

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 16, 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
Matt Bergman
Terry Ginkins
Patricia Badger-Byrd

Commission Members absent: None

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)
Jerry Ulrich, Attorney-at-Law

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

Others present: Chris Morris, The Tribune

The President called the meeting to order at 2:40 p.m.

The first item of business on the agenda was **Oath of Office**. Diane Benedetti stated that she had taken her Oath of Office with the City Clerk before the meeting.

The next item of business on the agenda was the **Election of Officers**.

Terry Ginkins made a motion that all office holders stay the same. Matt Bergman seconded the motion and it carried by a vote of 4-0.

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

Edward Hancock arrived at 2:45 p.m.

Edward Hancock made a motion to approve the December 22, 2009 minutes for the Executive Session, January 12, 2010 Regular & Executive Sessions and January 26, 2010 Special Session. Matt Bergman seconded the motion, and it was carried by a vote of 5-0.

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

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

Diane Benedetti made a motion to endorse the purchase of the Coyle property and forward this to the Council with the recommendation of the second outline which includes purchasing for \$1.25 million and seller pays for all environmental cleanup. Terry Ginkins seconded the motion and it was carried by a vote of 5-0.

The Commission reviewed the **Financial Report.**

No action was necessary.

The first item of old business on the agenda was the **Proposals for the CDBG Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing.** The Director stated that we received two proposals. One was from McKenna Associates in the amount of \$48,000. The second was from MP2Planning LLC, in the amount of \$14,960. He stated that we have always had a good working relationship with Larry Strange, who is the Principal for MP2. Mr. Strange did the original Analysis of Impediments when he worked for the Corradino Group. He recommended awarding to MP2Planning.

Terry Ginkins made a motion to award the contract to MP2Planning LLC, for the amount of \$14,960. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

The next item on the agenda was an update on the **Tannery Commons Development: Plan and Architectural Rendering Funding Request.** The Director stated this item was tabled previously, but there is a developer interested in this property. Tony Young, developer, requested \$8,600, to underwrite an overall concept for the Tannery Commons vicinity. Mr. Young has applied to the State, for Housing Tax Credits, to rehabilitate the existing Tannery building. He is also interested in working with the current owner to come up with a plan to show potential reuses for the overall development. Mr. Young wants to take an earlier plan by Corradino, for recreational purposes using the lagoons, and add some additional residential development that would tee off the project that they have asked for state assistance on. The Director stated that he believes that the Urban Enterprise Association would participate in this project. He is asking the Commission today, if they would be willing to match 50/50, half of the funds, to advance the concept of the overall development if the Urban Enterprise comes up with an equal incentive. He has not taken this to the Urban Enterprise Association yet.

Diane Benedetti recommended that this item be tabled until the Director has met with the Urban Enterprise Association.

The Commission was in consensus.

The next item of old business on the agenda was the **Purdue Technology Center - Windstream Technologies.** The Director stated that the Charlestown Road TIF district was amended to include utilizing

funds in the district to accommodate improvements for tenants at the Purdue Technology Center. We also included funds to help provide incentives for equipment that Windstream needed. The original amount discussed was \$250,000 for building improvements and \$50,000 for equipment for Windstream. He has spoken with our Attorney's in Indianapolis and has come up with a strategy on how to fund this, short of issuing bonds. Counsel recommended disbursing TIF funds through reimbursement to the New Albany Economic Development Commission (EDC). The EDC is empowered to make grants, loans and provide other assistance for economic development purposes and the statutes for the Redevelopment Commission state that we can use proceeds from TIF to reimburse the City or specifically the EDC, for expenditures that are made. He requested that the Commission pass a resolution authorizing the Department of Redevelopment staff to work with the EDC to provide those funds. The Director stated that in speaking with the Purdue Center, he suggested that they get prices on what it would cost to do leasehold improvements for all of the space in the building for other tenants that will be leasing space.

A general discussion followed.

The Director suggested that the Commission authorize the level of assistance that was previously discussed for Purdue Center on behalf of Windstream which was \$250,000 for building improvements and \$50,000 for Windstream equipment.

The President asked the amount of funds in the Charlestown Road TIF.

The FCM stated that we currently have \$3,047,944.09 on hand. The TIF generates an estimated \$1,400,000, annually and has an annual debt service of \$260,000.

The Director stated that we will have a representative from Purdue/Windstream in attendance and an updated TIF report will be given at the next meeting.

Diane Benedetti made a motion to authorize assistance to Purdue Technology on behalf of Windstream in the amount of \$250,000 for building improvements and \$50,000 for Windstream equipment. Terry Ginkins seconded the motion and it carried by a vote of 5-0.

The next item of business on the agenda was the **SEJ NSP - Project Update**. The Director stated that there was discussion at the last meeting on how this project needed to be approached and we were operating under tight time constraints. The following members were selected to be on the project committee: Diane Benedetti, Edward Hancock and Patricia Byrd-Badger, which will work with staff and the Mayor's office as we go through the steps. Friday, February 12, 2010, was the deadline for proposals for program delivery services. We received five proposals from the following organizations: New Directions, Housing Partnership Inc., Mecca, Discovery Builders and Arch. Staff and committee will review the proposals this week and make a selection of who has the best proposal. A contract will be negotiated and a notice-to-proceed by March 1, 2010. The Director summarized the project and the schedule in its entirety.

No action was required by the Commission.

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

Daisy Lane: Edward Hancock asked about that status of Phases 3 and 4.

The PWPS stated that we are looking at opening construction bids in April and completion by November 2010. Right-of-way is still in the process. Another neighborhood meeting will be held before construction.

Diane Benedetti suggested that the Storm Water staff be brought on board this project to address some drainage issues.

The PWPS stated that the Storm Water staff is already on board through Tim Marinaro, City Engineer and that there are some drainage improvements being done in this project.

Charlestown Road Rehab 09: The PWPS stated that Excel Excavating has submitted a change order that has been revised to the amount of \$19,229. The existing sidewalks that were taken out have various cross slopes. They cannot exceed a slope more than 2% regulated by INDOT. The back of the sidewalks will have to be raised or lowered to not exceed the 2% slope. A space is created between the sidewalk and driveway about ½ to 3 inches when this is done. This change order would correct the change in grade at the driveways. The Director also stated that the plans show reconnecting existing gravel driveways with gravel and normally we build a bit of an apron with asphalt or concrete to keep the gravel back. He has not had a chance to discuss the gravel with Nathan Grimes, Project Engineer or Tim Marinaro, City Engineer. He recommended the Commission approve the change order in the amount of \$19,229, although some of the numbers may be tweaked regarding the gravel at a later date. He will bring this back to the Commission if the cost exceeds \$19,229.

Terry Ginkins expressed his concerns about the Engineer's oversight on this issue.

Terry Ginkins made a motion to approve the change order in the amount of \$19,229, submitted by Excel Excavating, for the Charlestown Road Rehab 09. Edward Hancock seconded the motion and it carried by a vote of 5-0.

Rainbow Drive: The PWPS stated that Gary Brinkworth, John G Brinkworth, submitted a change order for additional design and surveying services for the amount of \$7,850, for off-site drainage issues/culverts on Rainbow Drive per the request of the Commission. He recommended approval subject to verifying pricing with our retained engineer Jacobi, Toombs and Lanz. We also need to verify if the culvert on Monty Drive would be on a public road or private drive.

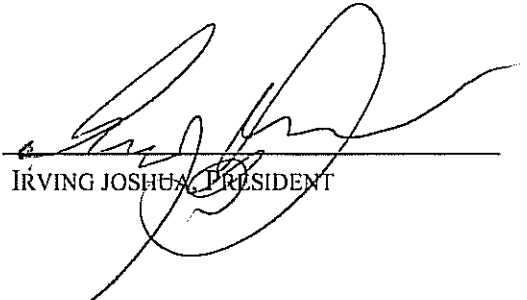
Terry Ginkins made a motion to approve the change order submitted by Gary Brinkworth in the amount of \$7,850, for the Rainbow Drive Improvement Project. Edward Hancock seconded the motion and it carried by a vote of 5-0.

Diane Benedetti suggested investigating the purchase of fire trucks, police cars and etc . . . , using TIF funds.

The Director stated that he would speak to Buddy Downs, Ice Miller, regarding this matter.


There being no further business, the President adjourned the meeting at 3:50 p.m.

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



IRVING JOSHUA, PRESIDENT

ATTEST:



EDWARD HANCOCK, SECRETARY