

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 8, 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
Adam Dickey, Secretary
Terry Middleton
Robert Caesar
Jan Anderson, School Board Advisory Member

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)
Brad Ramsey, Concentrated Code Enforcement (CCE)

Others Present: Trent Baker, TJB Consulting
Paul Barber, Progressive Land Development
Elizabeth Beilman, News and Tribune
David Brewer, Building Commissioner
Dan Coffey, Knights of Columbus
Lisa Donohue, New Albany Housing Authority
Denton Floyd Representatives
Chris Koehler, Fire Marshall
Linda Moeller, Controller
Greg Sekula, Indiana Landmarks
Bob Stein, United Consulting
Krisjan Strieps, Chief City Planner
Matt Toole, Progressive Land Development
Scott Wood, Plan Commission Director

The President called the meeting to order at 2:30 p.m. Roll was called. All were Present.

The first item of business was the **Regular Meeting Minutes for the July 25, 2017 Meeting**. Mr. Caesar motioned to approve the **July 27, 2017 Regular Meeting Minutes**. Mr. Barksdale seconded and the motion carried 3-0 due to the President and Vice President being absent last meeting.

The second item of business was **Comments from the Public**. Lisa Donohue gave a NAHA programs update and passed out newsletters to the commission.

Old Business:

The first item of old business were updates given by the NARC Counsel on three items:

1. A memo detailing costs of the W. Main Street and W. First Street intersection.

2. The reimbursement of **Memorandum of Agreement Engineering Services** from Breakwater's insurance. The NARC Counsel stated there would be no reimbursement from the insurance company due to the funds being voluntarily spent further protecting the City's investment. He recommended adding the **Memorandum of Agreement Engineering Services** to the next meeting's agenda for analysis.
3. Updating the Commission on the Lancaster's property, and clarified that the environmental ultimately depends on the footprint and use of the property.

New Business:

The first item of **New Business** was the **Request for Proposals for 32 Bank Street & 1629 and 1637 East Market Street**. The NARC Counsel noted we received one proposal per property and requested to take both under advisement. Chalfant Industries for 32 Bank Street and Progressive Land Development for 1629 & 1637 East Market Street. Mr. Dickey motioned to take both under advisement. Mr. Barksdale seconded and the motion carried 5-0.

The second item of **New Business** was the **Approval of the Financial Report** dated 8/10/17. The PFS clarified the W. Main Street and W. First Street memo was an up to date total spent requested by Mr. Caesar and the amount on the report was what was paid to the contractors on this financial report. The NARC Counsel noted there were several right-of-way easements for Grantline Road and Mt. Tabor and explained the eminent domain process to the commission. The amounts shown on the Financial Report are what the court appointed appraisers valued those particular easements or right-of-ways at, and explained that once the court appraisers set that amount, the City deposits that money into the court clerk's office, then at that point, we technically get the property ownership, however the land owners can still contest the value down the road, but the City now has ownership interest to continue with the project. Mr. Caesar asked for an update on the amount of remaining parcels needed. The NARC Counsel responded that we are still waiting on several more, but all of the parcels that we do not have an agreement with have been filed, and we are waiting on the court appraisers to file their reports on those parcels. He stated that the staff will compile an updated list for the next meeting. The PFS stated there were only three right of way parcels left on Mt. Tabor. Mr. Caesar requested to see the TIF Analysis that Crowe Howarth prepared. Mr. Dickey motioned to approve the Financial Report dated 8/10/17. Mr. Barksdale seconded and the motion carried 5-0.

The third item of **New Business** was the **Clark Nickles Market Street Demo Change Order No. 4.**, which was for continued fencing around the project site. Mr. Caesar motioned to approve the Clark Nickles Market Street Demo Change Order No. 4. Mr. Barksdale seconded and the motion carried 5-0.

The fourth item of **New Business** was the **Daisy Lane Extension - Jacobi, Toombs, and Lanz, Inc. Reimbursement Agreement**. As the developer has requested this is formalizing an agreement that the City will pay the (\$808,700.00) eight hundred and eight thousand seven hundred dollars as bid and the developer would reimburse the City the remainder of the balance of two hundred twenty one thousand nine hundred fifty dollars and ninety cents (\$221,950.90) as the developer has requested an extension of the main access road and retaining wall for the Daisy Lane Extension. Mr. Dickey motioned to approve the Daisy Lane Extension - Jacobi, Toombs, and Lanz, Inc. Reimbursement Agreement. Mr. Barksdale seconded and the motion carried 5-0.

The fifth item of **New Business** was the **Right-of-Way Update for Mt. Tabor and Grant Line Rd. South**. Mt Tabor right-of-way was discussed earlier. The PFS explained that 20 of 42 Grantline Road South right-of-way parcels had been obtained and so far none with condemnation.

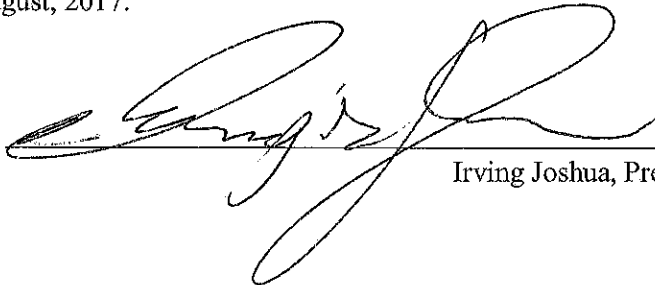
The sixth item of **New Business** was a **Resolution Promoting Historic Preservation, Economic Development, and Blight Removal**. The NARC Counsel explained that these were three large historic properties that were in desperate need of preservation. Mr. Sekula stated that he was in support of all three of these projects and Indiana Landmarks were hoping to relocate their Southern Regional Office to the Louis Hartman house for the long term after being in Jeffersonville for 34 years. Indiana Landmarks hopes this to be a catalyst for State Street Corridor revitalization. Mr. Coffey stated this funding was critical for the façade of the Knights of Columbus because they are putting a lot of money into the interior of the structure. The New Albany Historic Preservation Projects Video was played. The NARC Counsel made it known that the developer would be using Historic Tax Credits which made the Reisz building project feasible. The NARC Counsel stated that the City currently pays rent at the City-County Building of about one hundred and ninety thousand dollars (\$190,000.00). The first payments for this project will be two hundred and fifty thousand dollars (\$250,000.00) and will be budgeted by the City. He noted that currently the City has about seven thousand square feet (7,000 SF.) rented in the City-County Building which breaks down to about \$25.71 per square foot. The Reisz building has in excess of twenty three thousand square feet (23,000 SF.) the rent per square foot will be about \$9.20, which will include a maintenance budget of about \$1.20 a square foot for major capital expenditures that may occur in the future. The building will be a 25 year lease and the City and the citizens will own the structure at the end of the leasing period. The City has currently been paying rent in the City-County Building for about 55 years with no ownership interest. Mr. Caesar asked if the City was currently under lease with the Building Authority. The NARC Counsel replied that the original lease was executed in 1961 and was a 40 year lease which expired in about 2001 or 2002. The project timeframe is about 12 months. Mr. Caesar asked if the maintenance allowance will belong to the City or the developer. The NARC Counsel replied the City will own it for capital expenditures. Additional discussion ensued. Mr. Barksdale motioned to approve Resolution RC-06-17, Mr. Middleton seconded and the motion carried 5-0.

Other Business:

Mr. Caesar began a discussion on expanding public trashcans that fit the block environments which they are placed in support of the new litter ordinance that had passed in the City Council Meeting on August 7th.

There being no other business, the meeting was adjourned at 3:36 PM.

Approved and Adopted this 22th day of August, 2017.



Irving Joshua, President

ATTEST:

Adam Dickey, Secretary