**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held, immediately following an Executive Session, on Tuesday, April 12, 2011, at 2:30 p.m.,in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President

Kevin Zurschmiede, Vice-President

Edward Hancock, Secretary

Jack Messer

Commission Members absent: Lee Cotner, School Board Advisory Member

Vacant

Staff Members present: Carl E. Malysz, Director of Community Development

John Rosenbarger, Public Works Projects Supervisor (PWPS)

Sherrie Holmes, Public Service/Facilities Specialist (PSFS)

Jennie Collier, Redevelopment Clerk (RC)

Jerry Ulrich, Attorney

Others present: Tom Schellenberg, Jacobi, Toombs and Lanz

Daniel Suddeath, The News and Tribune

The President called the meeting to order at 2:39 p.m.

The second item of business on the agenda was a **Report of the Executive Session.** The Director stated that the Commission discussed property negotiations for a Downtown property and Rainbow Drive.

The first item of business on the agenda was a **Review of the Minutes**.

Jack Messer made a motion to approve the March 08, 2011 Executive Session and Regular Meeting, March 15, 2011 Special Meeting and March 29, 2011 Special Meeting minutes as submitted. Kevin Zurschmiede seconded the motion and it was carried by a vote of 4-0.

The President noted for the record that there were no comments from the public.

The Commission reviewed the **Financial Report** and no action was necessary.

The second item of business on the agenda was the **Adoption of FY2011 CDBG One-Year Action Plan.**  The Director stated that no input was received regarding the draft FY2011 CDBG One-Year Action Plan during the 30-day comment period. He stated that the FY2011 CDBG allotment will most likely be reduced which will require that the plan be amended after the exact amount of the FY2011 CDBG funding is determined.

Jack Messer made a motion to adopt the FY2011 CDBG One-Year Action Plan. Kevin Zurschmiede seconded the motion and it was carried by a vote of 4-0.

Kevin Zurschmiede asked whether or not CDBG funds could be used to clean-up alleys in the S. Ellen Jones area and stated that the dilapidated housing fund would be a good source of funding for the Building Commissioner to utilize to demolish dilapidated housing.

The Director stated to the Commission that the Indiana Housing and Community Development Authority is ready to convey their interest in the Linden Meadows development from the Community Housing Development Organization (CHDO) to the Redevelopment Commission. Foreclosure proceedings against the CHDO have begun.

The third item of business was the **Brown Starks Neighborhood Center Status Report.** The Director stated that the agreement that will remove the Neighborhood Public Service Center Development Corporation’s interest in the property acknowledges that the New Albany Redevelopment Commission remains an invested interest in the property.

If at any such time the New Albany Housing Authority sells the property, the New Albany Redevelopment Commission will have a stake in the proceeds of the property sale. The Commission will receive a prorata share of the remaining funds in the current bank account associated with the property after the property transaction is complete.

The New Albany Housing Authority did not receive the Choice Neighborhoods planning grant that they applied for, therefore, the Commission will not be required to allocate match funds that were previously approved.

No action was necessary.

The fourth item of business on the agenda was the **Riverview Project TIF Financial Analysis.** The Director stated that the New Albany Common Council held a workshop to receive information from Jack Bobo of Mainland Properties, Inc. The Council is not ready to take action on the State Street Parking Garage TIF amendment until they receive more detailed information regarding the project and are able to have some discussion. The Council will set up a committee to hold meetings about this issue. The staff will notify the Commission if there needs to be any changes to the resolution.

The President asked about the source of the $6.7 million estimate for the levee cut. He stated that he would like for the Corp to provide the staff with an estimate. The President also asked the staff to get an estimate for the levee cut from a private source other than someone related to the project. The Director suggested that the levee cut may need to be narrowed. Edward Hancock asked the staff to get estimates for a 300 ft. and 600 ft. levee cut.

No action was necessary.

The fifth item of business on the agenda was the **NSP 1 Project Status Report.** The Director told the Commission that he can make arrangements for them to tour some of the completed units in the NSP 1 Project. The project funds must be expended by September 2012. There are approximately 6 - 8 houses that are near completion that will be placed on the housing market within the next 30 - 60 days.

Kevin Zurschmiede asked the staff to determine whether or not 1114 East Oak Street can be demolished.

The next item of business on the agenda was the **Baptist Tabernacle Purchase Agreement Status Report.** The Director stated that the City Attorney has prepared the property transfer documents and has given them to Rick Fox, the attorney representing Keystone Restorations, to forward on to Tom Johnson of Keystone Restorations. The City Attorney will provide the Commission with copies of the executed documents once they are received.

The next item of business on the agenda was the **Charlestown Road Improvement Project: Hedden Court to Genung Drive.** The PWPS stated that Renassiance Design Build, Inc., has generated the plans, but the staff still needs to review them to determine whether or not to proceed with purchasing right-of-way.

No action was necessary.

The next item of business on the agenda was the **Public Works Projects Status Reports.**

Daisy Lane Improvement Project: Phases 3 & 4 - Change Order No. 4 - The PWPS stated that change order no. 4 is to convert the ditch on the south side of East Daisy Lane to a storm sewer with a swale and inlets in the yards for Phase 3 of the project. The original estimate that the Commission approved via the telephone was for $40,000, but the actual change order came in at $45,647.75. He asked the Commission to ratify their previous approval for the change order and to approve the revised amount.

Jack Messer made a motion to approve Change Order No. 4 for the Daisy Lane Improvement Project Phase 3 in the amount of $45,647.75 as submitted by Excel Excavating, Inc to convert the ditch on the south side of East Daisy Lane to a storm sewer with a swale and inlets in the yards. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

Tom Schellenberg, Jocobi, Toombs and Lanz, explained that there is a second Change Order that is needed in the amount of $18,555.77. This is to revise the driveways for The Salvation Army and 21st Century Flooring to improve the traffic situation at the intersection of Daisy Lane and Grantline Road and to make it ADA compliant. Mr. Schellenberg, stated that there will be another change order in the near future to cover the cost of a new sign structure at this property.

Jack Messer made a motion to approve the second Change Order for Phase 4 of the Daisy Lane Improvement Project in the amount of $18,555.77 as submitted by Jacobi, Toombs and Lanz for Excel Excavating, Inc., to revise the driveways for The Salvation Army and 21st Century Flooring to improve the traffic situation at the intersection of Daisy Lane and Grantline Road and to make it ADA compliant. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

The next item of business on the agenda was the **Memorandum of Understanding with White Reach LLC for the Development Site at Wesley Chapel.** The Director stated that the staff will draft a Memorandum of Understanding to be issued to Eric Brewer, White Reach LLC, that will state that the New Albany Redevelopment Commission will commit up to $350,000 for drainage improvements around the development site at Wesley Chapel. The Commission will be asked to make a decision regarding how to proceed with the drainage improvements at a later time. He asked the Commission to authorize him to draft and execute the Memorandum of Understanding with White Reach LLC to allocate up to $350,000 for drainage improvements around the development site at Wesley Chapel.

Edward Hancock made a motion to authorize the Director to proceed to draft a Memorandum of Understanding with White Reach LLC that will state that the New Albany Redevelopment Commission will commit up to $350,000 for drainage improvements around the development site at Wesley Chapel. Jack Messer seconded the motion and it was carried by a vote of 4-0.

The next item of business on the agenda was the **RC-06-11 Amending Resolution for the State Street Parking Garage TIF.** The Director stated that this resolution adds the bicentennial park and Farmer’s Market to the list of approved projects and deletes the Baptist Tabernacle as an approved project. The amendment will allow for up to $250,000 for the bicentennial park and $400,000 for the Farmer’s Market improvements. Each project will come back to the Commission for final approval.

Edward Hancock made a motion to adopt RC-06-11 Amending Resolution for the State Street Parking Garage TIF to include the bicentennial park and Farmer’s Market improvements as approved projects in the TIF. Kevin Zurschmiede seconded the motion and it was carried by a vote of 4-0.

The next item of business on the agenda was the **CDBG Emergency Repair Program Exception Request on Fenwick Drive.**  The Director stated that the staff is requesting the Commission’s approval to proceed to get estimates for the repair work that needs to be done for this property in regards to the roof repairs and sewage back-up issues. Once the estimates are received, they will be reviewed by the Commission for a final decision whether or not to approve the exception request.

Jack Messer made a motion to authorize the staff to proceed to get estimates for roof repairs and sewage back-up issues for the property located on Fenwick Drive that has asked for a program exception request since the property is outside of the CDBG target area. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

The last item of business on the agenda was the **Spring Street Hill Repairs - Jacobi, Toombs and Lanz Periodic Inspection Services Proposal.** The PWPS stated that the repair work is approximately 80% complete. It is possible that a change order for a $15,000 deduction will be issued due to not doing the full base repair work for the 2nd crack on the hill.

Jack Messer made a motion to approve the Periodic Inspection Services Proposal as submitted by Jacobi, Toombs and Lanz. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

There was one item of Other Business concerning **308 East Oak Street**. Jack Messer stated that there is a 4 ft. stone drain in the vicinity of this property. The Director stated that the staff attempted to move the property owners into the house at 2231 McLean Avenue that is owned by the Commission, but the owners did not want to move into that house. The staff will most likely pass this issue back to the storm drainage department.

No action was necessary.

There being no further business, the President adjourned the meeting at 3:55 p.m.

**Approved** and **Adopted** this 10th day of May , 2011.

Irving joshua, President

ATTEST:

Edward Hancock, Secretary