

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, November 12, 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: Linda Moeller, City Controller
Bob Stein, United Consulting

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 **October 8, 2019** meeting. Mr. Barksdale motioned to approve the minutes from the October 8, 2019 meeting. Mr. Dickey 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 President noted that there was no old business.

New Business:

The first item of New Business was the **Durgee Road Purchase Agreement**. The Director stated that this site is 37,489 acres off of Durgee Road and Barack Obama Way with the intent to extend the Industrial Park. He stated that negotiated price is \$160,000, which is the average of the two appraisals, and that this purchase could be paid from the Grant Line West Bond, which is the bond that was used to create the Industrial Park. He stated that an environmental has been completed. He added that some of this property does include the hill but that roughly 16 to 20 acres is buildable. Discussion ensued about the location of the property and adjacent businesses and property owners. Mr. Barksdale asked about a future project that would connect Barack Obama Way to Reas Lane. The Director responded that there is a Phase 3 Reas Lane project that has not yet been designed but will connect the two industrial parks. Mr. Dickey motioned to approve the Director to close on the Durgee Road Purchase Agreement for the amount of \$160,000. Mr. Barksdale seconded and the motion carried 5-0.

The second item of New Business was the **2002 Grant Line Road Purchase Agreement**. The Director stated that these are three parcels owned by the Salvation Army at the intersection of Daisy Lane, Grant Line Road and Beechwood Avenue. He added that the appraisals came back with an average price of \$180,000, which is the price that has been negotiated with the Salvation Army for the property. The Director stated that the acquisition of this property is needed to clean up the area and eventually work on improving that intersection. Mr. Barksdale pointed out that this property allows for frontage on both Beechwood Avenue and Grant Line Road. Mr. Barksdale motioned to approve the 2002 Grant Line Road Purchase Agreement in the amount of \$180,000. Mr. Dickey seconded and the motion carried 5-0.

The third item of New Business was the **Market Street Change Order No. 5 and Retainage Release**. Mr. Dickey noted a strong positive response from the community about the Market Street Streetscape project and how inviting it is. Mr. Stewart thanked the Horseshoe Foundation for their contribution. Mr. Barksdale motioned to approve the Market Street Change Order No. 5 for a total deduct of \$5,721.96 and the Retainage Release. Mr. Dickey seconded and the motion carried 5-0.

The fourth item of New Business were the **Claims Worksheets dated 10/21/2019 and 11/11/2019**. Mr. Barksdale asked about the \$29,440.14 amount of retainage held for the Slate Run Road Improvement project. The PFS explained that a portion of the retainage is held for each pay app. The President asked about the Garage Administration Transfers. The FCM explained that this was staff reimbursement, specifically transfer of staff time from one fund to another. The President asked if we were still paying for management of the State Street Garage and if we were prepared for the winter months. The PFS stated that would be under Riverside Parking, and that Riverside does a good job of maintaining the garage. Mr. Barksdale asked about the amount earned from parking during Harvest Homecoming. The FCM responded that it was around \$9,000. Mr. Middleton motioned to approve the Claims Worksheets dated 10/21/2019 in the amount of \$480,036.42 and 11/11/2019 in the amount of \$846,407.38. Mr. Stewart seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was the **New Albany Emergency Repair Program Applicant**. The Director explained that this request was received about an hour ago from New Directions Housing Corporation. The Director stated that the elderly homeowner is over the \$7,500 lifetime maximum for ERP assistance that was adopted in 2012, however, the homeowner has not received assistance from ERP since 2009. He added that the homeowner needs a new 40 gallon, gas hot water heater, as she is currently without hot water. The cost is estimated between \$800-\$1,200. Mr. Barksdale asked where the home was located, to which the FCM responded that it was on Beechwood. Mr. Barksdale motioned to approve the Emergency Repair Program Applicant. Mr. Stewart seconded and the motion carried 5-0.

The second item of Other Business was Mr. Barksdale's request to fix the **utility covers** at various locations. The PFS stated that the City Engineer gives updates about the utility covers at BOW meetings every week and that he is aware of these locations and has contacted the utility companies so that the city does not have to pay to fix these issues. Mr. Barksdale asked if the lighting had been installed at the **pocket park** at E. 15th Street and E. Main Street. Mr. Dickey responded that the lights have not yet been installed, as they are waiting on Duke, but the park is substantially complete. The Director stated that the tables are in and once the lights are in, there will be a ribbon cutting. Mr. Barksdale stated that he had several constituents in the Oakwood neighborhood had notified him that the **brick entrances on East**

and West Oakwood Drive at Mt. Tabor Road were taken down during the Mt. Tabor Road Improvements and that you can now see car tracks going over the median. He asked if there was a plan to rebuild these entrances. The Director stated that he would communicate this with the City Engineer.

The third item of Other Business was several concerns by Mr. Middleton, including his request to replace a strand of lights that are out in the **alley** next to Market Street Streetscape Improvements. The PFS confirmed that she would contact the electrician that installed the lights to fix this issue. He stated that there also was a light out at **Bicentennial Park**. Mr. Middleton asked about the status of the redesign at the entrance to **Cattleman's Roadhouse**. The Director responded that the City Engineer has been working on this and believed that they were still tweaking the redesign.

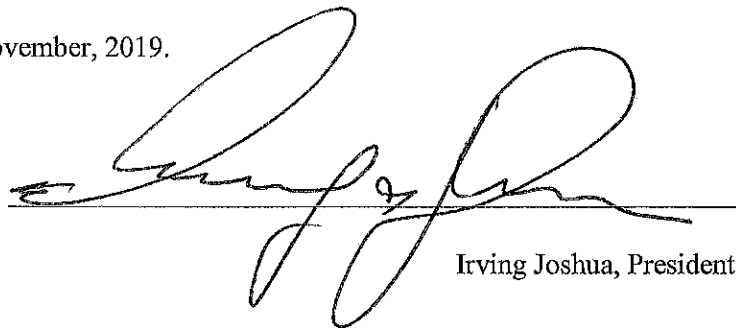
The fourth item of Other Business was the President's inquiry into **downtown parking**. Mr. Middletown stated that he has taken a count of the signs and posts and that he would be meeting with Mr. Baker to discuss. Discussion ensued about new downtown businesses and the status of the former River City Winery.

The fifth item of Other Business was Mr. Stewart's question about the status of **Lancaster Lofts**. The Director responded that they have officially received the go ahead from IDEM and will be moving forward.

The sixth item of Other Business was Mr. Dickey's suggestion to continue the improvements to the sidewalk along **15th Street**. He noted that with the new pocket park at E. 15th Street and E. Main Street a new **sidewalk** was installed and the continuation of that sidewalk down 15th Street towards Dewey Street is in poor condition. Mr. Dickey also commented that the commission may want to start concentrating on improving the area along Dewey Street.

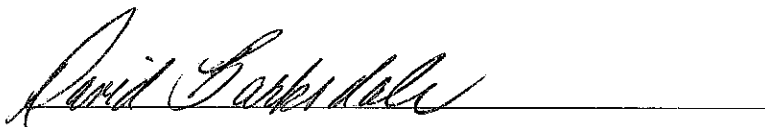
There being no other business, the meeting was adjourned at 2:59 PM.

Approved and Adopted this 26th day of November, 2019.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary