

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 14, 2017, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President  
David Barksdale, Vice President  
Adam Dickey, Secretary  
Robert Caesar  
Terry Middleton

Staff Members Present: David Duggins, Director  
Jessica Campbell, Public Facilities Specialist (PFS)  
Claire Johnson, Neighborhood Initiatives Assistant (NIA)  
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Vicki Glotzbach, City Clerk  
Linda Moeller, City Controller  
Robbie Norrington, Union Representative  
Jim Silliman, Jacobi, Toombs & Lanz, Inc.  
Bob Stein, United Consulting

The President called the meeting to order at 2:34 p.m. Roll was called. No one was absent.

The first item of business was the **Bid Opening for Demolition of 1629 and 1637 E. Market Street**. The bids were opened by the President and read aloud as follows:

- |   |              |
|---|--------------|
| • Dan Cristiani Excavating Co., Inc.    | \$46,985.00  |
| • Demolition Environmental Services     | \$84,876.00  |
| • Merrel Bierman Excavating Inc.        | \$69,998.00  |
| • Allterrain Paving & Construction, LLC | \$177,333.83 |
| • Complete Demolition Services          | \$71,250.00  |
| • Estes Excavating Inc.                 | \$73,000.00  |
| • Clark Nickles, Inc.                   | \$36,500.00  |
| • Freedom First Excavating & Demo, LLC  | \$62,286.00  |
| • Darren Gunter Excavating              | \$64,800.00  |

Mr. Caesar noted the large range in bid amounts, to which the President requested the estimate for the Demolition. The Director stated that the estimate was \$100,000.00 and would like to review the specifications before the commission makes a decision. Mr. Dickey motioned to take the bid under advisement, Mr. Middleton seconded and the motion carried 5-0.

The second item of business was the **Bid Openings for the City-Owned Properties Advertised 01/27/2017 & 02/03/2017**. The bids were opened and read aloud as advertised.

- 522 E. 4<sup>th</sup> St. - \$7,400.00 – Darcy Easterby

- Minimum asking was \$7,400.00.
- No other Bids.
- Mr. Barksdale inquired if Ms. Easterby was an adjacent land owner, to which the NIA explained that she was.
- Mr. Dickey motioned to award the bid, Mr. Middleton seconded and the motion carried 5-0.
- 1847 Shelby St. - \$8,200.00 – New Albany Floyd County Consolidated School Corporation
  - Minimum asking was \$10,100.00.
  - No other Bids.
  - The Director explained that the school corporation had a maximum of \$8,200.00 to purchase the property, the property is adjacent to the school, planned to be used as public green space, and there are no other interested parties.
  - Mr. Barksdale motioned to award the bid, Mr. Caesar seconded and the motion carried 5-0.
- 2113 Reno Ave. - \$1,220.00 – Amy and Michael Rogers
  - The President explained that this property was from a previous advertisement published 01/06/2017 & 01/13/2017.
  - Minimum asking was \$12,200.00.
  - No other bids.
  - The President explained that this property is now a vacant lot, was previously appraised at a higher value due to a structure on the property. The President explained that the Rogers are abutting land owners and would like to expand their yard.
  - Mr. Dickey motioned to take the bid under advisement, Mr. Middleton seconded and the motion carried 5-0.

The third item of business was the **Oath of Office**. Vicki Glotzbach, City Clerk, administered the oath to David Barksdale and Robert Caesar.

The fourth item of business was the **Approval of the Minutes from the January 10, 2017 Meeting**. Mr. Barksdale motioned to approve, Mr. Caesar seconded and the motion carried 5-0.

The fifth item of business was **Comments from the Public**. The President noted that there were none.

Old Business:

Mr. Barksdale inquired about an update on the **Alleyway Project**, to which the Director responded that this is a Board of Public Works and Safety Project but the Notice to Proceed had been signed today. Mr. Barksdale asked for an update on the **Historical Study of New Albany**, to which the Director responded that he had not moved forward on that as of yet. Mr. Barksdale stated that when the **3<sup>rd</sup> Street Sidewalks** were redone, there had not been room left for a tree. Mr. Barksdale also inquired about the **Sidewalks at Pearl St. and Elm St.**, stating that there had not been room for a tree but that a block was later removed to allow for a tree to be planted there. The Director stated this must have been a mistake on the workers part, as he had not authorized this and that the **3<sup>rd</sup> Street sidewalks** are going through INDOT and that he would get with the City Engineer to check if it was possible to have trees planted there. Mr. Barksdale asked for a start date on the **Spring St. Sidewalk**, to which the Director stated that there is not an exact date, but usually work will begin when the weather breaks. Mr. Barksdale noted that the majority of the **Bike Racks** had been installed. The Director stated that they are still 5 more bike racks to be installed. Mr. Barksdale stated that he believed that the bike rack at the Floyd County Brewery had been placed in

the incorrect location. The Director and Mr. Barksdale also noted the installation of **Bicycle Repair Stations** at several locations.

