

## MINUTES

### **NEW ALBANY REDEVELOPMENT COMMISSION**

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 09, 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

Commission Members absent: Patricia Badger-Byrd

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)  
Jerry Ulrich, Attorney-at-Law

Staff Members absent: None

Others present: Gary Brinkworth, John G. Brinkworth, Inc.  
Jorge Lanz, Jacobi, Toombs, and Lanz  
Larry Strange, MP2Planning  
Daniel Suddeath, The Tribune

The President called the meeting to order at 2:37 p.m.

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

Edward Hancock made a motion to approve the February 16, 2010 Regular & Executive Sessions. Terry Ginkins 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 of business on the agenda was the **Public Works Projects Status Report**.

Daisy Lane: Jorge Lanz, Jacobi, Toombs, and Lanz stated that there are 38 parcels in Phase 3. They have acquired 13 of the parcels, two have offers pending, eight that are ready to have offers made on them, eight that are being appraised and two parcels that are getting ready to close. Mr. Lanz stated that the Phase 3 work will require one lane on Daisy Lane to be closed from Green Valley Road to Graybrook Lane. While the road is closed, utility work will be completed, there is a small piece left from Phase 1 that will be completed. There will be new signal structure at the intersection of Daisy Lane and Grantline Road, and a signal structure installed at the intersection of Daisy Lane and Graybrook Lane.

Diane Benedetti suggested that the Storm Water Board review the plans so that any potential work they may need to do can be coordinated with the project. The PWPS stated that there is currently some storm water/drainage work built in to the project plans. Mr. Lanz stated that they will improve any water way drainage issues as much as possible. The approximate completion date is November 2010.

There are six parcels in Phase 4 that are being appraised. The right-of-way completion target date is April 30, 2010.

The PWPS stated that a public meeting may need to be scheduled for Phase 3 and 4.

Grantline Road West Phase 1: Jorge Lanz stated that there is a total of 10 parcels that need to be obtained for right-of-way acquisition. One has already been acquired, one has a signed offer and there are two offers that have been accepted. One parcel counter-offered, and the others are still waiting for a response. The owner that made a counter-offer has requested an additional \$400 for potential damage to their driveway. The PWPS stated that these property owners need to make an official counter-offer in writing.

Edward Hancock made a motion to accept the counter-offer of an additional \$400, contingent upon staff receiving the written counter-offer, for the property owner that is concerned about potential damage to their driveway. Terry Ginkins seconded the motion and it was carried by a vote of 5-0.

Jorge Lanz stated that the railroad crossing work was designed by CSX. There is a need for geotechnical services. He has received a proposal from Greenbaum and Associates in the amount of \$6,500 for geotechnical services. Mr. Lanz feels that the proposal amount is a fair price and he recommended approval. He also stated that the proposal should be revised to indicate that the City of New Albany is the client. The PWPS recommended approval subject to documentation from the engineer that the price is reasonable for the services.

Edward Hancock made a motion to approve the geotechnical proposal from Greenbaum and Associates in the amount of \$6,500 contingent upon a revision to indicate that the City of New Albany as the client and documentation from the engineer regarding reasonable pricing. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

NSP Spot Basis: TSI Paving submitted a change order in the amount of \$5,700 increase the quantity of pavement/concrete for driveways and an additional section of sidewalk this is needed. He recommended approval. The PWPS recommended approval.

Edward Hancock made a motion to approve the Change Order from TSI Paving in the amount of \$5,700 increase the quantity of pavement/concrete for driveways and an additional section of sidewalk that is needed. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

Charlestown Road Rehab 09: The PWPS stated that the project includes repaving and replacing the existing sidewalks. The staff will be meeting with Renaissance Design Build to discuss all possible options

A general discussion followed. The Commission may schedule a public meeting for the projects on Slate Run Road, Daisy Lane and Rainbow Drive.

Rainbow Drive: Gary Brinkworth, John G. Brinkworth, Inc., stated that he is procuring appraisers for this project. He has requested proposals from Greg McCartin, and Mills, Biggs, and Associates Appraisal Group. The modifications to the culverts that the Commission approved will cost approximately \$25,000 for both. An easement may need to be obtained for the project due to one of the culverts crossing a residential driveway.

The next item of business on the agenda was the **FY-2010-2014 Community Development Block Grant Citizens Participation Plan and Authorize Publication**. Larry Strange, MP2Planning, stated that he will be preparing the Five-Year Consolidated Plan and FY2010 One-Year Action Plan as well as updating the Impediments to Fair Housing. He has scheduled two public meetings for Tuesday, March 30, 2010 at 7:00 p.m. at Scribner Jr. High School and Wednesday, March 31, 2010 at 7:00 p.m. at Hazelwood Jr. High School. He hopes to receive input from different neighborhood associations to be included in the plans.

Diane Benedetti made a motion to adopt the FY2010-2014 CDBG Citizens Participation Plan and authorize publication. 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 **Requests to use the State Street Parking Garage**. The PSFS stated that there have been three requests to use the State Street Parking Garage for various functions:

Back-In-Time Car Club Annual Car Show, Harvest Homecoming Annual Request to use the facility for children's events (formerly only in the event of rain, but the current request is to use the facility rain or shine), and the Bicentennial Art Fair. Edward Hancock asked if a deposit or clean-up charge is collected. The FCM stated that the Back-In-Time Car Club is required to pay a \$1,500 deposit due to past issues. The President recommended that the Back-In-Time Car Club deposit requirement be kept in place, but did not recommend charging the other venues a deposit.

Diane Benedetti made a motion to approve the three requests to use the State Street Parking Garage from the Back-In-Time Car Club, Harvest Homecoming Committee, and the Bicentennial Art Fair. Matt Bergman seconded the motion and it was carried by a vote of 5-0.

**Scribner Place Property Offers.** The PWPS stated that a Special Meeting will be held on Tuesday, March 16, 2010 at 2:30 p.m. to open offers for the Scribner Place properties.

The next item of business on the agenda was the **TIF Fund Project Updates**. The FCM stated that the status sheet balances indicate the current cash on hand. Not all of the projects listed are under contract, some of them are only proposed projects. The President was concerned that the projected TIF commitments will leave the accounts with little or no funds.

A general discussion followed.

The next item on the agenda was the **WindStream Technologies resolution**. The Director stated that the Commission had verbally approved this resolution at a previous meeting, but that the written copy needed to be signed. The Charlestown Road TIF lists Purdue Technologies/WindStream as an approved project.

The next item on the agenda was the **Coyle Property resolution**. The Director stated that the Downtown Development plan states that the Coyle property would be an asset. The TIF district has been amended to include the Coyle property. The Director stated that the Commission had verbally approved this resolution at a previous meeting, but that the written copy needed to be signed. The Commission had concerns as to the level of environmental clean up for the property.

There was a general discussion regarding the environmental clean-up of the property.

This item was tabled by the Commission.

The next item on the agenda was a **Request for a Rehab Loan Deferment**. The FCM stated that the client is asking for a six month loan deferment on his HOME Rehab loan due to unemployment for medical reasons.

Edward Hancock made a motion to approve a six month deferment for the HOME Rehab client on Jackson Street. Diane Benedetti seconded the motion and it was carried by a vote of 5-0.

The next item on the agenda was the **Tannery Commons Development - Plan and Architectural Rendering Funding Request**. The Director stated that the UEA has not been able to review this request. He recommended that this issue be tabled.

This item was tabled by the Commission.

The Commission heard matters of Other Business.

A general discussion ensued regarding the Open Door Statute for the sale of real estate and whether or not exceptions can be made.

Diane Benedetti stated that any time the staff does not receive an acceptable offer during the initial 30-day time period, an ad should be published to inform the public that any offers, even if for a lesser price, will be accepted.

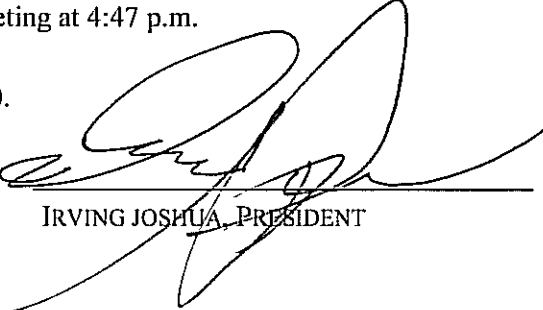
A general discussion followed regarding the previous action taken by the Commission regarding this matter and the fact that the new process is already in effect.

Diane Benedetti made a motion to amend the process that is followed for the sale of real estate to include a second ad to be published in the event that no offers were received/accepted during the initial 30-day period to inform the public that offers for a lesser price will be accepted. Edward Hancock seconded the motion and it was carried by a vote of 5-0.

Diane Benedetti stated that she in encountering people that are having many problems with the policies in regards to historic properties. The Director stated that the Historic Preservation Commission has jurisdiction over the historic districts. He said that disputes can be taken to court or before the New Albany Common Council.

There being no further business, the President adjourned the meeting at 4:47 p.m.

**Approved and Adopted** this 13<sup>th</sup> day of April, 2010.



---

IRVING JOSHUA, PRESIDENT

ATTEST:



---

EDWARD HANCOCK, SECRETARY