

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, April 22, 2014, 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
Edward Hancock, Secretary
Dan Coffey
John Gonder

Staff Members Present: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others Present:
Steve Applegate, Contech
Doug Crisp, Wycliffe Enterprises
Randy Duvall, Wehr Construction
April Glover, MAC Construction
Todd Greenwell, Wehr Construction
Brennan Hite, MAC Construction
Alex Krempp, Krempp Construction
Kyle Lasley, HDSWW
Alicia Meredith, City of New Albany Parks Director
Matt Morel, Morel Construction
Tyler Musgrave, Hagerman Inc.
Robbie Norrington, AFL-CIO
Lee Russell, Midwest Laborer
Andy Saksa, Hagerman Inc.
Tom Schellenburg, Jacobi, Toombs & Lanz
Grace Schneider, Courier Journal
Jon Scott, Midwest Laborer
Jason Shields, Star Electric
Greg Stieneker, Krempp Construction
Larry Summers, City of New Albany Engineer
Larry Tabor, Midwest Laborer
Kyle Wilson, TEG
Adolph Zell, Morel Construction

The President called the meeting to order at 2:32 p.m., and the roll was called.

The first item of business was the **Bid Opening for the Aquatic Center**. The President opened the bids and read them out loud including the alternates. The 14 alternates with this bid are as follows: Alternate 1, is an ice cream pavilion. Alternate 2, is stamped and stained concrete for the upper deck, Alternate 3, is co-span bridge and aesthetics, Alternate 4, is standing seam metal roofs, Alternate 5. is an entry canopy, Alternate 6-A is an expanded covered south patio and trellis with a shingle roof, Alternate 6-B is an expanded covered south patio and trellis with a metal roof, Alternate 7, is Huck Finn raft scene at

the lazy river, Alternate 8, is Falls of Ohio Stone Scene at lazy river, Alternate 9, is a paddle boat central play feature, Alternate 10, is the bowl slide, Alternate 11, is decorative concrete pool deck, Alternate 12, is landscaping, Alternate 13, is UV filtration system and Alternate 14, is radius pool gutter on activity and children's wading pools.

The bids are as follows:

	Krempp	MAC	Wehr	Hagerman	Patterson Horth	Morel	Wycliffe
Base bid	6,892,000	7,674,000	7,170,000	7,848,000	7,100,000	6,951,000	7,990,000
Alt 1	27,000	22,000	22,631	35,500	22,000	29,000	25,000
Alt 2	40,000	40,000	18,732	19,400	53,000	57,000	52,000
Alt 3	86,500	103,000	111,836	112,000	125,000	115,000	94,000
Alt 4	35,000	36,000	30,680	35,500	50,000	32,000	59,600
Alt 5	61,400	90,000	47,266	60,000	88,000	79,000	85,000
Alt 6 A	31,500	42,000	21,821	28,600	27,000	39,000	52,000
Alt 6 B	35,000	46,000	25,689	30,500	30,000	43,000	49,000
Alt 7	37,500	34,000	34,016	34,800	43,000	36,000	32,000
Alt 8	15,000	18,000	18,859	12,000	13,000	19,000	12,000
Alt 9	158,600	132,000	136,633	137,000	178,000	140,000	130,000
Alt 10	314,000	300,000	317,512	321,000	343,000	209,000	288,000
Alt 11	120,000	42,000	147,233	8,300	127,000	322,000	170,000
Alt 12	169,500	155,000	133,697	123,000	192,000	149,000	150,000
Alt 13	120,000	17,000	17,124	17,200	26,000	18,000	15,000
Alt 14	30,000	30,000	30,890	30,500	-7,000	33,000	28,000

The President asked for the engineer's estimate. Kyle Wilson, TEG stated they estimated \$6,300,000 for a base bid with \$1,700,000 in alternates, totaling for an overall bid of \$7,800,000-\$7,900,000. Mr. Coffey stated that the bids be taken under advisement and have the engineering firm give the Commission an opinion of the best bid. He wanted to make sure that the appropriate pay scale is taken into account. Mr. Dickey made a motion to take the bids and all related documents under advisement. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

Mr. Coffey asked when the engineer will get back with the City. The Director stated they would have an opinion by the end of the week.

The second item of business was the approval of the **Executive Commission Minutes on March 11, 2014, the Regular Meeting Minutes for March 11, 2014, and the Regular Meeting Minutes for March 25, 2014**. Mr. Coffey made a motion to approve all three sets. The motion was seconded by Mr. Hancock and carried by a vote of 3-0. Mr. Dickey and Mr. Gonder abstained due to being absent on March 11th and March 25th, respectively.

The President then opened the floor to **Comments from the Public** and noted there were none.

The next item of business was the **Examination of the Financial Report**. There were no questions or comments.

The fifth item of business was the **Home Depot Appraisal Review Services**. The Director asked the Commission to approve the hiring of Richard Borgess to review the appraisals completed for Home Depot and Meijer in the ongoing fight against their reassessment. The review of the case has been pushed back. Mr. Dickey made a motion to approve the hiring of Richard Borgess. The motion was seconded by Mr. Coffey and carried by a vote of 5-0.

The Director asked that the Commission to table the next item of business being the **Billy Herman Parking Lot Estimate for Additional Work**. The scope of the project has expanded to include paving an entry way, and this sink hole area covered by the estimate will be included in a new quote. Mr. Coffey asked the Director to contact Gohmann for a quote as the company is diligent about using the prevailing wage. The Director stated he will contact Gohmann. Mr. Coffey made a motion to table the Billy Herman Parking Lot Estimate. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The next item of business was the **EPA Brownfields Site Assessment Grant-Phase I for the Former Ohio Valley Truck and Tractor and the Former 18th Street Dump locations**. The Director state that due to this being funded by the EPA grant, approval was not necessary, but he wanted the Commission to be aware of the progress of this grant.

The first item of new business was the **Awarding of the Public Facility Improvement Design/Specification for the Ed Endres Recreation Center at 1721 Ekin Avenue**. The City is designating \$200,000 of CDBG money for the rehabilitation of the exterior of the Boys and Girls Club building owned by the Parks Department. The City received 2 proposals, and the Director recommended using Michell, Timperman and Ritz Architects for this project. They work on smaller projects, and this project better fits in with their business model. This company shows more concern for the community. Mr. Gonder made a motion to approve the use of Michell, Timperman and Ritz. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The second item of new business was **the Approval of the Back in Time Car Club Request for Use of the State Street Parking Garage**. The club pays a security deposit and secures insurance for use due to a minor incident several years ago. There have been no problems since. Mr. Gonder asked if this event would classify as a change of occupancy since the Farmers Market is not allowed to operate in the garage due to that restriction. The Director stated he would contact the State to see if this would qualify as a change of occupancy. Mr. Coffey suggested passing this agenda item pending approval from the State. Mr. Dickey made a motion to approve the club's request to use the garage pending clarification from the State regarding a change of occupancy. The motion was seconded by Mr. Coffey and carried by a vote of 5-0.

The Director presented an **Amendment to the Engagement Contract for Services between Cripe Architects and the City of New Albany**. It is to increase allowable reimbursable budget from \$7,500 to \$26,385.09. Mr. Coffey made a motion to accept the Cripe Amendment. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The President asked **specifics about the aquatic center**. The Director replied that a tentative price for admission ranges from \$5 to \$10 a person depending on residency. The center would be open about 72

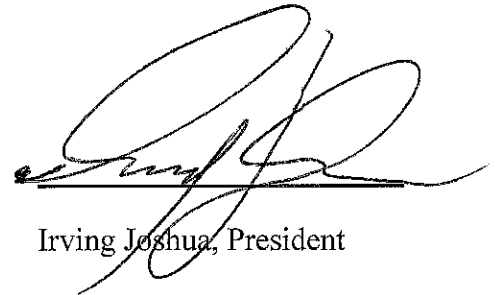
days a year, and the engineers are guesstimating 300-400 people a day attending. The Director stated that they will work with the Parks department about a subsidy for low income residents.

The Director left the meeting at 3:30 p.m.

Mr. Coffey wanted to discuss the possibility of Forming a **Non-Voting Committee Focused on Vacant Lots**. This committee would work with the City Council gathering information about who owns which vacant lots and what can be done with the properties. This group would provide a distribution of the lots. This information can be used in the future to work with private developers about creating housing or green space. At this point, it would be just a fact-finding committee. The President asked for a motion to approve a non-voting committee focused on gathering information about vacant lots in the City. Mr. Hancock made a motion to approve the formation of a committee. The motion was seconded by Mr. Gonder and carried by a vote of 5-0.

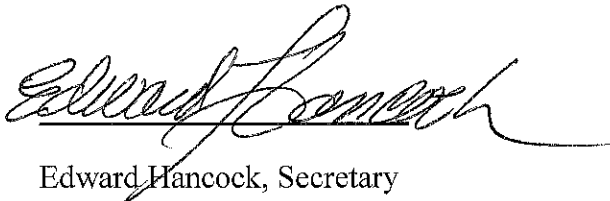
There being no other business, the meeting adjourned at 3:38 p.m.

Approved and Adopted this 13th day of May, 2014.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary