

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, March 12, 2013, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President  
Adam Dickey, Vice President  
Edward Hancock, Secretary  
Dan Coffey  
John Gonder

Staff Members Present: Dave Duggins, Director of Redevelopment  
John Rosenbarger, Public Works Projects Supervisor (PWPS)  
Amanda Deatherage, Asst Director of Economic Development (ADED)  
Cyndi Krauss, Financial/Compliance Manager (FCM)  
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)  
Jessica Campbell, Public Facilities Specialist (PFS)

Others Present: Shane Gibson, NARC Attorney  
Meredith Clipp-Rodriguez, YMCA of Southern Indiana  
Lisa Donohue, New Albany Housing Authority  
Adam Embry, President Louisville Disc Golf Club  
Herschel Frierson, Crowe Horwath  
Vince Klein, New Albany-Floyd County Schools  
Thomas Pitman, Barnes and Thornburg  
Amanda Schamel, New Albany Housing Authority

The President called the meeting to order at 2:31 p.m., and the roll was called. Mr. Gonder arrived at 2:34 p.m.

The first item on the agenda was the **Public Hearing Regarding Amendment of Economic Development Plans & Redevelopment Plan.**

Mr. Adam Embry, Louisville Disc Golf Club addressed the Commission. Mr. Embry lives and works in New Albany and suggested the building of a disc golf course. He knew of the discussion of putting soccer fields in at Binford Park, but Mr. Embry stated that the park could also be converted into a disc golf course. Putting in an 18-hole course is relatively inexpensive, \$10-12,000 and would require approximately an acre a hole. The area does not have to be completely flat or open; courses can be built in and around wooded areas. The course could be made beginner-friendly, and it is a game that is great for all ages.

Mr. Gibson asked if the course can be used with/for other activities. Mr. Embry stated that the potential for injury of a person participating in another activity nearby does exist if the course is not designed correctly. However, courses can be designed around and incorporated with other activities.

The President asked about the type of equipment required and if the holes are permanent. Mr. Embry said that the holes tend to be permanent but can occasionally be made temporary. There is also the possibility of

the course being utilized for different activities during different seasons. Mr. Embry also said that the course installed does not have to have eighteen holes; it can be a smaller 9-hole course.

Mr. Coffey asked if the holes could be tailored like on a traditional golf course with different pars for each hole. Mr. Embry stated that it could. Mr. Coffey suggested a potential site on Cherry Street that could be made into a course.

The President asked if the course would be open to the public. Mr. Embry said that yes it would, and the Louisville Disc Golf Club tries to maintain the courses in the Greater Louisville Area-the TV viewing area. Erosion can be an issue with courses due to the amount of foot traffic. The club works with the Parks department, has plenty of manpower available, as well as a few financial resources. They would be able to contribute financially to the upkeep of the course. Mr. Embry left his contact information for the Commission if they had any further questions.

The second item on the agenda was the **Public Hearing Concerning a Proposed Lease Between NARA & NARC**. The President asked if there were any comments from the public. Noting there were none, the President asked for a motion to officially close the Public Hearing. Mr. Dickey made a motion to close the Public Hearing. The motion was seconded by Mr. Coffey and was carried by a vote of 5-0.

The next item of business was the approval of the **February 12, 2013 Regular Commission Meeting Minutes**. Mr. Coffey made a motion to approve the minutes. The motion was seconded by Mr. Dickey and was carried by a vote of 5-0.

The President then opened the floor to **Comments from the Public** regarding issues of the Commission. The President noted that there were none.

The fifth item of business was the **Examination of the Financial Report**. The Commission reviewed the report and no action was needed. The Director stated that if there were any questions at a later date, to email him or the FCM directly for an answer.

Mr. Coffey asked about New Directions Housing and the NSP regarding the possibility of allowing other organizations to bid. The Director stated that the NSP has multiple phases. Currently NSP 1 is ending. Once the program moves into the next phase, there is the possibility of allowing other organizations to bid. The City is looking into a variety of options.

The first item of old business was **Public Works Project Status Report: Award Contract for the Midtown/E. Spring St./Nearby Neighborhoods & Spot Basis Sidewalk Corridors Improvements**. The Director stated that the bids were open during the last Commission meeting and taken under advisement due to the differences in bid amounts. The Director stated that, after the meeting with the engineers and TSI Paving, everything seemed to be in order, and he would recommend that the Commission award TSI Paving the bid.

Mr. Dickey made a motion to award TSI Paving the project. The motion was seconded by Mr. Gonder and carried by a vote of 5-0.

Mr. Dickey suggested reviewing the **Public Works Project Status Report** to the end of the meeting. The President agreed.

The second item of old business was **RC-03-13, Resolution Confirming Amendments to the Declaratory Resolutions & Economic development Plans or redevelopment Plan for Each EDA & Redevelopment Area**. Mr. Pitman, bond counsel and Mr. Gibson stated that this resolution was reaffirming that the TIF areas will be the funding source and asked for a motion to approve. Mr. Dickey made a motion to approve the resolution. The motion was seconded by Mr. Hancock and was carried by a vote 5-0.

The third item of old business was **RC-04-13, Resolution Authorizing the Execution of a Lease between NARA & NARC & Related Matters**. Mr. Gibson addressed Mr. Coffey's concern about the list of projects. Mr. Coffey stated the improvements to the Farmer's Market are not associated with parks and recreation and would like the potential project stricken from both resolutions and the lease.

Mr. Coffey made a motion to strike the Farmer's Market from both resolutions and the lease. The motion was seconded by Mr. Dickey and was carried by a vote of 5-0.

Mr. Gibson requested a motion be made to approve the resolutions and lease as amended. Mr. Dickey made a motion to approve the amended resolutions and lease. The motion was seconded by Mr. Coffey and was carried by a vote of 5-0.

The next item of old business was **Schematic Design Professional Services Agreement-The Estopinal Group (TEG)**. The Director stated that the next three items on the agenda are regarding professional services for the resolution just passed. The Council has the final say in approving finances and plans, but the Commission will be involved in the design process.

The President wanted to verify that a picnic area has been added. The Director stated that there is a picnic area in the front of the facility in the rendering, but no design exists. However, the picnic area is low-cost and will be there.

Mr. Gonder asked what will happen in the Council strikes certain elements. The Director stated that alternates will be available to be added or deleted from the plans.

Mr. Gibson reviewed the contracts and did not see anything to cause concern. The President wanted everyone to be aware of the compensation up front before the vote. The Director stated the total for the work done by TEG will be \$620,000 and broken down into the following phases: schematic design, design development, construction documents, bidding or negotiation, and construction.

Mr. Coffey made a motion to approve the contract with The Estopinal Group. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The fifth item of old business was the **Schematic Design Professional Services Agreement-StructurePoint Engineering**. The Director clarified that The Estopinal Group was to be the lead architecture firm and StructurePoint was to be the lead civil engineering firm on site.

Mr. Coffey asked if this agreement was something with which the Director felt comfortable. The Director stated there have been several meetings with the firm. The Director also said there did not appear to be a duplication of services when looking over the contracts with both firms. Mr. Coffey mentioned that this project has been a long process and that these decisions are not being made overnight.

Mr. Dickey made a motion to approve the agreement with StructurePoint Engineering. The motion was seconded by Mr. Hancock and was carried by a vote of 5-0.

The next item of old business was the **Relocation Services Agreement-New Hope Services**. The Director explained the need for these services. Three properties need to be bought for the building of the aquatic center. New Hope Services worked with the residents needing relocation when Jeffersonville built the canal. The homeowners have granted permission for appraisals and surveys to be conducted.

Mr. Coffey made a motion for the approval of the agreement with New Hope Services. The motion was seconded by Mr. Hancock and was carried by a vote of 5-0. Mr. Coffey mentioned the deal with the hospital when it expanded. He said that it might be best to offer moving expenses. If the homeowner chooses to move himself, he would still get the moving expenses.

The seventh item of old business was the **Neighborhood Stabilization Program Status Report**. The Director stated no significant changes have occurred and have three properties pending.

