

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 11, 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 (arrived at 2:37 p.m.)
Edward Hancock, Secretary
Dan Coffey
John Gonder

Staff Members Present: David C. Duggins, Jr., Director
Jessica Campbell, Public Facilities Specialist (PFS)
Robin King, Neighborhood Initiatives Assistant (NIA)
Brad Ramsey, Concentrated Code Enforcement Officer

Others Present: Daniel Suddeath, News and Tribune
Larry Summers, City Engineer

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

The first item of business was **Approval of the minutes of the July 14, 2015 meeting of the New Albany Redevelopment Commission.** Mr. Coffey motioned to approve the minutes of the July 14, 2015 meeting. Mr. Hancock seconded, and the motion carried 4-0.

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

Mr. Dickey arrived at 2:37 p.m.

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

The first item of new business was the **Krempp Change Order #3 for the River Run Water Park** in the amount of \$13,229.00. The Director explained that the charge was for painting the retaining wall and adding non-slip paint to various areas of the water park. Mr. Dickey motioned to approve the Krempp Change order #3 for \$13,229.00, Mr. Hancock seconded, and the motion carried 5-0.

The President asked if there were plans to increase the number of parking spaces at **River Run.** The Director explained that the green space around the fire station is being utilized for parking, and the City has rented a lot at the corner of Green Valley Road and Daisy Lane for overflow parking. He stated that additional parking will be available when construction is completed and the trucks and trailers are removed.

The last item of new business was the **Change Order #1 from T. A. Ginkins Company, LLC to install additional fencing at the parking lot at Main Street and State Street,** in the amount of \$6,839.00. The Director explained that it was decided to add fencing to an area of the parking lot that has a drop-off that

is a potential safety hazard. Mr. Coffey motioned to approve T. A. Ginkins Company, LLC Change Order #1 in the amount of \$6,839.00. Mr. Dickey seconded, and the motion carried 5-0.

The first item in other business was the **2015 TIF Reports**. The Director explained that the reports show the assessed value of businesses in the TIF districts, how much of that value is captured by the City. No action was required.

Mr. Dickey stated that the City is using the TIF funds exactly as they were intended, which is to enhance the quality of life of the residents of New Albany. The President asked if the Director could provide to the Commission a list of the TIF projects for the last 10-15 years, and a list of projected projects the Commission could prioritize. The President stated he would like to use the TIF project list to ensure that benefit are spread out in all areas of the City.

The second item of other business was the **Disclosure of a Potential Conflict of Interest in the Emergency Repair Program**. The Director explained that a beneficiary of the Emergency Repair Program was a part-time employee of the Parks Department, and the City is required by HUD to disclose if any situation exists that could potentially be seen as a conflict of interest. Mr. Coffey motioned to approve the disclosure of the potential conflict of interest. Mr. Gonder seconded, and the motion carried 5-0.

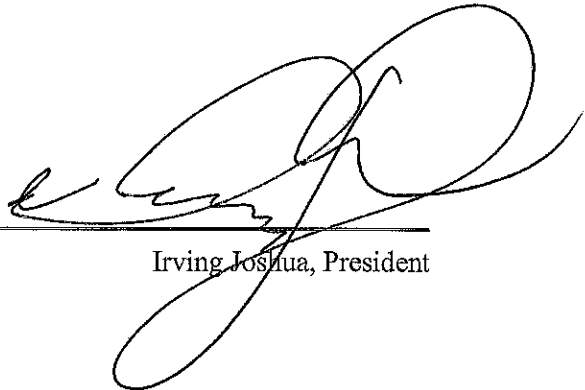
The third item of other business was an agreement with **All Appraisals, Inc.** to review Home Depot appraisals of the past several years to determine if they were completed in compliance with applicable statutes and regulations relating to tax matters, in the amount of \$15,000.00. Mr. Coffey motioned to approve the contract with All Appraisals, Inc. Mr. Hancock seconded, and the motion carried 5-0.

The final item of other business was the **HNTB Corporation Supplemental Agreement #2 for the Ohio River Greenway Project**, in the amount of \$39,914.00. The Director explained that this agreement is for design and utility coordination services for the next phase of the Ohio River Greenway Project. Mr. Dickey motioned to approve the HNTB Corporation Supplemental Agreement #2 for the Ohio River Greenway Project. Mr. Gonder seconded, and the motion carried 5-0.

Mr. Dickey asked how this contract ties in with the Flood Control contract. The Director stated that the Flood Control contract covers right-of-way, engineering, and title search. Mr. Dickey asked what part the Redevelopment Commission will play in the decision making for the 2040 Ohio River Greenway Plan. The Director stated that the Redevelopment Commission, Flood Control, and the Mayor will have direct input in any decision for the Greenway in the City of New Albany.

There being no other business, the meeting was adjourned at 3:20 p.m.

Approved and Adopted this 25th day of August, 2015.



Irving Joshua, President

ATTEST:


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