**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular rescheduled meeting of the New Albany Redevelopment Commission was held, on Tuesday, May 17, 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 (arrived 2:37)

Jack Messer

Commission Members absent: Edward Hancock, Secretary

Vacancy

Lee Cotner, School Board Advisory Member

Staff Members present: Jennie Collier, Redevelopment Clerk (RC)

Cyndi Krauss, Financial/Compliance Manager (FCM)

John Rosenbarger, Public Works Projects Supervisor (PWPS)

Shane Gibson, City Attorney

Jerry Ulrich, Attorney-at-law

Others present: Dave Amlung, T&C Construction

Gary Brinkworth, John G. Brinkworth

Rusty Crosier, MAC Construction

Alex Gwin, Council Representative

Jack Jordan, John G. Brinkworth

Richard Layman, Louisville Paving

Mark Rogers, Excel Excavating

Greg Sekula, Southern Regional Office of Indiana Landmarks

Tom Schellenberg, Jacobi, Toombs and Lanz

Daniel Schilmiller, Cristiani

Daniel Suddeath, The News and Tribune

Steve Triplett, TSI Paving

Loney Williams, Captains View, LLC

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

The first item of business on the agenda was a **Bid Opening for Rainbow Drive Improvements.** The President read aloud the 6 bids received. The low-bidder was Cristiani with a base bid of $1,497,960 and the high bid was $1,761,100 made by Louisville Paving. The bid tabulation sheet is an attachment to these minutes. Gary Brinkworth, Engineer said his estimated base bid was $1,665,057.75.

Mr. Messer made a motion for staff to review the bids and make a recommendation at the special meeting to be scheduled for May 31st. The motion was seconded by Mr. Zurschmiede and carried by a vote of 3-0.

The second item of business on the agenda was **Approval of the Minutes**. Mr. Zurschmiede made a motion to accept the minutes as submitted. The motion was seconded by Mr. Messer and carried by a vote of 3-0.

The President opened the floor to comments from the public.

Rob Jenkins, spoke on behalf of his mother’s property in the area of the **Phase 3, Daisy Lane Project**. Mr. Jenkins’ concerns are about the drainage and back flow onto the property. Tom Schellenberg, Engineer explained that the matter is being looked at by checking into the flow of the pipes and the storm/sewer

junction boxes that were installed lower than the plans required. Mr. Schelleberg was going to check with Excel about this matter, order new elevation surveys and meet with Mr. Jenkins.

Mr. Zurschmiede had concerns about the storm water pipe only accommodating a 10-year rain and asked that an update be given to the Commission after the investigation.

There were no other public comments.

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

The third item of business on the agenda was the **Wesley Chapel Storm Drainage Project Memorandum of Understanding (MOU).**  The City Attorney explained that the MOU provided a commitment to make $350,000 of State Street TIF funds available for the drainage repairs/construction at the project site at Wesley Chapel. This allows White Reach Development to move forward with their financing.

No action is necessary.

The fourth item of business was a **Proposal by John G. Brinkworth for Inspection Services for Rainbow Drive Improvements.** Brinkworth’s proposal for inspection services is an amount not to exceed $34,300. The PWPS recommended approval subject to the bid award and stated that these type of services will be requested to be in the engineering proposals in the future.

Mr. Messer made a motion to award the inspection services to John G. Brinkworth in the amount of $34,300. The motion was seconded by Mr. Zurschmiede and carried by a vote of 3-0.

The fifth item of business on the agenda was a **Daisy Lane Phases 3 & 4 Change Order (CO) No. 4, for Excel Excavating.** The PWPS explained the CO and that the manholes are included. Discussions are ongoing for a request for reimbursement from the Sewer Board for the manholes. Staff recommended approval of the $86,552.37.

A motion was made by Mr. Zurschmiede to approve the CO in the amount of $86,552.37. The motion was seconded by Mr. Messer and carried by a vote of 3-0.

