

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, October 10, 2017, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
David Barksdale, Vice President
Robert Caesar
Terry Middleton

Commission Members Absent: Adam Dickey, Secretary
Jan Anderson, School Board Advisory Member

Staff Members Present: Shane Gibson, Corporate Counsel
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Cyndi Krauss, Financial Compliance Manager (FCM)
Brad Ramsey, Concentrated Code Enforcement (CCE)

Others Present: Trent Baker, TJB Consulting
Elizabeth Beilman, News and Tribune
Lisa Donohue, New Albany Housing Authority
Linda Moeller, Controller
Larry Summers, City Engineer

The President called the meeting to order at 2:30 p.m. Roll was called. Mr. Dickey and Mrs. Anderson were absent.

The first item of business was the **Approval of the Minutes from the September 12, 2017 Meeting**. Mr. Caesar motioned to approve the **September 12, 2017 Minutes**. Mr. Barksdale seconded and the motion carried 4-0.

The second item of business was **Comments from the Public**. The President noted that there were none.

The third item of business **Old Business**. There was none.

New Business:

The first item of **New Business** was the **Approval of the Financial Report dated 9/21/2017 through 10/12/2017**. Corporate Counsel explained that several years ago, the Resolution passed by the commission gave the Controller and/or Director the authority to issue certain claims that have already been approved through contract and that these claims do not need to go to the commission to be approved

before issuance. He went on to explain that this allows for there to only be one meeting per month, although occasionally we may need to hold the second meeting. Mr. Caesar asked about the funding of the \$10,205.40 to HWC Engineering for the work on the **Market Street Streetscape**. The City Engineer explained that this is a part of the Horseshoe Grant and is to include work from State Street to Pearl Street. Corporate Counsel went on to explain that this project is still very much in the conceptual stages and that an update will be provided to the commission when it becomes available. Mr. Barksdale asked if this project could include the portion of Market from State Street to West 1st Street as well. The City Engineer explained that the funds allocated for this project is only enough to cover this small portion of Market Street. Corporate Counsel stated that the plans will hopefully encompass the entire area, however the funding being allocated will only allow for work on this corridor for the time being.

Mr. Caesar asked about the plans for the trees along this corridor, to which Corporate Counsel explained that the **Tree Board** is having a study conducted and asked that Mr. Barksdale, member of the Tree Board, present that study at the next Redevelopment Commission meeting.

Mr. Caesar asked for a status update regarding the **HWC Engineering Coyle Property Inspections**. Corporate Counsel stated that he has an upcoming meeting with HWC and has requested a final inspection at the completion of construction.

Mr. Middleton noted that multiple lamp posts on **Market Street** had bulbs that were out. The City Engineer stated that the City has a maintenance agreement with Duke Energy and that the Right-of-Way Coordinator will contact Duke.

Mr. Barksdale asked the City Engineer if he knows if the manhole cover at **West 1st and Main Street** has been raised. The City Engineer stated that the manhole was rebuilt as part of the West 1st and Main Street project and that he is addressing the issue. The City Engineer explained that the claim on the financial report is for the inspection component of the project.

Mr. Caesar asked about the **Bicknell Park Restrooms Project** amount of \$32,000.00. The FCM explained that this is one of the first invoices and that the project is not completed.

Mr. Barksdale asked about the **McDonald Lane** payment in the amount of \$41,554.35, to which the City Engineer explained that this was the cost of inspection and that the inspectors are putting together the final inspection records. This amount was during the full construction process when there were two inspectors on site. The inspectors are working on getting the final paperwork together for the federal aid process, so there still could be several more invoices, but that it is definitely going to slow down.

Mr. Middleton asked for an update on the **Bono Road Project**. The City Engineer stated that the asphalt has been laid for the base and intermediate and the contractor is going through and should start installing sidewalks soon. After the sidewalks and curbs are in place, they will put the final surface down. The City Engineer stated that the project is on schedule.

Mr. Barksdale motioned to approve the **Financial Report dated 9/21/2017 through 10/12/2017**. Mr. Middleton seconded and the motion carried 4-0.

The second item of **New Business** was the **Downtown Historic District Project Agreement**. Corporate Counsel explained that this is an update to the 1993 interim report and will allow better ability for grants

and funding. This project only encompassed the Downtown local district and is more narrowed and focused and will include cataloging of the buildings and updated pictures. Mr. Barksdale added that it updates the tool for the Preservation Commission as well. The interim report in 1993 included other neighborhoods. Mr. Barksdale motioned to approve the **Downtown Historic District Project Agreement**. Mr. Caesar seconded and the motion carried 4-0.

The third item of **New Business** was the **State Street Parking Garage – Operating Fund Status**. The President asked what the expectations are for the end of the year. The FCM explained that we haven't netted anything this year. Corporate Counsel explained that there would have to be changes in the way that we operate and maintain the garage if we want to increase revenue. The President asked for clarification on why there has been a loss of revenue. The FCM noted that this was most likely due to the free unreserved parking on the third and fourth floors of the garage. Mr. Caesar stated that this change began in hopes that employees of businesses downtown would utilize the garage to free up street parking for customers. Corporate Counsel suggested that this issue be revisited after Harvest Homecoming then NARC can determine what different avenues are available. The President stated that the Garage should earn enough funds to cover costs of electricity and maintenance.

The fourth item of **New Business** was the **Mt. Tabor and Grant Line South Right-of-Way Update**. Corporate Counsel explained that for the Mt. Tabor Road project, the City has possession of all of the necessary right-of-way and easements to do the project. The City Engineer stated that for the Grant Line Road South Project, there was one parcel that was still being negotiated, but that an agreement has been reached. He went on to say that all of the parcels so far have been able to be procured without condemnation.

Other Business:

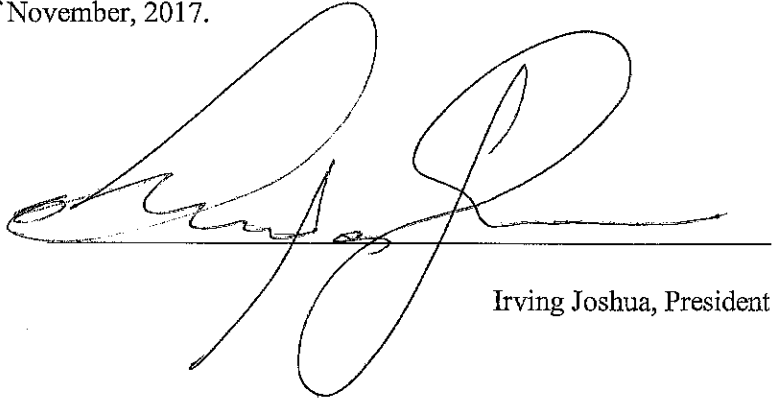
For the first item of **Other Business**, Mr. Barksdale asked how the **Slate Run Road Public Meeting** went. Corporate Counsel stated that approximately 75 residents were in attendance and the general consensus was in favor of the project. The City Engineer was in attendance at the meeting and stated that the majority feel that the project is needed and that some concerns of the residents were details of the project. The City Engineer felt that overall it was a positive meeting. Mr. Caesar asked for clarification of the location of the project, to which the City Engineer answered that the Slate Run project is from the corner of Charlestown Rd. to Lockwood Apartments. Corporate Counsel stated that over 400 letters were sent out to residents along Slate Run Road and also the surrounding areas. Mr. Barksdale asked if they were aware of the historic pump and well located at one of the residences on Slate Run Road. The City Engineer stated that the Public Works Project Supervisor is aware of the well.

The second item of **Other Business** was the disposition of **921 Culbertson Ave**. Corporate Counsel explained that the minimum asking price is \$12,000.00 and asked for the approval to dispose of the property and accept bids at the next NARC meeting on November 14, 2017. Mr. Barksdale approved the disposition of 921 Culbertson Ave. Mr. Caesar seconded and the motion carried 4-0.

The third item of **Other Business** was a request from staff to email out the packets to the commission prior to the meeting and to provide a hard copy at the meeting. The commission agreed to allow the packets to be emailed.

There being no other business, the meeting was adjourned at 3:10 PM.

Approved and Adopted this 14th day of November, 2017.

A handwritten signature in black ink, consisting of several large, overlapping loops and a long horizontal stroke at the bottom, positioned above a solid horizontal line.

Irving Joshua, President

ATTEST:

Adam Dickey, Secretary