

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, May 14, 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: Lisa Donohue, New Albany Housing Authority
Shane-Gibson, NARC Attorney
Shaunna Graf, Ohio River Greenway
Amanda Schamel, New Albany Housing Authority
Jim Silliman, Jacobi, Toombs and Lanz

The President called the meeting to order at 2:38 p.m., and the roll was called. Mr. Hancock arrived at 2:43 p.m.

The first item of business was the **Approval of the Minutes from April 9 Executive Session and Regular Meeting**. **Approval for the April 29 Special Session Minutes** were tabled until after Mr. Hancock arrived. Mr. Coffey made a motion to approve the April 9th minutes. The motion was seconded by Mr. Dickey and carried by a vote of 4-0. Mr. Hancock made a motion to approve the April 29th minutes. The motion was seconded by Mr. Gonder and carried by a vote of 3-0.

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

The Commission reviewed the **Financial Report** and had no questions or concerns.

The first item of Old Business was the **Public Works Project Status Report**. Jim Silliman, JTL was available for questions and relayed to the Commission that no major changes had occurred and no actions were required.

The next item of Old Business was the **Neighborhood Stabilization Program**. The Director stated that no major changes have occurred in the sales of the homes. The Tribune requested information regarding NSP, and it has been provided. The information was compiled by New Directions Housing Corporation.

The President asked if the proceeds from the sales return to the pool of money for new homes to be renovated. The Director stated that was correct, and once he has all the information together regarding the details of the contract with New Directions and the program, he will call for an Executive Session to discuss it.

Mr. Coffey asked if the proceeds have to remain in the Midtown area, or if the money can be spread to other parts of the city.

The Director stated that New Directions said the proceeds needed to be used in the same manner as the grant funds. Mr. Gibson said that he would look into the details.

Mr. Coffey stated that it would be great to be able to do work in other areas if possible. Mr. Dickey mentioned that, at the same time, fewer vacant and abandoned homes in the Midtown area is a great goal as well.

Mr. Gibson described the **Community Garden** project at one of the Midtown properties. 1321 E Elm was demolished and is being made into a community garden. The property was bought by New Directions Housing and deeded back to the City. The Commission would lease the property to St John's Presbyterian Church as a tenant who would maintain it.

The President asked if the City would be sued should someone injure themselves on the property. Mr. Gibson explained that St John's would have an insurance policy and not hold the City liable.

The beds of the garden would be rented annually on a first-come first-serve basis. Mr. Gibson suggested a motion for approval, subject to lease language being modified based on his final review. It is a year to year lease with automatic renewal every four years, unless the Commission decides not to renew it.

June 1st is the official dedication of the garden.

Mr. Dickey made a motion to approve the project and final changes to the lease after Mr. Gibson's review. The motion was seconded by Mr. Hancock and carried by a vote of 5-0. A final copy of the lease will be distributed to the Commission.

The first item of New Business was the **Ohio River Greenway Status Report**. Shaunna Graf, Ohio River Greenway Project gave a brief history of the program beginning in 1993. The goal is to make a linear park system along the water front from Jeffersonville to New Albany. The presentation provided information for the completed sections and which sections still needed to be finished.

Ms. Graf explained the issues with finishing the Big Four Bridge in Jeffersonville and the ongoing battle with for use of the K & I bridge to connect the Greenway with the Louisville river front. Signage for the completed sections is being designed and installed. Vandalism is and has been a concern.

Mr. Coffey suggested an area on W 10th Street that could be a potential site on the Greenway. Ms. Graf explained that it could be a possible feeder trail, like in Clarksville. As a feeder trail, it would not have to be built to the federal standards set for the rest of the Greenway.

The next item of New Business was the **State Street Parking Garage TIF Fund Finance Report**. The Director stated that the Commission authorized a \$56,000 shortfall in January. He asked the Commission to add to the shortfall amount by \$4,200.00 to finance the Rundell Ernestberger claim for Bicentennial Park. Mr. Hancock made a motion to approve the financing of the claim from the State Street Parking Garage TIF. The motion was seconded by Mr. Dickey and carried by a vote of 5-0. The Director also stated that he would check in with the Bicentennial Commission regarding funds and the book.

The third item of New Business was the Loan from the **State Street TIF for Green Valley Road Fire House Relocation Costs**. The Director stated that last month he asked the Commission to approve funding for properties to come from the State Street TIF, which would then be reimbursed by the sale of the current fire house to Kroger. He did not ask for claims to be processed out of there and wanted to add claims into that. The Director stated two claims are attached for the fire house to be reimbursed by the State Street TIF: \$3,600 for survey work by John G. Brinkworth, Inc and \$7,093.13 for design work by Axis.

The President asked for an update regarding the Kroger sale. The Director said that since the last meeting, a packet has been processed for the BZA and Planning and Zoning meetings in the next few weeks.

Mr. Coffey asked for the appraised value of the current fire house and property. The Director stated the fire house was not included in the appraisal, just the property; it appraised for \$375,000. He stated that he can get an amended value to include the fire house.

The President discussed the improvements planned for the new fire house facility and the revenue the expanded Kroger will bring to the State Street TIF. Mr. Coffey states that the TIFs are not supposed to be permanent and this will only benefit a small part of the city.

Mr. Dickey asked if there was an estimated timeline for the project. The Director replied that construction of the fire house will begin within 6 months.

Mr. Coffey made a motion to approve funding the expenditures for the fire house from the State Street TIF to be later reimbursed from the Kroger sale. The motion is seconded by Mr. Hancock and carried by a vote of 5-0.

Mr. Coffey discussed the need for a temporary hire for code enforcement. Mr. Gibson stated that the Commission can authorize the City to fill the need temporarily. Mr. Dickey asked for a proposal to be presented the NARC, to which the Director and Mr. Gibson agreed.

Mr. Dickey made a motion to authorize to hire someone in a temporary capacity and to outline a plan moving forward. The motion is seconded by Mr. Hancock and carried by a vote of 5-0.

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

Approved and Adopted this ____ day of _____, 2013.

Irving Joshua, President

ATTEST:

Edward Hancock, Secretary