

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 26, 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
Trent Baker, Economic Development Office
Jessica Campbell, Public Facilities Specialist (PFS)
Rachael Klinstiver, Neighborhood Initiatives Assistant (NIA)
Brad Ramsey, Concentrated Code Enforcement Officer

Others Present: Denise Barkdull, Frost Brown and Todd
Lisa Donohue, New Albany Housing Authority
Vicki Glotzbach, City Clerk
Linda Moeller, City Controller
Chris Morris, News and Tribune
Tom Schellenberg, Jacobi, Toombs & Lanz
Larry Summers, City Engineer

The President called the meeting to order at 2:30 p.m. Roll was called. No one was absent.

The first item of business was the **Oath of Office**. Vicki Glotzbach, City Clerk administered the oath.

The second item of business was the **Election of Officers**. Mr. Dickey motioned for Mr. Joshua to continue as President. Mr. Barksdale seconded, and the motion carried 4-0. The President asked for nominations for Vice President. Mr. Caesar motioned for Adam Dickey to be Vice President. Mr. Barksdale seconded and the motion carried 4-0. Mr. Caesar motioned for Mr. Barksdale to be Secretary. Mr. Dickey seconded, and the motion carried 4-0.

The third item of business was the **Approval of the Minutes of the December 8, 2015 Meeting**. There was general discussion about the minutes due to the fact that 2 of the Commission Members were not present at the meeting. Mr. Dickey motioned to approve that the **December 8, 2015 Meeting Minutes** were prepared and submitted. Mr. Caesar seconded and the motion carried 4-0.

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

Old Business:

The only item of Old Business was an update on the **State Street Parking Garage Elevator**. The Director explained that the parking garage provides downtown parking, and has occasional issues with the elevator. He asked Michell Timperman Ritz Architects for permanent solutions to the elevator problem. He explained that water gets into the elevator and shorts it out, causing it to stop functioning. He explained the solutions to the elevator problem would be to reroute the down spout on the fourth floor to divert to water away from the elevator costing around \$6,000 - \$8,000, and noted that a more extensive repair would be in the \$38,000 - \$50,000 range. He stated that the options were to spend the money to fix the issues, or continue to repair the elevator when it breaks down. Mr. Dickey asked for clarification on the safety of the rear parking garage stair treads and landing areas. The Director noted that Michell Timperman Ritz was asked to evaluate the entire garage for potential problems in the future, as well as other remedies that may be necessary. The PFS stated that Michell Timperman Ritz felt the rear stairs needed to be repaired. She also stated that Michell Timperman Ritz felt the rear stairs were in worse shape than the front stairs on the Market Street side, which is why they worked up a price for the rear stairs repair as well. Mr. Caesar noted that as a frequent user of the parking garage that it might be a good idea to put yellow treads on the edge of the steps so it was more visible to the public and would promote the use of the steps over the elevator. Mr. Caesar also noted that safety is the top concern with the elevator and the stairs. Mr. Dickey noted the safety issues with standing water in the parking garage with our recent cold weather and the water freezing and creating icy conditions within the parking garage. The Director noted that they were not requesting full approval, and that these were just architectural estimates. He stated that if this was an issue the commission felt strongly about we would gather quotes and start the process of repairing the elevator. Mr. Dickey noted the parking garage needed to be ADA accessible. Mr. Dickey motioned to approve Michell Timperman Ritz's proposal and to start the notice to quoters process. Mr. Barksdale seconded, and the motion carried 4-0.

The first item of New Business was **Resolution for Claims/Disbursements – RC-01-16**. The Director explained that this resolution gives the city controller the authority to cut checks for payments with set deadlines without committee approval. He specified that the checks would still appear on the financial report for approval in the following meeting. Mr. Dickey noted the commission wouldn't have to make special meetings just to approve these payments. Mr. Caesar motioned to approve Resolution for Claims/Disbursements – RC-01-16. Mr. Dickey seconded, and the motion carried 4-0.

