

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 12, 2010, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President
Diane Benedetti, Vice-President
Edward Hancock, Secretary
Terry Ginkins
Patricia Badger-Byrd

Commission Members absent: Matt Bergman

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 Specialists (PSFS)
Jennie Collier, Redevelopment Clerk (RC)

Staff Members absent: Jerry Ulrich, Attorney-at-Law

Others present: Gary Brinkworth, John G. Brinkworth, Inc.
Mike Kaufer, Metro Superior Coalition
Daniel Suddeath, The Tribune
Scott Wood, Assistant Director, New Albany City Plan Commission

The President called the meeting to order at 2:33 p.m.

The first item of business on the agenda was a **Review of the Executive Session.**

The Director stated that negotiations for **Shrader's Stable** have resulted in the Commission accepting an offer from Resch Construction in the amount of \$87,500 with no environmental liability to the Commission. Resch Construction will develop the property to meet occupancy and historic standards.

The Director stated for future property dispositions, the staff will publish an additional notice to inform the public when the 30-day time frame has passed from the first notice and that offers can be accepted for less than the original minimum asking price. This process will be implemented with the Baptist Tabernacle property. The Commission attorney will research this issue and advise the Commission of his results at the next Regular Meeting.

Terry Ginkins made a motion to accept the counter offer from Resch Construction in the amount of \$87,500 with no environmental liability to the Commission and that a process, to notify the public that offers for less than the original asking price can be accepted after the initial 30-day period, be implemented. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

The next item discussed during the Executive Session was **Scribner Place Phase 2**. The Director stated the Commission has authorized the staff to proceed with property disposition for the three Scribner Place properties. These properties include the parking lot at Pearl Street and Main Street; the old Reiz Building parking lot; and the parking lot that the YMCA uses.

Diane Benedetti made a motion to proceed with disposition of the three Scribner Place to include final reuse of the property as well as the price. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

The next item discussed during the Executive Session was the **Grantline Road West Right-of-Way** acquisitions.

Diane Benedetti made a motion to make an offer in the amount of the lowest appraised value. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

The last item discussed during the Executive Session was the **Hoosier Panel** property. The Director stated that the Commission discussed the Hoosier Panel property, but no decisions were made.

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

Terry Ginkins made a motion to approve the December 08, 2009 minutes for the Executive Session and Regular Meeting. Edward Hancock seconded the motion, and it was carried by a vote of 4-0.

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

The Commission reviewed the **Financial Report**.

No action was necessary.

The next item on the agenda was the **Coyle Property - State Street Parking Garage Amendment**. The Director stated that there will be a Public Hearing on Tuesday, January 26, 2010 at 2:30 p.m. in the Assembly Room to hear comments from the public regarding the State Street Parking Garage Project Amendment to include the acquisition of the Coyle property.

No action was required.

The next item on the agenda was an update on the **Rainbow Drive Pedway**. The PWPS stated that approximately 25 - 30 people attended a public meeting to provide input regarding the Rainbow Drive Project. The consensus of the attendees was that they did not want an 8' pedway, but would prefer 4'

sidewalks on both sides of the road. He told the Commission that if they choose to make this change to the project, they would have to amend the project plans.

Gary Brinkworth, John G. Brinkworth, Inc., stated that he has submitted a revised proposal for his services that includes his charges to revise the project plans. He stated that the additional cost for his services will be offset by a reduction in costs for both construction and acquisition.

Diane Benedetti made a motion to amend the plans for the Rainbow Drive Project to include 4' sidewalks on both sides of the road and no pedway. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

Diane Benedetti made a motion to approve the revised proposal from John G. Brinkworth, Inc., for additional costs as follows: \$4,165 for descriptions and plat maps, \$7,940 for engineering services to revise the project plans and \$6,776 for additional right-of-way engineering services for a total additional cost of \$18,881. Terry Ginkins seconded the motion and it was carried by a vote of 4-0.

Mr. Brinkworth stated that there are two undersized culverts located downstream from the Rainbow Drive project. He recommended that the Commission revise the project plans to include replacing the two undersized culverts, one on Dalebrooke Drive and one on Monty Drive, to accommodate a large storm. The PWPS stated that he would recommend 25 year storm culverts to replace these two existing culverts.

The Commission asked for cost estimates for all options for their review at the February 09, 2010 Regular Meeting.

Edward Hancock made a motion to approve a 100 year storm culvert at Rainbow Drive between Old Klerner Land and Muirfield Drive and to make a recommendation for which type of culverts should be put in on Dalebrook Drive and Monty Drive after the Commission has reviewed the cost estimates for all possible options. Diane Benedetti seconded the motion and it was carried by a vote of 4-0.

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

The PWPS stated that there was nothing major to report for the other projects.

The next item on the agenda was the **Levee Certification for the CDBG Program**.

Edward Hancock made a motion to appropriate the necessary CDBG funds to the City of New Albany to have the City's levee certification completed as required under FEMA's new Map Modernization Program. Terry Ginkins seconded the motion and it was carried by a vote of 4-0.

The next item of business on the agenda was the **Ohio River Greenway - Title Work and Appraisal Services Request for the Silver Creek Multi-Use Path**. Scott Wood, Assistant Director of the New Albany City Plan Commission, asked the Commission to appropriate funds not to exceed \$5,000 for title work and appraisal services that are required to obtain an easement for the property located from Silver Creek to East 18th Street. The project must obtain substantial property rights before it can be let for bid to complete the

phase known as the Silver Creek Multi-Use Path. The City has secured grant funds in the amount of \$900,000 for match funds. Mr. Wood estimated the appraisal services to cost approximately \$2,000 and the title work to cost approximately \$3,000.

Edward Hancock made a motion to provide funding not to exceed \$5,000 for the Ohio River Greenway - title work and appraisal services for the Silver Creek Multi-Use Path. Diane Benedetti seconded the motion and it was carried by a vote of 4-0.

The next item of business was the **Tannery Commons Development - Plan and Architectural Rendering Funding Request**. The Director stated that Tony Young has submitted a proposal to the Indiana Housing and Community Development Authority to convert the old Mosier Tannery into a senior housing complex. Mr. Young asked the City to fund the expenses associated with the architectural fees and costs for a workable project model in the amount of \$8,600. He stated that the Urban Enterprise Zone may be able to fund this request either partially or in whole. The Director recommended that this issue be tabled until the February 09, 2010 Regular Meeting.

Diane Benedetti made a motion to table the Tannery Commons Development - Plan and Architectural Rendering Funding Request until the February 09, 2010 Regular Commission Meeting. Terry Ginkins seconded the motion and it was carried by a vote of 4-0.

The next item of business was the **Authorization for Request for Proposals for the Five-Year Consolidated CDBG Plan and the Analysis of Impediments to Fair Housing**. The Director asked the Commission to authorize the staff to issue Requests for Proposals for professional services to prepare the Five-Year Consolidated CDBG Plan and the Analysis of Impediments to Fair Housing.

Terry Ginkins made a motion to authorize the staff to issue Requests for Proposals for professional services to prepare the Five-Year Consolidated CDBG Plan and the Analysis of Impediments to Fair Housing. Edward Hancock seconded the motion and it was carried by a vote of 4-0.

The first item of other business was the **S. Ellen Jones Neighborhood Stabilization Program (SEJ NSP)**. The Director stated that the staff submitted the grant application in March 2009. If the application would have been approved during the first round of funding (May 2009), there would have been an 18 month time frame to spend the funds. New Albany's application was approved in November 2009, which allows approximately ten months to have all of the funds committed. Due to the short time frame to carry out the proposed project, the Director asked the Commission to appoint one or two members to set on a committee that will meet as needed to help expedite the project decision making/approval process in regards to the SEJ NSP. The committee will make decisions regarding the program delivery aspect of the grant.

The staff has had discussions with New Directions Housing Corporation the Housing Partnership, Inc., about implementing a subrecipient agreement in regards to the program delivery of the project. The City of New Albany is a subrecipient to the State of Indiana. Ideally, the staff would like the State to authorize New Directions Housing Corporation as a subrecipient so they can work directly with them.

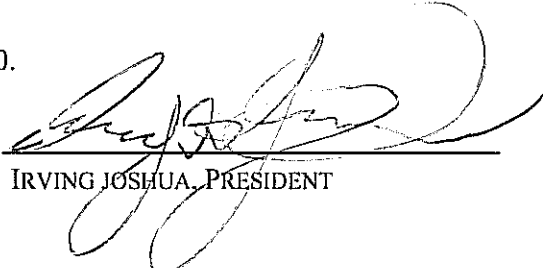
The Director stated that there are two categories of property that can be purchased with the grant money, bank owned and vacant. When the staff was preparing the application during the Spring 2009, there were approximately 40 - 50 bank owned properties, now there are approximately 12 - 16 properties that are bank owned. The staff recommends that these properties be purchased to rehab and resell to a target group of individuals at a reduced price. The Director has asked the Indiana Housing and Community Development Authority (IHCDA) to better define what a vacant property is. Once the staff has a good definition of a vacant property, they can determine which properties will qualify as vacant. Another option would be to enter into agreements with the current owners of the vacant properties that will allow the home to be rehabilitated with the grant funds if the owner agrees to resell the property at a reduced price.

The President appointed Diane Benedetti, Edward Hancock, and Patricia Badger-Byrd to the committee to oversee the project delivery decisions in regards to the SEJ NSP.

The last item of other business was the Traffic Signal Modernization Project at the intersection of Elm Street and Pearl Street. The PWPS stated that the Board of Public Works and Safety executed the 7th signal modernization agreement. He stated that there may be a need for the Commission to authorize TIF money to complete the project. More details will be provided if additional funding is required.

There being no further business, the President adjourned the meeting at 3:45 p.m.

Approved and Adopted this 9th day of February, 2010.



IRVING JOSHUA, PRESIDENT

ATTEST:

EDWARD HANCOCK, SECRETARY