

## MINUTES

### **NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, March 6, 2012, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President (left at 3:35pm)  
Kevin Zurschmiede, Vice-President  
Edward Hancock, Secretary  
Adam Dickey  
Diane Benedetti

Commission Members absent: Lee Cotner, School Board Advisory Member

Staff Members present: Carl E. Malysz, Director of Community Housing Initiatives  
John Rosenbarger, Public Works Projects Supervisor (PWPS)  
Cyndi Krauss, Financial/Compliance Manager (FCM)  
Sherrie Holmes, Public Services/Facilities Specialists (PSFS)  
Amber Mayfield, Administrative Assistant (AA)

Others present: Danielle Archer, St. Elizabeth's (2:30 & 7:00 p.m.)  
Scott Blair, City Councilman (7:00 p.m.)  
Gary Brinkworth, John G. Brinkworth Inc.  
Deb Bulliet, Harrison Educational & Literacy Program (7:00 p.m.)  
Dave Duggins, Director of Economic Development  
Michael Gardner, New Directions Housing Corp.  
Shane Gibson, Attorney-at-Law  
Nathan Grimes, Renaissance Design  
Christine Harbeson, Interfaith Community Council  
Roger Jeffers, NA-FC Parks Department (2:30 & 7:00 p.m.)  
Bob Lane, New Albany Housing Authority  
Jorge Lanz, Jacobi Toombs & Lanz  
Jill Saegesser, River Hills  
Daniel Suddeath, The News and Tribune  
Lisa Thompson, New Directions Housing Corp.  
Ruthanne Wolfe, New Albany Housing Authority

The President called the meeting to order at 2:32 p.m., and the roll was called.

The first item of business on the agenda was a **Public Hearing for the Fiscal Year 2012 Community Block Grant One-Year Action Plan.**

Christine Harbeson with **Interfaith Community Council, Inc.** addressed the Commission. She stated that Interfaith is asking the Commission for \$5,000 this year, which is enough to provide a backpack filled with basic school supplies to at least 200 of the 3,500 eligible children.

Lisa Thompson and Michael Gardner with **New Directions Housing Corporation** addressed the Commission. They asked the Commission for \$15,000 for the Repair Affair Program, which would allow them to provide services to 12 homes. They also requested \$200,000 for the Emergency Repair Program, they estimated that would allow them to service up to 33 homes.

Vince Klein with **New Albany-Floyd County Schools** addressed the Commission. He asked the Commission for \$27,176 for Building Assets for New Albany Youth. These services help to provide after-school childcare for low income families, drug & alcohol prevention programming, and character development & delinquency prevention activities.

The Director noted that **St. Elizabeth's (Catholic Charities)** was also requesting money from the Commission. He said that a information packet had been prepared for the Commission. He said that St. Elizabeth's is looking into buying a house to use as permanent housing and that they are asking the Commission for \$50,000.

Roger Jeffers with the **New Albany-Floyd County Parks Department** was also present to request funds from the Commission. Mr. Jeffers did not wish to speak, but instead handed out a memo requesting \$30,000 from the Commission for the Youth Enrichment Program.

The Public Meeting was closed and the President noted that a 2<sup>nd</sup> Public Hearing will be held at 7:00pm, tonight.

The next item on the agenda was **approval of the February 14, 2012 Regular Meeting Minutes.**

Mr. Dickey made a motion to accept the minutes as submitted for the February 14, 2012 regular meeting minutes. The motion was seconded by Mr. Hancock and carried by a vote of 4-0-1. Mr. Zurschmiede abstained.

The President opened the floor to comments from the public and noted that there was none.

The Financial Report was reviewed and no action was required.

The next item of business on the agenda was **Public Works Status Report.**

Slate Run Road: Gary Brinkworth informed the Commission that design plans are 95% complete and 85% of appraisals are also complete. There are 150 parcels of for Right-of-Way to negotiate. Mr. Brinkworth said that the Slate Run Road project is estimated to cost around \$3.5 Million for all phases & easements. One possible phase would run from Terrace Court to Charlestown Road.

Director noted that there should be a workshop or special meeting to decide phases and funding sources.

Wesley Chapel Drainage: Gary Brinkworth updated the Commission. He said design is about 70-75% complete.

Charlestown Road (Hedden to Genung): Nathan Grimes with Renaissance Design informed the Commission that the design is about 75% complete and would be completed within 1 month.

McDonald Lane: The PWPS updated the Commission. He stated that Board-of-Works approved Environmental Site Assessment and Archeological dig mandated by INDOT. Construction would not begin for 2 to 3 years. He also noted that KIPDA funding may be available.

Mt. Tabor: The PWPS updated the Commission, stating that there is slipping pavement that needs to be addressed. He also noted that Board-of-Works is expected to authorize a roundabout at Mt. Tabor and Klerner Lane.

No action was required by the Commission.

The next order of business on the agenda was **Grant Line Road Industrial Park West-Reas Lane Extension**. Jorge Lanz, Jacobi Toombs & Lanz, updated the Commission. He said that the 1<sup>st</sup> phase of design is completed and they are still waiting on EDA approval. Two Supplemental Agreements were brought to the Commission for approval. Supplemental Agreement #3 in the amount of \$57,000 and Supplemental Agreement #1 for Right-of-Way Acquisition Services in the amount of \$35,000.

Mr. Dickey made a motion to approve the Jacobi Toombs & Lanz's Supplemental Agreements #3 for \$57,000 and #1 for \$35,000. Mr. Hancock seconded the motion and it was approved with a vote of 5-0.

Jill Saegesser, River Hills, informed the Commission on the EDA title certification status and that EDA has demanded a release from the land granter (Shine).

Mr. Dickey made a motion to modify the EDA approval prior to issuing a notice to proceed to the contractor, allowing Excel Excavating to proceed. Mr. Hancock seconded the motion and it was approved with a vote of 5-0.

The next item on the agenda was the **Ohio River Greenway: Authorize Funding for Environmental Compliance including Archeology Services**. Scott Wood, Director, New Albany City Plan Commission informed the Commission that there is still 1.75 miles that needs to be completed, they hope to have the Ohio River Greenway completed before New Albany's Bicentennial. The New Albany City Plan Commission is requesting \$20,000 in funding for the environmental compliance and an a archaeological records check.

Mr. Hancock made a motion to approve funding not to exceed \$20,000 for the Ohio River Greenway. Mr. Dickey seconded the motion and it was approved with a vote of 5-0.

The next order of business on the agenda was the **Neighborhood Stabilization Program-Update**. Lisa Thompson, New Directions Housing Corp., updated the Commission. She said that since the Sherman Minton opened back up there has been much movement on the NSP houses. Five NSP houses have sold and four are currently pending.

No action was required by the Commission.

Next item on the agenda was the **Sidewalk Analysis-Oral Report**. The Director stated that there are still many sidewalks that need to be improved. He is going to ask Scott Wood or Krisjans Streips to prepare maps showing a city-wide sidewalk analysis.

No action was required by the Commission.

The next order of business was to **Authorize the Draft CDBG FY2012 One-Year Action Plan Budget for Publication**. Ms. Benedetti noted that she would like to see something showing a comparison between last year's budget and this years draft budget. The FCM noted that FY2012 budget was cut by about 11%.

Mr. Dickey made a motion to approve authorization of the draft CDBG FY2012 One-Year Action Plan Budget for publication. Mrs. Benedetti seconded the motion and it was approved with a vote of 5-0.

The next order of business was the **Relationship between New Albany Redevelopment Commission and the Board of Public Works & Safety regarding Thoroughfare Improvements**. The Director informed the Commission that this was brought to them as requested by Mayor Gahan. He stated that this change, if accepted, would change the roll of NARC to be more of a funding entity and would allow Board-of-Works (BOW) more authority to implement projects. The PWPS noted that BOW is already the owner of the streets, etc. A general discussion ensued between the Commission members.

Mr. Zurschmiede made a motion to reject a change in the current working relationship between the NARC and the BOW with respect to thoroughfare projects. Mrs. Benedetti seconded the motion and it was approved with a vote of 4-0-1. Mr. Dickey abstained.

President yielded to Vice-President at 3:35pm.

The next item of business was **Community Housing Strategy and Market Rate Rental Housing Study**. The Director suggested that agencies come together to develop a Comprehensive Community Housing Strategy. The Director informed the Commission that there are many agencies, private and public, that are trying to develop different types of housing in the City and there have been problems with some of the vocabulary used to describe affordable housing. The Director feels that a better system can be put in place if agencies come together and develop a city-wide housing strategy, to be in place by the end of 2012.

A general discussion followed covering possible agencies to bring to the table and what kind of research would be needed. Mrs. Benedetti asked if it would be possible to have a workshop in the future that would bring all the agencies together in one room. The Director answered that it was possible and it was a good idea.

Mr. Dickey made a motion to approve staff to move forward with a Community Housing Strategy. Mrs. Benedetti seconded the motion and it was approved with a vote of 4-0.

In other business the Commission suggested having a Special Meeting at 1:30pm April 10, 2012, which is on the same date as the next Regular Meeting, to discuss Slate Run Road Improvements.

Ms. Benedetti asked if the Commission could get proposals to demolish 701 Daisy Lane.

No action was required by the Commission.

There being no further business, the President adjourned the meeting at 3:30 p.m.

The **Public Hearing for the Fiscal Year 2012 Community Block Grant One-Year Action Plan reconvened at 7:00 p.m. in the Magistrate's Court Room** on the Second Floor of the City-County Building.

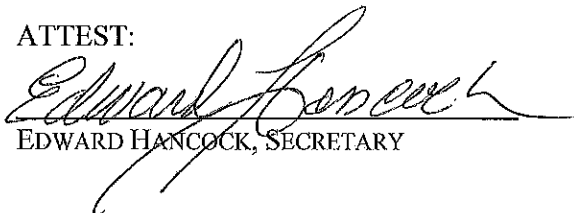
Deb Bullit, Harrison Education & Literacy Program, gave a brief presentation regarding the Freedom 101/Recidivism program and requested that the Commission continue to support the Freedom 101 program.

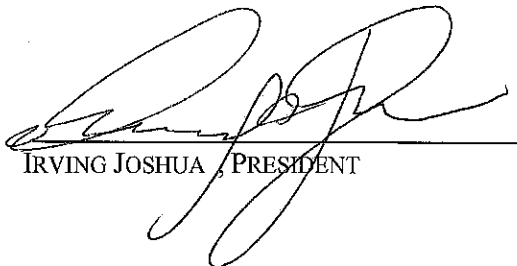
Danielle Archer, St Elizabeth Catholic Charities, gave a brief presentation regarding their current transitional housing and services for young mothers. They are requesting funds for acquisition of permanent housing.

There being no further business, the Director adjourned the meeting at 7:40 p.m.

**Approved and Adopted** this 10th day of April, 2012.

ATTEST:

  
EDWARD HANCOCK, SECRETARY

  
IRVING JOSHUA, PRESIDENT