

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 26 2019 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
Terry Middleton
Scott Stewart
Elaine Murphy, School Board Advisory Member

Commission Members Absent: None

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Cyndi Krauss, Financial Compliance Manager (FCM)
John Rosenbarger, Public Works Project Supervisor (PWPS)

Others Present: Mark Albers, VS Engineering
Trent Baker, TJB Consulting
Bob Ceaser, City Council
Sam Charbonneau
Wes Christmas, Clark Dietz
Coach Steve Cooley, New Albany High School
Shane Gibson, Corporate Counsel
Jorge Lanz, Jacobi, Toombs and Lanz
Linda Moeller, City Controller
Chris Morris, News and Tribune
Bob Stein, United Consulting
Don Unruh, New Albany High School Assistant Principal Athletics
WDRB
Scott Wood, Director of Plan Commission
Beau Zoeller, Frost Brown Todd

The President called the meeting to order at 2:30 p.m. Roll was called.

The first item of business was the **Approval of the Minutes from the February 12, 2019 meeting**. Mr. Barksdale motioned to approve the February 12, 2019 minutes. Mr. Stewart seconded and the motion carried 5-0.

The second item of business was the **Comments from the Public**. Sam Charbonneau stated that he is representing the youth of New Albany. He explained that the City has a number of disadvantaged youth that are unable to pay to be members of a gym and the utilization of the weight lifting facility at New Albany High School is the only avenue that they have. Mr. Charbonneau expressed his support for the **New Albany High School Health and Wellness Education Program**.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **Claims Worksheet dated 2/25/2019**. Mr. Dickey motioned to approve the Claims Worksheet in the amount of \$122,036.69 dated 2/25/2019. Mr. Middleton seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was the **New Albany High School Health and Wellness Education Program**. The Director stated this is for the students to learn various weightlifting and health and wellness techniques to help increase their quality of life. He stated that Beau Zoeller of Frost Brown Todd is present to answer any legal questions. The Director stated that the \$100,000 in allocation funding would fall under the clause in TIF spending that states that up to 15% can be spent on educational programs. He stated that the commission was given an updated TIF finance sheet and an email stating that the \$100,000 allocation will have no impact on current or future projects out of those TIFs, from Herschel Frierson of Crowe financial advisors. Mr. Stewart stated that he does have an issue with the TIF funds in this realm because the school system has a substantial budget and that he would like to better understand the opportunity costs.

The President stated that part of the role of Redevelopment is to develop all aspects of community and especially for those that might be more disadvantaged and not have exposure to activities like this. He stated that health impacts not only the individual, but the entire community, and that this has the potential to improve the students at New Albany High School. The President stated that he mentors a young man with significant weight and self-esteem issues which also translated in to poor academic performance. He stated that the student enrolled in the weightlifting program at Seneca High School and his self-esteem and academic performance have greatly improved, he stated that he knows that is not going to happen for everyone, but he thinks that we need to understand that when we provide educational opportunities to low income students that they normally wouldn't have, it really does impact positively, not only on the student but also to improve New Albany as a community.

The President invited Mr. Unruh to give the scope of the student population that would be impacted. Mr. Unruh stated that this facility and programming would not just be an extracurricular for the athletes, but also for students, as a part of the curriculum, in bringing Coach Cooley on as a teacher and a weight room instructor. He stated that this opens up facilities to all of the NAHS students both as a classroom student and as an athlete and that Mr. Cooley has expanded this program to the extent that the equipment can no longer meet the needs of all of the students. Mr. Cooley stated that they are there at 6:30 AM and that the weight room is used until 8:00 PM. He spoke to the quality of the current equipment, which he stated is at least 15 years old and dilapidated. He stated that they are here today for the safety of the kids and the health and wellness for current and future students of New Albany High School, because many of these kids do not have the funds to pay for a gym membership. He stated that they currently do not have a lot of machines for the students to use unless they are powerlifting. He explained that majority of this grant would go towards equipment that special needs kids could use as well.

The Director stated that there is a letter of support from Dr. Michelle Ginkins, the principal of New Albany High School and also a curriculum provided and asked Coach Cooley to speak to that. Coach Cooley explained that they have 5 sections of 35-45 students that are open to all students. Mr. Stewart asked if they had a chance to go before the school board or the educational foundation to ask for funding. The Director stated that this will go before the school board on March 11th pending approval today of the Resolution and Project Agreement. Coach Cooley stated that he has spent the past year and a half requesting funding, including writing grants. Mr. Dickey complimented Coach Cooley and Mr. Unruh for putting something together that will benefit the community. He stated that over the last several years, they have had conversations about how TIF districts do impact the schools and that they want to make sure that the TIF districts are impacting the community and are redeveloping the blighted areas. He stated that this is a relatively small investment and an opportunity that helps the school corporation in a very defined way so that they can see what the outcomes are, and it allows them to impact lives in a meaningful way, in this case being directed towards wellness and physical fitness, which otherwise could go unserved for these children. Ms. Murphy stated that school sports have gotten to be more of a money issue with students and that those students that can afford year round, travel teams have an advantage. She stated that children in poverty are more at risk because they don't have that advantage and that she sees this as an opportunity for the students in poverty to level the playing field and give them an opportunity to hone their skills. Mr. Barksdale stated that he agrees with the need for the program but his concern is with some recent emergency road issues. He stated that he doesn't know where those funds are going to come from, so the funding issue is his major concern. Corporate Counsel explained that the Sewer line issue in the alley off of Vincennes Street, will be covered by the Sewer Department and that the repairs to Old Vincennes Road is outside of the TIF district, so TIF funds are not permissible uses to do a road project on Old Vincennes Road. He stated that the funding for those will probably come from EDIT, Riverboat, or Rainy Day. Mr. Stewart asked if there is a need to take a step back and look at TIF spending to come up with a strategy to use TIF to support the schools to be the best that they can be. The President responded that this agreement would represent more of a direct support but that Redevelopment has positively impacted not only the City, but also the school corporation by improvements to housing, bringing in businesses that provide jobs for individuals of all income levels, street improvements, and provided infrastructure that directly impacts school projects. Mr. Dickey motioned to approve the New Albany High School Health and Wellness Education Program in the amount of \$100,000 subject to legal review. Mr. Middleton seconded and the motion carried 3-2.

The second item of Other Business was the **Grant Line Road/Mure de Ronce Drive Line-of-Sight and Safety Improvements Design Contract for Clark Dietz**. The Director stated that the hill on Grant Line Road creates a blind spot and a danger especially during school hours. He stated that the contract is with Clark Dietz to design the new scope on the hill, basically to shave the hill down and asked Wes Christmas to answer any questions that the commission may have. Mr. Christmas explained that they are going to be lowering the profile grade of the roadway by 3 feet, which is a substantial amount, so there will be reworking and some adjustments of approaches for driveways and streets. Mr. Dickey noted the maintenance of traffic would need to be a key consideration. The commission suggested that this be a summer project. Mr. Christmas stated that the timing needed on their end to get the plan properly developed, the schedule has the plans to be completed in July, which wouldn't coincide with construction being during the summer. Mr. Stewart motioned to approve the Grant Line Road/Mure de Ronce Drive

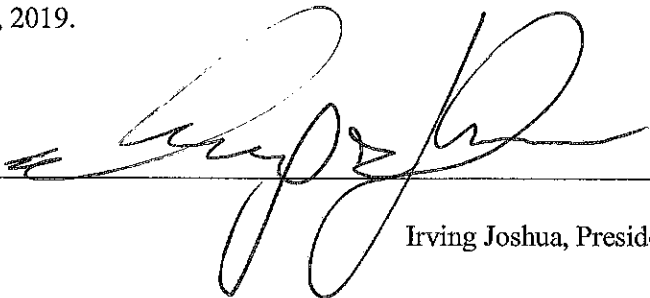
Line-of-Sight and Safety Improvements Design Contract with Clark Dietz in the amount of \$89,800. Mr. Dickey seconded and the motion carried 5-0.

The third item of Other Business was the **Grant Line Road to East 4th Street Fee Proposal**. The Director explained that the overall goal of this is to create a better throughway from the Charlestown Road/Grant Line Road/North Y area to Downtown by going in-between the cemetery and the Padgett site. He passed out a sketch of what the project might look like. Mr. Albers of VS Engineering, stated that this project will apply the complete streets policy to build a complete streets corridor. He stated that this can be community driven, going by the budget, you can determine what you want that complete street to look like. He stated that the engineering report can certainly look at those things as well. Mr. Barksdale asked if they could be given options. Mr. Albers explained that the corridor is defined in terms of location, but not necessarily width, so a discussion can be what amenities the City would want to include. He stated that this proposal today is just focusing on the corridor itself, some sidewalk amenities to that corridor, and seeing if it a feasible corridor in the viewpoint of trying to increase connectivity and provide a more direct route to downtown. Mr. Dickey asked Mr. Albers to take into consideration the cemetery and the distance of the graves from the roadway. Mr. Barksdale noted that the Board of Works may need to restrict truck usage of this road since this will pass Padgett. Mr. Dickey motioned to approve the Grant Line Road to East 4th Street Fee Proposal with VS Engineering in the amount of \$72,300.00. Mr. Barksdale seconded and the motion carried 5-0.

The fourth item of Other Business was the **Allocation for Industrial Park Paving**. The Director explained that this would be a paving allocation that would be paid out of the Park East TIF. He stated that the FCM has confirmed that there is enough in the TIF to cover this allocation. Mr. Dickey noted that we need to be aware of the competition surrounding us and need to make sure that we have good roads to access the Industrial Park. Mr. Barksdale motioned to approve the Allocation for Industrial Park Paving in the amount of \$1,019,031. Mr. Dickey seconded and the motion carried 5-0.

There being no other business, the meeting was adjourned at 3:27 PM.

Approved and Adopted this 12th day of March, 2019.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary

David Barksdale, Secretary