

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, June 11, 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
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: James Biggs, MBHR
Shirley Baird, Councilwoman
Steve Blair, Councilman
Shane Gibson, NARC Attorney
Fire Chief Juliot
Assistant Fire Chief Gadd
Curt Peters, Vintage Fire Museum and Safety Education Center
Ron Stiller, RCS+ Associates
Daniel Suddeath, Tribune
Mickey Thompson, New Albany Street Commissioner

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

A moment of silence for Redevelopment Staff Member Tim Teives was conducted.

The first item on the agenda was the **Approval of the May 14, 2013 and May 28, 2013 Minutes**. Mr. Coffey was not at the May 28 meeting. Mr. Dickey made a motion to approve both sets of minutes. The motion was seconded by Mr. Gonder and carried by a vote of 5-0 for the May 14 minutes and 4-0 for the May 28 minutes.

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

The Commission then reviewed the **Financial Report**. The President asked about the status of the work done on the State Street Garage and the amount for elevator repairs. The FCM stated that the refurbishment has been completed. This month the elevator repairs were higher because one of the doors stopped working and parts replaced.

Mr. Dickey asked if the numbers for the next fiscal year's CDBG allotment has come. The Director stated that it has, and the City did not suffer a cut in funding this year. There is a slight raise compared to this past year. The FCM stated that all of the money has been allocated, minus the unexpected increase. This year's allocation is \$637,248 compared to the previous year's \$589,493.

Mr. Coffey asked about the Midtown OOR program. He requested more details about the reimbursements for New Directions and the rehabilitations. The Director stated he would get the information to him.

The President asked about a hotel listed on the financial report. The ADED stated that it was the PWPS's reimbursement from the Brownfield conference in Atlanta. The cost was covered by the grant.

The first item of Old Business was the **Public Works Project Status Report**. The Director stated there were no significant changes; a representative from Jacobi, Toombs and Lanz would be at the next NARC meeting to go through the report. The President asked about Grant Line Road Industrial Park West: Reas Lane Extension Phase II Park East Blvd to Durgee Road. There was a meeting to look at potential next steps once there is development in the park. The project will be partially paid for by the remaining amount in the bond and the Grant Line and Park East TIFs.

The President asked for the status of Charlestown Road and Blackiston Blvd Traffic Signal Installation and Interconnection. The Director stated the engineer felt that better striping and painting would be more beneficial than traffic signal installations. If someone were to purchase the land near Sam's, then the engineers would address any changes in traffic flow at that point.

The next item discussed was the **Mt. Tabor Road Slippage (Funding for BLN Agreement & Construction)**. Mr. Gibson explained there is an issue with slippage on the hillside and recommended to continue using BLN as the engineers since they are the engineers of the project. The Mt. Tabor project is funded by federal money, but that federal money cannot be used on the emergency action required for the slippage. Mr. Thompson stated that it is planned to excavate the slope, similar to the Spring Street Hill slippage solution. The final design for the slippage is not yet complete. Mr. Dickey made a motion to approve the funding. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The next item of Old Business was the **Neighborhood Stabilization Program Update**. The Director stated that nothing had changed. There have been no other closings since the last meeting. Mr. Dickey asked if there was an update from the state regarding the potential conflict of interest. Mr. Gibson said that the letter and minutes from the previous meeting are ready to be signed by the President, and the staff will send them to Indianapolis immediately.

Mr. Coffey called for an audit of the program in order to let the public know that the Commission is being up front with all the program information. Mr. Gibson asked if the program was already audited or about to be audited by the state. The FCM responded that it is audited regularly.

Mr. Coffey made a motion to approve of a state-conducted audit of the NSP. Mr. Gonder asked why a motion calling for an audit was necessary if it is standard procedure for an audit to be conducted by the state. The FCM said that someone from the auditor's office planned to be in Redevelopment in the next few weeks to conduct an audit.

Mr. Coffey stated questions have been raised, and the public has concerns. Mr. Gibson said that he could have a resolution drafted by the next meeting or have something put into writing for the record. Mr. Dickey said he would second the motion as a reaffirmation of the Commission to transparency. Mr. Hancock stated that he did not support the motion. Mr. Gonder said that the process should be allowed to unfold. Mr. Dickey said that if it is going to happen anyway, the purpose of the motion and resolution is to say that the Commission wants to be transparent. The motion was carried by a vote of 4-1. Mr. Hancock voted against the motion.

The first item of New Business was the **Klerner Lane Land Survey and Road Improvement Study Agreement**. Mr. Gibson explained that it was the first step in improving the Charlestown Road and Klerner Lane area. Mr. Dickey asked about the total cost for the agreement and if the Board of Works was handling the project. Phase I costs \$37,500 and Phase II costs \$33,250. Mr. Gibson said that the project will be handled by the Commission, but that, initially, it was sent to the Board of Works by mistake. Mr. Dickey made a motion to approve the agreement. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The next item of New Business was the **Emergency Repair Program Exception to Policy**. The NIA explained that a house on the 1200 block of Culbertson received help through the Emergency Repair Program in 2010 and again this past year. However, the cost of the repairs in 2010 combined with the cost of the most recent repairs exceeded the \$7500 lifetime limit of assistance for the house. The NIA asked on behalf of New Directions Housing that the Commission extend the funding cap for this house for another \$2,500.

The President asked about the condition of the house. Too often the Commission has approved work for houses that appear to be too far gone. He asked if there was a current assessment. The Director stated that it was not current procedure to have someone on staff view the houses, but it is an idea that should be considered. The Director said the City is in the process of hiring an engineer and this can be a task for them.

Mr. Coffey suggested sending the Code Enforcement Officer. The Director agreed to the suggestion and asked the Commission for a motion to approve the funding cap, based on a passable review by the Code Enforcement Officer.

Mr. Dickey made a motion to approve the extension, subject to the passable review. The motion was seconded by Mr. Gonder and carried by a vote of 5-0.

The third item of New Business was the **Project Agreement-Daisy Lane Firehouse, Renovations and Training Tower**. Jim Biggs, MBHR spoke about the appraisal conducted on the Green Valley Road fire house being sold to Kroger. The land was appraised for \$375,000. Mr. Coffey asked about the value of the building. Mr. Biggs stated that the building had no value to Kroger. It did not fit in the scheme of the Kroger extension and, therefore, not provide any monetary return to Kroger.

A general discussion followed regarding the presentation of the state of the fire houses in the City and the benefits of adding a training facility by Fire Chief Juliot.

The agreement will be for the construction of the Daisy Lane Firehouse, the Grant Line training tower, the Grant Line firehouse renovations and the Twinbrook firehouse renovations. The agreement is with Axis Architecture and Interiors for \$4,275,000.00.

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

The next item of New Business was the **Baptist Tabernacle-Fire Museum**. Mr. Peters, Vintage Fire Museum presented a summary of the history of the fire museum collection, the organization that runs it, and the benefits of having the Baptist Tabernacle as the future site of the museum. The current facility housing the collection, the Coyle Building, is for sale. The price is too high for the museum's organization to purchase it; the Coyle building is not the ideal location for the collection due to high utility bills and large amounts of sunlight

beating down on the items in the collection. The group was approached by Jeffersonville to move the collection there; however, there were not any suitable arrangements there.

The Baptist Tabernacle would be the ideal location. There is plenty of on-street parking, and it is located near the current NAFD headquarters and one of the City's original fire houses. The cost of the building as it stands is \$250,000. It would cost an additional \$350,000 to finish the building and furnish it with restrooms and an elevator.

Mr. Gonder asked about renting versus purchasing. Mr. Peters stated that agencies prefer the collection to find a permanent home. The organization does not provide benefits to those who work with the collection. Everyone involved is dedicated to the project. The organization is very careful with finances and would be able to pay for the new location. Additional funding to come in the future, if the Tabernacle was the location of the museum, could come from renting out spaces for luncheons and parties.

The President appreciated the information and presentation and asked what other reasons the group came before the Commission. Mr. Coffey responded that helping to keep the fire museum in the City would fall into the category of revitalizing downtown. He supported the idea of offering financial aid to the museum's group to purchase the Baptist Tabernacle. Mr. Coffey said that it was time to move away from restaurants and add other attractions to the downtown area. This museum could be one of them. Mr. Coffey suggested not paying for the whole purchase, but just offering \$100,000.

Mr. Peters stated that a purchaser has come forward to procure the Coyle building. The collection would have until autumn before it needed to be moved. The President asked that the museum's organization gather more financial information to present to the Commission at a later date before a decision is made.

The only item of Other Business was **Sidewalks**. Mr. Coffey mentioned the sidewalks in front of the church across from the old telephone company need attention. The area might be CDBG; funding possibilities will be looked into.

There being no further business the President adjourned the meeting at 3:50 p.m.

Approved and Adopted this ____ day of _____, 2013.

Adam Dickey, Vice-President

ATTEST:

Edward Hancock