

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 9, 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

Commission Members Absent:

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: EZ Construction Representative  
Trent Baker, TJB Consulting  
Aletha Daughtery, 2402 Jollisant Ave.  
Rachel Henry, HMB Professional Engineers, Inc.  
Jorge Lanz, Jacobi, Toombs, and Lanz, Inc.  
Linda Moeller, City Controller  
Max Monohan, New Directions Housing Corporation  
New Directions Housing Corporation Neighborhood Stabilization  
Program Representatives  
Bob Stein, United Consulting  
TRC, LLC Representative  
Jake Zurschmiede, Redevelopment Intern

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

The first item of business was the bid opening for the **Green Space at E. Main St. and E. 15<sup>th</sup> Street**. The President read the bid from EZ Construction aloud as the primary bid of \$160,817 with an alternate bid of \$56,284. The President read the bid from TRC, LLC aloud as the primary bid of \$150,672 with an alternate bid of \$47,353. The President asked for the engineer's estimate. Rachel Henry, HMB Professional Engineers, Inc. stated that the engineer's estimate was a primary bid of \$107,569 with an alternate bid of \$37,733. The President stated that we have a low bid but because it is above what was budgeted, it will need to be reviewed. Mr. Barksdale motioned to table the bid for the Green Space at E. Main St. and E. 15<sup>th</sup> Street until engineer's review. Mr. Middleton seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes from the June 25, 2019 meeting**. Mr. Barksdale motioned to approve the June 25, 2019 minutes with requested amendments. Mr. Dickey seconded and the motion carried 5-0.

The third 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 **Alleyway Improvements Project Update**. The Director stated that they planned to bid out the electrical work for hanging lights in the North Section of the alley between State Street and Pearl Street and Spring Street and Main Street. He states that since it is under \$50,000, they can request email bids from various electrical companies. The Director stated that this is being funded through the UEZ. Mr. Dickey noted the connectivity to Bicentennial Park and the Market Street Improvements. Mr. Barksdale stated that this improvement would increase safety and asked about the architect's estimate for this portion of the project. The NIA responded that Mr. Revers estimated between \$12,000 and \$15,000. The Director stated that they would have an update in regards to the bids at the August 13, 2019 meeting.

New Business:

The first item of New Business was the **Claims Worksheet dated 7/8/2019**. Mr. Dickey asked about the Axis Architecture payment of \$53,500 and asked if this work was nearing completion. The Director stated that he would check. Mr. Dickey motioned to approve the Claims Worksheets in the amount of \$224,505.80 dated 7/8/2019. Mr. Barksdale seconded and the motion carried 5-0.

The second item of New Business was the **Resolution RC-04-19 Granting Real Property to the New Directions Housing Corporation for the Neighborhood Stabilization Program**. Mr. Barksdale asked about the type of siding being used on the home. New Directions Housing Corporation responded that the type of siding they were proposing is not HardiePlank but it is a thick vinyl and estimated a \$4,000 to \$5,000 difference if there were to switch materials. They stated that they would bring a sample of the proposed siding for review. Mr. Dickey exited the meeting at 2:48 PM. Mr. Stewart motioned to approve the Resolution RC-04-19 Granting Real Property to the New Directions Housing Corporation for the Neighborhood Stabilization Program contingent upon the approval of the type of siding on the exterior of the home. Mr. Barksdale seconded and the motion carried 4-0.

The third item of New Business was the **2402 Jollisant Ave. Project Agreement**. Mrs. Daughtery presented pictures of the current structure and a list of planned improvements. She explained that the home would be owner occupied by her mother-in-law and that her husband owns a construction company so he is capable of completing the list of improvements. She estimated that it would take three months to make the improvements and that she would turn in updated pictures when completed. Mr. Middleton motioned to approve the 2402 Jollisant Ave. Project Agreement in the amount of \$10,000. Mr. Stewart seconded and the motion carried 4-0.

The fourth item of New Business was the **Griffin Recreation Center Phase 2 – Meyers White, Inc. Final Retainage Release**. The PFS explained that the repair was made to the gym floor and has been approved by Michell Allen Ritz Architects, Parks Department Staff, and Redevelopment staff. She explained that they are asking for their approval to release the final complete retainage to the contractor in the amount of \$8,059. Mr. Barksdale motioned to approve the Griffin Recreation Center Phase 2 –

Meyers White, Inc. Final Retainage Release in the amount of \$8,059. Mr. Middleton seconded and the motion carried 4-0.

Other Business:

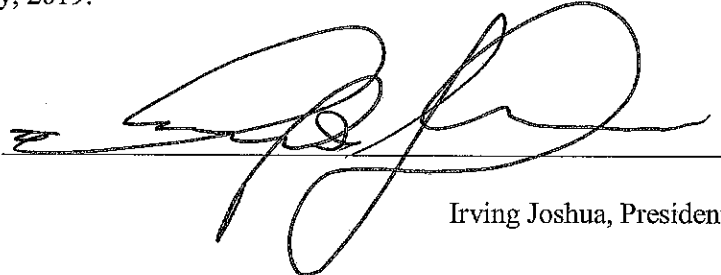
The first item of Other Business was the **RFP for 802, 804, 806, and 810 Vincennes Street**. The Director stated that this would be published in the News and Tribune and RFPs would be accepted at the August 13, 2019 meeting. Mr. Barksdale asked if there was an option in the RFP to keep the buildings and requested that it be sent out to various groups.

The second item of Other Business was the **TIF Expiration Dates** per the request at the last meeting. The Director distributed the list of TIF Expiration Dates to the Redevelopment Commission. Mr. Barksdale asked if the Director was planning to present at a Council meeting. The Director stated that he still planned to present the TIF presentation to the Council but was unsure of an exact date as of yet.

The third item of Other Business was Mr. Middleton's inquiry about the **parking lot on Scribner Drive** on the other side of the police station. Mr. Middleton requested that the quality of the sidewalk and trees be addressed. The Director stated that they would take a look at it.

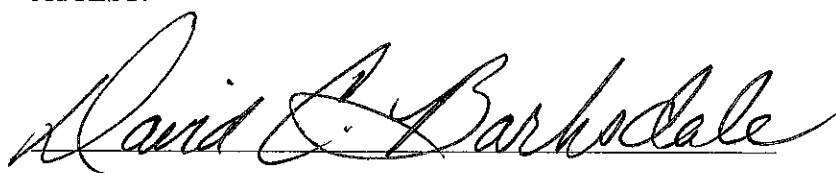
There being no other business, the meeting was adjourned at 3:06 PM.

Approved and Adopted this 23rd day of July, 2019.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary