

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, June 12, 2012, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President
Kevin Zurschmiede, Vice-President
Edward Hancock, Secretary (left @ 3:40 p.m.)
Diane Benedetti
Adam Dickey
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)

Others present: Gary Brinkworth, Project Engineer
Dave Duggins, Director of Economic Development
Shane Gibson, NARC Attorney-at-law
Chris Morris, The News and Tribune
Amanda Schamel, New Albany Housing Authority
Tom Schellenberg, Jacobi, Toombs, & Lanz Inc

The President called the meeting to order at 2:34 p.m., and the roll was called.

The first item of business on the agenda was **Approval of the May 22, 2012 Meeting Minutes.**

Mr. Hancock made a motion to accept the May minutes as submitted. The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

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 the **Bicentennial Park Horseshoe Grant Construction Match Discussion.** The Director explained that the city has secured a \$250,000 grant from the Horseshoe Foundation of which \$225,000 is to be used for the Park construction. The grant requires a match. The Director distributed an analysis of the State Street Parking Garage TIF showing project funding availability if needed of up to \$300,000 and noted the Mayor's support of the project.

Mrs. Benedetti and Mr. Zurschmiede expressed their thoughts for community involvement and contributions to the project. Mr. Zurschmiede stated that the Horseshoe grant was awarded with a match component that should include the private sector and that the Bicentennial Commission should pursue contributions of money as well as in-kind services. Mr. Dickey expressed his concern for the lack of time to bid and complete the project if funding is not committed quickly.

The Economic Development Director stated that the plans are ahead of schedule and should be ready in a couple of weeks. He said that he is working with a budget not-to-exceed \$600,000.

A general discussion followed regarding the bid and funding sources. The Commission came to a consensus that they are not prepared to budget any money at this time for the project.

Mr. Dickey made a motion to authorize the Bicentennial Park Design Plan for bid in July by the Redevelopment Commission and at that time to look at the funding resources. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The next order of business on the agenda was the **Public Works Status Report:**

No action at this time regarding the **Charlestown Road Improvements (Hedden to Genung).**

The next item on the agenda was **Charlestown Road Signal System Synchronization.** Mr. Schellenberg, Jacobi Toombs & Lanz (JTL) explained that the Work Order R-2012-2 in an amount not-to-exceed \$12,050 is to complete the signal synchronization interconnection project engineering for Charlestown Road & Blackiston Blvd.

A discussion regarding a concrete center curb to force direction by Black Diamond and the number of stacked cars in the turn lane followed.

Mrs. Benedetti made a motion to approve Work Order R-2012 for Engineering Services in the amount of \$12,050 for JTL. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The next item of business was **Storm Drain Pipe (Wesley Chapel) - Additional Work for TSI.** An underground fiber optic line was discovered which the drain pipe will need to be routed around. Additional pipe, two manholes and other materials are needed. One of the two additional catch basins is a required basin that would have to be built with the overall project so in reality, only one catch basin is being added along with the additional pipe. TSI, contractor submitted a proposal for this additional scope of work in the amount of \$11,455. Due to time concerns the Director authorized this necessary work and is asking the Commission to ratify.

A motion to ratify the TSI proposal in the amount of \$11,455 for the additional scope of work was made by Mr. Dickey. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

One last item under Public Works was a request by the PWPS to authorize payment directly to the owner of the property at 2844 Rainbow Drive for the tree and stump removal approved in the amount not-to-exceed \$400 at last month's meeting.

Mr. Hancock made a motion to pay the owner directly with the stipulation of a release to be signed so that the City has no more liability if he doesn't remove the tree stump. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The last item of old business was the **Neighborhood Stabilization Program Status Report.** The Director stated that seven properties have sold and eight more pending sales/offers

No action was required by the Commission.

The first item of new business on the agenda was **Brownfield Site Assessments Technical Assistance Site Selection Consultant Proposals.** The PWPS stated that a Request for Proposals (RFP) was issued for a technical consultant to assist in implementing the \$400,000 Brownfields grant that the City was awarded from EPA. The EPA requires the City to hire a technical consultant and the budget is \$25,000 for this service. Redevelopment received five proposals. The PWPS distributed a Rating Table and gave a brief recap of the top 3 (Midwestern/Linebach Funkhouser, AMEC & Specialty Earth/Shield).

The PWPS said that the 3 top rated are good and that we've worked with 2 of them previously. He recommenced awarding the contract to Specialty Earth Sciences/Shield Environmental.

Mr. Hancock made a motion to award the contract to Specialty Earth Sciences/Shield Environmental in the amount of \$25,000. The motion was seconded by Mr. Dickey and carried by a vote of 4-0-1. Mrs. Benedetti abstained.

The next item of new business was a **New Redevelopment Plan/Allocation Area (Silvercrest)** discussion. The Director explained that Matt Chalfant met with the administration about his intentions to ask for tax abatement for the Silvercrest development. At that meeting a discussion also took place regarding road improvements needed in the area leading to the development.

The Director is asking the commission if they are interested in exploring the possibility of establishing a redevelopment area for the purpose of capturing tax increment in order to improve the roadways of Old Vincennes and Captain Frank. Questions were asked regarding the planned development. The Director stated that the facility is planned as a nursing home and/or other senior needs continuum of care facility and that he believed a PUDD had been approved.

After discussion the Commission came to a consensus that there was no interest at this time.

The Proposed **Amendments to the State Street Parking Garage EDA** was removed from the agenda.

The next item on the agenda was **Authorization for Appraisals of Surplus Kelly Tract**. W. M. Kelley Company, Inc., had a conversation with the administration concerning an expansion and the need for additional land near a tract of land adjacent to the Grantline West Industrial Park. The Kelley Company owns a 5 acre tract of land east of the railroad zoned multi-family and discussions took place regarding a possible land trade for land in the industrial park which would allow them to expand. Two appraisals would be required at an estimated \$1,500 to \$2,000 each to begin the process and before the discussions can continue.

A general discussion about what the City would do with the Kelley land, appraisal costs and a purchase option/agreement followed.

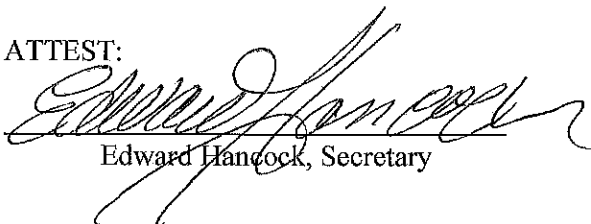
After the discussion Mrs. Benedetti made a motion to authorize appraisals and the NARC attorney to prepare a document for option to purchase said property with the stipulation that the purchaser would reimburse the City for the appraisals if the sale/trade is not completed or a deposit of \$5,000 earnest money to be negotiated.

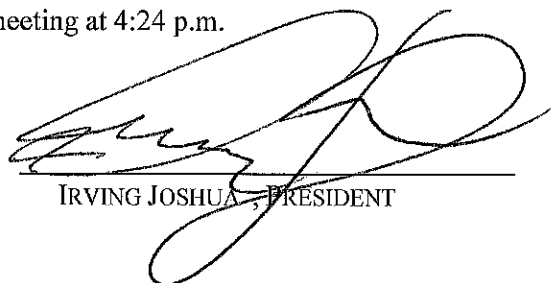
The last item on the agenda was the **Common Wage Hearing Committee Appointment**. Mr. Hancock said that he would continue as the appointment and the President concurred.

There being no further business the President adjourned the meeting at 4:24 p.m.

Approved and Adopted this 10th day of July, 2012.

ATTEST:


Edward Hancock, Secretary


IRVING JOSHUA, PRESIDENT