**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular rescheduled meeting of the New Albany Redevelopment Commission was held, on Tuesday, July 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

Adam Dickey

Jack Messer

Commission Members absent: Lee Cotner, School Board Advisory Member

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

John Rosenbarger, Public Works Projects Supervisor (PWPS)

Cyndi Krauss, Financial/Compliance Manager (FCM)

Others present: Matthew Lorch, Council Attorney

Tom Schellenberg, Jacobi Toombs & Lanz

Daniel Suddeath, The News and Tribune

The President called the meeting to order at 2:34 p.m.

The President opened the **Public Hearing for an Amendment to the State Street Parking Garage (Downtown) TIF Area.** The President noted that no one from the public was in attendance to speak on this matter.

The first item of business on the agenda was **Approval of the May 31, 2011 Minutes**. Mr. Messer made a motion to accept the minutes as submitted. 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 was for Tom Schelleberg, JTL Project Engineer for Phase 3 & 4, Daisy Lane Improvements to address the Commission with details of a Change Order (CO) for Excel Excavating for items not in the original scope of work. The CO consisted of handrails at Daisy and Grantline, a french drain and directional sign replacement, etc., totaling $26,890.90.

Mr. Dickey made a motion to approve the change order in the amount of $26,890.90. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

The third item of business on the agenda was the **RC-11-11, Resolution Modifying & Confirming the Amending Resolution of the State Street Parking Garage (Downtown) TIF** to include the River View

Project. The Director reviewed the process that this project had taken and stated that if adopted and after recording the project would be included in the Plan.

Mr. Hancock made a motion to adopt Resolution No. RC-11-11. The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

The fourth item of business was **TIF Project Amendments for the Purchase/Lease of Fire Apparatus, RC-19-11 and RC-20-11.** The Director explained that the project amendments for two TIF Districts (Charlestown Road TIF and State Street TIF, respectively ) if approved begins the process of adding the purchase or lease of this equipment to the TIF project lists. Once approved the resolutions are forwarded to the Plan Commission and then onto the Common Council. After which time it will come back to the Commission for a public hearing and a final confirmatory resolution.

A general discussion ensued about the lease details.

A motion was made by Mr. Zurschmiede to approve the Amending Resolutions RC-19-11 and RC-20-11. The motion was seconded by Mr. Messer and carried by a vote of 5-0.

The next items of business were Resolutions **RC-12-11 through RC-18-11 for Annual TIF Assessment Valuations.** The FCM explained that each TIF area is represented by a resolution that details the revenue and the outstanding projects in each Economic Development Plan for the TIF area. These documents will be distributed to the local taxing agencies once approved. This is an annual requirement to state that there is no excess valuation of TIF revenue.

After a general discussion Mr. Messer made a motion to approve Resolution Nos. RC-12-11 through

RC-18-11. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The last item of business on the agenda was a **Request for Emergency Repair Assistance at Jay and Culbertson.** The PWPS explained that the request for a roof exceeds the $5,000 and that the structure is in need of other maintenance.

After reviewing the pictures of the site and a discussion the Commission came to a consensus that the staff should request the client to come up with a solution to the maintenance concerns for the entire structure. Only after that would consideration be given to the project.

Other Business:

The President noted that a letter was received and distributed to the Commission from Mr. Ron Schad regarding his non-support for the project at 8th Street and Culbertson Avenue.

A status report is requested on the 8th & Culberston location for the next meeting.

A general discussion ensued about historical structures in the City and the need for a process to deal with preserving these structures.

No action was required.

The last item of other business was an update on the **Drainage Concern in Phase 3, Daisy Lane**. Mr. Schellenberg, Project Engineer stated that after a new survey was conducted 21" sewers pipes went in,

several pipes were taken out, filled with concrete and “v” notched. The Engineer believes this addressed the drainage concerns in the area and noted that the project is scheduled to be completed in September.

There being no further business, the President adjourned the meeting at 3:45 p.m.

**Approved** and **Adopted** this 9th day of August , 2011.

Irving joshua, President

ATTEST:

Edward Hancock, Secretary