MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The rescheduled regular meeting of the New Albany Redevelopment Commission was held on Friday, October 17, 2014, at 9:00 a.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present:	Irving Joshua, President Adam Dickey, Vice President John Gonder
Commission Members Absent:	Edward Hancock, Secretary Dan Coffey
Staff Members Present:	David Duggins, Director Jessica Campbell, Public Facilities Specialist (PFS) Robin King, Neighborhood Initiatives Assistant (NIA)
Others Present:	Amanda Schamel, New Albany Housing Authority Tom Schellenberg, Jacobi, Toombs & Lanz, Inc. Daniel Suddeath, News and Tribune Larry Summers, City Engineer

The President called the meeting to order at 9:00 a.m., and the roll was called. Mr. Hancock and Mr. Coffey were absent.

The first item of business was the **Approval of the minutes of the September 9, 2014, and September 30, 2014, meeting of the New Albany Redevelopment Commission.** Mr. Gonder motioned to approve the minutes, Mr. Dickey seconded, and the motion carried 3-0.

The President opened the floor to **Comments from the Public** and noted there were none.

The next item of business was the **Examination of the Financial Report**. No action was required.

The first item of new business was the **Supplemental Agreement #1 For Jacobi, Toombs, and Lanz, Inc. for the General Services Agreement for Professional Engineering Services, for Small, Miscellaneous Projects,** increasing the amount of the contract from $5,000 to $15,000. The Director explained that he asked Jacobi, Toombs, and Lanz to review the projects to look for areas where costs can be reduced. Mr. Dickey motioned to approve, Mr. Gonder seconded, and the motion carried 3-0.

The next item of new business was **Change Order #1 for C. Rosio, LLC., for over-seeding and fertilizing the soccer fields at Binford Park,** for a total of $20,500.00. The Director explained that the fields were over-seeded with Rye grass to ready them for the spring soccer season, and that the Bermuda grass will take over. Mr. Dickey asked if the money was coming from the contingency fund. The Director stated it was. Mr. Dickey motioned to approve, Mr. Gonder seconded, and the motion carried 3-0.

Mr. Dickey asked about the drainage issue at Binford Park. The City Engineer stated that options that would not disturb the recent mitigation work are being reviewed. Mr. Dickey asked about the masonry entrance to the park. The Director explained that it would be replaced with one that matches the other park entrances.

The next item of new business was **Resolution #RC-08-14 Transfer of Property to Neighborhood Stabilization Program (922 Culbertson and 1114 Beeler) to New Directions Housing Corporation.** The Director explains that this will begin Phase II of the Neighborhood Stabilization Program. He explained that funds are available to build seven or eight new houses, that two new houses would be built on the Culbertson lot, and that the Beeler Street home would be rehabbed. The Director stated that the cost per house will be lower in this phase of the NSP. Mr. Gonder said that, although he is a proponent of New Directions, he is still upset with how the 922 Culbertson Property was handled, and he can't vote for it. A discussion ensued about the need for the City to be more proactive in trying to save historically significant properties. Mr. Dickey stated that the outcome of 922 Culbertson cannot be changed, and it would be a disservice to the community to leave a vacant lot. He expressed the need to move forward, and motioned to approve the resolution. Mr. Gonder seconded, and the motion carried 3-0.

The President suggested establishing a **formal procedure for identifying at-risk historical structures** in the city, prioritizing those in certain areas targeted for revitalization, and perhaps partnering with an entity that has expertise in this area. The Director stated he would look into it, and provide additional information at a future meeting.

The next item of new business was the **Analysis of Impediments to Fair Housing Proposal**. The Director stated that the costs were in line with previous years, and the firm had excellent references. He recommended approval. Mr. Dickey motioned to approve, Mr. Gonder seconded, and the motion carried 3-0.

The President asked about the **New Albany Grid System Analysis by Jeff Speck**. The City Engineer explained that he and John Rosenbarger, Public Works Supervisor, have been in constant contact with Mr. Speck through conference calls, and that Mr. Speck is prepared to bring a presentation to the Administration. After the presentation to the Administration, there will be a public presentation. Mr. Dickey asked if it would be recorded in some way. The Director stated it would. The City Engineer stated that working with Mr. Speck has been a good cooperative effort.

There being no other business, the meeting adjourned at 9:55 a.m.

Approved and **Adopted** this 25th day of November, 2014.

Irving Joshua, President

ATTEST:

Edward Hancock, Secretary