

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 9, 2021 at 2:30 p.m., virtually, through Zoom.com.

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

Commission Members Absent:

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

Others Present: Nick Lawrence, The Wheatley Group, LLC  
Linda Moeller, City Controller  
Bob Stein, United Consulting  
Daniel Suddeath, News and Tribune

The President called the meeting to order at 2:32 PM. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the January 26, 2021 meeting. The President asked if there were any necessary additions or modifications. Mr. Dickey motioned to approve the January 26, 2021 minutes. Mr. Middleton seconded and the motion carried 5-0.

The second item of business was the **Comments from the Public**. The President allowed time for the public to comment. The President noted that there were no comments.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **Fiscal Year (FY) 21 Community Development Block Grant Program Citizen Participation Plan**. The Director explained that the Citizen Participation Plan included the dates for public information meetings and public hearings, included the meeting on February 23, 2021, which will be a public hearing to accept input into the development of the FY21 One-Year Action Plan. The Director clarified that this was separate from the CARES Act funding and from the amendment to the 2020 plan. The Director added that this will start next year's CDBG plan and is based on plans from previous years. The President asked if the Commission needed to authorize the dates in the Citizen Participation Plan. The Director responded that the dates follow strict HUD guidelines, so approval today would keep the plan moving forward. The President read through the key dates, including publication, distribution, public hearings, comment period commencement and conclusion, adoption, and submission

to HUD. Mrs. Collier motioned to approve the Fiscal Year (FY) 21 Community Development Block Grant Program Citizen Participation Plan. Mr. Applegate seconded and the motion carried 5-0.

The second item of New Business was the **Letter of Engagement – Wheatley Group**. The Director explained that the letter of engagement is for professional consulting services with The Wheatley Group. Services would include on-demand analysis of current or potential projects and prospects as well as analysis, research and administrative support on a project-by-project basis, for special programs or initiatives as requested by the Economic Development and Redevelopment staff. The President asked if the services are for one year. The Director responded that it was. Mr. Dickey stated that he had no issue with the letter of engagement and that it was standard for this type of work. Mr. Dickey motioned to approve the Letter of Engagement – Wheatley Group with a maximum budget of \$50,000. Mr. Middleton seconded and the motion carried 5-0.

The third item of New Business was the **Claims Worksheet** dated 2/1/2021. The President stated that staff was available to answer any questions or concerns. The Director noted the contribution to Colonial Manor in the amount of \$1,000,000. He stated that this project is looking good so far and is an improvement for the corridor and surrounding neighborhood. Mr. Applegate noted a reimbursement to the NIC for postage. Mr. Applegate wanted to make sure that resources are being leveraged for staff members, especially those that are working from home. The Director noted that this was for a grant application that had to be sent express mail, but agreed that as staff continues to work remotely, we need to make sure that staff are reimbursed for work related expenses. The President agreed that the staff should be compensated for any work related expenses, especially when working from home. Mr. Applegate motioned to approve the Claims Worksheet dated 2/1/2021 in the amount of \$1,896,500.64. Mrs. Collier seconded and the motion carried 5-0.

#### Other Business:

The first item of Other Business was the disposal of **Parcel Number 22-05-03-400-179.000-008**. The Director stated this is a 17 foot wide parcel located between 1306 and 1310 State Street. He asked for approval to move forward with the disposal process. The Director added that notification of sale will be published in the newspaper with bids to be opened at either the March 9, 2021 or March 23, 2021 meeting. Mr. Middleton asked if the abutting land owners will be notified. The President added that due to the size of the lot, one of the neighbors might be interested and asked the Director to make sure that the neighbors were made aware. The Director stated that he would and added that the bid will go to the highest bidder, however if there is a tie, then preference will be given to the abutting land owner. Mr. Dickey noted that due to the size of the lot, there is not room for any major development. Mr. Dickey motioned to approve the disposal of parcel number 22-05-03-400-179.000-008. Mr. Applegate seconded and the motion carried 5-0.

The second item of Other Business was a discussion regarding the removal of blighted buildings. Mr. Applegate noted a building that had been demolished on Monroe Street, he added that it looked much safer and cleaned up the neighborhood. He asked if there were any structures owned by the Redevelopment Commission that may need to be looked at for demolition in the future. The Director responded that this demolition was handled by the Building Department and was not an effort of the Redevelopment office and that he would look into a list of structures. Mr. Middleton asked about 915 Pearl Street. The Director responded that this property recently sold at tax sale and is under new

ownership and hopes that they will move forward with renovations. He added that the Building Department is aware of the condition of the building. Mr. Middleton noted the demolition at Spring Street and Scribner Drive. The Director responded that it was a private deal.

The third item of Other Business was the President's request for a barricade or sidewalk around the two properties on Charlestown Road next to the old Steinert's. He suggested a barricade or sidewalk to prevent cars from driving through the property. The Director stated that this may be due to open construction as to why the curb is not closed. The President noted that the property has been seeded, so to protect it from damage, cars need to be prevented from entering the property. Mr. Applegate suggested a temporary fence with stakes in the ground and plastic to stretch across the perimeter of the property. The Director stated that he would take a look at the property and plan to smooth the sod in the spring.

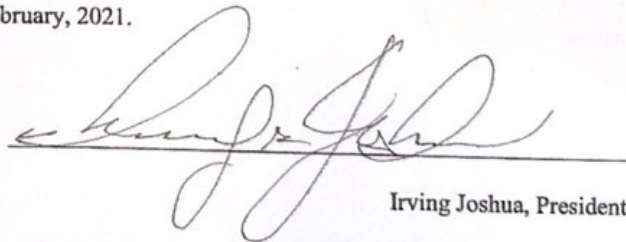
The fourth item of Other Business was the President's inquiry into the new businesses in New Albany. The Director responded that Monnik Brewing recently opened on Bank Street and Agave and Rye is opening next week. The Director noted that despite the pandemic, they are still seeing new groups come in to the city. He added that attracting new business shows that there is momentum in New Albany and it is encouraging as we move forward through the pandemic.

The fifth item of Other Business was an update from Elaine Murphy, School Board Advisory Member. She stated that they had a school board meeting last night and hired Dr. Kyle Lanoue as Prosser's CTE Program Director. Ms. Murphy added that there are several open positions for instructional assistants and cafeteria workers posted on the NAFCS website.

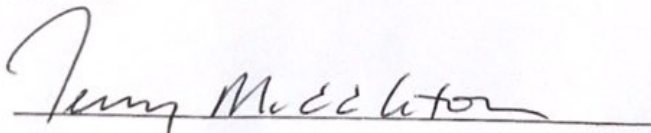
The sixth item of Other Business was the President's question to Ms. Murphy about the relationship that businesses in New Albany have with NAFCS to develop potential employees and provide internships to students. The President pointed to the recent agreement with IQ Pack as an example of a business that would be beneficial to partner. Ms. Murphy noted the offerings at Prosser and the proximity to IQ Pack would be convenient for Prosser students. She stated that she would look into this and notify Dr. Lanoue.

There being no other business, the meeting was adjourned at 2:56 PM.

Approved and Adopted this 23rd day of February, 2021.

  
Irving Joshua, President

ATTEST:

  
Terry Middleton, Secretary