

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, February 14, 2012, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President
Edward Hancock, Secretary
Adam Dickey
Diane Benedetti

Commission Members absent: Kevin Zurschmiede, Vice-President
Lee Cotner, School Board Advisory Member

Staff Members present: Carl E. Malysz, Director of Community Housing Initiatives
John Rosenbarger, Public Works Projects Supervisor (PWPS)
Cyndi Krauss, Financial/Compliance Manager (FCM)
Sherrie Holmes, Public Services/Facilities Specialists (PSFS)
Amber Mayfield, Administrative Assistant (AA)

Others present: Lisa Donahue, New Albany Housing Authority
Dave Duggins, Director of Economic Development
Shane Gibson, Attorney (arrived at 3:15 p.m.)
Roger Jeffers, NA-FC Parks
Tom Johnson, Keystone Restoration
Amanda Schamel, New Albany Housing Authority
Tom Schellenberg, Jacobi Toombs & Lanz
Chris Moore, The News and Tribune
John Schnurr, Keystone Restoration
Lisa Thompson, New Directions
Ruthanne Wolfe, New Albany Housing Authority

The President called the meeting to order at 2:32 p.m., and the roll was called.

The first item of business on the agenda was **Approval of the January 10, 2012 Regular Meeting Minutes and January 24, 2012 Special Meeting Minutes.**

Mr. Hancock made a motion to accept the minutes as submitted for the January 10, 2012 regular meeting and January 24, 2012 special meeting minutes. The motion was seconded by Mr. Dickey and carried by a vote of 4-0.

The President opened the floor to comments from the public and noted that there was none.

The Financial Report was reviewed and no action was required.

The second item of business on the agenda was **Baptist Tabernacle-Status/Update.**

Tom Johnson of Keystone Restoration and his partner John Schnurr spoke at the meeting to give the Commission an update on the Baptist Tabernacle building. They informed the Commission that the roof will be on in 2 ½ to 3 months. There have been delays because of the weather and the truss needs to be replaced. A new truss is expected in 3 weeks. A general discussion followed. The President asked Mr. Johnson and Mr. Schnurr to keep the Commission informed.

There was no action required by the Commission.

The next item on the agenda was **Bicentennial Park: Ratify Rundell Ernstberger Associates Design Contract**. The Director informed the Commission that the Rundell Ernstberger Associates Contract did not include a survey, something he originally thought was included. Staff recommended the Commission to ratify the contract with Rundell Ernestberger Associates for the amount of \$50,000.

Mr. Dickey made a motion to ratify the contract with Rundell Ernestberger for the amount of \$50,000. Mr. Hancock seconded the motion and it was approved with a vote of 4-0.

The next order of business on the agenda was, **Bicentennial Park: Ratify Jacobi Toombs & Lanz Survey Contract**. The Commission was informed that Jacobi Toombs & Lanz (JTL) offered to conduct the survey on the future Bicentennial Park location. The survey has a cost of \$4,323, which JTL has offered to do as an in-kind donation for the City as part of the City's match.

Mr. Dickey made a motion to ratify the Jacobi Toombs & Lanz contract for the amount of \$4,323, which JTL has offered to do as an in-kind donation. Mr. Hancock seconded the motion and it was approved with a vote of 4-0.

The next item on the agenda was the **Spring Street Hill Road Slope Repairs: Interim Funding**. The Director informed the Commission that Spring Street Hill has been closed because of storm damage and that FEMA has not indicated if they will provide 75% of the funding to repair the road as of yet. The current low bid is \$539,129.30, which is good until April 2012. Staff recommended the Commission to award the project and fund construction through the State Street Garage TIF. Analysis of the TIF shows it could fund the construction, but an interim loan could be made from the other TIF's if needed. The President reiterated that the State Street Garage TIF needs to be reimbursed if FEMA provides funding towards the project.

Mr. Hancock made a motion to approve the staff's recommendation to award the project and fund construction with the State Street Garage TIF and authorize staff to use interim funding from other TIF's is needed. Also, if FEMA awards the City money for repairs the TIF will be reimbursed. Mr. Dickey seconded the motion and it was approved with a vote of 3-0-1. Mrs. Benedetti abstained.

The next order of business on the agenda was the **Public Works Status Report**.

Grant Line Road West: The President asked about the current approval status from EDA. The PWPS stated that EDA has not made a ruling yet. Staff recommends tentatively awarding the contract to Excel contingent upon EDA approval and within the 60 day bid extension. The Supplemental Agreements were tabled for the next regular meeting.

Mr. Dickey made a motion to award the contract to Excel for the amount of \$2,049,806.03, contingent upon EDA approval and within 60 day bid extension. Mr. Hancock seconded the motion and it was approved with a vote of 4-0.

Charlestown Road Improvements (Hedden Court to Genung Drive): Ms. Benedetti asked when the work from Hedden Court to Genung Drive was going to start. The PWPS stated that staff requested that Jacobi Toombs and Lanz take a second look at the plans, but the project is expected to bid in 30-45 days.

Slate Run Road: Mrs. Benedetti asked why work has not started on Slate Run Road. The PWPS informed her and the Commission that proposed right-of-way maps are being prepared and plans are almost complete. Gary Brinkworth, Project Engineer, will be asked to come to the next Commission meeting to give update on Slate Run Road.

Rainbow Drive Improvement: Depending on the weather, the road is expected to open sometime between mid-March to April 1st. Change orders #11 thru #13 in the amount of \$9,360.46 needs to be ratified by the Commission. These change orders fall in the 1% range of Director approval that the Commission previously authorized.

Mr. Hancock made a motion to ratify change orders #11 thru #13 in the amount of \$9,360.46. Mrs. Benedetti seconded the motion and it was approved with a vote of 4-0.

The next item on the agenda was **NA-FC Parks and Recreation - Request to Purchase a Basketball Scoreboard at Griffin Street Center with Youth Enrichment Funds**. Roger Jeffers, NA-FC Parks stated that they are starting a basketball league at the Griffin Street Center and that a business has already agreed to donate uniforms. The only thing still needed is a scoreboard. The Director noted that services originally funded would be donated.

Mrs. Benedetti made a motion to authorize the NA-FC Parks to purchase the scoreboard within their budgeted amount of CDBG funds. Mr. Dickey seconded the motion and it was approved with a vote of 4-0.

The next item of business was **Authorize the Fiscal Year (FY) 2012 Community Development Block Grant (CDBG) Citizens Plan Dates**. Staff requested authorization to publish CDBG FY2012 Citizens Plan dates for the public meetings, public hearings, and submittal of the CDBG FY2012 One-Year Action Plan to HUD.

The Director noted that the next regular Commission meeting needs to be moved to the Tuesday before, making the next regular meeting on March 6, 2012 instead of March 13, 2012.

Mr. Dickey made a motion to approve authorization of FY2012 CDBG Citizen Plan Dates & regular meeting date. Mr. Hancock seconded the motion and it was approved with a vote of 4-0.

The next item on the agenda was **Emergency Repair Program: Policy Exception Request (Outside of Target Area) for East Oak Street and Roanoke Avenue**. FCM provided the Commission with maps showing where the two properties were in relation to the CDBG target area. FCM informed the Commission that both qualify by the federal income guidelines.

Ms. Benedetti made a motion to except the request to provide Emergency Repair assistance to the properties located outside of the CDBG target area. Mr. Hancock seconded the motion and it was approved with a vote of 4-0.

The last item on the agenda was **Additional CDBG Sidewalks and Streetscape Improvements**. The PWPS informed the Commission that the CDBG Midtown sidewalk project is progressing towards the April 30th

completion date. There still remains several sidewalks that need to be addressed in Midtown Neighborhood and the surrounding area. There are also segments in the same areas where sidewalks were rebuilt and trees were not planted or trees were lost. Staff recommended that the Commission authorize a change order not to exceed 20% of Excel's contract amount to add additional sidewalk segments and to install trees in areas where needed.

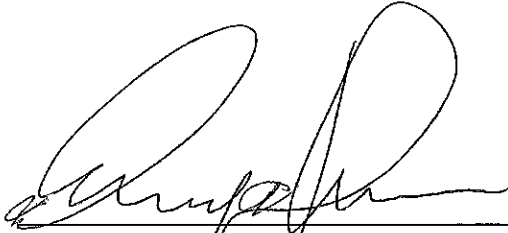
Mr. Dickey made a motion to approve the staff's request to execute a change order not to exceed 20% of Excel's contract amount to add additional sidewalk segments and to include street trees where needed. Mr. Hancock seconded the motion and it was approved with a vote of 4-0.

In other business the Commission was given handouts on **2012 Repair Affair, the newest NSP sales report, minutes from the February 9, 2012 NSP meeting.**

No action was required by the Commission.

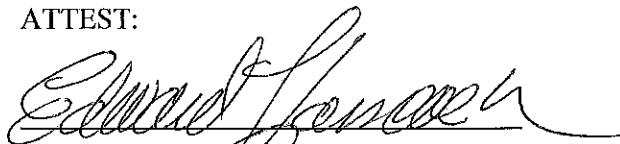
There being no further business, the President adjourned the meeting at 3:30 p.m.

Approved and Adopted this 6th day of March, 2012.



IRVING JOSHUA / PRESIDENT

ATTEST:



EDWARD HANCOCK, SECRETARY