

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 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)
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)

Others Present: MeriBeth Adams-Wolf, Our Place Drug & Alcohol
Denise Barber, New Albany Youth Agencies
Deborah Bulleit, Harrison Education Literacy Program
Wes Christmas, Clark Dietz
Alicia Farnsley, Open Door Youth Services
Angie Graf, Hope Southern Indiana
Lucy Koesters, LifeSpan Resources
Bob Lane, New Albany Housing Authority
Jerry Leonard, Habitat for Humanity Clark & Floyd, Indiana
Kitty McKune, New Directions Housing Corporation
Ramone Miller, LifeSpan Resources
Kent McDaniel, Harrison Education Literacy Program
Linda Moeller, City Controller
Linda Reynolds, Hope Southern Indiana
Bob Stein, United Consulting
Larry Summers, City Engineer
Kathy Wilkerson, New Albany Parks and Recreation

The President called the meeting to order at 2:30 p.m. Roll was called. No one was absent.

The first item of business was the **Bid Opening for W. Main and 1st Street Pedestrian Improvements**. The bids were opened by the President and read aloud as follows:

Contractor	Base Bid Amount	Alternate 1 Decorative Crosswalks	Alternate 2 Decorative Arcs	Alternate 3 Decorative Logo
Excel				
Excavating	\$147,164.25	\$16,704.00	\$6,300.00	\$10,200.00
Pace	\$260,261.00	\$18,560.00	\$7,020.00	\$12,000.00
APC	\$166,793.00	\$19,720.00	\$7,560.00	\$12,000.00
Dave O'Mara	\$294,327.25	\$16,704.00	\$6,300.00	\$10,200.00

The Director noted that if there are any questions regarding the bids to please direct those to Wes Christmas of Clark Dietz. The President asked for the Engineer's Base Bid estimate, to which Mr. Christmas responded the project was estimated in the \$140,000.00 - \$150,000.00 range. Mr. Dickey motioned to take the bids under advisement. Mr. Barksdale seconded and the motion carried 5-0.

The second item of business was the **Public Hearing for the Community Development Block Grant Fiscal Year 2017 One-Year Action Plan.**

Deborah Bulleit presented for the Harrison Education Literacy Program. Ms. Bulleit introduced Lonnie, a graduate of the Freedom 101 program in the Floyd County Jail. Lonnie discussed how the program helped him develop the skills to come back into society and to be productive as a parent and an employee. Ms. Bulleit requested the amount of \$12,000.00 for the Harrison Education Literacy Program to fund Freedom 101: Dealing with Confinement, a 4-day program in the Floyd County Jail continued with follow up classes.

Lucy Koesters presented for LifeSpan. Ms. Koesters described LifeSpan's plan for New Albany Rides, a concierge service for elderly and disabled New Albany residents in public housing communities. LifeSpan will transport riders to medical and retail hubs in the city, and provide return trips home for riders. LifeSpan requested \$48,000.00 for the New Albany Rides Program.

Denise Barber presented for Building Assets for New Albany Youth. Ms. Barber described the after school programming for disadvantaged families in New Albany. The primary target schools include Green Valley, S. Ellen Jones, Fairmont, and Slate Run. The after school programming provides diverse opportunities through Open Door Youth Services, Too Good for Drugs, Alcohol, and Violence, and the YMCA's School Age Child Care Program. Ms. Barber is requesting \$26,620.00 on behalf of Building Assets for New Albany-Youth.

Jerry Leonard presented for Habitat for Humanity Clark & Floyd, Indiana. Mr. Leonard stated the program is designed to support the redevelopment of New Albany/Floyd County neighborhoods and to construct quality infill homes needed for low income families. Mr. Leonard requested funding of \$42,000.00 for new construction and a property donation from the City of New Albany.

Linda Reynolds presented for Hope Southern Indiana. Ms. Reynolds described the Pack the Bus Collaboration. The goal of this program is to provide a new backpack and/or basic school supplies for children in the New Albany Floyd County School System enrolled in grades k-8 who will be eligible for the Federal Free Lunch Program. Ms. Reynolds is requesting \$4,000.00 to provide for at least 200 eligible children.

Kitty McKune presented for New Directions Housing Corporation. Ms. McKune is requesting funding for Repair Affair and for the Emergency Repair Program. Ms. McKune described Repair Affair as a program that deploys volunteers to perform low-cost repairs to homes of many elderly and permanently disabled citizens that cannot otherwise afford such repairs. Ms. McKune also described the Emergency Repair Program, which allows New Directions to work closely with the City to deploy qualified, local contractors to make more intensive repairs that exceed the skills of the Repair Affair Volunteers. Ms. McKune requested \$15,000.00 for the Repair Affair program and \$34,000.00 for the Emergency Repair Program.

Kathy Wilkerson presented for New Albany Parks and Recreation on behalf of the Youth Enrichment Program. Ms. Wilkerson explained that structured activities will be conducted daily after school and during summer months for ages 5-12 and teenagers 13-18 years old. Specific activities planned will include prevention programs, cultural field experiences and life skills instructional classes. Ms. Wilkerson requested funding in the amount of \$30,000.00 for the Youth Enrichment Program.

The Director stated that the total allocation of CDBG funding for the 2016 Fiscal Year for Public Service Projects was \$87,540.00. The Director asked that the agencies requesting funding keep this in mind when they receive a response from the Commission.

The President closed the Public Hearing.

The third item of business was the **Approval of the Minutes from the February 14, 2017 Meeting**. Mr. Barksdale motioned to approve. Mr. Caesar seconded and the motion carried 5-0.

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

Old Business:

The first item of **Old Business** was to **Award Demolition of 1629 and 1637 E. Market Street Project**. The PFS requested that the commission approve the lowest bidder, which was Clark Nickles, Inc. in the amount of \$36,500.00. The PFS asked the commission to review the quote from Clark Nickles to remove the existing asphalt and rock and replace with topsoil and seed (clover) and straw area per plans and walkthrough for the sum of \$11,500.00. The President clarified that the \$36,500.00 amount did not include the quote to remove asphalt and rock. The Director stated that since the bid came in low, he had the PFS meet with Clark Nickles to verify that the bid was correct. Mr. Caesar stated that he was concerned about what was being left after the demolition, to which he stated he was relieved to hear that the land would be cleared and seeded. The PFS stated that the land will be seeded with clover to save costs on lawn care. Mr. Barksdale stressed that there are several architectural pieces from Market Boy and Lancaster's that should be saved. The Director asked that Mr. Barksdale meet him at the location to clarify what is to be saved and Clark Nickles will set those pieces to the side. Mr. Caesar asked about the signage at Lancaster's, to which the Director responded that the sign and the clock went to the family. Mr. Barksdale motioned to award the Demolition of 1629 and 1637 E. Market Street Project to Clark Nickles for a total of \$48,000. Mr. Middleton seconded and the motion carried 5-0.

New Business:

The first item of **New Business** was the **Approval of the Financial Reports for March 09, 2017 and March 23, 2017**. The Director explained the **Ideology Marketing- River Run Sign** in the amount of \$11,935.00. The Director stated this is a large, lighted sign that will be placed on the back wall. Mr. Caesar asked if this amount covers everything for the sign, to which the Director stated that this covers the cost of the sign and installation. The Director explained the amount of \$5,275.00 to the **Law Office of Beth Henkel – Meijer Assessment Appeal** as a portion of the cost of the settlement with Meijer. The Director explained the **CCE, Inc. – abatement – Market Boy** fee in the amount of \$15,000.00 as the cost of the asbestos removal. Mr. Caesar inquired about the **INDOT-McDonald Ln Change Order (mailboxes)** amount of \$44,101.64. The Director explained that this was the cost of the mailboxes. Mr. Caesar motioned to approve all of the Financial Reports. Mr. Dickey seconded and the motion carried 5-0.

The second item of **New Business** was the **Back in Time Car Show Garage Request**. The Director explained that this is a request to use the two lowest levels of the **State St. Parking Garage**. The Director stated that they will provide insurance. Mr. Barksdale inquired into the change of location from last year and if the city has checked with business owners, to which the PFS explained this was due to construction of the **Street Grid Modernization Project** and that Courtney Lewis has spoken with the Hitching Post and that they are in favor of the Car Show. All of the commission members noted this was good exposure for the restaurants that will be open. Mr. Dickey motioned to approve use of the two lowest level of the State St. Parking Garage by the Back in Time Car Club. Mr. Barksdale seconded and the motion carried 5-0.

The third item of **New Business** was the **Mt. Tabor Right of Way Update**. The Commission members inquired as to how many parcels are left to be purchased. The PFS stated that she believed 20 parcels had been purchased so far and there were a total 60 parcels needed.

