

MINUTES

New Albany Redevelopment Commission

Special-Informational Meeting

A Special Meeting of the New Albany Redevelopment Commission was held on Tuesday, April 23, 2013, at 2:30 p.m., in the Third Floor Conference Room, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President
John Gonder

Commission Members absent: Adam Dickey, Vice President
Edward Hancock, Secretary
Dan Coffey

Staff Members present: David Duggins, Director of Redevelopment
Jessica Campbell, Public Facilities Specialist (PFS)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others present: Shane Gibson, NARC Attorney
Gary Brinkworth, John G. Brinkworth, Inc.
Daniel Suddeath, The Tribune

The President called the meeting to order at 2:37 p.m. and noted there was not a quorum.

Since there was not a quorum present, the **Adoption of the Fiscal Year 2013 CDBG One-Year Action Plan** could not be addressed.

The second item of business was the **State Street Parking Garage Operating Fund Update**. The Director stated that this information was for review and can be further addressed at the next NARC meeting.

The next item of business was the **City of New Albany Existing Detention Basin Preliminary Report**. Mr. Brinkworth, John G. Brinkworth, Inc. presented the information collected so far.

Several buyers have expressed interest in purchasing the area behind Kroger that is the current detention basin and making it a commercial property again. This study is being conducted to evaluate conditions and see what needs to be done to the property if the City decides to sell it to a developer.

The detention basin behind Kroger services two drainage basins, "A" and "B". The detention basin cannot hold enough water to accommodate both drainage basins.

One suggestion is building an underground chamber system to retain the water in combination with diverting some of the water to a detention basin to be located behind the Salvation Army. The estimated construction cost for the chambers is about \$200,000.

The second suggestion would be to divert all of the water to a detention basin to be located behind the Salvation Army. It would need to be enlarged and the pipes would need to be lowered that exist behind

the Salvation Army. Regardless of the options, it is suggested that the pipes be excavated anyways to lower the elevation of the pipes.

The President asked when the City would decide to divert the water. When there is a buyer interested? Or divert it now? The question regarding how would the City transfer some of the charges of this drainage plan onto the buyer arose.

Mr. Brinkworth stated it would be about \$385,000.00 to divert from the detention basin behind Kroger. That figure is just construction cost. When asked about what he felt was best, Mr. Brinkworth said he would choose to divert from Kroger to behind the Salvation Army. He would not worry about the new basin clogging due to the City maintaining upkeep. Mr. Brinkworth would not worry about commercially developing the Kroger basin.

The President stated that it would be a good idea in the long run to address the drainage issue.

Mr. Brinkworth stated it would be better to maintain one basin, not two, especially since the basin behind Kroger gets clogged often.

This information was just an update, and Mr. Brinkworth will give a final presentation when the project is complete.

The meeting adjourned at 3:10 p.m.