**MINUTES**

**NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, September 13, 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 2:50)

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: Glenn Huber, NA-FC Parks & Recreation

Jarvis Jointer, American Structurepoint

Tom Schellenberg, Jacobi Toombs & Lanz

Clinton Sparks, American Structurepoint

Daniel Suddeath, The News and Tribune

Kathy Wilkerson, NA-FC Parks & Recreation

The President called the meeting to order at 2:33 p.m., and the roll was called.

The President opened the floor for a **Public Hearing for the City’s 2010 CDBG Program Year Annual Performance & Evaluation Report (CAPER)**. No one was in attendance from the public and the hearing was closed.

The first item of business on the agenda was **Approval of the August 9, and 30, 2011 (Regular and Special) Meeting Minutes,** respectively. Mr. Messer made a motion to accept the minutes as submitted. The motion was seconded by Mr. Dickey and carried by a vote of 4-0.

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 **NA-FC Parks and Recreation Department** was in attendance to present its annual report for the 2010 CDBG program year funding. Ms. Wilkerson noted that an average of 242 youth and special needs young adults were served during the time period.

Mr. Hancock asked to be on the record as reiterating his request for lights at Bicknell Park’s basketball courts.

Mr. Zurschmiede arrived at 2:50 p.m.

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

Daisy Lane, Phases 3 & 4: Mr. Schellenberg, project engineer stated that paving should begin tomorrow with signage and striping to follow. The road should be open by next Wednesday and a ribbon cutting will be scheduled.

North Y Scoping Study: The PWPS reiterated that the North Y Improvement Project has been listed as a major project in the Monon TIF since 1968 and in the CDBG Consolidated Plan. After speaking with a title attorney and the City Attorney it was determined that there is not a problem acquiring R-O-W from the railroad including through eminent domain if necessary. The PWPS noted that the contract with Structurepoint is for a feasibility study to provide the City with options for the area to connect the North Y intersection to the downtown.

A general discussion ensued regarding the road alignment; overpass, sidewalk connection, safety issues and the lack of trains using the tracks. The commission decided to narrow the study to 4th and 8th Streets connections.

Mr. Dickey made a motion to approved the contract with the stipulation that the study is narrowed to 4th & 8th Street connections. The motion was seconded by Mr. Hancock and carried by a vote of 4-1. Mr Messer voting against.

The third item of business on the agenda was the **RC-23-11, Charlestown Road TIF Project Amendment for an Economic Development Revolving Loan Program.** The Director explained the loan program would provide incentives for improvements to privately owned real property to spur economic development in the area. There will be a soft second mortgage on the properties and a Note. The loan amount not-to-exceed $50,000 per property.

The Commission requested a map of the corridor and the language of “Not-to-Exceed” clarified.

Mr. Dickey made a motion to approve RC-23-11, with the revision of bullet #3, to read “Not to Exceed $50,000" and to include a map of the corridor as Exhibit B. The motion was seconded by Mr. Messer and carried by a vote of 5-0.

The first item of new business was the **RC-24-11, IHCDA for Owner Occupied Rehabilitation Program.** The Director explained that the City has been awarded $525,000 for owner-occupied rehabs in the Neighborhood Stabilization area and that this resolution allows the City to accept those funds. Approximately 20-25 houses will be assisted with the funding. New Directions will implement this grant as a Subrecipient of the City. Additional funding sources for the program are expected to come from the Federal Home Loan Bank in the amount of $10,000 per unit.

Mr. Hancock made a motion to approve and accept the grant funding through IHCDA via Resolution No.

RC-24-11. The motion was seconded and carried by a vote of 5-0.

The second item of other business was **Resolution No. RC-25-11, Transfer of 2231 McLean Avenue to Habitat for Humanity**. The PWPS stated that the owner passed away several years ago and the property went into tax sale. The City recouped the property through the tax sale and foreclosure. Eventually the property was transferred by Sheriff’s deed in 2008 to NARC at which time the Commission put the property

up for sale per the State statute and received no offers. Habitat is willing to rehabilitate or redevelop the property.

A motion to transfer ownership of 2231 McLean Avenue to Habitat for Humanity was made by Mr. Messer. Mr. Hancock seconded the motion and it was carried by a vote of 5-0.

The next item on the agenda was the **Jacobi Toombs & Lanz Engineering Proposal for 11th & 13th Streets and including Spot Basis Sidewalks**. The PWPS stated that the proposal was in the amount of $11,500 for engineering services for the CDBG Sidewalk project that is due to bid at the October meeting.

Mr. Messer made a motion to approve the Jacobi Toombs & Lanz engineering proposal for $11,500. Mr. Hancock seconded the motion and it carried by a vote of 5-0.

The Director stated that the next three items on the agenda were for discussion only and resolutions will be forthcoming:

RC-26-11,State Street Parking Garage (Downtown) TIF Area Expansion will support the expansion of the Downtown Liquor License District area to include the Holiday Inn and the Old Firehouse.

RC-27-11, State Street Project Modification will show support for LDG (developer) to apply to the State for Housing Tax Credits for the Summit Ridge rental units.

RC-28-11, Main Center Redevelopment Modification will support of the use of tax credits for the Reiz Building development of 74 senior housing units.

The next item on the agenda was to schedule a special meeting for September 27, 2011, for a bid opening for Charlestown Road Improvements (Genung to Lynnwood). Three members committed to the meeting.

The last item of business was to review the proposal submitted by Brinkworth for engineering services for the drainage improvements on the old Wesley Chapel site. The Director stated that the original sale fell apart but another group is interested in redeveloping the site. The drainage issues previously approved by the Commission still need to be completed. Mayor England asked Gary Brinkworth to submit a proposal for the engineering services. Mr. Brinkworth submitted a proposal for Design Fees for a lump sum fee of $47,625 and a Topographic Survey for a lump sum fee of $10,200. The Director recommended that the Commission approve the proposal submitted by Gary Brinkworth, and that it would be paid out of the State Street TIF.

Mr. Hancock made a motion to approve the Brinkworth engineering services proposal for the Wesley Chapel drainage project for a lump sum fee of $47,625 and a Topographic Survey for a lump sum fee of $10,200. The motion was seconded by Mr. Messer and carried by a vote of 5-0.

There being no further business, the President adjourned the meeting at 4:40 p.m.

**Approved** and **Adopted** this 11th day of October , 2011.

 Irving joshua, President

ATTEST:

Edward Hancock, Secretary