**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, August 9, 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

Adam Dickey

Jack Messer (departed at 3:38)

Lee Cotner, School Board Advisory Member

Commission Members absent: Edward Hancock, Secretary

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

John Rosenbarger, Public Works Projects Supervisor (PWPS)

Sherrie Holmes, Public Services/Facilities Specialists (PSFS)

Tim Teives, Concentrated Code Enforcement Officer (CCEO)

Others present: Ted Fulmore, New Directions Housing Corporation

Susan Kaempfer, Neighborhood Stabilization Program

Matthew Lorch, City Council Attorney

Linda Rawlings, Jay & Culbertson

Tom Schellenberg, Jacobi Toombs & Lanz

Greg Sekula, Indiana Landmarks Association

Clinton Sparks, American Structurepoint

Daniel Suddeath, The News and Tribune

The President called the meeting to order at 2:32 p.m.

The first item of business on the agenda was **Approval of the June 14, 2011 Executive Session and Regular Meeting Minutes and July 12, 2011 Regular Meeting Minutes**. Mr. Zurschmiede made a motion to accept the minutes as submitted. The motion was seconded by Mr. Dickey and carried by a vote of 4-0.

The President opened the floor to comments from the public and noted that there was none.

The Financial Report was reviewed and no action was required.

The second item of business was the **Public Works Project Status Report**.

Charlestown Road Restoration (Genung to Lynnwood): The PWSP stated that the Commission had previously authorized the Director to execute contracts with Jacobi Toombs and Lanz in an amount not to exceed $10,000. Jacobi Toombs and Lanz submitted Work Order No. R-2011-4 for design services for Charlestown Road Restoration Project from Genung to Lynnwood, in which the Director executed for an amount not to exceed $8,000. Jacobi Toombs and Lanz had already performed some preliminary engineering work and he recommended that the Commission ratify the executed contract.

Mr. Dickey made a motion to ratify Work Order No. R-2-11-4 submitted by Jacobi Toombs and Lanz for engineering services for the Charlestown Road Restoration Project from Genung to Lynnwood in the amount not to exceed $8,000. The motion was seconded by Mr. Zurschmiede and carried by a vote of 4-0.

North Y Scoping Study: The PWPS stated that the North Y Improvement Project has been listed as a major project in the Monon TIF since 1968. Some sidewalks were just recently constructed in the area on Charlestown Road, but sidewalks are disconnected to the sidewalks on Grantline Road. Mayor England wants to advance the project in which the first step would be to have a scoping study. American Structurepoint, Inc., has submitted a proposal for engineering services at a cost not to exceed $53,000. The services include conceptional drawings and opinions of probable cost for improvements with three options. He recommended approval.

Mr. Messer expressed his concerns regarding acquiring the railroad property that would be needed for the improvements.

A general discussion regarding the railroad property followed.

The Commission was in consensus to have staff contact the Railroad Company to find out what options are available.

Mr. Messer made a motion to table this item until the next regular meeting. The motion was seconded by Mr. Zurschmiede and carried by a vote of 4-0.

Daisy Lane Phase 3 & 4: The PWPS stated that change order #6 was submitted by Jacobi Toombs and Lanz on behalf of Excel Excavating in the amount of $9,676.77. Items 1 through 5 refer to planting the Sugar Hackberry tree that Arborist, Greg Mills selected, in the middle of the roundabout. Item 6 & 7 are alternates to the ditch/pipe that was placed at the base of the hill. Item 8 is to repair a damaged drive at the Jenkins property.

Tom Schellenberg, Jacobi Toombs and Lanz, stated that the drive was damaged by Duke Energy although they deny damage to the drive. Mr. Schellenberg said that he was instructed by Mayor England to repair the damage and then pursue Duke.

Mr. Dickey made a motion to approve change order #6 in the amount of $9,676.77, submitted by Jacobi Toombs and Lanz on behalf of Excel Excavating. The motion was seconded by Mr. Zurschmiede and carried by a vote of 4-0.

Rainbow Drive Improvement: The PWPS stated that temporary right-of-way was purchased at 3918 Rainbow Drive for the project. It was necessary to take out two trees for overhead utility lines that were not included in the original purchase. The owner is requesting additional compensation for the two trees. Gary Brinkworth, project engineer, states that compensation for trees has been $200 to $250 per tree.

Mr. Zurschmiede made a motion to approve that amount of compensation to the property owner at 3918 Rainbow Drive for the two trees that were taken out for the overhead utility lines. The motion was seconded by Mr. Dickey and carried by a vote of 3-0. Mr. Messer had stepped out of the room.

The third item of business on the agenda was the **Concentrated Code Enforcement Annul Report.** TimTeives, Code Enforcement Officer, addressed the Commission and stated that he works in the CDBG target area, mainly in the S Ellen Jones neighborhood. The report that was distributed to the Commission lists 191 cases that he has completed, that is under investigation or he has referred to another city department. The cases include anything from cleanliness of premises, abandoned automobiles and vacant houses. The CCEO also stated that the Fairmont area is the secondary area that he works and that he currently is waiting for approval from the Building Commissioner’s Office regarding a list of houses to be demolished.

No action was necessary by the Commission.

Mr. Messer stepped back into the room.

The fourth item of business was the **Charlestown Road TIF Area Project Amendment - Private Property Enhancement.** The Director explained that Resolution RC-21-11, included in their packets, would amend the original plan to include Private Property Enhancements as a project to spur economic redevelopment. This would be along the Charlestown Road corridor from Hedden Court to Lynnwood Drive, at a cost of $500,000.

A general discussion followed about the properties in that specific area and what type of incentives that would be offered.

The Director stated that all details were not known yet and recommended that the Commission table this item until more details were available.

Mr. Zurschmiede made a motion to table Resolution RC-21-11. The motion was seconded by Mr. Dickey and carried by a vote of 4-0.

The next item of business was the **Report on Neighborhood Stabilization Program (NSP) Statewide Meeting**. Ted Fulmore, New Directions Housing Corporation, addressed the Commission and gave a brief summary on the NSP Program status and the NSP Networking Event that was held on August 3, 2011.

Mr. Dickey stated that he attended the NSP Statewide Meeting and commended Mr. Fulmore for his work.

The President recommended that the news media should be involved and perhaps do a piece on the NSP homes.

No action was necessary by the Commission.

Mr. Messer departed the meeting.

The next item of business on the agenda was **Develop New Albany’s Request for the State Street Parking Garage.** The PSFS stated that the annual request from Develop New Albany was received to operate the State Street Parking Garage during Harvest Homecoming and to split the proceeds 60/40.

Mr. Dickey made a motion to approve Develop New Albany’s request to operate the State Street Parking Garage during Harvest Homecoming and to split the proceeds 60/40. Mr. Zurschmiede seconded the motion and it carried by a vote of 3-0.

The next item on the agenda was the **8th Street & Culbertson Avenue Update**. Greg Sekula, Indiana Landmarks Association, addressed the Commission and gave a brief summary of the progress report that was distributed to the Commission.

A general discussion ensued about Historic Housing and the Commission’s policies and historic criteria.

No action was necessary by the Commission.

The next item on the agenda was the **Jay Street and Culbertson Avenue Update**. Linda Rawlings addressed the Commission and stated that her request to New Directions Housing Corporation was for assistance for roof repairs. She inherited the house from her mother in the year 2000. The property was not zoned commercial although, her father that was deceased in 1985, had ran an automotive repair shop at the residence. Ms. Rawlings also stated that the back building was used for her personal storage and housed her utilities.

The PWPS stated that this property was just outside the CDBG target area and that the Emergency Repair Program has a cap of $5,000. The repairs of the roof estimated at $9,000, due to the attached back building that Ms. Rawlings stated that she used for personal storage and utilities. The PWPS stated that the Commission had requested Ms. Rawlings complete some minor repairs such as painting, install window coverings and replace/repair some guttering. Also, Ms. Rawlings was to provide proof of homeowner insurance before consideration would be given to the project. According to the Building CCEO Ms. Rawlings has accomplished the repairs and provided proof of homeowner insurance.

The President expressed his concerns regarding the soundness of the structure and suggested that a report from the Building Commissioner’s office stating that the structure is indeed sound be received.

Mr. Zurschmiede made a motion to approve the request for roof repairs to be completed by New Directions Housing Corporation, at the property on Jay & Culbertson, in the amount estimated at $9,000, contingent upon receiving a report from the Building Commissioner’s office that the structure is sound. Mr. Dickey seconded the motion and it carried by a vote of 3-0.

The last item on the agenda was the Tree Board Appointment. The PSFS stated that a member from the Redevelopment Commission needs to be appointed to the Tree Board. Dan Chandler had previously been appointed, but has resigned.

Mr. Dickey volunteered himself for the appointment and the Commission was in consensus.

There being no further business, the President adjourned the meeting at 4:18 p.m.

**Approved** and **Adopted** this 13th day of September , 2011.

Irving joshua, President

ATTEST:

Edward Hancock, Secretary