The next item of old business was the **State Street/Green Valley Road Drainage Study Proposal**. Mr. Gibson stated that the area is owned by the City. The study by John G. Brinkworth, Inc. would include the following: a visual inspection of the existing detention basin; determine the remaining watershed at the existing detention basin after the new drainage system is built and a new detention basin is constructed at the Salvation army; determine the size and location of a new detention basin for the area that will be developed between Kroger's and Green Valley Road with options on the location. The fee for the study is \$5,500.

A general discussion ensued regarding the City hiring an engineer. Mr. Gibson and the Director said they would pass this idea along to the Mayor. This is not the first time the suggestion has been made.

Mr. Coffey made a motion to accept the agreement for the drainage study to be conducted by John G. Brinkworth, Inc. The motion was seconded by Mr. Hancock and was carried by a vote of 5-0.

The last item of old business was **Gary McCartin addressing the Commission about the Kroger Detention Basin**. Mr. McCartin wanted to be made aware when the study will be complete and if there were other areas being discussed as a potential place to drain the water. Mr. Gibson stated that other options were being explored and working with Storm Water to see the plausibility of other areas.

Mr. McCartin also wanted to know if an economic incentives program existed to bring new tenants to the Charlestown Road area. The Director stated that program was discontinued last year. He said that he would meet privately with the parties interested in relocating and bring the matter to the Commission or Council.

The Commission then reviewed the **Public Works Project Status Report**. Mr. Dickey has questions regarding the Grant Line Road Improvements from Beechwood Avenue to McDonald Lane. He wanted to know if the supplemental agreement for the Right-of-Way Engineering phase will be forthcoming in the next meeting. Mr. Schellenberg, Jacobi, Toombs and Lanz stated that there are two agreements for the Grant Line project: one for design and one for Right-of-Way. Money needs to be moved from the design agreement to the Right-of-Way agreement. The total cost will remain the same.

Mr. Dickey also asked about the status of Charlestown Road from Hedden to Genung. The Director stated that this project is currently frozen and being evaluated as to whether to continue.

The President wanted to know about what is happening with the Charlestown Road and Blackiston Blvd traffic signal installation and interconnection. Mr. Schellenberg stated that things are still the same. Someone from Board of Works was to meet with Mr. Dickey about the next steps forward. That meeting has not occurred. The President wanted to know if doing anything at the interchange would be feasible. The PWPS is waiting to see the attitude of the owners for the easiest and cheapest solution and evaluating the financial aspects.

The President wanted Mr. Schellenberg's idea of what should be the next step. Mr. Schellenberg needs to get a better idea of the traffic pattern and accidents occurring at that intersection. The President asked if there was more development in the future would the traffic get worse. The Director stated that there is not much room for more development. He will meet with Mr. Schellenberg to discuss the project.

The first item of new business was the **St. Edward Court Reassignment of Mortgage**. Mr. Gibson explained that St. Edward's Court was an IHADA project involving housing credits. New Directions Housing Corporation is asking the Commission to authorize New Directions holding 100% ownership interest of the property. New Directions said the FHLB has released their ownership in the property. Agreeing to give New Directions full ownership does not affect the City's position. The approval of this is a mere formality.

Mr. Dickey made a motion to approve the reassignment of the mortgage. The motion was seconded by Mr. Coffey and was carried by a vote of 5-0.

The last item of new business was **YMCA Youth Asset Program Status Report Presentation**. Ms. Clipp-Rodriguez, Southern Indiana YMCA presented the information. Parents working or attending school of a certain income or lower can enroll their children. The programs run from end of school until 5:30 in the evening. Homework help, activities, snacks and physical activities are provided. She stated that the Commission funds part of the staffs' salaries at Green Valley Elementary and S. Ellen Jones. It is not possible to run the program without the funding from the Commission.

The FCM stated the Special Meeting/Public Hearing next Tuesday is for the CDBG annual plan.

Mr. Dickey made a motion to adjourn. The motion was seconded by Mr. Coffey and was carried by a vote of 5-0.

There being no further business, the President adjourned the meeting at 3:45 p.m.

Approved and Adopted this 9<sup>th</sup> day of April, 2013.

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Irving Joshua, President

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Edward Hancock, Secretary