

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 14, 2016, 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
David Barksdale, Secretary
Robert Caesar

Commission Members Absent:

Staff Members Present: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Cyndi Krauss, Financial/Compliance Manager (FCM)
Brad Ramsey, Concentrated Code Enforcement Officer
Ethan Wells, Economic Development Intern (EDI)

Others Present: Jerrod Clapp, News and Tribune
Bob Lane, New Albany Housing Authority
Jorge Lanz, Jacobi Toombs & Lanz
Linda Moeller, City Controller
Michael ShROUT
Cecil ShROUT

The President called the meeting to order at 2:34 p.m. Roll was called. No one was absent.

The first item of business was the **Approval of the Minutes from May 10th, 2016**. Mr. Caesar motioned to approve the minutes from the regular meeting on May 10th, 2016. Mr. Barksdale seconded, and the motion carried 4-0.

The second item of business was the **Comments from the Public**. Michael ShROUT, an occupant of the home on 7 Martin Drive, voiced his concern over drainage issues in the area. He stated that there is a problem that has risen when the water drains from the hospital on State St. The water drainage is causing the creek and yard by his home to erode. Problems with bugs (mosquitos) and animals that arise from this issue. Flooding has also become an issue as well as the rock wall put in behind the area that is being washed away. The problem is one not only for him, but for the hospital and the community. It will keep getting worse with more development along State St. as well as with the weather. Mr. ShROUT would like funds to be devoted to take care of the drainage issue. Mr. Cecil ShROUT, the brother of Michael ShROUT, concluded that the issue has been an ongoing one of 40 years and it is causing the black top drive way to cave in. He also reiterates that it is a major health hazard to the people in the area. The issue is not one that just effects 7 Martin Dr., but at least three of the houses in that area. Mr. Michael ShROUT also states his concerns about an issue with the traffic coming through Martin Dr. due to the construction on Bono Rd. He stated that many drivers who cut through were doing so at alarming speeds and ignore the no-thru traffic signs. Mr. Dickey then inquired to clarify if their house was one of the homes on the curve on Martin Dr. to which Mr. ShROUT confirmed. Mr. Dickey then inquired whether there was an actual pipe that fed under the parking lot to the creek. Mr. ShROUT confirmed that there was and specified their locations. They then directly pointed out the locations on an iPad with satellite images. The Director then

assured Mr. ShROUT that he would coordinate with the City Engineer. He stated that usually if the NARC does anything with Storm Water it is through a funding mechanism, but he would look into it to make sure. Mr. Dickey then suggested that Mr. ShROUT go to the County Commissioners and the County Council to address and resolve the issue before the hospital is to be sold.

The President addressed Bob Lane, who then stated he did not plan on taking up much time, but wanted to pass out a few pieces of paper regarding the New Albany Housing Authority to the Commission. Mr. Caesar remarked that he hopes the Fresh Stop goes as well as it can. Bob stated that the Fresh Stop is on Thursday at 4:30 and it is fresh food that is affordable for people.

Old Business: The President noted that there were none.

New Business:

The first item of **New Business** was the **Approval of the Financial Reports dated May 26, 2016 and June 9, 2016**. Mr. Barksdale inquired about a few lines on the report that were for vacant properties and appraisals. More specifically, the Kightlinger and Gray LLP. The Director stated that the expenses funded out for Kightlinger and Gray LLC were for all of the ongoing foreclosures. He then stated that later in the meeting they will be shown a timely listing of the disposition of properties now that we are getting to the end of the processes of all the foreclosures. He continued by saying that we can soon start putting them back in service with these processes coming to an end. Mr. Barksdale also inquired about the funds used towards Wyatt Tarrant & Combs – vacant properties to which The Director stated that there were two attorneys working on the vacant properties. Kightlinger and Gray LLC is Mr. Bill Smith who is doing all of the foreclosures on all of the properties, while Wyatt Tarrant & Combs are doing the larger properties that the City is purchasing. The Wyatt Tarrant & Combs fund is quiet title for the area by the M. Fine Sons. Mr. Caesar then inquired about the Code Enforcement truck purchased from Coyle Chevrolet to which The Director clarified that a new vehicle was purchased for a Code Enforcement Officer with a 5 year lease that allows the City to own it at the end of those 5 years. That was the 1st year payment. Mr. Barksdale then asked about the Nexus Group – Mejer fund which is for the ongoing legal battle. The Director confirmed that the funds allocated are for that exact reason and then stated that the court date had been moved to March, 2017. Mr. Caesar was then concerned with the allocated funds for the Lancaster Property to which the Director clarified that it was for the abatement of the asbestos in the building. The City is prepared to take the property down, but that price was specifically for getting rid of the asbestos in the area and getting any environmental work done to prepare the building for demolition. He then confirmed that we are in fact demoing the area, but are holding off until other buildings in the area are secured before moving forward with the process. He stated that doing a demolition of all the buildings in the area at one time will be a cheaper route than doing one or a few at a time. Mr. Caesar asked if that would be the last bill we could expect from that, to which The Director stated that it would be for demolition or securing the property. Mr. Caesar then stated that he had the same question for the Grant Line demo fund, to which the Director confirmed that it will be the only time they see that payment submitted. He said that we will be disposing of that property and once we go through the process we will be receiving back all of the money spent on demo plus the purchase price. Mr. Caesar asked if we were going to look at the Lancaster Property the same way to which the Director stated that the plan is to tie it up in a large development that, over time, we can recoup a lot of our costs. He stated in general, including the vacant properties that were previously asked about, that the plan was that we are paying to demo these homes, liening them, then foreclosing to where the City owns it. From there we are selling them to next door neighbors or whoever so that we can recoup some of the money spent on them and also control the development in that area. Mr. Caesar asked if each property had a certain, total bill to which the Director confirmed and stated that we'll take losses on some and we'll break even on some, but there may be a few that we make some money on. Mr. Caesar then asked about the Spring/Silver Intersection transfer from

