

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, December 10, 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

Commission Members Absent: Elaine Murphy, School Board Advisory Member

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

Others Present: Jason Applegate, City Council At-Large Elect
Trent Baker, TJB Consulting
Linda Moeller, City Controller
Bob Stein, United Consulting
Larry Summers, City Engineer

The President called the meeting to order at 2:32 p.m. Roll was called. Elaine Murphy was absent.

The first item of business was the **Approval of the Minutes** from the **November 26, 2019** meeting. Mr. Stewart abstained from voting as he was not present at the November 26, 2019 meeting. Mr. Barksdale motioned to approve the minutes from the November 26, 2019 meeting. Mr. Middleton seconded and the motion carried 4-0.

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 **Grant Line Rd. South – Jacobi, Toombs, and Lanz, Inc. Supplemental No.1**. The Director stated that this is the inspection contract and explained that supplemental was due to the increase in construction time. The City Engineer stated that he contacted INDOT to see if the liquidated damages that are being assessed to the contractor are eligible for reimbursement. He stated that there is a possibility for INDOT reimbursement, however it will be after the contract has been closed out. He stated that the contractor has filed a claim disputing the liquidated damages. He added that the claim process has entered into the first stages of mediation. Mr. Barksdale

asked about the contractor being fined. The City Engineer stated that the fine is what he referred to as the liquidated damages, he stated that the first three months the fine was \$3,000/day and now it is \$5,000/day. He stated that by December 18th, the total will be close to \$750,000, but that the contractor is disputing that. He stated that the contractor's rationale was that the utilities had caused delays in their work, however there were no substantial delays found by the inspector from JTL, who documented every day of their work and was able to show that there were no substantial delays caused by any of the utilities on the job. He stated that they initially requested 146 days, which would help alleviate the liquidated damages, but INDOT came back with 23 days, even though the City Engineer believes that it wasn't even justified for the 23 days. He stated that he sees no issue with the supplemental to the contract, as the inspector on this contract is the one that has helped to document everything throughout the construction process and has made it possible to seek the liquidated damages, since the contractor did go beyond their original completion date of June 18th. Mr. Dickey motioned to approve the Grant Line Rd. South – Jacobi, Toombs, and Lanz Inc. Supplemental No.1 in the amount of \$74,308. Mr. Stewart seconded and the motion carried 5-0.

The second item of New Business was the **Claims Worksheets dated 12/9/2019**. Mr. Barksdale asked about the Slate Run Rd. Improvements Phase 1 in the amount of \$299,055.96 to Temple and Temple Excavating and for an update on the project. The City Engineer explained that the curb and gutter on the east side of the project has been put in place and they are anticipating putting in the base asphalt near the curb and gutter either at the end of this week or sometime next week, weather permitting. He stated that they are moving as quickly as possible given the weather constraints. He stated that they are looking forward to this project being completed sometime this spring. Mr. Barksdale motioned to approve the Claims Worksheets dated 12/9/2019 in the amount of \$466,211.53. Mr. Middleton seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was Mr. Middleton's announcement about his **New Albany/Floyd County Animal Shelter** donation made from the proceeds of his apparel and book sales.

The second item of Other Business was Mr. Barksdale's question about the **Oakwood Subdivision Entrances**. The City Engineer responded that they were installed right before the Mt. Tabor Rd. project began. He stated that one of them was left out because they knew that the end of the median was going to have to be removed and that the wall would have to be taken out. He stated that the other was installed because the plans showed that the portion of the median was not to be disturbed, however during construction it ended up having to be taken out. He stated that the contractor has been made aware that they will be responsible for replacing the one that they took out at the contractor's expense. He stated that now that the construction is over, they can have the other one placed back.

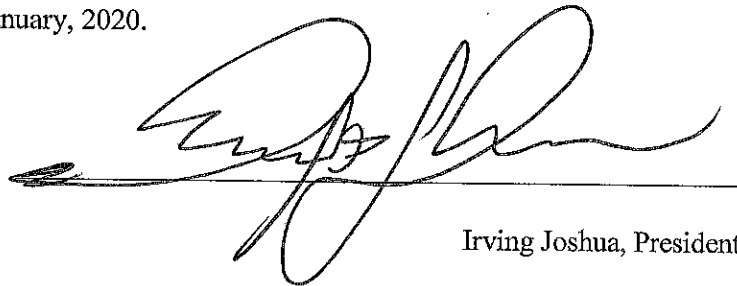
The third item of Other Business was Mr. Barksdale's inquiry into the **Pearl Street extension along the floodwall between Bank Street and 3rd Street**. The City Engineer stated that they are waiting on Matt Chalfant's development. He added that they are also looking at the potential of this connection to allow parking on each side of the road. He added that this would help to alleviate some of the parking concerns for the businesses at the Underground Station with the additional presence of City Hall.

The fourth item of Other Business was Mr. Barksdale's ask for an update on the former **Salvation Army** property on Grant Line Road. The Director stated that it is now in the hands of the Salvation Army's Indianapolis Office, but expects the property to be in Redevelopment's possession soon. The City Engineer updated the Commission that the AT&T utility cover located in front of the former Salvation Army has been fixed.

The fifth item of Other Business was the President's concern about the potential lane closures on the **Sherman Minton Bridge**. The City Engineer responded that INDOT is well aware of the City's concerns and that they have met with them as an administration on multiple occasions to let them know what we think is best for the City of New Albany. He stated that INDOT is going to implement a system in which the contractor will have certain costs associated with lane closures versus a full closure of the bridge. He stated that INDOT is going to give the contractor what they think is the best option to move forward with the Bridge. He stated that ultimately, it's going to be a mixture of the options that INDOT has put on the table. He added that INDOT hasn't made that final determination yet, because they don't have the final component of the environmental document, which is the social justice component, which is the impact on the low income folks in the community.

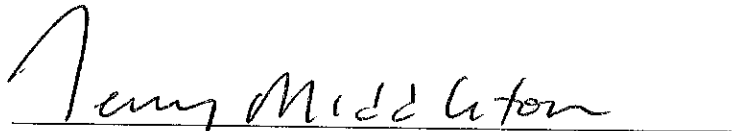
There being no other business, the meeting was adjourned at 2:59 PM.

Approved and Adopted this 14th day of January, 2020.



Irving Joshua, President

ATTEST:



Temy Middleton
Temy Middleton Secretary