**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held, immediately following an Executive Session, on Tuesday, June 14, 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

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)

Shane Gibson, City Attorney

Others present: Mayor Douglass B. England

David Barksdale, Historic Preservation Landmarks

David Brewer, New Albany Building Commission

Edward Clere, Indiana State Representative

Stephen Pacciano, New Albany Historic Preservation Commission

Greg Sekula, Southern Regional Office of Indiana Landmarks

Tom Schellenberg, Jacobi, Toombs and Lanz

Ron Stiller, RCS and Associates

Daniel Suddeath, The News and Tribune

The President called the meeting to order at 2:35 p.m.

The first item of business on the agenda was the **Report on Executive Session.** The Director stated that the Commission discussed property negotiations for the lot on the corner of Pearl and Spring Streets. The Commission gave staff further instructions on how to proceed with the negotiations.

The second item of business on the agenda was **Approval of the Minutes for May 17, 2011**.

Mr. Messer made a motion to accept the minutes for May 17, 2011 as submitted. The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

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

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

The next item of business was **8th and Culbertson**. This item was moved to other business.

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

Daisy Lane Phase 3 & 4 - Drainage - Tom Schellenberg, Jacobi Toombs and Lanz stated that a survey of the area where the new storm sewer will be installed was completed due to previous complaints. The elevation of the yard inlet boxes was set to high. No final answer has been found yet, but the contractor has been instructed to not work in that area until the problem has been resolved. Due to the weather and other miscellaneous issues, the construction end date has been moved to the end of September. Discussions with the Contractor are taking place to open Daisy Lane.

Grantline Road West - Supplemental Agreement No. 2 - The PWPS stated that Supplemental Agreement No. 2 was submitted by Jacobi Toombs and Lanz for Construction Inspection services for the Grant Line Road West Project. The Agreement is not to exceed $285,000, based on 10% of the construction cost and is needed to show Economic Development Association that we are ready to go with construction. This excludes the work at the railroad crossing.

Tom Schellenberg, Jacobi Toombs and Lanz stated that full time inspection services are required by the Economic Development Association.

Mr. Hancock made a motion to approve the Supplemental Agreement No. 2 for Grant Line Road West, submitted by Jacobi Toombs and Lanz, for an amount not to exceed $285,000. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The next item of business on the agenda was the **Eastridge Sewer Extension**. The PWPS stated that Jeff Eastridge, the owner of a tract of property that includes the former Flint Ink building in the Parkeast TIF area on Industrial Boulevard. Mr. Eastridge states that when the park was developed, sanitary sewers were never run along the frontage of the property on Industrial Boulevard. Mr. Eastridge has submitted a request for assistance to run approximately 300 to 400 feet of sanitary sewer line to the site. Mr. Eastridge states that with this, he can build some additional buildings and employee around 25 people. The PWPS stated that staff feels that this is a worthy project, but may want to see more details.

The Director stated that the City paid for all the infrastructures in the Park.

Mr. Hancock made a motion to approve assistance to Mr. Eastridge in the installation of approximately 300 to 400 feet of sanitary sewer line, on his property, along Industrial Boulevard. The motion was seconded by Mr. Messed and carried by a vote of 5-0.

The next item of business on the agenda was the **Home Ownership Month and Paul Polson Proclamations**.

Mayor England addressed the Commission and stated that Windstream announced that they are moving their production to North Vernon, Indiana, but they are keeping their Research & Development at their office in the Purdue Technology Park.

Mayor England also announced that the City was awarded two Brownfield Grants totaling $400,000, from the Environmental Protection Agency.

Mayor England spoke in support of saving the building at the corner of 8th and Culbertson, the Old Earl Hess Building. He encouraged the Redevelopment Commission to partake in the salvation of the building.

The Director reviewed earlier discussions for 1605 Spring and 8th & Culbertson.

Greg Sekula, Director of the Southern Regional Office of Indiana Landmarks, addressed the Commission and summarized the Project Pro Forma to first acquire and then stabilize the building on the corner of 8th & Culbertson. Mr. Sekula stated that the total cost to acquire and stabilize the building is estimated at $80,000. He also stated that the building is on the City’s demolition list and they are closely working with the Building Commissioner’s Office. He stated that the owner is asking $22,500 to purchase the building, and is willing to wait a little longer. The plan is to find a third party buyer for the building after stabilization is completed. Mr. Sekula requested $35,000 from the Commission, $25,000 from the Horseshoe Foundation and then the balance will come from Indiana Landmarks. A Purchase Agreement was received for 1605 Spring Street, but not for the total cost, they would take a loss.

A general discussion followed regarding the previous uses of the building.

David Brewer, Building Commission, addressed the Commission and stated that he has inspected the building and the roof and floor beams are in excellent shape. Although, there are things that need to be done to stop further deterioration.

Ron Stiller, Architect, RSC and Associates, addressed the Commission and stated that he has experience in assessing historic structures and walked through the building two weeks ago. Mr. Stiller stated that the building has minor cracks and a little movement, but is in better shape than the Division Street School was when restoration was started, and the Commission donated to the school’s restoration. He feels that the structure is important to the neighborhood as was St. Paul’s Church and the Carriage House that was restored.

The Director stated that David Brewer has been a trooper with working on this and he respects his judgement on whether the building is salvageable. He introduced others that were present to support saving the building and summarized the budget. The Director also stated that the Urban Enterprises Association was having a meeting next week and that a request should be made to them for $10,000. The Director recommended that a motion be made to contribute the amount of $35,000, contingent upon Landmark Association taking ownership and commit $20,000. In addition, submit a timetable and progress reports.

Ed Clere, State Representative and Real Estate Broker, addressed the Commission and stated that he also believes in the importance of the building and thinks this would be a positive momentum for the neighborhood. There are private investors rehabilitating houses and of course the NSP Program.

Mr. Messer expressed concerns on waiting to save the building.

The President expressed his concerns on saving historic buildings and then nothing done with them. He would like to see plans of reuse of historic buildings in the future.

Mr. Zurschmiede suggested that the Commission go look at the building before voting.

Mr. Dickey recommended that a policy on how to deal with other historic properties should be written.

A motion to approve the amount of $35,000 to be contributed for acquisition and stabilization to the building on the corner of 8th & Culbertson, contingent upon Historic Landmarks obtaining ownership, pledge of $25,000 and submitting and updated plan and progress reports was made by Adam

Dickey. The motion was seconded by Edward Hancock and carried by a vote of 4-1. Mr. Zurschmiede voted against.

There being no further business, the President adjourned the meeting at 4:25 p.m.

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

Irving joshua, President

ATTEST:

Edward Hancock, Secretary