Other Business:

The first item of **Other Business** was the **Awarding of the West Main and 1st Street Pedestrian Improvements Project**. Wes Christmas of Clark Dietz reviewed the bids and found Excel's bid to be responsive. Mr. Christmas stated that he checked all the math and the base bid amount of \$147,164.25 was correct. Mr. Christmas stated that he also reviewed for responsibility, to which he stated that he had worked with Excel in the past and is confident proof of fundability won't be an issue. Mr. Christmas stated that in an effort to get this project moving before prime outdoor dining season due to proximity to restaurants. Mr. Christmas made a recommendation to award the West Main and 1st Street Pedestrian Improvements Project to Excel Excavating in the base bid amounts listed. Mr. Christmas inquired about the alternates, to which the Director stated that he wants to do alternate one and will take two and three under advisements. The President inquired about the prices for the alternates being the same, to which the Director stated that 2 of the Contractors must have used the same sub for the decorative markings. Mr. Dickey motioned to award the West Main and 1st Street Pedestrian Improvements Project and Alternate 1 to Excel Excavating in the amount of \$163,868.25. Mr. Barksdale seconded and the motion carried 5-0.

Mr. Barksdale inquired about the **Historical Study of New Albany**. The Director asked Mr. Barksdale to schedule the meeting.

Mr. Barksdale inquired about hiring in a consultant to **Study Blighted Areas** in the community. Mr. Barksdale referenced a recent article in the News and Tribune about a neighboring community that had recently hired a consultant to study their blighted area. Mr. Barksdale pinpointed a few areas such as the State Street Corridor, Grant Line Road, Charlestown Road, Vincennes Street Corridor. Mr. Barksdale stated that the Comprehensive Plan has made mention to these as target areas that need to be developed. Mr. Middleton suggested talking to Mike Kopp regarding these areas, seeing as he has helped with the downtown development. The Director stated that he believed that hiring an outside firm to study these areas was an excellent idea. The Director stated that the Vincennes corridor had been designated by the Council as a target area and he has begun the expansion of the **Riverfront Liquor License** to include this area.

Mr. Caesar mentioned that the City Council had been discussing a new subdivision at Blackiston Boulevard. He stated that during this discussion, traffic concerns continued to be brought up. Mr. Caesar suggested continuing the dead end on **Innovation Way to Payne-Koehler Road**. The Director asked the City Engineer to take a look at this plat. Mr. Dickey stated that he believed that there had been discussion

previously as to why these roads didn't link up. The City Engineer stated that he will look in to the matter.

Mr. Caesar asked for an update of the **Breakwater** and for **Summit Springs**. The Director stated that there was a pre-bid meeting today for Summit Springs with 8 contractors before the Redevelopment meeting and the bid will be awarded at the Redevelopment Meeting on March 30th. The Director stated that he is in constant contact with the Breakwater and construction will begin again on April 1st.

The President inquired about the status of **River Run**, to which the Director stated that the park is ready to go. The Director stated the same parking arrangements for this year.

Mr. Middleton inquired if notices for **Downtown Parking** had been sent out. The Director stated that he will get with the Police Department and get back to Mr. Middleton. Mr. Caesar noted that several businesses on Spring Street are also having issues with parking.

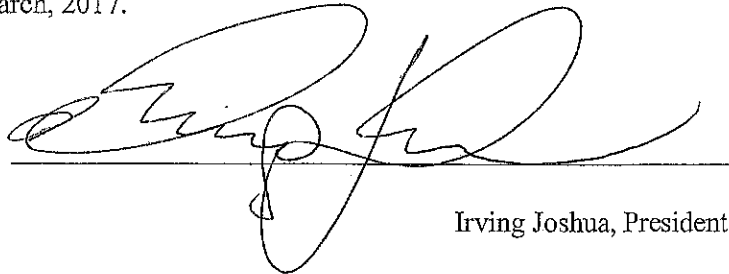
Mr. Middleton asked about the status of the **Upgrade of Spring and Market**. The Director stated that the bid came in under budget. The Director stated that paving will begin in May of this year.

The Director stated that he would like to focus on the neighborhood surrounding the **Division Street School**.

Mr. Middleton asked about signage in the **State Street Garage** regarding skateboarding. The Director stated that signs are up.

There being no other business, the meeting was adjourned at 3:57 PM

Approved and Adopted this 30th day of March, 2017.



Irving Joshua, President

ATTEST:


Adam Dickey, Secretary