

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, October 12, 2021 at 2:30 p.m., virtually, through Zoom.com.

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

Commission Members Absent:

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

Others Present: David Duggins, New Albany Housing Authority  
Linda Moeller, City Controller  
Tony Toran, New Albany Housing Authority  
Kim Brooks, MAC Construction  
Patrick Henry, Gresham Smith  
Lucas Aulbach, Courier-Journal  
Greg Goodnight, Connecting Strategies LLC  
Makenna Hall, News and Tribune  
Evan Thie, New Albany Housing Authority  
Ben Davis, EZ Construction  
John Boyle, WFPL News  
Beau Zoeller, Frost Brown Todd  
Larry Summers, City Engineer

The President called the meeting to order at 2:30 PM. Roll was called. All members were present.

The first item of business was the **Bid Opening** for the **Alley Improvements**. The Director stated that two bids were received. The Director opened and read the bids aloud. The first bid received was from EZ Construction for a total of \$687,800. The second bid received was from MAC Construction for a total of \$639,000. The President asked for a summary of what the bid will cover. The Director responded that this is for the alleyway downtown from the City building to Coffee Crossing. He added that it is a pedestrian alleyway, ADA compliant, and recommended taking the low bidder under advisement. The President asked for the engineer's estimate. The Director responded that the estimate from Gresham Smith was around \$300,000. The President stated that the recommendation from staff was to take the lowest bid under

advisement. Mr. Applegate motioned to take the lowest bid under advisement. Mrs. Collier seconded and the motion carried 4-0. Mr. Middleton was disconnected from the meeting and was not present for the vote.

The second item of business was the **Approval of the Minutes** from the **September 28, 2021** meeting. The President asked if there were any necessary additions or modifications. Mr. Dickey motioned to approve the **September 28, 2021 minutes**. Mr. Applegate seconded and the motion carried 4-0. Mr. Middleton was disconnected from the meeting and was not present for the vote.

The third item of business was the **Comments from the Public**. The President allowed time for the public to comment. The President noted that there were no comments from the public.

#### Old Business:

The first item of Old Business was the Proposal for 2202 E. Spring Street. The Director stated that this is the former gas station lot that Redevelopment purchased a year ago and that the Commission received the proposals at the last meeting. The Director stated that the recommendation from staff is to move forward with the New Spring Street Properties LLC proposal. He stated that their proposal matched the style of the current homes on Spring Street and would include four homes on the lot. The President asked about the other proposal. The Director stated that one was received from Millennium and that staff determined that the proposal from New Spring Street Properties LLC better matched the characteristics of the neighborhood and price of the homes. Mr. Applegate asked for the price point of the homes, since the property will come from Redevelopment, he would love to see those savings or at least the opportunity. He stated that he would like to see any effort to make sure that the home prices are affordable. Mr. Dickey stated that he agreed that the New Spring Street Properties LLC proposal is more appealing because all of the lots are facing Spring Street and have a craftsman style or themed home. He added that this project will bring reinvestment into the neighborhood and provides stabilization and that it was the superior proposal. Mr. Dickey motioned to approve the Proposal for 2202 E. Spring Street from New Spring Street Properties LLC. Mrs. Collier seconded and the motion carried 5-0.

#### New Business:

The first item of New Business was the **American Rescue Plan Act – New Albany Housing Authority Agency Plan - Beechwood**. The Director stated that this is a project that NAHA is doing at Beechwood Court. He added that it fits in with the comprehensive plan and will be transformational for the area. Mr. Duggins states that this is the removal and changeover of the Beechwood Development. He stated that this is an opportunity to remove and move away from the current barracks style property that has been there since the 1940's to make a more livable, walkable, high-end housing development. He added that twelve market rate lots will be available for home purchase. Mr. Duggins stated that with help from funding from the federal government, they will build new infrastructure including water lines and utilities. He added that the development will match the character of the properties in the area and will enhance the neighborhood around Silver Street Park. He stated that this is an opportunity to transform the area and will include mixed income housing, including a three-story building with thirty units that will be senior-preferred and overlook Silver Street Park. He added that the ARP funds would

be a partnership and that NAHA would report back and let them know how they are doing. He stated that removal will begin in March of 2022 and that NAHA has met with residents several times and that they have hired a relocation specialist. Mr. Duggins added that he expects families and everyone to be relocated quickly. Mr. Dickey noted that this is an eighty year old development and that it is not in line with modern housing developments in terms of space and accommodations. He stated that the infrastructure is tired and is excited about this project and reinvesting in community housing stock. Mr. Dickey stated that this project will be a vast improvement to the quality of the housing stock in the city and that overall quality will rise. He added that this is a once in a generational chance to make a substantial investment and major improvement in housing. He noted that this project comes at a moment with the housing study that demonstrated that the demand on housing stock is significant. He added that this is a valuable project for the city and commends everyone involved for bringing it to fruition. Mr. Applegate stated that he applauds NAHA and everyone involved and is glad that they are looking at an approach that is not just dressing up but is helping the situation. He stated that he walked around and looked at the project and that the overall layout fits with the national models that actually help with community that involves public dollars. He stated that projects like this removes the stigma of public housing and added that the appearance will fit in the neighborhood. The President noted that he is the Chair of NAHA so he will be abstaining from the vote. Mr. Middleton motioned to approve **Resolution RC-21-21** approving of assistance/grant to the **New Albany Housing Authority** per the American Rescue Plan Act (ARPA) in the amount of \$2,400,000. Mr. Dickey seconded and the motion carried 4-0. The President abstained from the vote.

