

MEETING NOTICE

To: Members of the New Albany Redevelopment Commission

From: David Duggins, Director

Subject: Regular New Albany Redevelopment Commission Meeting

Date: February 4, 2016

The **Regular Meeting** of the New Albany Redevelopment Commission will be held on **Tuesday, February 9, 2016, at 2:30 p.m.**, in the Assembly Room, Room 331, Third Floor, City-County Building, New Albany, Indiana.

Agenda

ROLL CALL:

Irving Joshua, President  
Adam Dickey, Vice President  
David Barksdale  
Robert Caesar  
Vacancy, School Board Advisory Member

MINUTES

- January 26, 2016

COMMENTS FROM THE PUBLIC

OLD BUSINESS:

NEW BUSINESS:

- Community Development Block Grant Citizen's Information and Requests
- Approval for Financial Reports
- Annual Executive TIF Report

OTHER BUSINESS

ADJOURNMENT



SPECIAL ASSISTANCE TO THE DISABLED OR HANDICAPPED Disabled, handicapped, or non-English speaking individuals who may require reasonable accommodation to attend a meeting may make their request known by contacting in advance the Department of Redevelopment at 812-948-5333 (Voice) or Indiana Statewide Relay at 1-800-743-3333 (Hearing Impaired)



MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 9, 2016, at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President  
Adam Dickey, Vice President  
David Barksdale, Secretary  
Robert Caesar

Commission Members Absent:

Staff Members Present: David Duggins, Director  
Jessica Campbell, Public Facilities Specialist (PFS)  
Rachael Klintstiver, Neighborhood Initiatives Assistant (NIA)  
Brad Ramsey, Concentrated Code Enforcement Officer

Others Present: Ashley Cassetty, New Directions Housing Corporation  
Meredith Clipp-Rodriguez, YMCA Southern Indiana  
Vincent Klein, New Albany Floyd County Schools  
Linda Reynolds, Hope Southern Indiana  
Larry Summers, City Engineer  
Kathy Wilkerson, Parks and Recreation

The President called the meeting to order at 2:30 p.m. Roll was called. No one was absent.

The first item of business was the **Approval of the Minutes of the January 26, 2016 Meeting**. Mr. Barksdale motioned to approve the January 26, 2016 Meeting Minutes, Mr. Caesar seconded, motion carries 4-0.

The second item of business was **Comments from the Public**. The President noted that there were none.

The President noted that there was no **Old Business**.

The first item of New Business was the **Community Development Block Grant Citizen's Information and Requests**. The President opened the floor to organizations that have been or are wanting to take part in the Community Development Block Grant.

Kathy Wilkerson with the **New Albany Parks Department** addressed the Commission. Ms. Wilkerson requested \$30,000 for the Parks Department's Youth Enrichment Program. Ms. Wilkerson said that the New Albany Parks department provides programming for social and recreational development of children ranging from preschool to teenagers. "I Want You to Be" is new program started a few months ago, where kids learn critical skills on a weekly rotating schedule. Mr. Caesar asked where the services take place. Ms. Wilkerson said these take place at 4 different recreation centers, in target areas of low income parts of the City. Mr. Caesar asked if the bus transportation was to get the kids to those areas. Ms.

Wilkerson responded that they use NAFC school buses to get 60-65 children to the activities. Mr. Caesar asked how the children and families find out about these programs. Ms. Wilkerson said through flyers and phone calls. Mr. Dickey asked if this is the same amount of money they requested in 2015. Ms. Wilkerson stated that it is. The President complimented the program and asked how many children are serviced. Ms. Wilkerson stated that they work with over 400 kids, with the total averaging about \$85 per child. The Director stated that this program does an excellent job of reporting back to us, and that Ms. Wilkerson does an excellent job with this program.

Linda Reynolds from **Hope Southern Indiana** addressed the Commission. Ms. Reynolds is requesting \$4,000 for the Pack the Bus Collaboration to provide school supplies and/or backpacks to approximately 152 children. The Director stated that Hope does a great job of reporting back to us. Ms. Reynolds stated that Hope works with area churches, organizations and business to provide backpacks and/or school supplies to students from Kindergarten to Eighth Grade in the New Albany-Floyd County School System who qualify for the free and reduced school lunch program. Ms. Reynolds stated that the estimated need this year is between 2,400 to 3,000 students. Ms. Reynolds said that Hope will be contacting each of the nine elementary and three middle schools to get a better idea of how many students will need supplies. The backpacks and supplies are delivered to the schools, and the schools are in charge of distributing them to the students. Ms. Reynolds stated that most of the donors contribute money and Hope finds the best online deals, and purchases the school supplies themselves. Ms. Reynolds said that each school is contacted to determine their specific needs. Mr. Caesar asked what the approximate total budget is for this program. Ms. Reynolds stated that she is unsure of the needs this year, but is estimating the average cost at about \$26.25 per student. Ms. Reynolds said that the \$4,000 covers roughly 152 students. The Director said that this is the amount we have always given Hope, and CDBG monitors where they spend the money. Mr. Caesar asked if there was going to be enough money to cover the remainder of their costs. Ms. Reynolds stated that through other organization's donations they would reach their goal. Mr. Dickey noted that the program goes throughout the county, not just the city.

Vince Klein from **New Albany-Floyd County Schools** addressed the Commission. Mr. Klein is requesting \$25,320. The Director stated that we have partnered with them for several years, and they always do a great job. Mr. Klein stated that the afterschool hours are the most important time to students, and is one of the most at risk times for families, especially working poor families. Mr. Klein said that the community comes together to ensure that kids have things to do in the after school hours. This program was designed to bring together key players in New Albany to address the needs of several high poverty schools, Green Valley, S. Ellen Jones, Fairmont and Slate Run. Mr. Klein stated that about 76% of participating families have female head of household, 96% of the families are from low or extremely low income families, 48% of the children in this program are either Black, Bi-racial or Hispanic. There are several program partners involved in this including, Our Place Drug and Alcohol Education Services, Open Door Youth Services, and the YMCA School Aged Childcare Program. Mr. Klein indicated that he is the project overseer. Mr. Klein stated that the 21<sup>st</sup> Century Learning Program is an umbrella over three of the schools. Mr. Klein said that New Albany Floyd County Schools benefit from knowing their students are taken care of after school, but do not benefit from these programs monetarily. Mr. Klein stated that the program consists of drug and alcohol prevention activities and group formats, school aged childcare, and character development activities. Mr. Caesar asked if the programming took place only at these four schools. Mr. Klein said yes, because there are no high poverty areas outside of these four schools. Mr. Barksdale asked what sort of transportation, if any, is offered. Mr. Klein said that parents pick the children up, but some of the 21<sup>st</sup> Century Scholars are bussed home. Mr. Dickey asked if the amount they're asking for is on par with their 2015 submission. Mr. Klein responded that they had asked for \$26,000 in 2015 and were awarded \$25,000. The President asked if the YMCA's goal of 28 kids was correct. Mr. Klein indicated that the number is 28 kids at each site from targeted groups or areas that are supported by CDBG monies.

Ashley Cassetty from **New Directions Housing Corporation** addressed the Commission. Ms. Cassetty is requesting \$15,000 for Repair Affair. Ms. Cassetty said that in 2015, Repair Affair celebrated its 20<sup>th</sup> year of repairs in New Albany. Ms. Cassetty stated that last summer, New Directions repaired 18 homes in New Albany, and the average repair for each home is \$500. Mr. Barksdale asked how the churches are involved with the Repair Affair Program. Ms. Cassetty said that St. Marks is a sponsor in that they help cover their own materials. Mr. Barksdale asked if other churches help by covering their own materials. Ms. Cassetty said yes, in other areas, but no one else in New Albany covers their own materials. Ms. Cassetty stated that the CDBG money helps pay for one staff member's salary who helps implement the Repair Affair Program. Mr. Barksdale asked what percentage of the money is going to administrative costs. Ms. Cassetty stated that 100% of the \$10,000 is going towards administrative costs. \$8,000 of the Repair Affair money goes towards salary and fringe, and the other \$2,000 goes towards marketing costs. Mr. Barksdale asked if all of the money is spent in New Albany. Ms. Cassetty stated that the entirety of the money is spent in New Albany. Mr. Barksdale asked if the staff member was servicing only New Albany. Ms. Cassetty stated that this allotment covers a portion of the time she spends servicing New Albany. The Director stated that New Directions does an excellent job.

Ms. Cassetty stated that New Directions is seeking to increase their Emergency Repair Program delivery allocation to \$10,000. Additionally, they are asking the City to increase the housing rehabilitation budget by an additional \$10,000. Ms. Cassetty said the Emergency Repair Program just celebrated its 10<sup>th</sup> year of working with the City of New Albany, and that the program repaired seven homes in Fiscal Year 2014, and currently has five homes in the queue for Fiscal Year 2015. The President asked if this program extends beyond New Albany. Ms. Cassetty stated that New Directions operates in the tri-county area; Floyd, Clark, and Jefferson. The President asked for a map of where these repairs have occurred over the past 5 years. Mr. Dickey stated that New Directions does an excellent job, but he is worried about the increase because of the federal decrease in funds we are given. Mr. Dickey stated that he wanted the echo what the President had said about wanting a map of the places that New Directions has assisted. Ms. Cassetty said she would be happy to get something like that to us.

The second item of New Business was the **Approval of Financial Reports**. Mr. Barksdale asked if the Excel Excavating - Fifth Street Sidewalks was for Breakwater. The Director replied that it is not, that the sidewalks were completely redone from Main Street to Spring Street with CDBG funds. Mr. Barksdale asked about the Kightlinger and Gray Vacant Properties. The Director responded that Kightlinger and Gray are assisting us while we go through the foreclosure process to get the properties in our possession. Mr. Caesar asked about New Directions Housing Repair Affair. The Director said that is CDBG money. Mr. Barksdale asked about the Salt of the Earth charge. The Director said that we purchased two properties for \$10,000 each to be torn down. Salt of the Earth was the LLC that had ownership of the properties. The Director stated that one of the homes was 810 Vincennes, and the other was located on Oak Street. The Director said that we are in the process of acquiring other homes on Vincennes Street. Mr. Caesar asked about the Your Community Bank Bond. The Director stated that it was the first Coyle Bond payment, and will reoccur twice per year. Mr. Dickey motioned to approve the Financial Report dated February 11, 2016. Mr. Caesar seconded, and the motion carried 4-0.

Mr. Caesar asked if the State Street signal project was completed. The City Engineer stated that the design is, for the most part, complete, and we are currently evaluating right of way. The City Engineer said that the design is from Main Street to I-265 except for the signals that are controlled by the State, which are Market, Spring and Elm. The Director stated that this is a Federal Aid project. The City Engineer stated we would also not be doing the I-265 lights because those are also State, and we are working with the State to get our signals coordinated with the State's signals. Mr. Caesar said that it is critical that our signals are coordinated. The Director stated that as of right now the signals are not

working together, but we are working on getting them coordinated. Mr. Caesar asked about getting numbered signs on the stop lights on State Street and the Director asked the City Engineer to look into it.

The third item of New Business was the **Annual Executive TIF Report**. The Director stated that each year the President has to approve the TIF Report to be sent to the Department of Local Government and Finance. The Director stated that the third sheet shows a list of our projects and expenses coming from the TIFs. The Director added that this is basically a cash flow statement, debt services included. Mr. Caesar asked if these were the debt services for 2015. The Director responded that these were the payments that we made in 2015. Mr. Caesar asked if he should be concerned about the ending balance being \$15 million. We have to make sure that we have monies to take care of the yearly expenses that we'll have but also enough money so that if we have to add projects we will still be able to maintain enough funds to take care of those as well as take on any emergency projects that may come up. The Director said that when we take out any finances, it is all based on income and outflow, not the cash balance. We're responsible to the bank for a certain debt service ratio and we do an excellent job of being well above that. The Director stated that we also do a lot of projects with cash on hand. The President stated that some of these projects will come to an end, but the revenues will increase which is how we keep a balance. The President said that this is just a snapshot. The President said that this is another good reason to have a retreat. The Director stated that he has been meeting with the two new members, and when they're up to speed, there will be a retreat. Mr. Dickey motioned to approve the TIF Report. Mr. Barksdale seconded, and the motion carried 4-0.

#### **Other Business**

The President asked about the status of Home Depot and Meijer dispute over assessments. The Director stated that we have settled the Home Depot dispute, and the outcome was positive on our side. The Director said they are currently assessed at \$58 per square foot, they wanted to be at \$22 per square foot. They will remain at \$58, and they have a credit for the overpaid amount. The Director stated that Home Depot had to be settled in 2015, because the State board of assessments made us because it had been going on for so long. The Director stated that Meijer was pushed to April because the legislature is supposed to take action on those laws in April. The Director stated that State Street is still booming, but Charlestown Road isn't as much and Meijer is a large chunk of that TIF area. The Director said that we need to start working on Purdue to get something else out there to absorb the cost and bring in more revenue.

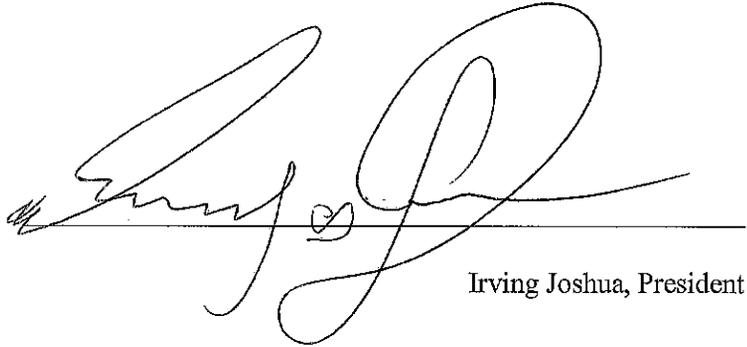
The President asked about the downtown street conversions. The Director said that they are working on it, it is in the Federal Aid process and in the environmental review stage.

The President asked about the incentive for the lower part of Charlestown Road by McDonald Lane. Mr. Barksdale stated that there's about a one mile section of Grant Line Road, Charlestown Road and State Street that needs help. The President suggested that we bring someone in to look at these sections to see what can be done. The Director stated that a lot of times, the sections are tied up in trusts. The City Engineer stated that the Grant Line South project will hopefully help by adding sidewalks.

The Director said the fifth appointment will be chosen within the next week, and then we will be able to plan a retreat.

There being no other business, the meeting was adjourned at 3:55 PM.

Approved and Adopted this 23rd day of February, 2016.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary