

MINUTES

New Albany Redevelopment Commission

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, September 11, 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
Diane Benedetti
Adam Dickey

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)
Ashley Kochert, Administrative Assistant (AA)

Others present: Shane Gibson, NARC Attorney-at-law
Daniel Suddeath, The News and Tribune

The President called the meeting to order at 2:30 p.m., and the roll was called.

The first item of business on the agenda was the **Public Hearing for the Program Year 2011 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) & Integrated Disbursement and Information System (IDIS) Report.**

The Director stated that annually the CDBG Consolidated Annual Performance Report (CAPER) is a requirement of our CDBG One-Year Action Plan and details the projects and activities undertaken during the program year beginning July 1, 2011 and ending June 30, 2012. Beginning on September 12, 2012, the report will be made available in the Department of Redevelopment, the NA-FC Public Library, and posted on the City's website for a fifteen (15) day review period (through September 26th) after which time it will be submitted to HUD.

The Director requested for the Commission to accept this report as the draft of the CAPER.

Mr. Hancock made a motion to accept the report as the draft CAPER. Mr. Dickey seconded the motion and it was carried by a vote of 5-0.

The second item on the agenda was the **Minutes from July 10, 2012, August 14, 2012, and August 28, 2012 (Special Meeting).**

Mr. Dickey made a motion to approve the July 10, 2012 Regular Meeting Minutes. Mr. Hancock seconded the motion and it was carried by a vote of 4-0-1. Mr. Zurschmiede abstained stating he was not present at the meeting.

Mr. Dickey made a motion to approve the August 14, 2012 Regular Meeting Minutes. Mr. Hancock seconded the motion and it was carried by a vote of 5-0.

Mr. Dickey made a motion to approve the August 28, 2012 Special Meeting Minutes. Mr. Hancock seconded the motion and it was carried by a vote of 3-0-2. Ms. Benedetti and Mr. Zurschmiede abstained stating that they both were not present at the meeting.

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 from the Commission.

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

Charlestown Road Improvements (Hedden to Genung): The PWPS stated that JTL is reviewing plans to reconcile the elevation issues.

Charlestown Road and Blackiston Boulevard: There was a discussion about the ongoing project and the Commission requested for Tom Schellenberg, JTL to be present at the next meeting for an update on the project.

Rainbow Drive: Ms. Benedetti reported that she had spoken with Mr. Deddens prior to the meeting and he is ready for the Commission to render a decision regarding his sidewalk repairs at 3722 Old Klerner Lane. The Commission requested for NARC staff to ask Gary Brinkworth to figure out what the repairs would cost so a decision can be reached at the next meeting.

The Commission inquired about prospective businesses for Charlestown Road and the Revolving Loan Program. They requested Dave Duggins, Economic Development Director be present at the next meeting to answer questions about the program.

No action was required by the Commission.

The next item on the agenda was **Daisy Lane Phase 3 & 4: Consumer Corner Settlement Update**. The NARC attorney reported to the Commission that the Consumer Corner negotiation has been resolved in the amount of \$135,000. The Commission had previously approved \$95,000 and an additional \$40,000 was paid from other resources.

No action was required by the Commission.

The **Neighborhood Stabilization Program Status Report** was the next item of business on the agenda. The Director stated that things are moving along. All projects are supposed to be finished, sold, and occupied by February 2013 although HUD might be revising the date for which all homes must be occupied as long as the money is spent.

Ms. Benedetti stated that she wanted to be removed from the NSP committee and for someone else to be appointed. Mr. Dickey volunteered to be added to the NSP committee.

Mr. Hancock made a motion for Mr. Dickey to be appointed to the NSP committee. Mr. Zurschmiede seconded the motion and it was carried by a vote of 5-0.

The last item on the agenda was the **Emergency Repair Program (ERP) Special Exceptions**. The Director stated that two (2) applicants of the Owner Occupied Rehab Program(OOR) on Ekin and Culbertson need up to \$40,000. New Directions has secured money for both rehabs from the Federal Home Loan Bank of Indianapolis in addition to the OOR funding, but both are still coming up short to complete the rehab. The Director stated that New Directions is working on approximately fifteen (15) different properties that are probably all going to need the help of ERP funds to get them completed, so he requested

for the Commission to make a policy change to be able to use ERP funds of \$7,500 along with the OOR funds to be able to get the rehabs completed.

A general discussion followed concerning appraisal of properties, mortgage status, etc.

Ms. Benedetti made a motion to make a policy change allowing ERP funds of up to \$7,500 to be used with the OOR program. Mr. Dickey seconded the motion and it was carried by a vote of 5-0.

The Director stated that we have a client on Hildreth that was previously helped and is now asking for additional help in the amount of \$7,500 for drainage and stabilization of the foundation. He also said that if we do help this client he recommends amending the policy to state that a client may only receive help of up to \$7,500 maximum for a lifetime.

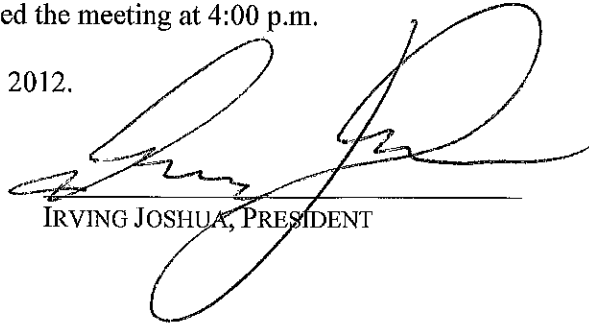
Ms. Benedetti made a motion to approve the client's request for additional help in the amount of \$7,500 for drainage and stabilization of the foundation on Hildreth. Mr. Hancock seconded the motion and it was carried by a vote of 5-0.

Ms. Benedetti made a motion to amend the ERP policy to state that clients are only eligible for help in the amount of \$7,500 for a lifetime. Mr. Zurschmiede seconded the motion and it was carried by a vote of 5-0.

The Commission asked that Greg Sekula be available to show them the 8th and Culberston property at 2:00 before the next NARC meeting.

There being no further business the President adjourned the meeting at 4:00 p.m.

Approved and Adopted this 9th day of October, 2012.



IRVING JOSHUA, PRESIDENT

ATTEST:



EDWARD HANCOCK, SECRETARY