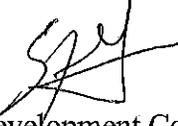


MEETING NOTICE

To: Members of the New Albany Redevelopment Commission  
From: David Duggins, Director   
Subject: Regular New Albany Redevelopment Commission Meeting  
Date: February 19, 2016

The **Regular Meeting** of the New Albany Redevelopment Commission will be held on **Tuesday, February 23, 2016, at 2:30 p.m.**, in the Assembly Room, Room 331, Third Floor, City-County Building, New Albany, Indiana.

Public Hearing  
Agenda

ROLL CALL:

Irving Joshua, President  
Adam Dickey, Vice President  
David Barksdale  
Robert Caesar  
Vacancy, School Board Advisory Member

Public Hearing: (2:30 PM)

- Economic and Tax Revenue Impact Statement for the Park East Industrial Park Economic Development Area

MINUTES

- February 23, 2016

COMMENTS FROM THE PUBLIC

OLD BUSINESS:

NEW BUSINESS:

- Approval for Financial Reports
- Review of Economic and Tax Revenue Impact Statement for the Park East Industrial Park Economic Development Area

OTHER BUSINESS

ADJOURNMENT



SPECIAL ASSISTANCE TO THE DISABLED OR HANDICAPPED Disabled, handicapped, or non-English speaking individuals who may require reasonable accommodation to attend a meeting may make their request known by contacting in advance the Department of Redevelopment at 812-948-5333 (Voice) or Indiana Statewide Relay at 1-800-743-3333 (Hearing Impaired)



## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 23, 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)  
Rachael Klintstiver, Neighborhood Initiatives Assistant (NIA)  
Brad Ramsey, Concentrated Code Enforcement Officer  
Trent Baker,

Others Present: Lisa Donahue, New Albany Housing Authority  
Herschel Freirson, Crowe Horwath  
Linda Moeller, City Controller  
Chris Morris, News and Tribune  
Tom Schellenberg, Jacoboni, Toombs & Lanz

The President called the meeting to order at 2:32 p.m. Roll was called. No one was absent.

The first item of business was the **Public Hearing for the Economic and Tax Revenue Impact Statement for the Park East Industrial Park Economic Development Area**. Mr. Frierson addressed the Commission. Mr. Frierson stated that all of this as required has been delivered to all taxing units that are affected by this particular allocation area. What the tax impact statement does is indicates to all the taxing units the potential impacts it will have on their rate controlled funds of any new investments going inside the projected expansion of the allocation area. Starting on page 8, each fund or each taxing unit, such as the county, has what we call a rate controlled fund. So for Floyd County, their rate controlled fund is a cumulative bridge. When we say rate controlled fund, it means that particular fund is driven by the rate vs the levee. So the amount of revenue that is generated for that particular fund is based on what the tax rate is. This particular allocation shows what is the effect of the TIF area would have on that particular fund. In this particular case, the Floyd County cumulative bridge, if the assessed value come in as projected it goes from \$36 to \$682. Each particular taxing unit that has a rate controlled fund throughout this particular report, we show what the potential impact is to that particular fund. Mr. Caesar asked if the tax revenue just includes the section that we're adding. Mr. Ferguson replied yes, only the section we're adding. Mr. Caesar asked if that is what these numbers Mr. Ferguson said yes, just on the expansion of the area across from Beach Mold and Tool. Mr. Caesar said he read that completely wrong. The Director said there's very little assessment now, the bottom line is we're not negatively impacting any of the taxing districts. The Director said that, by law, we have to notify them that we are doing this. The President closed the public hearing as there were no community members present.

The second item of business was **the Approval of the Minutes from February 9, 2016**. Mr. Caesar motioned to accept. Mr. Dickey seconded, and the motion carried 4-0.

The President noted that there was no **Old Business**.

The first item of New Business was the **Approval of Financial Reports from February 25, 2016**. Mr. Barksdale, asked what the Public Facilities Clark Dietz and Jacobi Tombs and Lanz charges are for? The PFS said Clark Dietz was Spring and Silver and Jacobi Toombs and Lanz is E. 5<sup>th</sup> Sidewalks. The President asked about the barrier removal on State St. The Director said that when you come off the ramp next to Bottles Unlimited Liquor Store there was a concrete barrier that had rebar hanging out of it. We removed it and replaced it. Mr. Barksdale asked about the Spear Corporation – River Run Park charge. The Director stated that was an expected expense. Last year we ordered a CO2 Clarifier that had just come in and been installed. It helps us with our overall efficiency with chemicals. The change came late last year, but it just came in so we've just installed it. Mr. Caesar asked if this was a one-time charge. The Director said that it was. Mr. Caesar asked if this was going to show up on the Park's spreadsheet at some point. The Director asked him to elaborate. Mr. Caesar said that he wanted a spreadsheet that showed a detailed breakdown of all of the pool expenses from Parks. He said he see charges in various places. The Director said he could put together a spreadsheet of all of the pool expenses from Redevelopment. Mr. Caesar said that in a way it seemed out of place, but also not, because a lot of the pool expenses are coming out of Redevelopment. The Director said that only construction is coming out of Redevelopment. Mr. Caesar said that he thought this was a maintenance item. The Director said that no, it was part of the original plan. Mr. Dickey said that this is what we agreed to as part of the change orders before the switch over. Parks has regular operations, and Redevelopment has construction. The President said that Parks has a regular operations fund, and we do not deal with operations. The Director said that we take care of the parking lot and anything that's brick and mortar. Mr. Caesar said the City Council was really hoping for as clean of a figure as they could possibly get for operating expenses. Mr. Caesar said that was the council's intent. The Director said he could provide that for construction costs, but the Parks Department would have to provide the operating costs. Mr. Caesar asked about the Redwing Ecological – Mitigation Monitoring charge. The Director responded that we owned some wetlands at the 40-acres off Reas Ln. in the Industrial Park. The Director stated that we went through the process of having it mitigated to another piece of property, which allows us to develop the whole piece, which is a pretty standard thing to do. Mr. Caesar asked if this was a one-time charge. The Director said that yes, it was. Mr. Caesar asked if there would be a way to denote a one-time charge, versus a recurring charge on the financial report. The Director said that we would put an asterisk on recurring charges, and make a note at the bottom. Mr. Barksdale asked about the State St. Garage TIF landscaping charge, and if it was for planting trees. The Director said that the tree and stump removal was on Spring St. and that the Grant Line Garden Center Landscaping charge was for tree planting along Market St. Mr. Dickey motioned to approve the Financial Reports from February 25, 2016. Mr. Barksdale seconded, and the motion carried 4-0.

### **Other Business**

The President asked if there were going to be Redevelopment signs installed on projects we have completed to let people know that the project was done by us. The Director said that there is a sign at the Aquatic Center, but not a plaque yet. He also stated that New Albany Redevelopment Commission and City Council were on the billboard. The President stated that he wanted to make sure that people knew all of the good things Redevelopment was doing for the City.

Mr. Caesar said that the people moving into the property on the corner of Green Valley Rd. and Daisy Lane which we use for overflow Aquatic Center parking, would like to be in the building by November. He asked how that would affect this Summer's parking at the pool. The Director said that we just got the

( number back on the layout of the property that we own, not the piece that we've leased. He said he has talked to the property owner, they feel that that timeline is overly aggressive, and probably not doable, however, he has laid out the areas we own that we are striping and putting parking into and it is an additional 132 parking spots. The Director said that this is more space than we had at that corner lot, and will almost double our parking. He stated that if for some reason it should move at that timeline, we have adequate parking in the areas that we have. The Director said that we have a lease all the way through September 2016, they do have an option to get out of it, but we feel like we're going to be self-sufficient in our parking as it is. We will continue to have a parking person at Holy Family like we have before, that will not be where we send the overflow parking into, and if that is the case we will have people direct them to park onto our site. He said we will be very diligent on all of that and any contact we need to have on that I will be happy to do.

Mr. Caesar asked about the possibility of a privacy fence for the neighbors surrounding the Aquatic Center. The Director said that we are currently looking into that and we have been in discussions with the whole Harris St corridor. When a couple of the property owners approached us before about a privacy fence, we said that once we got up and running and understood the whole flow, we would get back to them, and we will do that. I don't know what our plan is on that, but it's not a significant cost.

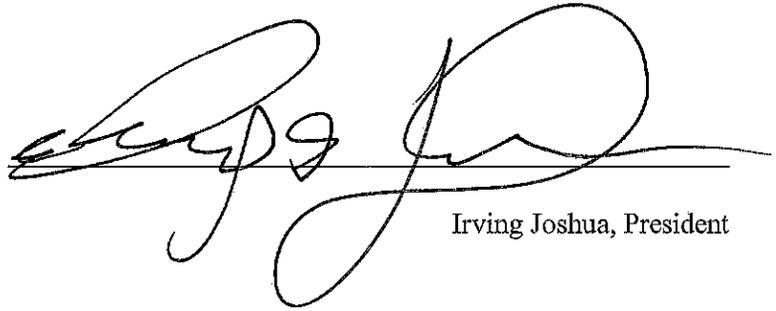
Mr. Barksdale said that he and The President had been talking about a retreat coming up. The Director asked the NIA to get some dates together and email them for a retreat date.

( Mr. Dickey asked if we could take a look at the sidewalks that run on Pearl St. in front of the Token Club, and make the corner around to Oak St. particularly the one that runs behind the Post Office. The Director asked if the sidewalks were bad. Mr. Dickey said that it's very bad, and there are a lot of folks who travel down that way and walk over to the grocery store. The Director said that we might be able to put that in the CDBG plan for next year. The Director asked Mr. Dickey to email the information to him to forward onto the City Engineer, so we can get an estimate on cost and put it in for CDBG next year.

There being no other business, the meeting was adjourned at 2:55 PM.

( There being no other business, the meeting was adjourned at 3:55 PM.

Approved and Adopted this 23rd day of February, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary