

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 13, 2018 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
David Barksdale, Secretary
Adam Dickey, Vice President
Terry Middleton
Jan Anderson, School Board Advisory Member

Commission Members Absent: Scott Stewart

Staff Members Present: Shane Gibson, Corporate Counsel
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Trent Baker, TJB Consulting
Jorge Lanz, Jacobi, Toombs, & Lanz, Inc.
Linda Moeller, Controller
Jim Silliman, Jacobi, Toombs, & Lanz, Inc.
Bob Stein, United Consulting
Bob Woolsey, Floyd County Redevelopment Commission

The President called the meeting to order at 2:30 p.m. Roll was called. Mr. Stewart was absent.

The first item of business was the **Approval of the Minutes from the January 9, 2018** meeting. Mr. Barksdale motioned to approve the January 9, 2018 minutes with the correction to the State St./Green Valley Rd. Detention Basin Project assistance in the amount of \$350,000. Mr. Dickey seconded and the motion carried 4-0.

The second item of business was **Comments from the Public**. Bob Woolsey, President of Floyd County Redevelopment Commission, invited the members of the New Albany Redevelopment Commission to meet with the Floyd County Redevelopment Commission in hopes of collaborating on future undertakings. Mr. Woolsey stated these projects may include such endeavors as Charlestown Road and extending trails and connecting parks. Mr. Woolsey explained that the meetings would be informal and that the couple of representatives from each commission would report back to each respective Commission at their formal meetings. The President asked Mr. Woolsey to send the Floyd County Redevelopment Commission Schedule and Agendas to the New Albany Redevelopment Commission.

Old Business: There was none.

New Business:

The first item of **New Business** was the **Claims Worksheet dated January 10, 2018 to February 8, 2018**. Mr. Dickey asked if the \$984,000 for the reimbursement for Scribner Loan is the full amount.

Corporate Counsel explained that it was the full reimbursement into the Charlestown Road TIF Fund. Corporate Counsel went on to explain that this temporary loan will most likely occur every year during the term of that bond due to the payment timeframes. The President pointed out the cost of the Riverside Parking for the Management of the State St. Parking Garage. The President asked for an update on the stairwell during the winter months. The FCM responded that Riverside has been keeping the deicer on the stairs in the garage. Mr. Barksdale asked if there have been any recent problems with the elevator. The FCM responded that the elevator was down once this month. Mr. Barksdale asked if the Bicknell Park Project was ongoing. The FCM responded that this project was about 90% paid out. Mr. Barksdale asked about the amount of \$20,298.85 to United Consulting for State St. Signals Construction inspection. Bob Stein of United Consulting stated that this project is ongoing and will continue through early summer. Mr. Barksdale asked about the status of the manhole covers, to which Corporate Counsel asked that Mr. Barksdale reach out to the City Engineer to address any remaining issues with the man hole covers. Mr. Dickey motioned to approve the Claims Worksheet dated January 10, 2018 to February 8, 2018. Mr. Middleton seconded and the motion carried 4-0.

The second item of **New Business** was the **Fiscal Year 2018 Citizens Plan for CDBG One-Year Action Plan**. The FCM explained that the very first step on the CDBG One-Year Action Plan is to accept the Citizen's Plan dates for processing. The FCM stated that the majority of this plan stays the same because it is in the original five-year plan, but the dates do change. A summary of the plan would be published in the paper on Saturday and next month, at the first meeting, we will have a public hearing for citizen input. Anyone that would like to apply for funding through the program will come and request the funding at that time. The FCM noted that we will have our second meeting in March to adopt the draft plan. Then the plan goes out for 30 day comment. The FCM noted that we are still waiting on our allocation, but we will use an estimate from last year and language in the plan to say increase/decrease over the percentage of the activities. The FCM stated that they need to adopt the dates so that they can be published and the rest of the process can move forward. The President asked that at the next meeting, that the commission be provided with the amounts that the programs received last fiscal year. Mr. Barksdale motioned to approve the dates for the Fiscal Year 2018 Citizens Plan. Mr. Dickey seconded and the motion carried 4-0.

The third item of **New Business** was the **New Albany Emergency Repair Program Applicant**. Corporate Counsel stated that the applicant is located 1.5 blocks outside of the designated CDBG Target Area. He explained that we do have the authority to serve residents of New Albany outside of the target area per Resolution RC-10-12. Mr. Barksdale asked for a quote for this repairs, to which the FCM stated that there is not a figure currently but the maximum is \$7,500. The FCM explained that after we authorize the applicant, New Directions inspects the property to determine the greatest need for repair. New Directions is required to go out for quotes from at least 3 contractors. New Directions then prepares a contract between the owner and the contractor and once the work is completed, New Directions inspects the work and sends an invoice and we pay the contractor. Mr. Barksdale asked if any of the funding for this program has been used this fiscal year. The FCM responded that none of the funding has been spent as of yet. Mr. Dickey asked if this was the first applicant, to which the FCM responded that it was the first application that we have received. The FCM noted that the applicant is income eligible although she is outside of the CDBG Target Area. Mr. Dickey motioned to approve the New Albany Emergency Repair Program Applicant. Mr. Barksdale seconded and the motion carried 4-0.

