

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held immediately following a Public Hearing on Tuesday, September 13, 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
Terry Middleton

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

Others Present: Sandy Boofter, Deputy Controller
Bob Lane, New Albany Housing Authority
Jim Silliman, Jacobi, Toombs & Lanz
Larry Summers, City Engineer
Robert Stein, United Consulting

The President called the meeting to order at 2:40 p.m. Roll was called.

The President opened the **Public Hearing – Program Year 2015 CDBG CAPER and IDIS Reports for Public Comment**. The FCM stated that the annual report was put on the City's website on Friday and distributed to the library. It is open for public comment for 15 days, until the 23rd of September for public discussion to voice any concerns over the reports. Mr. Barksdale had some concerns of clarifying the reports to which the Director stated that they can go over and clarifications of the reports for 15 days following the notice. Mr. Caesar inquired on whether there was more or less money spent for the current year to which the Director and FCM stated that the City was allocated approximately the same amount of money for this year as the previous year and they do plan on spending the same amount. The total expenditures stated in the report were \$637,141.65. The expenditures are broken down by activities in the report. The President inquired whether there was the same amount of carryover this year. The Director clarified that money carried over from the previous year, doesn't go away. Mr. Caesar inquired if this has to be what it is and no overrun, to which the Director said it has to be used for specific purposes and specific programs. He also stated that it was federal money. Discussion ensued over the logistics.

There was no public comment on the report.

The President closed the public hearing.

The first item of business was **Approval of the Minutes from the regular meeting on August 23, 2016**. Mr. Caesar motioned to approve the minutes from August 23, 2016. Mr. Dickey seconded, and the motion carried 5-0.

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

Old Business:

The first item of **Old Business** was the progress on the **Bike Racks** being placed across the City. Mr. Barksdale inquired on their progress and where we stand. Mr. Summers stated the bike racks were ordered and 5 of them have arrived. The rest of them are on back-order and will arrive in 6-8 weeks. He also stated that he was going to figure out which racks go where.

Mr. Barksdale then inquired about the **M. Fines property**, to which the Director stated that they are currently dealing with the State Health Department to sign off on the health code side of it before they progress further with the assisted living.

Mr. Barksdale inquired about the **property in the 1500 block of East Oak Street** and whether there had been any progress on the disposition of the property to the charity group. The Director stated that the property had not been disposed of yet, and they are making sure everything is legally advertised first. He stated that the group was interested and the matter will be tabled and brought back when everything has been processed correctly.

The President stated that there are a lot of different projects that are in various stages of completion, and would like to see a **list created with the various locations and updates on their construction and progress**. The Director stated that he would be able to put something together and have it updated once a month.

Mr. Barksdale asked about **planting trees on Spring Street** where they had died. He stated that right before construction is finished up, the dead trees can be replaced with new ones to make the finished project look even better.

New Business:

The first item of **New Business** was the **Approval of the Financial Report dated September 8, 2016**. The President inquired on the Kemp Title claim in the Scribner TIF, to which the Director stated that it was for the ownership of Market Boy, and we will be tearing down the structure soon. The City owns the whole block all the way to King Street, and are coordinating with developers to renovate the area. There are 4 houses on King Street in poor shape that the City hopes to acquire soon as well. Mr. Caesar inquired about the Charlestown Road TIF, Beam Longest & Neff claim and whether or not it was an addition. The Director stated that it was just a part of the contract and they will be seeing more of those. The City pays them and gets reimbursed, 80% for the Mt. Tabor project. Mr. Caesar then inquired about the McDonald Lane Change Order claim in the Old Monon TIF. The City Engineer stated it was the change order they had approved at the previous meeting for the signal upgrades. Mr. Barksdale then inquired about the two payments to Frost Brown Todd being in different TIFs. The Director stated that they were split to be appropriate for TIF legislation work being done. The President inquired on the Meijer Appraisal, and discussion ensued. Mr. Dickey motioned to approve the Financial Report dated September 8, 2016. Mr. Barksdale seconded, and the motion carried 5-0.

Mr. Middleton inquired about **Parking on Pearl Street**. He stated that one of the tenants on Pearl Street has had issues with the parking situations, and has heard complaints from others in the area. He asked if there could be a push, starting with the Mayor, to get people to park in the lot down the hill. The Director stated that he would talk to the Mayor, and signage has been posted but fails. He then stated that it may be time to reissue policing in the area to assure people will park in designated areas. The Director went on to say that he will get a plan with the Mayor, but Board of Public Works will have to take charge on the issue. Mr. Caesar stated that he likes the idea of pushing the community to be more of a walking community. The President reiterated that the Director will get with the Mayor to discuss a plan and they, along with a small group of individuals, will take charge of changing the attitudes of people who do not want to walk. They could also discuss the possibility of finding other solutions so that there aren't cars taking up spots in front of businesses.

The second item of **New Business** was the **Harvest Homecoming Committee Request**. The President stated that they have this request each year from the Harvest Homecoming Committee to use the parking garage lower level if it rains. His concern was that if it did rain, all the handicapped parking spots would be taken. The Director stated that it has been approved every year, and there never has been an issue, because if it rains people don't come to the events that would be held there. Mr. Caesar motioned to approve the Harvest Homecoming Committee request. Mr. Barksdale seconded, and the motion carried 5-0.

Other Business:

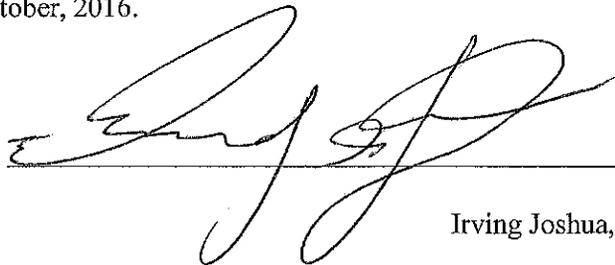
The first item of **Other Business** was a **request by Mrs. Rissler Peel to deed her property adjacent from Billy Herman Park over to the City**. It is paved and nearest to the parking lot for the park. She wants to deed it over for the back taxes and the legal fee for a total of \$650. Mr. Barksdale motioned to approve the deed from Mrs. Rissler Peel. Mr. Dickey seconded, and the motion carried 5-0.

Mr. Barksdale inquired on the **sale of properties** coming up. The Director confirmed and stated that offers will be due by next meeting. All of the properties are small, vacant lots except for one property that is structured.

The President inquired on whether or not **Redevelopment will be promoting the school referendum**. The Director confirmed that they would be. He stated that it hasn't been moved on, but a meeting will be set up soon to do so. It was also stated that the City will be paying bills for some marketing materials, but they haven't started coming in yet.

There being no other business, the meeting was adjourned at 3:16 PM.

Approved and Adopted this 11th day of October, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary