

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 23, 2019 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

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

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: Jason Applegate, Extol Magazine
Lisa Donohue, New Albany Housing Authority
Linda Moeller, City Controller
Chris Morris, News and Tribune
Perion Sharp, Redevelopment Intern
Bob Stein, United Consulting
Larry Summers, City Engineer
Jake Zurschmiede, Redevelopment Intern

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

The first item of business was the **Approval of the Minutes from the July 9, 2019 meeting**. Mr. Stewart motioned to approve the July 9, 2019 minutes. Mr. Barksdale seconded and the motion carried 5-0.

The second 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 **Green Space at E. Main St. and E. 15th Street**. The Director stated that it is listed because it was tabled last time and that he had a meeting this week to discuss the project. He will provide an update at the next Redevelopment meeting.

The second item of Old Business was the **Resolution RC-04-19**. Mr. Barksdale noted that New Directions Housing Corporation has agreed to use HardiePlank or a similar product on the structure at 502 Culbertson Avenue. The Director confirmed that they had.

New Business:

The first item of New Business was the **Claims Worksheet dated 7/22/2019**. Mr. Barksdale asked about the debt service payments and the Daisy Ln. Extension. The Financial Compliance Manager responded

that the debt service payments are for the Grant Line West Bond paid out of the Grant Line West TIF and the Park East TIF. She stated that the other two are the interest and principal for the Daisy Lane Extension. Mr. Dickey motioned to approve the Claims Worksheets in the amount of \$333,335.87 dated 7/22/2019. Mr. Barksdale seconded and the motion carried 5-0.

The second item of New Business was the **Approval to Dispose of 717 and 719 Cherry Street**. The Director stated that this will begin the disposal process for these properties. He added that the minimum asking price was \$14,250 for both lots and that there was not a structure on the property. He added that any sealed offers received will be opened at the August 13th meeting. Mr. Barksdale motioned to approve the Disposal of 717 and 719 Cherry Street. Mr. Stewart seconded and the motion carried 5-0.

The third item of New Business was the **Approval to Dispose of 624 Vincennes Street**. The Director stated that the minimum asking price was \$76,250 and does contain a structure. He added that the sealed bids would be read aloud at the August 13th meeting. Mr. Barksdale motioned to approve the Disposal of 624 Vincennes Street. Mr. Dickey seconded and the motion carried 5-0.

The fourth item of New Business was the **Requests for Proposals for 702, 704, 706 W. Market Street**. The Director stated that no bids were received for these vacant lots. He stated that any proposals received will be opened at the August 27th meeting. Mr. Barksdale motioned to approve the Requests for Proposals for 702, 704, 706 W. Market Street. Mr. Dickey seconded and the motion carried 5-0.

The sixth item of New Business was the **Slate Run Rd. Change Orders No. 1 and 2**. The City Engineer explained that Change Order No. 1 in the amount of \$271,961.43 would add flaggers, additional contraction signs, maintenance of traffic revisions, and temporary run around. Change Order No. 2 in the amount of \$45,508.79 will add pipe. He stated that the residents of this area expressed concern about drainage and it was determined that a pipe was undersized. He stated that this change order would correct the sizing of the pipe to help alleviate flooding. The President asked for a timeline for the project. The City Engineer responded that initially it was planned to be finished within an October or November timeframe, and that he expected it to be substantially completed by the end of the year and anticipated the utilities being completed by the beginning of August but the substantial completion has been pushed back now. The President asked about the initial bid and if it was for a full road closure. The City Engineer responded that the original bid was for Slate Run Road to be closed, but with school starting next week, there is a need to keep it open and have the flaggers on Change Order No. 1. The City Engineer added that they want to make sure that the way in which they maintain the traffic causes the least amount of disruption to the community at large, given the number of construction projects currently going on. Mr. Barksdale asked from which TIF this project was being funded. The Director responded that it is being paid through the Charlestown Road TIF. Mr. Barksdale asked about the current status of the Charlestown Road TIF. The Director stated that it currently holds around \$6 million. Mr. Stewart asked about the delay in construction. The City Engineer responded that a large portion was the utilities and some weather delays. He stated that he started the utility relocation last year in hopes of getting them out of the way for the construction season this year. Mr. Middleton motioned to approve the Slate Run Rd. Change Orders No. 1 and 2 for the total amount of \$317,470.22. Mr. Dickey seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was Mr. Barksdale's concern about several **utility covers**. They are located at Vincennes Street and Main Street and another on Silver Street in the Southbound Lane. The City Engineer responded that the contractors have not completed all of their work on the covers and that those locations are on their list.

The second item of Other Business was Mr. Barksdale's inquiry about the **dumpsters** in the alleyway between Market Street and Spring Street and Pearl Street and Bank Street and if they could be moved to a central location, especially with RecBar moving in. There was a discussion about the design for this possibly being drawn up last year. Mr. Barksdale asked if this could be revisited. The Director stated that he would look into it.

The third item of Other Business was Mr. Middleton's question about the status of the **Alleyway Project** between State Street and Pearl Street. The Director responded that we should have the quotes for the lighting ready for the August 13th meeting and will move forward from there.

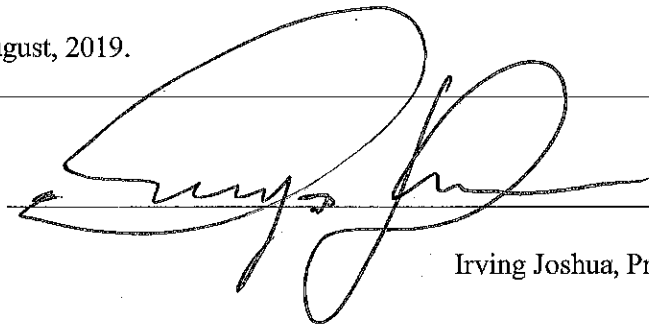
The fourth item of Other Business was Mr. Middleton's concern about the property located at **Daisy Lane and Grant Line Road**. Mr. Dickey stated that the city does not own the lot but does own the property to the side and to the back of the vacant lot. The President added that Super America owns that lot and that he believes that the former gas station holds several stipulations and use restrictions.

The fifth item of Other Business was Lisa Donahue's announcement about the **New Albany Housing Authority's Back to School Event** on July 25th from 1 to 4 pm. She stated that the event will provide free haircuts, school supplies, sports physicals, and eye exams, along with food and music. She thanked Mr. Middleton for partnering with NAHA to provide summer Martial Arts programming for 6-13 year olds.

The sixth item of Other Business was Elaine Murphy's announcement that teachers are returning to school on Thursday and the kids will start on Monday, July 29th. She thanked all involved for construction cooperation around the schools.

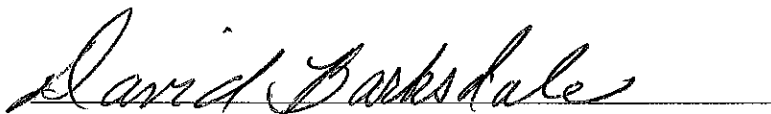
There being no other business, the meeting was adjourned at 3:07 PM.

Approved and Adopted this 13th day of August, 2019.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary