

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 8, 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

Commission Members Absent: Adam Dickey, Vice President

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

Others Present: Denise Barkdull, Frost Brown Todd, LLC
Jerod Clapp, News and Tribune
Lisa Donohue, New Albany Housing Authority
Linda Moeller, City Controller
Beau Zoeller, Frost Brown Todd, LLC

The President called the meeting to order at 2:32 p.m. Roll was called. Mr. Dickey was absent.

The first item of business was the **Approval of the Minutes from February 23, 2016**. Mr. Caesar motioned to approve the minutes. Mr. Barksdale seconded, and the motion carried 3-0.

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

The third item of Business was **Old Business**. The President noted there was none.

New Business:

The first item of **New Business** was the **Approval of the March 10, 2016, Financial Report**. Mr. Caesar requested the Director explain the line item labeled conceptual traffic study and whether it was a one time or ongoing expense. The Director explained it was for one way/two way analysis and it is an ongoing expense for the federal-aid match on the project. Mr. Caesar asked the Director if this was separate from the project on upper Spring Street. The Director replied yes we have two federal aid projects, upper Spring and Silver Street Intersection and the downtown street grid; upper Spring Street is a 90/10 match and the downtown street grid is an 80/20 match. Mr. Caesar asked what the Beam Longest and Neff - Mt. Tabor line item was for. The Director stated it is for the design, engineering, and right of way portion of the Mt. Tabor project. Mr. Caesar asked about the payment for the McDonald Lane project listed. The Director stated it is for the Construction Observation and both of these projects (Mt. Tabor and McDonald Lane) are also federal-aid projects with an 80/20 match. Mr. Caesar asked about the line item for Kemp

Title Acquisition. The Director responded that it was for the acquisition of the Tommy Lancaster's building. Mr. Caesar asked if that was the total, to which the Director responded yes that is all six parcels. Mr. Barksdale asked the Director to explain the Vacant Properties line item to Kightlinger & Gray and the Director responded it was the contractual work for all of the properties' liens that are being filed against or are being foreclosed. Mr. Barksdale motioned to approve the March 10th Financial Report. Mr. Caesar seconded, and the motion carried 3-0.

The second item of **New Business** was the **CDBG Draft FY16 One-Year Action Plan**. The President and Director noted this was for approval to distribute the draft plan and to start the thirty-day comment period. The Director stated this is essentially the same entities that have been before you, with the funding breakdown. The President asked why some funds were not expended and were rolled over. The Director replied that if a project is not undertaken then those unspent funds must be reallocated for the next fiscal year. Mr. Caesar motioned to approve the CDBG Draft FY16 One-Year Action Plan and to start the thirty-day comment period. Mr. Barksdale seconded, and the motion carried 3-0.

The third item of **New Business** was **Resolution No. RC-03-16 Resolution Confirming the Amendatory Resolution of the New Albany Redevelopment Commission Adopted January 26, 2016**. Ms. Barkdull from Frost Brown Todd, LLC explained the amending resolution had to come back to the Redevelopment Commission for their final approval. It has been through the process of being first approved by the Redevelopment Commission, then the Plan Commission approved, next the City Council approved and at the last NARC meeting the public hearing was conducted. Mr. Barksdale motioned to approve the Confirmatory Resolution No. RC-03-16. Mr. Caesar seconded, and the motion carried 3-0.

The fourth item of business was **Quotes for Demolition of Structures at 3217 & 3221 Grant Line Road**. The Director stated these properties were originally bought by INDOT from the property owner's and then the Redevelopment Commission bought them from INDOT. They are currently vacant and there is no historic value. Centra Credit Union is interested in buying the empty lots. Also, with the buildings gone, it will provide more visual to the retail strip located behind. The President asked if there was an engineer's estimate. The Director stated no because we are asking for quotes, not bids. The President opened and read the quotes aloud.

Quoter	Quote
C.C.E., Inc.	\$48,300.00
Excel Excavating, Inc.	\$85,000.00
Upton Pry, Inc.	82,000.00

Mr. Caesar motioned to approve the quote from C.C.E., Inc. subject to the approval from the City Attorney and City Engineer. Mr. Barksdale seconded, and the motion carried 3-0.

Other Business

The President asked for the **retreat date**. The NIA said it is planned for March 22, 2016 from 11:30 a.m. to 1:30 p.m. The location is to be determined.

Mr. Barksdale passed out a **Courier Journal article about West Louisville demolitions**. The President said he read the article and agreed that the Redevelopment Commission tends to typically respond to crisis situations concerning demolitions but we need to work more on having a plan.

Mr. Barksdale asked about **bike racks** for the downtown area. The Director asked the NIA to add that subject to the NARC retreat agenda.

There being no other business, the meeting was adjourned at 3:03 PM.

Approved and Adopted this 22nd day of March, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary