

MINUTES

New Albany Redevelopment Commission

Special Meeting

A Rescheduled Special Meeting of the New Albany Redevelopment Commission was held on Monday, April 29, 2013, at 8:15 a.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President
Edward Hancock, Secretary
John Gonder

Commission Members absent: Adam Dickey, Vice President
Dan Coffey

Staff Members present: David Duggins, Director of Redevelopment
John Rosenbarger, Public Works Project Supervisor (PWPS)
Cyndi Krauss, Financial/Compliance Manager (FCM)
Jessica Campbell, Public Facilities Specialist (PFS)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others present: Shane Gibson, NARC Attorney

The President called the meeting to order at 8:30 a.m., and the roll was called. Mr. Dickey and Mr. Coffey were both absent.

The first item of business was the Adoption of the Fiscal Year 2013 Community Development Block Grant (CDBG) One-Year Action Plan.

The FCM stated that the City only received one comment about the plan in the 30 day comment period. It came from Amanda Schamel with the New Albany Housing Authority; she asked for clarification regarding the Direct Down Payment Assistant and First-Time Homebuyer Programs.

The FCM explained that after NARC adopts the plan, the Common Council will authorize the Mayor to submit the plan to HUD, if the Council does not have any objections to the plan.

Mr. Gonder asked about the negative impact to the budget due to the sequester. The FCM stated that the City does not yet know the allocation amount, but assumes there have been cuts. The CDBG budget has been cut the past two years a combined total of 26%.

The President asked for a summary of the comment from NAHA. The FCM stated that the Direct Down Payment Assistant Program is money directly to the homeowners for down payment assistance, with a cap of \$2,000. The First-Time Homebuyer Program helps with individuals with home ownership education.

Mr. Hancock wanted to know how many buyers receive help from this program. The FCM said that the City has not had a completed application in a few years; there used to be five or six a year.

Redevelopment still runs the program and takes applications. However, the applicants have not followed through with the rest of the paperwork.

Mr. Gonder asked if that was because the CHDO used to run these programs. The FCM clarified that the CHDO had its own version of the programs and that it was not connected to the City's.

Mr. Gonder made a motion to adopt the Fiscal Year 2013 Community Development Block Grant One-Year Action Plan.

The motion was seconded by Mr. Hancock and carried by a vote of 3-0.

The next item of business was the **State Street Parking Garage Operating Fund Update.**

The President noted that the Operating Fund looks like it has remained in the black, but the revenue seems to be decreasing. The FCM reported that last year there were a lot of repairs to the elevator.

The Director asked what the City receives for the management fee. The FCM said that Riverside cleans, does regular maintenance, garbage collection, and handles the financials, such as collect the money and maintain the books.

The FCM stated that the income was in the negatives for this year due to only having the receipts through February 2013.

The Operating Fund handles the repairs, elevator upkeep, operation of the garage, and general maintenance.

The President asked who reserves most of the spots. The FCM replied that Community Bank reserves the most and that the garage is free after 5 p.m.

Mr. Gonder asked if it would be better to move the reserved spots to the top two floors and have the bottom two open for drivers not leasing spots. The FCM stated that those who reserved parking requested the bottom floors and that the top level is uncovered.

The President stated that the need for during the day parking in the garage would only increase if on-street parking was eliminated. The Director added that daytime business is slower compared to when the garage is free.

The first item of Other Business was **Ratifying the Purchase of Three Properties for the Future Fire House.**

The Director requested that NARC ratify the purchase of 202, 206, and 210 W Daisy Lane for the location of the future fire house. NARC will handle the closing on the Kroger sale and the purchases of the properties.

The properties at 222, 220, and 212 W Daisy Lane are for the aquatic center and wrapped up in the bond issue. 202 and 210 W Daisy came to the City wanting to be purchased and 206 W Daisy negotiated a

selling price with the City. The Director stated that nothing on the properties of 202, 206 and 210 was salvageable and that the lot at 202 W Daisy will be mainly used for parking.

The President stated that it would be nice to have another road for access to the aquatic center and park. The Director explained that the creek is too wide and makes the bridge too costly at this time to be built to handle traffic.

Mr. Hancock made a motion to ratify the three properties of 202, 206 and 210 W Daisy Lane for the location of the future fire house.

The motion was seconded by Mr. Gonder and carried by a vote of 3-0.

The second item of Other Business was the **Approval of the Purchase of Two Grant Line Road Properties from INDOT.**

The PWPS said that INDOT had two properties at 3217 and 3222 Grant Line Road they wanted to sell. The properties were initially bought for the overpass that was never built. The City owning these two properties allows for a possible third lane for left hand turns or for lessening the sharp turn at Pillsbury Lane.

INDOT is only asking \$50,040.00 for both properties combined. The PWPS stated that the purchase would be well worth it and asked that the Commission authorize the purchase and rely on the appraisals done by INDOT.

Mr. Gonder made a motion to authorize the purchase of the properties at 3217 and 3222 Grant Line Road and allow the City to rely on INDOT's appraisals.

The motion was seconded by Mr. Hancock and carried by a vote of 3-0.

The PWPS asked for the approval for the Board of Works to approve of taking the two houses down on those properties. The President stated that was fine.

There being no further business the President adjourned the meeting at 9:01 a.m.

Approved and Adopted this ____ day of _____, 2013.

Irving Joshua, President

ATTEST:

Edward Hancock, Secretary