

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, January 14, 2014, at 2:30 p.m., in the Conference Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
Edward Hancock, Secretary
John Gonder
Dan Coffey

Commission Members Absent: Edward Hancock, Secretary

Staff Members Present: David Duggins, Director of Redevelopment
John Rosenbarger, Public Works Project Supervisor (PWPS)
Cyndi Krauss, Financial/Compliance Manager (FCM)
Jessica Campbell, Public Facilities Specialist (PFS)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others Present: Daniel Suddeath, News and Tribune
Lisa Donohue, New Albany Housing Authority
Jorge Lanz, Jacobi, Toombs & Lanz
Tom Schellenberg, Jacobi, Toombs & Lanz

The President called the meeting to order at 2:31 p.m., and the roll was called. Mr. Hancock was absent.

The first order of business was the **Oath of Office of the Commission Members** by the City Clerk.

The next item of business was the **Election of Officers**. The President opened the floor to nominations. Mr. Coffey made a motion to keep the same officers as the previous year with Mr. Joshua as President, Mr. Dickey as Vice President and Mr. Hancock as Secretary. The motion was seconded by Mr. Gonder and approved by a vote of 4-0.

The third item of business was the **Approval of the December 10, 2013, Regular Meeting Minutes**. Mr. Coffey made a motion to approve the minutes. The motion was seconded by Mr. Gonder and carried by a vote of 4-0.

The next item of business was the **Examination of the Financial Report**. Mr. Dickey asked about the demolition of the houses on Daisy Lane. The Director stated some vandalism did occur and that salvage would be a part of the demolition phase.

The first item of old business was the **Scope for Traffic Study Proposal from Jacobi, Toombs & Lanz**. The Director stated Jorge Lanz, Jacobi, Toombs & Lanz was working on a scope to use for the Request for Proposals for a traffic study. The study would be a partnership with the Public Board of Works, and the engineers hired would be answerable to both the Redevelopment Commission and the Board of Works.

Mr. Gonder suggested the scope address noise barriers along the interstates. The President said that might not be possible depending on the funding source: the city or the state. The Public Works Project Supervisor (PWPS) stated that it could receive funding through environmental justice. Mr. Coffey suggested the scope reflect something about wildlife redirection to prevent some accidents. Mr. Lanz said that type of solution is more typical in rural areas, and in more urban areas, people just have to slow down and be aware. Mr. Dickey stated the addressing restrictions due to historic districts need to be within the scope. The PWPS said that if the City receives federal money for this work, historic districts and low income areas will need to be taken into account.

The President asked if load bearing would be an issue. Mr. Lanz stated it would not; here the issue is with width, not thickness, of streets. Mr. Lanz said the City has three good studies examining the street grids and two-way streets. The goal is to build off the studies already present.

Mr. Gonder wanted to wait until after meeting and presentation with Jeff Speck, a guest speaker on walkability. Mr. Speck is against traffic studies. The Director stated this was not an unnecessary study, but it is to address the complete traffic shift the City will undergo once the tolls start on the bridges. Mr. Coffey said that the increase of traffic does not have to be negative; it can help local businesses. Mr. Gonder is concerned about maintaining a livable community and the safety of pedestrians. He said people will speed through town and not be aware of people walking around downtown or other areas, and he does not believe commuters will want to stop. The President stated this should not just be a look at traffic, but the City should prepare itself to be a semi-destination in the future. If people are traveling through the area, New Albany could be an easier place to stop than Louisville. Mr. Lanz estimated the cost of the study to be \$100,000-\$150,000.

Mr. Dickey asked if approval was necessary today. The Director stated he wanted to start an open discussion. There is money in the State, Downtown and Charlestown Road TIFS, and the Board of Works needs to pass a resolution. He did think it was necessary to move forward.

Mr. Dickey made a motion to move forward in the process once the additions of historic district considerations and environmental justice were made to the scope as well as the Director providing the breakdown of the funding from the TIF districts. The motion was seconded by Mr. Coffey and carried by a vote of 3-1. Mr. Gonder voted against.

The second item of old business was the **EPA Brownfields Site Assessment Grant: Former KU Heating and Air at 883 Pearl Street; Sampling and Analysis Plan, Phase II Subsurface Investigation by Specialty Earth Science, LLC**. The Director said this item is completely funded through the EPA grant. The Commission has approved properties to be submitted to the EPA for review before. The total cost for this property is \$21,317.00. Mr. Dickey made a motion to approve submitting this property to the EPA. The motion was seconded by Mr. Coffey and carried by a vote of 4-0.

The only item of new business was Jeff Speck's presentation on walkability on Thursday, January 16 in the library. The Director and PWPS will be with Mr. Speck in the morning and plan on discussing the traffic study scope with him for opinions.

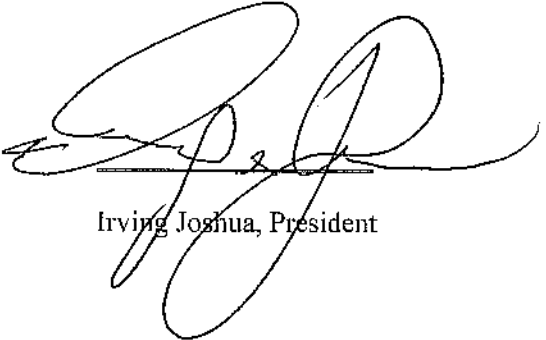
The President asked if there was anything pressing in regards to the **Public Works Project Status Report** and for a **Timeline for the Parks and Aquatic Center**. The Director said the construction documents for the aquatic center were 75% complete and will go to bid in February with the construction being completed in May 2015. Hoosier Panel Park is scheduled to be completed in October 2014. Binford Park & Cannon Acres are scheduled to be ready in Spring of 2015. The Firehouse will be completed in March 2014. Linden Meadows is in the foreclosure process. The Director said that by February the City will be the first mortgage on the all the liens and will own the properties when the foreclosure is done. The President asked if there were any interested buyers for the properties. The Director said there was a possible private developer, and New Hope Services discussed the idea of individual homes. There will be more discussion once the City's ownership is final.

The President asked about the Riverfront area. The Director received a study back stating there is no set market for downtown apartments. Mr. Coffey asked if they were discussing housing over businesses or building new. The

Director said both. Mr. Coffey did not know of a study happening before this meeting. The Director said that if the City was to put market rate-apartments downtown, then a study needed to happen. The study showed for the riverfront, an apartment would cost \$1.25 per square foot, and an apartment downtown would cost \$1 per square foot. There has been nothing done beyond the study. Mr. Coffey wanted to know why there was talk of creating new housing when we cannot fill the houses already here.

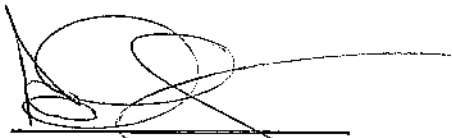
There being no other business, the meeting adjourned at 3:41 p.m.

Approved and Adopted this 11th day of February, 2014.



Irving Joshua, President

ATTEST:



Adam Dickey, Vice-President