

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

A meeting of the New Albany Redevelopment Commission was held on Thursday, March 30, 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

Commission Members Absent: Terry Middleton

Staff Members Present: David Duggins, Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Brad Ramsey, Concentrated Code Enforcement Officer (CCEO)

Others Present: Denise Barkdull, Frost Brown Todd
Sandy Boofter, Deputy Controller
Herschel Frierson, Crowe Horwath
Jorge Lanz, Jacobi, Tombs and Lanz Inc.
Bob Stein, United Consulting
Larry Summers, City Engineer

The President called the meeting to order at 2:30 p.m. Roll was called. Mr. Middleton was absent.

The first item of business was the **Public Hearing regarding Leases with the Redevelopment Authority and Issuance of Lease Rental Bonds**. The Director noted that no one signed in to speak at the public hearing.

The President closed the **Public Hearing**.

The second item of business was the **Approval of the Minutes from the March 14, 2017 Meeting**. Mr. Caesar motioned to approve the **Minutes from the March 14, 2017 Meeting**. Mr. Barksdale seconded and the motion carried 4-0.

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

New Business:

The first and second items of **New Business** were the **Resolution No. RC-01-17 Approving an Amended and Restated Lease Agreement** and the **Resolution No. RC-02-17 Authorizing Issuance of Bonds**. Denise Barkdull of Frost Brown Todd, acting as bond counsel, spoke about **Resolution No. RC-01-17** as the approval of the **Amended and Restated Lease and the 2017 Lease Agreements** and sale of Lease Bonds that are issued by the Redevelopment Authority. Ms. Barkdull explained this is an issuance

of a series of bonds in two series. One that has the refunding for the YMCA project and another portion for new money for new projects. Ms. Barkdull explained that this approves two separate leases, because they are two separate leased premises. **Resolution No. RC-01-17** continues the 2006 lease and incorporates new provisions for a longer period of time and the new lease, **Resolution No. RC-02-17**, is for the new projects that the Director will discuss. Ms. Barkdull explained that this takes the pledge of local income taxes received for economic development and also the Horseshoe Foundation grant of \$5 million to be paid over an additional 5 years. The President wanted to clarify that the monies from Horseshoe is an arrangement with the City of New Albany. Ms. Barkdull confirmed that this is correct. The Director explained that this is the same agreement as the one that is already in place. Ms. Barkdull went on to explain that these are two leases both payable from the same source.

The Director explained that the \$5 million that will be allocated by the **Resolution No. RC-02-17** will include five projects. \$2.5 million will be allocated to the **Ohio River Greenway**, most of that to the western portion of the Greenway. The Director presented renderings of the River Recreation Vision Study from the Parks Comprehensive Plan to show that the project will include green space, cleaning up the property, parking, restrooms, playgrounds, a new boat ramp and boat slips, and a continuation of the pedway trail of the Ohio River Greenway. The plan is to reintroduce recreational use of the Ohio River. The Director went on to give details of a low cost plan for the **Loop Island Wetlands** to include a general cleaning up of the area and walking trails made of a semipermeable surface connecting to the Ohio River Greenway. The Director presented a rendering of **New Albany Façade Improvements**, he explained that \$1 million has been set aside for the Downtown Façade Improvements to update and revitalize the façades of the larger structures in downtown New Albany. The Director described that the Urban Enterprise Zone grant for façade work has been a great tool for helping to improve the smaller buildings in Downtown New Albany, but this funding will now allow the City to tackle the larger buildings. The Director stated that the stipulation for this project is 25/75, meaning that the property owner will be responsible for 25% of the cost. Mr. Dickey noted that this project will transform the downtown and the building owners are very excited. The Director presented renderings of possible improvements to the **Overlook**. \$500,000.00 has been dedicated to the Overlook project. The main concerns with this project are safety, stability, or if it needs to be taken down. The Director explained that if the Overlook was to be taken down, then the budget allocated to the cost of improvements would switch over to the budget for the Ohio River Greenway. Mr. Caesar noted that there is a desire to keep the structure, but the issue continues to be safety. Mr. Dickey suggested that if the Overlook were to be torn down, that it should be replaced with an entry way or arch way to invite visitors into the amphitheater. Lastly, \$1 million has been allocated for the **redesign of Market Street from West 1st Street to Pearl Street**. This project will include street scaping and sidewalk improvements, such as replacing the bushes in the medians with trees for safety reasons, designated crosswalks, revamping the sidewalks, and evaluating the tree canopy. Discussion ensued that there has been an overall increase and enhancement of the tree canopy.

Mr. Dickey motioned to approve the **Resolution No. RC-01-17 Approving an Amended and Restated Lease Agreement** and the **2017 Lease Agreement**. Mr. Caesar seconded and the motion carried 4-0.

Mr. Barksdale motioned to approve the **Resolution No. RC-02-17 Authorizing Issuance of Bonds**. Mr. Caesar seconded and the motion carried 4-0.

The third item of **New Business** was the **Authorization of the Draft of Fiscal Year 17 Community Development Block Grant One-Year Action Plan**. The Director explained that this draft will go out for a 30 day comment period and went on to detail the allocations in the Draft of the CDBG One-Year Action Plan. These include \$100,000.00 in sidewalk improvements, \$200,000.00 for improvements to the Griffin Center, and the same public services as last year with the addition of the Freedom 101 program. The

Director explained the overhead that is included in the budget is for the staff's time. Mr. Caesar motioned to approve the **Authorization of the Draft of Fiscal Year 17 Community Development Block Grant One-Year Action Plan**. Mr. Dickey seconded and the motion carried 4-0.

Mr. Dickey suggested the **Drafting of a Letter** to educate the Indiana State Senators and Congressman Hollingsworth on the impact of some of the proposed cuts. Mr. Caesar inquired if the Commission had the ability to write specific grants for CDBG money. The Director explained that the City of New Albany is an entitlement community. Mr. Dickey motioned to draft a letter to summarize what the Redevelopment Commission has been able to do over the last several years and the benefit CDBG funding has brought to the community. Mr. Caesar seconded and the motion carried 4-0.

The fourth item of **New Business** was the **Awarding of the Daisy Lane Extension Project**. Jorge Lanz of Jacobi, Tombs and Lanz noted that the bids received were very competitive and recommended awarding the project to the lowest bidder, Temple and Temple Excavating and Paving. Mr. Lanz stated that they have worked with Temple and Temple before and believe them to be a good contractor and confirmed that they were good with their number. Mr. Lanz stated Temple and Temple were very proactive and took an excavator to the site to examine the rock to ensure that underlying the hill is soft shale and not bedrock limestone. Mr. Dickey motioned to approve **Awarding of the Daisy Lane Extension Project** to Temple and Temple Excavating in the bid amount of \$2,477,087.25. Mr. Barksdale seconded and the motion carried 4-0.

Mr. Lanz requested the approval of the **Supplemental Agreement No.1** for the Daisy Lane Extension Project for Construction Administration and Inspection Services in the amount of \$265,000.00. Mr. Dickey motioned to approve **Supplemental Agreement No.1**, subject to staff review and approval. Mr. Caesar seconded and the motion carried 4-0.

The fifth item of **New Business** was the **Indiana Environmental Closure for 627 E. 4th Street**. The President inquired if the remediation was done and if anything else needed to be done on the property. The Director clarified that the contamination on site has been remediated and the ownership of that contamination has been taken on by Duke and Vectren. The President inquired if Duke and Vectren had agreed to take ownership, to which the Director responded that Duke and Vectren have sent a letter stating that they are responsible. Mr. Barksdale motioned to approve the **Indiana Environmental Closure for 627 E. 4th Street**. Mr. Caesar seconded and the motion carried 4-0.

Other Business:

Mr. Dickey inquired about the grant received by **River Hills for Phase 1&2**. Mr. Dickey wants to make sure that, as part of the region, we get our fair share of sites. The Director stated he will get with the City Engineer and the Public Works Project Supervisor.

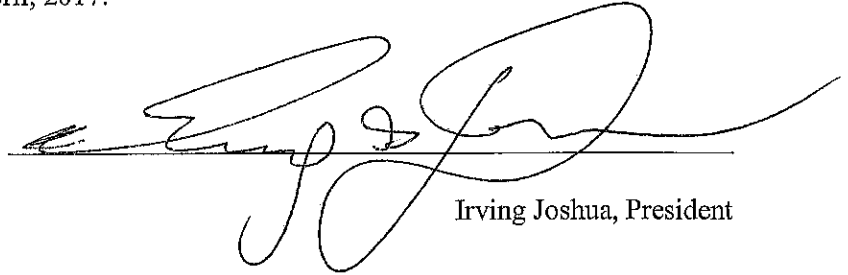
Mr. Caesar inquired about the progress regarding extending **Innovation Way to Payne-Koehler Road**. The City Engineer stated that he spoke to Planning and Zoning and that Purdue was amiable to the connection, however the residents were in opposition. The City Engineer stated that with the current condition that traffic is in, the residents' stances may have changed.

Mr. Barksdale asked about a **Study for Blighted Areas**, to which the Director stated that he spoke with an engineering firm about getting a summary together and costs.

Mr. Barksdale stated that a meeting has been set on April 11th regarding the **Historical Study of New Albany**.

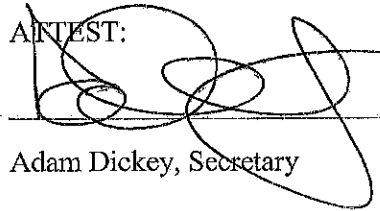
There being no other business, the meeting was adjourned at 3:29 PM

Approved and Adopted this 11th day of April, 2017.



Irving Joshua, President

ATTEST:



Adam Dickey, Secretary