The next item of business was a **Supplemental to Jacobi Toombs & Lanz’s (JTL) Construction Engineering Contract for Daisy Lane Phases 3 & 4.** The PWPS stated that work has been performed out of the original scope and additional inspections are needed. The staff recommended approval of the additional $49,000 bringing the contract to $119,000.

After a general discussion, a motion was made by Mr. Messer. The motions was seconded by Mr. Zurschmiede and carried by a vote of 3-0.

The next item of business on the agenda was a **Supplemental Request by JTL for the Grant Line West Project.** Additions to the scope of work were for a Geotechnical Investigation and WaterWetland Permitting Services requested per IDEM. The PWPS recommended approval.

A motion to approve the supplemental in the amount of $27,100 bringing the contract to $585,850 was made by Mr. Zurschmiede. The motion was seconded by Mr. Messer and carried by a vote of 3-0.

The next item of business was an **Amending Declaratory Resolution for the Charlestown Road TIF.** Resolution No. RC-07-11, amended the Economic Development Plan for the TIF area to include the following: designate WindStream Technologies, Inc., as a taxpayer for the purposes of capturing increases in depreciable personal property, include improvements to Charlestown Road between Genung & Lynnwood, acquisition of equipment, building and related improvements and working capital for WindStream, acquisition of certain property (Purdue Research Foundation) and deletion of match funds for an EDA grant as TIF projects.

After a general discussion, Mr. Messer made a motion to approve the Amending Resolution RC-07-11. The motion was seconded by Mr. Zurschmiede and carried by a vote of 3-0.

The next item of business was the **Captain View, LLC 1 & 2 Development (formerly known as Linden Meadows).** Loney Williams, developer stated that after much negotiation all parties (IHCDA, PNC Bank, City of New Albany & the Developer) have finally come to a resolution. The developer is asking for $30,000 of the CDBG budgeted funds for the Linden Meadows Project to be allocated at closing for the purchase of two lots that will be set aside for low-moderate income individuals/families. Mr. Williams expects the project financing to close soon and for site drainage improvements to begin in 4-5 weeks.

Mr. Zurschmiede made a motion to approve the $30,000 for the purchase of two lots subject to an agreement with the stipulations/deed restrictions mentioned. Mr. Messer seconded the motion which was carried by a vote of 3-0.

The first item under new business was a **Revision of the CDBG FY11 One-Year Action Plan Budget.** The FCM explained that HUD has reduced all CDBG budgets by an estimated 16.5%. The cuts targeted some public services because a maximum of only 15% is allowed for public services in the total budget. Administration was also cut.

Mr. Messer made a motion to accept the budget as presented and Mr. Zurschmiede seconded that motion. The vote was carried by 3-0.

The next item of new business was a **Request by the Southern Regional Office of Indiana Landmarks.**  Greg Sekula, Director asked the Commission to purchase the historic home at 1605 E. Spring Street. He explained that Indiana Landmarks had saved this structure from demolition in 2006 and undertook extensive structural repairs. The property is offered for $49,900. Mr. Sekula stated that his organization would use that money to purchase the brick structure at 8th and Culbertson.

A general discussion followed regarding the repairs needed for Spring Street. The Commission came to a consensus that they weren’t interested in the property and a motion was not received.

The last item of business was a **Request for an Exception to Provide Emergency Repair Outside of the Target Area.** The RC said an income eligible resident in the 1900 block of Culbertson is requesting assistance for a new roof.

A motion was made to assist this resident by Mr. Messer. The motion was seconded by Mr. Zurschmiede and carried by a vote of 3-0.

Other Business:

A **special Redevelopment Commission meeting and public hearings** were scheduled for May 31st, at 2:30 p.m., in the Assembly Room.

There being no further business, the President adjourned the meeting at 3:55 p.m.

**Approved** and **Adopted** this 14th day of June , 2011.

Irving joshua, President

ATTEST:

Edward Hancock, Secretary