

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, April 9, 2013, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
Edward Hancock, Secretary
Dan Coffey
John Gonder

Staff Members Present: Dave Duggins, Director of Redevelopment
John Rosenbarger, Public Works Projects Supervisor (PWPS)
Amanda Deatherage, Asst Director of Economic Development (ADED)
Cyndi Krauss, Financial/Compliance Manager (FCM)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)
Jessica Campbell, Public Facilities Specialist (PFS)

Others Present: Mike Hall, City Operations
Tom Schellenburg, Jacobi, Toombs & Lanz

The President called the meeting to order at 2:32 p.m., and the roll was called.

The first item of business was the **Approval of Minutes from March 12, 2013 and March 19, 2013.**

For the March 12th meeting, Mr. Coffey made a motion to approve the minutes. The motion was seconded by Mr. Gonder and carried by a vote of 5-0. For the March 19th meeting, Mr. Hancock made a motion to approve the minutes. The motion was seconded by Mr. Dickey and carried by a vote of 4-0. Mr. Coffey abstained from the vote because of his absence during the March 19th meeting.

The President opened the floor to **Comments from the Public** and noted there were none.

The Commission reviewed the **Financial Report**. The President had a question regarding the status of the work being done on the garage. The FCM stated that all the work was done. Mr. Coffey wanted to know how much of the garage is used on a regular basis. With parking downtown creating issues for people who work there, he was curious to see if it would be feasible to create a parking permit system with the garage. The Director stated he would pull numbers for the amounts of spaces rented for the Commission.

It is not well known that the garage is free after 5 p.m. on weekdays and on the weekends. Mr. Dickey said that this sounds like a marketing issue that needs to be addressed.

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

Tom Schellenberg, Jacobi, Toombs & Lanz stated that culverts by the nursery need to be replaced for the Grant Line Road Improvements from Beechwood to McDonald Lane project. The culvert near the fire station will not be replaced; doing so would create more water issues. To accomplish this, a total shut down of the road and directing traffic towards residential side streets for a limited number of days might be needed.

Mr. Dickey asked about the status of the North Y project. The topic came up at the Drainage Board meeting. The PWPS stated that an updated Alternate 1A road was distributed to the Commission a few meetings back. The President asked about the purpose. The PWPS stated that the project needs funding, and, if the funding becomes available, what work would be done. Otherwise, the Drainage Board can address any issue it sees fit without causing any disturbances of future plans.

Mr. Dicky stated that if the Drainage Board does anything, the Commission shares the North Y plan.

The President asked about the status of Charlestown and Blackiston Road project. Mr. Schellenberg stated that he is gathering information on the traffic patterns.

The next item of business is the approval of the **Jacobi, Toombs & Lanz Supplemental Agreement for Midtown/E. Spring Street neighborhood &/or Nearby Neighborhoods Spot Basis Sidewalk Corridor Improvement Project.**

Mr. Dickey made a motion to approve the agreement. The motion was seconded by Mr. Gonder. Mr. Coffey asked about the area the agreement covers. The PWPS stated that it covered W 10th to Thomas Street, E 9th to Culbertson and Country Club Drive.

Mr. Gonder asked about the likelihood of Captain Frank Road seeing any sidewalk improvements soon. The PWPS stated that it was not CDBG or TIF eligible, but it could maybe be funded by EDIT.

The motion passed by a vote of 5-0.

The next item of business was an **Update on CDBG FY13 Plan.** The FCM stated that Special Meeting on April 23rd will be held to adopt the plan. There have been no comments made on the plan as of yet.

The last item of Old Business was the **Neighborhood Stabilization Program Update.** The Director stated that nothing has changed and just focusing on the last three houses.

The first item of new business was the **Report on the Executive Session-Assumption Agreements.** The President asked for a motion to approve the assumptions on West 8th Street and Ekin Avenue.

Mr. Coffey made a motion to approve, and the motion was seconded by Mr. Hancock. Mr. Dickey made an addition to the motion to approve the assumptions by adding that the City rolls the assumption fees into the remaining balance for Ekin Avenue. The motion was carried by a vote of 4-0. Mr. Gonder was out of the room during the vote.

The next item of new business was the **Loan from State Street TIF for Green Valley Road Fire House Relocation Costs.**

The Director stated that most of the funding for the fire house will come from the sale of land to expand Kroger on State Street. Until that sale is completed, funding needs to come from somewhere else. In order to pay for claims already submitted, the Director asked the Commission to approve a loan from the State Street TIF that will be paid back.

A general discussion followed regarding the plans for the design, location and cost of the fire house. The Director stated that NARC will see the plans and have to approve of them. Since the potential locations are still in negotiations, the Commission will hold a special meeting to discuss the topic further.

The President asked for a motion to approve the current bills for \$45,724.25 for design and \$19,243.75 for site survey. Mr. Dickey made a motion to approve payment for the combined total of \$64,968.00. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The last item of new business was the **Back in Time Car Club Request for Use of the State Street Parking Garage.**

The President asked if this group has caused problems in the past. The FCM stated that they burned wheels and caused excess smoke from the garage. The FCM said that it has not been an issue for several years after requiring insurance, a deposit and security.

Mr. Dickey made a motion to approve the request. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The President asked if there was any **Other Business.** The ADED and PWPS had a status update regarding the Brownfields Grant. The grants are only assessment of brownfields, not any work to be done on the properties. The PWPS stated that clean up grants are possible later.

Mike Hall, City Operations addressed the Commission to invite them to the Public Information Meeting concerning the sports complexes at the Griffin Center that night from six to seven.

Mr. Coffey addressed the issue of using the Baptist Tabernacle as the new fire museum. A general discussion followed regarding the costs and purpose of the fire museum.

There being no other business the President adjourned the meeting at 3:45 p.m.

Approved and Adopted this _____ day of _____, 2013.

Irving Joshua, President

Edward Hancock, Secretary