**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, January 10, 2012, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President (left at 3:30 p.m.)

Kevin Zurschmiede, Vice-President

Edward Hancock, Secretary

Adam Dickey

Diane Benedetti

Commission Members absent: Lee Cotner, School Board Advisory Member

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

John Rosenbarger, Public Works Projects Supervisor (PWPS)

Cyndi Krauss, Financial/Compliance Manager (FCM)

Sherrie Holmes, Public Services/Facilities Specialists (PSFS)

Amber Mayfield, Administrative Assistant (AA)

Others present: Harold Adams, Courier Journal

Lisa Donahue, New Albany Housing Authority

Dave Duggins, Director of Economic Development

Michael Gardner, New Directions

Michael Hall, City of New Albany

Stan Robison, City Attorney

Amanda Schamel, New Albany Housing Authority

Tom Schellenberg, Jacobi Toombs & Lanz

Greg Sekula, Indiana Landmarks

Daniel Suddeath, The News and Tribune

Lisa Thompson, New Directions

Ruthanne Wolfe, New Albany Housing Authority

The President called the meeting to order at 2:30 p.m. and the roll was called.

The first item of business on the agenda was **Approval of the December 13, 2011 Meeting Minutes.**

Mr. Dickey made a motion to accept the minutes as submitted for the December 13, 2011 regular meeting. The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

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 on the agenda was **Public Works Project Status Report.**

Charlestown Road Rehab (Genung to Lynnwood): The PWPS stated that the Contractor is going to wait until spring to mill and resurface the pavement due to the weather conditions. Change order #1 was submitted for Triplett Stripping Inc. to the Commission for approval in the amount of $3,238.00. The purpose of this change order is to revise and improve the radius at the southwest corner of Charlestown Road & Lynnwood to accommodate school bus traffic.

Mr. Dickey made a motion to approve change order #1 in the amount of $3,238.00 for TSI. Mr. Hancock seconded the motion and it was approved with a vote of 5-0.

Grant Line Road Industrial Park West- Reas Lane Extension (Phase 1): PSFS informed the Commission that EDA has still not been able to conduct their review, which has held up work. Excel Excavating was the lowest bidder. Excel’s bid was set to expire January 9,2012. Excel submitted a request to extend their bid 60 days which was brought to the Commission for approval.

Mr. Zurschmiede motioned to approve the request to extend Excel’s bid for 60 days. Mr. Dickey seconded the motion and it was approved with a vote of 5-0.

The next order of business on the agenda was, **New Directions Status Report.**

Neighborhood Stabilization Program: Lisa Thompson with New Directions was at the meeting to give a general update on the NSP project. Ms. Thompson said that 4 properties have been sold and 4 sales are currently pending. She also reminded the Commission that all NSP houses need to be sold or occupied by March 2013. New Directions is also planning to take some space in the Cardinal Ritter House so that they can have a local office to market the NSP houses.

Owner Occupied Rehab: Michael Gardner was at the meeting to give the Commission information on the Owner Occupied Rehab Program. Mr. Gardner informed the Commission that they plan to rehab about 20 homes in the Midtown Neighborhood. He plans to work with Code Enforcement to prioritize cited homes. New Directions currently has 41 prospective clients.

No action was required by the Commission.

The next item on the agenda was **Captain’s View (formally Linden Meadows) agreement**. The Director informed the Commission that a prior agreement had been reached with Captain’s View I LLC which stated that the Commission would contribute up to $70,000.00 towards development. The Director asked the Commission to adopt the agreement so that the developers have something to give to PNC Bank. The President stated that he would like to see some kind of timetable for the project. The President asked if there was a motion to hold a special meeting on this matter.

Mr. Dickey made a motion to table the agreement for a special meeting. Mr. Zurschmiede seconded the motion and it was approved with a vote of 5-0.

The next order of business on the agenda was the **Weinman Building (8th & Culbertson).** Gregory Sekula, Southern Regional Director for Indiana Landmarks was at the meeting to give an update on the building. Pictures were handed out to the Commission. Mr. Sekula told the Commission that soffit repairs are underway, the new roof is complete, and they are currently soliciating bids for windows. He also informed the Commission that there are already interested parties in the property that would like to develop it into offices and possibly an upstairs living area.

No action was required from the Commission.

The next item on the agenda was **Charlestown Road-Blackiston Boulevard Signal Analysis/Plan.**  Staff got a preliminary traffic study done for $2,800.00, subcontracted through Jacobi, Toombs and Lanz, Inc. Tom Schellenberg from Jacobi, Toombs and Lanz was at the meeting to inform the Commission that a traffic signal is needed at the intersection. The quote for design is not to exceed $13,000.00. The Commission was concerned that a traffic light in that location would make it difficult for customers to leave Sam’s Tavern and also had concerns about businesses on the other side of Charlestown Road. Staff recommended passing the proposal to design the light and including a supplemental to the proposal for any changes that need to be made concerning traffic coming and going from Sam’s Tavern and the businesses across the street.

Ms. Benedetti made a motion to approve the proposal. Mr. Dickey seconded the motion and it was approved with a vote of 5-0.

The next item of business was **Resolution RC-01-12 (Appropriation of Redevelopment Fees Fund)**. The Commission was informed that David Duggins had been hired as an Economic Development Director for the City. Resolution RC-01-12 stated that 35% of his salary would come from accrued annual redevelopment fee receipts.

Mr. Hancock made a motion to approve Resolution RC-01-12. Mr. Zurschmiede seconded the motion and it was approved with a vote of 5-0.

President yielded to Vice-President at 3:30 p.m.

In other business the Commission was given a handout on **Keystone Restoration for the Baptist Tabernacle property**. A discussion ensued about the time line of the project and questions were asked about the timeliness of Keystone’s work. The Commission asked if a representative from Keystone could be asked to attend the next regular meeting of the Commission.

No action was required by the Commission.

The Vice-President asked if there was an **operating agreement with the YMCA** yet. Staff informed the Commission that item was going to be on the agenda for the next regularly scheduled Commission meeting.

The Commission was asked if they had a preferred date for the special meeting. There was none. The Commission was informed that staff would let them know the date of the special meeting at a later time.

The Director stated that there is going to be some issues that need to be revisited at the special meeting. The first of those being the **Bi-Centennial Park**. The November minutes reflect that the Commission asked the Bi-Centennial Commission have to right to procure professional services and bring it back to get approval from the Commission. The Director informed that Commission that after some preliminary discussions with the Mayor the Redevelopment Commission will most likely take over the oversight of the Bi-Centennial Park and that the Bi-Centennial Commission will be asked to attend the Commission meetings.

The other item that the Director said needs to be discussed at the special meeting was the **Charlestown Revolving Loan Procedures**. The Director informed the Commission that documents need to be created.

There being no further business, the Vice-President adjourned the meeting at 3:40 p.m.

**Approved** and **Adopted** this 14th day of February , 2012.

Irving Joshua , President

ATTEST:

Edward Hancock, Secretary