

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 14, 2022 at 2:30 p.m.

Commission Members Present: Irving Joshua, President  
Adam Dickey, Vice President  
Terry Middleton, Secretary  
Jennie Collier  
Vacancy

Commission Members Absent: Elaine Murphy, School Board Advisory Member

Staff Members Present: Josh Staten, Redevelopment Director  
Jessica Campbell, Public Facilities Project Manager (PFPM)  
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Mustafa Al-Taie, City Engineering Department  
Deputy Fire Chief Baylor  
Matt Duncan, Frost Brown Todd, LLC  
Bradley Fair, Flood Control Director  
Makenna Hall, News and Tribune  
Fire Chief Juliot  
John Kraft, MAC Construction & Excavating, Inc.  
Rob Stein, United Consulting  
Larry Summers, City Engineer  
Samantha Thompson, HWC Engineering  
Beau Zoeller, Frost Brown Todd, LLC

The President called the meeting to order at 2:30 PM. Roll was called. All members were present with the exception of the Vacancy and Elaine Murphy.

The first item of business was a **Public Hearing for the Firehouse BOT**. Mrs. Collier motioned to open the public hearing. Mr. Dickey seconded and the motion carried 4-0. The Director explained that this is required for the process to move forward with a developer in the partnerships in regard to this project. No other comments were received. Mrs. Collier motioned to close the public hearing. Mr. Dickey seconded and the motion carried 4-0.

The second item of business was the **Bid Opening for the River Recreation Site – Phase 2 Project**. The President stated there was only one bid received and it was from MAC Construction & Excavating, Inc. The base bid was \$6,695,000.00 (six million six hundred ninety-five thousand dollars and zero cents). The Director stated the estimate was a little over 5 million, but he would like to move forward with the bid pending staff, engineering, and legal review. Mrs. Dickey motioned to approve the bid pending further review. Mrs. Collier seconded and the motion carried 4-0

The third item of business was the **Approval of the Minutes** from the May 24, 2022 meeting. Mr. Middleton motioned to approve the minutes from May 24, 2022. Mr. Dickey seconded and the motion carried 4-0.

The fourth 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.

The fifth item of business was the **Old Business**. The President noted that there was none.

New Business:

The first item of New Business was awarding **American Rescue Plan Act Funds for the Firehouse**. The Director explained this is the first piece and he recommended to put \$1,000,000.00 (One million dollars and zero cents) toward construction of a new firehouse on the former Sonic lot on Charlestown Road, which is a great use of ARPA funds. This will replace the current Twin Oaks Dr. Firehouse. Mr. Dickey echoed thanking all first responders and motioned to approve awarding **American Rescue Plan Act Funds for the Firehouse with Resolution RC-10-22** not to exceed \$1,000,000.00. Mrs. Collier seconded and the motion carried 4-0.

The second item of New Business was the **Firehouse BOT Construction Award Resolution**. The Director stated that this was in response to the RFP regarding construction for the Firehouse, and is recommending awarding the contract to GM Development. Chief Juliot stated that he greatly appreciates the consideration as the need is there from the original building, and that it is good to keep this firehouse in the neighborhood and replacing a firehouse that has served the citizens since the early 1960's. Mr. Dickey motioned to approve **Firehouse BOT Construction Award with Resolution RC-11-22**. Mr. Middleton seconded and the motion carried 4-0.

The third item of New Business was the **RFP Police Headquarters**. The Director stated roughly a month ago, the RFP was published that a partnership was desired just like the firehouse and 2 proposals have been received. Today, we are recommending to move into a scoping period with GM Development for a potential new police headquarters project. Mrs. Collier motioned to approve the **Proposal from GM Development for the Police Headquarters**. Mr. Dickey seconded and the motion carried 4-0.

The fourth item of New Business was the **TIF Valuation Resolution**. The Director stated this is a yearly resolution typically passed around this time, and stated that the commission is intending to collect assessed value for the upcoming year and could answer any questions they have. The President stated that the TIF report was done roughly a couple of months ago so he is comfortable with it. Mr. Dickey motioned to approve the **TIF Valuation Resolution RC-12-22**. Mrs. Collier seconded and the motion carried 4-0.

The fifth item of New Business was the **Declaratory Resolution**. The Director stated that all members should have a larger map in front of them, and this is a resolution to expand a current Economic Development Area. This is primarily used to help incentivized development in underutilized areas. The Director then explained the process that would follow after if it were to pass. The Director also noted the commission to look at exhibit C it says State Street EDA, it should be corrected to the State Street Parking Garage EDA. Mrs. Collier thanked the Commission for expanding into the west end and

motioned to approve the **Declaratory Resolution RC-13-22** with the noted correction. Mr. Middleton seconded and the motion carried 4-0.

The sixth item of new business was a **Project Amendment for Griffin Rec. Center – Floor Improvements Project**. The Director stated this is the final amendment for the project and it really proved to be a great CDBG project, and that Upton Pry, Inc. did great work with a specific timeline for the Parks Department schedule. The President stated he believes it has had a great impact and he has received many compliments on all of the improvements. Mrs. Collier agreed it is a great project for the west end neighborhood. Mr. Dickey also commented on the overall impact it has for the community as an event center as well. The Director then clarified there will need to be retainage released in the future as well. Mrs. Collier motioned to approve the **Project Amendment for the Griffin Rec. Center – Floor Improvements Project in the amount of \$739.00**. Mr. Dickey seconded and the motion carried 4-0.

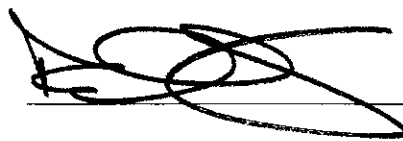
The seventh item of new business was the **Claims worksheet dated 6/6/2022**. Mr. Middleton asked about the temporary easement payment. The Director stated that is for right-of-way for the Kamer Miller Rd. Intersection Project. Mr. Dickey asked how many lawn care properties NARC has. The Director responded roughly 15 or so, but some are pocket parks/green space that will remain. Mr. Dickey motioned to approve the **Claims worksheet dated 6/6/2022 in the amount of \$139,772.77**. Mrs. Collier seconded and the motion carried 4-0.

Other Business:

The President asked the City Engineer if there were any important project updates that the commission should be aware of. The City Engineer stated he should have some updates at the next meeting.

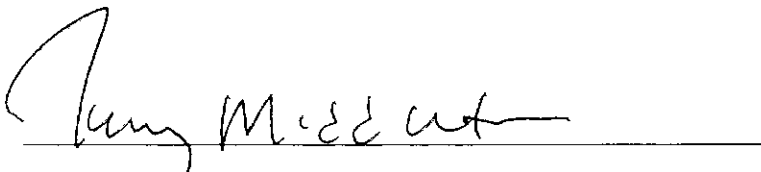
There being no other business, the meeting was adjourned at 3:01 PM.

Approved and adopted this 28th day of June, 2022.



~~Irving Joshua, President~~  
Adam Dickey, Vice President

ATTEST:



Terry Middleton, Secretary