

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, October 28, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
Edward Hancock, Secretary
Dan Coffey
John Gonder

Commission Members Absent: Adam Dickey, Vice President

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

Others Present: Wes Christmas, Clark Dietz
Jerod Clapp, News and Tribune
Lisa Donohue, New Albany Housing Authority
Terry Ginkins, T. A. Ginkins Construction Company, LLC
Tom Schellenberg, Jacobi, Toombs & Lanz, Inc.
Chad Sprigler, Sprigler Commercial Developers & Builders
Larry Summers, City Engineer
Mark Young, Crossroads Development Company

The President called the meeting to order at 2:33 p.m., and the roll was called. Mr. Dickey was absent.

The first item of business was the **Bid Opening for the New Concession/Toilet Room at Binford Park**. Only one bid was received, from T. A. Ginkins Construction Company, LLC. The President opened and read the bid; it was \$194,000.00. The Director explained that the City was soliciting the Binford Park bids now because the original bids for this phase, when included with the overall project, were not in line with the engineer's estimate. The decision was made to pull this segment from the original project and rebid it at a later date. Mr. Coffey asked if this bid was in line. The Director said it was. Mr. Coffey motioned to approve, Mr. Hancock seconded, and the motion carried 4-0, pending legal review.

The next item of new business was the **Bid Opening for the Installation of Aluminum Fencing and Repairs to existing Open Parking Areas at Main and Pearl Streets**. The Director explained that the fence has deteriorated and needs to be replaced, along with the concrete and the retaining wall. Only one bid was received, from T. A. Ginkins Construction Company, LLC. The President opened and read the bid; it was \$61,000. The Director stated that it was. Mr. Coffey motioned to approve, and Mr. Hancock seconded. The motion carried 4-0, pending legal review.

The next item of business was approval of the minutes from the October 17, 2014, meeting. The vote was tabled until the next meeting, due to Mr. Dickey's absence.

The first item of old business was the **State Street Parking Garage Develop New Albany Harvest Homecoming Revenue**. A memo was provided showing the revenue generated. After the split, Develop New Albany received \$5,042.55, and the City received \$3,361.70. No action was required.

The first item of new business was the **Green Valley Area Neighborhood Revitalization Plan**, presented by Chad Sprigler, of Sprigler Commercial Builders and Developers, LLC, and Mark Young of Crossroads Development and Consulting Company. Mr. Sprigler and Mr. Young appeared before the commission to request their support in their application for tax credits for this project. Mr. Sprigler and Mr. Young presented their \$6,000,000.00 rehab plan for Cross Creek Apartments and the surrounding area, which includes 8 additional units, increased lighting, fencing around the property, and the addition of security cameras. Mr. Sprigler stated that an additional \$50,000 would be spent on the offsite improvements. Mr. Young explained how points are awarded as outlined in the State's Qualified Allocations Plan for low-income rental housing tax credits, and stated that the plan and the approval of the board would award them additional points. The Director stated that if their application for tax credits is approved, Sprigler Commercial Builders and Developers, LLC. will be placed on the March Redevelopment Commission meeting, for further input from the Commission on how the additional \$50,000 will be spent. Mr. Hancock motioned to approve, Mr. Coffey seconded, and the motion carried 4-0.

The next item of new business was **Temple and Temple Change Order #6 for for Binford Park/Cannon Acres**, for a total deduct of \$29,146.08. The Director explained that this change order was due to an effort to lessen the scope of the Cannon acres alternate in the original contract, while still adding some of the wanted features to both parks. This change includes adding an entrance sign, barrier posts, a drinking fountain at Binford Park, and paving the parking lot and seeding and maintenance of the grass at Cannon Acres. Mr. Hancock made the motion to approve, Mr. Coffey seconded, and the motion carried 4-0.

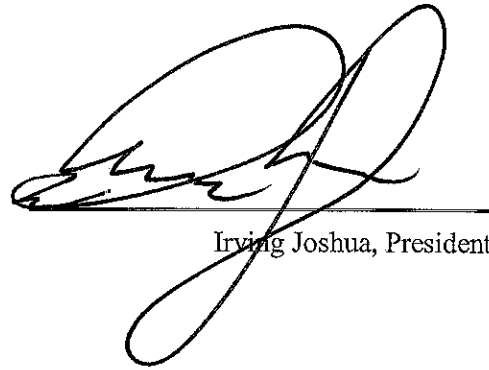
The next item of new business was the **Proposal for Design Services for the Public Parking Wayfinding and Signage Project**. The Director explained that the contract was for a not-to-exceed amount of \$51,000.00 to design signs for the parking garage and wayfinding signs to the public parking lots. Mr. Hancock motioned to approve, Mr. Coffey seconded, and the motion carried 4-0.

The next item of new business was the **Proposal for the Emergency Repair Program**. The Director explained that the City sent out a Request for Proposals for the Emergency Repair Program, and New Directions Housing Corporation was the only respondent. Mr. Coffey motioned to approve, Mr. Gonder seconded, and the motion carried 4-0.

The last item of new business was the **Proposal for the Engineering Phase of the Thomas Street Sidewalk Improvement Project**. The Director explained that three proposals were received, and he recommended accepting the bid from Clark-Dietz for \$34,800.00. The City Engineer explains that sidewalks and curbs from Market to Beeler Street will be assessed, and the proposal includes on-site monitoring of the actual construction as well. Mr. Coffey motioned to approve, Mr. Hancock seconded, and the motion carried 4-0.

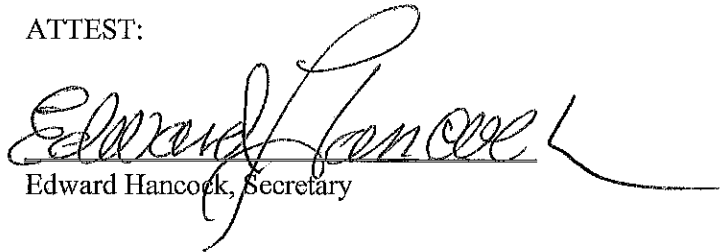
There being no other business, the meeting adjourned at 3:43 p.m.

Approved and Adopted this 25th day of November, 2014.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary