

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, February 12, 2013, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

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

Staff Members Present: Dave Duggins, Director of Redevelopment  
Carl E. Malysz, Director of Community Housing Initiatives  
John Rosenbarger, Public Works Projects Supervisor (PWPS)  
Amanda Deatherage, Asst Director of Economic Development (ADED)  
Cyndi Krauss, Financial/Compliance Manager (FCM)  
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others Present: Lisa Donohue, New Albany Housing Authority  
Justin Endres, Little League Association  
Herschel Frierson, Crowe Horwath  
April Glover, MAC Construction  
Steve Goodman, New Albany Horizon LLC  
Carl Holliday, New Albany Horizon LLC  
Thomas Pitman, Barnes and Thornburg  
Mark Rogers, Excel Excavation  
Amanda Schamel, New Albany Housing Authority  
Stephen Triplett, TSI Paving

The President called the meeting to order at 2:33 p.m., and the roll was called.

The first item of business was the **Bid Opening for the Midtown & E. Spring Street, & Nearby Neighborhoods & Spot Basis Sidewalk Corridors Improvements Project**. The President opened the four bids and read them aloud. Excel Excavating: \$424,949.50; TSI Paving: \$284,994; MAC Construction: \$474,755; Temple & Temple: \$505,400. The PWPS stated that the target price given by the engineers was \$400,000. Due to the significant difference between the bid amounts, the PWPS suggested that the bids be taken under advisement and call a special meeting of the Commission to award a contractor.

Mr. Dickey made a motion to take the bids under advisement and call a special meeting for the awarding of a contractor.

The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The next item of business was the **Approval of the January 8, 2013 Regular Meeting Minutes and the January 23, 2013 Special Meeting Minutes.**

Mr. Dickey made a motion to approve the **January 8<sup>th</sup> and January 23<sup>rd</sup>** minutes as presented. The motion was seconded by Mr. Coffey and carried by a vote of 5-0.

The President opened the floor to **Comments from the Public.** Justin Endres, Little League Association wanted to make people aware of a contact person with questions or comments regarding the baseball facility plans. Mr. Coffey emphasized the point that this project is moving forward because the facility in the heart of the city would address the needs of kids that do not have the means to reach the county site. Mr. Coffey stated that the facility within the city limits would not be a duplication of services.

The Commission reviewed the **Financial Report.** Mr. Hancock wanted to clarify that the Commission was not paying Mr. Endris multiple times for the easement. The FCM stated that this was a one-time payment. The check will be released when the deed has been recorded.

The first item of old business was the **Public Work Status Report.** The Director stated that any questions can be addressed by the PWPS during the special meeting that will be held for awarding a contractor for the Midtown & E. Spring Street Sidewalk Project.

The next item of old business was the **North Y Revised Alternate.** The PWPS stated that the report reflected the revision of alternate 1A road that the Commission requested and no action was required. The Director asked the Commission to review the material and any questions can be addressed by the PWPS during the special meeting. The President then stated since the Commission had only two new members present the concept of the project can be reviewed at the special meeting.

The next item on the agenda was the **Disposition of 32 Bank Street-Note & Mortgage for New Horizons, LLC.** The Director stated the property was sold to develop the vacant lot. The Director asked the Commission to accept an interest-only payment for the next two years. This time frame will allow for the development of the property to move forward. Mr. Coffey mentioned that the economic downturn held up this development, but New Horizons maintains the property well.

Mr. Hancock made a motion to accept the two year interest-only payment plan. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The fourth item of old business was the **Neighborhood Stabilization Status Report.** The Director stated that if the Commission had any questions after reviewing the material, the Director of Community Housing Initiatives can address the questions at the special meeting.

The first item of new business was **RC-02-13, Resolution Approving Form of Lease & Calling for Public Hearing for Athletic Complexes.**

Tom Pitman, bond counsel explained that this Resolution is an early step in financing projects for the City. The Redevelopment Authority would own the lease and lease the projects to the Redevelopment Commission. The TIF districts would be the source of repayment with a property tax back up if needed to pay back the bond. The Commission is being asked to approve the Form of Lease with the Redevelopment Authority and establish a date for a public hearing.

Mr. Dickey wanted to clarify that the Commission is not locked into working on a specific project. Mr. Pitman stated that work can commence on any or all of the proposed projects.

Mr. Coffey asked if the money from the TIF districts dedicated to this project will stay dedicated if something were to happen. Mr. Pitman replied that the dedicated money will almost certainly remain money dedicated to the bond.

Herschel Frierson, financial consultant stated that if the Commission moves forward with the bond issue, the Commission will get all the money at once. Mr. Pitman said the Commission can invest the money before spending. Whatever money is not used can be paid back.

Mr. Dickey stated the Commission has an obligation to the City to use the money in the best way. He suggested having the Little League Representatives come to a special meeting and discuss the plans. Mr. Dickey is supportive of the Little League and does not believe that the plans of the Little League and the plans of the City necessarily conflict. However, the Commission has to focus on the facilities of the City.

Mr. Endres said that the Little League plans for a facility twice the size and half the cost of the City plans. He believes that to have both facilities would be a duplication of services, and the money can be used in a better way for the City.

The President explained that many of the services and activities that once serviced the City have moved to the periphery. The Commission wants activities in the City limits that the constituents can access. There should not be any problem if the Little League moves forward and the City moves forward with their separate plans.

Mr. Frierson stated that the information presented was the most extreme scenario and that it is not expected.

Mr. Dickey made motion to accept the Resolution and set the public hearing for March 12, 2013. The motion was seconded by Mr. Coffey and carried by vote of 5-0.

The next item of business was the **General Services Agreement-Jacobi Toombs & Lanz**. The Director explained that this is a yearly agreement designed to address small projects. This saves the Commission from having to approve a contract for every small project. Mr. Coffey made a motion to accept the agreement. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The third item of new business was the **Housing Market Study Proposals**. The Director of Community Housing Initiatives summarized the proposals sent from two firms: Vogt Santer Insights and

Zimmerman/Volk Associates, Inc. Both firms complied with the RFP and presented different approaches. Both stated that 120 days would be needed to complete the study, as opposed to the 90 day time frame requested by the Director of Community Housing Initiatives.

Mr. Coffey suggested placing a cap on the estimated travel expenses of the firms.

The Director of Community Housing Initiatives agreed with the cap for travel and recommended the firm Zimmerman/Volk Associates, Inc.

The President wanted to have it clarified how this housing market study would help and what the City would do with the results.

The Director of Community Housing Initiatives explained that this study would be critical in developing a comprehensive housing plan for the City. It would highlight stable areas and areas where the City needs redevelopment and/or initial development. This study is needed when the City is applying for funding.

Mr. Coffey stated that the biggest problem is affordable housing. He wants to look in-depth at the proposals before the Commission allocates any money. Mr. Coffey said that the Commission stopped focusing on the neighborhoods of New Albany and started focusing on industry.

Mr. Hancock wanted to know what happened to the programs for rehabilitation and financing existing housing.

The Director of Community Housing Initiatives explained that programs have morphed over time and the amount of money available for housing three administrations ago does not exist right now. State and federal agencies are not running the same type of programs. There has been increased investing in public infrastructure. This study will be useful when applying for grants for housing. The study needs to be part of City applications to in order to present a more compelling case for funding.

Mr. Gonder stated that the City should be able to depend on a local firm. The Director of Community Housing Initiatives said that the Allgeier firm from Louisville did not respond to the RFP. Mr. Gonder said that depending on developers led to the issue of sprawling and services going to the periphery of the City.

Mr. Dickey stated that he was more comfortable with the time schedule presented by Zimmerman/Volk, but he appreciated that Vogt Santer Insights have worked with communities closer to New Albany. The Director of Community Housing Initiatives mentioned that Zimmerman/Volk worked with Louisville Metro a few years ago.

The Director said that there have been meetings with a local bank to discuss the establishment of a local housing pool. This study will help the City provide a compelling case for this funding pool to be established.

The President clarified the need for this study and that, though it will provide suggestions, it cannot force the Commission to act on specific projects. The President requested a motion for either of the two firms to be accepted.

Mr. Hancock made a motion to accept Zimmerman/Volk Associates, Inc. The motion was seconded by Mr. Gonder and carried by a vote of 4-0-1. Mr. Coffey abstained from the vote. The Commission requested being present for the initial meeting with Zimmerman/Volk.

The Director asked that the Commission review the **New Albany Sidewalk Improvements Map** and bring any question to the special meeting.

The final item of new business was the **FY2013 Community Development Block Grant Citizen Participation Plan Schedule**. The Director asked the Commission to authorize it so that the dates can be published.

Mr. Dickey made a motion to accept the schedule. The motion was seconded by Mr. Hancock and passed by a vote 5-0.

There being no further business the President adjourned the meeting at 4:00 p.m.

**Approved and Adopted** this 12<sup>th</sup> day of March, 2013.

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Irving Joshua, President

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Edward Hancock, Secretary