

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 12, 2020 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 Specialist (PFS)  
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: All Terrain Paving and Construction LLC Representative  
Wes Christmas, Clark Dietz, Inc.  
MAC Construction Representative  
Derek Misch, Dan Cristiani Excavating Co. Inc.  
Linda Moeller, City Controller  
Ed Morris, TSI Paving  
RCI Contracting and Excavating Representative  
Bob Stein, United Consulting  
Daniel Suddeth, News and Tribune  
Larry Summer, City Engineer

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

The first item of business was the **Bid Opening** for the **Grant Line Road Sight Distance Corrections Project**. A total of four (4) bids were received. Due to the meeting being held virtually, two staff members in the office, the Director and the PFS opened the sealed bids and read the bids aloud. The first bid received was from RCI Contracting and Excavating for \$681, 135.95. The second bid received was from Dan Cristiani Excavating Co. Inc. for \$526, 550. The third bid received was from MAC Construction for \$621,000. The fourth bid received was from All Terrain Paving and Construction LLC for \$586,846. The President asked Wes Christmas, Clark Dietz, Inc. for the engineer's estimate for the project. Mr. Christmas responded that the engineer's estimate for the Grant Line Road Sight Distance Corrections project was \$668,500. The President stated that the bids would be referred to staff and the project engineer to be reviewed for appropriateness and would be awarded to the lowest bidder accordingly. Mr. Dickey motioned to approve the awarding of the Grant Line Road Sight Distance Corrections Project to Dan Cristiani Excavating Co. Inc. for \$526,550, pending engineer and staff review. Mr. Middleton seconded and the motion carried 5-0.

The second item of business was **Approval of the Minutes** from the **April 7, 2020** meeting. Mr. Applegate motioned to approve the April 7, 2020 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 attendees of the virtual meeting to speak and noted that there were no comments from the public.

Old Business:

The President noted that there was no old business.

New Business:

The first item of New Business was the approval of the draft of the **CDBG Five-Year Consolidated Plan & FY20 One Year Action Plan**. The Director stated that no comments had been received and asked that the draft be approved today. The President asked about the status of the additional CDBG funds through the CARES Act. The Director stated that the Commission will receive an amendment to the 2019 Plan to use this funding in direct response to the COVID-19 crisis. Ms. Collier motioned to approve the draft of the CDBG Five-Year Consolidated Plan & FY20 One Year Action Plan. Mr. Applegate seconded and the motion carried 5-0.

The second item of New Business was the **MAR Addendum No. 1 for Griffin – Phase 3**. The Director explained that this addendum is for the current Griffin Center Project that was bid last fall and when no bids were received, MAR rebid the project. The Director explained that this addendum includes the additional fees of \$2,168.05 for the rebidding. Mr. Middleton motioned to approve the MAR Addendum No. 1 for Griffin – Phase 3 for the total amount of \$2,168.05. Ms. Collier seconded and the motion carried 5-0.

The third item of New Business was the **INDOT Invoice for Grant Line Road South Change Order No.13**. The Director explained that this is a formality as INDOT has already had this work completed. Mr. Applegate motioned to approve the **INDOT Invoice for Grant Line Road South Change Order No.13** for the total amount of \$25,793.24. Mr. Dickey seconded and the motion carried 5-0.

The fourth item of New Business was the **University of Louisville Research Foundation Sponsored Research Agreement**. The Director explained that this is a partnership with the University of Louisville Speed School of Engineering to review the **State Street Lane Alignment**. He stated that this was included for their information and asked the Commission to review the agreement with the intent to vote at the June 9, 2020 meeting. The President expressed concern that the data might be impacted by the possible Sherman Minton Bridge closures. The City Engineer responded that this had not been considered and that he would discuss the President's concern with the Research team. Mr. Applegate asked if the area around the Thornton's would be included. The City Engineer responded that the research area included the State Street Corridor from Kroger/Green Valley Road to I-265. Mr. Middleton asked if arrows and identification on the roadway would be included. The City Engineer stated that there is currently the I-256 shield on the pavement and has suggested that the pavement shield be applied further down State Street in the appropriate lane to notify drivers which lane will take them on to I-265. Mr.

Applegate asked if the signals at the intersection by the ramp are INDOT. The City Engineer responded that the ramp signals are INDOT and that the Daisy Lane intersection is New Albany controlled.

The fifth item of New Business were the **Claims Worksheets** dated 4/20/2020 and 5/4/2020. Mr. Middleton asked about the \$1,870 amount to Bottom Signs for Downtown Signs. The Director explained that this was for the Curbside Parking Signs to reserve parking to accommodate the businesses that offered Curbside delivery. Mr. Middleton asked about the payment of \$6,152.65 to Slugger City, LLC. The NIC responded that this was for the mural on the State Street Parking Garage and that there would be one more payment. Ms. Collier motioned to approve the Claims Worksheets dated 4/20/2020 in the amount of \$156,547.59 and 5/4/2020 in the amount of \$120,264.26. Mr. Dickey seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was Mr. Middleton's request for an update on the **Lancaster Lofts Project**. The Director stated that the site was shovel ready and expected the project to be completed early next year.

The second item of Other Business was the **2019 Griffin Recreation Center Improvements Project – Phase 3 – Change Order No. 1 for Innovative Concrete Design & Construction, Inc.** The Director explained that this is change order number one for the ICDC, Inc. contract for the 2019 Griffin Recreation Center Improvements Project – Phase 3. This additional amount of \$29,251.20 is for additional masonry repairs on the front gym wall on the upper roof area of the Griffin Center. The contractor was asked for a price for this work because it was brought to our attention that it was in very poor condition. There is funding available in the budget for this change order since their original bid came in lower than expected. This would increase their contract for construction from \$146,079 to \$175,330.20. Mr. Dickey noted that this would be an ideal time to do this project, to save cost. Mr. Dickey motioned to approve the 2019 Griffin Recreation Center Improvements Project – Phase 3 – Change Order No. 1 for Innovative Concrete Design & Construction, Inc. for the total amount of \$29,251.20. Ms. Collier seconded and the motion carried 5-0.

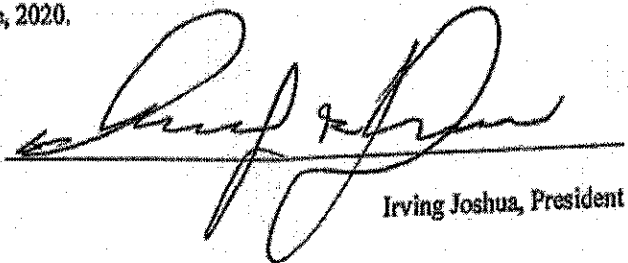
The third item of Other Business was Mr. Applegate's update about the City's partnership with Develop New Albany to provide materials for local businesses to accommodate in person business as they begin to reopen to the public. This program would provide **PPE, a social distancing window sticker, vinyl floor tape, and sanitizing materials** at no additional cost to the businesses. Mr. Applegate noted that consistencies in the signage and tape will aid in informing the public of the social distancing requirements across the local businesses.

The fourth item of Other Business was the President's suggestion to look into how the City can help to accommodate more **outdoor seating for restaurants** to comply with social distancing requirements. The Director stated that he would look into some possible solutions.

The fifth item of Other Business was Mr. Middleton's inquiry into the status of **Wick's Pizza** on State Street. The Director responded that there has not been an official statement from ownership at this time.

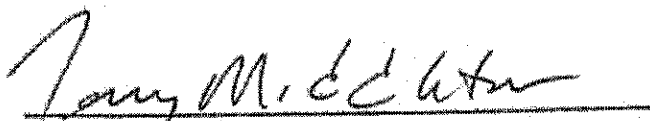
There being no other business, the meeting was adjourned at 3:14 PM.

Approved and Adopted this 9th day of June, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary