

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 27, 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: David Duggins, Director  
Jessica Campbell, Public Facilities Specialist (PFS)  
Claire Johnson, Neighborhood Initiatives Assistant (NIA)

Others Present: Elizabeth Beilman, News and Tribune  
Jorge Lanz, Jacobi, Toombs and Lanz, Inc.  
Linda Moeller, Controller  
Bob Stein, United Consulting

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 **Properties Offers/Bid Opening for 616 Elm St., 2016 Culbertson Ave., and 1734 E. Main Street**. There were no bids. The Director stated that now that these properties have gone through the process, they can be added to the list of available properties that goes out to interested parties and businesses.

The second item of business was the **Approval of the Minutes from the June 13, 2017 Meeting**. Mr. Barksdale motioned to approve the **June 13, 2017 Minutes**. Mr. Middleton seconded and the motion carried 4-0.

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

The fourth item of business **Old Business**. There was none.

The fifth item of business was the **Report on the Executive Session**. The Director asked for permission to put out Requests for Proposals for 1629 and 1637 East Market Street and 32 Bank Street. Mr. Dickey motioned to approve the **Requests for Proposals for 1629 and 1637 East Market Street and 32 Bank Street**. Mr. Middleton seconded and the motion carried 4-0.

New Business:

The first item of **New Business** was the **Awarding of the Reas Lane Phase II Extension Project Contract**. Jorge Lanz of Jacobi, Toombs and Lanz, Inc. explained that the bids had been opened at the previous meeting and that six (6) bids had been received that were very competitive and within the

engineer's estimate. Mr. Lanz stated that they have been reviewed and it is Jacobi, Toombs, and Lanz's recommendation to award the bid to the lowest responsive, responsible bidder, which was Dan Cristiani Excavating in the amount of \$657,560.00. The Director asked who did that first phase, to which Mr. Lanz responded that it was Excel Excavating. The Director explained that this project will repair Reas Lane in the area adjacent to Samtec. The Director asked when this project was expected to be completed, to which Mr. Lanz stated that it should be by Thanksgiving. Mr. Lanz noted that the neighbors are being notified due to the challenge of maintaining traffic. Mr. Lanz explained that since the existing road is so narrow, that the 10 foot wide ped-way being built first will be used to move neighbors in and out while the street is being reconstructed. Mr. Lanz noted that Dan Cristiani is very good at maintaining traffic and that it is written into the contract as well. Mr. Dickey motioned to approve the **Awarding of the Reas Lane Phase II Extension Project Contract to Dan Cristiani Excavating**. Mr. Middleton seconded and the motion carried 4-0.

Mr. Lanz added that when Phase I was built, there was a contract for the inspection portion, between the City, Jacobi, Toombs and Lanz, Inc., and River Hills, they were able to land an EDA grant that paid for the construction and inspection. Mr. Lanz is requesting approval to allocate \$100,000.00 for Phase II out the \$285,000.00, which was previously approved in 2011, and hold the \$185,000.00 for Phase III. Mr. Barksdale motioned to approve the **Agreement to Fund the Construction Inspection of now Phase II and also future Phase III**. Mr. Dickey seconded and the motion carried 4-0.

Mr. Lanz noted that 2/3<sup>rd</sup> of the project is in the limits of the county, so the City Attorney prepared the **Joint Resolution on Agreement between the City of New Albany, Indiana and Floyd County, Indiana for the Reconstruction of Reas Lane**. Mr. Lanz stated the county has approved of the agreement and he is now seeking the Commission's approval. Mr. Barksdale motioned to approve the **Joint Resolution on Agreement between the City of New Albany, Indiana and Floyd County, Indiana for the Reconstruction of Reas Lane**. Mr. Dickey seconded and the motion carried 4-0.

Mr. Dickey exited the meeting at 2:38 p.m.

The second item of **New Business** was the **HMB Agreement for Engineering Services – M. Fine Parking Lots and Miscellaneous Mapping for the New Albany Urban Enterprise Association Board**. Mr. Dickey recused himself from this portion of the meeting. The Director explained that this a contract between UEA and HMB in the amount of \$60,912.00 to design two parking lots at the M.Fine Building for both the residents of the building and for public access. The Director explained that Redevelopment has spent money on attorney's fees due to acquiring the triangular shaped space with the billboard. The Director is asking for half of the cost to be covered by Redevelopment in the amount of \$30,456.00 and explained that the Urban Enterprise Association has already executed the agreement. Mr. Barksdale asked if the additional engineering services, to include electrical, lighting, and irrigation, would be something that should be included in this project. The Director responded that HMB Engineering will look into all of those services and that he will come back to the commission with pricing. Mr. Barksdale motioned to approve the **Agreement for Engineering Services – M. Fine Parking Lots and Miscellaneous Mapping for the New Albany Urban Enterprise Association Board**. Mr. Middleton seconded and the motion carried 3-0. Mr. Dickey abstained.

Mr. Dickey returned to the meeting at 2:42 p.m.

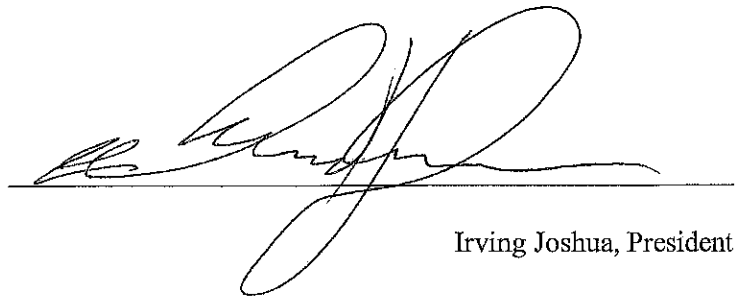
The third item of **New Business** was the **New Restroom Building at Bicknell Park Project Update**. The Director explained that this project is using CDBG funds and that there has been an issue with the contractor. The PFS went on to explain that the project was originally awarded to Badgett Constructors, LLC out of Louisville. However, they have not been able to perform, so staff is asking that the project not be awarded to the only other bidder, Upton Pry, Inc. The PFS stated that their bid is \$12,050.00 more, but based on past projects with Upton Pry, believes that they will do a good job. The PFS noted that this project needs to get moving due to the CDBG funding. The President asked for the total amount of the project, to which the PFS responded, that with Upton Pry, the total would be \$213,300.00. The Director stated that Upton Pry has done projects for the city using federal funds before, on such projects as the Griffin Center. Mr. Dickey motioned to approve the **New Restroom Building at Bicknell Park Project Contract to Upton Pry, Inc.** Mr. Barksdale seconded and motion carried 4-0.

Other Business:

Mr. Barksdale stated that he has been in contact with the City Engineer concerning the list he prepared of **manhole covers and other items needing attention regarding the city paving projects**. Mr. Barksdale stated that Wes Christmas, with Clark Dietz, is in receipt of that list and has been made aware of his concerns and that these issues are going to be resolved.

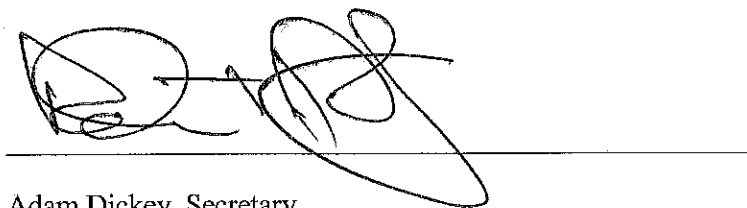
There being no other business, the meeting was adjourned at 2:53 PM.

Approved and Adopted this 11th day of July, 2017.



Irving Joshua, President

ATTEST:



Adam Dickey, Secretary