

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, April 11, 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
Jan Anderson, School Board Advisory Member

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: Linda Moeller, City Controller
Bob Stein, United Consulting
Larry Summers, City Engineer

The President called the meeting to order at 2:30 p.m. Roll was called. No one was absent. The President thanked Jan Anderson, the School Board Advisory Member, for joining the meeting today.

The first item of business was the **Approval of the Minutes from the March 30, 2017 Meeting**. Mr. Caesar motioned to approve. Mr. Barksdale seconded and the motion carried 5-0.

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

New Business:

The first item of **New Business** was the **Approval of the Financial Reports for April 13, 2017**. Mr. Barksdale inquired about the **Flood Control – INDOT ORG Reimbursement Transfer** under the **State Street Garage TIF** in the amount of \$16,994.15. The PFS explained that this was for the Ohio River Greenway Project, and that the regular process would be to pay the consultants and then receive the reimbursement back. However, in this case, Flood Control paid that particular payment, so once we received the reimbursement, it needed to be transferred to Flood Control. The President inquired about **Duke Energy under Garage Operating** in the amount of \$959.81. The President asked if this is the typical cost. The PFS explained that this a monthly charge and is typically in this range. Mr. Dickey motioned to approve the **April 13, 2017 Financial Report**. Mr. Middleton seconded and the motion carried 5-0.

The second item of **New Business** was the **Annual Executive TIF Report**. The Director explained that this Report details the expenditures and revenues and the details of each individual TIF. The Director described that it also breaks down many of the activities that Redevelopment does while using the TIFs. The Director explained that it gives you the date of all of the debt that it issued that incorporates the bonds. The Report shows plans for the future and that the expenditures will outlast the TIF collections. This Report is distributed to show that we are being good stewards of TIF dollars. The President inquired

about the **Valley View Golf Cart Path Paving** under **Activities**. Mr. Dickey noted that the City of New Albany owns the Golf Course. The Director explained the 2013 Quality of Life Bond Issuance allowed for TIF dollars to be used for parks. The President inquired about **Exhibit B, 2016 – TIF Financials**, the President noted that under the **Garage TIF** and **Loop Island TIF**, looking at the expenditures and projected income, that if the same type of expenditures were made, that would place those TIFs in the red. The Director explained that normally nothing is spent out of the **Loop Island TIF**, however the **Garage TIF** always runs tight, for example construction projects and demolition, surveys and acquisition, and the 2-way Street Grid; all expenses that are not expected in the next year. The Director explained that he is looking into refinancing the **Spring Street Hill** debt. The President noted that the **Garage** also has a separate fund from the income of the garage for things such as maintenance. The President inquired if the **Kroger Limited Partnership** assessment under the **State Street/Green Valley/ West Street Vicinity** will change. The Director replied that will change significantly and also noted that the **FFCC, Inc.** and **New Albany Plaza, LLC** are also included in that Kroger property.

The City Controller explained that she has entered the **Annual Executive TIF Report** into Gateway already and that she met with the FCM to go through what had been entered line by line to ensure that it was correct. The Controller stated that the submission to Gateway is ready to go. The Controller stated that the deadline is Monday, so if the report is approved today, it will be reviewed one more time and then submitted.

Mr. Barksdale motioned to approve the **Annual Executive TIF Report**. Mr. Middleton seconded and the motion carried 5-0.

The third item of **New Business** was the **Mt. Tabor Right of Way Update**. The Director explained this is an updated list. The PFS stated that 22 parcels had been purchased so far and there were a total of 53 parcels, and 21 currently set for condemnation, leaving 10 outlying parcels. Mr. Middleton inquired as to how much land is being acquired of each parcel. The Director replied that it depends on each individual parcel. The Director stated that this is a Federal Aid Project, the road is falling apart, acquiring property is expensive, and safety is an issue considering the baseball parks and kids crossing the road there, sidewalks are needed on both sides. Mr. Dickey noted that sidewalks also help to stabilize the roadway. Mr. Middleton noted that this will add value to the properties. Mr. Barksdale inquired about the mailboxes to ensure that they were on both sides of the road.

The Director stated that Mr. Barksdale and he met with Michell Timperman and Ritz that morning to begin the discussions of the scope of work for the **Historical Study of New Albany**.

Mr. Middleton asked about the status of the **Daisy Lane Extension Project**. The Director stated that the contract was awarded at the last meeting. The City Engineer stated that the **Pre-Construction Meeting** will be April 19th. Mr. Barksdale inquired as to which road is currently being used. The City Engineer stated that the road being used is Woodbine Lane. The Director stated that Fawcett Hill Road has not been used at all.

Mr., Barksdale inquired when the construction at **West 1st Street and Main Street** will begin. The Director stated that construction will begin on Monday, April 17th so as not to disrupt the planned patio kickoff at the New Albany Exchange this weekend. Mr. Barksdale asked if Floyd County Brewery had been consulted, to which the Director stated that they had and everyone is happy with the planned construction. Mr., Dickey inquired about the phone booth located at the Floyd County Brewery. The City Engineer will review.

Mr. Middleton asked about the status of the **Upgrade of Spring and Market Streets**. The Director stated that paving will begin on May 1st, that much of the sidewalk work has been completed, and that Indiana American Water was at the Board of Works meeting that morning and that projects they have going will be completed before the paving begins. The City Engineer stated that the Storm Water Department is working to ensure proper drainage. As soon as the Notice to Proceed is received from INDOT, the construction company will begin boring under the road to install signals.

Mr. Middleton inquired about **Downtown Parking**, to which the Director replied that a letter has been drafted by the Police Department and should be distributed soon.

Mr. Barksdale inquired about the **pavers** that had been removed on Market Street. The Director stated these pavers may be used for **decorative crosswalks**.

Mr. Caesar asked about the status of creating a connection from **Innovation Way to Payne-Koehler Road**. The City Engineer stated that he had spoken with Planning and Zoning and that the residents were in opposition. The Director stated that he would meet with the City Engineer. Mr. Barksdale noted that the prior opposition may no longer exist.

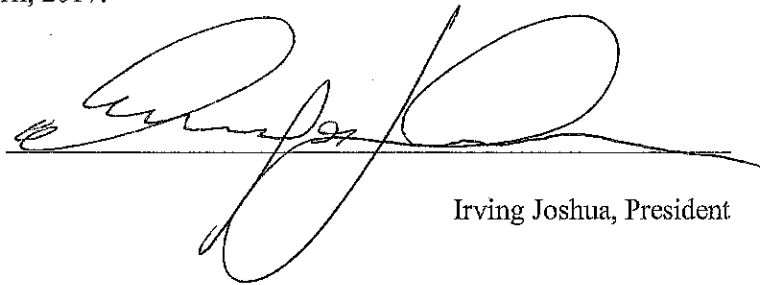
Mr. Caesar noted that the feedback from the **demolition of Tommy Lancaster's and Marketboy** has been positive. The Director went into detail about the plan for this property, including planting clover for the time being. The Director expects a strong proposal to include retail and apartments.

Mr. Barksdale inquired about hiring a consultant to **Study Blighted Areas** in the community. The Director stated that he is working on a scope of work and will be on the May 9th meeting's agenda.

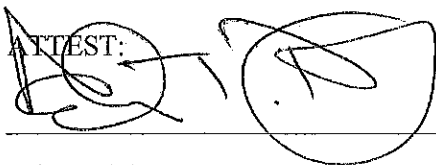
The President noted that the **New Albany Floyd County Consolidated School Corporation** is renovating and asked if Redevelopment is involved in any way. The Director stated that he has been meeting with Dr. Snyder and Dr. Hibbard monthly and the Slate Run construction is being coordinating around curb cuts and sidewalk construction. The Director explained that having Ms. Anderson at the meetings will help with communication back to the School Board.

There being no other business, the meeting was adjourned at 3:00 PM

Approved and Adopted this 25th day of April, 2017.



Irving Joshua, President

ATTEST: 

Adam Dickey, Secretary