. It is not to exceed \$47,500.00. The study is typical with all bond or purchase contracts as they act as an advisor on the funds used, as well as, take care of negotiations with the bank. Mr. Barksdale motioned to approve the Crowe Horwath Contract. Mr. Middleton seconded, and the motion carried 4-0.

#### **Other Business:**

The first item of **Other Business** was the **Reopened Quotes for the Hausfeldt Lane Crosswalk**. The Director stated that the quotes were opened in an earlier meeting of the same day with the Board of Public Works and Safety. The three quotes were from Delta Services, LLC at \$31,815.98, Allterrain Paving at \$39,579.00, and Excel Excavating at 47,500.00. The Director stated that he would like to go ahead and have the lowest quote awarded to Delta Services, LLC. Mr. Barksdale inquired on the engineer's estimate to which Mr. Silliman stated that it was \$30,000.00. The Director then stated that \$30,000.00 may seem like a lot for the crosswalk, but he noticed there was a lot of potential danger for the users who cross the area between the IUS ball fields. Mr. Dickey and Mr. Summers both concluded that the crosswalk isn't just paint being thrown on the road. The project has designs for a pedestrian activated flashing light as well as the ramps involved that need to be cut into the pavement. That also includes the traffic control that the contractors will have to deal with while working in the area. Mr. Barksdale inquired for more information on Delta Services, to which the Director and Mr. Summers stated that they do great work, and the City uses them frequently for traffic signals. Mr. Summers also stated that if there is an issue found, Delta Services is on an on-call contract and are always quick to respond. Mr. Dickey motioned to approve the awarding of the quote for the Hausfeldt Lane Crosswalk to Delta Services. Mr. Barksdale seconded, and the motion carried 4-0.

The second item of **Other Business** was the **Contract for Form G Companies, LLC**. The Director stated that Form G will negotiate with an existing business to relocate from their current location to out in an Industrial Park. The President inquired for more details on what the project covers and whether or not design work will be involved. The Director stated that most of the work is for negotiations and some for design work. Discussion ensued on whether or not the contract should have a not to exceed limit. Mr. Dickey motioned to approve the Form G Companies, LLC, contract with a not to exceed amount of \$5,000.00. Mr. Barksdale seconded, and the motion carried 4-0.

Mr. Barksdale inquired on the **Bike Racks** and where the City's progress is on them. Mr. Summers stated that he received the quotes and will be placing the order for them shortly. Mr. Barksdale stated that he had several constituents asking about when they would be implemented. Mr. Dickey inquired on whether or not there would be a general time frame as to when they would be completed. Mr. Summers said that the bike racks would be implemented into the City as they came in and the Street Department had time to install them. He stated that the main issue was that no lead time was given, so they are not sure when the racks will be in. Mr. Dickey stated that we should look at a time frame for early fall so we could give the people an idea of when to expect them.

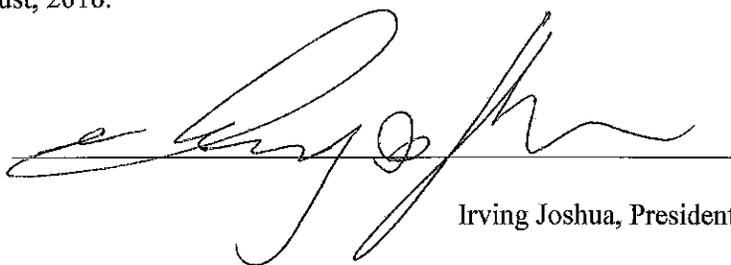
Mr. Barksdale asked about the plans for the **Mt Tabor Road Project**. He was worried that there was not a final design in place. The Director stated that there was not a final design in place, but there will be preliminary designs in the office next week and available to the public. The Director went on by saying that there are always people who are upset when the City does a major sidewalk improvement and they are at that particular stage in the process. The City is only responsible for 20% of the \$7 million project.

Mr. Middleton inquired on when the **One-way/Two-Way Project** would be in completed. The Director stated that the timetable has it slated for being bid through INDOT in March of 2017.

Mr. Dickey asked if there was something that could be done to the retaining wall on State Street behind Penn Station to improve the look of it. The Director asked the EDI to pull the deed to see if there is a restriction.

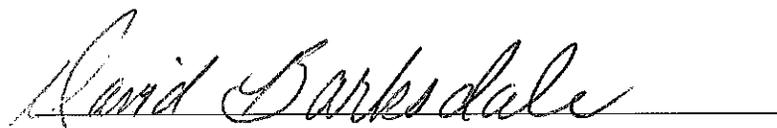
There being no other business, the meeting was adjourned at 3:12 PM.

Approved and Adopted this 9<sup>th</sup> day of August, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary