

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA,
HELD A REGULAR COUNCIL MEETING IN THE THIRD FLOOR ASSEMBLY
ROOM IN THE CITY/COUNTY BUILDING ON THURSDAY, APRIL 18, 2019 AT
7:00 P.M.**

MEMBERS PRESENT: Council Members Mr. Coffey, Mr. Caesar, Mr. Phipps, Mr. McLaughlin, Mr. Nash, Mr. Aebersold, Mr. Barksdale, Dr. Knable and President Blair.

ALSO PRESENT: Ms. Stein, Police Officer Shultz, Mr. Gibson, Mr. Hall, Mr. Thompson, Mr. Staten, Mrs. Moeller and Mrs. Glotzbach

President Blair called the meeting to order at 7:00 p.m.

INVOCATION: Given by Pastor Steve Burks.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Regular Meeting Minutes for April 1, 2019, Mr. Barksdale second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Dr. Knable stated that he had Mrs. Glotzbach copy a late letter that he received from Mr. Scott Whalen who wants his letter read into the record and believes that someone in the audience is going to do that later. He then said that he wanted to express how proud that he, as well as the community, is of the response from the police department. He said that there was an unfortunate event on the Bohannon Lane and would like for everyone to keep their thoughts with both the officer involved as well as the family involved on the other end of that. He said that he thinks the police did honorable service and that needs to be acknowledged.

Mr. Coffey stated the he didn't realize that Develop New Albany meets on Thursdays which is a really hard day for him to make so he asked Mr. Barksdale if he would like to take that position back.

Mr. Barksdale stated that he would have to think about it and let him know.

Mr. Nash stated that Dr. Knable brought to the council's attention last meeting the issue of speeding on Slate Run Road so he spoke to Mr. Summers about the possibility of moving the flashing speed limit signs on McDonald Lane to Slate Run Road but the signs were purchased through a federal program so they are permanent and can't be moved. He said that those permanent signs were \$18,000.00 but he doesn't know the price for the temporary ones and if any of the other members are interested in purchasing some. He said that he would be willing to pursue it if that is the will of the council.

Dr. Knable stated that for him, there is ample interest in getting one or two of those because they are mobile and can be moved from place to place.

Mr. Blair stated that he is interested as well because there are couple of spots that he knows of that could benefit from those. He then asked the members if they would like to have a show of hands from the members that are interested.

Mr. McLaughlin suggested that the safety committee weigh in on that.

Mr. Aebersold asked if Slate Run School will have any special signage, lights or crossings.

Mr. Nash stated that they will have the standard crosswalks because that wasn't part of the project.

Mr. Coffey asked if we have any of those signs now because he thought he has seen them on Spring Street.

Mr. Nash stated that those are permanent.

Mr. Coffey stated that he is talking about the ones that show you how fast you are driving and he just wanted to know if we have any now and how many we have.

Mr. Nash said that he will check into that also. He then stated that Mr. Summers sent out an email with a memo and information in response to Mr. Feiock's concerns at the last meeting on Mt. Tabor Road. He explained that the six inch drain that Mr. Feiock referred to is called a French drain which drains the water from underneath the roadway only and into the catch basin so it is not rainwater that is flowing through that. He stated that Mr. Feiock was also concerned over the pipe not going farther out and Mr. Summers explained that the farther the pipe goes out, the more directlt the water would hit and cause more erosion. He said that it is set up to flow down the riprap at a certain pace so as to dissipate the energy as it goes down to eliminate the erosion.

Mr. Blair stated that Mr. Summers did email the council a response to some of the concerns brought up at the last meeting regarding the Mt. Tabor Road project and wanted the memo be read into the minutes. He said that Mr. Summers is on vacation so he wasn't able to attend tonight's meeting but said memo and information are on file in the city clerk's office. He also stated that another concern of Mr. Feiock's was why they used duct tape to hold together the corrugated pipe.

Mr. Nash explained that there is a coupling between the two pipes and the duct tape just kind of holds it while they fill it.

Mr. Blair stated that he read through the information that Mr. Summers sent them pretty quickly but it looked to him like he was very thorough and addressed all concerns.

