

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, January 8, 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)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others Present: Jim Silliman, Jacobi Toombs & Lanz
Daniel Suddeath, New Albany News and Tribune

The President called the meeting to order at 2:35 p.m., and the roll was called.

The first item of business was the **Introduction of the two new Commission** members and the **Oath of Office** of all the Commission members by the City Clerk.

The next item of business was the **Approval of the December 11, 2012 Executive and Regular Meeting Minutes and the December 18, 2012 Special Meeting Minutes.**

Mr. Hancock made a motion to accept the **December 11th and December 18th minutes** as presented. The motion was seconded by Mr. Dickey and carried by a vote of 3-0. Mr. Gonder and Mr. Coffey abstained.

The President opened the floor to **comments from the public** and noted that there were none.

The Commission reviewed the **Financial Report**. The President asked for clarification about the YMCA of Southern Indiana line item. The Director of Community Housing Initiatives stated that this amount was the City's contribution to the afterschool program.

Mr. Coffey requested documentation stating how many kids participate in the program and how the money is being utilized. Mr. Dickey requested that someone from the YMCA come to a meeting and present this information.

The fifth item of business was the **Election of Officers**. The President opened the floor to nominations for each office.

Mr. Hancock made a motion to nominate Mr. Joshua as President. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

Mr. Coffey made a motion to nominate Mr. Dickey as Vice President. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

Mr. Dickey made a motion to nominate Mr. Hancock as Secretary. The motion was seconded by Mr. Coffey and carried by a vote of 5-0.

At this time, the Director of Redevelopment took a moment to announce his position, and the President thanked the Director of Community Housing Initiatives for his time and work serving in the capacity of the Director of Redevelopment.

The next order of business on the agenda was the **Public Works Status Report:**

Grant Line Road Industrial Park West: Reas Lane Extension: Mr. Silliman, JTL stated that the construction has been halted for the winter.

JTL continues to work on the easement that was approved by the Commission at the December 11, 2012 meeting.

The City requested a plat of the City's 40 acre tract to show the new Right of Way and easements for Phase 1. This cost for the work will be included in the EDA funding if approved by the EDA. Mr. Dickey asked what the cost would be and when to expect the completion of the plat. Mr. Silliman explained that this document was being addressed on an as-needed basis. The PWPS stated that since the tracts are not yet sold the issue is how to run the utilities. The PWPS expected the plat to be wrapped up in 60 days.

A general discussion followed regarding the terms for the sale or lease of the land. The PWPS clarified that the City is willing to sell any or all tracts of land to potential buyers. There is not a set limit, at this time, to the number of tracts a buyer can purchase. Mr. Dickey requested an update regarding the conversations with Mr. Kelly about the trading of land that the Commission allowed. The Director of Redevelopment met with Mr. Kelly on Monday, January 7, 2013 and plans to meet with him again during the week to find out Mr. Kelly's terms.

Mr. Coffey suggested that the land be given to new businesses that bring jobs to the area. He stated that there is not a monetary benefit to selling the land, so giving the land could be seen as incentive. However, this suggestion would not be considered for a business that plans to expand. The President mentioned that there is a great opportunity for this area with the East End bridge plans.

Daisy Lane-Phases 3 and 4: Mr. Silliman stated that the replacement of the sod will be addressed when weather permits, most likely in the spring.

Spring Street Hill: The final change order was approved at the December 26, 2012 Board of Works meeting. The Contractor's final pay request and request for release of retainage have been forwarded to the City. For the next report, this project will be removed since it has reached completion.

Grant Line Road Improvements from Beechwood Avenue to McDonald Lane: Mr. Silliman stated that the project is ongoing and that the Stage 1 plans are almost complete. The agreement concerning the Right of Way lines is to be reviewed by the City.

Review of the Plans and Specs for Charlestown Road Improvements from Hedden Court to Genung Drive: JTL has reviewed the revised plans and sent the plans to the City on January 2, 2013.

Midtown and East Sprint Street and/or Nearby Neighborhoods Spot Basis Sidewalk Corridor Improvement Project: Mr. Silliman stated that JTL has begun assessing Main Street and will proceed with other streets for a February 12, 2013 bid opening.

Charlestown Road and Blackiston Blvd Traffic Signal Installation and Interconnection: Mr. Silliman stated that the status remained the same, but the President wanted to review this project for the newly appointed Commission members.

The Director of Community Housing Initiatives stated that an agreement for the best approach has yet to be made with the property owners. The President suggested another presentation on the four approaches for the dealing with the traffic.

Mr. Dickey stated that due to former Commission members being on the subcommittee, a review would be ideal. A general discussion followed about different potential solutions.

The Director of Community Housing Initiatives suggested that two members of the Commission work with the Board of Works to come to a solution with the property owners.

Mr. Coffey and Mr. Dickey both agreed to represent the Commission to meet with the Board of Works.

Mr. Dickey asked if any issues arose with the Hedden Court to Genung plans. Mr. Silliman stated that there were no comments that could not be addressed and that Renaissance was on top of these issues.

The next item of old business was the **FY2012 CDBG Sidewalk Project: Discussion and Establish Priorities.**

The PWPS stated that last year, sidewalk work was done on 11th and 13th Street as well as Oak Street and Culbertson Avenue. This year the sidewalk repairs would focus on Main Street from E 5th Street to Vincennes with sections of 9th Street and 8th Street near Culbertson. The PWPS stated that the City would like the Commission to endorse these locations in order to get a bid document out for the February meeting.

The President stated that the Commission needs to have some sort of visual aide to represent what work had been done in the past dating back five years. He wants to make sure the work is balanced throughout the City.

Mr. Dickey brought up the area of Graybrook Lane and Country Club Drive for possible sidewalk repairs. He noted that there is heavy traffic there and asked if the area is CDBG eligible.

The Director of Community Housing Initiatives stated that it is eligible and that it can be added to the proposed bid package. The President asked how that can happen, and the Director of Community Housing Initiatives stated that they can tell Jacobi Toombs and Lanz to include the area in the project.

Mr. Coffey stated that it would be most practical to put sidewalks around the apartments in the Graybrook Lane area. He stated that transportation is not always easy for the people living in the apartments and that the safety of the children living there should be a top priority.

Mr. Dickey asked if historic brick sidewalks can be torn up and replaced with concrete or if they have to remain historically accurate. Mr. Silliman stated that the brick areas of the sidewalk are evaluated and repaired with like materials to maintain accuracy.

Mr. Coffey asked about the reasoning behind selecting Main Street for sidewalk repairs. He said that it does not look like it needs repairs outside of a few areas and that it is plenty walkable. The PWPS stated that the City had the sidewalks analyzed as part of the SR111 project, and the analysis showed that 80%

of the sidewalks are in need of improvements; it is the last major street that runs east to west that has yet to have had sidewalk repairs. Mr. Silliman added that compliance to the ADA codes also needs to be addressed.

The President stated if significant areas do not need to be addressed and if resources are available, we need to look to other areas that need the repairs. Mr. Silliman stated that at the moment a plan is being put together.

The PWPS stated that the plans need to be put out in the next week or two in order for bids to come in before the February meeting. There is some flexibility that can be built into the plans; the City can get unit pricing for sections of work; this allows for sections to be added or subtracted a piece at a time from the plans. There just needs to be defined areas.

Mr. Silliman stated that this process is similar to last year. The plans then were written partially open-ended; that way, areas could be deleted if repairs were not needed.

Mr. Dickey made a motion to endorse the areas of Main Street from East 5th to Vincennes with the conditions of adding the Graybrook Lane and Country Club Drive area to be inspected and the adding and/or deleting possibilities as discussed.

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

The third item of old business was the **Neighborhood Stabilization Project Status Update.**

The Director of Community Housing Initiatives stated that 607 E 8th Street was being torn down and replaced with a new house.

Mr. Dickey asked for an update on the property planned to be a community garden.

The Director of Community Housing Initiatives stated that 1321 E Elm Street was the garden site and should be demolished in the next few days. The City is still waiting for an agreement to execute with St. John's naming them the custodians of the property.

The President wanted to discuss the deadline extension. The Director of Community Housing Initiatives stated that the funds are to be expended by the middle of February, but those are expected to be expended by the end of January. Construction will continue after that date, but the funds will come from the sale proceeds of the previously sold homes. HUD has extended the final occupancy date by a year or so without being very specific.

Mr. Gonder asked what defined the area for the AMI requirements of potential homeowners. The Director of Community Housing Initiatives stated that, depending on the home, the buyers have to fall within a certain percentage AMI. The area was defined by HUD as the Louisville-Metro area. The Director of Community Housing Initiatives said that about \$25,000 is the limit for a single-individual at 50% AMI.

Mr. Gonder asked about the guidelines regarding the style of the houses. The Director of Community Housing Initiatives stated that the new builds do not have to replicate what was before, but the houses need to blend into the neighborhood. Rehabbed homes have to follow any historic guidelines that may apply. The goal is to develop better looking homes to attract people to the neighborhood.

The President requested a compilation of pictures of the different homes involved with the Neighborhood Stabilization Program. The Director of Community Housing Initiatives suggested a digital version.

The fourth item of old business was **Relocation Services: St. Elizabeth Project.**

The PWPS stated that when the Commission voted for St. Elizabeth the purchase a four-plex, the possibility of hiring someone to address the relocation services of current tenants was explored.

St. Elizabeth decided not to purchase the four-plex due to relocation services that would need to be provided. They are in negotiations for purchasing a duplex within their campus area which is already vacant and, therefore, would not need to relocate tenants. The duplex is on the 600 block of E Market.

Mr. Coffey asked about the condition of the building, and the PWPS responded that it seems suitable, and St. Elizabeth would rehab the duplex if necessary.

Mr. Dickey asked if the negotiations are still ongoing. The PWPS said that St. Elizabeth was currently negotiating with two parties. The PWPS also stated that the Commission would be agreeing to commit the same amount of money for the duplex as before with the four-plex. The PWPS would like a commitment from the Commission so that St Elizabeth can negotiate a purchase amount.

The President requested a brief overview of the advantages for committing money to help purchase a building for the St. Elizabeth campus.

The Director of Community Housing Initiatives gave a brief synopsis of the mission of St. Elizabeth and how their program is in need of permanent affordable housing for young families that have gone through the program.

Mr. Dickey mentioned the three stipulations that were part of the approval for money for the four-plex: a 20 year forgivable mortgage, an official inspection of the building, and the tenants are allowed to stay until their lease is expired.

The PWPS asked for the Commission to rescind the approval of the four-plex in favor of the duplex. Mr. Coffey suggest that, instead of rescinding the approval to amend the approval for the other address.

Mr. Dickey made a motion to amend approval for the new address pending negotiations and the two applicable stipulations from the previous address approval: 20 year forgivable loan and the building inspection.

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

The first item of new business was to **Appoint Commission Member for Gateway User (State of Indiana DLGF TIF Report).**

Mr. Dickey made a motion to appoint Mr. Joshua.

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

The next item of new business was to **Appoint Common Wage Committee Member.**

Mr. Dickey made a motion to appoint Mr. Hancock.

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

The last item of new business was **Future of CDBG Program: Discussion.**

The Director of Community Housing Initiatives presented information regarding the subsidized housing in the City. He and the President have met and will continue to build a working relationship with the New Albany Housing Authority to address this issue. The long term plan is to address the concentration of subsidized housing as well as the income brackets that may or may not be able to receive aide.

Mr. Coffey stated that the focus should be less on renting and more on homeownership; stabilizing neighborhoods starts with people owning as opposed to renting. He suggested down payment assistance and work towards helping people get into a home.

The Director of Community Initiatives stated that this is just first step: identifying the issue. There are likely multiple solutions to the housing problems. He mentioned the down payment assistance program ran by the Department of Redevelopment as well as the NSP homes for sale with measures in place to bring multiple levels of income into an area. The Director of Community Housing Initiatives explained further that down payment assistance funds from the state were match funds; the money had to be matched locally, but it could not be from the CDBG fund.

Mr. Dickey asked about the next step in addressing housing issues. The Director of Community Housing Initiatives stated that a market study needs to be conducted in the City. There have been an influx of renovated flats downtown and the City is looking at other initiatives. Several meetings have been held with banks to discuss the possibility of creating and contributing to a market rate housing pool.

Mr. Coffey stated that the City needs to be focusing on all of New Albany, not just the downtown.

The President stated that a plan needs to develop and that the Commission should have input from the beginning. The plan should pay attention to downtown and other areas in the community.

Mr. Dickey said that conversations with the Housing Authority should be ongoing, and the President stated that an outside objective perspective could be useful in developing the plan.

There being no further business the President adjourned the meeting at 4:30 p.m.

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

Irving Joshua, President

ATTEST:

Edward Hancock, Secretary