

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

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

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

Commission Members Absent: Irving Joshua, President

Staff Members Present: Dave Duggins, Director of Redevelopment
Amanda Deatherage, Asst Director of Economic Development (ADED)
Cyndi Krauss, Financial/Compliance Manager (FCM)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others Present: Diane Benedetti, Councilman
Curt Peters, Vintage Fire Museum and Safety Education Center
Amanda Schamel, New Albany Housing Authority
Jim Silliman, Jacobi Toombs and Lanz
Daniel Suddeath, Tribune

The Vice President called the meeting to order at 2:46 p.m., and the roll was called. The President was absent.

The first item on the agenda was the **Approval of the June 11, 2013, Regular Meeting Minutes**. Mr. Coffey made a motion to approve the minutes. The motion was seconded by Mr. Hancock and carried by a vote of 4-0.

The next item on the agenda was **Comments from the Public**. Ms. Benedetti, Councilman addressed the Commission with questions about the status of sidewalk construction on Slate Run Road. The Director stated that it is on hold due to other projects' financial impacts in the same TIF district. Ms. Benedetti stated how close the project was to purchasing right-of-ways and the dangers of not having sidewalks. She also mentioned that Slate Run Elementary is about to expand, making this sidewalk project even more important. Mr. Gonder expressed his support for the project. The Director stated that the money was never allocated for the project.

Ms. Benedetti also asked about the status of the blighted area on Charlestown Road. Hedden Court to Genung was supposed to have sidewalks on both sides of the road. Due to flooding issues, the stretch between Genung to Lynnwood was addressed, skipping Hedden Court to Genung. The Director stated that there was a meeting last week, and he will follow-up with Ms. Benedetti when more information was available.

The Director also stated that the McDonald Lane Project was to begin soon. Right-of-ways acquisition will be starting shortly.

Curt Peters, Fire Museum followed up his presentation at last month's meeting with financial details about the Friends of the New Albany Fire Museum. He stated that most cash donations happen during the fall months

and will most likely match the amount from last year. The group is scheduled to host the Fire Convention in fall of 2014 and would like to be able to tell attendees a future location. Mr. Peters said that he remains in contact with the Director regarding proposals.

The Commission reviewed the **Financial Report**. Mr. Hancock asked why New Directions had multiple large amounts paid to them. The FCM explained the costs were reimbursement for construction and staff time for multiple projects. She explained the administration percentage varies with each project. The Director stated he will be having a meeting with New Directions next week to discuss the different projects.

Mr. Dickey asked about the INDOT amounts listed. The FCM stated that it was for purchasing the properties at Grant Line Road and Pillsbury.

The next item of business was the **Public Works Project Status Report**. There were no questions.

The next item of Old Business was the **Grant Line West/Industrial Park Supplemental Agreement No. 2**. The Director stated the agreement was to move funding from one portion of the contract to another. It did not change the amount of funding. The shift in money is for additional scope in work already being done on the project.

Mr. Hancock made a motion to approve the agreement. The motion was seconded by Mr. Gonder and carried by a vote of 4-0.

The third item of Old Business was the **Neighborhood Stabilization Program Status Report**. The Director stated that there was nothing new to add. The City is ready to look at the second step of Phase I. He said that properties in the NSP zone have been donated and acquired at low cost recently. Staff from several different departments is also tracking properties involved in the tax sales. A general discussion followed about how to best use the properties.

The fourth item of Old Business was the **Neighborhood Stabilization Program-State Board of Accounts Audit, Resolution RC-05-13**. The Director stated that this was a reaffirmation of the motion for an audit of the NSP. Mr. Coffey made a motion to approve the resolution. The motion was seconded by Mr. Hancock and carried by a vote of 4-0.

The last item of Old Business was the **Emergency Repair Program Exception to Policy Update**. The NIA stated that the Code Enforcement Officer conducted two inspections of the property discussed in last month's meeting. The first inspection found people living in a trailer in the backyard and the electricity shut off. At the end of June, the second inspection showed both issues resolved. The granting of the additional \$2,500 of work for the property was contingent upon a passable review. Mr. Coffey made a motion to deny the additional funding. The motion was seconded by Mr. Hancock and carried by a vote of 3-1. Mr. Gonder voted against.

The first item of New Business was the **Annual Assessment Valuation for TIF Areas for 2014: Resolutions RC-06-13 through RC-12-13**. Mr. Coffey made a motion to approve all seven of the resolutions. The motion was seconded by Mr. Hancock and carried by a vote of 4-0.

The next item of New Business was the **Rehab Loan Status Update**. The NIA stated that four of the residential rehab loans have been paid off since December of 2012. Mr. Gonder stated that positive reinforcement for meeting their obligations should be shared.

The last item of New Business was the **Resolution Regarding Property-Kroger Recipient Agreement, Resolution RC-13-13**. The Director stated the Board of Works voted to transfer the fire house property being sold to Kroger to the Commission. This resolution is to acknowledge and accept that transfer. Mr. Coffey made a motion to approve the resolution. The motion was seconded by Mr. Hancock and carried by a vote of 4-0.

There was one item in Other Business. The Director asked the Commission to approve the **Donation of 617 E 8th Street from Wells-Fargo to NARC**. It currently sits vacant and was a duplex that will be converted to a single family home. Mr. Coffey made a motion to approve the donation. The motion was seconded by Mr. Gonder and carried by a vote of 4-0.

There being no further business the President adjourned the meeting at 4:00 p.m.

Approved and Adopted this _____ day of _____, 2013.

Irving Joshua, President

ATTEST:

Edward Hancock