

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 09, 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
Terry Middleton
Jan Anderson, School Board Advisory Member

Commission Members Absent: Robert Caesar

Staff Members Present: Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)

Others Present: Linda Moeller, City Controller
Bob Stein, United Consulting
Scott Whalen, 3601 Klerner Ln.

The President called the meeting to order at 2:30 p.m. Roll was called. Mr. Caesar was absent.

The first item of business was the **Approval of the Minutes from the April 25, 2017 Meeting**. Mr. Barksdale noted a spelling error. Mr. Dickey motioned to approve the minutes pending correction. Mr. Middleton seconded and the motion carried 3-0. Mr. Barksdale abstained as he was absent at the April 25th meeting.

The second item of business was **Comments from the Public**. The President noted that Mr. Scott Whalen of 3601 Klerner Lane had signed in to speak on the Mt. Tabor Road project. Mr. Whalen commented on the current plans for a lighted signal at the intersection of Mt. Tabor Road and Klerner Lane and requested official drawings and plans that state that the intersection is changing from a 4-way stop to a signalized intersection with turn lanes. Mr. Whalen noted that a traffic study from 2012 had been tabulated incorrectly and a traffic study in 2016 was conducted while Mt. Tabor Rd. was the posted detour during McDonald Lane's closure. Mr. Whalen requested to know who is pushing for the intersection to be changed. Mr. Whalen questioned the merit of the issue of safety regarding this project and argued that a 4-way stop is the safest intersection for pedestrians. Mr. Whalen had the following concerns:

- The need for a 5-foot grass buffer and for 5-foot wide sidewalks.
- The claim that a 6-foot curb and gutter will keep a car from leaving the road.
- That the design does not address the hill coming from Charlestown Road.
- Condemnation because of a problem with the offers and/or the public didn't want the project as presented.
- Questioned who is leading the project.

- There is no room for wider lanes, sidewalks, and grass buffers on both sides of the road.
- Some property owners will not be able to park in their driveway without hanging over the right-of-way line.
- That sidewalks help to stabilize a roadway.
- The difficulty of getting in and out of his driveway due to a lighted signal at the intersection.

Mr. Whalen claimed that the buyer didn't respond to his counter offer and noted that the City Attorney has been responsive with the requests made. Mr. Whalen noted that the Redevelopment office pushed for a design change regarding 2 property owners' driveways and questioned why the design firm did not comply and asked that residents have a voice and be considered. Mr. Whalen stated that he would not have been forced to make some of his requests if the buyer had provided with design plans that he had originally requested and that it is difficult for him to accept an offer or make a counter offer when he doesn't know what the final plans are.

The Director stated the City Engineer will prepare a response for Mr. Whalen addressing his concerns and noted that the engineers hired for this project are certified by the federal government. The Director addressed the concern of eminent domain, stating that eminent domain is filed to keep the process moving and does not mean it is the final decision. The Director stated that the stakes along Mt. Tabor Road designated the right-of-way, which remains grass. Mr. Barksdale inquired about the status of a decision regarding the signalized intersection. The Director stated that the City Engineer would have more information regarding the intersection. The President asked that the City Engineer be present at the next meeting to respond. Mr. Dickey noted that this project has been planned for over 20 years. The Director stated that the residents did not want the roundabout, so taking the residents' concerns into consideration, the roundabout design was removed.

Old Business:

The first item of **Old Business** was the **Adoption of the CDBG FY17 One-Year Action Plan**. The Director noted the two attached letters. Mr. Barksdale addressed the concern of the sidewalks on 18th Street, mentioned in both letters. The Director noted that the sidewalks would serve residents that need affordable transportation. The Director recommended that the plan be adopted, included with the comments. Mr. Barksdale motioned to approve the Adoption of the CDBG FY17 One-Year Action Plan. Mr. Dickey seconded and the motion carried 4-0.

New Business:

The first item of **New Business** was the **Approval of the Financial Reports for May 11, 2017**. Mr. Barksdale asked about the **State St. TIF – Larry Byrd Purchase 717 Cherry St.** for \$1,500.00. The Director stated that this is a vacant property surrounded by 2 city owned properties. Mr. Barksdale asked about the **Loop Island TIF-BLN-ORG Inspection** for \$44,583.79. The Director explained that this was for the Ohio River Greenway Inspection. The PFS explained that this was paid by Friends of Greenway, that is was deposited into the Loop Island TIF in order to pay BLN. The President asked about the **Garage Operating – Cornerstone Engineering – Garage Assessment** for \$8,883.75. The Director explained this was a contract with Cornerstone Engineering to do a structural assessment of the **State Street Garage**. The assessment found that the garage can be wrapped and can sustain 5 additional stories.

Mr. Barksdale motioned to approve the Financial Report for May 11, 2017. Mr. Middleton seconded and the motion carried 4-0.

The second item of **New Business** was the **Proposal for Building Appraisal Services**. The Director explained that this reevaluating the property insurance. An audit of all the redevelopment properties will be conducted to ensure that all the properties are valued and insured correctly. The City Controller confirmed the contract amount of \$35,000.00 total. This is being split with the sewer department and has already been approved by the sewer department. Mr. Dickey motioned to approve the Proposal for Building Appraisal Services from Gallagher Bassett Services, Inc. Mr. Barksdale seconded and the motion carried 4-0.

The third item of **New Business** was the **Mt. Tabor and Grant Line Rd. South ROW Update**. The PFS stated that Mt. Tabor Presbyterian Church parcel has been secured for the Mt. Tabor Rd. Project and that the first 2 parcels have been secured for the Grant Line Road South Project. Mr. Barksdale asked for the total acquired on Mt. Tabor Road. The PFS responded Mt. Tabor has a total of 52 parcels, with a total of 27 being secured, and 21 currently in condemnation, and 4 still in process.

Other Business:

The President asked for an update regarding the awarding of the **New Restroom Building at Bicknell Park**. The Director stated that the project was awarded to Badgett Constructors, LLC with Base Bid and Alternate No. 1 for a total of \$201,250.00.

The Director presented a **Memorandum of Agreement for Engineering Services Addendum No. 2** with HWC Engineering for **Historic Coyle District Project Construction Inspection Services** (now known as Breakwater Complex). The Director explained it is an adjustment of \$14,500.00 and the project is expected to be completed in January 2018. Mr. Middleton motioned to approve the **Memorandum of Agreement for Engineering Services Addendum No. 2**. Mr. Barksdale seconded and the motion carried 4-0.

Mr. Middleton inquired about the removal of three dead **trees on State Street**. The Director referred Mr. Middleton to Mr. Barksdale as the Tree Board meeting is the following day. Mr. Barksdale stated that he will take it to the board tomorrow as well as a list of trees along Spring Street.

Mr. Middleton inquired about the **M. Fine Building**. Mr. Barksdale stated that a fence is up on the end where the billboard used to be. The Director stated that there will be a groundbreaking ceremony planned soon.

The Director stated that after the removal of the tanks at **Market Boy**, the soil was found to be contaminated. The cleanup team has been instructed to the level that apartments could be built on the property. The Director expects to bring a RFP for the Commission's approval next month.

The President asked about the current status of occupancy at **The Breakwater**. The Director stated that he will have a representative from the Breakwater come to the next meeting to provide an update.

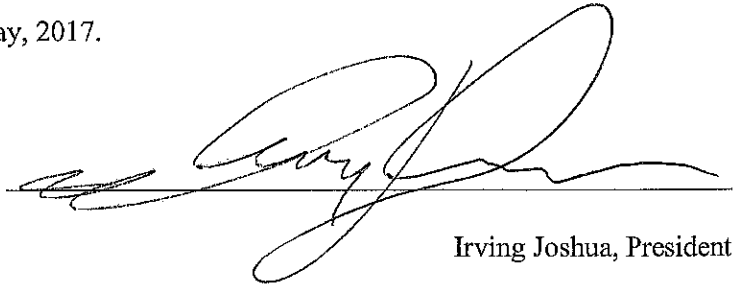
Mr. Barksdale inquired about the **Study of Blighted Areas**, to which the Director stated that he is working on it and has spoken to 2 possible firms regarding the study.

The President asked about the **Bono Road Project Phase II**. The PFS stated that Jim Silliman of Jacobi, Tombs and Lanz, Inc. gave an update at the Board of Works meeting recently. The PFS explained that the utility companies are expected to get started mid-May. Once they are finished, then we can begin our portion of the project in the fall.

Mr. Barksdale reminded of the ground breaking ceremony for the **Daisy Lane Project** on Friday, May 12, 2017. Mr. Barksdale noted that **Popeye's** has opened. The President asked that a video be put together to display all of the redevelopment currently taking place in New Albany as a marketing tool.

There being no other business, the meeting was adjourned at 3:14 PM

Approved and Adopted this 23rd day of May, 2017.



A large, stylized handwritten signature in black ink, appearing to read 'Irving Joshua', is written over a horizontal line.

Irving Joshua, President

ATTEST:



A handwritten signature in black ink, appearing to read 'Adam Dickey', is written over a horizontal line.

Adam Dickey, Secretary