


MEETING NOTICE

To: Members of the New Albany Redevelopment Commission
From: David C. Duggins, Jr., Director 
Subject: Regular Meeting of the New Albany Redevelopment Commission
Date: January 06, 2017

The **Regular Meeting** of the New Albany Redevelopment Commission will be held on **Tuesday, January 10, 2017**, at 2:30 p.m., in the Assembly Room, Room 331, Third Floor, City-County Building, New Albany, Indiana.

Agenda

ROLL CALL:

Irving Joshua, President
Adam Dickey, Vice President
David Barksdale, Secretary
Robert Caesar
Terry Middleton

OATH OF OFFICE

ELECTION OF OFFICERS

MINUTES:

- ▶ December 13, 2016

COMMENTS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS:

- ▶ Approval for Financial Reports
- ▶ Authorization for Disposition of Vacant Properties
- ▶ Sidewalk Construction Payment Applications No. 3 & No. 4
 - For E. Elm St. At Pearl St. & E. Spring St. At Bank St.

OTHER BUSINESS

ADJOURNMENT

SPECIAL ASSISTANCE TO THE DISABLED OR HANDICAPPED Disabled, handicapped, or non-English speaking individuals who may require reasonable accommodation to attend a meeting may make their request known by contacting the Department of Redevelopment in advance at 812-948-5333 (Voice) or Indiana Statewide Relay at 1-800-743-3333 (Hearing Impaired)



MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 10, 2017, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
David Barksdale, Vice President
Adam Dickey, Secretary
Robert Caesar
Terry Middleton

Staff Members Present: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Cyndi Krauss, Financial Compliance Manager (FCM)
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)
John Rosenbarger, Public Works Project Supervisor (PWPS)

Others Present: Bob Lane, New Albany Housing Authority
Mindy Milburn, Deputy City Clerk
Linda Moeller, City Controller
Jim Silliman, Jacobi, Toombs & Lanz, Inc.
Bob Stein, United Consulting
Larry Summers, City Engineer

The President called the meeting to order at 2:32 p.m. Roll was called. No one was absent.

The first item of business was the **Oath of Office**. Mindy Milburn, Deputy City Clerk administered the oath to Irving Joshua, Adam Dickey, and Terry Middleton.

The second item of business was the **Election of Officers**. Mr. Dickey motioned for Irving Joshua to continue as President. Mr. Middleton seconded, and the motion carried 5-0. The President asked for nominations for Vice President. Mr. Caesar motioned for David Barksdale to be Vice President. Mr. Barksdale seconded and the motion carried 5-0. Mr. Caesar motioned for Adam Dickey to be Secretary, Mr. Barksdale seconded and the motion carried 5-0.

The third item of business was the **Approval of the Minutes of the December 13, 2016 Meeting**. Mr. Barksdale motioned to approve the minutes from December 13, 2016. Mr. Dickey seconded and the motion carried 5-0.

The third item of business was **Comments from the Public**. The President noted that there were none.

Old Business:

Mr. Barksdale inquired about an update on the **Historical Study of New Albany**. The Director responded that he met with Larry Timperman last week and that Mr. Timperman is working on getting a price together.

Mr. Barksdale inquired about the status of the **Bike Rack Installation**. The City Engineer responded that the bike racks will be installed after the Street Department has finished taking down the Christmas decorations.

New Business:

The first item of **New Business** was the **Approval of the Financial Report dated January 12, 2017**. The Director asked the FCM to go through the bond payments. The FCM detailed the bond payments for the commission. Mr. Caesar inquired about a payoff schedule, to which the FCM responded that she would provide a tracking sheet. Mr. Caesar asked about the **Grant Line TIF – One Time Scribner Fund – transfer of GLW disposition funds**. The Director explained that this had originally been deposited into the wrong fund. Mr. Barksdale inquired about the **Kemp Title/Live Sunset, LLC – 1847 Shelby**, to which the Director explained that this is the property at 1847 Shelby Street and is on the Authorization for Disposition of Vacant Properties sheet. Mr. Barksdale inquired about the **State Street Partners – State St. Signals ROW** amount under the **State Street TIF**, to which the Director responded this was for Right-of-Way at the Tumbleweed. The PWPS explained that this Right-of-Way is expensive real estate as it property currently used as parking spaces at Tumbleweed. Mr. Dickey motioned to approve the Financial Report, Mr. Middleton seconded and the motion carried 5-0.

The second item of **New Business** was the **Authorization for Disposition of Vacant Properties**. The Director explained that there are two properties, **1847 Shelby Street** and **522 E. 4th Street**. Discussion followed and a map was passed to the commission members of both locations. The Director asked that these be approved so that the properties can be placed for bid through public sale. Mr. Barksdale motioned to approve the Authorization for Disposition of Vacant Properties, Mr. Caesar seconded and the motion carried 4-0.

The third item of **New Business** was the **Approval of the Sidewalk Construction Payment Applications No. 3 and No.4 for E. Elm Street at Pearl Street and E. Spring Street at Bank Street**. The PFS explained that payment number three is for the final payment on the project and payment number four is the retainage that will be released. Payment Application No.3 is in the amount of \$1,393.19 and No.4 for retainage release is \$1,872.98. The PFS explained that this project has been completed, they were just finishing up with the trees. The President asked the PFS to clarify that this is not an additional payment, to which the PFS stated that this was correct and explained that they approve payment applications for this project because there was not a contract for this project. Mr. Barksdale brought up Mr. Dickey's inquiry at the last meeting regarding Gator Bags on the trees. The Director stated that he would check with Greg Mills and Mr. Barksdale stated that he will bring up at the Tree Board meeting. Mr. Caesar motioned to approve the Sidewalk Construction Payment Applications No. 3 and No. 4, Mr. Barksdale seconded and the motion carried 5-0.

Other Business:

The first item of **Other Business** was a water leakage on **Bono Road**, inquired by Mr. Caesar. The City Engineer stated that this had been fixed as the pipe had been rerouted to drain to the catch basin and not in the street.

The President asked for an update on the **Garage Improvement Project**, to which the PFS stated that LATCO is 90% complete. The President noted the **Jacobi, Toombs, and Lanz Project Status Report** by Jim Silliman. The Director stated that this was provided in case anyone had questions regarding these projects. The PWPS took this time to give an update on the **Grant Line Road South Project**. The PWPS

detailed the sidewalk project consisting of a 5' sidewalk and 8' multi use path. The PWPS explained this is a federal-aid project paid 80% federally and 20% locally. The Director stated that we are still in the early stages of Right-of-Way to which the PWPS explained that there are 41 parcels. The PWPS explained that the project is on a January 2018 letting with a budget of approximately \$5 million.

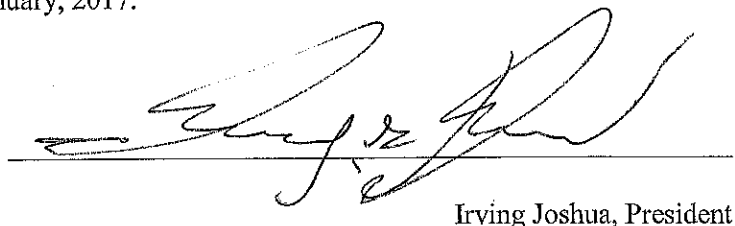
Mr. Barksdale asked for an update on the **Daisy Lane Extension Project**, to which the Director responded he just had a meeting last week regarding Daisy Lane and that the project is on pace with the Marriot hotel planning to open May 2018. Mr. Barksdale inquired about the **Strike & Spare Bowling Alley** moving to Clarksville, to which the Director responded that this property is very valuable and believes that a better use of the land could be utilized for this property.

Mr. Caesar inquired about a contact regarding the use of **Fawcett Hill Road** by construction equipment. The Director responded that he has not received the contact information. The City Engineer stated that the contractor is required to give their information to property owners on Fawcett Hill Road and went on to explain that a bond is in place so that in the case that the road is not repaired completely, the bond covers repairs for full depth pavement all of the way up the hill.

The President inquired about a **Traffic Change due to Toll Dodging**, to which the Director stated that traffic has been monitored closely and so far there have not been any issues to report. Discussion ensued with the commission members regarding new construction and blighted areas in the New Albany area. The President noted the opening of **The Breakwater**, to which the Director stated that so far 13 unit have been leased and 9 tenants have moved in. The Director noted that the leasing office will open in April and many more occupants are expected then.

There being no other business, the meeting was adjourned at 3:08 PM

Approved and Adopted this 24th day of January, 2017.



Irving Joshua, President

ATTEST:



Adam Dickey, Secretary