

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The special meeting of the New Albany Redevelopment Commission was held on Tuesday, September 30, 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
Dan Coffey
John Gonder (arrived at 2:32)

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

Others Present: Tom Schellenberg, Jacobi, Toombs & Lanz, Inc.
Daniel Suddeath, News and Tribune
Larry Summers, City Engineer

The President called the meeting to order at 2:31 p.m., and the roll was called. Mr. Gonder arrived as roll was being called.

The President opened the floor to **Comments from the Public** and noted there were none.

The first item of old business was the **TEG Architects Addendum to Architecture Professional Services Contract for concession space at the New Albany Aquatic Center**. The Director explains that the increase of \$4,000.00 was for design services to upgrade the electrical and plumbing at the concession space. Mr. Dickey asked if the Aquatic Center Project was on budget. The Director responded that it was. Mr. Dickey motioned to approve, Mr. Gonder seconded, and the motion carried 5-0.

The first item of new business was the **Tax Sale Authority**. The Director asked the Commission to pay taxes on 16 properties in which the City has an interest that were slated for tax sale, for a total of \$128,950.13. The City will then foreclose on the properties in order to recoup their investment, and then rehab them, increasing the stock of affordable low-income housing in the City. Mr. Dickey asked if the utility department would receive payments towards the liens they have on the properties. The Director explained that both the utilities office and the Building Commissioner's office would be paid from the proceeds at an agreed-upon proportion. Mr. Dickey motioned to approve, Mr. Gonder seconded, and the motion carried 5-0.

The next item of new business was the **Krempp Construction Change Order #1 for the New Albany Aquatic Center**, in the amount of \$9,391.07, to upgrade the electrical to install a public address and security systems. Mr. Dickey motioned to approve, Mr. Hancock seconded, and the motion carried 5-0.

The next item of new business was the **Lochmueller Groups Amemdment #3 to the design contract for the McDonald Lane Project**. This amendment is for the environmental assessment component to submit additional information for the removal of the roundabout at Oxford Drive. This amendment #3 decreases the contract by \$2,750.00, to a new not-to-exceed total of \$1,018,380.00. Mr. Hancock motioned to approve, Mr. Dickey seconded, and the motion carried 5-0.

The next item of new business was the **Request from Harvest Homecoming, Inc. to allow them use of the lower level of the State Street parking garage** on Saturday, October 11, from 8:00 – 3:00, to conduct activities in the event of rain. Mr. Coffey motioned to approve, Mr. Dickey seconded, and the motioned carried 5-0.

Other Business:

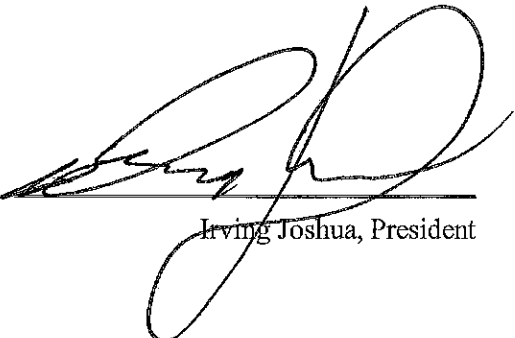
The Director introduced two applications for **tax abatements** to the commission because they were in TIF areas. Sunnyview LLC (dba Chester Pools), in the Grant Line South TIF area, is proposing an expansion to bring 21 new jobs and 1.2 million in salaries. Mr. Coffey asked if that figure included manager salaries. The Director responded that it did. Mr. Coffey asked what the assembly line workers would be making. The Director responded that he did not have that information, but he would request it. Mr. Dickey motioned to approve, contingent on the salary information requested being certified by the City (Common?) Council. Mr. Coffey seconded, and the motioned carried 5-0.

The second tax abatement application was from **S&J Precision**, in the Park East TIF area. The Director stated that they are preparing to buy land for a \$2.9 million expansion to their existing facility, and add 23 new jobs with \$687,000.00 in salaries. He stated that he would provide a salary breakdown to the Commission. Mr. Hancock motioned to approve, Mr. Dickey seconded, and the motion carried 5-0.

There being no other business, the meeting adjourned at 3:11 p.m.

17th

Approved and Adopted this 14th day of October, 2014.



Irving Joshua, President

ATTEST:



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