

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, December 28, 2021, in the Council Chambers, New Albany City Hall, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
Jason Applegate
Jennie Collier
Elaine Murphy, School Board Advisory Member

Commission Members Absent: Terry Middleton, Secretary

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Project Manager (PFPM)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: Trent Baker, TJB Consulting
John Boyle, WFPL News Louisville
Mark Casper, St. Elizabeth's
Marc Hildebrand, HWC Engineering
John Kraft, MAC Construction
Brooke McAfee, News and Tribune
Linda Moeller, City Controller
Stephanie Watson, Blessings in a Backpack

The President called the meeting to order at 2:31 p.m. Roll was called. All members were present with the exception of Mr. Middleton.

The first item of business was the **Approval of the Minutes** from the **December 14, 2021** meeting. The President asked if there were any necessary additions or modifications. Mr. Dickey motioned to approve the **December 14, 2021 minutes**. Mr. Applegate seconded and the motion carried 4-0.

The second item of business was the **Comments from the Public**. The President asked if there were any comments from the public. The NIC responded that no one was signed in to speak. The President noted that there were no comments from the public.

Old Business:

The first item of Old Business was the **Ohio River Greenway Trail Extension** bid approval. The Director stated that staff and the engineer for the project have reviewed and are ready to make recommendations on the three bids from the last meeting. The Director stated that this project extends the Ohio River Greenway west of the outlook to the QRS site. He stated that the Ohio River Greenway Trail Extension low bid from MAC Construction for the total base bid of \$1,363,000 has been reviewed and that everything is good to go and that staff and engineering

recommend for approval. Mr. Applegate motioned to approve the Ohio River Greenway Trail Extension to the low bidder, MAC Construction, for the amount of \$1,363,000. Mrs. Collier seconded and the motion carried 4-0.

The second item of Old Business was the **Silver Creek Landing Phase 1** bid approval. The Director stated that this project is the trail extension from the Loop Island Wetland area to Silver Creek, Spring Street, and includes connections on Market Street and Beharrel Avenue. He stated that staff and engineering have reviewed the Silver Creek Landing Phase 1 low bid from MAC Construction for the total base bid of \$1,487,000 and that everything looks correct. Mr. Dickey motioned to approve the Silver Creek Landing Phase 1 to the low bidder, MAC Construction, in the amount of \$1,487,000. Mrs. Collier seconded and the motion carried 4-0.

The third item of Old Business was the **Silver Creek Landing Phase 2** bid approval. The Director stated that this project allows for access at the creek level to hike, fish and kayak. He stated that staff and engineering have reviewed the Silver Creek Landing Phase 2 low bid from EZ Construction for the total base bid of \$965,000 and that everything is okay to move forward. Mrs. Collier motioned to approve the Silver Creek Landing Phase 2 to the low bidder, EZ Construction, in the amount of \$965,000. Mr. Dickey seconded and the motion carried 4-0.

New Business:

The first item of New Business was the **American Rescue Plan Act – Emergency Repair Program**. The Director stated that all of the commission members are familiar with the Emergency Repair Program and that this program allows emergency repairs to be made when homeowners do not have the means to pay for them themselves. He added that the recent newspaper article and announcements about the program means that more people know about and are taking advantage of this program. He stated that more funding is needed to make sure that anyone on the waitlist get funded before the next CDBG cycle in July of next year. He stated that \$100,000 would be allocated to the Emergency Repair Program so that they can continue this important work. The President asked if the funds are restricted to one year. The Director responded that it is through 2024 and that staff evaluates the annual CDBG budget and that this will allow them to get through the current program year to service the homes currently on the waitlist. The President asked if these funds would reduce the appropriation for CDBG. The Director responded that staff evaluates CDBG every year to make sure that we meet the need and with this funding, if a resident meets the need, they will qualify and receive help. Mr. Applegate asked if different reporting requirements are required. The Director responded that staff are already operating under CDBG regulations and that ARP requires less stringent reporting than CDBG. Mr. Applegate motioned to approve **Resolution No. RC-26-21**, Resolution Approving of Funding to the New Albany Emergency Repair Program, in the amount of \$100,000. Mrs. Collier seconded and the motion carried 4-0.

The second item of New Business was the **American Rescue Plan Act – Blessings in a Backpack**. The Director stated that Stephanie Watson from Blessings in a Backpack is present at the meeting today. He stated that this funding would meet the current needs and allow the nonprofit to expand a little bit. He stated that the funding is for \$50,000, similar to the other nonprofits that have been funded thus far. Ms. Watson stated that Blessings in a Backpack is asking for funding to expand their reach to 6th grade. She stated that they see the need through middle

school and on and that their goal is to reach all of middle school in the next five year. Ms. Murphy thanked Ms. Watson for the organization's work and stated that for some students, their last nutritional meal is lunch on Friday and they do not get another solid meal until Monday morning at school. She added the Blessings in a Backpacks allows those students to make their own breakfast or lunch at home. Ms. Watson responded that the food that is sent home with the students is shelf life sustainable and won't go bad on them. She added that there are no overhead costs because the administrative fee is paid by the national Blessings in a Backpack so 100% of the funding goes to feeding these kids. The President asked how children were selected for the program. Ms. Watson responded that they start with those that qualify for free or reduced lunch and parents can also call and request. The President asked what efforts are made to ensure that for students with siblings, everyone in the household qualifies. Ms. Watson stated that if one child qualifies in a household then they all do, as long as they are in a grade that is covered by the funding that is available. Mr. Applegate thanked that Ms. Watson for the important work that Blessings in a Backpack does. Mr. Dickey added that he and Mr. Applegate have participated in the loading of the backpacks and that this organization runs like a well-oiled machine and that they have a tremendous impact on the community. Mrs. Collier motioned to approve **Resolution No. RC-27-21**, Resolution Approving of Assistance/Grant to Blessings in a Backpack per the American Rescue Plan Act in the amount of \$50,000. Mr. Applegate seconded and the motion carried 4-0.

The third item of New Business was the **American Rescue Plan Act – St. Elizabeth's**. The Director stated the Mark Casper of St. Elizabeth' was present at the meeting today. He stated that St. Elizabeth's provides case management services to women and children that are fleeing domestic violence and unsafe living environments. Mr. Casper stated that St. Elizabeth's has been in New Albany for 43 years and that they provide four different residential programs. He added that the pandemic has had a big impact on their organization and that more people are seeking shelter and that precautions have had to be made to ensure that those seeking shelter and staff remain safe and do not become ill. The President asked if they have experience an increase in capacity. Mr. Casper responded that some programs have more than others and that school counseling has had a 70% growth. He added that as the eviction moratorium is eased and now that everyone cannot live together, they have to determine how many they can intake. Ms. Murphy stated that she has volunteered with Marie's Ministry and that many of these young mothers do not have food, diapers, or formula. She added that Marie's Ministry runs on donations and that the moms and little ones are so grateful. She stated that she hopes that the commission will approve the funding for St. Elizabeth's because they are helping some of the neediest in the City. Mr. Applegate noted that Ste. Elizabeth's facility in New Albany is well maintained and the area always looks very nice. He stated that they do a lot beyond what they have discussed today and noted the cooking program to help people get into the restaurant industry. He stated that they help the entire community. Mr. Dickey motioned to approve the **Resolution RC-28-21**, Resolution Approving of Assistance/Grant to the St. Elizabeth's Catholic Charities per the American Rescue Plan Act in the amount of \$50,000. Mr. Applegate seconded and the motion carried 4-0.

The fourth item of New Business was the **American Rescue Plan Act – New Albany Shoreline**. The Director stated that this a priority in the American Rescue Plan Act to respond to disproportionately impacted communities by promoting healthier living environments and outdoor recreation and socialization to mitigate the spread of COVID-19 with investments in

parks, public plaza, and other public outdoor spaces. He stated that the first resolution is for the extension of the **Ohio River Greenway Trail**. He stated that this extension provides new access to public outdoor spaces for approximately 2,600 residents in the CDBG district and noted that the map of the CDBG district is in. He stated that through the American Rescue Plan Act they can continue to increase connectivity and accessibility for low-income neighborhoods. He stated that this is for funding in the amount of \$1,363,000 for work to be performed by MAC Construction. Mr. Applegate motioned to approve **Resolution RC-29-21**, a Resolution to Improve Neighborhood Connectivity to the New Albany Shoreline, Create Healthy Recreation Trails, and Improve Silver Creek Access with Community Development Block Grant Districts, in the amount of \$1,363,000. Mrs. Collier seconded and the motion carried 4-0.

The fifth item of New Business was the **American Rescue Plan Act – New Albany Shoreline**. The President asked for a timeline. The Director responded that the two trail portions, the Ohio River Greenway and Silver Creek, will start within the next two months and they expect ten to twelve months of construction. Mr. Dickey noted the Ohio River Greenway experienced significant increase in use with COVID. He stated that he was amazed by how many more people were using the trail and that it is only right that part of this include reinvesting in that system and creating a project that helps with public health. He noted that we all can't afford a peloton or a gym membership and they are creating a nice public facility and allows everyone to enjoy that asset. He noted that people from all over the City to utilize the greenway. Mr. Applegate stated that he agrees with Mr. Dickey and that if you look at how that State used ARPA funds and where the READI funds went to parks and quality of life projects. He stated that during COVID people got outside and went to the free local parks. He added that along with mental health and physical health benefits, this provides connectivity from different areas around New Albany that they were never able to connect. He stated that public transportation is another element but that these projects directly connect Beharrel Avenue and Slate Run Road area to Downtown and to neighboring communities. He added that it opens up the west end of New Albany to a lot of potential growth and that it includes CDBG target areas. He stated that this is the project, coupled with the funding mechanism that helps this come together for the greater good of the community for decades. The Director stated that this for the **Silver Creek Landing Phase 1** and that this connects with a different census tract and provides direct access to 1,770 residents in this CDBG target area. He noted that this project connects to the project by Providence Way. Mr. Applegate motioned to approve **Resolution RC-30-21**, a Resolution to Improve Neighborhood Connectivity to the New Albany Shoreline, Create Healthy Recreation Trails, and Improve Silver Creek Access with Community Development Block Grant Districts, in the amount of \$1,487,000. Mr. Dickey seconded and the motion carried 4-0.

The sixth item of New Business was the **American Rescue Plan Act – New Albany Shoreline**. The Director stated that this is for Silver Creek Landing Phase 2 and will allow for the ability to fish and hike at the lower level of the creek area. He stated that this is unique project that is allows residents to escape the urban environment and experience nature close to home. He stated that this is a part of the same census tract as Phase 1 and directly serves that immediate neighborhood and countless residents north of Spring Street that will now have access. He stated that this project should start in June dependent on water levels. Mr. Dickey noted that all necessary permits need to be obtained prior to working on the creek. The President stated that these projects along with the support of the Parks Department have created parks in New Albany that have experienced a fantastic amount of use. He added that the parks are major asset to the

area and commended the commission on making improvements at the right time. Mr. Dickey requested an update on usage from the Parks Director and noted that numbers have escalated since original projects started and since COVID. He added that they are a tremendous asset got the community and used heavily and daily by many people in the community. Mr. Dickey asked if there will be any issue with coordinating all three of these projects at the same time. The Director responded that he didn't foresee any issue because Silver Creek is in two phases and Ohio River Greenway Trail extension is coordinated with the bridge project above. Mrs. Collier motioned to approve **Resolution RC-31-21**, a Resolution to Improve Neighborhood Connectivity to the New Albany Shoreline, Create Healthy Recreation Trails, and Improve Silver Creek Access with Community Development Block Grant Districts, in the amount of \$965,000. Mr. Dickey seconded and the motion carried 4-0.

The seventh item of New Business was the **Retainage Release**. The Director stated that this is the retainage release for the **Schell Lane Sidewalk Project**. He stated that this is another connectivity project and they are happy with the result. Mr. Applegate motioned to approve the Retainage Release for the Schell Lane Sidewalks in the amount of \$12,420.78. Mrs. Collier seconded and the motioned carried 4-0.

The eighth item of New Business were the **Claims Worksheet** dated **12/20/2021**. The President noted that the staff was available to answer any questions that the commission might have. The President noted the Bank of New York Mellon payments. The President asked if the Lancaster Lofts payment was the final payment. The Director responded that it was the last claim for the project and they are open and it is a great fit for the Uptown neighborhood. Mr. Applegate motioned to approve the **Claims Worksheets** dated **12/20/2021** in the amount of \$1,202,587.43. Mr. Dickey seconded and the motion carried 4-0.

Other Business:

The first item of Other Business was the **TIF Update**. The Director presented the TIF Update (attached). The President asked for a copy to be sent to the commission members. The Director noted that it allows the City to compete with outside states for companies that may not be here if they were not able to do that. He noted the recent projects with New Albany High School and that depending on where those type of projects fall for the NAFCS Board, those may not have happened otherwise. He added that the TIFs mean that they have a competitive advantage over states like Kentucky. Discussion ensued about the benefits and potentials from the use of TIF.

The second item of Other Business was the **Calendar of 2022 NARC Meetings**. The Director noted that this was purely informational.

The third item of Other Business was the **update from Ms. Murphy, School Board Advisory Member**. Ms. Murphy noted that students will be back on the fourth and that the School Board will be reorganized in 2022. She noted that the appointment to this commission may change and noted that she had a wonderful experience on this commission, has enjoyed working with everyone, and has been a joy to see what the Redevelopment Commission does.

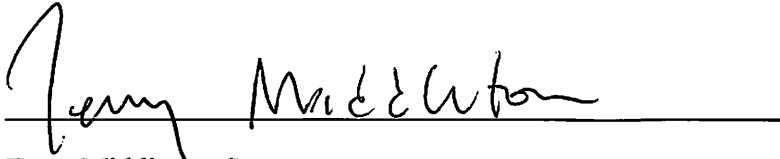
There being no Other Business, the meeting was adjourned at 3:30 PM.

Approved and Adopted this 11th day of January, 2022.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary



City of New Albany

NEW ALBANY REDEVELOPMENT COMMISSION

2021 TIF UPDATE

DECEMBER 28, 2021



New Albany Redevelopment Commission

Dr. Irving Joshua, President – Mayoral

Adam Dickey, Vice President – Mayoral

Terry Middleton, Secretary – Mayoral

Jason Applegate – Common Council

Jennie Collier – Common Council

Elaine Murphy – School Board (non-voting)



New Albany TIF Areas

TIF FUND NAME	ESTABLISHED	EXPIRES
Grant Line RD Industrial Park	1989	2036
Amended Area #1	1999	2029
Amended Area #2	2001	2031
Park East Industrial Park	1994	2036
Amended Area #1	2008	2038
Amended Area #2	2016	2041
State Street	1993	2036
Amended Area #1	2001	2031
Amended Area #2	2006	2036
Amended Area #3	2008	2038



New Albany TIF Areas

TIF FUND NAME	ESTABLISHMENT	EXPIRES
State Street Parking Garage	1996	2026
Amended Area #1	2002	2032
Amended Area #2	2008	2038
Charlestown RD*	2000	2030
Amended Area #1	2005	2035
Amended Area #2	2008	2038
Old Monon	2003	2033
Amended #1	2008	2038
Loop Island	2008	2038

*Does not include Charlestown RD TIF Amendment in November of 2020



Past TIF Projects

2013 Parks Bond



Photo courtesy of CityofNewAlbany.com



Photo courtesy of GoSoln.com



Past TIF Projects

2013 Firehouse Loan





Past TIF Projects

Coyle Project “The Breakwater” - Bond

Public Private Partnership with Flaherty Collins





Past TIF Projects

Purdue Research Park – American Health Network / Optum

Public Private Partnership with Shireman Construction





Past TIF Projects

New Albany High School – Health and Wellness Program (Partnership via IC 36-7-25-7)





Past TIF Projects

Road and Infrastructure Projects (examples, not full project list)

- Daisy LN Extension
 - Grant Line RD Sight Distance Correction (Blackberry Ridge)
 - Grant Line RD South
 - Mainstreet Improvement (Vincennes to E 5th)
 - McDonald LN
- Mt. Tabor Phase 1
 - Reas LN Phase 1 and 2
 - Slate Run RD Phase 1
 - State Street Signal Coordination
 - Two-Way Street Conversion



Past TIF Projects

Colonial Manor Improvements

Public Private Partnership with Brian Forrest and Hoagland Commercial Realtors





Past TIF Projects

LANCASTER LOFTS

Public private partnership with Lancaster Lofts LLC



LOFTS ON 3RD

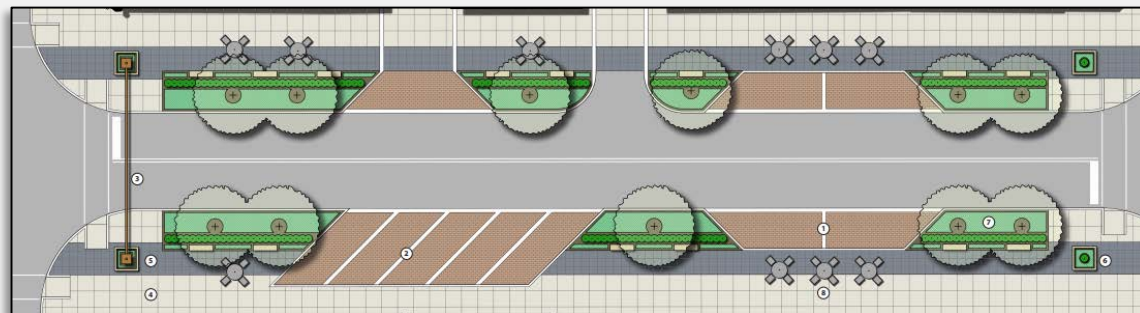
Public private partnership with Form G Companies Land Development





Current TIF Projects (in-progress 2021)

E Main Street Improvements (E 5th – State St) - Design



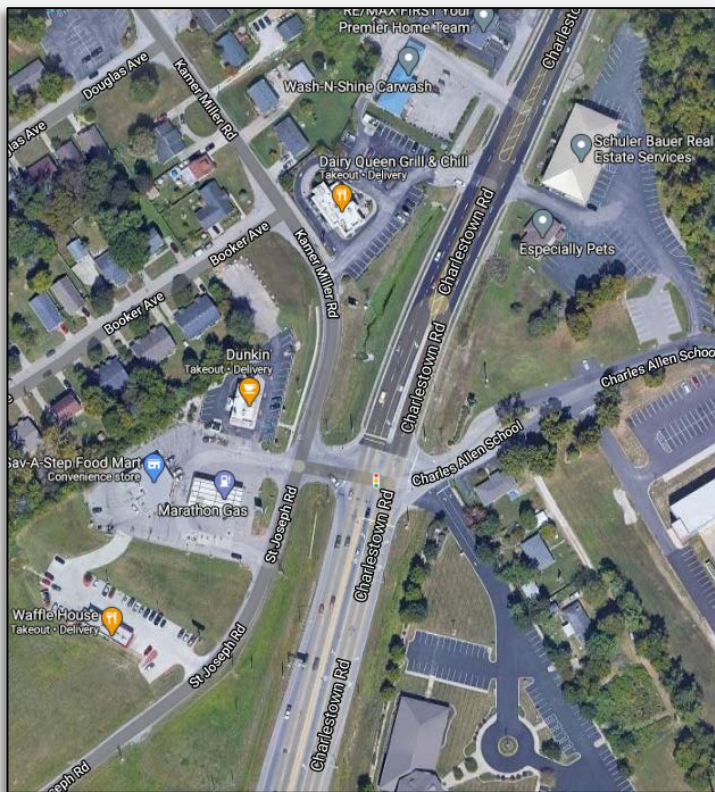
Schell LN sidewalks





Current TIF Projects (in-progress 2021)

Kamer Miller / St. Joseph RD / Charlestown RD Intersection – Design



NEW ALBANY HIGH SCHOOL MEDIA EQUIPMENT UPGRADES





Current TIF Projects (in-progress 2021)

Workforce Development – IQ Pack

Workforce Development - VSimple





Future TIF Projects

- E. Main Street Improvements (E. 5th – State ST) – Construction
- Kamer Miller / St. Joe - Construction
- Mt. Tabor Road Phase 2 – Design and Construction
- Slate Run Road Phase 2 – Design and Construction
- New Firehouse

All “Future TIF Projects” listed are subject to change pending funding and priority. List does not include all potential upcoming activity.



2020 TIF Financials Recap

TIF Name	Cash on Hand (EOY 2019)	2020 Revenues	2020 Expenditures	Cash on Hand (EOY 2020)
Grant Line RD	\$752,779.90	\$835,042.46	\$1,111,689.19	\$477,733.24
Park East	\$1,291,358.97	\$1,159,084.73	\$1,400,075.98	\$1,052,919.12
State Street	\$1,236,259.39	\$1,381,816.23	\$1,824,707.47	\$795,035.53
State Street Garage	\$579,407.79	\$650,686.15	\$874,823.51	\$356,173.23
Charlestown RD	\$5,328,497.27	\$2,373,393.07	\$4,925,523.29	\$2,791,611.84
Old Monon	\$348,840.10	\$318,595.71	\$438,633.08	\$229,487.54
Loop Island	\$36,452.27	\$0	\$19,401.77	\$17,075.09



2021 TIF Financials (Projected)

TIF Name	Cash on Hand (EOY 2020)	2021 Est. Revenues	2021 Est. Expenditures	Est. Cash on Hand (EOY 2021)
Grant Line RD	\$477,733.24	\$986,269	\$927,529.98	\$536,472.26
Park East	\$1,052,919.12	\$1,054,372	\$1,526,189.79	\$581,101.33
State Street	\$795,035.53	\$1,381,135	\$1,504,087.97	\$672,082.56
State Street Garage	\$356,173.23	\$932,309	\$457,126.79	\$831,355.44
Charlestown RD	\$2,791,611.84	\$2,284,039	\$3,758,583.71	\$1,317,067.13
Old Monon	\$229,487.54	\$473,423	\$443,745.61	\$259,164.93
Loop Island	\$17,075.09	\$1080	\$18,045.34	\$109.75



Overall TIF Impacts (2019-2021)

Economic Development Projects

- Optum / American Health Network
 - 54+ jobs at an average salary of \$67,384.86 per year
 - \$10+ million in private investment
- Colonial Manor Improvements*
 - 170+ jobs at an average salary of \$45,000 per year
 - \$6+ million in private investment

Workforce Development

- IQ Pack Training Grant
 - 55+ jobs at an average salary of \$83,000 per year
 - \$1.5+ million in private investment
- V Simple Training Grant
 - 70+ jobs at an average salary of \$75,340 per year
 - \$1+ million in private investment

Educational Programing

- NAHS Health and Wellness Program
- NAHS Media Equipment



Overall TIF Impacts (2019-2021)

Housing Projects

- Lancaster Lofts*
 - 55 multi-family units on Vincennes ST
 - \$7+ million in private investment
- Lofts on 3rd (Centenary Church)
 - 55 multi-family units on Spring ST
 - \$4+ million in private investment
- “Steinert’s” Apartment Project*
 - 24 multi-family units on Charlestown RD
 - \$3+ million in private investment
- Vincennes Street Townhomes*
 - 7 owner-occupied townhomes on Vincennes Street
 - \$900,000+ in private investment
- 2202 E Spring St*
 - 3-4 new owner occupied homes on former BP site on E. Spring St.
- Pickets on 7th
 - 3 new owner occupied homes on W. 7th ST and W. Market ST
 - \$400,000+ in private investment



Overall TIF Impacts (2019-2021)

Infrastructure

- 3 major road improvement projects (Mt. Tabor, Slate Run, Grant Line RD)
- Industrial Park Paving
- Traffic Safety Projects (Grant Line RD Sight Distance Correction, Green Valley RD Crosswalks)
- Traffic Flow Projects (State Street Signal Coordination)
- Sidewalk Projects (Shell LN)