

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 22, 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  
Robert Caesar  
Terry Middleton

Commission Members absent: 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: Carmen Belcher-Kerberg, Controller's Office  
Matt Chalfant, Chalfant Industries  
Lisa Donohue, New Albany Housing Authority

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

The first item of business was the **Regular Meeting Minutes for the August 8, 2017 Meeting**. Mr. Caesar motioned to approve the **August 8, 2017 Regular Meeting Minutes**. Mr. Dickey seconded and the motion carried 5-0.

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

There was no **Old Business**.

**New Business:**

The first item of **New Business** was the **Approval of the Financial Report** dated 8/24/17. Mr. Barksdale asked about the Breakwater inspection. The NARC Counsel replied he would email out the contract to the commission for review, then the contract could be discussed at the next meeting. Mr. Dickey asked when the Breakwater would be fully opened. The NARC Counsel stated the target date is December 2017, and furthered explained what the inspection expense was for. Mr. Dickey motioned to approve **The Financial Report** dated 8/24/17. Mr. Caesar seconded and the motion carried 5-0.

Discussion ensued during the financial report, the President noted he would entertain a motion to give The NARC Counsel authority to review and change the HWC Engineering Breakwater inspection contract from a monthly inspection to only a final inspection. Mr. Barksdale motioned to give **The NARC Counsel authority to review and change the HWC Engineering Breakwater inspection contract to only a final review**. Mr. Middleton seconded and the motion carried 5-0.

The Second item of **New Business** was the **Approval of Sale of 3217 and 3221 Grant Line Road and Authority to Execute Procurements**. The NARC Counsel stated basically this is giving him the authority to execute this contract. Mr. Barkdale asked about the sale price. The President noted it was one hundred and ten thousand dollars (\$110,000.00). Mr. Barksdale motioned to **Approve the Sale of 3217 and 3221 Grant Line Road and Authority to Execute Procurements**. Mr. Dickey seconded and the motion carried 5-0.

**Other Business:**

The NARC Counsel distributed the **TIF analysis report** and the proposals for **32 Bank Street & 1629 and 1637 East Market Street** for the commissions review. He asked how the commission would like to proceed with the proposals. He stated ATC said that the proposal for 1629 and 1637 East Market Street would be the quickest environmental route, given the proposed layout and he was currently getting fact sheets put together for both proposals. The NARC Counsel stated he would provide the commission with an email detailing the results of the environmental. Mr. Chalfant gave some insights on the 32 Bank Street proposal referred to as 210 MAIN. He stated that the design had been approved by the Historic Preservation Commission and he is self-financing the project. Mr. Caesar asked if he had enough parking. Mr. Chalfant said there would be enough with 32 Bank Street and once the state permitting is recieved he estimates 15 months to build. Mr. Dickey motioned to give The NARC Counsel authority to finalize the disposition of **32 Bank Street**. Mr. Caesar seconded and the motion carried 4-0-1. Mr. Barksdale abstained. The **1629 and 1637 East Market Street** was taken under advisement.

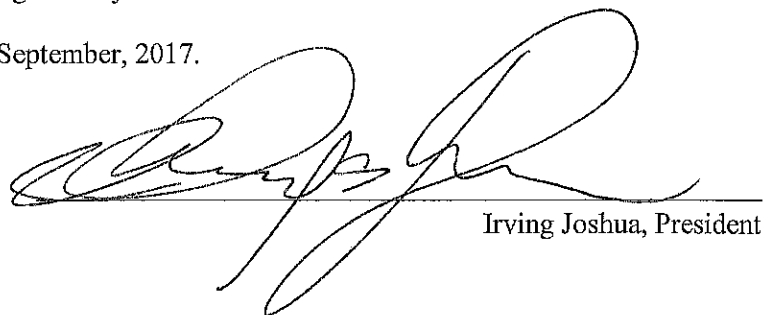
The NARC Counsel stated he would like to dial back the meetings to once a month unless absolutely necessary. The President concurred.

Mr. Barksdale asked if the commission could get a project list for sidewalk improvements, and if the City Engineer could attend the next meeting. The President stated a list had been made of all the sidewalk projects, but it did not have priority included. The NARC Counsel added he would have the Staff compile a list.

Discussion ensued about multiple developments on State Street.

There being no other business, the meeting was adjourned at 3:06 PM.

Approved and Adopted this 12th day of September, 2017.



Irving Joshua, President

ATTEST:

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Adam Dickey, Secretary