

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, April 13, 2021 at 2:30 p.m., virtually, through Zoom.com.

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

Commission Members Absent: Jason Applegate

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

Others Present: Beth Keeney, LifeSpring Health Systems
Chelsey Miller, Calhoun Construction
Dale Sariscsany, Upton Pry
Greg Goodnight, Connecting Strategies LLC
Immanuel Youth
Jamie Lake, J. Lake Architecture
Jill Saegesser, The Wheatley Group
Josh Darby, Jacobi, Toombs and Lanz Engineering
Kurt Meadors, Calhoun Construction
Larry Summers, City Engineer
Marshall Lowery, LifeSpring Health Systems
Mitchell Wylie, GMS Construction
Linda Moeller, City Controller
Daniel Suddeath, News and Tribune

The President called the meeting to order at 2:33 PM. Roll was called. All members were present.

The first item of business was the **Bid Opening** for the **2021 Neighborhood Health Clinic**. The Director opened and read the bids aloud in order of when they were received. Renaissance Design Build, Inc. for a base bid of \$870,452. Upton Pry, Inc. for a base bid of \$605,000. GMS Construction, LLC for a base bid of \$673,000. Calhoun Construction Services, Inc. for a base bid of \$713,000. The President asked for the project cost estimate. The Director stated that this is a CDBG project through the CARES Act and that the budget is \$348,000. He noted that the overages are likely due to the recent increase in building material costs. The Director recommended moving forward with the lowest bidder, Upton Pry, pending staff review to look through the bid and make sure that everything is in accordance with CDBG guidelines. Mr. Dickey added that these overages are in line with other bid openings around the region and noted that the cost difference is not much of a surprise. Mrs. Collier motioned to award the 2021 Neighborhood Health Clinic to the lowest bidder, Upton Pry, Inc. for the total of \$605,000 pending staff review. Mr. Dickey seconded and the motion carried 4-0.

The second item of business was the **Approval of the Minutes** from the April 13, 2021 meeting. The President asked if there were any necessary additions or modifications. The President noted that Mr.

Middleton was absent from the previous meeting and Mr. Middleton abstained from the vote. Mr. Dickey motioned to approve the April 13, 2021 minutes. Mrs. Collier seconded and the motion carried 3-1-0.

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.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **Consultant Agreement – The Wheatley Group LLC**. The Director noted that Jill Saegesser from The Wheatley Group was on the call to answer any questions. The Director stated that this agreement is in relation to the OCRA grant for \$250,000 that the city was awarded to provide small business recovery grants to businesses impacted by the pandemic. The Director noted that the city was not eligible for phases I or II of the grant, but when they applied for the third round they did receive the grant. This agreement would cover The Wheatley Group to help with administrative duties including implementing and reporting for this program. The Director stated that the contract is for a total of \$6,250 to help administer that program. The Director added that the commission will conduct the selection of grant recipients and that the Wheatley Group will provide help to staff. The Director added that they are working on final details but hopefully within the next two weeks the application process will be finalized and opened if possible. Mr. Dickey stated that they need to be expeditious with this program if at all possible. The Director responded that he spoke with Jill Saegesser that morning about getting the program going quickly. Mr. Dickey asked if Ms. Saegesser would like to add anything. Ms. Saegesser congratulated the city on receiving the grant and added that they should have the program ready to go next week. She stated that they will give applicants time to submit and then get those submissions back to the Commission to score the applications. Mr. Dickey motioned to approve the Consultant Agreement – The Wheatley Group LLC in the amount of \$6,250. Mrs. Collier seconded and the motion carried 4-0.

The second item of New Business was the **Utility Reimbursement Agreement – Schell Lane Sidewalk Project**. The Director stated that this is for the Schell Lane Sidewalk Project and that two utility poles need to be relocated. He stated that this agreement would cover the reimbursement to Duke to move the poles out of the right-of-way. The Director stated that the total is \$24,647.42. The City Engineer stated that this is the utility relocation for the Schell Lane Sidewalk project. He stated that this is a reimbursement agreement for the initial estimate for the cost but if there were anything to pop up then we would be responsible for those costs. He added that it is pretty cut and dry to move those two poles for the sidewalk project. The President asked if this was something that this reimbursement was typical. The City Engineer responded that typically utilities are responsible for moving poles for roadway projects, but Duke has a policy in place that says that for sidewalk projects, they have to be reimbursed. He added that is why we are having to work with them on this particular project. The Director added that this project provides much needed connectivity for that neighborhood as well as a connection to Sam Peden Community Park. Mrs. Collier motioned to approve the Utility Reimbursement Agreement – Schell Lane Sidewalk Project in the amount of \$24,647.42. Mr. Middleton seconded and the motion carried 4-0.

The third item of New Business was the **Claims Worksheet** dated 4/19/2021. The President stated that staff was available to answer any questions or concerns. The President asked if the payment for the Charlestown Road apartment reimbursement was the last payment. The Director responded that he believed that this was the last reimbursement as they are opening in the next few weeks but would need to confirm. Mrs. Collier motioned to approve the Claims Worksheet dated 4/19/2021 in the amount of \$247,471.68. Mr. Dickey seconded and the motion carried 4-0.

Other Business:

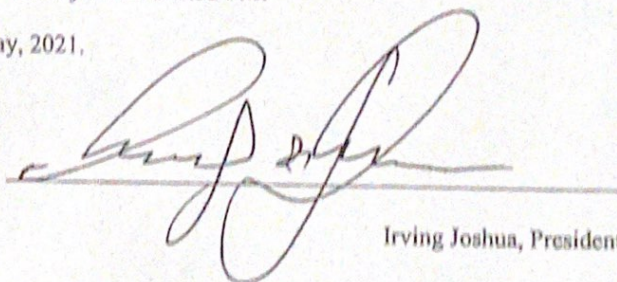
The first item of Other Business was the President's request for an **update from the City Engineer** on current projects. The City Engineer stated that the CDBG sidewalk project for Elm Street started the day before and that the final walk through for the Slate Run Road project is going to be done on May 5, 2021. He stated that there are few punch list items that they are working on and they should have those done prior to the walk through.

The second item of Other Business was the President's request for an **update from the School Board Advisory Member**. Ms. Murphy stated that the NAFCS Board passed a motion to purchase 53 acres in the county anticipating a site for a potential building at some point in the future. She stated that they had both of their proms and are getting ready for both of their graduations. She added that they are winding up the end of the year and that she is proud of what they have done. Ms. Murphy noted that NAFCS had more days in school than other school systems in the region.

The third item of Other Business was Mr. Middleton's discussion about the **gas meter covers** in Downtown New Albany. He stated that this project is moving forward.

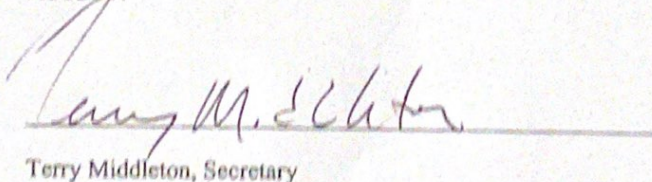
There being no other business, the meeting was adjourned at 2:52 PM.

Approved and Adopted this 11th day of May, 2021.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary