**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission, including a Public Hearing and Bid Openings, was held on Tuesday, October 11, 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

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 Services/Facilities Specialists (PSFS)

Others present: Pam Bischoff, River Hills EDD & RPC

Gary Brinkworth, John G. Brinkworth

Mark Crabtree, TSI Paving

Rusty Crosier, MAC Construction

Brennan Hite, MAC Construction

Jorge Lanz, Jacobi Toombs & Lanz

Matthew Lorch, City Council Attorney

Ed Morris, TSI Paving

Robbie Norrington, Local Union No. 795

Mark Rogers, Excel Excavating

Tom Schellenberg, Jacobi Toombs & Lanz

Daniel Suddeath, The News and Tribune

Melissa Woods, River Hills EDD & RPC

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 the **Bid Openings: CDBG Midtown, E. Spring Street Neighborhoods & Spot Basis Sidewalks and Grant Line Road Industrial Park West-Reas Lane Extension (Phase 1).**

The following bids were opened and read aloud for the **CDBG Midtown, E. Spring Street**

**Neighborhoods & Spot Basis Sidewalks:**

|  |  |
| --- | --- |
| **Company** | **Bid Amount** |
| TSI Paving | $574,273.40 |
| MAC Construction | $836,720.00 |
| MAC Construction, Inc. | $565,700.00 |

The engineer’s estimate was $655,000.

Mr. Hancock made a motion to award the CDBG Midtown, E. Spring Street Neighborhoods & Spot

Basis Sidewalks to the lowest bidder, Excel Excavating, contingent upon engineer and city staff review. Mr. Messer seconded the motion and it was carried by a vote of 5-0.

The following bids were opened and read aloud for the **Grant Line Road Industrial Park West-Reas Lane Extension (Phase 1) Project:**

|  |  |
| --- | --- |
| **Company** | **Bid Amount** |
| TSI Paving, Inc. | $2,485,101.34 |
| MAC Construction, Inc. | $2,300,000.00 |
| Excel Excavating | $2,049,806.03 |

The engineer’s estimate was $3,040,000.

Mr. Hancock made a motion to take the bids for the Grant Line Road Industrial Park West-Reas Lane Extension (Phase 1) project under advisement contingent upon EDA’s title clearance and to award at a later date. Mr. Messer seconded the motion and it was carried by a vote of 5-0.

The second item of business on the agenda was **Approval of the September 13, and 27, 2011 (Regular and Special) Meeting Minutes,** respectively.

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

Mr. Messer made a motion to accept the minutes as submitted for the September 27, 2011 special meeting. The motion was seconded by Mr. Dickey and carried by a vote of 5-0.

The President opened the floor for a Public Hearing for the **Charlestown Road TIF Area Project Amendment - Economic Redevelopment Revolving Loan Program.** The Director statedthat the Commission previously adopted a declaratory resolution amending the plan to include a Revolving Loan Program. The Plan Commission approved the amendment and it went forward to the City Council. The City Council suggested including a couple of stipulations into the Confirmatory Resolution. The first was to add an expiration date of December 31, 2014, and the second was to state that the loans would be non assumable. The City Council’s suggestions have been incorporated in the Confirming Resolution and we are here today to hear any public comments regarding this matter.

No one was in attendance from the public and the hearing was closed.

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 next item of business was **Resolution RC-26-11 Modifying & Confirming Resolution for the Charlestown Road TIF Area Project Amendment - Economic Redevelopment Revolving Loan Program.**

A general discussion followed regarding the maximum amount of funds that someone can receive, uses of the funding once received and the expiration date of the program.

Mr. Messer made a motion to approve Resolution RC-26-11 Modifying & Confirming Resolution for the Charlestown Road TIF Area Project Amendment - Economic Redevelopment Revolving Loan Program.

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

The next item of business was the **Public Works Project Status Report**.

Rainbow Drive: Mr. Brinkworth, project engineer stated that change order #3 submitted on behalf of Dan Cristiani, in the amount of $14,200 is for a drainage issue, modification of a curb inlet and removal & build back a section of street on Old Klerner Lane. The first part of the change order in the amount of $7,693.16, is for additional pipes and drains to connect to existing catch basins. The second part in the amount of $566.31, is for modification of curb inlet, and the third part in the amount of $5,999.78, is for removal and to build back the existing street between station 16+60 to 18+75.

Mr. Hancock made a motion to approve change order #3 for Dan Cristiani in the amount of $14,200, for the Rainbow Drive project. The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

State Street Rehab: The PWPS stated that change orders No. 2 & 3 have been submitted by TSI Paving for the State Street Rehab project. Change order #2 is a deduction in the amount of (-$1,425.37), based on quantities actually installed. Change order #3 in the amount of $6,742.55, is for the pop-out in front of the medical arts building. Also, an arrangement was made with Vectren to clean up and repair sidewalks that were damaged when new services were installed. We received a check from Vectren in the amount of $24,450, for reimbursement.

Mr. Hancock made a motion to approve change order #2 in the amount of (-$1,425.37) and change order #3 in the amount of $6,742.55, submitted by TSI Paving for the State Street Rehab project. The motion was seconded by Mr. Zurschmiede and carried by a vote of 5-0.

The next item of business on the agenda was the **Rehab Client Tax Sale - 323 East 14th Street**. The FCM stated that she wanted to make the Commission aware that when reviewing the County’s tax sale list, she saw that a rehab client at 323 East 14th Street was on the list. The FCM stated that we hold a second mortgage with a principal balance of $18,857.16, and the client has been in default since 2005. The client’s first mortgage is held with PCFC Mortgage that was for the amount of $38,000 in 2003. If money was collected, it would go back to the State of Indiana since this is a HOME project.

The Commission came to consensus to take no action.

The next item of new business on the agenda was **RC-27-11, State Street/Green Valley Road/West Street Vicinity Economic Development Area TIF Project Resolution (RC-02-08)**. The Director stated that the State Street Economic Development Plan was amended to include the Summit Springs Development in 2008. At that time a piece of property at the top, that a development proposal was approved by the Plan Commission and City Council, for 360 dwelling units. The owners of the property have extended an option to LDG Development LLC, a developer of affordable housing, and they are making an application to the Indiana Housing and Community Development Authority for low income housing tax credits to develop 120 units.

A general discussion regarding the need for affordable housing, area zoning, and low income tax credits followed.

Mr. Dickey made a motion to table this item to the next meeting to receive additional information from the New Albany Housing Authority and the Developer. The motion was seconded by Mr. Hancock and carried by a vote of 5-0.

Mr. Hancock departed at 4:50 p.m.

The next item on the agenda was **RC-28-11 - Main Center Redevelopment Area Project Resolution (RC-02-02).** The Director summarized the Resolution and project.

A general discussion regarding concerns of public parking, the developer and additional information needed followed.

Mr. Dickey made a motion to approve RC-25-11. The motion died for lack of a second.

Mr. Messer made a motion to table this item to the next meeting. The motion was seconded by Mr. Zurschmiede and carried by a vote of 4-0.

There being no further business, the President adjourned the meeting at 4:05 p.m.

**Approved** and **Adopted** this 15th day of November , 2011.

Irving joshua, President

ATTEST:

Edward Hancock, Secretary