Mr. Phipps stated that board of works approved a four-way stop at E. 13th Street and Elm Street to help slow traffic and he is very appreciative of that as are his neighbors and he would love to see a few more implemented.

Mr. Barksdale stated that he is appreciative of that stop as well because he does feel that it is slowing down traffic.

COMMUNICATIONS – MAYOR:

Mr. Hall stated that the city has a lot of positive things going on right now such as new businesses opening, new investments being made and new jobs being created. He then stated that with all of these positives happening, we cannot neglect our neighborhoods and tonight we have a great opportunity to redevelop the Colonial Manor area so Mayor Gahan is encouraging the support of the council to get this done. He said that tomorrow night from 4:00 p.m. – 8:00 p.m. is the Kentucky Derby FamFest which will be held

behind the YMCA and is a way for the Kentucky Derby to outreach into Southern Indiana. He also said that he will be announcing the summer concert series next week.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

REPORTS – COMMITTEES, BOARDS OR OTHER OFFICIALS AS REQUESTED BY A MAJORITY VOTE OF THE COUNCIL:

PLAN COMMISSION – Mr. Phipps stated that they met Tuesday night and they sent three favorable recommendations on to the board of zoning. He said that two of them were existing daycare centers which are required now to get licensing and one was on Valley View Road and the other was Griffin Street. He said that they also sent on to the board of zoning, with a favorable recommendation, an expansion at Northside Christian Church on Charlestown Road.

ROAD WEIGHTS COMMITTEE - Mr. Caesar stated that the committee met to discuss heavy trucks on our roads and he spoke with the county and got a copy of their ordinance which he passed out on the members' desks tonight. He said that the county's ordinance is a lot easier than ours will be because we may have to look into a report which indicates how the asphalt is in the city. He added to move forward with this, we may have to spend some money to determine where trucks can go and where they can't go in order to make the law have any backbone to it.

Mr. Blair stated that he is a member of that committee and he thought that they were thinking they would test one or two roads and put some signage up and see if it is beneficial then maybe expand to other areas. He pointed out that it will require an appropriation from this group to buy signage, etc.

Mr. Caesar stated that the board of works will have to be involved as well.

Mr. Blair stated that Mr. Caesar can identify where he would like to place signage and get approval from the board of works then come back to the council for an appropriation.

Dr. Knable asked if there is a mandate pretesting the surface of the streets or is it just to make sure that we are putting them on our more durable roads.

Mr. Caesar stated that making sure that the roads are durable is part of it but in order to fight someone, you have to have cause and the cause would be that they are tearing up the roads so there will have to be more research done to determine what these roads can actually hold.

Mr. Blair stated that there are a couple of roads that we see deterioration on now so we thought to just test on the vulnerable ones to see if we can keep the heavy trucks off of them to minimize the damage. He said that if we do, then we can come up with a more comprehensive plan.

Mr. Aebersold asked if the committee discussed why the 6-ton limit signs were taken down over the years.

Mr. Caesar replied no.

Mr. Coffey said that he has been told that we have no weight limits. He then pointed out that there a couple of factories that are in neighborhood areas that are supposed to come down one road but they are going through the roads in the middle of the neighborhood. He added that there should be something done on those immediately.

Mr. McLaughlin stated that some of them are alleyways where we have storm lines and sewer mains going through. He said that a couple of months ago we had a sewer truck go through the pavement at an alley off of Vincennes Street.

Mr. Caesar asked the members to get information to him on any particular areas that they know of that are problems.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS – PUBLIC: R-19-05 (Vacant Building Deduction)

COMMUNICATIONS – PETITIONER: R-19-05 (Vacant Building Deduction)

Mr. Staten explained that HMS Global Maritime has chosen 213 Pearl Street to be the new site for its training and client engagement center. He said that we beat out several other prominent cities also known as river cities and we are very excited about this project. He stated that they are going to be expanding their business and building out in the area with almost a \$500,000.00 investment in the building and eventually providing close to 50 jobs at approximately a \$23.00 per hour rate. He explained to the council that they have in front of them a vacant building deduction which is essentially a three-year deduction on the base value and breaks down to 100% the first year and 50% the next two years. He added that this is the third building in downtown New Albany for this company. He then introduced Mr. Bill Spaeth, Senior Vice President of Marketing with HMS Global Maritime and stated that he could answer any questions the council may have about the company.

