

MEETING NOTICE

To: Members of the New Albany Redevelopment Commission
From: David C. Duggins, Jr., Director
Subject: Regular Meeting of the New Albany Redevelopment Commission
Date: December 08, 2016

The **Regular Meeting** of the New Albany Redevelopment Commission will be held on **Tuesday, December 13, 2016**, at 2:30 p.m., in the Assembly Room, Room 331, Third Floor, City-County Building, New Albany, Indiana.

Agenda

ROLL CALL:

Irving Joshua, President
Adam Dickey, Vice President
David Barksdale, Secretary
Robert Caesar
Terry Middleton

MINUTES:

▶ November 07, 2016

COMMENTS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS:

- ▶ Approval for Financial Reports
- ▶ Authorization for Disposition of Vacant Properties

OTHER BUSINESS

ADJOURNMENT



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MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Monday, November 07, 2016, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
David Barksdale, Secretary
Robert Caesar
Terry Middleton

Commission Members Absent: Adam Dickey, Vice-President

Staff Members Present: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)
John Rosenbarger, Public Works Projects Supervisor (PWPS)
Ethan Wells, Economic Development Intern (EDI)

Others Present: Bob Lane, New Albany Housing Authority
Linda Moeller, City Controller
Bob Stein, United Consulting

The President called the meeting to order at 2:30 p.m., and roll was called. Mr. Dickey was absent.

The first item of business was **Approval of the Minutes from the regular meeting on October 25, 2016**. Mr. Barksdale stated clarifications on the 2nd item of New Business, that the National Registry List and the City of New Albany Interim Report are separate and that the Interim Report was completed in 1992. Mr. Barksdale clarified that on the 4th item of New Business, that Scribner House should be updated to Scribner Drive. Mr. Caesar motioned to approve the corrected minutes from October 25, 2016. Mr. Middleton seconded, and the motion carried 4-0.

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

New Business:

The first item of **New Business** was **Approval of the Financial Report dated November 10, 2016**. An amended Financial Report was disbursed to the members of the commission. The Director stated that there had been an addition to the Financial Report in the amount of \$5,000.00 for Platform LLC – for referendum from the abatement fund. Mr. Barksdale inquired about the total spent on the referendum, to which the Director broke down the amounts and stated it was approximately \$87,000.00. Mr. Caesar inquired if the State Street TIF, Richardson Contracting – Bono Road amount was final, to which the Director responded that it was not final and that it was a payment for their contract. The Director stated

the Phase II will begin early spring and the gas and water mains will be replaced first. Discussion ensued as to the excellent quality of the Bono Road construction. Mr. Caesar inquired why the Grant Line TIF, Governmental Appraisals – 2113 Grant Line was separated out and if it was in conjunction with the rest of the project. The Director responded that there has been interest in purchasing this property and this is the appraisal for the Street Department Facility. Mr. Caesar stated that he envisioned this property as retail. Mr. Barksdale stated this structure is a Vonnegut design out of Indianapolis and that it has some historical significance. The Director stated that there is not a plan in place for this property as of yet. The President asked for an update on the Meijer appeal. The Director stated that the court date is next spring. Mr. Barksdale motioned to approve the Financial Report dated November 10, 2016. Mr. Middleton seconded, and the motion carried 4-0.

Other Business:

The first item of **Other Business** was the **Approval to Establish a Minimum Right-of-Way Purchase Amount of \$250.00 for Temporary Right-of-Way and \$500.00 for Permanent Right-of-Way**. The PWPS stated that the City currently purchases Right-of-Way under two different sets of rules. The PWPS stated that INDOT employs a minimum offer of \$500.00 for permanent and temporary Right-of-Way. The PWPS recommended employing the \$500.00 minimum offer amount for permanent Right-of-Way and the \$250.00 minimum offer amount for temporary Right-of-Way. Mr. Caesar inquired as to whether or not this would make a difference on the upcoming appraisals on Grant Line Road. The PWPS responded that this would not affect those appraisals as those are completed through INDOT. The Director clarified that the reasoning behind establishing the minimum offer amount is due to an appraisal being done and coming back extremely low. The Director stated it would be easier to establish this minimum amount compared to paying to have an appraisal done on such a low offer. The PWPS clarified that some parcels have a permanent plus temporary but the maximum for those would be \$500.00. Mr. Caesar motioned to approve to establish a minimum right-of-way purchase amount of \$250.00 for temporary right-of-way and a \$500.00 minimum for permanent right-of-way. Mr. Barksdale seconded, and the motion carried 4-0.

Mr. Barksdale inquired if the Director had checked with Larry Timperman about the **Historic Study in Corydon**. The Director stated that he would check on that after the meeting.

Mr. Barksdale noted that the **Spring Street Construction** looks very nice and inquired if there have been any problems on Spring Street regarding street parking. The Director stated that there have not been any accidents and that more residents are beginning to park along Spring Street and that will resolve the issue of drivers driving in the parking lane. Mr. Barksdale suggested striping to show the parking spots. The Director stated there is an engineering reason not to section off the parking and if any issues arise, they could do that. The Director stated that signaling is being watched at the intersection of Spring Street and Vincennes Street. The Director stated that currently the signaling averages approximately ten cars. The Director noted that now that the striping is completed, that drivers are using the road correctly but this intersection will need to be continued to be watched. Mr. Caesar inquired about a Right Turn Only sign, to which the Director responded that it is not there yet. The Director stated that once the signals are installed, they will make a big difference. The President inquired about installing a no drive striping, to which the Director stated that these issues are due to that section of Spring Street still being a one way and the two way conversion will resolve these issues.

The Director stated there was a glitch with the new fencing at **West Haven Cemetery**. The glitch causes an optical illusion of a solid black line when exiting the Cemetery. The Director stated that for safety

concerns, a six foot section of the fence will be angled back and mirrors will be installed to increase visibility.

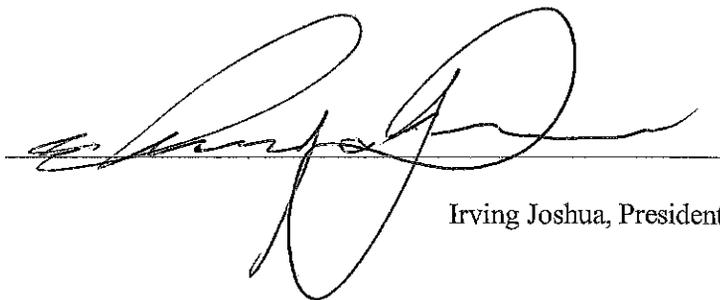
Mr. Caesar stated that he has been doing research on the Milken Institute and **Walkable Neighborhoods**. Mr. Caesar stated that New Albany has a walk score of 74, which is a very walkable score. Mr. Caesar stated that this study was on apartments and The Breakwater has a score of 79. The PWPS noted that property value goes up \$700.00 for every point the walk score goes up.

Mr. Barksdale inquired about **Sidewalks on Shell Lane**, to which the Director responded that sidewalks have been priced and acknowledged that they are needed but that the funding isn't currently available.

Mr. Middleton inquired about **Synchronizing Signals on State Street**. The Director stated that this project has been issued by the federal government to spend the money since 2009. The Director stated that this project goes out for bid in March 2017.

There being no other business, the meeting was adjourned at 2:58 PM.

Approved and Adopted this 13th day of December, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary