

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 28, 2020 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
Terry Middleton, Secretary
Jason Applegate
Jennie Collier
Elaine Murphy, School Board Advisory Member

Commission Members Absent:

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Project Manager (PFPM)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: John Boyle, News and Tribune
Lisa Donohue, New Albany Housing Authority
Eric Goodman, Form G Companies Land Development
Jorge Lanz, Jacobi, Toombs & Lanz
Pat McLaughlin, New Albany City Council
Erik Merten, Form G Companies Land Development
Linda Moeller, City Controller
Steven Shaffer, Form G Companies Land Development
Bob Stein, United Consulting

The President called the meeting to order at 2:31 p.m. Roll was called. All commission members were present.

The first item of business was **Approval of the Minutes** from the **January 14, 2020** meeting. Ms. Collier motioned to approve the January 14, 2020 minutes. Mr. Applegate seconded and the motion carried 5-0.

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

Old Business:

The President noted that there was no old business.

New Business:

The first item of New Business was the **309 E. Spring Street Development Agreement**. The Director explained that this project will take the existing property, formerly the Centenary United Methodist Church, and convert it into 52 market rate residential units with the projected total cost of the project being over \$5.6 million. He stated that if approved, funding can only be used through a matching façade grant, a matching historic preservation grant, design, and/or site work such as sidewalks, public parking, and utilities. He explained that funds can and will only be released through reimbursement for expenditures made or on completion of respective work outlined in the final Development Agreement. Mr. Goodman of Form G Companies Land Development, went over the details of the project and stated that they hope to close on the property mid-march and get started with construction no later than April 15th with an estimated construction time of one year. He stated that they received their Certificate of Appropriateness from the New Albany Historic Preservation Commission in December of 2019 and a variance from the Board of Zoning Appeals on January 8, 2020. Mr. Dickey asked about the rendering with the banners over the front windows on Spring Street. Mr. Goodman responded that these would be translucent with lighting and would be artistic in nature and would not be used as leasing banners. Mr. Middleton asked about parking. Mr. Goodman stated that there would be 71 parking spaces, an average of 1.3 spaces per unit and that is more than required. Mr. Dickey asked about their plans for landscaping. Mr. Goodman responded that that they do plan to do plantings to add to the tree canopy and that they planned to work with Redevelopment on developing tree crates similar to those at the Breakwater, clean up the sidewalks, remove unnecessary curb cuts, and add reversed angled parking as requested by Scott Wood. Mr. Applegate asked if there will be phases for construction and leasing. Mr. Goodman responded that they planned to do the project in its entirety before they begin leasing. Mr. Middleton asked about the lease amount. Mr. Goodman stated that it would be market rate, estimated around \$1200, but they are still working on that number. The Director stated that the Development Agreement, if approved, would include a \$600,000 incentive package. The Director stated that he would get a copy of the agreement to the members of the commission. Mr. Dickey motioned to approve the 309 E. Spring Street Development Agreement funding in the amount of \$600,000 and for the Director to prepare and execute the agreement. Mr. Middleton seconded and the motion carried 5-0.

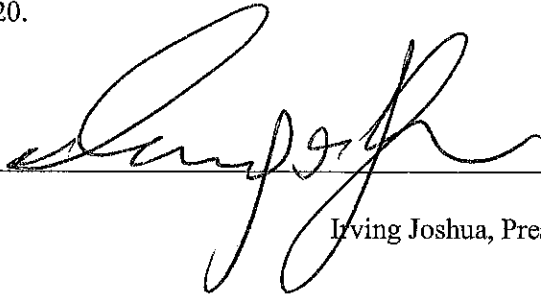
The second item of New Business was the approval of the **Claims Worksheet**. Mr. Dickey asked about the Webanco Bank payments. The FCM responded that this is the bond payment for the **Breakwater**. Mr. Applegate motioned to approve the Claims Worksheets dated 1/20/2020 in the amount of \$702,353.80. Ms. Collier seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was Mr. Middleton's suggestion to improve the area on Culbertson at the **Padgett** property as a potential redevelopment project.

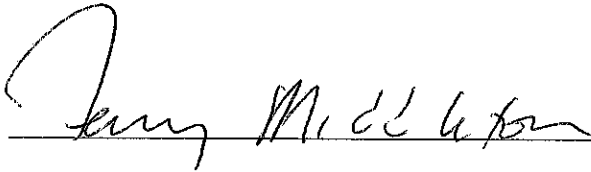
There being no other business, the meeting was adjourned at 2:57 PM.

Approved and Adopted this 11th day of February, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary