

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, April 13, 2010, at 2:30 p.m., in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Commission Members present: Irving Joshua, President (left at 3:50 p.m.)  
Diane Benedetti, Vice-President  
Edward Hancock, Secretary  
Matt Bergman  
Terry Ginkins

Commission Members absent: Patricia Badger-Byrd

Staff Members present: Carl E. Malysz, Director of Community Development  
John Rosenbarger, Public Works Projects Supervisor (PWPS)  
Jennie Collier, Redevelopment Clerk (RC)  
Jerry Ulrich, Attorney-at-Law

Staff Members absent: Cyndi Krauss, Financial/Compliance Manager (FCM)  
Sherrie Holmes, Public Service/Facilities Specialists (PSFS)

Others present: Jon Anderson, Anderson Partners, LLC  
Jack Bobo, Mainland Properties, LLC  
Anita Massey, Schafer Construction  
Mose Putney, Attorney-at-Law  
Chuck Rassenfoss, Schafer Construction  
Tom Schellenberg, Jacobi, Toombs, and Lanz  
Jim Schafer, Schafer Construction  
Daniel Suddeath, The Tribune

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 Minutes**.

Diane Benedetti made a motion to approve the minutes for the March 09, 2010 Regular Meeting and the March 16, 2010 Special Meeting. 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 Commission reviewed the **Financial Report**.

No action was necessary.

The next item on the agenda was the **Scribner Place Properties Offer Award**. The Director stated that there was one offer received from Mainland Properties, LLC, in the amount of \$1,087,50, at the March 16, 2010 Special Meeting for the Scribner Place properties. Mainland Properties, LLC, is requesting a 12 month option with and additional 12 month binder, they will pay \$1000 for each 12 month option. He said that Jack Bobo, Mainland Properties, LLC, was present and would be available to take questions regarding the proposed project. Mr. Bobo stated that a financial plan for the project can be submitted to the Commission if they approve their option for the properties. His main concern is to get approval from the Commission for the option on the properties so that any potential investors will know that he has site control. The Director stated that it is a possibility for other potential funding sources. Mr. Bobo stated that they expect to have approximately 850 parking spaces. Jon Anderson, Anderson Partners, LLC, stated that this project will cost between \$20 - \$30 million and that it should qualify for the New Market Tax Credits. The Director stated that the financial structure for this project will require a public/private partnership. He asked the Commission to consider authorizing the Mayor's office to contract for a conceptual design of the public/private spaces in the amount of \$75,000. The PWPS stated that excess revenue from the Scribner Place Phase I project is a possible funding source for the conceptual design. The President asked which entity would own the public areas and keep them maintained. The Director stated that the real estate would be owned by the developer, but if the Commission authorized TIF funds for the project to cover some of the expense to build the parking and plaza areas, a long term lease agreement would be executed that would make these public areas that the developer would maintain. Mr. Bobo stated that if the Commission approves the option for the property as requested, he will return in June 2010 with a project update.

Edward Hancock made a motion to approve the 12 month option on the Scribner Place properties at a cost of \$1000 with an additional 12 month binder at a cost of \$1000 as requested by Mainland Properties, LLC, with the following conditions: the properties are being sold "as is", the developer will be responsible for any environmental issues; an interim parking plan must be put in place; the Mayor's office is to execute a contract for up to \$75,000 for a conceptual design of the public/private areas contingent upon funding availability; the Commission is to receive quarterly reports beginning in June 2010; payment is due upon final sale. Terry Ginkins seconded the motion and it was carried by a vote of 5-0.

The next item on the agenda was the **S. Ellen Jones NSP Project Update**. The Director stated that the project management contract has been awarded to New Directions Housing Corporation. They have determined that there are approximately 30 - 40 vacant properties in the neighborhood. He stated that New Directions will be providing monthly progress reports.

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

Charlestown Road Rehab 09: The President asked about the two trees on Hedden Court that need to be cut down at a cost of \$5,296. A general discussion followed regarding whether or not the area that the trees are in should be a covered expense for the project. The Director stated that the City will try to determine an alternate form of funding to cover the cost to cut down the trees. He stated that he is waiting to have a discussion with the City Controller to determine if there are other funds available. This item will be revisited after the Director has been able to discuss funding options with the City Controller.

Diane Benedetti asked what was going to happen with the ditches on Hedden Court, whether or not drainage pipes would be put in, covered and if new curbs and sidewalks would be put in. The PWPS stated that the current project will rebuild what was already there, but a future phase of the project will address this matter. The Director stated that the ditches will be piped and new curbs and sidewalks will be put in eventually.

Daisy Lane: The PWPS stated the right-of-way is not secure enough to bid yet and that JTL is revising the schedule and hopefully a public meeting can be scheduled for May 2010.

Tom Schellenberg, Jacobi, Toombs and Lanz stated that there are still 10 parcels of right-of-way that need to be obtained for Phase 3. The PWPS stated that there are a couple of parcels, #66 and #103, in which the appraisers did not account for trees that were on the property. The owners of these two parcels need additional payment for the trees. The trees cost \$200 each, parcel #66 had two trees and #103 had one tree.

Edward Hancock made a motion to approve the revised appraisal amounts for parcel #66 from \$950 to \$1,350 and #103 from \$6,725 to \$6,925 to account for trees that the appraiser did not include on the original appraisal. Terry Ginkins seconded the motion and it was carried by a vote of 5-0.

The next item of business was the **Vincennes Street Traffic Signal System**. The PWPS stated that the signal system at the intersection of Vincennes Street and Charlestown Road needs to be modified to include pedestrian indicators, push buttons, etc., since the intersection is converting from a one-way to a two-way street. Renaissance Design Build received a cost estimate from Traffic Engineering in the amount of \$13,000 - \$15,000 for the construction of the signal system at the intersection and an additional \$2,000 for Renaissance Design Build to revise the design. Staff recommended approval.

Diane Benedetti made a motion to approve the additional funding of approximately \$15,000 - \$17,000 to modify the traffic signal system at the intersection of Vincennes Street and Charlestown Road. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

The next item on the agenda was the **New Albany Sewer Bonds**. The Director stated that members of the New Albany Common Council suggested that TIF funds may be available to offset the proposed sewer rate increase and to pay for some necessary sewer improvement projects. He said that the Mayor has prepared a proposal that will reduce the proposed sewer rate increase and fund some sewer improvements by using TIF funds for debt service on a bond issue. The Director stated that he has reviewed three of the improvement projects in question: 1) Basin 14 lift station; 2) Mt. Tabor Road lift station; 3) Jacob Creek Lewis Branch Interceptor and has determined that they would fall into the Grantline Road, Park East and the Charlestown Road TIF areas. These projects have an estimated total cost of approximately \$3 million. The Director asked the Commission to consider allocating \$240,000 - \$250,000 total from the effected TIFs annually for the next 20 years. He said that the Charlestown Road TIF has ample funds and that under an earlier project amendment, this expense can be accommodated. The other two TIF districts will need to be amended to include these projects.

The President left the meeting at 3:50 p.m. and the Vice-President took the chair.

Terry Ginkins made a motion to authorize the staff to take necessary action to amend the Grantline Road and Park East TIF districts to include the proposed sewer improvement projects and to allocate \$240,000 - \$250,000 annually for 20 years from each of these TIF districts. Matt Bergman seconded the motion and it was carried by a vote of 4-0.

The last item of business was the **New Albany Township Little League**. The Director stated that the New Albany Township Little League officials are in discussions with Northside Christian Church to sell some of its real estate for a "Field of Dreams". He asked the Commission to authorize funding to pay for the appraisals. Diane Benedetti asked if the church would be willing to donate any land. The Director said that the church will not donate any land.

A general discussion followed as to why the Commission should pay for the appraisals.

The Director stated that the Mayor would like to help the little league by finding a way to pay for the appraisals to make a better decision as to whether or not the property is an option for the "Field of Dreams".


Edward Hancock stated that he does not think that the location is ideal since it is out in the East End, the kids in the downtown and neighboring areas will not be able to partake in the facility. He would prefer a more centralized location.

Diane Benedetti made a motion to authorize the staff to get appraisals for the Northside Christian Church real estate that the New Albany Township Little League is considering for the "Field of Dreams". Matt Bergman seconded the motion and it was 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 11<sup>th</sup> day of May, 2010.

ATTEST:

  
EDWARD HANCOCK, SECRETARY

  
IRVING JOSHUA, PRESIDENT