

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held immediately after a Bid Opening on Tuesday, March 23, 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: Josh Darby, Jacobi, Toombs, and Lanz Inc.
Dennis Dixon
Dylan Fisher, Wheatley Group
Greg Goodnight, Connecting Strategies LLC
Marvin Grafchik
Keith Kramer
Jamie Lake
Nick Lawrence, Wheatley Group
Linda Moeller, City Controller
Brady Rhorer
Chad Sprigler, Sprigler Development Company
Clint Stroud
Daniel Suddeath, News and Tribune
Larry Summers, City Engineer

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 Elm Street Sidewalk**. The Director stated that seven bids were received. The Director opened each bid and read the bids aloud: Louisville Paving Co., Inc. in the amount of \$437,000.00; Excel Excavating, Inc. in the amount of \$388,294.00; S-Walk Inc. DBA Seven Seas Construction in the amount of \$419,793.05; E-Z Construction in the amount of \$459,920.00; E&B Paving for the amount of \$507,903.75; Rivertown Construction, LLC in the amount of \$612,937.50; APC (Allterrain Paving & Construction, LLC) for \$309,539.00; and Triumph Landscape Construction in the amount of \$404,770.60. The Director stated the CDBG FY20 Budget for this project was \$418,000.00 and that the lowest bid was for \$309,539.00 from APC. The President asked about the cost estimate for the project. The Director responded that the cost estimate was that \$418,000.000, based on the budget from Jacobi, Toombs, and Lanz. Mr. Dickey motioned to approve the lowest bid from All Terrain Paving and Construction for the Elm Street Sidewalk Project in the amount of \$309,539.00 contingent upon legal and engineering review. Mrs. Collier seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes** from the March 9, 2021 meeting. The President asked if there were any necessary additions or modifications. Mrs. Collier motioned to approve the March 9, 2021 minutes. Mr. Dickey seconded and the motion carried 5-0.

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 **Adoption of DRAFT FY21 Plan**. The President noted that the draft Fiscal year 2021 Community Development Block Grant One-Year Action Plan was included in the packet. The Director stated that the draft FY2021 CDBG One-Year Action Plan Budget Summary shows a breakdown of the budget for the total 2021 entitlement of \$679,538. He stated that if the draft is approved today, it will be published on March 27th in the paper and there will be a 30-day public comment period starting on March 29th. The Director stated that you can see the Public Improvement and Public facility Projects like Griffin Center Park Facility Improvements and Elm St. continuation and/or spot basis sidewalk spot improvements. The Director stated that you can also see the potential Public Service grant sub recipients in the budget summary, as well as fair housing and other planning activities. The President asked if there were any questions and noted that everyone was present at the commission meeting when the public service proposals were presented. Mr. Applegate motioned to approve the Adoption of DRAFT FY21 Plan. Mrs. Collier seconded and the motion carried 5-0.

The second item of New Business was the **Olive Ave. Sidewalk – Change Order No.1**. The Director stated that this is for the construction side of things and noted that this is another CDBG project. The Director asked the City Engineer to give an update on this project. The City Engineer stated that for Olive Avenue, there was a portion of the ramps that were near State Street that were holding some water. He added that they were not originally a portion of this original project, so he stated they are looking to take those in and make sure that they redo the ramps in such fashion that they no longer hold water. He stated that this Change Order effectively takes those ramps in and stated that they've already started looking at starting some of the work there and with this Change Order they hope to get that water issue addressed. The City Engineer stated that Item No. CO1 covers the improvements that has was discussing and that Item No. CO2 is for a final adjustment on the bid items. He stated that there were a few line items on the contract that were overrun because there was more work that needed to be done than what was listed in the line items, so this is just to finalize the contract. Mrs. Collier motioned to approve the Olive Ave. Sidewalk – Change Order No.1 for the total amount of \$49,737.87. Mr. Dickey seconded and the motion carried 5-0.

The third item New Business was the **Sprigler Development Company – Development Agreement**. The Director stated that this development agreement and a handout about the project were included in the packet. He stated that this project will take place at 310 and 312 Main Street, between the Town Clock Church and Agave and Rye. The Director noted the significant history of the church in New Albany and that this building is one of the last places in downtown Main Street that needs to be addressed. He added

that the project will include twelve new apartments and that the 1st floor of the 312 building includes a space for the Town Clock Church in partnership with the Caesar's Foundation. He added that this project will bring new residents to the downtown area and the development agreement in the amount of \$75,000 will include some site work and façade work. He added that the return on investment is within 4 to 5 years and the rest would be through increment capture. The President asked if the \$75,000 would be reimbursable funds. The Director stated that the developer will complete the work and if it is an approved expenditure that meets the required standards, then the funds will be reimbursed. The President asked if there were any concerns about parking. The Director responded that this project has gone through all the necessary procedures with the department of Planning and Zoning, and has received approval from the BZA and the Historic Preservation Commission. Mr. Dickey asked if the developers have looked at the existing building and if they feel confident that they will not be any issues stabilizing and keeping that structure intact. Mr. Sprigler responded that they had an engineer perform an analysis on each property and they determined that the white structure, that is currently being demolished, is causing some of the issues on the brick building. He added that they will have a stabilization plan. Mr. Dickey added that he is in favor of anytime they can preserve a structure and wanted to make sure that everyone has done their due diligence. Mr. Dickey motioned to approve the Sprigler Development Company – Development Agreement in the amount of \$75,000. Mrs. Collier seconded and the motion carried 5-0.

The fourth item of New Business was the **Claims Worksheet** dated 3/22/2021. The President stated that staff was available to answer any questions or concerns. The President asked about the furnace install. Mr. Staten responded that was for the Emergency Repair Program. Mr. Middleton asked about the Bottom Sign expenditures. The Director responded that those are the blue project signs. Mr. Middleton motioned to approve the Claims Worksheet dated 3/22/2021 in the amount of \$161,360.47. Mrs. Collier seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was Mr. Dickey's request for an **update from the City Engineer** on current projects. The City Engineer stated that on **Slate Run Road**, they have been waiting for months for the utilities to relocate in front of the strip center near Charlestown Road. He stated that late last week, AT&T removed the poles that were in the way of the sidewalk construction, so they are now coordinating with Temple & Temple to install the last section of sidewalk along the strip center. He added that there is a section of sidewalk by Lochwood Apartments that is going to be put in as well. He said that it currently dead ends right before the entrance into the apartments and they have had some complaints that folks have to walk through the mud there so they are going to go ahead and tie that in. He stated that otherwise, the project is basically complete. The City Engineer stated that the **Olive Ave. Sidewalk Project** has made a fundamental change to the entire neighborhood and that it looks really nice. He commended the commission for making a difference in that neighborhood. Mrs. Collier agreed that the project looks great. Mr. Dickey added that they need to continue to look for opportunities and funding to continue projects like that. Mrs. Collier noted that Green Street needs a sidewalk. The commission discussed possible future locations for sidewalk improvement projects with the City Engineer.

The second item of Other Business was Mrs. Collier's inquiry about the sewer line on the 600 block of **East Elm Street** last week. The Director stated that they are out there repairing that right now. The City

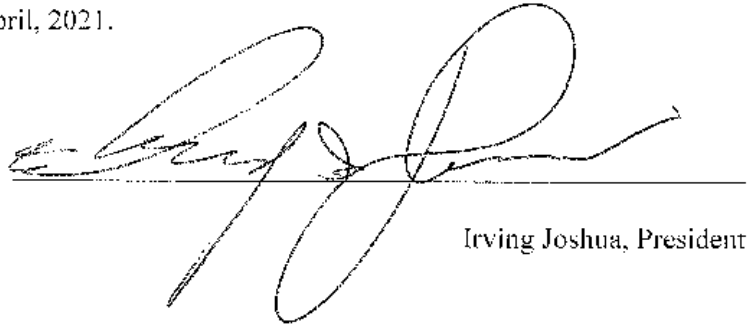
Engineer explained the effects that the raising and lowering of the water table has on infrastructure in a river city like New Albany.

The third item of Other Business was the President's concern about the traffic flow around a new **apartment complex on Grant Line Road**. The City Engineer responded that a traffic study was done as part of that development and that it does not currently warrant a traffic signal. He added that they will be restriping Grant Line Road to have a left turn to the apartments. The City Engineer noted that if traffic does increase, the entrance is lined up with Navajo Drive and they can install a signal if needed.

The fourth item of other business was Ms. Murphy's updated about **New Albany Floyd County Schools**. Ms. Murphy stated that spring break is next week and then school resumes full time. She added that some students will have the virtual option.

There being no other business, the meeting was adjourned at 3:20 PM.

Approved and Adopted this 13th day of April, 2021.



Irving Joshua, President

ATTEST:



~~---Terry Middleton, Secretary---~~ Adam Dickey, Vice President