

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 11, 2019 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
David Barksdale, Secretary
Terry Middleton
Scott Stewart
Elaine Murphy, School Board Advisory Member

Commission Members Absent: Adam Dickey, Vice President

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

Others Present: Trent Baker, TJB Consulting
Sandy Boofter, Office of City Controller
Chris Morris, News and Tribune
Bob Stein, United Consulting
Jake Zurschmiede, Redevelopment Intern

The President called the meeting to order at 2:30 p.m. Roll was called. Adam Dickey, Vice President was absent.

The first and second items of business were the bid openings for **702, 704, and 706 W. Market Street** and **802, 804, 806, 808, and 810 Vincennes Street**. The Director stated that no bids were received and that in 30 days, the price could be negotiated with a potential buyer or a Request for Proposals could be issued either as individual pieces of property or as a package.

The third item of business was the **Approval of the Minutes from the May 28, 2019 meeting**. Mr. Stewart motioned to approve the May 28, 2019 minutes. Mr. Barksdale seconded and the motion carried 4-0.

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

Old Business:

The first item of Old Business was the **Alleyway Improvements Project Update**. The Director stated that the recommendation from Ed Revers, the Architect on the Alleyway Improvements Project, has written a letter stating that he does not recommend acceptance of the received bid due to lack of available funds. The Director stated that the bid results were higher than expected so the recommendation at this point was to reject that bid and to reevaluate and move forward at a later time. The Director emphasized that they do still plan to complete this project and will plan for a rebid in the future. The President noted

that the bid was more than twice what was estimated. Mr. Barksdale motioned to reject the bid from TRC, LLC for the Alleyway Improvements Project. Mr. Stewart seconded and the motion carried 4-0.

New Business:

The first item of New Business was the **Claims Worksheet dated 6/10/2019**. Mr. Barksdale asked about the \$280,500 split between Park East, Charlestown Road, and Old Monon. The FCM responded that this was the Parks Bond. Mr. Barksdale motioned to approve the Claims Worksheets in the amount of \$1,213,479.62 dated 6/10/2019. Mr. Middleton seconded and the motion carried 4-0.

The second item of New Business was the **Emergency Repair Program Applicant**. The Director stated that the applicant meets all the requirements except for being within the CDBG Target Area. The Director stated that pending the commission's approval, New Directions will go in and do an estimate that will fit within the maximum of \$7,500 that they can spend. Mr. Barksdale motioned to approve the Emergency Repair Program Applicant at 216 Green Street. Mr. Stewart seconded and the motion carried 4-0.

The third item of New Business was the **Awarding of Architecture Services for Design/Specifications and Construction Observation for the Griffin Recreation Center Improvements Phase 3**. The Director stated that this is for façade work on the building and that they have chosen Michell Allen Ritz Architects, who worked on the last CDBG project at the Griffin Center. The Director explained that this contract is part of the FY19 CDBG budget. The President asked if there was coverage regarding the previous improvements to the Griffin Center and asked that particular attention be paid to making sure the efforts of Redevelopment in all parts of the community are receiving publicity. Mr. Stewart motioned to approve the Awarding of the Architecture Services for Design/Specifications and Construction Observation for the Griffin Recreation Center Improvements Phase 3 to Michell Allen Ritz Architects. Mr. Middleton seconded and the motion carried 4-0.

The fifth item of New Business was the **State Street Signals Project – INDOT Invoice for Change Order No. 5**. Mr. Barksdale asked if this was for the original State Street Signals project. The PFS responded that it was for the original project from Green Valley to Daisy Lane. The Director stated that this was the last Change Order and that INDOT has already paid and that they need to reimburse INDOT. Mr. Middleton motioned to approve the State Street Signals Project – INDOT Invoice for Change Order No. 5 in the amount of \$4,708.55. Mr. Stewart seconded and the motion carried 4-0.

Other Business:

The first item of Other Business was **RC-03-19 Resolution of the New Albany Redevelopment Commission Determining Need to Capture Incremental Assessed Valuation**. The Director explained that this is required by the State to announce the capture of TIF for next year. He stated that this is an estimated number, so it could change somewhat. He stated that this goes out to all the taxing bodies that are listed. The FCM stated that they have to use the prior year. The President stated that this a requirement and that there are no changes in assessments. Mr. Stewart requested to have more time to review the resolution. The Director stated that this needs to be out by June 15th and that it needed to move forward today. The President suggested a workshop to prepare for next year. Mr. Middleton motioned to approve of the RC-03-19 Resolution of the New Albany Redevelopment Commission Determining Need to Capture Incremental Assessed Valuation. Mr. Barksdale seconded and the motion carried 4-0.

The second item of Other Business was the **Lancaster Lofts Groundbreaking**. The Director stated that they are finalizing a groundbreaking date for Lancaster Lofts and to look for an official announcement and that he would invite the commission members when he had an exact date and time.

The third item of Other Business was the President's concern regarding geese on **Charlestown Road**. He stated that they were a health and safety concern.

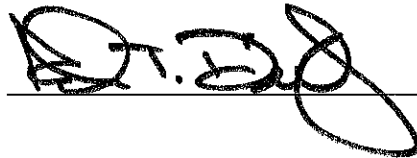
The fourth item of Other Business was Mr. Middleton's update that the **State Street Taco Bell** now had the stop sign in place.

The fifth item of Other Business was Mr. Barksdale's inquiry regarding the **State Street Signals at Oak and Cherry Street**. The PFS responded that it was announced at Board of Works this morning that they would start sometime in the next 2 weeks.

The sixth item of Other Business was an update from Elaine Murphy, the School Board Advisory Member. She stated that at the School Board Meeting last night, Becky Gardner gave a presentation on TIFs and that she would find a workshop on how TIF monies are used to be beneficial. She added that the Slate Run Elementary open house had a good turnout.

There being no other business, the meeting was adjourned at 2:56 PM.

Approved and Adopted this 25th day of June, 2019.



Adam Drake, Vice President
Irving Joshua, President

ATTEST:



David Barksdale, Secretary