

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, December 8, 2015, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
John Gonder

Commission Members Absent: Edward Hancock, Secretary
Dan Coffey

Staff Members Present: David C. Duggins Jr., Director
Trent Baker, Economic Development Assistant (EDA)
Jessica Campbell, Public Facilities Specialist (PFS)
Brad Ramsey, Concentrated Code Enforcement Officer

Others Present: Jerod Clapp, News and Tribune
Lisa Donohue, New Albany Housing Authority
Shane Gibson, NARC Attorney
Tom Schellenberg, Jacobi, Toombs & Lanz, Inc.

The President called the meeting to order at 2:35 p.m., and the roll was called. Mr. Hancock and Mr. Coffey were both absent.

The first item of business was **Approval of the October 27, 2015 minutes**. Mr. Dickey motioned to approve the October 27, 2015 minutes. Mr. Gonder seconded, and the motion carried 3-0.

The Second item of business was **Comments from the Public**. The President noted that there were none.

Old Business:

The only item of Old Business was an update on the **State Street Parking Garage Elevator**. The PFS provided the Commission with an update from Murphy Elevator stating that their report showed mostly normal maintenance repairs for an elevator of that age. She did note that they have added silicone in the doorways of the elevator to try to keep the water from leaking in when it rains. The President asked for a proposal with options on how to better protect it from the weather. Mr. Dickey said we have 3 options; 1- replace the entire elevator, 2-provide some sort of cover/shelter over the elevator, or 3-do nothing and keep paying for the repairs as needed. The Director stated that we would leave this item on the agenda and call an engineer or architect firm to come and look at the elevator for a proposal on how to better protect it from the weather.

New Business:

The first item of new business was the **Approval of the Financial Reports dated 11/2/15, 11/25/15, and 12/10/15**. The Director drew the Commission's attention to the Develop New Albany claim on the financial report dated 11/2/15 for their portion of the Harvest Homecoming revenue from working at the State St. Parking Garage. The Director also pointed out the payment to Crowe Horwath for financial services for the Coyle Property bond was split evenly among the State Street and State Street Parking Garage TIFs on the financial report dated 11/25/15. Mr. Dickey asked if the TEG line item on the financial report dated 11/2/15 was the last one. The Director replied yes that he believes it is, but if there is to be another one it will be for the overflow parking lot at River Run Waterpark and will be a TIF expenditure because there isn't any money in the bond. The President asked what RE Research is on the financial report dated 12/10/15. The Director responded and said it is for Tom Morlen with the Home Depot appraisals. The Director said he would have an update next month about those. Mr. Gonder motioned to approve the Financial Reports dated 11/2/15, 11/25/15, and 12/10/15. Mr. Dickey seconded, and the motion carried 3-0.

The second item of new business was the **Approval of the Aquatic Center-Krempp Construction, Inc. Change Order #4**. The Director stated this change order is a decrease of \$25,048.00 and is in our favor because the laser measured steel railings were cut wrong so in order to open the park, appropriate rope railings were installed and the look and function of them matched the park well so the steel railings were not reordered. Mr. Gonder motioned to approve the Change Order #4 for Krempp Construction, Inc. Mr. Dickey seconded, and the motion carried 3-0.

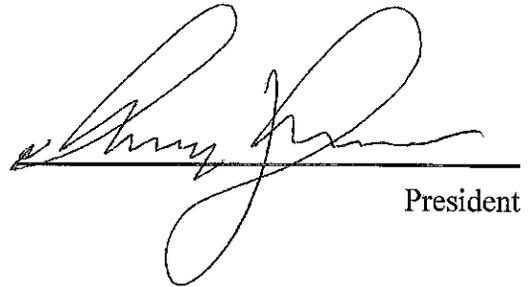
The third item of new business was the **New Albany Redevelopment Commission Meeting Schedule for 2016**. The Director stated this was just for their information. Mr. Dickey asked if they wanted to move the meeting on November 8, 2016 because it will be the General Election Day. The Director stated that we will wait until closer to time and decide then if the meeting is needed.

Other Business:

The only item of Other Business was the **Non-Default Merger Letter for the YMCA** brought to the Commission by Mr. Gibson. Mr. Gibson stated this letter has been requested to be drafted and approved by the Redevelopment Commission due to the recent merger of the YMCA of Southern Indiana with the YMCA of Louisville. The President asked if the merger would affect any of the unique features that were originally agreed upon for the YMCA in New Albany. Mr. Gibson replied that the new YMCA of Louisville is required to honor all previous commitments the YMCA of Southern Indiana agreed upon both in operation and finance. Mr. Gibson also stated the new YMCA of Louisville needs this letter so they know we do not consider this as defaulting on their operation agreement. Mr. Dickey asked how the motion should be stated and Mr. Gibson replied, "The Redevelopment Commission won't treat the merger as a default on the YMCA agreement, and they give the legal counsel the authority to sign any documentation for this." Mr. Dickey made the motion as stated by Mr. Gibson. Mr. Gonder seconded, and the motion carried 3-0.

There being no other business, the meeting was adjourned at 3:13 p.m.

Approved and Adopted this 12th day of January, 2016.



President

ATTEST:



Vice President / Secretary