**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held, immediately following an Executive Session, on Tuesday, February 08, 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

Daniel Chandler

Lee Cotner, School Board Advisory Member

Commission Members absent: None

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

John Rosenbarger, Public Works Projects Supervisor (PWPS)

Cyndi Krauss, Financial/Compliance Manager (FCM)

Sherrie Holmes, Public Service/Facilities Specialist (PSFS)

Jennie Collier, Redevelopment Clerk (RC)

Shane Gibson, City Attorney

Tim Teives, Concentrated Code Enforcement Officer

Others present: Gary Brinkworth, John G. Brinkworth, Inc.

Tom Johnson, Keystone Restorations

Matt Lorch, Common Council Attorney

Greg Sekula, Indiana Landmarks/Develop New Albany

Daniel Suddeath, The Tribune

The President called the meeting to order at 2:37 p.m.

The first item of business on the agenda was the **Election of Officers.** Irving Joshua vacated the Presidential chair and the Director opened the floor for nominations.

Edward Hancock nominated Irving Joshua for President. Irving Joshua accepted the nomination.

Daniel Chandler made a motion to close the nominations for the President. Kevin Zurschmiede seconded the motion and it was carried by a vote of 4-0.

Edward Hancock made a motion for Irving Joshua to serve as President for the Redevelopment Commission. Jack Messer seconded the motion and it was carried by a vote of 4-0.

Daniel Chandler made a motion for Edward Hancock to serve as Secretary for the Redevelopment Commission. Kevin Zurschmiede seconded the motion and it was carried by a vote of 4-0.

Jack Messer made a motion for Kevin Zurschmiede to serve as Vice-President for the Redevelopment Commission. Daniel Chandler seconded the motion and it was carried by a vote of 4-0.

The second item of business on the agenda was a **Report of the Executive Session.** The President stated that the Commission discussed property negotiations for Daisy Lane and Rainbow Drive. The staff gave recommendations to the Commission members regarding these matters.

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

Jack Messer made a motion to approve the January 11, 2011 minutes as submitted. Daniel Chandler seconded the motion and it was carried by a vote of 5-0.

The President opened the floor for public comments.

Tom Johnson, Keystone Restorations, spoke regarding the **Baptist Tabernacle Purchase Agreement Terms**. He stated that he has not been able to secure financial support for the restoration project from his investors due to the terms of the purchase agreement stating that the property conveyance will not take place until the restoration project is completed. He is concerned that the building might deteriorate beyond the point of which it can be restored. Mr. Johnson asked the Commission to modify the terms of the original purchase agreement for the Baptist Tabernacle to allow immediate conveyance of the property to Keystone Restorations. Once Keystone Restorations has control of the property, they will be able to start the restoration project. Keystone’s partner(s) and/or investors are willing to front capital for the project once the company gets the title for the property.

The Commission was concerned about immediate conveyance of the property for the $1 sale price due to lack of recourse to ensure the property is restored. This price was agreed upon to allow Keystone Restorations to be able to restore the building without additional financial assistance from the City.

The Director suggested that a new purchase agreement be drawn up the City Attorney that will allow immediate conveyance of the Baptist Tabernacle to Keystone Restorations with the following conditions:

1. Keystone Restorations is to submit an updated time line for the roof and masonry restorations/repairs.

2. Keystone Restorations is to provide proof of liability insurance coverage for the property.

3. Keystone Restorations is to develop a detailed financial plan and submit it to the Commission

The Commission also requested that Keystone Restorations submit semiannual progress reports.

Kevin Zurschmiede made a motion for the City Attorney to draft a new purchase agreement for the Baptist Tabernacle that will allow Keystone Restorations to gain immediate conveyance of the property contingent upon the following documents that Keystone Restorations is required to provide: updated time line for the roof and masonry restorations/repairs; proof of liability insurance coverage for the property, a detailed financial plan and submit semiannual progress reports to the Commission. Jack Messer seconded the motion and it was carried by a vote of 5-0.

There were no other comments from the public.

The fourth tem of business on the agenda was a review of the **Financial Report**.

No action was necessary.

The fifth item of business on the agenda was the **the Authorization of the FY2011 Community Development Block Grant Citizens Plan.**  The FCM stated that the Citizens Plan schedules the dates for the public meeting and hearings and asked the Commission to approve the plan for publication.

Jack Messer made a motion to authorize the FY2011 Community Development Block Grant Citizens Plan. Kevin Zurschmiede seconded the motion and it was carried by a vote of 5-0.

The next item of business was the **NSP Project Status Report.** The Director stated that the Committee is meeting once a month and the staff will provide monthly reports in the Commission meeting packets.

No action was taken.

The next item of business on the agenda was the **NSP 3 Application/Proposal Update**. The Director stated that in December 2010 the City applied for $2 million from Indiana Housing and Community Development Authority (IHCDA) for owner-occupied rehabilitation projects for elderly and in need citizens in the Midtown neighborhood. IHCDA rejected that request and invited the City to apply for NSP 3. The staff applied for $2 million from NSP 3 funds that if awarded, will be used for vacant and dilapidated housing.

No action was taken.

The next item of business on the agenda was the **State Street (1400 Block) Foreclosure Update.** This item was tabled until the attorney can be present.

No action was taken.

The next item of business on the agenda was the **Brown Starks Neighborhood Center Update.** The Director stated that the Neighborhood Public Service Center Development Corporation (NPSCDC) will disburse prorata shares of any remaining funds after the dissolution of the organization. The City and the New Albany Housing Authority has came to a consensus that the Redevelopment Commission can maintain their interest in the Brown Starks Neighborhood Center without interfering with the proposed lease for the facility with Interfaith Community Council.

No action was taken.

The next item of business on the agenda was the **2010 State Street Parking Garage Revenue and Operation Update.** The Director stated that the Mayor would like for the Redevelopment to come up with a operating plan that would allow other City departments to take over the day-to-day operation of the State Street Parking Garage. The staff will work with a Garage Committee on the plan. The Commission appointed Edward Hancock and Jack Messer to represent the Redevelopment Commission on the Committee. One more member needs to be appointed, preferably from the New Albany Redevelopment Authority or another downtown agency.

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

Rainbow Drive- Gary Brinkworth, Engineer, stated that this project is expected to bid in mid March 2011.

Slate Run Road - Gary Brinkworth, Engineer, stated that the cross sections are approximately 90% complete. He expects to have an estimated number of right-of-way acquisitions that will be necessary by the March meeting. The PWPS stated that the staff has not yet determined if this project will require a bond issue or be done in phases, but staff will keep the Commission updated.

State Street Rehab Streetscape:

Construction Schedule - The PWPS stated that the staff expects to have the bid opening for the State Street Streetscape project at the March 8, 2011 meeting.

Inspection Services Contract - The PWPS stated that the staff needs to have some additional internal discussions regarding this item. He asked the Commission to revisit this item at a later meeting.

The next item of business on the agenda was the **CDBG Emergency Repair Program FY2009 (July 01, 2009 thru June 30, 2010) Annual Report.** The FCM explained the report details for the projects completed last year.

No action was taken.

The next item of business on the agenda was the **CDBG Emergency Repair Program Policy Exception Request Outside of the Target Area on Old Hickory Drive.**  The FCM stated that we assisted with down payment assistance on the home in October 2010. The home inspection indicated no significant issues with the roof. New Directions Housing Corporation and a contractor inspected the roof and both recommended a complete roof replacement including new skylights. Edward Hancock stated that based on his experience, “curb” skylights are the best option for replacement.

The PWPS stated that the CDBG target area is the priority for the Emergency Repair Program, but there is ample funds left for this program year. The Director stated that since this client received down payment assistance, approval of this ERP exception would reiterate support to the DPA program and help insure the success of this new homeowner.

Edward Hancock made a motion to approve the CDBG Emergency Repair Program policy exception request outside of the target area on Old Hickory Drive and requested that “curb” skylights be used to replace the existing skylights. Daniel Chandler seconded the motion and it was carried by a vote of 5-0.

The next item of business on the agenda was the **TIF Funds Update.** The Commission reviewed the TIF updates.

No action was necessary.

The last item of business on the agenda was the **1114 East Oak Street Demolition Quotes.** The CCEO stated that this house was condemned in October 2008. No improvements/repairs have been made to the home since it was condemned. He asked the Commission to authorize the demolition of the house. He received the following quotes for the demolition of the house:

C.C.E, Inc. $ 9,800.00

Dan Cristiani Excavating Co., Inc. $ 8,500.00

TSI Paving$10,879.50

The staff recommended approval of the demolition to be done by Dan Cristiani Excavating Company, Inc.

Jack Messer made a motion to authorize the demolition of the house located at 1114 East Oak Street and for the demolition work to be done by Dan Cristiani Excavating, Inc., for the amount of $8,500. Edward Hancock seconded the motion and it was carried by a vote of 5-0.

There being no further business, the President adjourned the meeting at 4:21 p.m.

**Approved** and **Adopted** this 8th day of March , 2011.

Irving joshua, President

ATTEST:

Edward Hancock, Secretary