

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The special meeting of the New Albany Redevelopment Commission was held, on Wednesday, January 23, 2013, at 1:30 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
Amanda Deatherage, Assistant Director of Economic Development
Cyndi Krauss, Financial/Compliance Manager (FCM)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others Present: Thomas Pitman, Barnes and Thornburg
Grace Schneider, Courier-Journal
Daniel Suddeath, New Albany News and Tribune

The President called the meeting to order at 1:34 p.m., and the roll was called.

The first item of business was the **Economic Development Plan Amendments for all TIF Areas.**

The Director requested the Commission endorse an amendment to all of the TIF project plans to include funding for an aquatic center, baseball complex, soccer fields and a potential extension to the Farmer's Market. Agreeing to the amendment is the first step of the amendment process.

Mr. Pitman, counsel went on to explain that there was no need to add road improvements to this Resolution as this is just the beginning of the amendment process.

Mr. Coffey stated that the Council is very adamant about the road improvements occurring and knowing from where the money is going to come.

The Director said that there is an inventory document in the works that will show what paving still needs to be done and the Council would select roads not in the TIF areas to receive repairs.

The President asked if road improvements were addressed in any of the TIF plans. Mr. Pitman replied that it is in a general sense. The roads are not specified. The President asked if there could be a statement to reiterate that road repair is a priority in all the TIFs plans.

Mr. Pitman drafted a statement to add to the Resolution and the Agreement listing "road and paving improvements in or serving particular allocation areas" as another project in the Amendment.

Mr. Gonder asked that if the roads can be considered a system, would any repairs, even those outside the allocation areas, not benefit the City as a whole. If this is the case, Mr. Gonder went on to ask if the money from different TIFs could fund road projects outside the specific TIF districts.

Mr. Pitman stated that if a strong case could be presented noting the benefits, then funding could possibly happen that way. The Director went on to say that this method is uncommon. The President stated that this process for applying funding might work if the road in question was a major arterial road.

Mr. Coffey stated that the Council is under the impression that all roads will be completed as a part of this package. The Council will not want to see two separate bonds roll out for complexes and the road improvements.

The President clarified that this resolution is the first step. The Commission is not discussing the entire bond issue and cannot vote on the use of different funds potentially incorporated in the bond. All the Commission can do is decide to either support or not support this portion of the amendment to the plans.

The President commented that the Director is taking the first step in figuring what Redevelopment can contribute to the repairing of the roads by creating an inventory of what work is left. The Resolution has been amended to include road work.

Mr. Coffey said that two separate bonds could become problematic. He asked if there was a way to incorporate the two bonds when they are presented to the Council.

Mr. Pitman stated that if a road cannot be funded with TIF money, then the Redevelopment Commission does not have any authority to get the work completed. The only way to accomplish the road work would be through a separate bond.

Mr. Coffey then stated that the bonds addressing the roads and the complexes need to go to the Council at the same time.

Mr. Dickey asked when the document inventorying all the roads in need of repair will be completed. The Director stated that it should be finished sometime next week.

Mr. Dickey made a motion to include the language regarding road repair Mr. Pitman recommended in the Amendment.

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

Mr. Dickey made a motion to approve Resolution RC-01-13 as amended.

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

The next item of business was the **Consideration of Potential Locations** for the complexes.

Mr. Pitman asked the Commission to prioritize a few locations for the aquatic center and baseball facilities. He said that these location suggestions were not binding.

The Director summarized the location possibilities for each facility. Binford Park is an option for the soccer fields. Camille Wright Pool, an inner-city location and Community Park are options for the aquatic center. A location just outside the City limits on Charlestown Road and Silver Street are options

for the baseball facility. The Director went on to explain that soccer fields were selected because of the low cost of maintenance and that the fields can be multi-use.

The President expressed concerns about how utilized the fields at Binford Park would be by people within the community. Mr. Coffey suggested looking at other sports besides soccer for which to build a facility.

The Director stated that Binford is being considered because there is such an open space there. Nothing would be removed, and when soccer was not in season, the open space would remain open.

Mr. Gonder suggested another location for the aquatic center: the Linden Meadows subdivision. It is a low lying area along the interstate. It does not seem ideal for more houses to be built there, and the aquatic center might address some of the drainage issues there. The Director mentioned the area being tied up in litigation, but the President stated that there might be a deal to be made with the banks.

Mr. Dickey made a motion to endorse the locations for the aquatic center in this order: Camille Wright, the inner-city location, Linden Meadows and Community Park.

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

Mr. Coffey made a motion to endorse the locations for the baseball complex in this order: Silver Street and Charlestown Road, just outside the City limits.

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

The next item of business to address was the **State Street Parking Garage TIF Fund Finance Report**.

The Director was asking the Commission for an inner-TIF loan to cover the shortfall of the State Street Parking Garage TIF in January of 2013. The Director explained the reason behind the shortfall was a problem that happened during TIF reassessment.

Mr. Dickey asked to have a report regarding the issues with the assessment once the problem was resolved.

Mr. Dickey made a motion to approve the inner-TIF loan of \$56,758.23 to cover the State Street Garage shortfall.

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

There being no further business the President adjourned the meeting at 2:30 p.m.

Approved and Adopted this 12th day of February, 2013.

Irving Joshua, President

ATTEST:

Edward Hancock, Secretary