the State Street TIF Fund, to which the FCM stated that it was where we get reimbursement checks for our federal aid projects. She continued by saying that we get it on one check, but it may have 4 or 5 projects connected to that one check. The check then has to be deposited into one of our accounts and then transferred to LRS. Mr. Dickey then also helped clarify by saying that what Mr. Caesar is seeing is a reimbursement into the other account. Mr. Caesar then asked about the funds for INDOT on McDonald Lane to which the Director stated that it was for the change order that was already put into motion at the previous month's meeting. Mr. Dickey motioned to approve the Financial Reports dated May 26, 2016 and June 9, 2016. Mr. Barksdale seconded, and the motion carried 4-0.

The second item of **New Business** was the **Resolution RC-05-16: Annual Assessment Valuation for 7 TIF Areas for the 2017 Budget**. The FCM started off by explaining that this is a resolution that comes to the Commission every year and due to a change in state law it is now required to be finished on June 15th rather than July 15th. With this form we have to determine that we do or do not have excess assessed value. This year we have determined that we do not and because of that the resolution has to be signed and Exhibit "A" is distributed to all the tax districts in our area. Mr. Caesar asked if we did have excess money, then would the state be able to come and petition for that money. The Director confirmed that they could, in fact. Mr. Dickey motioned to approve the Resolution RC-05-16: Annual Assessment Valuation for the 7 TIF Areas. Mr. Barksdale seconded, and the motion carried 4-0.

The third item of **New Business** was the **Disposition of Properties**. The Director started by explaining what was in the packet handed to them. In said packet, there was one sheet with a list of properties and their appraised value. The Director then stated that according to Indiana Code there is a proper process on how to dispose of properties. All of the properties before the Commission members, except for two, had an assessed value of under \$10,000. This means that these properties just have to be advertised as being available to the public. It also means that these properties will be advertised in the paper twice, saying that they are available for purchase. If anyone is interested in them, they will submit bid. If there isn't anyone interested then they will be listed and sold at that point. 617 E 8th Street was donated to the City, and recently listed and sold for \$10,000. The two properties listed that are above the \$10,000 threshold on the paper handed out have already had interest expressed in them. The homes that had previously been on these properties were removed and the vacant land is looking to get appraised soon. These two properties were listed so that they could go ahead and be acted on even though the land has not been reappraised. Most people already interested in some of these properties are adjacent neighbors that are looking to expand their own property. The President wanted to clarify whether or not that the two properties used to have homes on them, but no longer do and whether the prices they are listed for are with homes on them or without. The Director confirmed that the properties no longer have homes and the prices listed for the land are just assessed values. The prices will drop below \$10,000 once they are appraised for Spring Street and Slate Run Road. The Director stated that a lot of these lots will not have interest taken in them due to their relative size, but everything will be approved and recognized through the NARC. Mr. Caesar inquired on where the money that we recoup from these properties will go. The Director stated that this money will go back into source funds that will be used for further redevelopment projects. Mr. Barksdale motioned to approve for the Disposition of Properties. Mr. Caesar seconded, and the motion carried 4-0.

The fourth item of **New Business** was the **Professional Services Agreement for W. 1st & W. Main Street Pedestrian Improvement Design**. The Director explained the services agreement was with Clark Dietz, Inc. for a lump sum of \$5000 for the pedestrian improvement of W. 1st and W. Main Street. There have been issues with the pedestrian crossing adjacent to the YMCA. He has been asked to take a look at possibilities to improve the two blocks in question with renderings and ideas on how to improve the pedestrian crosswalk. Mr. Barksdale inquired about a sidewalk on that corner that has faulty bricks and is causing people to fall. The Director stated that as long as the brick sidewalks were not historic, they should be able to include that. The Director stated that he would go check the bricks out with the City Engineer. The Director stated that the area received more traffic in the evenings due to restaurant hours.

The Director then stated that properties owned by the City on W 1st (Sandbaggers) will probably eventually be turned into consumer parking for the restaurants in the area. As well, the costs and details will be brought back to the NARC if approved upon, after working out the fine details, questions, and costs with Clark Dietz. Mr. Barksdale motioned to approve the Professional Services Agreement for W. 1st and W. Main Street. Mr. Dickey seconded, and the motion carried 4-0.

The fifth item of **New Business** was the **Charles R. Mills, Jr. Appraisal Services Contract for Meijer Store**. The Director stated that the document was for a review and coordination of appraisals for the Meijer Store. The court date was supposed to be in late October, however due to a medical issue with the primary appraiser it has been asked to be moved to the actual court date. The Director states that we need to remember that the legal battle is a very important one and the City is fighting over hundreds of thousands of dollars. Charlie Mills has been recommended to be the review appraiser. The \$45,000 fee is in line with the fees that we have paid before. The President inquired on whether or not we would be able to use the appraisal we already have, to which the Director stated that we could use it, but not to testify. The Director then states that there is a primary appraisal, then there will be a review appraisal, then a third appraisal after that. Mr. Dickey made a motion to approve the Appraisal Services Contract for Meijer Store. Mr. Caesar seconded, and the motion carried 4-0.

The sixth item of **New Business** was the **Jacobi Toombs & Lanz – Contract for Design for the Daisy Lane Extension Project**. The Director started off by saying there was a letter attached to the contract that was from McNeely Stephenson (Jason Lopp) which voiced their concerns with the roadway designs. The contract is for the services of the design of the Daisy Lane Extension road construction in the amount of \$270,000. The Director stated that we are still moving forward with the project. Mr. Caesar voiced his concern that in the mind of the residents who live on the hill near construction, the City has lost all credibility. He believes that the project needs to continue. Because of the lack of credibility, the residents are worrying about it. Mr. Caesar felt that to do this project right and to do right by these residents, there needs to be trees in a buffer area so that these residents may have their privacy. The Director agreed in this area and stated that Section 2 hasn't been approved yet, as there are issues that need to be clarified with property owners and developers. The City will be a partner in those discussions and will work with both parties to develop a proper solution to the issues that have risen. As far as what the PUDD requires, The City will live up to it. Mr. Barksdale inquired about the use of Fawcett Hill Road early on by the construction teams and whether or not the residents of Fawcett Hill Road will be aware of that. The Director stated it could be during construction. The Director stated we will all display due diligence and request longer lasting performance and payment bonds. Mr. Lanz showed the rendering of the project. Discussion ensued about traffic possibilities at the Daisy Lane and State St. intersection. Mr. Lanz stated that construction is planned to begin April 2017 and completed by September 2017. Mr. Caesar motioned to approve the Jacobi Toombs & Lanz – Contract for Design for the Daisy Lane Extension Project. Mr. Barksdale seconded, and the motion carried 4-0.

Other Business:

Mr. Barksdale asked about the status of the **Downtown Bicycle Racks**. The Director showed the Commission printouts of three styles. He will get with the City Engineer to have final approval.

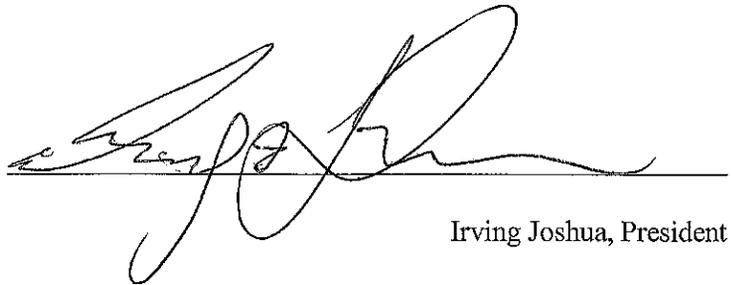
The President asked about the status of the **Walkability Study**. The Director said there are three projects covering those areas and all firms are coordinating.

The President asked about **Traffic Tolls** for the bridge, and the Spring Street project. The Director stated the plan for the Spring & Silver project that extends from Beharrell Ave. to Vincennes Street will be completed by October 2016 and the tolls start in January 2017.

The President asked if the City had a **Publicity Department**. The Director stated yes, we have the City website, Facebook page, blog, and Promedia does feature videos.

There being no other business, the meeting was adjourned at 3:50 PM.

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



Irving Joshua, President

ATTEST:



David Barksdale, Secretary