

## MINUTES

### NEW ALBANY REDEVELOPMENT AUTHORITY

The New Albany Redevelopment Authority held a meeting on Wednesday, August 02, 2017, at 10:30 a.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Authority Members present: Terrance Becker, President  
Cheryl Bailey, Secretary  
Joseph Wert, Vice-President

Staff Members present: Shane Gibson, Corporate Counsel  
Claire Johnson, Neighborhood Initiatives Assistant (NIA)  
Cyndi Krauss, Financial Compliance Manager (FCM)

The President called the meeting to order at 10:32 a.m.

No public was in attendance for comments.

The first item of business was the **May 22, 2017 Minutes**.

Mrs. Bailey motioned to accept the **May 22, 2017 Minutes** as submitted. Mr. Wert seconded the motion and it was carried by a vote of 3-0.

The Corporate Counsel provided a synopsis of the items of New Business for today's meeting. He explained that David Duggins, former Redevelopment Director, has moved to a new position. He was listed as one of the signatories on the lease rental bonds. Corporate Counsel stated that this Resolution will remove him as a signatory and add the Corporate Counsel until the Redevelopment Director position is filled. The other two items are two contracts with HWC Engineering.

Corporate Counsel explained how the Authority's involvement in the whole process works. The Counsel explained that New Albany has a Redevelopment Authority and a Redevelopment Commission. The Redevelopment Commission is in charge of TIFs, blight work, etc. The Commission doesn't have the ability to do financing, leasing, bonds, those kind of things. The statutory authority is given to the Redevelopment Authority for those kind of situations. Corporate Counsel explained that in order for the financing to be correct and proper, the Authority had to have an interest in the property that is being financed and where these projects are taking place. The Corporate Counsel explained that the Authority is like the umbrella, the owner or lessor, of the property and the institution that does the financing to help build these projects. He explained that there will probably be more meetings once these projects get going to keep the Authority members in the loop and to approve everything that will need approval. Since the Commission meets on a regular basis, they implement and run a lot of the projects. He explained that the reason the Authority did the lease was because they are the financing body in order to ensure that everything is covered from a lateral stand point the Authority had to have some kind of ownership interest in that property in order to be able to finance and say they are going to do improvements on that property. The authority exists to do the financing of the projects and will be more involved as the projects are being implemented.

The Corporate Counsel explained that at the last meeting, the Authority approved the Market Street Streetscape Engineering Contract with HWC. He explained that there are 4 projects in this whole concept. Refinancing of the old Scribner bond, the Loop Island Wetlands that we are adding today,

building trails and things of that nature, which is part of the Greenway. The new potential greenspace and park area at the old QRS Recycling Center. The Market Street Streetscape and the Façade Improvements. Three require engineering services to help design the plans, implementation, and observation. What was approved last time was the contract with HWC Engineering for the Market Street Streetscape. Engineering isn't needed for the Façade part, which will be handled internally by staff. The Loop Island Wetlands will have to deal with the Army Corp of Engineers, IDEM, etc. The Corporate Counsel handed out a synopsis of the two contracts to the members.

The first item of new business was the **HWC Engineering Loop Island Wetland – Proposed Trails Contract not to exceed \$53,800.00**. The scope of services consists of survey, wetlands delineation, design, bidding and construction administration services related to the design of new stone crushed trails. Corporate Counsel explained that asphalt or concrete trails can't be built because the wetlands are federally protected. HWC Engineering will incorporate and oversee working this into the entire Greenway project. Once the bridge is crossed over from Clarksville, this is going to be the first area that connects you to New Albany's Greenway. Mr. Wert asked for clarification on the location of the Loop Island Wetlands. Corporate Counsel explained that it is located down Main Street, behind the old Moser Tannery. The City purchased it approximately a year and a half ago, the idea was to incorporate it into the Greenway. Mr. Gibson stated that it was not originally a part of the Greenway, but the opportunity came up to purchase the property and the city took the initiative to buy it. With the help of Horseshoe and financing of this bond, it is going to allow these ideas to come to fruition. This contract will help implement those visions for the Wetlands. He stated that once visuals are received, staff will make sure that the Authority receives a copy.

Mrs. Bailey motioned to approve the **HWC Engineering Loop Island Wetland – Proposed Trails Contract not to exceed \$53,800.00**. Mr. Wert seconded the motion and it was carried by a vote of 3-0.

The second item of new business was the **HWC Engineering River Recreation Site Contract not to exceed \$143,900.00**. Corporate Counsel explained this as the old QRS Recycling facility. He explained that about a year ago, Mr. Janson wanted to give back to the city as opposed to selling the property to another company or a private individual, so he came to the City and presented a fair price for the property, well under appraisal. The Sewer bought it for future expansion, if needed, which may or may not come down the road. This site is going to be more intensive because it has better ability to make improvements, versus the federally protected wetlands, which do not allow for shelters, restrooms, etc. but we have those possibilities at the River Recreation Site. The vision at this time is for boat docks, a boat ramp, restroom facility, playground, campground, nature walking trail, and looking at the possibility of expansion. The contract amount is larger for this project because there will be more designed based engineering and dealing with the Army Corp of Engineers when looking at putting a recreational boat friendly ramp in and removal of the current downtown boat ramp. Corporate Counsel explained that the current boat ramp in downtown is mostly only used by fisherman because of their smaller boats and that recreational boaters don't

use it. As soon as more concrete plans and visual aspects become available, staff will be bringing it to the Authority members to take a look and get some input on the Authority's thoughts.

Mrs. Bailey motioned to approve the **HWC Engineering River Recreation Site Contract not to exceed \$143,900.00**. Mr. Wert seconded and the motion carried by a vote of 3-0.


The third item of new business was the **Resolution No. RA-03-17 – Authorizing a Lessor Representative**. Corporate Counsel explained that this is replacing the former Director of Redevelopment, until a new Director of Redevelopment is found, with himself for signatory purposes. This is used for the Regions Bank, who is the trustee, to have a designated signature on file for their records. This resolution is granting to remove the former Director and granting Corporate Counsel to be the signatory. The President stated that if he remembered correctly for the original Scribner Bond, the Authority signed off on every pay application. The FCM stated that is correct, that the Authority approved every pay application and every payment made on the original Scribner Bond. Corporate Counsel stated that requires more meetings and more time. He stated that if you grant him the ability to sign off, then we can schedule a meeting on a quarterly basis while these projects are taking place, that way that the Authority knows what is going on. The FCM stated that every payment made through the Series C Bond will go to the Commission as well, that they are on the financial reports and are not made through the trustee.

Mrs. Bailey motioned to approve the **Resolution No. RA-03-17 – Authorizing a Lessor Representative**. Mr. Wert seconded and the motion carried by a vote of 3-0.

Mr. Gibson asked if scheduling a Quarterly meeting works with their calendars. The President stated that will work. Staff will send out a proposed schedule for the rest of the year.

There being no further business of the Redevelopment Authority the meeting was adjourned at 10:53 a.m.

Approved and Adopted this 2<sup>nd</sup> day of February, 2017.

  
Terrance Becker, President

ATTEST:

  
Cheryl Bailey, Secretary