

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, April 10, 2018 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
David Barksdale, Secretary
Adam Dickey, Vice President
Scott Stewart
Terry Middleton
Jan Anderson, School Board Advisory Member

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Specialist (PFS)
Tonya Fischer, Manager, NAUEA
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Trent Baker, TJB Consulting
Paul Barber, Progressive Land Development
Lisa Donohue, New Albany Housing Authority
David Duggins, New Albany Housing Authority
Jason Hartz, LMH Architecture
Mike Kent, Progressive Land Development
Jerry Leonard, Habitat for Humanity
Linda Moeller, Controller
Representatives from Axis Architecture Firm
Jim Silliman, Jacobi, Toombs, and Lanz
Bob Stein, United Consulting
Matt Toole, Progressive Land Development

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

The first item of business was the **Approval of the Minutes from the March 27, 2018 Meeting**. Mr. Stewart motioned to approve the Minutes from the March 27, 2018 Meeting. Mr. Dickey seconded and the motion carried 5-0.

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

Old Business:

The first item of Old Business was the **Habitat for Humanity Update on 210 Clay Street and 1501, 1503, and 1503 Rear E. Oak Street Properties**. Jerry Leonard, Executive Director for Habitat for Humanity and Jason Hartz, the architect for the project, shared the final renderings for the **Oak Street** property. Mr. Hartz explained that he met with the design committee and together they were able to come to an agreement on a design that best suited the character of the neighborhood. He explained that the home will no longer have a vinyl siding but will be a HardiePlank material and that the access will be from the alley. Mr. Dickey asked for the total square footage, to which Mr. Leonard responded that this

home is right around 1,000 square feet. Mr. Leonard explained that this property will house a special needs child, so the zero grade entrance will be built on the back of the house. Mr. Leonard stated that there are materials from another project that were left on the property and asked that these materials be moved so that Habitat for Humanity can begin the project for the Women Build partnership on May 9th. The Director stated that he would look in to having these materials moved off of the Oak Street property as soon as possible. Mr. Leonard provided an update on the **Clay Street** property, showing the original renderings for the proposed project on Oak Street, but believed that this design would be better suited to the mix of homes on Clay Street. Mr. Leonard discussed changing the siding on this design to the HardiePlank material, per the request of the Commission. Mr. Leonard stated that he would like to have this project started by the end of May. The President asked for the square footage of this home, to which Mr. Leonard responded that it was approximately 1,000 square feet. Mr. Barksdale shared his appreciation for Habitat for Humanity for being willing to come to a compromise on the design of these homes.

The second item of Old Business was the **Update for the Former Market Boy/Tommy Lancaster's Site**. Matt Toole, of Progressive Land Development, presented a concept for the site. Their goal with this project is to tie in a concept back to the heritage, to include Tommy Lancaster's and a design similar to the Mercantile Building. They are looking to build loft apartments with mixed use retail on the first level of this three story three-sided brick with HardiePlank siding on the back of the building. Handouts detailing the design of this project were passed out to the Commission Members. Mr. Toole stated that the total square footage would be about 36,000 square feet, 12,000 square feet on each floor. He explained that they had a market study conducted on the entire southern Indiana market. Mr. Toole stated that this project will include Micro Lofts, which is a new concept seen in bigger cities, geared towards Millennials and Empty Nesters that want to be able to travel and go and come as they please. Mr. Toole stated that he believes that this concept is fresh to the market country wide but is a hit in the larger Metropolitan Statistical Areas. Mr. Toole stated that they have invested three years in to this possible development. The development will include Micro Lofts as well as a larger one bedroom unit and retail space below to include small restaurants and boutique style businesses. He explained that a goal with this development is to revitalize that corridor as well as encourage residents to utilize the Ohio River Greenway to help drive growth to the City of New Albany. Mr. Barksdale stated that the Vincennes Street, uptown corridor needs help and focus. He believes that this could be the anchor to start revitalizing that area. Mr. Barksdale asked if the retail is going to face Vincennes Street only. Mr. Toole stated that they have to work around the IDEM concerns and as a result of those, the retail will mostly face Vincennes, with some of the amenities coming off of Market Street. Mr. Toole stated that there will be green space on the property as well. He stated that they meet the parking quota. The President noted that the rendering was 4 stories. Mr. Toole stated that they pulled a design that was close to what they were looking to build. The Director asked for the total project cost. Mr. Toole responded a total of \$3.5 million including site improvement. The President asked if there are any potential commercial tenants. Mr. Toole stated that nothing has been finalized, but they have had interest. Mr. Middleton asked for a target completion date, to which Mr. Toole stated this would be determined by the starting point, but that this project, weather conducive, should take no more than 8-10 months. Mr. Stewart asked if these would be rentals, to which Mr. Toole responded that they would be rentals. Mr. Dickey requested that the final renderings be sent in when they become available. Mr. Barksdale motioned to approve the Development Agreement for Lancaster Lofts contingent upon legal review. Mr. Dickey seconded and the motion carried 5-0.

New Business:

The first item of New Business was the **Claims Worksheet dated March 28, 2018 to April 9, 2018**. Mr. Barksdale asked for clarification on the \$713,076.07 amount for the Grant Line Road Reconstruction Project. The FCM stated that this is our 20% match for the **Grant Line Road South Project**. Mr. Dickey motioned to approve the Claims Worksheet dated March 28, 2018 to April 9, 2018. Mr. Middleton seconded and the motion carried 5-0.

The second item of New Business was the **Jacobi, Toombs, and Lanz, Inc. Daisy Lane West Bound Turn Lane at State Street Agreement in the amount of \$24,000**. Jim Silliman stated that they were requested by the City Engineer to look into the potential of adding a west bound left turn lane on Daisy Lane at State Street, where there is currently a right turn lane and a through left lane. Mr. Silliman stated that they would widen the road on both sides and separate the left turn lane from the through left, to make a right, a through, and a left turn lane. He stated that this is an opportune time to widen the road on both sides before any developments go in. Mr. Dickey asked if this will impact any of the newer infrastructure. Mr. Silliman stated that it would, but the good news is that the traffic signals are overhead, so it is a lot easier to move those. Mr. Dickey asked if they are anticipating that it would impact both sides. Mr. Silliman responded that it may be too early to say, but he thinks it will impact both corners, but that is not guaranteed and they will do what they can to minimize that. Mr. Dickey stated that we need this intersection to be functional and that this point controls that entire corridor. Mr. Dickey said that he supported the need for the design but dislikes that this project will involve tearing out nearly new infrastructure. Mr. Dickey asked, if possible, to avoid doing much work on the side with the retaining wall to save some cost. Mr. Dickey motioned to approve the Jacobi, Toombs, and Lanz, Inc., Daisy Lane West Bound Turn Lane at State Street Agreement in the amount of \$24,000. Mr. Middleton seconded and the motion carried 5-0.

The third item of New Business was the **Lawn Care Contract**. This item was withdrawn by the Director.

Other Business:

The first item of Other Business was Mr. Middleton's suggestion to remove the **Single Parking Space on State Street, in front of Main Source Bank** and replace with a right turn lane on to Spring Street. Mr. Middleton claimed that this parking space backs up the traffic on State Street because it stops the flow of traffic from turning right onto Spring Street from State Street. He stated that he has witnessed near accidents from drivers that did not realize that the car ahead of them was stopping to park in this specific spot. He does not believe that this spot is necessary as there are parking lots on both sides of State Street at this location. The Director stated that he will bring this issue to the attention of the City Engineer.

The second item of Other Business was Mr. Barksdale's commending the work on the **Manhole Covers**. He noted that there are some new covers with the City emblem on them. The PFS stated Wes Christmas gave an update at the Board of Works meeting and stated that if the weather allows, all of the Manhole Covers will be complete by the end of this week.

The third item of Other Business was Mr. Stewart's inquiry into the **Development Agreement with Lancaster Lofts**, and what they are asking from the commission. The Director stated that it is mostly site preparation, demolition help on some of the homes on King Street; to get the site ready to go for

construction. Mr. Dickey pointed out that Redevelopment has taken care of the demolition of Lancaster's and the environmental work thus far.

The fourth item of Other Business was The President's inquiry into the **Progress on the Schools**. Mrs. Anderson stated that she has asked Bill Wiseheart to prepare some information to provide to the Commission. She stated that he is very busy at this time but when the opportunity becomes available, she will gather that information and share it with the Commission.

The fifth item of Other Business was Mr. Middleton's update on the status of the **State St. Parking Garage**. He stated that they are getting ready to get the downtown parking and parking garage issue resolved. The Director asked that the Commission share any suggestions that they may have.

The sixth item of Other Business was Mr. Dickey requesting that the Director email **Floyd County Redevelopment** to get an idea of some dates to schedule their meeting.

The seventh item of Other Business was Mr. Stewart's request to schedule a **Workshop** for the Commission members. Mr. Dickey suggested that the workshop be held on a date reserved for a second NARC meeting of a month that is not anticipating a lot of business.

The eighth item of Other Business was Mr. Barksdale's interest in an update on the **Market Street Project**. The Director stated that he will get that information to the Commission.

There being no other business, the meeting was adjourned at 3:13 PM.

Approved and Adopted this 24th day of April, 2018.

Irving Joshua, President

ATTEST:

David Barksdale, Secretary