The second item of New Business was the **Approval of Financial Reports dated 12/23/2015, 01/07/2016, 01/28/2016**. The President suggested a retreat or a special session to better explain the financial reports so everyone is on the same page. The Director pointed out and explained several line items to the commission. Mr. Barksdale asked about Bingham Greenebaum-Doll. The Director explained that Bingham Greenebaum-Doll is the company we used for lobbying last year. He also indicated that the Redevelopment Commission has a lobbyist and an active presence in legislation every year. The President asked about the Nance Floral Shoppe – Christmas charge. The Director indicated that it was for the Holiday decorations downtown, and came from the Scribner monies. Mr. Barksdale asked to receive a copy of the Nance invoice and The Director said that would be fine. Mr. Dickey motioned to approve the Financial Reports dated 12/23/2015, 01/07/2016, 01/28/2016. Mr. Caesar seconded, and the motion carried 4-0.

The third item of New Business was the **Amending Declaratory Resolution for the Park East TIF – RC-02-16**. The Director introduced Denise Barkdull from Frost Brown and Todd. Ms. Barkdull described the process of declaratory resolutions. She stated the city is interested in expanding the Park East economic development area by adding a parcel to the area for the expansion of Beach, Mold and Tool. Ms. Barkdull said this is amending the previous declaratory resolution for the Park East Industrial Park that established the original area. She said there are no amendments to the plan because there are no additional public improvements as a result of adding this parcel. She said this addition is a public utility

and benefit, will increase available jobs, and improve the area by growing tax revenue for the city. Ms. Barkdull stated that no residents will be displaced because of these changes. Mr. Barksdale asked if this property was located immediately across Green Valley Road from Beach Mold and Tool. The Director said this includes the vacant property across from Beach Mold and Tool and extends up the hill behind the property. He indicated that there is a storm retention basin there, and if there's ever an issue with the basin, TIF monies can be used to repair or expand it. The Director indicated that no taxing district will be negatively impacted. Mr. Caesar asked for the cost. The Director indicated it was the next agenda item. Mr. Dickey asked if this amendment extends the life of the TIF. Ms. Barkdull indicated that it will extend the life as to this parcel. Mr. Caesar motioned to approve the Amending Declaratory Resolution for the Park East TIF – RC-02-16. Mr. Dickey seconded, and the motion carried 4-0.

The fourth item of New Business was the **Crowe Horwath Contract for the Park East TIF Amendment**. The Director stated this gives Crowe Horwath the authorization to put together the project information. Crowe Horwath will compile and handle all of the financial information for this resolution. The Director indicated the fee of \$15,000 is in line with what we pay every time, and will be taken from TIF funds. Mr. Barksdale asked if there was a local office for Crowe Horwath. The Director said that the company has a Louisville office, however that office deals mainly with accounting and medical. The Indianapolis office specifically does municipal government, sewer and redevelopment work. He said there are a few firms that conduct this type of work, however none of them are local. Mr. Barksdale motioned to approve the Crowe Horwath Contract for the Park East TIF Amendment. Mr. Dickey seconded and the motion carried 4-0.

The fifth item of New Business was the **Cripe Contract for Beach Mold and Tool Survey**. The Director stated that this is the survey that goes with the declaratory resolution to move the process forward. He also stated that the fee was \$11,500, which is slightly more than we generally pay for surveys because of the difficulty of pulling the deeds for the parcel, as well as the difficulty of navigating the back part of the parcel which goes up the knobs. He said that this item would be paid for from the TIF fund. Mr. Barksdale again questioned the location of the company. Mr. Dickey motioned to approve the Cripe Contract for Beach Mold and Tool Survey. Mr. Caesar seconded, and the motion carried 4-0.

The sixth item of New Business was the **Ed Haire Appraisal Contract for Slate Run Road project**. The Director stated that this is a not to exceed \$79,400 contract for survey work on Slate Run Road, specifically looking into the cost of right of way. He stated this survey will give a clear picture of what the total cost of that project will be. He said the project will be done in two phases. The cost of right of way is completely unknown until it is appraised. The President inquired about previous discussions on the bike lanes and whether the sidewalks would have a grassy patch between them and the road. He also wanted to know about getting the input of the residents in that area. The Director stated this project was in motion during the term of the previous mayor. The current team has reviewed that plan, and revisions have been made. He stated we no longer have to completely take up and re-do the roadway, we can mill and pave instead and utility work would be extensive. The project will be fully funded by TIF money. The Director said this is the first piece of information we will need to get the project going. Mr. Caesar feels the sidewalks are very much needed, and will be interested to see the results. Mr. Dickey stated that part of the reason we got to this point is because the city grew, and this road didn't grow with it and we need to be sure that, within reason, we put in the infrastructure so that this road can continue to grow with the city. The Director said one of the reasons we waited was to see the outcome of the school referendum, which did not pass. Mr. Caesar asked if we would be working with New Albany-Floyd County Schools. The Director said yes, they would be involved. Mr. Barksdale stated that there is a lot of bike and foot traffic, and safety is a top priority. He also hopes we will bring the public in for meetings on this issue. The President and The Director said yes, for sure. Mr. Caesar asked about engineering fees. The Director said 95% have already been paid out. Mr. Dickey said there would be a minimum of one more