The fourth item of **New Business** was the **Clark Nickles Market Street Demo Change Order No. 5** in the amount of \$5,667.20 for fencing at the site. Mr. Dickey motioned to approve the Clark Nickles Market Street Demo Change Order No. 5, in the amount of \$5,667.20. Mr. Middleton seconded and the motion carried 4-0.

The fifth item of **New Business** was the authority for Corporate Counsel to begin the process to negotiate a project agreement with the applicant who submitted a Proposal for the development at the **Former Tommy Lancaster's and Marketboy Site**. Corporate Counsel stated that this project has gone through the environmental components. He stated that the environmentalists reviewed the layout that has been proposed and should meet any IDEM restrictions that may be placed on the site. Corporate Counsel stated that he would meet with the developers and bring back a project agreement to the Commission for their final approval. He explained that the original proposed exterior design is being revisited to better fit that corridor and the market the developer is hoping to attract. The President stated that he would like to see the design, to which Mr. Dickey motioned to approve the authority for Corporate Counsel to begin the process to negotiate a project agreement with the developer for the Former Tommy Lancaster's and Marketboy Site. Mr. Barksdale seconded and the motion carried 4-0.

Other Business:

The first item of **Other Business** was the **Right-of-Way Closings for State St./Green Valley Detention Basin**. Corporate Counsel explained that at the last meeting, the parcels that have check marks next to them were approved. He is asking for approval to accept the remaining parcels at the amounts listed totaling \$205,775. Corporate Counsel stated that offers have been accepted. He explained that this will fulfill Redevelopment's commitment to this project. Mr. Middletown motioned to approve the Right-of-Way Closings for State St./Green Valley Detention Basin. Mr. Dickey seconded and the motion carried 4-0.

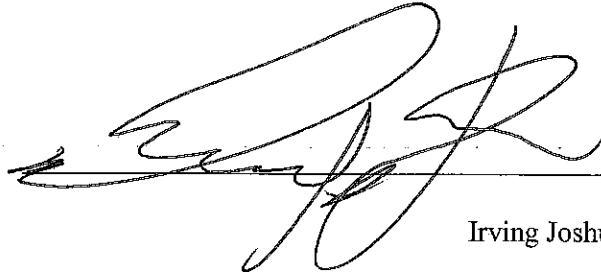
The second item of **Other Business** was the **Donation of 210 Clay Street to Habitat for Humanity Clark and Floyd Indiana**. Corporate Counsel explained that after further review of the 15th and Oak St. property, there was not a conceivable way to build two homes on this lot. Habitat for Humanity has a great need for two homes, so we are offering this property on Clay Street that meets their needs for a special needs client that needs flat, level ground. Mr. Barksdale motioned to approve the Donation of 210 Clay Street to Habitat for Humanity Clark and Floyd Indiana. Mr. Middleton seconded and motion carried 4-0.

The third item of **Other Business** was the **Charlestown Road Sidewalk Agreement for Professional Engineering Services with Jacobi, Toombs, and Lanz, Inc** not to exceed \$15,000. Jim Silliman of Jacobi, Toombs, and Lanz, Inc. explained that this project will include the east side of Charlestown Road north of Hedden Court. He stated there are currently sidewalks South of Hedden Court and then a gap of about 680 feet before there are sidewalks present at the ERL building. This project will target that gap in the sidewalk. Mr. Barksdale asked if there will need to be any right-of-way purchased for this project, to which Mr. Silliman stated that he does not anticipate a need to purchase right-of-way due to the location of the Duke Energy poles. Mr. Dickey motioned to approve the Charlestown Road Sidewalk Agreement for Professional Engineering Services with Jacobi, Toombs, and Lanz, Inc. not to exceed \$15,000. Mr. Barksdale seconded and the motion carried 4-0.

The fourth item of **Other Business** was Mr. Middleton's inquiry into establishing a **State Street Parking Garage Committee**. The President asked for an update on the State Street Garage. The FCM responded and gave an update. Corporate Counsel asked to set a committee for the State Street Parking Garage to consist of a member from the commission to sit down with him and the FCM to discuss some options for the State Street Parking Garage. The members agreed that Mr. Middleton would be a great fit for this committee.


There being no other business, the meeting was adjourned at 3:17 PM.

Approved and Adopted this 13th day of March, 2018.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary