MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, March 11, 2014, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present:	Irving Joshua, President Edward Hancock, Secretary John Gonder Dan Coffey
Commission Members Absent:	Adam Dickey, Vice President
Staff Members Present:	David Duggins, Director of Redevelopment Cyndi Krauss, Financial/Compliance Manager (FCM) Jessica Campbell, Public Facilities Specialist (PFS) Trish Tobbe, Neighborhood Initiatives Assistant (NIA)
Others Present:	Daniel Suddeath, News and Tribune Bob Lane, New Albany Housing Authority Lisa Donohue, New Albany Housing Authority Amanda Schamel, New Albany Housing Authority Deb Bulleit, Freedom 101 Kent McDaniel, Freedom 101 Vince Klein, New Albany-Floyd County Schools MeriBeth Adams-Wolf, Our Place Angie Graf, Open Door Youth Services Meredith Clipp-Rodriquez, YMCA Joe Gliessner, New Directions Housing Corporation Carol Kannapel, Hope Southern Indiana Terry Light, Center for Women and Families Annell Lough, Center for Women and Families Rebecca Jetton, Center for Women and Families Jeanine Tripleit, Center for Women and Families

The President called the meeting to order at 2:35 p.m., and the roll was called. Mr. Dickey was absent.

The first item of business was the **Bid Opening for Bids/Written Offers for the Properties in Grant Line Road West Industrial Park.** The Director stated there were none, and no bids or offers were expected. This bid period is a required step in the selling of the land in the industrial park.

The next item of business was the **Public Hearing for the Fiscal Year 2014 Community Development Block Grant (CDBG) One-Year Action Plan**. Vince Klein, New Albany-Floyd County Schools presented a request for funding for a consortium of afterschool programs in the area called the Youth Asset Program. The YMCA, Our Place and Open Door Youth Services have offered continuous afterschool programming for at least seven years. The programs focus on four elementary schools: S. Ellen Jones, Fairmont, Slate Run Road and Green Valley. These schools are the four highest risk and highest poverty schools. The CDBG funding is supplemental to the 21st Century Community Learning Centers initiatives. This year is the last year of that four year grant. New

Albany-Floyd County Schools has already reapplied for another four year grant and is optimistic. The Youth Asset Program is requesting $25,820 in CDBG funds, just a few hundred dollars more than last year.

Mr. Coffey asked how the program will handle the continually decreasing federal funds. Mr. Klein stated these afterschool programs are essential. The Youth Asset Program will have to ask anyone and everyone for funding if necessary, and there is a positive response to afterschool program funding by tax dollars. The President asked what the percentage of the program's budget was made up of CDBG funding. Mr. Klein stated that was harder to break down: 21st Century provides $300,000, but each agency contributes additional money to their individual budgets.

The next request for funding came from Carol Kannapel, Hope Southern Indiana. This agency runs a program during late summer, just before the beginning of every school year called Pack the Bus. For the last several years, Pack the Bus has received $4,000 of CDBG funding to provide back packs full of supplies for children part of the free lunch program. They are estimating 3,000 back packs will be needed for the next school year. Two churches, that were previous sponsors, have pulled their funding. Mr. Coffey suggested also taking this request to the City Council; both he and Mr. Gonder would not have objections to sponsoring this initiative. The Director stated that $4,000 has already been allocated in the CDBG budget for this program. Mr. Coffey asked that Ms. Kannapel stay after the meeting to discuss Pack the Bus's budget.

The third request for funding came from Joe Gliessner, New Directions Housing Corporation. There are two programs ran by New Directions that has received funding the past several years: Minor Housing Rehabilitation and Repair Affair. The Minor Housing Rehabilitation program serves citizens of New Albany that qualify for minor emergency housing repairs ranging from water heaters and furnaces to new roofs. New Directions is requesting $150,000. Last year, the program helped 36 homes, and there is currently a waiting list with 39 homes for the upcoming year. Repair Affair is a New Directions program that has received funding for administration and project delivery costs. It is a volunteer program for home repairs for the elderly and disabled; it receives many donations in the form of man hours and project materials. New Directions is requesting $15,000. Last year, 12 homes within the City received repairs from volunteer teams.

The last request for funding came from Deb Bulleit, Freedom 101. This is a recidivism program conducted in the Floyd County Jail for the past several years and has received CDBG funding. Freedom 101 runs four-day seminars. Graduates from previous seminars ask to be leaders and volunteer assistants for upcoming classes. The goal of this program is to help prevent graduates of this program from going back to jail. The President asked about data showing that a percentage of those graduates who have been released and have not returned to jail. Ms. Bulleit replied that for two years, a PhD student was working in Indiana prison systems to begin the tracking process once the person has been released. The county systems currently do not have the resources to track the recently released, but the prison systems are in the early stages of doing so. This student's report was able to show a decrease in recidivism. That kind of tracking requires more funding that is not currently available.

The President closed the **Public Hearing** at 3:10 p.m.

The **Public Hearing reconvened** at 6:00 p.m.

Kathy Wilkerson, New Albany Parks Department presented information for continued support of the Youth Enrichment Program. This program provides a variety of activities for children, including field trips, sports, tutoring, arts and crafts, and cooking classes.

The **Public Hearing adjourned** at 6:25 p.m.

The first item of the regular meeting was the **Approval of the February 11, 2014, Regular Meeting Minutes**. Mr. Coffey made a motion to approve the minutes. The motion was seconded by Mr. Gonder and carried by a vote of 4-0.

The President opened the floor to **Comments from the Public** and noted there were none.

The next item of business was the **Examination of the Financial Report**. The FCM stated that on the report, there will be a payment to the Garage. Occasionally there will be a large amount of revenue in the preceding month, and the next month the city will pay back the amount needed to cover the management costs. Mr. Gonder asked if the Department has ever considered managing the garage. The FCM said that was the case for 2-3 years, and it was very difficult. Mr. Coffey stated the garage does not make money and is not used to its fullest potential, and the Commission is supposed to be paying back the City for building costs. He said this garage building costs have been a drain on the EDIT funds. The President stated the garage has always made enough to cover management. Mr. Coffey stated he is not looking to for the garage to pay it back, but he thinks the City needs to head in another direction. The FCM stated the cost of building the garage came from a TIF bond and EDIT funds. The information presented for the financial review shows the **Balance of the State Street Garage Operating Fund**.

In order to increase utilization of the garage, signs advertising free parking on the weekends could be made. There was a discussion regarding business owners, and those working downtown, having an arrangement to use the garage themselves in order to free up the on-street parking. Mr. Coffey also suggested using the garage as a location for the Farmers Market and turning the current Farmers Market into additional parking; he stated that the current market's space cannot be expanded. The Director stated that parking around the Farmers Market is available for use anytime, except a few hours on Saturday morning during the market hours. Mr. Gonder stated the first level of the garage could work for the market and bathrooms, if not available or already in the garage, could be put in. The President said the City could charge a small fee for vendors, and Mr. Coffey agreed saying that the City just needs to break even.

The next item of business was the **TIF Status Update**. Mr. Gonder requested an up-to-date balance of the TIFs. The Director confirmed that all of the TIFs are fiscally sound. The only project in the Loop Island TIF is the Ohio River Greenway project. The Director stated that construction is to begin soon and will be available for use next spring.

The FCM said that a decision needs to be made regarding the **Approval of the Draft of the FY 2014 CDBG Plan**. The draft plan is to be published on Saturday to begin the 30 day comment period. The Director stated this draft has more money budgeted for parks and sidewalk and public improvements and less money focused on

minor housing repair. Mr. Coffey does not want to vote on this draft budget. There is not a significant change towards the structure of the budget. He states there are other organizations that could use funding that are not listed in the plan, such as St. Elizabeth's and Salvation Army. The Director said that St. Elizabeth's is receiving a significant amount towards acquisition. Mr. Coffey asked the Commission not to vote on the budget. He wants to review budgets and previous claims to see where the money goes. There will be a meeting in two weeks to vote on a draft plan for the upcoming fiscal year.

The President asked for **Updates on the Firehouse and Daisy Lane Homes**. The Director stated the Firehouse will be ready in April, and the houses on Daisy Lane were being demolished on March 24th. The pool bids are due on April 22nd.

There being no other business, the meeting adjourned at 4:12 p.m.

Approved and **Adopted** this 22nd day of April, 2014.

Irving Joshua, President

ATTEST:

Edward Hancock, Secretary