

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

A special meeting of the New Albany Redevelopment Commission was held on Tuesday, March 16, 2010, at 2:30 p.m., immediately following an Executive Session, in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President  
Diane Benedetti, Vice-President  
Edward Hancock, Secretary  
Matt Bergman  
Terry Ginkins

Commission Members absent: Patricia Badger-Byrd

Staff Members present: Carl E. Malysz, Director of Community Development  
John Rosenbarger, Public Works Projects Supervisor (PWPS)  
Cyndi Krauss, Financial/Compliance Manager (FCM)  
Sherrie Holmes, Public Service/Facilities Specialists (PSFS)  
Jennie Collier, Redevelopment Clerk (RC)

Staff Members absent: Jerry Ulrich, Attorney-at-Law

Others present: Mike Kopp, Blue Sun Real Estate  
Jorge Lanz, Jacobi, Toombs, and Lanz  
Anita Massey, Schaefer Company  
Chris Morris, The Tribune  
Mose Putney, Architect/Mainland Properties, LLC  
Jim Schaefer, Mainland Properties, LLC

The President called the meeting to order at 2:30 p.m.

The first item of business on the agenda was a **Report on the Executive Session**.

Edward Hancock made a motion to proceed on both the Coyle Property and Grantline Road West issues. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

The next item of business on the agenda was the **Bid Opening for the Scribner Place Phase II Properties**. The President stated that there was one offer received from Mainland Properties, LLC for the amount of \$1,087,500 which was broken down as follows:

\$255,000 for Parcel C: 50 Pearl Street  
\$670,000 for Parcel 1D: 47 Pearl Street

\$162,500 for Parcel E: SW corner of Pearl Street and Main Street

The Director stated that these are the only properties remaining that the Commission has access to in the Scribner Place area. He did not expect the Commission to make a decision at this meeting, however he did ask the Commission to allow the staff time to review the offer and make a recommendation at the next regular meeting.

The PWPS stated that the offer received does meet the minimum asking price requirement. The Commission can accept the offer if it would choose to do so.

Mose Putney, architectural representative for Mainland Properties, LLC, stated that it has been determined that the best use for this property would be to create a 60,000 square foot City Center/Plaza that includes both residential and commercial uses. Their offer includes a proposal to build a building approximately seven stories tall, with both commercial and residential areas. There would also be a 3 - 4 level parking garage. Diane Benedetti asked if Mainland Properties, LLC had the necessary financing in place to fund a project of this scale. Mr. Putney stated that he is just a representative, that does not have detailed financial information for the company, but he does feel confident that the financing for the project was in order. Terry Ginkins wanted to know if the company was familiar with this type of project. Mr. Putney stated that as an architect, he has specialized in urban development and that Jack Bobo, president of Mainland Properties, LLC, has done several similar projects for the State Department. Diane Benedetti asked about the project schedule. Mr. Putney said that they would like to break ground for the garage in March of 2011 and will begin the other construction approximately 16 months after the garage is started.

The Director stated that this project will help the City capitalize on the YMCA investment.

Edward Hancock made a motion for the staff to review the Mainland Properties, LLC., offer and for the staff to make a recommendation at the next regular meeting. Terry Ginkins seconded the motion and it was carried by a vote of 5-0.

The next item of business on the agenda was the **Resolution RC-03-10 to Authorize the Purchase of the Coyle Property Funded by the Common Council.**

Edward Hancock made a motion to send the Resolution RC-03-10 to Authorize the Purchase of the Coyle Property Funded by the Common Council to the Common Council for their review. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

The next item on the agenda was an update on the **Scribner Place Phase II - Midwest Proposal for Environmental Covenant.** The PWPS stated that the eastern part of the site did not meet the Indiana Department of Environmental Management (IDEM) standards, prior to its being sold to New Horizons. Midwest Environmental Services, Inc., has submitted a proposal not-to-exceed \$450 to prepare a graphic that details the remaining hot spots on the site. He recommended approval.

Terry Ginkins made a motion to approve the proposal from Midwest Environmental Services, Inc., not-to-exceed \$450 to prepare a graphic that details the remaining hot spots on the eastern part of the Scribner Place Phase II site. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

The next item of business on the agenda was the **S. Ellen Jones/NSP Sidewalk Project Change Order**. The PWPS stated that Jacobi, Toombs, and Lanz has submitted a change order on behalf of TSI Paving, in the amount of \$18,548 for the addition of sidewalk on the south side of Oak Street. He recommended approval.

Terry Ginkins made a motion to approve the Change Order for TSI Paving, in the amount of \$18,548 for an additional sidewalk on the south side of Oak Street. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

The next item of business on the agenda was the **Charlestown Road Rehab Change Order**. The PWPS stated that Gary Brinkworth, John G. Brinkworth, Inc., has inspected four catch basins on the project site and is recommending that two be removed and two be repaired or replaced. Excel Excavating has submitted a change order in the amount of \$1,573.85 to cover these costs.

Edward Hancock made a motion to approve the Change Order submitted by Excel Excavating, in the amount of \$1,573.85 to remove and/or replace catch basins as recommended by Mr. Brinkworth. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

The next item on the agenda was the **State Street Parking Garage Refurbishment Change Orders submitted by Advanced Restoration, Inc.** The PWPS stated the architects recommend that extra work be done on the control joints to install backer rod. This will make the control joints functional. There is approximately 860 linear feet of material that will have to be removed before the backer rod can be installed. This issue was unknown at the time of bidding. He asked the Commission to approve this change order in the amount of \$5,418 contingent upon the architects approval. There was a second change order submitted for the State Street Parking Garage Refurbishment in the amount of \$9,856 to install two additional drains He would like the Commission to approve this change order contingent upon architect confirmation that the work is essential. The third change order for the State Street Parking Garage was submitted in the amount of \$825 for costs associated with an inspection of the mortar joints and tuckpointing on the northeast elevation of the structure.

Terry Ginkins made a motion to approval all three change orders contingent on the staff's final approval. Edward Hancock seconded the motion and it was carried by a vote of 5-0.

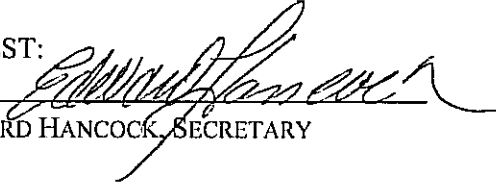
The last item of business was the **11<sup>th</sup> Street Addition to the S. Ellen Jones/NSP Project**. The PWPS stated that there is a small amount of money left before the contract amount will be tapped out. He believes that the block on 11<sup>th</sup> Street between Spring Street and Elm Street can be done for approximately \$25,000 - \$27,000. We may be able to get a better price if the current contractor can add this to their project plans. The PWPS asked the Commission to authorize the staff to expand the contract between Elm Street and Market Street.

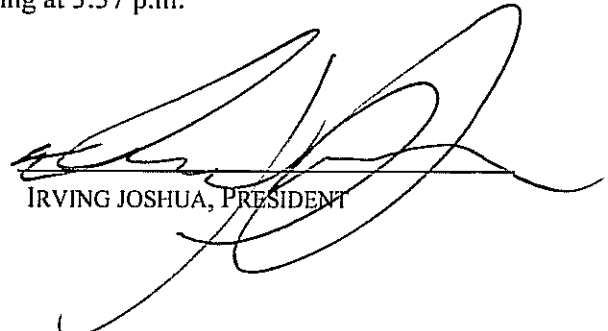
Edward Hancock made a motion to revise the contract between Elm Street and Market Street. Terry Ginkins seconded the motion and it was carried by a vote of 5-0.

There being no further business, the President adjourned the meeting at 3:37 p.m.

Approved and Adopted this 13<sup>th</sup> day of April, 2010.

ATTEST:

  
EDWARD HANCOCK, SECRETARY

  
IRVING JOSHUA, PRESIDENT