

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, August 12, 2014, 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
Edward Hancock, Secretary
Dan Coffey
John Gonder

Staff Members Present: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Robin King, Neighborhood Initiatives Assistant (NIA)

Others Present: Lisa Donohue, New Albany Housing Authority
Tom Schellenberg, Jacobi, Toomes & Lanz
Daniel Suddeath, News and Tribune
Larry Summers, City Engineer

The President called the meeting to order at 2:33 p.m., and the roll was called. All were present.

The first item of business was the **Approval of the July 8 minutes of the regular meeting of the New Albany Redevelopment Commission**. Mr. Coffey motioned to approve the minutes. The motion was seconded by Mr. Dickey, and carried by a vote of 5-0.

The President then opened the floor to **Comments from the Public** and noted there were none.

The next item of business was the **Examination of the Financial Report**. No action was required.

The first item of new business was the **St. Elizabeth Addendum to the Subrecipient Agreement**. The Director explained that St. Elizabeth's has been waiting for this property to become available at an affordable cost, and recommended approval. President asked for clarification on why the additional funding was needed. The Director explained that it was to cover additional eligible expenses. Mr. Coffey motioned to approve, Mr. Dickey seconded, and the vote carried 5-0.

The next item of new business was the **EPA/Brownfields Site Assessment Grant: Former Nite Owl Limited Phase II Site Assessment by Specialty Earth Sciences, LLC**. The Director explained that this was being presented as information only, and that no action is required. The Director explained that the money was provided specifically for environmental studies.

The next item of new business was the **Temple and Temple Construction Change Orders** for Binford Park. The Director explained that the idea for a barn to house the pump for the soccer fields has been scuttled, and the pump will instead be housed in a mechanical room inside the shelter house. The change order covers extending and installing plumbing and electric, and removing and replacing concrete flooring. Mr. Coffey motioned to approve Change Order #5, for \$3,887.00. Mr. Dickey seconded, and the motion carried 5-0.

The next item of new business was the **Indiana Department of Transportation Change Orders #1, 2, and 3, for the Charlestown Road/Beechwood Avenue Intersection Improvement Project.**

Change Order #1 was to **install audible pedestrian push buttons.** The City Engineer explained that the city recently adopted PROWAG design standards, making the City eligible for additional Federal funds. He went on to explain that replacing the standard pedestrian push buttons with the audible ones are part of the PROWAG design standards. Mr. Dickey motioned to approve the change order for \$9,352.00. Mr. Hancock seconded, and the motion carried 5-0.

Change Order #2 was to **replace and/or repair hand hole and detector housing.** The City Engineer explained that the top of the existing hand hole is broken and needs to be replaced. He also explained that the housings are damaged from being cut multiple times. Mr. Dickey motioned to approve the change order for \$5,131.59. Mr. Hancock seconded, and the motion carried 5-0.

Change Order #3 was for additional work required due to previously unknown obstacles: **working around existing AT&T duct, and removal of old rail car tracks.** Mr. Dickey motioned to approve the change order for \$2825.28. Mr. Hancock seconded, and the motion carried 5-0.

The next order of new business was **Mt. Tabor Road Project - Beam, Longest and Neff, LLC Supplemental No. 2.** The Director explained that this was to revise Supplement No. 1. Since the plan for a roundabout has been replaced by a four-way stop, there the cost for the redesign is \$163,000.00. Mr. Gonder asked why the cost of the project increased if less is being done. The Director explained that the increase was for the redesign, and that the cost did not change because the only change was omitting the roundabout. Mr. Gonder asked for the total project cost. The Director said the cost was roughly \$4,000,000.00. Mr. Dickey said there had been some discussion of a future signal at that intersection, and if a contingency plan was established. The City Engineer explained that the project was designed to accommodate the signal in the future. Mr. Coffey motioned to approve the Supplemental Agreement No. 2, for \$163,000.00. Mr. Dickey seconded, and the motion carried 5-0.

The next order of new business was the **Mt. Tabor Road Project – LPA Consulting contract for Right-of-Way Services with Beam, Longest, and Neff, LLC.** The Director explained it contracting with BLN, LLC to handle the right-of-way purchases along Mt. Tabor Road. Mr. Dickey motioned to approve the LPA Consulting contract for \$363,500.00. Mr. Coffey seconded, and the motion carried 5-0.

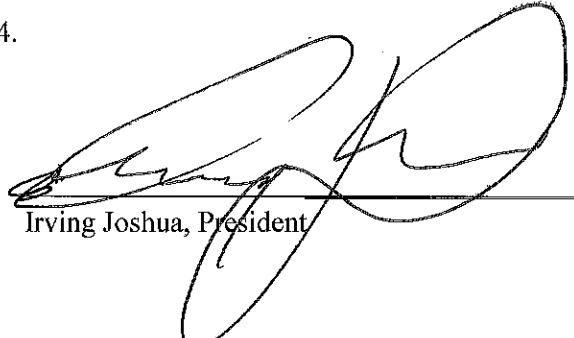
The next order of business was the **McDonald Lane Right-of-Way Acquisitions report**. The Director explained that this report was being provided to the Commission as information, no action was required. He reiterated that these are the purchases that had already been made thus far.

The next order of business was the **TIF Reports**. The President said that they all look solvent. He asked if anything was happening with Loop Island. The Director explained that the TIF was established particularly to capture any improvements there, if it were to happen, but currently there are no plans. Mr. Hancock asked about progress on the Greenway. The Director explained that the Master Plan is being updated to include additional right-of-way purchases.

The President began a discussion about the **effect that the bridge tolls will have on traffic flow through downtown**. He said there would be an influx of traffic coming down Spring Street. He asked the status of the traffic assessment. The Director said the traffic study was not complete yet, but it is in the works. Mr. Coffey asked if the study was focused on increased traffic, or walkability and two-way streets. The Director explained that there were two studies, with an outside firm focused on capacity. He also said that any changes in traffic flow made due to the recommendations in the study would not decrease capacity.

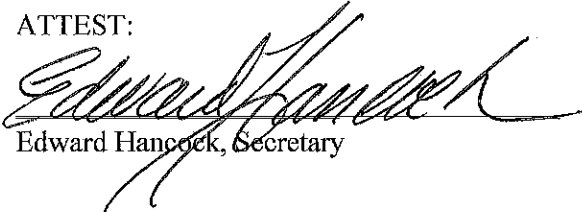
There being no other business, the meeting adjourned at 3:35 p.m.

Approved and Adopted this 9th day of September, 2014.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary