

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, October 9, 2012, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President  
Kevin Zuschmiede, Vice President  
Edward Hancock, Secretary  
Diane Benedetti  
Adam Dickey  
Lee Cotner, School Board Advisory Member

Staff Members present: Carl E. Malysz, Director of Community Housing Initiatives  
Cyndi Krauss, Financial/Compliance Manager (FCM)

Others present: Scott Blair, 6<sup>th</sup> District Councilman  
Ken Deddens, Old Klerner Lane  
Lisa Donohue, New Albany Housing Authority  
Dave Duggins, Director of Economic Development  
Shane Gibson, Attorney-at-law  
Amanda Schamel, New Albany Housing Authority  
Tom Schellenberg, Jacobi Toombs & Lanz  
Grace Schneider, Courier-Journal  
Greg Sekula, Indiana Landmarks  
Daniel Suddeath, News & Tribune

The President called the meeting to order at 2:30 p.m., and the roll was called.

The first item of business on the agenda was **Approval of the September 11, 2012 Regular Meeting Minutes.**

Mr. Dickey made a motion to accept the September minutes as presented. The motion was seconded by Mrs. Benedetti and carried by a vote of 5-0.

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

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

The fourth item of business on the agenda was the **Weinmann Building Status Report.** Mr. Sekula, Indiana Landmarks updated the Commission on the project stating that demolition, painting and stabilization has been completed. Windows will be installed next week and the entrance flooring is still being considered. An amount of \$54,000 has been spent to date and an additional \$74,000 is expected to be spent. He stated that a non-profit social service agency has an interest in the property. Tours can be scheduled after the windows are installed. Mr. Hancock questioned Mr. Sekula about the bulge on the Culbertson Avenue side of the building. Mr. Sekula said that a tie rod had been installed on that side of the building.

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

Rainbow Drive: Mr. Deddens, Old Klerner Lane addressed the Commission and reiterated his original request for sidewalk and drainage improvements/repairs that he said was due to the Rainbow Drive Project.

After a general discussion Mr. Dickey made a motion to authorize the amount of \$3,860 for the improvements with the stipulation for the NARC attorney to prepare a Release of Liability for Mr. Deddens to sign. The motion was seconded by Mrs. Benedetti and carried by a vote of 4-1. Mr. Hancock voting against.

Charlestown Road/Blackiston Blvd. Signals: Mr. Schellenberg, JTL distributed 3 alternatives for the area signals. A general discussion followed and Mr. Dickey and Mrs. Benedetti were appointed to a committee to work with JTL and the Board of Public Works on this project.

Charlestown Road (Hedden to Genung): The Director stated that Renaissance Design submitted a proposal for Right-of-Way easement and plat description for the project at \$400 per parcel.

Mrs. Benedetti made a motion to approve the proposal for \$400 per parcel. The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

The next item of old business was the **Neighborhood Stabilization Program Status Report**. The Commission reviewed the report and no action was required.

The next item on the agenda was the **Charlestown Road Revolving Loan Program**. The Economic Development Director, stated that Wolfe Plumbing is the only business that has been approved for the program and that the program might be amended.

The next item of old business was an **Update for the Scribner Place Phase 2**. The Economic Development Director said that he was looking into what financial piece is affordable for the City and that no Request for Proposals have been issued.

The next item was **Main Center Redevelopment Area Plan: Legacy at Riverside Reaffirmation**. The Director explained that the Development Agreement approved at the last meeting pledged support for the project. Resolution RC-09-12 reaffirms that commitment and the 2011 commitment endorsing the use of LIHTC for the project.

A general discussion followed regarding parking and the council's opinion on the project.

A motion was made to reaffirm the commitment and adopt RC-09-12 by Mr. Hancock. The motion was seconded by Mr. Dickey and carried by a vote of 3-2. Mrs. Benedetti and Mr. Zurschmiede voted against.

The next to last item of old business was **Emergency Repair Program Policies Amendment RC-10-12**. The Director reviewed the amendments authorized at the last meeting and asked for clarification for the \$7,500 maximum (whether it is for the applicant or the housing unit). NARC decided on \$7,500 for one housing unit per lifetime.

Mrs. Benedetti made a motion to adopt the policy changes authorized at the last meeting (n. & o.) and the \$7,500 maximum per one housing unit per lifetime (e). The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

Notice was given to the Commission regarding **2 Rehab Client Foreclosures (Terry Lane & E. Oak Street)**. A discussion ensued during which time the Director stated that a loan portfolio will be prepared for the Commission in the future.

No action was required by the Commission.

The Commission was notified of the Bi-centennial Park Ground Breaking.

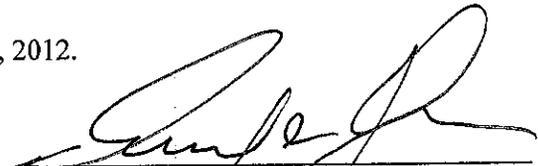
**Other Business: A Supplemental to Jacobi Toombs & Lanz's (JTL) Engineering/Design Agreement for Grant Line West Industrial Park.** Mr. Schellenberg explained that IDNR Floodway construction permit, boundary/survey, implementation/oversight and monitoring are additional scopes of work for the project due to mitigation activities. The JTL contract cost is \$31,100, which includes the 1<sup>st</sup> year of monitoring by Redwing and boundary/survey by Brinkworth.

The second agreement is specific to years 2-5 that Redwing monitoring that is required at the cost of \$18,800.

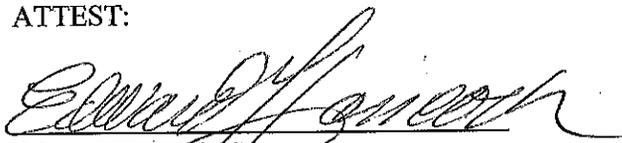
A motion was made to approve the JTL-agreement (\$31,100) and the Redwing agreement (\$18,800) by Mr. Hancock. The motion was seconded by Mr. Dickey and carried by a vote of 4-0-1. Mr. Zurschmiede abstained.

There being no further business the President adjourned the meeting at 4:04 p.m.

Approved and Adopted this 13<sup>th</sup> day of November, 2012.

  
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IRVING JOSHUA, PRESIDENT

ATTEST:

  
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Edward Hancock, Secretary