MINUTES

New Albany Redevelopment Commission

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, August 14, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President
Kevin Zurschmiede, Vice President
Edward Hancock, Secretary
Diane Benedetti
Adam Dickey

Commission Members absent: Lee Cotner, School Board Advisory Member

Staff Members present: Carl E. Malysz, Director of Community Housing Initiatives
John Rosenbarger, Public Works Projects Supervisor (PWPS)
Cyndi Krauss, Financial/Compliance Manager (FCM)
Sherrie Holmes, Public Services/ Facilities Specialist (PSFS)
Ashley Kochert, Administrative Assistant (AA)

Others present: Lisa Donohue, New Albany Housing Authority
Dave Duggins, Director of Economic Development
Chris Gardner, Director of Flood Control
Shane Gibson, NARC Attorney-at-law
Nathan Grimes, Renaissance Design Build, Inc.
Mike Hall, City Operations
Anita Massey, Schafer Contracting
Gary McCartin, Developer
Warren Nash, Board of Public Works & Safety Member
Trish Smallwood, Rundell Ernstberger Associates
Daniel Suddeath, The News and Tribune
Larry Swank, Sterling Development
Scoot Wood, NACPC Director
Ruthann Wolfe, New Albany Housing Authority

The President called the meeting to order at 2:34 p.m., and the roll was called.

The first item of business on the agenda was the **Bid Openings for Bicentennial Park.** The following bids were opened and read aloud for The Bicentennial Park.

Company	Base Bid	Alternate Bid 1	Alternate Bid 2
E-Z Construction Co., Inc.	$548,076	$19,750	$8,000
MAC Construction	$537,000	$48,000	$13,000

Ms. Smallwood, Rundell Ernstberger Associates architect for the project estimated the cost at $534,838 for the base bid, $60,000 for alternate one (1), and $34,000 for alternate two (2).

The Director noted that the bids need to be taken under advisement and we need to make sure what the architect has envisioned is actually what the bids represent.

Mr. Dickey made a motion to take the bids under advisement. Mr. Zurschmiede seconded the motion and it was carried by a vote of 5-0.

The next item of business on the agenda was the **July 12, 2012 Regular Meeting Minutes**. The Director stated that the minutes were not available at this time.

The President opened the floor to **comments from the public** and noted that there was none.

The **Financial Report** was reviewed and no action was required from the Commission.

The next item on the agenda was the **Ohio River Greenway: AMEC Professional Services Contract.** Scott Wood, NACPC, presented a proposal from AMEC in the amount of $2,400 for an archaeological overview and assessment for the Ohio River Greenway Project Phase 3 (E. 8th St. to E. 18th St) which is needed to be able to move forward on the project. Mr. Wood recommended the Commission accept the proposal.

Mr. Dickey made a motion to approve Mr. Wood's recommendation of the AMEC proposal in the amount of $2,400. Mr. Hancock seconded the motion and it was carried by a vote of 5-0.

The next item of business on the agenda was the **Public Works Status Report:**

Rainbow Drive: Mr. Deddens, 3722 Old Klerner Lane claims the sidewalk in front of his house was damaged by Dan Cristiani when they were putting new sidewalks on the Rainbow Drive Project. The Commission asked him to come to today's meeting if he wanted to pursue this any further. Mr. Deddens did not show up.

Mr. Dickey made a motion to table this item. The motion was seconded by Mr. Hancock and was carried by a vote of 5-0.

Midtown and East Spring Street Spot Basis Sidewalks: Jacobi, Toombs, and Lanz, Inc.(JTL) submitted a proposal for supplemental agreement number two (2) for the Midtown and East Spring Street Neighborhoods and Spot Basis sidewalk corridor improvement project in the amount of $2,500. The proposal is for Greg Mills, the City's preferred arborist for work completed to date and for his and JTL's future work on this project during the warranty period.

Mr. Zurschmiede made a motion to approve the proposal submitted by JTL for supplemental agreement number two (2) in the amount of $2,500. Ms. Benedetti seconded the motion and it was carried by a vote of 5-0.

Charlestown Road Improvements (Hedden to Genung): JTL identified a few questions they have that may lead to changes in the plans and specifications due to elevation questions. The PWPS told the commission that if we are looking at a minor deviation it could be a quick fix, if not, it could take a while. The PWPS also stated that they are talking about meeting with JTL as early as next week.

No action was required by the Commission.

The next item of old business was the **Neighborhood Stabilization Program- Status Report.** The Director reported to the Commission that there are several more pending offers, about half have been sold, and three-fourths have been listed. He stated the objective is to have everything done and sold by fall. If not, we will have to move to a default program where we will lease to own because the federal government expects all units to be occupied by the spring of 2013.

No action was requires by the Commission.

The next item of business was the **Emergency Repair Program: Policy Changes.** The Redevelopment staff came to the Commission proposing to amend two (2) of the policies in the program. The first policy change proposal requested raising the maximum of $5,000 to $10,000. The second policy change proposal requested opening up the CDBG program to areas outside of the target area, but still have the low/moderate income requirement and still must be in a low/moderate Income area. The reason stated for proposing changes was so staff doesn't have to bring each case to the Commission.

The President voiced some concerns. The first concern was in regards to raising the maximum dollar amount. He asked how many cases actually go over the amount of $5,000. NARC staff responded that recently all roofs have been above $5,000. The NARC staff also told the Commission that the dollar amount has not been raised since the program was started in 2002. The Presidents second concern was about opening the program to areas outside the CDBG target area. He stated that he doesn't want more money going to outside areas than would be going to the CDBG area since that is the area the program was designed for.

After some discussion the Commission decided they were not ready to make a decision on opening the program up to areas outside of the CDBG target area, but they would approve raising the dollar amount to $7,500.

Ms. Benedetti made a motion to approve the staff's proposal to raise the maximum dollar amount for the Emergency Repair Program to $7,500. Mr. Dickey seconded the motion and it was carried by a vote of 5-0.

The next item of business on the agenda was **Legacy at Riverside: Ratification of Proposed Development Agreement.** Larry Swank, The Sterling Group stood before the Commission asking them to ratify a development agreement that solidifies prior pledges for providing 50 parking spots for the development and $100,000 for off-site improvements.

Mr. Zurschmiede stated that he was concerned that the wording in the agreement could be taken as $200,000 instead of $100,000. Shane Gibson read the document and stated that the "shall" should be changed to "may" to clarify the agreement.

Mr. Zurschmiede left at 3:32 p.m.

Mr. Hancock voiced his concern about people under 55 being able to occupy the units. Mr. Swank reassured Mr. Hancock and the Commission that it is in Sterling's contract that the head-of- household must be at least fifty-five (55) years old and no one under forty-five (45) can reside in a unit under any circumstances.

Mr. Dickey made a motion to ratify the agreement under terms that the language is changed and the age criteria are also added in the agreement. Mr. Hancock seconded the motion and it was carried by a vote of 3-0-1. Ms. Benedetti abstained.

The next item of new business on the agenda was **New Albany Housing Authority.** The Director stated that the New Albany Housing Authority will be having a workshop on August 27th at 4:00 p.m., at the New Albany Housing Authority's main office at 300 Ernie. There will be two (2) experts from Indianapolis at the workshop that specialize in affordable housing. The workshop will discuss different ways to finance.

No action was required by the Commission.

The last item on the agenda was **Leadership Southern Indiana: Request for use of State Street Parking Garage.** Leadership of Southern Indiana is hosting their History & Heritage Day on September 12, 2012. They are requesting using up to 41 spots in the State Street Parking Garage free of charge.

Ms. Benedetti made a motion to approve Leadership of Southern Indiana's request of using up to 41 spots in the State Street Parking Garage free of charge on September 12, 2012. Mr. Hancock seconded the motion and it was carried by a vote of 4-0.

There being no further business the President adjourned the meeting at 4:05 p.m.

Approved and **Adopted** this _____ day of September, 2012.

IRVING JOSHUA, PRESIDENT

ATTEST:

EDWARD HANCOCK, SECRETARY