Mr. Caesar asked if they will be using the entire building.

Mr. Staten replied yes and stated that the inside of the building is going to be designed to look like a river cruise ship. He also stated that he forgot to mention that they will be training close to 200-300 employees per year out of this site so in addition to 50 new jobs, you will also have an influx of people downtown.

Mr. Caesar stated that as the new employees come in, he hopes that they will be directed to park in appropriate places and not in front of someone else's business.

Mr. Barksdale stated that he believes that Mr. Waggoner arrived in downtown New Albany in about 2001 and purchased the old Williams Bakery Building. He said at that time, the downtown area barely had any activity. He also said that Mr. Waggoner then purchased the old White House Building and the old Baptist Tabernacle building so he believes this is his fourth building downtown. He stated that this is just a wonderful company and New Albany is the home to their international headquarters.

Mr. Phipps stated that this is a big win for New Albany and downtown. He asked Mr. Barksdale if he knows the history of the building offhand.

Mr. Staten said that he believes the building has been vacant since the 1980's so it has been a while since anyone has even been in there.

Mr. Barksdale stated that it is about an 1880's style building and about 10 years ago when they took the aluminum front off of the building, they found all of the limestone and such and rebuilt the cornice so they have really done a good job with that.

**R-19-05 A Resolution of the Common Council of the Phipps
City of New Albany for the Designation of an
Eligible Vacant Building and Approval of an
Eligible Vacant Building Deduction Pursuant to
Indiana Code 6-1.1-12.1 as Amended**

Mr. Phipps introduced R- 19-05 and moved to approve, Mr. Barksdale second, all voted in favor.

COMMUNICATIONS – PUBLIC: R-19-06 (Colonial Manor)

Mr. Maury Goldberg, 1115 E. Main Street, stated that when he was a governor with Lion's International, they had hoped to have their convention in downtown New Albany but couldn't because the city did not have accommodations for a convention of that size. He said that small conventions are what we need in this city because it will bring money into our city. He also said that it should be a 9 to 0 vote to approve this thing and the people in that area should have a seat at the table. He stated that at the public meeting, one plan out of six got the most interest and that was option number 3 to put businesses there.

Mr. Steve Burks, 1111 Lafayette Drive, stated that he does live in District 5 and while he feels that developing Colonial Manor is a great idea, he would like to see a study done that really deals with the properties starting at Vincennes Street and coming all the way up. He said he wondered if the council would consider doing a broader study on what we can do to develop that corridor from Vincennes Street up to Zesto on Charlestown Road. He then read Mr. Scott Whalen's letter to the council opposing the Colonial Manor purchase. Said letter is on file in the city clerk's office.

Mr. Doug Hosier stated that he is yielding his time to Mrs. Cathy Copas.

Mrs. Cathy Copas, passed out a letter which was an invitation to their citizen-organized listening session on Wednesday, April 24th starting at 6:30 p.m. at the First Church of God. Said letter is on file in the city clerk's office. She stated that they will be providing a summary of everything said there and will also be Facebooking it live. She then stated that she wanted to speak regarding what she believes is a very exciting set of amendments to the Colonial Manor Resolution. She stated that there needs to be a full corridor study and a set of amendments that will provide a sense of trust and transparency, acknowledge the skills, talents and vision in our neighborhood and a proper claiming of the greater oversight by our city council in this entire endeavor for a healthy broadening of the tent of responsibilities for our city's economic development life. She said that we all understand that Colonial Manor will never be exactly the kind of development that it once was but recovering a sense of creative reproach to effectively move forward takes a whole lot of people working together such as financial people, urban planners, developers, architects, marketers, city personnel, etc.

Mr. Josh Turner, 1851 McDonald Lane, thanked the council for allowing him to speak. He stated that he wanted to express to the council and the city that he believes everyone just needs to pump the brakes and use some caution here. He said that there is no reason to move so quickly on a property that has been neglected for over a decade especially when we are talking about spending over \$2.5M of taxpayer dollars. He explained that he wants to see this project done just as much as everyone else but that it has to be done

the right way. He stated that 1/3 of the population of New Albany lives within a one-mile radius of Colonial Manor and we do not need residential, we need amenities. He said that Colonial Manor was once a thriving center and it can be even better today so let's not miss this golden opportunity to make something great that future generations can appreciate. He also said that it is time to do what's best for the city and it is time to listen to the people.

COMMUNICATIONS – PETITIONER: R-19-06 (Colonial Manor)

Mr. Staten stated that he wanted to start out putting an end to some rumors that have been going around about subsidized housing going on the site. He said that the New Albany Housing Authority has no interest in purchasing this property nor developing this property; it has not been discussed nor is it part of their plan. He also said that he wanted to make it clear that if the purchase goes forward and some sort of housing component goes in, it will be market rate housing and that is why redevelopment is involved in this project. He then explained that Colonial Manor was once a vibrant area but is now blighted and since the 2006 due 2007 tax year, the assessment of the property has declined by over 61% and the taxes collected has declined by over 46%. He stated that revenue feeding into the Charlestown Road TIF District has decreased by an estimated yearly revenue of \$37,485.00 and the continued blight of the property has had a negative effect on surrounding neighborhoods, leading to other vacancies across the street. He said that as retail continues to target areas downtown and closer to the interstate, the Colonial Manor area has become more and more in need of redevelopment. He pointed out that our own comprehensive plan, adopted by this body in 2017, targets this area for redevelopment. He stated that the time to act is now because he is confident that an eventual development at this site would not only pay itself off in tax revenues, but would also be taking the neighborhood storm water problems into consideration by breaking up the concrete parking lot and adding areas with more permeable surfaces. He explained that for the past two years, the city has made multiple attempts to purchase this property and last fall the number that they were given was \$4.7M which was not a reasonable price. He said that at that point, they reached out a local property owner, Mr. Chad Sprigler with Phoenix Holding LLC, who owns Lochwood Apartments which are adjacent to the Colonial Manor property. He explained that Mr. Sprigler assisted the city by contacting the owner of the property to reach the lower and more reasonable price of \$2.6M. He then added that Mr. Sprigler will not be involved in the RFP process. He explained that they have performed an Environmental Phase 1 that states that with the absence of onsite concerns, no further evaluation is needed at this time so that basically means that we can now move forward from an environmental standpoint. He said that they have looked at the TIF financial statements and asked Crowe LLP to review the TIF finances and they are in agreement with us that the TIF district can support this project without having a negative affect on any other currently scheduled projects. He then introduced Mr. Tim Berry with Crowe LLP and said that he has served 8 years as Indiana State Treasurer and another 6 years as Indiana State Auditor and will go into more detail about the finances.

Mr. Tim Berry stated that they were asked to conduct a revenue analysis on behalf of the city redevelopment commission for the Charlestown Road TIF District. He explained that the TIF district finances have been consistently very healthy as well as the revenue within it. He said that through their analysis, they show a balance in excess of \$2.5M after the purchase of this property as well as the proposed projects in 2019 within the district. He stated that this will not have any impact on any other TIF allocation area finances as it cannot do so according to law.

Mr. Staten stated that they are before the council tonight because as state law dictates, the legislative body has to confirm the purchase of the property by the redevelopment

commission by voting in favor of R-19-06 since the property is being purchased above the appraised value. He said that members received two appraisals that say the average “as is” market value is \$2.075M which is obviously below the negotiated purchase price of \$2.6M. He stated if purchased, he added a letter to the packet highlighting what the redevelopment commission will do in regards to disposal of that property. He explained that if we move forward after the vote tonight, we will have one to three months to close on the property and they are promising three public hearings in the months of July, August and September where they will receive written and oral comments. He stated that NARC will analyze the information gathered and will provide a draft of the proposals and a draft of the RFP will be on the agenda and discussed at a regular redevelopment commission meeting. He said that once finalized, the RFP will be open for no less than 60 days and shall be publicized in no less than two publications on no less than two occasions. He added that he would like to get it out there more to get it in as many hands as possible. He explained that prior to the selection of a developer, the redevelopment commission will hold a fourth public hearing to collect comments on the proposed development and will then narrow it down to one before anything is finalized and have another public hearing to hear comments on that development. He then stated that Mr. Beau Zoeller from Frost Brown Todd is present for any legal questions.

Mr. Blair stated that he appreciates Mr. Staten’s due diligence and providing all of the information because as a member of the council, he asked a lot of questions and Mr. Staten answered them all and has been very good to work with.

Mr. Zoeller stated that he has heard there are contemplations of amendments so he wanted to advise the council that any amendments would require the redevelopment commission’s approval as well so those would have to go back to them to be approved.

**R-19-06 A Resolution of the Common Council of the Nash
 City of New Albany Affirming the Purchase of
 Colonial Manor by the New Albany Redevelopment
 Commission**

Mr. Nash introduced R-19-06 and moved to approve, Mr. Phipps second, Mr. Coffey, Mr. Aebersold, Mr. Barksdale, Dr. Knable and Mr. Blair voted no and Mr. Caesar, Mr. Phipps, Mr. McLaughlin and Mr. Nash voted yes. R-19-06 did not pass.

Mr. Nash stated that the first question that Mr. Goldberg asked at the public meeting was if the city owns this property and the city does not. He said that the problems is that we can’t do anything to this property or make any plans for the property until we own it.

Dr. Knable stated that we have to understand that TIF decisions have ripple effects and is a very serious consideration because there are opportunity costs with them and there is a study that says TIF spending doesn’t really promote any economic advantage over letting the free market dictate the process. He said that he heard some people say that this is going to fall out on party lines so he wanted to remind everyone that we have Independents, Democrats and Republicans here and there is really no party way to do things; there is only a right way to do things. He said that in order for him to vote favorably, he would have to have had at least three different things take place that have not taken place to date. He said the first thing would be meaningful public input and he felt that in the public meeting that was held, that did not take place. He said the second thing is that there has to be a pathway of meaningful and ongoing council oversight on this project because we are being asked to commit almost \$4M of taxpayer monies after bonds are paid. He added that the council has a financial responsibility and if this thing falters, it is on us and he feels that it would be irresponsible of them to commit resources to this without having more information on hand than they have tonight. He stated that

number three is that he needs to know what is he voting for because he doesn't know if there are going to be 30 dwellings there or 300 and doesn't know what type of commercial enterprises are going to be there. He stated that he thinks that Colonial Manor is a key to that area so he would like to see a corridor study including that property in the study. He added that two key points that were made earlier with one being that the area is already resident dense so we really don't need any more residential property within it. He said the other key point is that Mr. Turner suggested pumping the brakes and slowing down a little bit. He stated that this is not a crisis and feels that if another buyer swoops in, then halleluiah, they have taken it off of our hands. He summed up with stating that we should let the free market work here and let the people that live in that area have some input with regards to some really good and creative ideas that we have not considered yet.

Mr. Coffey stated that he is not going to vote for this tonight because he is very disappointed with the lack of public input the citizens in that area have had and that the council has not been given information on this or it has been dribbled out slowly and he has to know what is going in there as do the residents in that area. He added that if someone comes in and buys the property, the council and the citizens would have more input than what they have been given here. He stated that it has been brought up that the TIF finances are fine and they can handle this but they did not get information on the obligations that are coming out of that TIF and that is very important. He said that he is not against looking into this and putting money into it, but he wants to know what is going on and feels that there needs to be a citizens group that will have the opportunity to give their input.

Mr. Nash stated that Mr. Staten has committed to three public meetings over a three-month period and we can't ask for a Request For Proposal without owning the property.

Mr. Coffey stated that you can ask any developer if they are interested and to come forward.

