

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, December 14, 2021 immediately following the Bid Opening, at 2:30 p.m., in the Council Chambers, New Albany City Hall, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
Terry Middleton, Secretary
Jason Applegate
Elaine Murphy, School Board Advisory Member

Commission Members Absent: Jennie Collier

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Project Manager (PFPM)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: Trent Baker, TJB Consulting
Josh Darby, Jacobi Toombs & Lanz
Ben Davis, E-Z Construction
Travis Fitznatnck, Temple & Temple
Amanda Hale, MAC Construction
Makenna Hall, News and Tribune
Marc Hildebrand, HWC Engineering
John Kraft, MAC Construction
BJ McAlister, New Albany High School
Linda Moeller, City Controller
Jill Saegesser, The Wheatley Group
Jeremy Schumate, Delta Services
Bob Stein, United Consulting
Danny Stults, Laborers Local 795

The President called the meeting to order at 2:32 PM. Roll was called. All members were present with the exception of Mrs. Collier.

The first item of business was the **Bid Opening** for the **Ohio River Greenway Trail Extension**. The Director stated that there is a bid tabulation sheet included in the packets and that there are three separate bids being opened today. The President opened the bids received for the Ohio River Greenway Trail Extension and read the bids aloud as follows: MAC Construction for the total base bid of \$1,363,000; EZ Construction for the total base bid of \$1,685,000; Temple and Temple for the total base bid of \$1,366,029.50; and Dan Cristiani for the total base bid of \$1,624,064.40. The President asked for the Engineer's estimate. The Director responded that it was \$1.513 million. The Director recommended the low bid from MAC Construction to the commission. Mr. Dickey motioned to approve the low bidder, MAC Construction in the amount

of \$1,363,000 for the **Ohio River Greenway Trail Extension**, under staff review. Mr. Applegate seconded and the motion carried 4-0.

The second item of business was the **Bid Opening for Silver Creek Landing Phase 1**. The President opened the bids received for Silver Creek Landing Phase 1 and read the bids aloud as follows: MAC Construction for the total base bid of \$1,487,000; EZ Construction for the total base bid of \$1,966,000; Temple and Temple for the total base bid of \$1,852,732.50; and Dan Cristiani for the total base bid of \$1,875,817.50. The President asked for the Engineer's estimate. The Director responded that it was \$1.152 million. Mr. Dickey motioned to approve the low bidder, MAC Construction in the amount of \$1,487,000 for **Silver Creek Landing Phase 1**, under staff review. Mr. Applegate seconded and the motion carried 4-0.

The third item of business was the **Bid Opening for Silver Creek Landing Phase 2**. The President opened the bids received for Silver Creek Landing Phase 2 and read the bids aloud as follows: MAC Construction for the total base bid of \$1,189,000; EZ Construction for the total base bid of \$965,000; and Dan Cristiani for the total base bid of \$1,191,895.63. Mr. Dickey asked for the Engineer's estimate. The Director responded that it was \$1.751 million. Mr. Dickey motioned to approve the low bidder, EZ Construction in the amount of \$965,000 for **Silver Creek Landing Phase 2**, under staff advisement. Mr. Applegate seconded and the motion carried 4-0.

The fourth item of business was the **Approval of the Minutes from the November 9, 2021 meeting**. The President asked if there were any necessary additions or modifications. Mr. Applegate motioned to approve the **November 9, 2021 minutes**. Mr. Middleton seconded and the motion carried 4-0.

The fifth item of business was the **Comments from the Public**. The President asked if there were any comments from the public. The NIC responded that no one signed in to speak. The President noted that there were no comments from the public.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **Professional Services Agreement with the Wheatley Group**. The Director explained that the Wheatley Group helped to administer the first round of the Small Business Grants and did a great job. He added that this agreement is to put together a second round very soon. He stated that this would go ahead and get them under contract to get that program moving. He stated that multiple businesses didn't get to apply last time and this round would give them the opportunity to do so. He stated the contract is for the same amount as Phase 1, for \$6,250. Mr. Applegate stated that Ms. Saegesser did a great job with the first round and worked with the businesses to get their applications together for the CDBG side and the continuation through ARP. He stated that this was something that was brought up in the Council meeting as well and that this a great sign that both Council has mention it and it has been pushed for in Redevelopment. Mr. Applegate motioned to approve the **Professional Services**

Agreement with The Wheatley Group for the total amount of \$6,250. Mr. Dickey seconded and the motion carried 4-0. Mr. Dickey noted that in the spirit of the American Rescue Plan Act this fits well.

The second item of New Business was the **Professional Services Agreement with Jacobi Toombs and Lanz**. The Director stated that this is for a CDBG sidewalk improvement project, for the Green Street from State Street to Bono Road and Galt Street from Dewey Street to Market Street. He stated they put out a request for proposals and the proposal from JTL was the only response. He stated that the cost of design is \$39,000. The Director added that he is excited about this sidewalk improvement project and added that the previous CDBG sidewalk improvement projects have turned out great including Olive Avenue and Elm Street. Mr. Dickey added that the work that Redevelopment has done has been transformational and noted that folks are utilizing the sidewalks. He stated that separate sidewalk projects on Daisy Lane and Schell Lane are a testament to this and that people are walking more and riding their bikes and really utilizing these sidewalks. Mr. Dickey added that these projects cover an area that doesn't always get a lot of love. Mr. Dickey motioned to approve the **Professional Services Agreement with Jacobi Toombs and Lanz** for the total amount of \$39,000. Mr. Middleton seconded and the motion carried 4-0.

The third item of New Business was the **Educational Programming Agreement**. The Director stated that this is between the New Albany Redevelopment Commission and New Albany High School over four years. He stated that this will help them upgrade their media equipment to provide educational training programs and extracurricular programs such as Principles of Marketing, Principles of Business, WNAS Radio and Television, e-sports clubs, and various sports teams. He added that this will help NAHS move forward and allow them to offer programs that other schools may not offer. He stated that BJ McAlister is here from NAHS as well as Elaine Murphy, the School Board Advisory Member. Ms. Murphy stated that NAFCS is happy to have a partnership with the City of New Albany to update that media program and provide these opportunities to students. She stated that NAHS students are sought out for employment because of what they do at WNAS. Mr. Applegate stated that from a personal side, his business works with local school systems and have employed interns from the school system. He noted that Jeffersonville recently updated their equipment and they were able to broadcast a live game from the school. He stated that this makes a whole media program attainable right now for high school students and allows them to advance in this market to become a multimedia journalist, to learn to edit and use software, to help clients and small businesses at a reasonable price. He stated that anything involved in this market is on the right track for the future in our area and across the county. He stated that it is important for the future of our kids and that people will want to come to our schools to be involved in this program. The President stated that this is good for the public and can't be used as a motivational tool for students. He stated that there should be local media publicity on this and to let young people know what is available. He stated that these upgrades will make the equipment state of the art and is good for the school and the students. He stated that this will motivate students to participate and is in an area that everyone wants to be involved in. He added that he is excited about doing this and suggested getting as much publicity on programs that exist and on this. Ms. Murphy stated that reiterating from last meeting, good schools promote good communities. She stated that NAFCS is a shining star and one more reason that people want to come to New Albany and Floyd County. She added that students have choices and makes the school system marketable. Mr. Dickey stated that this is the

best way to work with the schools, similar to the weight facility that Redevelopment assisted with, He stated that this is how we make projects happen, by identifying a specific need and having a specific allocation request. He stated that it works well and allowed NARC to have a relationship with NAFCS. He stated that it is a good model to support educational program. Mr. Applegate noted that WNAS was the first student-run high school radio station to be licensed by the FCC. Mr. Applegate motioned to approve the **Resolution No. RC-25-21 Resolution of the New Albany Redevelopment Commission Approving the Allocation of Funds for an Educational Program by an Eligible Entity and Execution of an Educational Program Agreement** in the amount not to exceed \$196,957.00 in total between the date of the resolution and April 1, 2025. Mr. Dickey seconded and the motion carried 4-0.

The fourth item of New Business was the **Project Amendment** for the **Elm Street Sidewalk Improvements**. The Director stated that the first is for the Elm Street Sidewalk Improvements and is a reduction in the amount of \$32,599.97. He stated that All Terrain was able to complete the project ahead of schedule. Mr. Applegate motioned to approve the **Project Amendment** for the **Elm Street Sidewalk Improvements** for a reduction in the amount of \$32,599.97. Mr. Dickey seconded and the motion carried 4-0.

The fifth item of New Business was the **Project Amendment** for the **Retainage Release** for the **Elm Street Sidewalk Improvements Project**. The Director stated that the retainage release is for the amount of \$15,476.95. Mr. Dickey motioned to approve the **Project Amendment** for the **Retainage Release** for the **Elm Street Sidewalk Improvements** for the amount of \$15,476.95. Mr. Applegate seconded and the motion carried 4-0.

The sixth item of New Business was the **Project Amendment** for the **Schell Lane Sidewalk Project**. The Director stated that this is for a total of \$21,031.46 for additional curb work and storm water improvements. He added that this is a connectivity project and when they got out there they had to mitigate storm water issues. He stated that the additional funding will go towards that. Mr. Dickey stated that residents are pleased with this project and that it has been a long time coming. He added that councilman McLaughlin fought for this and stated that all the changes here are within order. Mr. Dickey motioned to approve the **Project Amendment** for the **Schell Lane Sidewalk Project** in the amount of \$21,031.46. Mr. Middletown seconded and the motion carried 4-0.

The seventh item of New Business was the **Emergency Repair Program Applicant**. The Director noted that this home is located on Linden Street and that the applicant qualifies in every other aspect other than residing within the CDBG Target Area. He noted that we are seeing more of these as the program is becoming more known throughout the city. He stated that they are able to help more people and that is the main goal of ERP, to provide these services to those that otherwise would not have the means to do so. He added that it is vital as far as livability. Mr. Dickey noted that the address is off of West Street and not Green Valley Road as noted in the memo from New Directions. The President asked if the increase in applicants has been a result of the pandemic. The Director responded that there has been an increase in applications and certainly people have less discretionary funds or less funds in general as a result of the economic downturn and they have seen an uptick in applications. The President asked if there is enough funding to address the uptick in individuals that qualify to receive the services. The Director responded that at this point we have the available funding, but that this is something that we will

likely need to address. Mr. Applegate motioned to approve the **Emergency Repair Program Applicant** on Linden Street. Mr. Middleton seconded and the motion carried 4-0.

The eighth item of New Business were the **Claims Worksheets** dated **11/15/2021** and **12/6/2021**. The President noted that the staff was available to answer any questions that the commission might have. Mr. Applegate motioned to approve the **Claims Worksheets** dated **11/15/2021** in the amount of \$93,973.40 and **12/6/2021** in the amount of \$86,225.75. Mr. Dickey seconded and the motion carried 4-0.

Other Business:

The first item of Other Business was Mr. Applegate's discussion about the ribbon cutting at **Lancaster Lofts**. He stated that this is a project that people take note of in the Uptown area and that this project is going to be a game changer for the area. Mr. Dickey stated how appreciative the developers were of the City and that ownership noted that the Director of Redevelopment and gone above and beyond to assist them with finishing the project. He noted that the project would not have happened without that partnership. He stated that partnerships like this and with other projects along the Vincennes corridor are having a transformative effect. He noted that Dave Barksdale, former City Council and Redevelopment Commission member had participated in that partnership and was present at the ribbon cutting. Mr. Dickey noted that it was a good project and that everyone did very well.

The second item of Other Business was the President's discussion about **skilled labor** and **technical training** for students. The President noted that a number of construction projects are moving slowly and asked the Director if he believed that was a supply chain issue. The Director responded that it is most likely a supply chain issue and lack of available labor, he noted that everywhere projects are moving more slowly. The President noted that this is an opportunity to promote potential employment and a possible partnership to motivate students to positions like these. Ms. Murphy noted that Prosser Career Education Center is a state of the art facility where the majority of the students have jobs before they graduate. She noted that their students are in high demand and that they get good paying jobs. She added that not everyone has to go to college. The President noted that these jobs are viable options for these students instead of going to college He stated that it is beneficial to the students and to the community. The President suggested facilitating a partnership between the public and the school systems so that students are motivated toward a goal that they can attain and that these positions are viable as a vocation. Ms. Murphy noted that they offer training in construction, health tech, and dentistry and that they can receive dual credits. She noted that a Prosser student can graduate with college credits and for some reason the program remains a secret. The President suggested a mentorship program between current students and recent alum. Ms. Murphy noted that people are realizing that you don't have to go to college.

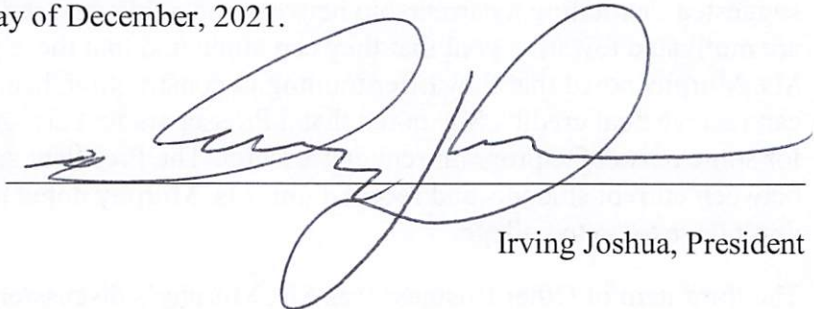
The third item of Other Business was Ms. Murphy's discussion about the recent **NAFCS Board Meeting**. She stated that they approved the easement in front of Prosser last night and that other items included administrative salaries that were approved. Mr. Dickey applauded voting for those increase and noted that far too many schools undervalue teachers. Mr. Murphy noted that they value teachers and professional staff and noted that it has been a hard couple of years.

The fourth item of Other Business was a discussion about the **increase in housing units** in New Albany. Mr. Middletown noted that the development on Grant Line Road at the former Stemwood site looks great. Mr. Dickey asked how many new units have been added within the City boundaries over the last few years. The Director responded that they can put an estimate together and noted that it has been pretty significant and that geographically there is not a lot of open area to build so a lot of the projects involve redeveloping areas. He stated that he believe that demand for housing in New Albany is through the roof. He stated that over the last ten years the quality of life in New Albany has been improving and that there is a direct correlation there as people want to live in communities with great schools, parks, streets, and connectivity. Mr. Applegate added that local business owners want to invest their businesses in New Albany and that we can shop local here. He stated that this has been in the works for a long time and that the businesses have good products and good foods and have created a destination. He noted that when we aren't going to a box store or going online that is a testament to the success of the local businesses. He stated that everything feeds off of each other and schools and education are a huge piece of that. Mr. Dickey noted that the City added population through the last census as a whole and that the growth that is happening wasn't reflected in the last year or two. He stated that New Albany is destination and that communities around us are unable to service sewer and have to deny capacity requests. He stated that we don't have those problems because we've set ourselves up for success. Mr. Applegate noted how fortunate we are to have the arts in New Albany, he noted work coordinated by the NIC for public art, the Carnegie Center for Art and History, and the Arts Alliance of Southern Indiana. Ms. Murphy noted that Light Up New Albany was a success.

The fifth item of Other Business was a discussion about the next **NARC meeting**. The Director noted that there will be a meeting on December 28th. The President noted that the Redevelopment Commission is comprised of people that want to make a difference for all of New Albany and that everyone has a love for the city and everyone in the city. He stated that the commission does things for all of the city in a TIF area or not. He added that the staff is committed and that they have people that know what they are doing and that they are a great group to work with.

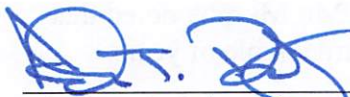
There being no Other Business, the meeting was adjourned at 3:30 PM.

Approved and Adopted this 28th day of December, 2021.



Irving Joshua, President

ATTEST:



Adam Dickey, Vice President