The second item of New Business was the **Proposal for Firehouse Project**. The Director stated that one proposal was received and recommended taking under advisement so that staff had time to review. Mr. Applegate motioned to approve the one **Proposal for Firehouse Project** received and to put under advisement for staff to review. Mr. Dickey seconded and the motion carried 5-0.

The third item of New Business was the **Daisy Lane Widening for Westbound Left Turn Lane Change Order No.1**. The Director stated that this will close out the change order and that it is the first and final in the amount of \$65,261.75. The City Engineer stated that the change order is also covering repairs to the intersection when the water main broke. He stated that \$70,711.23 were the costs associated with the water company repair and actually that project went under on this and the water company will be compensating the city. The City Engineer stated that even through this is showing a change order, the project is actually under budget. Mr. Dickey motioned to approve the **Daisy Lane Widening for Westbound Left Turn Lane Change Order No.1** in the amount of \$65,261.75. Mr. Middleton seconded and the motion carried 5-0.

The fourth item of New Business was **Professional Architecture Services**. The Director stated that this is for Kovert Hawkins to take the architectural lead and partner with the Firehouse Project. The President asked for the amount of the agreement. The Director responded \$101,000. Mr. Middleton asked when the project would begin. The Director responded that if the agreement goes through, they will put together a timeline. Mrs. Collier motioned to approve the **Professional Architecture Services** in the amount of \$101,000. Mr. Middleton seconded and the motion carried 5-0.

The fifth item of New Business was the **Professional Services On Call Agreement**. The Director stated that this is a not to exceed \$30,000 on call agreement. He added that it will allow for surveys and due diligence as needed. The President asked if anyone had any questions. Mr. Dickey stated that this is pretty standard and that they approve these from time to time, as do other board sin the City for these type of services. Mr. Dickey motioned to approve the Professional Services On Call Agreement in the amount not to exceed \$30,000. Mrs. Collier seconded and the motion carried 5-0.

The sixth item of New Business was the **Claims Worksheet** dated 10/4/2021. The President stated that the staff was available to answer any questions that the commission might have. Mr. Dickey motioned to approve the **Claims Worksheet** dated 10/4/2021 in the amount of \$304,726.02. Mr. Applegate seconded and the motion carried 5-0.

#### Other Business:

The first item of Other Business was the **Schell Lane Sidewalk Completion**. Mr. Dickey stated that this has been a transformational project for the area. He stated that he looked at the work that has been done and this project provides a fantastic connection that was very much needed. The City Engineer stated that the project is pretty well complete and that they are putting down sod next week. He stated that there had to be some small tweaks for drainage improvements but for the most part is all done. He added that the project ties in community assets, like the park with the Daisy Lane Corridor and allows for people to get to State Street and the pool. He stated that it turned out well.

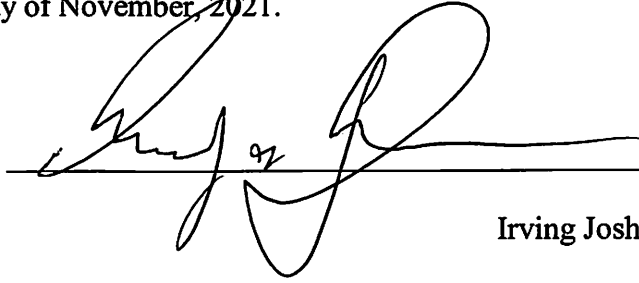
The second item of Other Business was Mr. Middleton's suggestion to include a center turn lane at the intersection at **Green Valley Road and Daisy Lane** and to make this a four-lane intersection. The Director responded that he would take a look at what additional improvements can be done.

The third item of Other Business was the President's concern about a panel of the **State Street Garage**. He stated that the paint looks good but that the frame around the windows appears to need some attention. The Director stated that they have a company that takes care of the maintenance of the garage and that he will have them take a look.

The fourth item of Other Business was the **Harvest Homecoming Festival**. The President stated that Harvest Homecoming went well and noted that it is an opportunity to showcase the downtown. Mr. Applegate stated that spent time at Harvest Homecoming and noted the positive comments about downtown in general. He stated that people brought up the Griffin Street playground to him and how great that turned out. He stated that quite a few comments were brought to him and many of them involved Redevelopment projects so he wanted to pass that along to everyone. The President stated that he received comments too and that downtown New Albany really impressed. Mr. Middleton stated that the entire festival was a success. Mr. Dickey noted that even with successes, the commission still has more work to do and noted sidewalk issues around Pearl and Oak Streets and stated that they are going to continue to make investments in the City and putting public dollars to use. He added that next time they do an assessment he would like for them to remember those projects.

There being no Other Business, the meeting was adjourned at 3:07 PM.

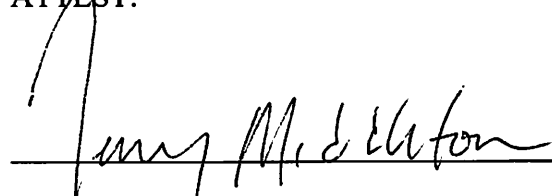
Approved and Adopted this 9th day of November, 2021.



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Irving Joshua, President

ATTEST:



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Terry Middleton, Secretary