

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 28, 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)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: John Kraft, M.A.C. Construction
Jorge Lanz, Jacobi, Toombs, & Lanz, Inc.
Pat McLaughlin, City Council 4th District
Linda Moeller, City Controller
Bob Stein, United Consulting
Daniel Suddeath, News and Tribune
Jeremy Shumate, Delta Services, LLC
Larry Summers, City Engineer

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

The first item of business was the **Quote Opening** for the **Green Valley Road Crosswalk Project at NYX New Albany**. The Director read the three (3) quotes received aloud. They were received in the following amounts: Delta Services for \$54,365.00, All Terrain Paving and Construction for \$21,270.00, and Excel Excavating for \$26,000. The President asked for clarification on the extent of services. The Director noted the diagram in the packet and explained that the project would install a crosswalk from NYX New Albany to the parking lot, across Green Valley Road. He added that it would include flashing beacons. The President asked if the project involved any work to the road. The City Engineer responded that the only markings would be the crosswalk and that there would also be some ramp work to make the crosswalk handicap accessible. Mr. Applegate asked if the flashing is continuous or activated by a push button. The City Engineer responded that the flashing is activated by push button, similar to the ones located by the baseball diamonds on Hausfeldt Lane. The President asked for the engineer's estimate for this project. The Director responded that it was just less than \$70,000. Mr. Dickey motioned to approve the lowest quote of \$21,270.00 from All Terrain Paving and Construction for the Green Valley Road Crosswalk Project at NYX New Albany subject to staff, engineer, and legal review. Ms. Collier seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes** from the **July 14, 2020** meeting. Mr. Middleton motioned to approve the July 14, 2020 minutes. Mr. Applegate 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 **JTL Design Contract**. The Director explained that this contract is for the surveying and design to provide a safe pedestrian walking route along the west side of Schell Lane from Daisy Lane to Sam Peden Park. He added that the contract is for \$65,000 and that if anyone had any questions, Jorge Lanz of Jacobi, Toombs, & Lanz, Inc. was on the call. There was some discussion about obtaining appraisals for the sidewalks and negotiating acquisition with the property owners. Mr. Dickey noted that this project is not a total road reconstruction and to keep in mind what this project is and is not and to have the right expectations. He added that should a total rebuild happen down the road, this design should be complimentary to that possibility. Mr. McLaughlin noted that this project will increase walkability in the area and give residents safer access to parks. Mr. Dickey motioned to approve the JTL Design Contract in the amount of \$65,000. Mr. Applegate seconded and the motion carried 5-0.

The second item of New Business was the **Claims Worksheet** dated 7/20/2020. The President stated that staff was available for any questions or concerns. The President noted the \$13,146.65 retainage held for **Grant Line Road**. The President asked about the **Lancaster Lofts Construction** amount of \$221,250. The Director responded that this was a part of the original development agreement and covers site prep, compaction work, remediation, and development of the parking lot. He added that they expect Lancaster Lofts to be open late spring 2021. The President asked about the possibility of purchasing buildings on **King Street** for redevelopment purposes. The Director responded that the Uptown neighborhood is growing and starting to see a renaissance and would take a look at the possibility for redeveloping the area on King Street. Ms. Murphy asked for an update on the **Town Homes on Vincennes Street**. The Director responded that he met with the developer last week and expected the project to break ground soon and will try to get a definitive date. Mr. Dickey motioned to approve the Claims Worksheet dated 7/20/2020 in the amount of \$1,031,273.15. Ms. Collier seconded and the motion carried 5-0.

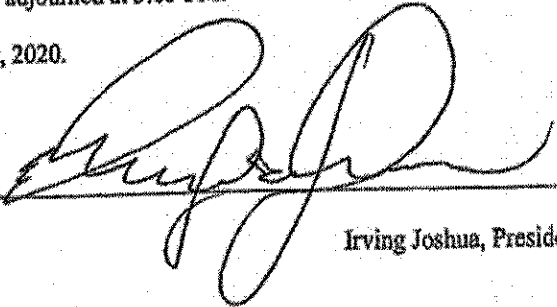
Other Business:

The first item of Other Business was Ms. Murphy's inquiry into the possibility of more available **hot spots in the City** for students to access Wi-Fi to complete their school work. The President stated that he had a conversation with NAHA and that Wi-Fi is available at each site, but didn't know the strength. He added that he spoke with the Director of NAHA last week and they want to try to help and noted that they are currently planning on providing areas for youth to access Wi-Fi and have tutors to assist with work virtually. Ms. Murphy noted that students will be able to download the lessons and then work on them offline. The Director added that the use of the CARES Act funding is an ongoing discussion and expects everything to be finalized sometime in August.

The second item of Other Business was Mr. Middleton commending Ms. Murphy for the soccer fields on Green Valley Road. Mr. Murphy thanked Mr. Middleton and noted that they expect when soccer tournaments take place, it will boost business in the areas around the soccer fields.

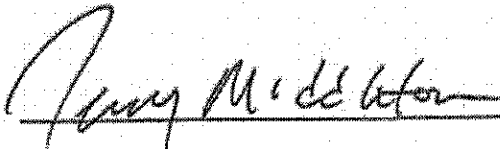
There being no other business, the meeting was adjourned at 3:05 PM.

Approved and Adopted this 11th day of August, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary