

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, April 9, 2019 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
David Barksdale, Secretary
Terry Middleton
Scott Stewart
Elaine Murphy, School Board Advisory Member

Commission Members Absent: None

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: AML Representative
Jason Applegate, Extol Magazine
Trent Baker, TJB Consulting
Scott Blair, City Council President
Kathy Copas, Colonial Manor Redevelopment Citizens Coalition
Lisa Donohue, New Albany Housing Authority
Danny Emmert, Colonial Manor Redevelopment Citizens Coalition
Brian Hampton, Floyd County Brewing Company
Lina Moeller, City Controller
Chris Morris, News and Tribune
Bob Stein, United Consulting

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

The first item of business was the **Approval of the Minutes from the March 12, 2019 meeting**. Mr. Dickey motioned to approve the March 12, 2019 minutes. Mr. Barksdale seconded and the motion carried 5-0.

The second item of business was the **Comments from the Public**.

Kathy Copas, **Colonial Manor Redevelopment Citizens Coalition**, announced that they will be hosting a listening session on Wednesday, April 24, 2019 at 6:30 pm at 2248 Charlestown Road regarding Colonial Manor Redevelopment.

Scott Blair, City Council President, spoke on the Resolution regarding the purchase of **Colonial Manor**. He voiced his concerns regarding the due diligence and the affordability of the purchase. He requested a review of TIF Financial statements showing how this purchase fits within those financials. He asked if this purchase would cause other projects to be forgone. He stated that he would like to see a plan and a projection for how the City will plan to get a return on investment. He asked that the project be put on

hold until all this information can be provided to the City Council so that they can have as much information as possible to make an informed decision.

Danny Emmert, voiced his concern regarding the Charlestown Road corridor. He stated that he was at the Public Meeting for **Colonial Manor** and that he was not given the opportunity to speak.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **Claims Worksheets dated 3/25/2019 and 4/8/2019**. Mr. Barksdale asked about the Reas Lane Extension invoices. The FCM responded that Reas Lane is paid from the Grant Line West bond. Mr. Stewart asked if this was the last payment. The PFS responded that this is the last invoice and we will ask for the retainage release later on the agenda. Mr. Barksdale asked about the 10% match for State and Oak Street Signals. The PFS explained that this is the local match for these two signals that were dropped out of the original State Street project. Mr. Stewart asked what the Frost, Brown, Todd Annexation invoice relates to. The Director stated that part of this is related to ERA work with Progressive Materials. Mr. Barksdale motioned to approve the Claims Worksheets in the amount of \$544,728.24 dated 3/25/2019 and \$409,331.43 dated 4/8/2019. Mr. Stewart seconded and the motion carried 5-0.

The second item of New Business was the **Resolution RC-02-19 to Allocate Funding for the Purchase of Colonial Manor**. The Director stated that this property has been on the decline and is starting to affect the neighboring areas. He stated that staff have provided the commission members with the Charlestown Road TIF report that includes the proposed purchase of Colonial Manor. He stated that they have reached a negotiated price of \$2.6 million and that the two appraisals came back with an appraised value of \$1.95 million and \$2.2 million. He noted that an environmental review had been completed on the property. He stated that to move forward with the purchase, the Redevelopment Commission would need to approve the Resolution and then it would move on to City Council for final approval. The President noted that after reviewing the TIF Report, the Charlestown TIF would still have a substantial balance. Mr. Stewart requested an update on the other TIFs to better understand the context of the purchase. He questioned if any projects wouldn't get accomplished due to the funds being allocated to the purchase of Colonial Manor. The Director stated that this purchase would have no effect on currently scheduled projects and that the \$2.6 million out of this TIF doesn't play a role in projects coming out of the other TIF districts. The President stated that the mission of the Redevelopment Commission is to use opportunities such as these to redevelop New Albany in as many areas as possible. The President stated that staff would provide any and all information that the Council might need to make an informed decision. Mr. Barksdale agreed that the Council needs this information and requested a longer period of time for the RFP and for the RFP to be open to different ideas and possibilities. He stated that he was at the last meeting and that there was not an opportunity to speak, but that there was an opportunity to write suggestions and that the Council received an email from the Mayor this morning stating that another input session has been planned. Mr. Dickey noted drainage concerns in this area and stated that this is an opportunity to correct these issues, and due to the property being under private ownership that these issues have not been properly addressed. He stated that there is not a particular development plan but we have to take the opportunity to make

change. Mr. Dickey asked why the amount for the purchase was not included in the resolution. The Director responded that was the preference of the legal counsel and noted that they could pass the resolution not to exceed \$2.6 million. Mr. Dickey asked about the timeline for the purchase process. The Director stated that the offer is not on the table forever, so they would like to move while the price is \$2.6 million. Mr. Stewart motioned to approve the Resolution to Allocate Funding for the Purchase of Colonial Manor in the amount not to exceed \$2.6 million. Mr. Barksdale seconded and the motion carried 5-0.

The third item of New Business was the **Floyd County Brewing Company Lease Agreement**. The Director stated that the City owns two lots on W. 1st Street behind the Floyd County Brewing Company. He stated that there are not currently any planned projects for these lots and the appraisals came in higher than expected. He stated that these properties were placed out to bid and that no bids were received. He stated that Brian Hampton of Floyd County Brewing Company approached them about leasing the land to build a sustainable garden, urban forest and public gathering area. Mr. Hampton passed out a proposal and rendering for the proposed project. The Director stated that the lease agreement would be for \$1 a year for the next 15 years and that Mr. Hampton would be reimbursed for any hard costs should the City decide to terminate the lease, with 6 months advance. He stated that there will be no buildings constructed, but that he has been approved for a pergola. He stated that Floyd County Brewing Company has 10 months upon finalizing the lease agreement to reach 80% completion of the project and that Mr. Hampton would provide the commission with “before and after” photos. Mr. Hampton stated that they need the space for large group events and that they want to keep as much as the tree canopy as possible for an urban forest area and proposed a sustainable garden to grow vegetables and herbs to be used at the restaurant. Mr. Barksdale asked if it would be family friendly. Mr. Hampton responded that has not been decided as of yet as it would require variations to the existing bars. Mr. Middleton asked if they would maintain liability insurance since this is city property. Mr. Hampton responded that they would. Mr. Hampton stated that they plan to fence in the area all the way around. Mr. Dickey motioned to approve the **Floyd County Brewing Company Lease Agreement** in the amount of \$1 a year for the next 15 years. Mr. Stewart seconded and motion carried 5-0.

The fourth item of New Business was the **Authorization of the Draft of Fiscal Year 19 Community Development Block Grant One-Year Action Plan**. The President asked if any of the agencies that submitted requests were denied. The FCM responded that everyone that submitted a request was included in the plan but that the numbers may look different than the requests due to staff time for project delivery being included. The FCM reminded the commission that this is an estimated allocation amount and that HUD said that we should know in the next couple of weeks what the actual allocation is, so everything will get adjusted at that time. Mr. Barksdale motioned to approve the Authorization of the Draft of Fiscal Year 19 Community Development Block Grant One-Year Action Plan. Mr. Dickey seconded and the motion carried 5-0.

The fifth item of New Business was the **Emergency Repair Program Applicant**. The Director stated that the home is located on Marianna Drive, outside of the CDBG target area and that is why we are seeking the commission’s approval. Mr. Barksdale asked if the applicant meets the criteria of the program. The Director responded that they did. Mr. Barksdale motioned to approve the Emergency Repair Program Applicant. Mr. Middleton seconded and the motion carried 5-0.

The sixth item of New Business was the **Reas Ln. Retainage Release Request**. The Director stated that the project is complete and has been approved by the City Engineer and Jacobi, Toombs & Lanz, and that we are seeking their approval to release the complete amount of the retainage. Mr. Dickey motioned to approve the Reas Ln. Retainage Release Request in the amount of \$35,798.57. Mr. Stewart seconded and the motion carried 5-0.

The seventh item of New Business was the **Griffin Center Change Order No. 1**. The Director stated that this is a small change order for the duct work and confirmed with the FCM that there is funding available to cover this cost. Mr. Dickey motioned to approve the Griffin Center Change Order No. 1 in the amount of \$2,846.00. Mr. Barksdale seconded and the motion carried 5-0.

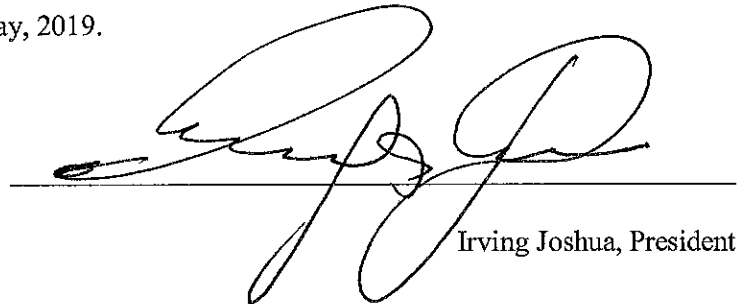
The eighth item of New Business was the **Ohio River Greenway Change Order No. 12**. The PFS explained that this is the final quantity adjustment. She stated that this project went through INDOT, so we paid them and then they pay the contractor. Mr. Dickey motioned to approve the Ohio River Greenway Change Order No. 12 in the amount of \$1,257.50. Mr. Barksdale seconded and the motion carried 5-0.

Other Business:


Mr. Dickey noted the opening of the bridge connecting to Clarksville along the Ohio River Greenway with the **Tour de Greenway** on Saturday, May 11th.

There being no other business, the meeting was adjourned at 3:52 PM.

Approved and Adopted this 14th day of May, 2019.


Irving Joshua, President

ATTEST:


David Barksdale, Secretary