

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, July 8, 2014, 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  
John Gonder

Commission Members Absent: Dan Coffey

Staff Members Present: David Duggins, Director  
Jessica Campbell, Public Facilities Specialist (PFS)  
Robin King, Neighborhood Initiatives Assistant (NIA)

Others Present: Melanie Douglas, Office of Senator Joe Donnelly  
Tom Schellenberg, Jacobi, Toomes & Lanz  
Daniel Suddeath, News and Tribune  
Larry Summers, City Engineer

The President called the meeting to order at 2:38 p.m., and the roll was called. Mr. Coffey was absent.

The first item of business was the **Approval of the June 24 minutes of the regular meeting of the New Albany Redevelopment Commission**. Mr. Dickey motioned to approve the minutes, with one correction. In the paragraph regarding the motion to award the bid for the Ekin Avenue Recreation Center, the vote was reflected in the minutes as 4-1-0, when in fact the vote was 4-0-1. The motion was seconded by Mr. Hancock, and carried by a vote of 4-0.

The President then 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**. Mr. Dickey asked for an update on the McDonald Lane Right-of-Way purchases. The PFS said that four of the ninety payments have been made, and the rest were coming along. She stated that she will prepare a report for the next regular meeting. No action was required.

The first item of new business was the **Annual Assessment Valuation for TIF Areas for 2015; Resolutions RC-01-14 through RC-07-14**. The Director explained that these resolutions are submitted every year, to notify the taxing units that the Commission will need to capture all of the incremental assessed value from the TIF allocation areas. Mr. Dickey asked about an entry on the State Street TIF/ Bond Project Analysis Statement saying that the State Street Corridor Signal Construction and the State Street Rehab/Streetscape Phase 2 projects were on hold. The Director stated that they were not on hold,

but in process. The Director asked Mr. Schellenberg for drawings for bump-outs on State Street and for the new property acquired on Cherry Street. Mr. Dickey asked if the Commission could be provided with project updates and overviews at the next meeting. The Director said yes. Mr. Dickey made a motion to approve all seven resolutions collectively; Mr. Gonder seconded, and the motion carried 4-0.

The next item of new business was the **Disposition of 617 E. 8<sup>th</sup> Street**, which was donated to the City. The Director explained that the house is vacant, and located in the NSP area, and that two construction companies have approached the City about purchasing the property to rehab and resell. The Director suggested accepting closed bids. Mr. Hancock asked if selling the house would mean the city would not be responsible for the lead abatement. The Director stated it would not. The President asked if the public could view the property before bidding. The Director said that viewing could be arranged. The Director asks for a motion. Mr. Dickey motioned to move forward on the disposition of the property, Mr. Hancock seconded, and the motion carried 4-0.

The next item of business was the **Temple and Temple Construction Change Orders** for Binford Park. It was determined that, due to excessive vandalism on the site already, it would be prudent to house the irrigation pump for the soccer fields in a building. The cost for the building and construction was \$9,073.90. Mr. Dickey asked if a rendering of the pump house was available, to be sure that it was aesthetically pleasing and fit with the surroundings. The Director said that it would be painted and roofed to match the shelter. Mr. Dickey motioned to approve, contingent on it being aesthetically pleasing. Mr. Gonder seconded, and the motion carried 4-0.

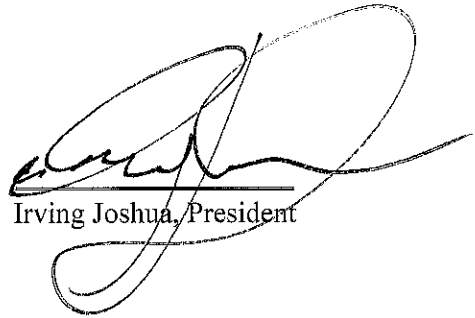
The next change order involved moving excess soil from Binford Park to Hoosier Panel, for a cost not to exceed \$4,000.00. Mr. Hancock motioned to approve, Mr. Dickey seconded, and the motion carried 4-0.

The third change order was to lower a previously unknown and unmarked manhole located on the soccer fields, at a cost of \$2,153.65. Mr. Dickey motioned to approve, Mr. Hancock seconded, and the motion carried 4-0.

The last change order was to repair a previously unknown and unmapped sewer line that was damaged in construction of the U12 field south of the main entrance, at a cost of \$1,462.45. Mr. Dickey motioned to approve, Mr. Hancock seconded, and the motion carried 4-0.

There being no other business, the meeting adjourned at 3:18 p.m.

Approved and Adopted this 12th day of August, 2014.



Irving Joshua, President

ATTEST:



Edward Hancock, Secretary