

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, November 14, 2017, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President  
Adam Dickey, Secretary  
Robert Caesar  
Jan Anderson, School Board Advisory Member

Commission Members Absent: David Barksdale, Vice President  
Terry Middleton

Staff Members Present: Shane Gibson, Corporate Counsel  
Jessica Campbell, Public Facilities Specialist (PFS)  
Claire Johnson, Neighborhood Initiatives Assistant (NIA)  
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Mark Adam, Crowe Horwath LLP  
Trent Baker, TJB Consulting  
Elizabeth Beilman, News and Tribune  
Herschel Frierson, Crowe Horwath LLP  
Lisa Donohue, New Albany Housing Authority  
Matt Hall, One Southern Indiana  
Jeff Jaehnen, Floyd County Family YMCA  
Linda Moeller, Controller  
Bob Stein, United Consulting  
Larry Summers, City Engineer

The President called the meeting to order at 2:35 p.m. Roll was called. Mr. Barksdale and Mr. Middleton were absent.

The first item of business was the **Properties Offers/Bid Opening for 921 Culbertson Avenue and 1637 & 1639 E. Market Street**. No bids were received, so Corporate Counsel asked that staff be granted authority to dispose of these properties in another way. Mr. Dickey motioned to approve staff to dispose of **921 Culbertson Ave and 1637 & 1639 E. Market Street**. Mr. Caesar seconded and the motion carried 3-0.

The second item of business, **Approval of the Minutes from the October 10, 2017 Meeting** was tabled.

The third item of business was **Comments from the Public**. The President noted that there were none.

The fourth item of business **Old Business**. There was none.

New Business:

The first item of **New Business** was the **Refunding Bond Resolution RC-07-17**. Corporate Counsel explained that this is a refinance. He went on to explain that there are three outstanding former

obligations, a 2007 State Street TIF obligation, a 2008 Grant Line/Park East TIF obligation, and a 2008 State Street Garage TIF obligation. Those rates currently range from 4.125% to 5.7% and the current rates available are 2.5%. The maturity dates remain the same. The savings will equate to about \$220,000.00 savings yearly over the life of those loans. Mr. Dickey motioned to approve the **Refunding Bond Resolution RC-07-17**. Mr. Caesar seconded and the motion carried 3-0.

The second item of **New Business** was the **YMCA Repair and Replacement Reserve Fund – Aquatic Center Repairs Proposal**. Corporate Counsel explained that the aquatic center was a joint project between the YMCA and the City. Several years ago, the commission funded the reserve account and that it is designed to handle these types of situations. Jeff Jaehnen, District Executive Director of the Floyd County YMCA, explained that the roof top unit above the therapy pool is in need of a replacement. The YMCA requested \$56,709.00 from the repair and replacement reserve fund to replace the air handling unit. Mr. Caesar asked for the balance on the account, The FCM responded that there was approximately \$127, 000.00. Mr. Dickey asked if this equipment was the original equipment and if it had met its life expectancy. Mr. Jaehan explained that is correct and that the air handling unit has a life expectancy of 8-10 years. Mr. Dickey motioned to approve the **YMCA Repair and Replacement Reserve Fund – Aquatic Center Repairs Proposal**. Mr. Caesar seconded and the motion carried 3-0.

The third item of **New Business** was the **Clothe A Teen Proposal Request for CDBG Funding**. Corporate Counsel explained that no new funds are being requested, that this is a slight move of allocated funds from what was originally proposed to the Boys and Girls Club of Kentuckiana. This is a request for \$3,000.00 from Hope Southern Indiana for the Clothe A Teen program, which gives \$75 vouchers for back to school clothes to New Albany middle and high school students in need. The President noted that the budget in section 6 of the application did not match that of the request. Mr. Dickey motioned to approve the **Clothe A Teen Proposal Request for CDBG Funding** subject to a correction to the budget in section 6 of the application. Mr. Caesar seconded and the motion carried 3-0.

The fourth item of **New Business** was the **Daisy Lane Extension – Change Order for Jacobi, Toombs & Lanz, Inc**. It was withdrawn.

The fifth item of **New Business** was the **Resolution Approving Funding for Work Training-Retraining RC-09-17**. Corporate Counsel explained that this is a proactive approach to retain home grown businesses. He explained that this company had been working with One Southern Indiana and the State and were being courted out of the City of New Albany to a neighboring area. In the negotiations to get the company to stay here, it was agreed that the City would assist in training for new employees and retraining for current employees. This is an authorized and acceptable use of TIF funds. There would be a matching component of \$20,000.00 for the next three years, half of which has to be directly related to new hires. It is anticipated that over the next six years, they will hire 100 new employees. The total cumulative effect to income in EDIT would be about \$382,000.00. It is an investment into our community and workforce. The President stated that he would like to be provided with a description of the type of training being funded. Corporate Counsel explained that part of the requirements of the state statute is that the City handles the contracting. We will request that they provide us with their proposed vendor, then we will contract with them and pay for the cost that way. Corporate Counsel stated that there are reporting requirements, such as how many new and current employees attended the trainings. Mr. Caesar motioned

to approve the **Resolution Approving Funding for Work Training- Retraining RC-09-17**. Mr. Dickey seconded and the motion carried 3-0.

The sixth item of **New Business** was the **Claims Worksheet**. Mr. Caesar asked about the State Street Garage reimbursement of \$37,557.00. The FCM explained that this was for the Breakwater inspections, which were covered by the State Street TIF. Corporate Counsel explained that due to the connection between the Garage and State Street TIF, they were permitted to do this. He went on to explain that these inspections are coming to an end and asked the engineer to provide them with a final inspection. Mr. Caesar asked about the Flynn Contracting amount of \$365, 194.41 for the Bono Road Construction. The PFS explained that this was the first payment for Phase 2. Corporate Counsel pointed out the Harvest Homecoming split with DNA, showing the \$6,907.06 paid to Develop New Albany. Mr. Caesar motioned to approve the **Claims Worksheet**. Mr. Dickey seconded and the motion carried 3-0.

The seventh, eighth, and ninth items of **New Business** were the **Slate Run Road – John G. Brinkworth, Inc. Addendum #1 Design** in the amount of \$14,500.00 and **Addendum #1 Right-of-Way Services** in the amount of \$12,700.00, and **Right-of-Way Governmental Appraisal Services Contracts** in the amount of \$44,125.00. The City Engineer stated that the proposed letting is early next year. The President asked to see the design for this project. Corporate Counsel will provide this to him and explained that this project will include sidewalks on both sides, bike lanes, and additional lighting from Charlestown Road to Lochwood Apartments. Mr. Dickey stated that as a principle, we need to be building complete streets or we will end up revisiting these projects in a few years. Mr. Caesar motioned to approve the **Slate Run Road – John G. Brinkworth, Inc. Addendum #1 Design** and **Addendum #1 Right-of-Way Services**, and **Right-of-Way Governmental Appraisal Services Contract**. Mr. Dickey seconded and the motion carried 3-0.

The tenth item of **New Business** were the **INDOT Change Orders for McDonald Lane and Grid Modernization**. The PFS explained the McDonald Lane change order in the amount of \$107,134.00 is our 20% match for the roughly \$535,000.00 total. The City Engineer stated that this was due to the soils under the road being completely saturated. The original geotechnical investigation did not identify those issues. The next invoices were for the Grid Modernization project in the amount of \$120,727.47. Mr. Caesar asked how these Change Orders will be paid. Corporate Counsel explained that these will most likely be funded through LRS. Mr. Dickey motioned to approve the **INDOT Change Orders for McDonald Lane and Grid Modernization**. Mr. Caesar seconded and the motion carried 3-0.

The eleventh item of **New Business** was the **1125 Greenaway Donation of Property to Neighborhood Stabilization Program RC-08-17**. Corporate Counsel explained that this is Phase 2 of the NSP Program, a donation of property to New Directions Housing Corporation. The FCM explained that in the adopted CDBG plan, the need for affordable housing was addressed by committing to donate to New Directions and Habitat for Humanity. Mr. Dickey motioned to approve the **1125 Greenaway Donation of Property to Neighborhood Stabilization Program RC-08-17**. Mr. Caesar seconded and the motion carried 3-0.

The twelfth item of **New Business** was the **HMB MFine Parking Lots Contract Modification**. This item was tabled until the next meeting.

The members of the Commission were handed out a **Public Facilities/Works Project Report** and a **River Recreation Site/Loop Island Wetland Trail/Market St. Streetscape** status report.

Other Business:

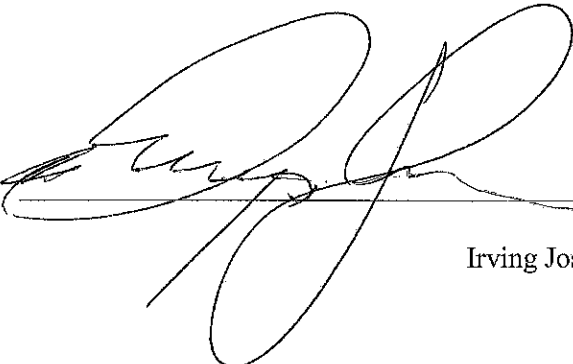
The first item of **Other Business** was the **Mt. Tabor Road Tree Clearing**. The City Engineer explained that the schedule for the Mt. Tabor Road project is condensed. We would like to get the trees cleared in advance, so that we can get the utilities in there working prior to the actual letting, that way we can get the project moving as quickly as possible. Corporate Counsel asked for the authority to permit the Board of Works to initiate requests for quotes. Mr. Dickey motioned to approve the **Board of Works to Initiate Requests for Quotes for the Mt. Tabor Road Tree Clearing**. Mr. Caesar seconded and the motion carried 3-0.

The City Engineer stated that all signals in downtown as of today have been installed and that they are moving forward with State Street component next. The President asked about the plans for Scribner and Market St. as the signals have been bagged and there are now stop signs. The City Engineer explained that the signals at Scribner and Market St. were bagged because the signal contractors were not available at the time of the conversion. He stated that the 4-way stop sign is being monitored and believes that it works better as a 4-way stop. Mr. Dickey stated that visibility is a problem at the intersection of Market and 1<sup>st</sup> Street. Mr. Caesar suggested cutting down greenery in the median to help. The City Engineer stated that this may help but believes that the parked cars were the bigger issue regarding visibility at this intersection.

Mr. Dickey asked for an update on the sidewalk replacement inventory. The City Engineer stated that a sidewalk study is in the beginning stages to identify the need and priorities. Mr. Caesar asked about the ponding at the ADA ramps at sidewalks. The City Engineer stated that this a nationwide issue and they are looking for ways to improve the process. To address the ponding at Main and Pearl Street, inlets are being installed.

There being no other business, the meeting was adjourned at 3:18 PM.

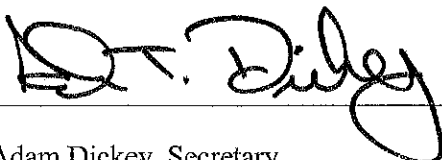
Approved and Adopted this 12th day of December, 2017.



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Irving Joshua, President

ATTEST:



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Adam Dickey, Secretary