Mr. Nash said that we can't do a formal RFP without owning the property.

Mr. Coffey said that we can ask them but Mr. Nash is asking is for them to commit all kinds of money and let it go in another direction that someone else wants it to go in. He stated that there is no reason that this council, the administration, the redevelopment commission and this neighborhood can't work together to come up with a good solution.

Mr. Nash stated that if you read down Mr. Staten's points, he meets every one of Mr. Coffey's requirements.

Mr. Coffey stated that he doesn't and if the council passes this then that means that the money will go and public input will mean nothing at that point.

Mr. McLaughlin stated that he grew up in that area and a lot of it has stayed the same since he was there so if someone buys the Colonial Manor property, that owner would have a little more say with what they want to do with it because it is their property. He said that if redevelopment buys it then we would have more input, the administration would have more input and the public would have more input. He added that he is not a developer or engineer and no one on the council really is so we have to have trust built into this and let the New Albany Redevelopment Commission move forward with their process. He stated that they say they are going to have public input so he doesn't know how much further we can go with this as representatives except to hold them to the agreement that is in the document. He said he would like for Colonial Manor to be like it was at one time but doesn't believe it will ever be. He also said that a corridor study is

something that should probably be done and maybe the council can help with that. He added that he is not sure that he should obstruct what is trying to be done here.

Mr. Barksdale stated that in no way is he against development at Colonial Manor but he does feel that some tweaking could be done and additions made to this. He said that he thinks that the corridor study would be huge for this document to include because we are not just looking at the Colonial Manor Shopping Center, but rather, the whole corridor because it would be nice to know what development would fit in there. He stated that he knows Mr. Staten has built in two or three public meetings at the NARC meetings but he thinks that a committee should be formed consisting of about five members and then guide the redevelopment commission on ideas. He said that he really feels that those items need to be put into this document.

Mr. Phipps stated that he does think that in a perfect world, doing a study would be a great idea but you are going to slow down the process by doing that and increase the cost of the project. He also stated that in terms of letting the market dictate what goes there, the market has failed and that area has been blighted for number of years. He said the market is dictating that everything is going out Charlestown Road or coming downtown. He added that properties in the downtown neighborhoods are on the market for a few days and then they are sold and he doesn't think that you see that in that area of town. He also added that he thinks with that shopping center being blighted, it is bringing down the property values of the homes around it. He stated that he doesn't know what is planned there but feels that something like infill housing would be great there because it will improve the property values in the neighborhood and then businesses are maybe likely to follow. He said that if we leave it to the free market and someone maybe buys it, they could do a lot of things that are within the zoning code without having any public input but at least this way, the city would have some kind of control on it. He also said that sometimes you need to get the government involved and invest to stimulate growth and he feels this is a perfect plan to do that.

Dr. Knable stated that every dollar that we commit through TIF spending takes away money from our school board. He then asked if the market has failed that area or have we failed that area by not enforcing codes pertaining to such things as rental properties deteriorating and speeding in that area. He stated that it is a multi-factorial issue and he would recommend to perhaps take some ideas to the redevelopment commission as to what we would like to see proposed in an amendment to this. He said that a community advisory board was mentioned so he asked who would name those members. He also said that he has said what it would take for him to vote yes on this and he hasn't seen those things here tonight.

Mr. Aebersold stated that he would probably never go out and buy a piece of property if he didn't know what he was going to do with it. He said that he would come up with a lot of ideas and decide which one would make the most sense and then figure out if the purchase is worth it. He said that he looks at this in the same way because we would be spending taxpayer money so we have to look out for them. He explained that he would want to know what is going in there and would not want to spend \$2.6M on this without knowing what we are going to do with it. He added that he would have to have a little more direction on what we are going to do with it before he could vote for it.

Mr. Blair stated that he agrees with a lot that has been said tonight and he wants to see this redeveloped but his vote is going to be more of a reflection of what the state allows. He said that he found out that they can't amend the resolution because the city council does not have that authority to do that so we either have to vote it up or down. He said that it frustrates him that we have a non-elected board of five members of which three are appointed by the administration and two by the council and they deal with the largest

amount of discretionary funds that the city has because there is \$13M in our seven TIF districts. He explained that the council creates the redevelopment commission, the council has the authority to say yes or no on a purchase that is higher than the appraised value and the council has the authority to approve financing or bond issues but that is about it. He said that to him, the way it is structured is very frustrating because the council is made up of elected officials and are accountable so we should be helping to dictate what goes on with the spending in the city and not a redevelopment commission that is largely controlled by the administration. He added that he wants to see more discipline in our redevelopment commission as far as presenting detailed plans when they request money for projects. He also added that he saw public meetings on the Reisz Building, on the Mt. Tabor Road project and the first public meeting on this process and they weren't public input meetings, they were information sessions. He said that he was very critical of the Reisz Building project and they had a plan for that so he absolutely does not want to just hand them \$2.6M on this project with no plan. He then explained that the other thing that redevelopment has the ability to do is take an option to purchase the property which would give them time to develop a plan and come back to present that to the council before they vote on it. He suggested that the council vote this down this evening and then give them some specific items that we want to see such as a corridor study, a citizens advisory committee, environmental report, at least three public hearings, broad advertising for bids, RFP needs to be open at least 90 days, public input on the selection of the developer, a detailed development plan which should include the detailed site plan, the purchase price of the property, the projected economic return on the city's investment, the name and experience of the developer and the projected economic benefit to the businesses and homes in that area. He said that if the council is in agreement with those, he will ask the council attorney to draft a letter to the redevelopment commission to let them know what we want before it comes back before this body.

Mr. Coffey asked how many people do the council members know in that area and stated that he really thinks that the residents in that area should request who they want on their advisory committee.

Dr. Knable stated that he sees no problem with calling for nominations from that area but he would like to see members with some background and longevity within the area.

Mr. Coffey stated that he hopes out of those five, there are three that are residents in the area because sometimes business people are focused on their business and not on the neighborhood.

Dr. Knable stated that he is fine with those items that Mr. Blair set out and is comfortable with putting the ball in their court and letting them tweak it and bring it back before the council. He said that he understands that this will slow the process down but we have one chance in a generation to get this right.

Mr. Coffey asked if the public hearings will take place during this process or after the decision is made.

Mr. Blair stated that the way he has it written is that there will be three public hearings during the planning stage after the corridor study and then another public hearing once the developers have submitted their RFPs to review the different proposals. He then said that if everyone is okay with it, he will give the items to the council attorney to draft a letter to the redevelopment commission.

Mr. Phipps asked if the council could vote on it.

Mr. Coffey, Mr. Caesar, Mr. Aebersold, Mr. Barksdale, Dr. Knable and Mr. Blair voted in favor of submitting the list of items to the council attorney to draft the letter to redevelopment, Mr. Phipps, Mr. McLaughlin and Mr. Nash voted against it.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Mr. Roger Baylor stated that he is presently working on Main Street and a couple of times recently when we had high winds, the street was closed in front of the Reisz Building. He said that a lot of people downtown are confused about closing a street down when the wind blows and why the building is being propped up. He added that he has looked at the board of works minutes for information but seems to have missed it.

Ms. Kelly Feiock stated that it has been two weeks since she informed the council of the misappropriation of funds on the Mt. Tabor Road project and asked if the council has had an opportunity to discuss that or has done anything in response to it.

Mr. Coffey stated that he has requested information from the state.

Ms. Feiock stated that she is disappointed with everyone on the council because she told them about an alleged crime and they should have reported this to the authorities both ethically and legally. She said that the council has a legal obligation to report this so she called the prosecutor's office to see if that had been done and it wasn't so it has now been turned over to the Indiana State Police to investigate. She passed out a copy of the Indiana law requiring this and said that in the future, she hopes that their counsel will advise them more. She said she also hopes as a resident that the council will listen and take seriously when people come to them with complaints or alleged crimes taking place.

ADJOURN:

There being no further business before the board, the meeting adjourned at 8:30 p.m.

Scott Blair, President

Vicki Glotzbach, City Clerk