engineering contract that would come back before the commission. Mr. Caesar motioned to approve the Ed Haire Appraisal Contract for Slate Run Road project. Mr. Barksdale seconded, and the motion carried 4-0.

The seventh item of New Business was the **Approval of Fiscal Year (FY) 2016 Community Development Block Grant (CDBG) Citizens Plan**. The Director said that each year Redevelopment gets a CDBG allocation, and each year we solicit not for profits to be a part of the plan. He said that what they are approving today are the dates for this process. He also stated that we tend to stay with entities that we have used in the past because they are familiar with the process. He said he was most proud of the Parks department program, Pack the Bus, which gives school supplies to students, the YMCA for their aftercare program, and the Repair Affair. The President noted that the amount of money allocated from CDBG has steadily decreased the past 5 – 10 years. The Director agreed. The Director stated that most of the sidewalk projects downtown have been completed with CDBG money. Mr. Caesar motioned to approve the Fiscal Year (FY) 2016 Community Development Block Grant (CDBG) Citizens Plan. Mr. Dickey seconded, and the motion carried 4-0.

Other Business

The President asked for other appointments. Mr. Dickey said that he needs to be reinstated as the Tree Board Appointment. There was general discussion about appointments to various committees. Mr. Barksdale motioned to approve Mr. Dickey's appointment to the tree board. Mr. Caesar seconded, and the motion carried 4-0.

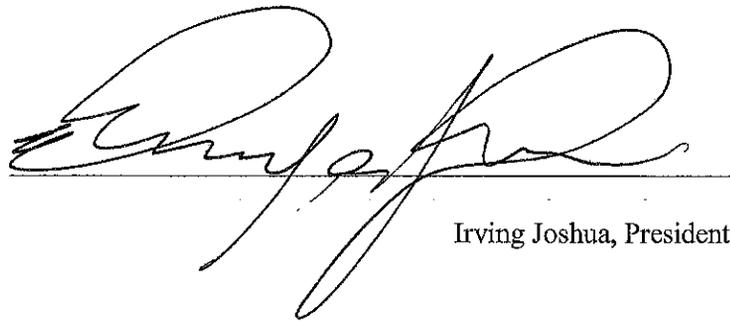
Mr. Barksdale stated the some preservationists around town are getting a little nervous about the Moser Tannery Building and the lack of progress. The Director assured him they are working on it.

Mr. Caesar wanted to make sure the Ohio River Greenway was on our list of things to discuss. The Director said he would discuss more later but it is on an April Letting.

Mr. Caesar reminded everyone that Clarksville will be closing their pool this year. He stated that we are in need of a solid plan now for traffic control and parking at our pool. The Director said that Holy Family said the park employees could use the back area of their parking lot for parking when there isn't mass. He also stated that we have an active lease on the corner property we used for overflow parking last year. TEG is working on pricing for the honeycomb parking in front of the pool and beside the fire house which allows grass to grow and is good for the environment, as well as an officer during peak days/times directing traffic. The Director said that Clarksville spending 4 million dollars on their pool just proves how important these facilities are to our communities.

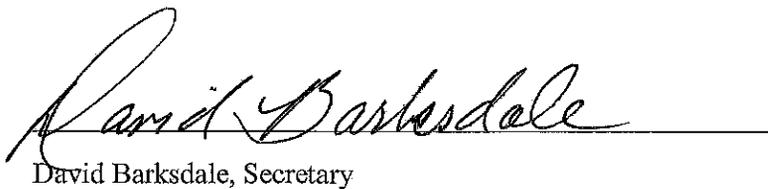
There being no other business, the meeting was adjourned at 3:45 PM.

Approved and Adopted this 9th day of February, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary