

MEETING NOTICE

To: Members of the New Albany Redevelopment Commission
From: David Duggins, Director 
Subject: Regular New Albany Redevelopment Commission Meeting
Public Hearing – CDBG FY16 One-Year Action Plan
Date: April 7, 2016

The **Regular Meeting** of the New Albany Redevelopment Commission will be held on **Tuesday, April 12, 2016, at 2:30 p.m., immediately following a Public Hearing** in the Assembly Room, Room 331, Third Floor, City-County Building, New Albany, Indiana.

Public Hearing

Community Development Block Grant Fiscal Year (FY) 2016 One-Year Action Plan

Agenda

ROLL CALL:

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

MINUTES:

- March 22, 2016 Regular Meeting
- March 22, 2016 Workshop

COMMENTS FROM THE PUBLIC

OLD BUSINESS:

- Adoption of CDBG FY16 One-Year Action Plan
- Acceptance of Michell Timperman & Ritz Architectural Service Proposal for Bicknell Park & Billy Herman Park Restroom Facilities

NEW BUSINESS:

- Approval for Financial Reports
- Sidewalk Construction Payment Application for E. Elm at Pearl & E. Spring at Bank
- Kelley Property Development Presentation

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, April 12, 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)
Brad Ramsey, Concentrated Code Enforcement Officer

Others Present: Shane Gibson, NARC Attorney
Lexy Gross, Courier Journal
Josh Hillman, Jacobi, Toombs & Lanz
Jason Lopp, Representing the Kelley Property
Linda Moeller, City Controller
Chris Morris, News and Tribune
Tom Schellenberg, Jacobi, Toombs & Lanz
Larry Summers, City Engineer
Paul Wheatley, The Wheatley Group

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 to accept final input on the CDBG FY16 One-Year Action Plan**. The President opened the floor for any comments from the public. There were none, and the Public Hearing was closed.

The second item of business was the **Approval of the Minutes from March 22, 2016**. Mr. Caesar motioned to approve the minutes from the regular meeting and from the workshop meeting on March 22, 2016. Mr. Dickey seconded, and the motion carried 4-0.

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

Old Business: The first item of old business was the **Adoption of the CDBG FY16 One-Year Action Plan**. The Director stated there were 2 changes made since they had seen the draft. The first change is to add another public service provider. The program is for the Boys & Girls Club and will provide tutoring and educational skills for students after school hours. \$10,000 will be allocated for the program with an additional \$500 for Redevelopment staff to monitor the program. The second change was the revision to remove Billy Herman Park Improvements from the list of projects because it was determined ineligible

per HUD regulations. Mr. Barksdale motioned to adopt the CDBG FY16 One-Year Action Plan. Mr. Dickey seconded, and the motion carried 4-0.

The second item of old business was to **accept Michell Timperman & Ritz Architectural Service Proposal for Bicknell Park and Billy Herman Park Restroom Facilities.** The Director explained that he is recommending approval from the Commission to accept the proposal that is not to exceed \$25,000 for both parks. The Director said internally we will split the project and funds since Billy Herman is not eligible through CDBG. The Commissioners will be able to track the costs by looking at the 2 different funds on the financial report they are given. Mr. Caesar asked for a description of the work that will be designed. The Director stated they will be removing the restroom facilities that are at both parks and replacing them with updated facilities that are ADA compliant. Billy Herman will be more expensive because it is in the flood plain so it will need to be moved further up the hill. The plans will come back to the Commission for their approval. Mr. Caesar asked what fund the improvements at Billy Herman will be paid out of. The Director stated it will be through a TIF since CDBG wasn't eligible. Mr. Caesar motioned to accept the proposal from Michell Timperman & Ritz for the architectural services of the restroom facilities at Bicknell Park and Billy Herman Park. Mr. Dickey seconded, and the motion carried 4-0.

