MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 27, 2015, 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 Edward Hancock, Secretary Dan Coffey
Commission Members Absent:	John Gonder
Staff Members Present:	David Duggins, Director Jessica Campbell, Public Facilities Specialist (PFS) Robin King, Neighborhood Initiatives Assistant (NIA)
Others Present:	Trent Baker, Redevelopment Office Lisa Donohue, New Albany Housing Authority Brad Ramsey, Code Enforcement Officer Amanda Schamel, New Albany Housing Authority Jim Silliman, Jacobi, Toombs, & Lanz, Inc. Daniel Suddeath, News and Tribune Larry Summers, City Engineer Alicia Vaughn, City Consultants & Research, LLC

The President called the meeting to order at 2:30 p.m., and the roll was called. Mr. Gonder was absent.

The first order of business was the **Oath of Office of the Commission Members** by the City Clerk.

The next item of business was the **Election of Officers.** The President opened the floor to nominations. Mr. Coffey made a motion to retain the same officers as the previous year, with Mr. Joshua as President, Mr. Dickey as Vice President, and Mr. Hancock as Secretary. The motion was seconded by Mr. Hancock, and approved by a vote of 4-0.

The next item of business was **approval of the minutes** from the December 9, 2014, meeting. Mr. Dickey motioned to approve, Mr. Hancock seconded, and the motion carried 4-0.

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

The next item of business was examination of the financial report... No action was required.

The first item of new business was **The Analysis of Impediments to Fair Housing Choice,** presented by Alicia Vaughn of City Consultants & Research, LLC. The Director explained that the City hired Ms. Vaughn's firm to conduct this study, required of all HUD entitlement communities as part of the CDBG 5-Year

Consolidated Plan. Ms. Vaughn presented an outline of her report, explaining that she obtained the data from a survey posted on the City's website, as well as interviews with stakeholders. Ms. Vaughn explained that HUD considers Fair Housing to be affordable housing, with residents paying no more than 30% of their income for housing related costs. The presentation included the list of impediments to fair housing choice, and recommendations for eliminating those barriers, including hiring a dedicated Fair Housing Officer, building a Fair Housing website with links from the City's website, and participating in a regional fair housing testing program every three years. Mr. Coffey asked if resources were available to hire a Fair Housing Officer. The Director stated he would investigate the possibility of hiring someone. The matter will be taken up at the next meeting, after review.

The next item of new business was the **Qualifications for Professional Architecture Services for Griffin Recreation Center.** The PFS explained that the project included kitchen rehab and an additional storage area. The Director stated that asbestos testing has already been conducted in the kitchen, and none was found. The President asked what the budget is for the project, and the PFS stated the budget is approximately $163,000.00, including architectural services and construction, and is CDBG funded. The Director stated that the architectural services costs are generally approximately 8% of the budget, which would be $13,040.00. The Director stated that Michell Timperman Ritz Architects was the only firm to submit a proposal. Mr. Coffey motioned to approve awarding the contract for Architecture Services for the Griffin Street Recreation Center to Michell Timperman Ritz, Architects. Mr. Dickey seconded, and the motion carried 4-0.

The next item of new business was **Quotes for the Garage and Wayfinding Signage Project.** The Director reminded the Commissioners that this project was previously approved, and the quotes are for the fabrication and placement of the signs. The President opened the sealed quotes. The first one, from the Sign4 Company, Louisville, Ky, was for $60,285.00, including the alternate for lighted signs. The second quote, from Geographs Industries, Harrison, Ohio, for $127,450.00, also included the alternate. The Director asked the Commissioners to take the quote under advisement until the next meeting, when the consultant will come in and explain. Mr. Hancock requested he come to the following meeting, as he will be unable to attend the next meeting. The Director stated he will verify how long the quotes will be honored. Mr. Dickey motioned to take the quotes under advisement, Mr. Hancock seconded, and the motioned carried 4-0.

The next item of new business was the **Memorandum of Understanding Faegre Bakers Daniel LLP** for professional lobbying services. The Director explained that the City is requesting to enter into a year-long contract with this firm. They will have direct access to the General Assembly, monitoring any actions regarding TIF districts, and lobbying on the City's behalf. Mr. Coffey and Mr. Hancock expressed concern that the same firm had been working against the City on other matters. The Director explained that matter was regarding property tax evaluation, and the lobbying firm will be handling TIF legislation. The President asked if there were other firms available. The Director said there were, but time is of the essence, since the long session of the General Assembly, which is in session now, is when changes to fiscal policy are made. The President asked Mr. Dickey for his input. Mr. Dickey reiterated that time is a concern, and that the city can't wait too long to hire someone. Mr. Coffey motioned to appropriate the money to hire a different, more impartial, lobbying firm. Mr. Dickey seconded, and the motion carried 4-0.

The President initiated a discussion regarding holding a working retreat to discuss upcoming projects. The Director asked the Commissioners to send him their availability dates in March.

There being no other business, Mr. Hancock motioned to adjourn the meeting, Mr. Dickey seconded, and the motion carried 4-0. The meeting was adjourned at 3:38 p.m.

Approved and **Adopted** this 10th day of February, 2015.

Irving Joshua, President

ATTEST:

~~Edward Hancock, Secretary~~
Adam Dickey, Vice President