

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, December 13, 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)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)

Others Present: Bob Lane, New Albany Housing Authority
Linda Moeller, City Controller
Jim Silliman, Jacobi, Toombs & Lanz, Inc.
Bob Stein, United Consulting

The President called the meeting to order at 2:30 p.m. Roll was called. Mr. Caesar was absent.

The first item of business was **Approval of the Minutes from the Regular Meeting on November 07, 2016**. Mr. Barksdale motioned to approve the Minutes from November 07, 2016. Mr. Middleton seconded, and the motion carried 4-0.

The second item of business was **Comments from the Public**. Jim Silliman presented a **Project Status Report** on the projects being carried out by Jacobi Toombs and Lanz. The report was administered to the commission members. For the **Grant Line West Industrial and Business Park - Fire King Parcel**, Mr. Silliman stated that JTL has recorded the plat and covenants for the City, provided the survey to the City and the buyer, and has provided sanitary sewer extension plans and specs to IDEM with the permit application and to the developer's contractor so they are aware of proposed grades. For the **Hausfeldt Lane Rectangular Rapid Flashing Beacons and Crosswalk**, all punch list items are complete. Mr. Silliman stated that the tree was planted last week at **East Elm Street and Pearl Street**. Mr. Dickey asked if a Gator Bag had been placed on the tree, Mr. Silliman stated that it had not been, and he will check with Greg Mills to get the tree bagged. For the **Grant Line Road Improvements from Beechwood Avenue to McDonald Lane**, design and Right-of-Way Services are proceeding and this project has a January 2018 letting. For the **Bono Road Reconstruction, Phase 1**, the construction is complete. JTL is working on as-built drawings and final records including review and submitted to the City of the contractor's final pay application. Mr. Middleton asked about one spot at the mouth of Green Valley Road, to which Mr. Silliman responded that is a water main issue and that Mickey Thompson is working on it. For the **Bono Road Reconstruction, Phase 2**, JTL is working with Indiana American Water on the survey and design for relocation of the existing water main to move it outside of the pavement, and after relocation, construction can proceed. For the **East 5th Street Sidewalk Improvements Project**, trees have been planted. For the **Grant Line Road Industrial Park West (Reas Lane Extension)**, JTL is working on Phase 2 to replace existing Reas Lane. Construction is scheduled for

Spring/Summer 2017. For the **Daisy Lane Extension**, JTL has completed survey for this right turn lane and design is underway. Mr. Barksdale inquired about the geotechnics, to which the Director responded that they are meeting about every 3 weeks on design. They have solutions in place. The Director stated that the project is moving and within budget. The Director acknowledged that the geotechnics are the most important issue.

Old Business:

Mr. Barksdale inquired about an update on the status of the **Bike Rack Installation**. The City Engineer was not present to give an update, but the commission members agreed that installation should begin soon, weather permitting.

Mr. Barksdale inquired if the Director had checked with Larry Timperman about the **Historic Study in Corydon**. Mr. Barksdale stated that an update to the **Historic Study of New Albany** will allow people and businesses to apply for grants through the **Historic Renovation Grant Program**. The Director stated that he has a meeting with Mr. Timperman tomorrow and he will check with him then.

New Business:

The first item of **New Business** was **Approval of the Financial Reports dated November 23, 2016, December 08, 2016, and December 22, 2016**. Mr. Barksdale inquired about the \$12,686.00 spent on **Garage Operating – Latco/Selby House-Garage Improvements**. The Director responded that this was a portion of the total in garage improvements and there will continue to be charges until the contract is fulfilled. The PFS stated a final invoice has not yet been received. Mr. Barksdale then inquired about the **State Street TIF – Mall Development Corp – ROW (State Street Signals)**, to which the Director responded this was a Right of Way purchase. Mr. Barksdale inquired about the **State Street TIF – Libs Paving - River Run Park**, to which the Director stated the back section had been paved and that it is commonly used by ambulances and the fire department, and will be striped for additional parking for employees. Mr. Barksdale inquired about a destroyed sign, to which the Director stated that signage is on the brick wall but that he would check on it. Mr. Barksdale motioned to approve the Financial Reports dated November 23, 2016, December 08, 2016, and December 22, 2016. Mr. Dickey seconded, and the motion carried 4-0.

The second item of **New Business** was the **Authorization for Disposition of Vacant Properties** including **523 East Elm Street, 810 Vincennes Street, 1501 East Oak Street, 1611 Ekin Avenue, and 2113 Reno Avenue**. The Director stated that properties are selling and that these are the next 5 available to be put out to bid. The Director gave a background of the acquisition of properties and processes. Mr. Barksdale stated that many of these properties are desirable and inquired if we have the ability to direct a buyer towards a design cohesive with the neighborhood. The Director responded that is exactly what NARC wants to do and that the CCEO picked properties believed to be in desirable locations and having value. Mr. Barksdale inquired about the 810 Vincennes property, to which the exact location was in question. Mr. Barksdale motioned to approve the Approval for the Disposition of Vacant Properties (subject to the address verification for 810 Vincennes Street), Mr. Middleton seconded, and the motion carried 4-0.

Mr. Barksdale inquired about interest in the **3217 and 3221 Grant Line Road** properties, to which the Director stated that they have been sold to **Centra Credit Union**. The Director stated that he needed to get the easement for any Grant Line Road widening and keep a portion of the second lot for access to the strip mall. Mr. Barksdale inquired about development versus leaving the Pillsbury Bank building, to which the Director responded that in case something is built at Pillsbury in the future, they wanted to

make sure that they have secured enough Right-of-Way so that if they have to redesign that intersection, they have the ability to do so.

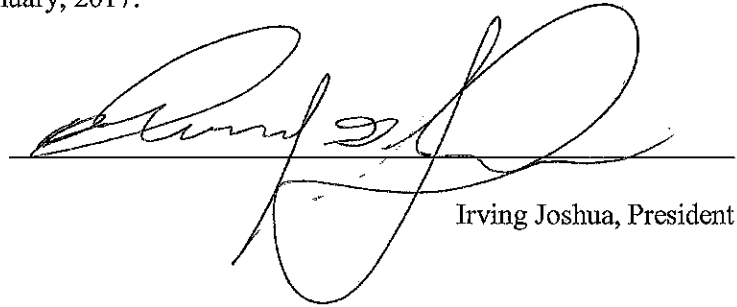
Mr. Middleton inquired about the future of the **Good Times Bar** location, to which The Director stated that he spoke with Matt McMahan and he plans to come in next week to discuss. He is looking for a bar/restaurant to fill the space. The Director stated this property is in a targeted façade area. Mr. Barksdale stated that he has supplied historical photos. The President inquired about **Downtown Parking**, to which the Director stated that letters had been sent and signage has been installed. The Director noted that there have not been many complaints during the holiday season, but in the spring a strongly worded letter will be sent and patrols ran.

The third item of **New Business** was the **HWC Memorandum of Agreement for Engineering Services, Addendum No.1** for the inspections at **The Breakwater** property. The Director stated that an error in the language of the previous contract needed to be corrected. This contract is paid out of a bond. It needed the wording on the agreement changed from "Historic Coyle District" to "Redevelopment Commission". Mr. Dickey motioned to approve the HWC Memorandum of Agreement for Engineering, Mr. Barksdale seconded, and the motion carried 4-0.

Mr. Barksdale inquired about the date of the next meeting, to which the Director stated that they may need to meet on the December 27th date to approve a few contracts. The President stated that he will be unable to attend a meeting on the 27th.


There being no other business, the meeting was adjourned at 3:00 PM.

Approved and Adopted this 10th day of January, 2017.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary