

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, December 11, 2012, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President  
Edward Hancock, Secretary  
Kevin Zurschmiede, Vice President  
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)  
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others present: Danielle Archer, St. Elizabeth Catholic Charities  
Mark Casper, St. Elizabeth Catholic Charities  
Lisa Donahue, New Albany Housing Authority  
Dave Duggins, Economic Development Director  
Steve Goodman, New Albany Horizon, LLC.  
Carl Holliday, New Albany Horizon, LLC.  
Amanda Schamel, New Albany Housing Authority  
Jim Silliman, Jacobi Toombs & Lanz

The President called the meeting to order at 2:31 p.m., and the roll was called.

The first item of business on the agenda was **Approval of the October 9, 2012 Regular Meeting Minutes.**

Mr. Dickey made a motion to accept the **October 9, 2012 Minutes** as presented. The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

The second item of business on the agenda was to address the **November 13, 2012 Regular Meeting Minutes.**

The Commission came to a consensus that it was unnecessary to sign the November 13, 2012 minutes, but it is noted that those minutes will be kept on file.

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 fifth item of business was the **Report on the Executive Session.**

The President summarized the Appraised Tract Prices for the **Grantline West Industrial Park** project as follows: the average price for the Typical Interior Parcel/Acre is \$57,000; the average price for the Grantline Frontage Parcel/Acre is \$62,000. The President also stated that the Annual Lease Price for the Typical Interior Parcel/Acre is \$5,175, and the Annual Lease Price for the Grantline Frontage Parcel/Acre is \$5,580.

Mr. Dickey noted that the Annual Lease Prices were calculated as 9% of the appraised value.

Mr. Dickey made a motion to begin the process to advertise the purchase or lease of the land for the Grantline West Industrial Park.

The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

The next item of business from the **Executive Session** was the subordination for 800 Catherine Place.

Mr. Zurschmiede made the motion to approve the subordination request for 800 Catherine Place.

The motion was seconded by Mr. Dickey and carried by a vote 5-0.

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

Grant Line Road Industrial Park West: Reas Lane Extension: Mr. Silliman, JTL spoke about the paving and widening of the east side of Grant Line Road and that JTL is resolving a utilities conflict. JTL requested a 25 foot wide easement adjacent to the west side for the CSX Railroad Right of Way between Durgee Road and the Reas Lane Extension. This easement will be wide enough for the use of future utilities and later incorporated into the Grant Line Industrial Park West.

After concluding that this will not interfere with CSX, Mrs. Benedetti made a motion to approve the easement.

The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

Daisy Lane Phase 3 Erosion Control: Tom Schellenberg, JTL was not present but suggested to the Commission sodding and/or seeding the area. Mr. Schellenberg spoke with the contractor and learned that sodding is the best way to proceed, depending on the weather. Excel would be responsible for grading and Redevelopment would pay for the sod at the bid price.

Mrs. Benedetti made a motion to approve the sod.

The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

Spring Street Hill Road: The work is complete, and JTL is waiting for the contractor to submit a final payment application.

Mr. Silliman mentioned that the weight limit was the maximum for a single unit truck-10 tons, and that JTL was waiting for word back from FEMA regarding the second appeal.

Midtown and East Spring Street Neighborhoods and Spot Basis Sidewalk Corridors Rehabilitation: Mr. Silliman stated that they are resolving the issue of replacing the trees planted with the correct trees. Mr. Dickey asked how long this would take, and Mr. Silliman said that this item was covered on the warranty.

The PWPS stated that Redevelopment was not releasing retainage until the correct trees were planted and that this particular issue was not considered on the warranty.

Charlestown Road and Blackiston Blvd. Traffic Signal Installation and Interconnection: Mr. Silliman stated that they are still in discussion with the land owners about the placement of a "roundabout" there. The property owners are still trying to find out the range of options available to them regarding the traffic installations in this area.

The next item of old business was the **Neighborhood Stabilization Program Status Report**.

The Director stated that three properties are to be built, and it has been requested to demolish 1321 E. Elm to use as a community garden.

Mr. Dickey asked about the ownership of the community garden. The Director stated that New Directions Housing Corporation or the City of New Albany will own it, and St. John's will sponsor it. However, the details are not yet finalized.

A general discussion followed about how the money from the sales of the homes was used. There was concern about giving back money awarded by the grant because the program used revenue from the sale of homes before using the grant money. Mr. Zurschmiede requested a financial report from the conception of the program to its current status. The Director agreed to provide this report.

The third item of old business was the **32 Bank Street Disposition Update** from Mr. Holliday, New Albany Horizons, LLC.

The external note held by Redevelopment on six lots in this area is due by December 31, 2012. However, Mr. Holliday, New Albany Horizons, LLC has been in a holding pattern of what to do with the six lots. The reason they have not moved forward with development of the land is due to not knowing what structures will be adjacent. They have been paying taxes and request a two-year extension on the note until a decision is made about the River View Project area by the City.

The Economic Development Director stated that this information will be taken under advisement and requested an extension.

Mrs. Benedetti made a motion to extend the note until January 31, 2013.

The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The first item of new business was **St. Elizabeth's FY12 CDBG Acquisition Activity** by Mr. Casper and Ms. Archer, St. Elizabeth's.

Mr. Casper and Ms. Archer stated that they would like the \$50,000 of the CDBG Acquisition budget set aside for the purchase of 613-615 East Market Street that would act as permanent housing for their program that will allow young mothers a safe and affordable housing option while working or attending school. This permanent housing structure would lessen the burden on St. Elizabeth's Transitional Home.

The property was rehabed and inspected in 2008. St. Elizabeth's would like to close on this property by the end of 2012.

The Director had three stipulations for releasing this money:

1. In order to provide the funds, Redevelopment would have a note and mortgage. They would be in first with a forgiven loan over a 20 year period.
2. A building inspection will be completed so as not to have any surprises or hidden repairs.
3. All existing tenants with a lease must be allowed to live there until their lease is up otherwise St. Elizabeth's would have to pay benefits for displacement.

Mrs. Benedetti made a motion to approve the release of the funds.

The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The next item of new business was **Proposals for Engineering Services for FY12 CDBG Public Facilities/Sidewalks** from Mr. Rosenbarger.

The PWPS requested a continuation of this Regular Meeting on December 18, 2012 at 2:30 p. m. to discuss this business. The Commission concurred.

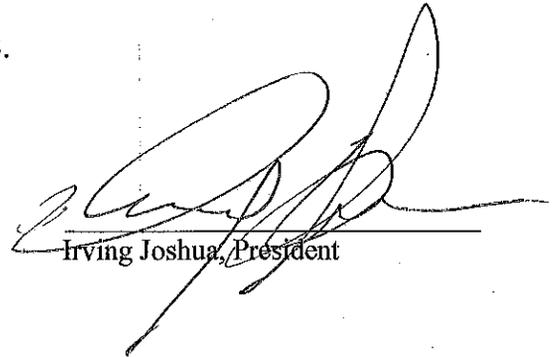
The first item of other business was **State Street Parking Garage TIF Fund for Spring Street Hill Slope Repair Finance Report.**

The FCM stated that the shortfall listed on the summary sheet will be able to be paid back once the remaining amount in the TIF Fund is received in the next several weeks.

Mrs. Benedetti requested a report on the status of all the TIF Funds. The Director said one should be available in January of 2013.

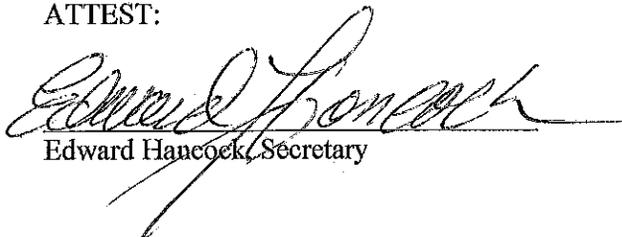
There being no further business the President adjourned the meeting at 3:30 p.m.

Approved and Adopted this 8 day of January, 2013.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary