

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held immediately following a public hearing on Tuesday, May 23, 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

Commission Members Absent: Terry Middleton

School Board Advisory Member
Absent: Jan Anderson

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: Linda Moeller, City Controller
Chris Morris, News & Tribune
Bob Stein, United Consulting

The President called the meeting to order at 2:30 p.m. Roll was called. Mr. Middleton and Mrs. Anderson were absent.

The first item of business was the **Public Hearing** regarding the **Amendment to 2017 Lease Agreement**. The President opened the public hearing and the Director noted that no one signed in to speak.

The President closed the **Public Hearing**.

The second item of business was the **Approval of the Minutes from the May 09, 2017 Meeting**. Mr. Barksdale motioned to approve the **May 09, 2017 Minutes**. Mr. Dickey seconded and the motion carried 4-0.

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

Old Business:

The first item of **Old Business** was the **Breakwater Update**. Austin Carmony of Flaherty & Collins Properties presented the **Breakwater Occupancy Report as of 05/22/2017**. A report was provided to the Commission Members (see attachment). Mr. Caesar noted that he was glad to hear such a positive report after the fire. Mr. Caesar asked for an update on parking. Mr. Carmony stated that parking is not a concern at this time and that if it does become an issue, it will be addressed then. The President suggested

a partnership with the Floyd County YMCA, to which Mr. Carmony stated that he will check with management. Mr. Barksdale noted that Develop New Albany is having a mixer at the Breakwater in June.

The second item of **Old Business** was the **Mt. Tabor Intersection Update** presented by the City Engineer. The City Engineer stated that the Mt. Tabor Rd. plans are roughly 95% complete and are currently finalizing details for the wall construction. The City Engineer passed out the responses to the concerns presented at the May 09, 2017 meeting (see attachment). The Director suggested the commissioners review the responses and bring any questions to the next meeting. Mr. Dickey suggested that the response be provided to the public. Mr. Caesar asked if the responses could be posted online with the construction details. The Director stated that he would suggest it to city operations.

New Business:

The first item of **New Business** was the **Approval of the Financial Reports for May 25, 2017**. Mr. Barksdale asked about the **State Street TIF – INDOT – State St. Signal Modification** in the amount of \$483,579.46. The City Engineer stated that this is the City's 20% match for the construction. The Director stated that we will have construction inspection costs when construction begins. Mr. Caesar asked for a date when the new turning lane from State Street to I-265 will be open. The Director stated that it will be open in June. The City Engineer stated that lane closures will begin Thursday evening from 10 p.m. until 7 a.m., discussed this morning at Board of Works. Mr. Dickey motioned to approve the **Financial Report for May 25, 2017**. Mr. Barksdale seconded and the motion carried 4-0.

The second item of **New Business** was **Resolution No. RC-03-17 – Approving Amendment No.1 to Lease**. The Director stated that we are finishing up the bond issuance. The Director explained that this is an agreement that was approved by the Redevelopment Authority and the Authority enter into the agreement and the Commission ratifies that the Authority agreed to do it. This Amendment states that they are leasing most of the projects, including the QRS location because it is owned by the Sewer Board. The Director stated this is just finalizing the language. Mr. Caesar asked for clarification of the term "leasing", to which the Director responded this is a typical bond situation where it's a lease revenue bond, which means the Authority owns it, the commission leases it and controls it. Mr. Caesar motioned to approve **Resolution No. RC-03-17 – Approving Amendment No.1 to Lease**. Mr. Dickey seconded and the motion carried 4-0.

The third item of **New Business** was **Amendment No.1 to 2017 Lease Agreement**. The Director explained this is the same thing the Commission already approved, just added in the agreement that was just approved. The Director explained that the payors are the Horseshoe Foundation and the City of New Albany and this has in it the special benefits tax. Mr. Caesar motioned to approve **Amendment No.1 to 2017 Lease Agreement**. Mr. Barksdale seconded and motion carried 4-0.

The fourth item of **New Business** was the **State St. Parking Garage Project – Deduct of Contract and Retainage Release**. The PFS explained that there was a change order, a deduct of \$3,220.00. Mr. Barksdale motioned to approve the **State St. Parking Garage Project - Deduct of Contract**. Mr. Dickey seconded and the motion carried 4-0. The PFS explained that the retainage release is to release the retainage that was held throughout the project. Mr. Dickey motioned to approve the **State St. Parking Garage Project - Retainage Release** in the amount of \$2,272.15. Mr. Caesar seconded and the motion carried 4-0.

The fifth item of **New Business** was the **State St. Parking Garage – SecurityPros Proposal**. The Director explained this is for increased security in the parking garage for cameras and a monthly service to monitor the footage. The Director recommended that security cameras be installed in the parking garage. Mr. Barksdale asked where the monitoring will be, to which the Director stated that the police department will handle the monitoring. Mr. Caesar motioned to approve the **State St. Parking Garage - SecurityPros Proposal** in the amount of \$11,008 plus \$114 monthly charge. Mr. Dickey seconded and the motion carried 4-0.

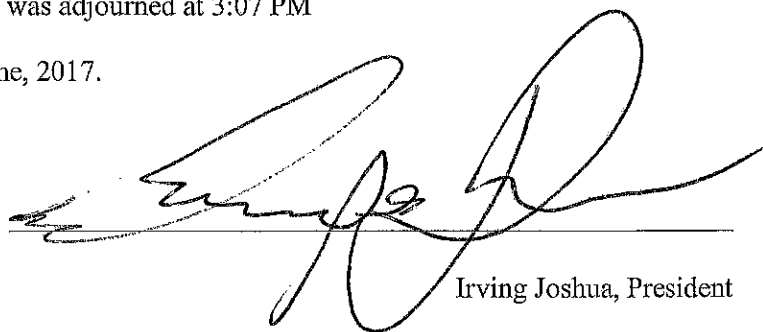
Other Business:

The Director stated that he would like to start the disposition process for **2016 Culbertson Avenue, 616 E. Elm Street, and 1734 E. Main Street**. The Director explained that these are vacant lots. The Director asked for permission to take these properties through the public sale and bid process. Mr. Caesar motioned to approve the public sale of **2016 Culbertson Avenue, 616 E. Elm Street, and 1734 E. Main Street**. Mr. Dickey seconded and the motion carried 4-0.

The Director presented a contract with **Cripe Engineering – Alterations to the Design of Skate Park at Silver Street Park and Preliminary Imagery of an Iconic Structure** not to exceed \$15,750.00. The Director explained that more concrete is needed surrounding the skate park to connect the path and the skate park area. The Director stated that sports practice facilities are also being added to Silver Street Park. Mr. Barksdale motioned to approve the contract with **Cripe Engineering – Alterations of Skate Park at Silver Street Park and Preliminary Imagery of an Iconic Structure**. Mr. Caesar seconded and the motion carried 4-0.

There being no other business, the meeting was adjourned at 3:07 PM

Approved and Adopted this 13th day of June, 2017.



Irving Joshua, President

ATTEST:



Adam Dickey, Secretary

The Breakwater Occupancy as of 05/22/17

- The development is 23.4% occupied and 25.4% leased.
- Of the apartment homes available for occupancy the development is 70% occupied and 75% leased.
- Amenities are open. Pool is filled and is waiting last inspection which is scheduled for Wednesday May 24th.

Future delivery schedule of apartment homes

- 6 apartment homes in Coyle building – Delivered for Occupancy July 17th
- 45 apartment homes in building section B.1 – Delivered for Occupancy September 25th
- 80 apartment homes in building section B.2 – Delivered for Occupancy December 15th, 2017 – Completion of Project

1. Demographics are within planned lease up and we seem to be getting more qualified traffic and additional walk-ins since the fire due to increased news exposure.

2. Ran traffic zip code report from Jan 1 until today: 66 applications, 19 from New Albany, area 15 approved, 10 Louisville area, 6 approved and remaining applications are from the surrounding Southern Ind area.

3. Studio's and 1 bedrooms seem to be in highest demand right now so we have started a waiting list and are currently pre-leasing building B as well as coil apartments in C building. A lot of current calls and traffic are however needing something now or by July.

4. Two bedrooms traffic and leases have increased since May 1st. Currently dropped the specials that were being offered on the two bedrooms and re-marketed them with the preferred employers.

5. With only two bedroom availability we have focused on making them look their best with detailed walk throughs and a detail clean of all the apartments. Currently adding small move in gifts (toilet tissue, paper towels, dw pod, tide pod, dryer sheet, sponge/dish liquid), welcome bags, cookies and flowers to all show apartments and added move in gift table-choose at MIN.

6. Spoke to AHI Corporate Housing and Louisville Relocation to offer corporate furnished apartments for executives and athletes coming into area.

The need for a 5-foot grass buffer and for the 5 foot sidewalks:

The horizontal separation between the traveled way and the sidewalk provides for increased pedestrian safety in the event an errant vehicle leaves the traveled way; this separation also provides a sense of comfort for individuals using the sidewalks. Although trees are not included in the design of this project, the additional green space could provide a planting area for trees in the future. Finally, the impact of the impervious area of the sidewalk is minimized when runoff is directed to the grass buffer by allowing infiltration of the water.

Per the Public Rights-of-Way Accessibility Guidelines R302.3, the continuous clear width of pedestrian access routes shall be 4.0 ft minimum, exclusive of the width of the curb. However, per R302.4, where the clear width of pedestrian access routes is less than 5.0 ft, passing spaces shall be provided at intervals of 200.0 ft maximum.

The claim that a 6-inch curb and gutter will keep a car from leaving the road:

Policy on the design and use of cross-sectional highway features, including curbs, is contained in AASHTO's Policy on Geometric Design of Highways and Streets (i.e., the Green Book). The purposes of curbs are to provide drainage, delineate the edge of the pavement, support the pavement edge, provide the edge for a pedestrian walkway, and possibly provide some redirective capacity for low-speed impacts (AASHTO, 2004).

That the design does not address the hill coming from Charlestown Road:

The grade on the hill coming from Charlestown Road is significantly modified as part of this project. The new grade of the road is only 3.9% which will entail lowering the road by 1.5 ft from the existing elevation in places.

Condemnation because of a problem with offers and/or public didn't want the project as presented:

The condemnations are taking place with property owners with whom the City has not been able to agree to terms for the purchase of the right-of-way. To maintain the schedule mandated by INDOT, the City must proceed to eminent domain if an agreement is not achieved.

Questioned who is leading the project:

City Engineer, Larry Summers, is leading the design components of the project. Public Works Projects Supervisor, John Rosenbarger, is leading the right-of-way acquisition effort.

There is no room for wider lanes, sidewalks, and grass buffers on both sides of the road:

Per the design for the project and the associated right-of-way acquisition, there is room to construct a roadway (with 10 ft lanes), sidewalks, and grass buffers.

Some property owners will not be able to park in their driveways without hanging over the right-of-way line:

The City is unaware of any locations where this condition exists, and to the City's knowledge, no complaints have been made in this regard.

The difficulty of getting in and out of his driveway due to a lighted signal at the intersection:

The access in and out of a driveway at a four-way stop versus a signalized intersection will be improved. Furthermore, the signal should create windows within the traffic to allow ingress and egress more easily than at a four-way stop.