

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 23, 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)  
Ethan Wells, Economic Development Intern (EDI)

Others Present: Matt Gullo, Kovert Hawkins Architects  
Linda Moeller, City Controller  
Larry Summers, City Engineer

The President called the meeting to order at 2:31 p.m. Roll was called.

The first item of business was the **Approval of the Minutes from the regular meeting on July 26, 2016**. Mr. Caesar motioned to approve the minutes from July 26, 2016. Mr. Barksdale seconded, and the motion carried 5-0.

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 progress on the Bike Racks being placed across the City. Mr. Barksdale inquired on their progress and where we stand. The Director stated that the racks were ordered at a cost of about \$6,000.00 total, and are currently being manufactured. Mr. Caesar asked how many bike racks were to be put in the City. The Director stated that 12-15 were to be put in. Mr. Barksdale and Mr. Summers walked through downtown New Albany to inspect how many needed to be added. The manufacturing time was unspecified, but the Street Department will receive that racks and install them once the racks have been made.

#### **New Business:**

The first item of **New Business** was the **Approval of the Financial Reports dated August 11, 2016 & August 25, 2016**. Mr. Caesar inquired about the Falls City Fence claim in the State Street TIF. The Director stated that the City had to re-stabilize and replace a fence along the back part of Binford Park due to a bank collapsing and current construction. The cost also included embankment repair. Mr. Barksdale inquired about the Tank Removal claim in the State Street Garage TIF. The Director stated that

gas tanks that were in the right-of-way in City-owned properties in Downtown needed to be removed. Mr. Caesar inquired about the Kightlinger & Gray legal services claim on the second page. The Director explained that the NARC allocated \$125,000.00 to demo about 30 properties on tax sale around the City. The Director stated that there were liens against these properties and they were vacant. The fees on the Financial Report are for the legal services that went into taking down a few of these properties. The Director stated that he would get spreadsheets for the Commission members with the current properties the City owns and their values. He went on to say that the foreclosing process the City has been using to acquire properties is safer and more stable than the online process the County has us go through. Mr. Caesar inquired about the two Rebate Calculation (bond) claims. The Director stated that it was a contractual yearly agreement that the NARC has every year. It analyzes all the bonds and goes through to see what's left in the system. He stated that the fee comes through every year. Mr. Barksdale inquired about an update on the Meijer Appraisal claim in the Charlestown Road TIF. The Director stated that the court date is in April and there is a mandated mediation in October. Mr. Caesar inquired on the State Street Garage TIF1-way/2-way Study. The Director stated that the claim was a part of the federal grant with the 80/20 match. The Director stated that it was for HWC's payment for their contractual design, and the Financial Report shouldn't have it listed as a "Study." Mr. Middleton inquired about the flow of traffic to the bridge with the 1-way/2-way road work. Discussion ensued on the flow of traffic. Mr. Dickey motioned to approve the Financial Reports dated August 11, 2016 & August 25, 2016. Mr. Caesar seconded, and the motion carried 5-0.

The second item of **New Business** was the **Offer for Vacant Properties: 1412 Ekin Ave., 301 Cherry St., 1501 E. Oak St., 1503 E. Oak St. & 1503 (rear) E. Oak St.** The Director stated that the only offers received were two on the same vacant property (1412 Ekin Ave.). There were 2 separate interested parties, and The Director recommended awarding the property to the higher bid, which was \$1,303.00 from Ronald Barnes. The Director stated that since no bids came in, the NARC had the ability to directly negotiate with interested parties. The Director stated that the NARC should express an interest in doing business with Clean Socks Hope so that they acquire the properties of 1501, 1503, & 1503 (rear) E. Oak Street. Mr. Barksdale inquired on possibly giving input on the design of the structure the charity wishes to build so that it fits into the neighborhood nicely. The Director discussed the idea and stated that the program wants to build a structure as a home base for their operations. He also discussed the idea of donating the properties to them as long as the City got an input in the design of the building. The Director then moved on by saying there needs to be a motion to approve the sale of 1412 Ekin Ave. to Ronald Barnes for \$1,303.00. Mr. Barksdale motioned to approve the sale of 1412 Ekin Ave. to Ronald Barnes for \$1,303.00. Mr. Caesar seconded, and the motion carried 5-0.

The third item of **New Business** was the **Bono Road Rehabilitation Inspection Contract with Jacobi, Toombs & Lanz.** The Director stated this was the \$60,000.00 not-to-exceed contract for the inspection and administration of the Bono Road Phase 1 construction beginning soon. The Director went on to state that what inspection involves is having Jacobi, Toombs, & Lanz's engineers and inspectors on site while the sub-surface of the road is being put down. Mr. Caesar inquired on who did the original engineering, to which the Director responded that JTL did. Mr. Barksdale inquired on whether Mickey Thompson was the Right-of-Way Coordinator, to which Mr. Summers responded by saying that he was and that anything to do with ROW and coordinating with paving or utility lines would go through Mr. Thompson. Mr. Caesar motioned to approve the Bono Road Inspection Contract. Mr. Middleton seconded, and the motion carried 5-0.

The fourth item of **New Business** was the **Providence Way Streetscape Design Contract & Armstrong Road Streetscape Design Contract – Kovert Hawkins Architects.** The Director started off by introducing Matt Gullo to explain the project. He also stated that this project was one that he spoke to the City Council about, and received funding of \$200,000.00 for the first phase of the project. The idea of the project is to focus people back towards the waterways and to clean up and allow more utilization of the area. The contract for Providence Way is \$17,160.00 and the contract for Armstrong Road is \$5,415.00.

Mr. Gullo explained that this project is a way to bring people back to the waterways by redeveloping them so people can get back to using them as a recreational piece. He explained that the area used to be an amusement park and the new phasing and conceptual plans are in place. Mr. Gullo explained that they are trying to create a stairway and ADA ramp for access along the waterway, as well as looking at plans for parking, access to fishing, and recreational waterway use. The concept also is looking at sustaining what is already built in the area. Discussion ensued on ideas to improve the area and bring it back to what is was predominantly used for. Mr. Gullo stated that this proposal is for planning, phasing, and looking at the necessary requirements of government agencies. Mr. Dickey expressed his opinion to relocate the historical markers in the area and making them available for public access. Mr. Dickey motioned to approve the Providence Way & Armstrong Road Streetscape Design Contracts from Kovert Hawkins Architects. Mr. Barksdale seconded, and the motion carried 5-0.

The fifth item of **New Business** was the **McDonald Lane – Change Order Number 4 Invoices**. The Director stated that a total of \$20,981.65 is for updating the signals. Mr. Summers stated that when he reviewed the signals, they were putting up new signal heads to replace older ones. This caused for an update in the controller cabinet to match the new signals. He stated that it was on both Grant Line & Charlestown Road where replacements were made. The Director stated that it will come out of the Old Monon TIF. Mr. Caesar motioned to approve the McDonald Lane Change Order Number 4. Mr. Dickey seconded, and the motion carried 5-0.

The sixth item of **New Business** was the **Harvest Homecoming Requests: Develop New Albany & Knights of Columbus**. The Director stated that every year the City allows Develop New Albany to manage the parking garage all 4 days of Harvest Homecoming for a fundraiser. Normally there is a 60-40 split on the proceeds, but the Director wanted to do a 75-25 split this year. They do all the work on it, but the City does fund some things for it. Knights of Columbus are allowed to use the Green Lawn across from Underground Station on Bank Street for fundraising purposes. They also staff it all 4 days. Mr. Barksdale stated that it takes many volunteers from Develop New Albany to staff the garage and from Friday through Saturday there are 6 volunteers per every 2 hours during peak time. The President stated that this would be a good plan as long as we do not have additional expenses so that we aren't losing money. The director stated that any additional expenses would be worked out with Develop New Albany. The President inquired if there is some sort of flat out rate of change for the expenses. Mr. Barksdale stated that every penny goes back into Downtown New Albany. Mr. Dickey inquired on what the process would be if the public wants to get involved and do something along those same lines. The Director stated that the public could send in a letter for request to volunteer, but it could be voted down if the City feels it necessary. He went on to say that the City has a long standing relationship with Develop New Albany and Knights of Columbus so they are the usual beneficiaries. Mr. Dickey motioned to approve the Harvest Homecoming Requests from Develop New Albany & Knights of Columbus. Mr. Caesar seconded, and the motion carried 4-0-1 with Mr. Barksdale abstaining from vote.

#### **Other Business:**

The first item of **Other Business** was the **Memo for Excel Excavating, Inc – Thomas Street Sidewalk**. The Director stated that the release of the retainage needs to be approved. Mr. Barksdale inquired on replacing or improving some trees along the sidewalk. The Commission agreed. Mr. Summers stated that they are still under warranty, so they will. Mr. Barksdale made a motion to approve the Memo to release retainage for Excel Excavating, Inc. for the Thomas Street Sidewalk. Mr. Caesar seconded, and the motion carried 5-0.

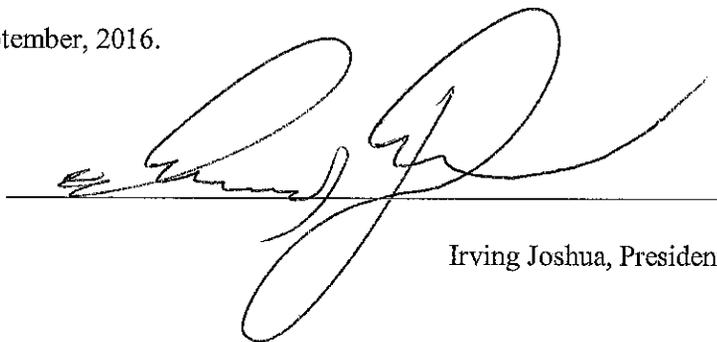
Mr. Middleton inquired on a **sign on Market & State Street** where cars try and turn left from the right side lane and many accidents are caused. He asked whether or not a no turn sign could be put up to prevent cars from turning there. The Director and Mr. Summers agreed that a no turn sign could be put up in the intersection between the two sides of Market Street that tells drivers not to turn.

Mr. Middleton also inquired about the **bump outs on State Street**. The Director stated that they came about to keep drivers from going down the parking lane and for pedestrian safety.

Mr. Barksdale inquired about the **damage caused to a lawn mower on McDonald Lane**. The Director stated that a person on McDonald Lane said the City owed \$47 for damage to their lawn mower. Mr. Summers stated the person responsible claimed his own damage by mowing on City property in the right-of-way, but we're taking care of the matter. Mr. Barksdale just wanted to verify that it was being resolved.

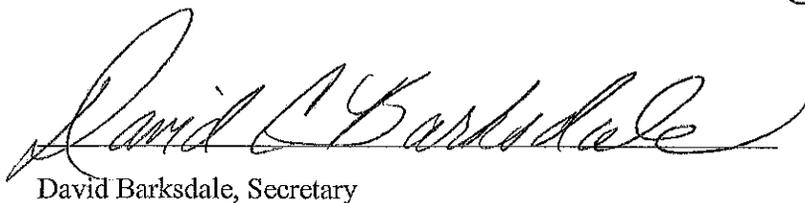
There being no other business, the meeting was adjourned at 3:41 PM.

Approved and Adopted this 13<sup>th</sup> day of September, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary