

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, May 13, 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
John Rosenbarger, Public Works Projects Supervisor (PWPS)
Jessica Campbell, Public Facilities Specialist (PFS)

Others Present:
Lisa Donohue, New Albany Housing Authority
Jamie Ogles, Habitat for Humanity
Amanda Schamel, New Albany Housing Authority
Grace Schneider, Courier Journal
Jim Silliman, Jacobi, Toombs & Lanz
Larry Summers, City Engineer

The President called the meeting to order at 2:33 p.m., and the roll was called.

The first item of business was the approval of the **Regular Meeting Minutes for April 22, 2014, and the Special Meeting Minutes for April 30, 2014**. Two corrections were noted on the April 30, 2014 minutes by the PFS, the first correction was the total of the Krempp Construction Contract for the Aquatic Center. It was listed as \$7,649,000, but the corrected amount is \$7,649,500. The second correction was the total of the Mount Tabor Slide Repair Change Order Number 1, which was listed as \$165,390.80, but the correct total is \$19,894.85. Mr. Dickey made a motion to approve the two sets of minutes with the two corrections added. The motion was seconded by Mr. Gonder and carried by a vote of 4-0. Mr. Hancock abstained due to being absent on April 30th, 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**. No action was required.

The first item of new business was the **Grant Line West Industrial Park/Reas Lane Engineering Supplemental No. 3 for Jacobi, Toombs & Lanz**. Jim Silliman with Jacobi, Toombs & Lanz stated that this supplemental is not a cost increase, it is a scope change to the existing contract to add wetlands delineation for the industrial parcel that was requested. Also, the mitigation projects that were associated with the permits for that road work need to have an erosion control plan developed. Mr. Dickey made a motion to approve the Supplemental No. 3. The motion was seconded by Mr. Gonder and carried by a vote of 5-0.

The second item of new business was the **Grant Line West Industrial Park/Reas Lane Change Order No. 3 for Excel Excavating**. Jim Silliman with Jacobi, Toombs & Lanz stated that this change order reflects a deduct to the overall road project. The total deduct change order is \$42,447. The change order reflects the as built quantities because the road work is complete and all that is left is the mitigation work. Mr. Silliman and Mr. Summers reviewed it together, and he felt comfortable with it. Mr. Gonder made a motion to approve the Change Order No. 3. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The third item of new business was the **Midtown and East Spring Street Sidewalk Project Change Order No. 2 for TSI Paving**. The Director stated that this change order was also in our favor. Jim Silliman with Jacobi, Toombs & Lanz stated that the sidewalk and tree project is complete and that this change order reflects the as built quantities for this project. The total deduct change order is \$3,485.27. Mr. Dickey asked did we change the trees, or plant less trees? Mr. Silliman stated the trees were changed throughout the project, additional inspection was required for the warranty issue on the trees, so to offset the additional cost that the City would have incurred, the Contractor deducted 10%. The PWPS explained that damaged trees were planted so they were waiting to see if they would leaf out this Spring, so that is why it is a deduct. Mr. Silliman explained that all of the trees were checked by Greg Mills, City Arborist, and that 5 trees were replaced. A lengthy conversation was had about the types of trees that should be planted in the project areas. Mr. Dickey made a motion to approve the Change Order No. 2. The motion was seconded by Mr. Coffey and carried by a vote of 5-0.

The first item of other business was the **Linden Street Property Discussion**. The President asked for this to be on the agenda because the individual who lives at the property came to him about several items that need to be fixed. A lengthy discussion was had about Linden Meadows and home assistance programs. The Director stated that he will pass along all of this information to Larry Summers and David Brewer, and he will ask them to go out to the home and then report back to them on what they find at the next meeting.

Mr. Hancock asked for an update on **Spring St. Hill**. Mr. Summers stated that the slope beside the roadway has had a slight slide so they have been providing some maintenance work to it to remedy it, they are still working out there, but the roadway is in good shape.

Mr. Dickey asked for an update on the **Fire House on Daisy Lane**. The Director stated that the Open House would be on June 9th at 6:00-7:00 and invitations should be in the mail. The Certificate of Occupancy has been issued, and they are in the process of moving in. The new training tower on Grant Line Road has been installed, but they are still working on the pavement and landscaping. We close with Kroger on May 29th, and our payment is due in June.

Mr. Coffey asked for an update on the **Jeff Speck Traffic Study**. The Director and PWPS stated that he has been here once and plans to return in August of this year.

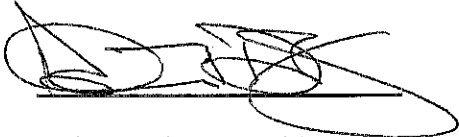
Mr. Hancock asked for an update on **Hoosier Panel**. The Director stated that it is looking good. They have encountered some bad soils, but it is going well. They have all of the steel set.

The President asked about the **Drainage Basin at Kroger**. The Director stated that it mathematically doesn't make sense to change it at this time, but that it does need to be cleaned up.

The President asked about the **Home Depot Appraisal**. The Director stated that they have put us on an indefinite hold. Mr. Dickey asked about the Meijer Appraisal, and the Director stated it was the same thing, and that we were placed on an indefinite hold.

There being no other business, the meeting adjourned at 3:21 p.m.

Approved and Adopted this 10th day of June, 2014.

A handwritten signature in black ink, appearing to read "Irving Joshua", written over a horizontal line.

Irving Joshua, President

ATTEST:

A handwritten signature in black ink, appearing to read "Edward Hancock", written over a horizontal line.

Edward Hancock, Secretary