New Business:

The first item of **New Business** was the **Approval of the Financial Reports for January 26, 2017, February 9, 2017, and February 23, 2017**. The Director explained the claims for the **Meijer Appeal**. Mr. Barksdale motioned to approve all of the Financial Reports, Mr. Middleton seconded and the motion carried 5-0.

The second item of **New Business** was the **Fiscal Year 2017 Citizens Plan for CDBG One-Year Action Plan**. The FCM explained the Citizens Plan as it sets the schedule for public meetings, public hearings, and publications of the Plans. The FCM requested authorization to publish a summary in the News and Tribune on Saturday February 18, 2017. The President asked about the funding estimate, to which the FCM responded that last year's funding was used, assuming there would be no change, but it is possible that the funding would be a little less. Mr. Dickey asked that a translated copy be administered to the Hispanic Ministries, to which the President suggested asking IUS to produce a translated copy. Mr. Dickey authorized staff to publish the Fiscal Year 2017 Citizens Plan for CDBG One-Year Action Plan. Mr. Middleton seconded and the motion carried 5-0.

The third item of **New Business** was the **Authorization for Disposition of 210 Clay Street and 1125 Greenaway Place**. Mr. Barksdale noted that there are NSP homes located near 1125 Greenaway Place and suggested wording the advertisement in a way that encourage a buyer to renovate the property to excellent condition making it a contributing structure to the neighborhood's aesthetic value. Mr. Dickey motioned to approve, Mr. Middleton seconded and the motion carried 5-0.

The fourth item of **New Business** was the **Parking Garage Structural Assessment**. The Director explained this assessment would be conducted by Cornerstone Engineering, Inc. for up to \$17,500.00 to see if there are other options for the garage. The Director suggested the possibility of wrapping the parking garage and adding apartments and businesses to the structure. Mr. Barksdale motioned to approve the proposal, Mr. Middleton seconded and the motion carried 5-0.

The fifth item of **New Business** was the **Right-of-Way Update for State St. Signals Project and Mt. Tabor Rd. Project**. The PFS presented the updates, explaining that the State St. right of way is complete with a letting in April. Mr. Barksdale asked about the location of Mall Development, to which the PFS stated it is the property where the UPS store and salon are located.

The sixth item of **New Business** was the **Final Cost Adjustment and Addition of Pay Items for Bono Road Rehabilitation Project, Phase 1**. Jim Silliman of Jacobi, Toombs & Lanz, Inc. explained this was for the saw cut to the existing gutter and for adjusting a sanitary manhole for an increase of \$1,142.86. Mr. Caesar motioned to approve the final change order, Mr. Dickey seconded and the motion carried 5-0.

Other Business:

The first item of **Other Business** was a project status report from Jacobi, Toombs & Lanz, Inc.

The second item of **Other Business** was a **Recap of Bonds Issued through the Redevelopment Commission & Redevelopment Authority** passed out by the FCM. The Director asked the commission to review and for any questions to be forwarded to him.

The third item of **Other Business** was the **Indiana Tax Increment Financing Law** summary by Thomas Pitman. The Director explained this is an opinion sent to the legislature about the impact of TIF's on schools and the misconceptions therefore. The Director asked the commission to review.

The fourth item of **Other Business** was the **Bono Road Retainage Pay Application**. The PFS explained that the Controller has asked us to have this approved before the retainage is released. Mr. Dickey motioned to approve the release of retainage, Mr. Middleton seconded and the motion carried 5-0.

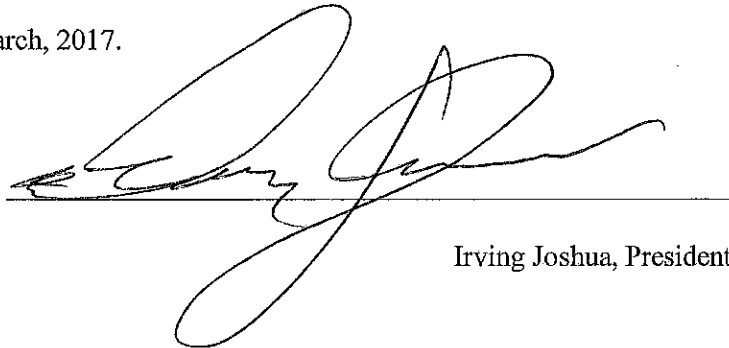
The fifth item of **Other Business** was a **Consulting Contract with Trent Baker** to work on miscellaneous items for the Redevelopment Department. The Director explained this is an hourly contract, not to exceed \$10,000. Mr. Dickey motioned to approve the contract, Mr. Barksdale seconded and the motion carried 5-0.

Mr. Dickey asked for **Daisy Lane Extension Plans**, to which Jim Silliman stated that he would provide for them and that bids should be in March.

The President asked about **Colonial Manor** to which discussion ensued amongst the commission members but there is not a plan in place at this time.

There being no other business, the meeting was adjourned at 3:44 PM

Approved and Adopted this 14th day of March, 2017.



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Irving Joshua, President

ATTEST: 

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Adam Dickey, Secretary