**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held, immediately following an Executive Session, and included a Public Hearing and Bid/Quote Openings, on Tuesday, March 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 (left at 3:30 p.m.)

Kevin Zurschmiede, Vice-President

Edward Hancock, Secretary

Jack Messer

Lee Cotner, School Board Advisory Member

Commission Members absent: Vacant

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

Jerry Ulrich, Attorney

Others present: Bill Amerson, Wesley Chapel United Methodist Church

Jon Anderson, Anderson Partners, LLC

Jamison Bledsoe, Uptown Neighborhood Association

Eric Brewer, White Reach, LLC

Joseph Brown, Wesley Chapel United Methodist Church

Deb Bulleit, Freedom 101

David Duvall, White Reach, LLC

Michael Fulkerson, White Reach, LLC

April Glover, MAC Construction

Christine Harbeson, Interfaith Community Council

Jim Horton, Gohmann Asphalt and Construction, Inc.

David Hussung, Wesley Chapel United Methodist Church

Roger Jeffers, New Albany-Floyd County Parks Department

Ben Jones, Seven Seas Construction

Susan Kaempfer, Develop New Albany

Carol Kannapel, Interfaith Community Council

Vince Klein, New Albany-Floyd County School Corporation

Michael Kopp, Blue Sun Real Estate

Anita Massey, Schaefer Construction

Kent McDaniel, Freedom 101

Robert Norrington, Laborers’ Local 795

Darrell Peyton, Peyton’s Barricade and Sign Company

Leah Pezzarossi, Floyd County Youth Services Bureau

Moseley Putney, Riverview Development

Jennifer Richardson, Floyd County Youth Services Bureau

Richard Robinson, Develop New Albany

‘ Mark Rogers, Excel Excavating, Inc.

Captain Andrew Sands, Floyd County Sheriff’s Department

Greg Sekula, Indiana Landmarks

Eric Stumler, New Ventures/Hoosier Project/Huncilman, Inc.

Daniel Suddeath, The Tribune

Lisa Thompson, New Directions Housing Corporation

Stephen Triplett, TSI Paving, Inc.

Kathy Wilkerson, New Albany-Floyd County Parks Department

Chip White, Regional Council of Carpenters

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

The first item of business on the agenda was the **Spring Street Hill Repair Project Quote Opening.** The following quotes were received for the Spring Street Repair Project:

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| --- | --- |
| **Company** | **Bid Amount** |
| Dan Cristiani | $90,826.00 |
| Excel Excavating, Inc. | $90,500.00 |
| MAC Construction, Inc. | $74,200.00 |
| TSI Paving, Inc. | $47,950.00 |

The engineer’s estimate was $73,460.

Edward Hancock made a motion to take the quotes for the Spring Street Hill Repair project under advisement and to award the project at a Special Meeting after the proposals have been reviewed by the staff. Jack Messer seconded the motion and it was carried by a vote of 4-0.

The second item of business on the agenda was the **State Street Rehab and Streetscape Bid Opening.** The following bids were received for the State Street Rehab and Streetscape Project:

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| --- | --- | --- | --- | --- |
| **Company** | **Division “A” Bid** | **Division “B” Bid** | **Discount Division “A”** | **Discount Division “B”** |
| Excel Excavating, Inc. | $631,518.00 | ----- | ----- | ----- |
| Gohmann Asphalt & Construction Inc. | $617,000.00 | $490,000.00 | $2,000.00 | $2,000.00 |
| Louisville Paving Company | $595,947.30 | $487,753.00 | ----- | $5,000.00 |
| MAC Construction, Inc. | $580,000.00 | $477,000.00 | $500.00 | $500.00 |
| TSI Paving, Inc. | $476,191.40 | $499,541.94 | ----- | ----- |

The engineer’s estimate was $1,200,000.

Edward Hancock made a motion to take the bids for the State Street Rehab and Street project under advisement and to award the project at a Special Meeting after the bids have been reviewed by the staff. Jack Messer seconded the motion and it was carried by a vote of 4-0.

The President announced that he would only be available until 3:30 p.m., so the agenda was revised so that he could hear some of the issues that required a vote.

The next item of business was the **Amending Resolution RC-01-11 for the Grant Line Road Economic Development Area.** The Director stated that Huncilman, Inc., has been hit hard by the current downed economy. There is a current investor, Hoosier Project, that is interested in purchasing the business to restructure the company and keep approximately 65 employees on the job. The staff asked the Commission to start the process to amend the Grant Line Road TIF to include the activity of property acquisition to purchase a four (4) +/- acre tract of land that is adjacent to the Huncilman, Inc., property. The activity would allow Hoosier Project to make needed plant upgrades and have some working capital. An additional 58 jobs will be created over the next five (5) years by this activity.

The President asked what the cost of the property acquisition would be. The Director stated that the property would cost approximately $50,000 per acre. If the property is purchased, the Redevelopment Commission would gain title to the property with a buy option for Hoosier Project to purchase the property back for a time period of 3 - 5 years.

Eric Stumler, Hoosier Project, stated that his company plans to close the McDonald Avenue facility and house all operations at the Security Parkway facility. He estimates that the building improvements will cost approximately $160,000 - $170,000.

Kevin Zurchmiede made a motion to approve RC-01-11 Amending Resolution for the Grant Line Road Economic Development Area to include property acquisition for a four (4) +/- acre tract of land adjacent to the Huncilman, Inc., property on Security Parkway. Jack Messer seconded the motion and it was carried by a vote of 4-0.

The next item of business on the agenda was the **Amending Resolution RC-02-11 for the State Street/Green Valley Road/West Street Vicinity Economic Development Area.** The Director stated that the developer, White Reach, LLC, is interested in purchasing the Wesley Chapel property for commercial use. This acquisition would generate additional TIF revenues and increase the City’s tax base. There is a $1,000,000 gap between what White Reach, LLC, can pay for the property and the minimum amount that Wesley Chapel can accept for the property. White Reach, LLC, and Wesley Chapel are each willing to take a one-third cut against what they were expecting to bring to the table. There are also drainage issues in the area that need to be made.

The Director stated that the proposed resolution can be amended to include only the drainage improvements up to $350,000. Eric Brewer, White Reach, LLC, stated that the drainage improvements would be greatly appreciated and will positively affect the development.

Edward Hancock made a motion to approve Amending Resolution RC-02-11 for the State Street/Green Valley Road/West Street Vicinity Economic Development Area to include a drainage project around Wesley Chapel at an estimated cost of $350,000. Jack Messer seconded the motion and it was carried by a vote of 4-0.

The next item of business on the agenda was the **Amending Resolution RC-03-11 for the State Street Parking Garage Economic Development Area.** The Director asked the Commission to start the process to amend this TIF to include a public plaza, parking garage and a levee cut. The financial analysis by Crowe Horwath is close to completion. The financial details can be discussed at a later meeting.

Kevin Zurschmiede made a motion to approve Amending Resolution RC-03-11 for the State Street Parking Garage Economic Development Area to include funding for a public plaza, parking garage and a levee cut. Jack Messer seconded the motion and it was carried by a vote of 4-0.

The President relinquished the chair to the Vice-President at 3:30 p.m.

The Vice- President opened the Public Hearing for the **Fiscal Year 2011 CDBG One-Year Action Plan: Solicitation of Housing and Community Development Needs.**

Greg Sekula, Indiana Landmarks, stated that he supports any neighborhood revitalization efforts and requested assistance to home owners for historic preservation projects. He also supports any street tree plantings to replenish the urban forests and sidewalk projects.

Lisa Thompson, New Directions Housing Corporation, thanked the Commission for their past support of both the Emergency Repair and Repair Affair programs and asked for continued support.

Christine Harbeson, Interfaith Community Council, asked the Commission to fund the Pack-the-Bus program that gives each child in the New Albany-Floyd County School system that receives text book/lunch assistance a backpack full of necessary school supplies at the beginning of each new school year.

Roger Jeffers and Kathy Wilkinson, New Albany-Floyd County Parks Department, asked the Commission to continue their support for the youth enrichment and young disabled adult programs.

Deb Bullit, Freedom 101, asked the Commission to continue support for the Freedom 101 program.

Captain Sands, Floyd County Sheriff’s Department, stated that the Freedom 101 program is the most requested program in the correctional facility. Inmates are not given any time off their sentences for participation.

The staff received a written request for support for the Summer Youth Basketball Camp.

The Public Hearing was closed and will reconvene at 7:00 p.m. tonight.

Jack Messer made a motion to accept the FY2011 Draft CDBG One-Year Action Plan. Edward Hancock seconded the motion and it was carried by a vote of 3-0.

The second item of business on the agenda was a **Report of the Executive Session.** The Director stated that the Commission discussed property negotiations for Grantline Road West and Rainbow Drive.

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

Jack Messer made a motion to approve the February 06, 2011 Executive Session and Regular Meeting minutes as submitted. Edward Hancock seconded the motion and it was carried by a vote of 3-0.

The Vice-President noted for the record that there were no comments from the public.

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

The next item of business on the agenda was the **NSP 1 Project Status Report.**  The Director stated that the current and previous status reports were distributed in the meeting packets.

No action was necessary.

The next item of business was the **NSP 3 Application Status.** The Director stated that the NSP 3 application for the City was not awarded.

No action was necessary.

The next item of business on the agenda was the **State Street (1400 Block) Foreclosure Update.** Jerry Ulrich, attorney, stated that he discovered two additional liens against this property. He will file an amended complaint.

No action was necessary.

The next item of business on the agenda was the **Baptist Tabernacle Purchase Agreement.** Shane Gibson, City Attorney, stated that Keystone Restoration, Inc., has submitted the documents that the Commission requested regarding the purchase agreement for the Baptist Tabernacle. He asked the Commission to authorize the staff to proceed with the closing process. The Commission came to a consensus to allow the staff to proceed with the property closing for the Baptist Tabernacle.

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

Grantline Road West - Stream Mitigation - The PWPS stated that there are some trees that need to be cut down before April 1, 2011 to avoid the Indiana bat(s) from nesting. If the bats start to nest in the trees, the area will be considered a bat habitat and the trees will not be able to be felled until the nesting season is over. The Street Department will assist with felling the trees. The Commission came to a consensus to allow the trees to be cut down prior to the Indiana bat nesting season.

State Street Rehab Streetscape Inspection Services Contract Proposals - The PWPS asked the Commission to allow the staff to review the proposals and make a recommendation at a later meeting.

State Street Corridor Signal Project Match Commitment - The PWPS stated that this is a Federal Highway Aid project which is already listed as a approved project in the State Street TIF district. The project has 80% federal funding, but requires match for the other 20% which will be approximately $150,000.

No action was taken.

Grantline Road Improvement Project (Beechwood Avenue to McDonald Lane) Match Commitment - The PWPS stated that this is a Federal Highway Aid project which is already listed as an approved project in the Monon TIF district. The project has 80% federal funding, but requires match for the other 20% which will be approximately $600,000.

No action was taken.

The next item of business on the agenda was the **HNTB Professional Services Agreement for the Ohio River Greenway Plans Revision.** The PWPS asked the Commission to allocated $119,600 from the State Street Parking Garage TIF to pay for the HNTB professional services agreement to convert the existing Ohio River Greenway plans over to Indiana Department of Transportation approved plans.

Edward Hancock made a motion to allocate $119,600 from the State Street Parking Garage TIF to fund the HNTB professional services agreement to convert the existing Ohio River Greenway plans over to Indiana Department of Transportation approved plans. Jack Messer seconded the motion and it was carried by a vote of 3-0.

The next item of business on the agenda was the **2231 McLean Avenue Disposition.** The Director stated that this item does not need to be reviewed at this time.

The next item of business on the agenda was the **CDBG Emergency Repair Program Request for Additional Assistance on Young Street.**  The RC stated that this client has already received the maximum grant amount in December of 2006. Additional repairs are needed to stabilize the bathroom floor and install a hot water heater.

Edward Hancock made a motion to approve the CDBG Emergency Repair Program request for additional assistance on Young Street. Jack Messer seconded the motion and it was carried by a vote of 3-0.

The next item of business on the agenda was the **Request to use the State Street Parking Garage: Back- In -Time Car Club to Host the Annual Car Show.** The PSFS stated that this is an annual request. The Back-in-Time Car Club has asked to use the State Street Parking Garage on Sunday, May 15, 2011, for a car show. They have named Sunday, May 22, 2011, for a rain date.

Jack Messer made a motion to approve the Back-in-Time Car Club’s request to use the State Street Parking Garage to host a car show on Sunday, May 15, 2011 (May 22 rain date). Edward Hancock seconded the motion and it was carried by a vote of 3-0.

The next item of business on the agenda was the **Purdue Technology Center: List of Businesses.** The Director stated that the Purdue Technology Center is 98% full. A list of the current business located there was distributed in the meeting packets.

WindStream Technologies, Inc., one of the businesses located at the Purdue Technology Center, recently had some of the TurboMill wind turbines they produce installed on the U.S. Embassy in Helsinki, Finland.

No action was necessary.

The next item of business on the agenda was the **Retaining Wall at 1720 Charlestown Road.** The PWPS stated that the retaining wall at 1720 Charlestown Road started to lean during the course of the sidewalk project in that area. He believes that when the elevation of the sidewalk was increased, it caused damage to the retaining wall.

The staff received two estimates and the property owner submitted one (Stone Masonry) estimate to repair the retaining wall:

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| --- | --- |
| **Company** | **Estimate Amount** |
| Excel Excavating, Inc. | $4,100 |
| Stone Masonry | $1,700 |
| TSI Paving, Inc. | $2,500 |

The staff recommended that the work be done by Stone Masonry and that the Redevelopment Commission cover the cost of the repair.

The Commission requested that the staff confirm that the work is completed and to get the property owners approval before issuing payment.

Jack Messer made a motion to authorize the Redevelopment Commission to pay to repair the retaining wall at 1720 Charlestown Road, payment pending final approval from the property owner. Edward Hancock seconded the motion and it was carried by a vote of 3-0.

The next item of business on the agenda was to **Schedule a Special Meeting to Award the State Street Rehab and Streetscape Bid and the Inspection Services Contract**.

The Commission members agreed to award the State Street Rehab and Streetscape bid and the Inspection Services Contract at a Special Meeting on Tuesday, March 15, 2011.

The Commission members agreed to hold a Public Hearing and Special Meeting on Tuesday, March 29, 2011, for the Grantline Road, State Street/Green Valley Road/West Street Vicinity and the State Street Parking Garage Economic Development Areas TIF amendments.

There being no further business, the Vice-President adjourned the meeting at 4:30 p.m.

The **Public Hearing reconvened at 7:00 p.m. in the County Commissioner’s Meeting Room** on the Second Floor of the City-County Building.

Vince Klein, New Albany-Floyd County School Corporation, stated that he supports the youth asset programs that are administered through the YMCA after school child care programs at Green Valley Elementary School and S. Ellen Jones Elementary School, the Floyd County Youth Services Bureau’s New Directions program and Our Place’s “Too Good for Drugs, Alcohol and Violence” program.

The YMCA after school child care programs have approximately 30 students enrolled at each school. The Floyd County Youth Services Bureau and Our Place Drug and Alcohol Prevention each have approximately 45 - 50 kids participating in their programs of which 70% are very low income, 25% low income and 3% - 4% moderate income.

These programs are beneficial to inner city children and families in many ways:

1. Supporting the working poor families by providing free after school child care.

2. Addressing concerns related to academic achievement by offering free tutoring during the after school programs.

3. Exposing the children to caring adults that are positive role models.

4. Providing safe, enrichment and basic recreational opportunities to youth from low-income neighborhoods.

4. Promoting the bonding of the youth with their neighborhood as a crime/gang prevention strategy.

Mr. Klein requested $30,000 - $33,000 for FY2011 for these youth asset programs.

Leah Pezzarossi, Floyd County Youth Services Bureau, stated that she supports the youth asset programs.

Jamison Bledsoe, Uptown Neighborhood Association, requested funding for sidewalk improvements in the Uptown Neighborhood. The PWPS stated that there has been some sidewalk improvements in the past in the Uptown Neighborhood and he asked Mr. Bledsoe to submit a list of potential priorities. Mr. Bledsoe asked about the budget for sidewalks for FY2011. The PWPS stated that there will be approximately $653,000 +/- for sidewalks in FY2011.

Mr. Bledsoe asked about CDBG funding for parks. He requested funding for improvements to Bicknell Park. The PWPS stated that the Department of Redevelopment has worked with the New Albany-Floyd County Parks Department in the past to work on the parks at S. Ellen Jones Elementary School and Fairmont Elementary School. He also told Mr. Bledsoe that the New Albany-Floyd County Parks Department is in the planning phase for new bathrooms and a shelter house at Bicknell Park.

Mr. Bledsoe asked if CDBG funds could be used to fund a community garden project. The PWPS stated that he did not think that it would be possible mainly due to the number of federal regulations that would be necessary.

The Public Hearing was closed at 7:50 p.m.

**Approved** and **Adopted** this 12th day of April , 2011.

Irving joshua, President

ATTEST:

Edward Hancock, Secretary