New Business:

The first item of **New Business** was the **Approval of the Financial Report dated April 14, 2016.** Mr. Caesar asked why the Quill split line item is under several TIF funds. The Director stated that Quill is for our office supplies and it is split among the TIF funds that the supplies are for. Mr. Caesar asked about the CCE, Inc. line item under the Park East TIF. The Director stated that was for the asbestos testing and removal at the houses that were demoed on Grant Line Road by Pillsbury. Mr. Caesar asked about the Cripe line item under the Park East TIF. The Director stated that was for Beach Mold and Tool Survey for the TIF extension and cost more than originally proposed because they had to go up the large hill in the back to find all of the points. Mr. Barksdale asked if that was the final payment. The Director stated yes because that work is complete. Mr. Caesar asked about the Beam, Longest & Neff line item under the Charlestown Rd. TIF. The Director stated that is for the Mt. Tabor Rd. project that is ongoing and receives federal-aid. Mr. Caesar asked about the INDOT reimbursement transfer line item under the Old Monon TIF. The PFS stated that when INDOT sends us the reimbursements for our projects, it might be for more than one project. If a fund, other than TIF was used to pay the original claim, then we have to do a transfer of funds for the reimbursement. The Director stated this happens with the Safety Plan project and the Spring St. & Silver St Intersection project. It also could be for the Signage project. Mr. Barksdale asked if there was a way to include more details on the financial report. The Director stated that when the Commissioners receive the packets, to send him an email with any questions from the financial report and then they can discuss it more at the meeting if needed. Mr. Dickey motioned to approve the financial report dated April 14, 2016. Mr. Barksdale seconded, and the motion carried 4-0.

The second item of **New Business** was the **Sidewalk Construction Payment Application for E. Elm at Pearl & E. Spring at Bank.** The Director stated that Excel Excavating, Inc. was asked to complete this work using the unit prices from their current bid because it was the similar scope of work. This work will be funded through the TIF. Mr. Barksdale motioned to approve payment application number one for Excel Excavating, Inc. Mr. Dickey seconded, and the motion carried 4-0.

The third item of **New Business** was the **Kelley Property Development Presentation.** The Director stated this property is off of State Street behind the Burger King. He introduced Paul Wheatley from The Wheatley Group to present the plan for this property. Mr. Wheatley passed out the proposal of Summit Spring and stated he is here on behalf of Pam and Pat Kelley who are the current owners of the proposed

Summit Spring Development. It is proposed to include a new street from the extension of Daisy Lane and a Marriott hotel at the top of the hill. The current property owners took it upon themselves to do the clear cutting of the trees to make room for this potential development. The entire project will be done in phases. Phase 1 is approximately 15 developable acres. Phase 1 will entail approximately a 30 million dollar investment. Over a five year build out period, the assessed value will generate about 7.5 million dollars over the requested infrastructure project. The Estopinal Group is involved in this project by mapping out the overall plan. Mr. Wheatley believes this project will be a nice payback for the TIF district. He stated that it has been approved through the Plan Commission but will need to go back for secondary approval. The view sheds that are available on this property are incredible and it will make a great opportunity for other potential businesses such as, restaurants. Mr. Wheatley stated that one potential issue with this development is the intersection of Daisy Lane and State St. He said that Josh Hillman with Jacobi, Toombs & Lanz is here to answer questions about the road construction. Mr. Hillman passed out a rendering of the proposed new road and a cost estimate for the construction. He stated JTL has been working with the Kelley's, and the City through planning and zoning and redevelopment to see what would work best in this area. He is proposing 1,800 feet of road to be built up the hill from the existing Daisy Lane with a focal point at the top such as, a roundabout. It will include an extension of the utilities along with stormwater and sewer. The preliminary estimate to construct this is 3 million dollars. The process from the site development perspective is for the hotel and each development to come back to planning and zoning to get their approval. There will also be a stormwater detention element added which will need the stormwater board's approval. There is a PUDD on the project that has been approved. The project will also include improvements at the intersection of State St. and Daisy Lane to improve the traffic flow through there. The specifics of the design will be decided upon after the traffic study is completed through that intersection.

Mr. Caesar asked if the people who live on Fawcett Hill Road are being protected from this project. Mr. Wheatley stated that the phase 1 plans would not affect Fawcett Hill Road. The Director stated that if future plans did include an entrance/exit on Fawcett Hill Road, then it would have to go back through the entire planning process which would start at planning and zoning for their approval. Mr. Caesar stated stormwater plans will be critical in this project. Mr. Hillman stated yes, there will absolutely be several detention basins added to this property and will need approval from the stormwater board. Mr. Barksdale stated that being a member of the tree board, it was devastating to see the amount of tree clearing and would like to know what the plans are for new trees with this project. Mr. Hillman stated that trees will be added back to the property and the particular species will have to be approved through the tree board. Mr. Dickey stated this road will have to go up at a steep angle, what are the geotechnical plans for this project. Mr. Hillman stated that the geotechnical engineer and team of experts will go out and evaluate it and make the recommendations to follow. Mr. Caesar asked if any extra lanes will be added to State Street. Mr. Hillman said he couldn't provide a direct answer for that today because they will have to see what the traffic study finds. Mr. Dickey asked if the entrance will be considered through Burger King and the Tucker's strip to be aligned. Mr. Hillman stated that will also be looked at but currently the Burger King entrance is pretty well aligned. Mr. Summers stated that he has been talking to INDOT about syncing the timing of the signals and asked that Mr. Hillman also include that in their plans.

The President opened the floor to comments about this project. Aaron Hellems lives on Fawcett Hill Road and is concerned about this project. He passed out a previous traffic study that was done in that area and it shows this area is not the best fit for a new road. He stated that he would like to know the specifics of the plans before the TIF funds are allocated for this project because he is concerned with the stability of the new road construction. He also passed out a geotechnical report from 10 years ago that talks about how unstable the hill is. The Director stated thank you for your comments but today, we just need to focus on designating the TIF to fund the design of this road extension. The design of this project will be extensive and the geotech team will provide their recommendations before we move forward.

John Gonder, lives on Captain Frank Road and passed out the City Ordinance number Z-08-18 that states there shall be no clearance activities on the site until the PUDD secondary review. He said since the

secondary review has not been conducted then perhaps the City Council should review other ordinances that are possibly being ignored.

Jason Lopp, representing the Kelley Property asked the Commissioners to only look at what is being proposed with the road construction and not anything that has been brought up about the PUDD because that is up to the Plan Commission.

The President stated it is this board's position to only concentrate on the road design and to make sure it is going to be safe and workable for the community. Mr. Dickey stated that everyone is abundantly aware that there are concerns that will have to get worked out with this project but that is best if left up to planning and zoning where it is appropriate. We are going to be entering into a secondary phase and he hopes that everyone will take the due diligence to take all of these factors into the plan as we move forward so this project can help the City to grow. The Director stated this is better for everyone involved because the public can have input.

Mr. Gibson passed out **Resolution Number RC-04-16 Authorizing The Entry By The New Albany Redevelopment Commission Into An Installment Contract And Taking Certain Other Actions Related Thereto** for the Commissioners to review. The Director stated this resolution is authorizing us to begin the process of designing the road. All of the agreements and nuances will come back to them for their approval before moving forward. Mr. Barksdale motioned to approve Resolution Number RC-04-16 Authorizing the entry by the New Albany Redevelopment Commission into an installment contract and taking certain other actions related thereto. Mr. Caesar seconded, and the motion carried 4-0.

Other Business:

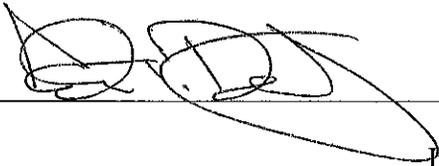
TIF Worksheets were provided to the Commissioners that were requested during the previous Workshop.

Mr. Barksdale stated that he and Mr. Summers toured the downtown area and decided that there are eleven good locations for **bike racks** to be placed if the funding will allow. The President asked what type. Mr. Summers stated the hoop style ones are the best because they don't take up as much sidewalk space and can typically hold two to three bikes. The Director said he will provide the funding source for these at the May meeting.

Mr. Caesar asked if there was an update on the plans to repair the **sidewalks at Spring St. and 3rd St.** by Centenary United Methodist Church. Mr. Summers stated that he looked at the sidewalks at this location and the ones behind the post office. He recommends replacing the sidewalk and curb behind the post office for sure. The sidewalks by the Centenary Church are not awful but should be added to the list. The Director stated the sidewalks behind the post office should be CDBG eligible. Mr. Barksdale asked if the sidewalks along Judge Cody's house could be looked at also because the tree roots have caused the sidewalks to become broken. The President asked if there was a boundary of the Downtown area. Mr. Gibson stated there is a street and sidewalk study currently being conducted. Mr. Dickey asked for an updated version of the sidewalk chart/map from 2 years ago.

There being no other business, the meeting was adjourned at 3:35 PM.

Approved and Adopted this 10th day of May, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary