

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held following a Public Hearing on Tuesday, March 13, 2018 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

Commission Members Present: Irving Joshua, President
David Barksdale, Secretary
Adam Dickey, Vice President
Terry Middleton
Scott Stewart
Jan Anderson, School Board Advisory Member

Staff Members Present: Shane Gibson, Corporate Counsel
Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Assistant (NIA)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Trent Baker, TJB Consulting
Denise Barber, New Albany Floyd County School Corporation
Deb Bulleit, Freedom 101
Meredith Clipp-Rodriguez, YMCA of Greater Louisville
Lisa Donohue, New Albany Housing Authority
Tonya Fischer, Manager, NAUEA
John Hawkins, E. Main St.
Lucy Koesters, LifeSpan Resources
Michael Kolodziej, LifeSpan Resources
Linda Moeller, Controller
Max Monahan, New Directions Housing Corporation
Linda Reynolds, Hope Southern Indiana
George Sanders, New Directions Housing Corporation
Jim Silliman, Jacobi, Toombs, & Lanz, Inc.
Bob Stein, United Consulting
Larry Summers, City Engineer
Anna Weisbach, BreakAway House
Kathy Wilkerson, New Albany Parks Recreation Director

The President called the meeting to order at 2:31 p.m. Roll was called. The President welcomed the newest member, Scott Stewart, and the new Redevelopment Director, Josh Staten.

The President opened the **Public Hearing for the Community Development Block Grant Fiscal Year 2018 One-Year Action Plan.**

Kathy Wilkerson presented for New Albany Parks and Recreation on behalf of the **Youth Enrichment Program**. The Parks Department provides four year-round after school centers and a comprehensive summer program for disadvantaged innercity youth. With the support of parents and community volunteers, Youth Enrichment Program has become an endless resource for learning and motivating

youngsters to do what is right. The Youth Enrichment Program serviced 338 unduplicated, registered youth who participate year round in a variety of programs during Fiscal Year 2017. The Youth Enrichment Programs anticipates serving approximately 400 unduplicated youths in Fiscal Year 2018. The Youth Enrichment Program is requesting \$30,000 for Fiscal Year 2018.

Denise Barber presented for New Albany Floyd County School Corporation on behalf of the **Building Assets** Program. The YMCA of Greater Louisville, Our Place Drug and Alcohol Prevention and Open Door Youth Services have provided support for working families who struggle to afford after school child care. These programs are beneficial to inner city children and families in critical ways to increase exposure of youth to caring adults and positive role models while building developmental assets among youth making it less likely that they will engage in dangerous behaviors, by providing safe, basic recreational opportunities to youth from low-income neighborhoods, and promoting bonding of youth to their local neighborhood and community and is an important crime prevention/gang prevention strategy. Funding for Fiscal Year 2017 allowed The Building Assets Program to service 197 unduplicated youth. Mrs. Barber explained that New Albany Floyd County Schools did not receive the 21st Century Community Learning Centers grant for after school programs that allowed for even more exposure to academic and experiential activities for our youth. The continuation of the Building Assets Program is paramount to giving our youth the support needed through after school programming. The Building Assets Program anticipates serving 266 unduplicated youth in Fiscal Year 2018. The Building Assets Program is requesting \$28,540 for Fiscal Year 2018.

Max Monahan presented for New Directions Housing Corporation on behalf of the **Repair Affair** Program. The Repair Affair Program is a volunteer-driven program that assists low-income elderly and disabled homeowners with repairs to their home. For most homeowners, their house is their most valuable asset and due to inability to afford repairs, they are experiencing declining values. Repair Affair focuses on improving the safety, accessibility and weatherization of the home. Typical repairs include exterior paint, yard work, installation of grab bars & handrails, repair of doors, installation of deadbolt locks, minor plumbing and electrical repairs. The Repair Affair program serviced 23 homeowners in Fiscal Year 2016 (the event for Fiscal Year 2017 will take place in the spring of 2018). The Repair Affair anticipates serving 28 unduplicated home-owners in New Albany. The Repair Affair program requests \$15,000 for Fiscal Year 2018.

Lucy Koesters presented for LifeSpan Resources on behalf of the **New Albany Rides** Program. The New Albany Rides Program plans to expand social transportation service for New Albany residents who are age 60+ or who are individuals with disabilities. This program will provide transportation to life-enhancing locations such as grocery stores, pharmacies, government buildings, senior centers, congregate nutrition centers, or to social programs offered at the library, through New Albany Parks, the YMCA or other organizations in the New Albany area. New Albany Rides served 116 New Albany residents for medical trips only in 2017. New Albany Rides anticipates serving 220 New Albany residents for medical trips and social transportation in Fiscal Year 2018. New Albany Rides is requesting \$5,000 for Fiscal Year 2018.

Deb Bulleit presented for Harrison Education Literacy Group on behalf of the **Freedom 101** Program. The Freedom 101: Dealing with Confinement Program is a 4-day seminar (approximately 25 hours + up to 5 Follow-Ups) that uses experiential exercises, as well as mindfulness introduction, ironic humor and

modern music to help students finally “get” why they do what they do and how to realize the power in choices they have – to make a difference in their own lives, as well as in the world. Facilitators and trained volunteer assistants guide inmates through the process of facing and forgiving the past, taking responsibility for their decisions, and developing a plan that will help them re-integrate into a non-criminal environment. The Freedom 101 Program serviced 172 unduplicated New Albany residents in Fiscal Year 2017. The Freedom 101 Program anticipates serving 210 residents in Fiscal Year 2018. The Freedom 101 Program is requesting \$12,000 for Fiscal Year 2018.

Anna Wisebach noted that she was unaware of the application process and will get in contact with staff to get the necessary paperwork to submit at a later date. She would like to create a **community garden** for the residents of the BreakAway women’s recovery home.

Linda Reynolds presented for Hope Southern Indiana on behalf of the **Pack the Bus** and **Clothe A Teen** Programs. The objective of the **Pack the Bus** Program is to provide basic school supplies for elementary and middle school children in the New Albany-Floyd County school system who will be eligible for the federal free lunch program. According to publicschoolreview.com, there are currently approximately 3,090 students in the NA-FC elementary and middle schools who are eligible for the free lunch program. Pack the Bus Program’s goal is to partner with the churches, businesses and individuals in the community to provide backpacks (if needed) and basic school supplies for as many of these children as possible. In Fiscal Year 2017, Pack the Bus served 2,035 unduplicated New Albany Residents. Pack the Bus anticipates serving 3,000 + residents in Fiscal Year 2018. Pack the Bus is requesting \$6,000 for Fiscal Year 2018. The objective of the **Clothe A Teen** program is to provide New Albany-Floyd County school system middle and high school students in need of new back-to-school clothing. Students are referred by teachers, school administrators or social service case workers; and students that enroll in the program each receive a \$75 voucher to purchase school-appropriate clothing (as defined by the NA-FC school system) in a special “shopping trip” at a local department store. In Fiscal Year 2017, Clothe A Teen serviced 195 students and anticipates serving 210 students in Fiscal Year 2018. The Clothe A Teen program requested \$4,000 for Fiscal Year 2018.

The President closed the Public Hearing.

The second item of business was the **Approval of the Minutes from the February 13, 2018 Meeting**. Mr. Barksdale motioned to approve the Minutes from the February 13, 2018 Meeting. Mr. Middleton seconded and the motion carried 5-0.

The third item of business was **Comments from the Public**. John Hawkins stated that his home is an historic property located on E. Main St., across from the vacant lot next to the M.Fine Building. He is concerned about the demolition that will take place at the vacant lot and the impact it may have on his home. Mr. Hawkins made an inquiry into how this demolition will be conducted. He asked that the demolition be conducted in a manner that will not create excessive vibrations, that they implement vibration monitoring techniques, and wanted to know if any of their demolition techniques will have any effect on his home. Mr. Hawkins mentioned his previous request for Corporate Counsel to contact the developer regarding late working hours. Corporate Counsel stated that he can ask that the contractor doing the demolition to use normal demolition tactics that are needed in a residential area. Corporate Counsel asked Mr. Hawkins if there has been another incident of late working hours since their discussion

at the previous New Albany Redevelopment Commission meeting. Mr. Hawkins confirmed that there has not been another instance since their discussion at the January 9th meeting. Mr. Hawkins asked if there was another instance, how should he go about filing a complaint. Corporate Counsel responded that he should directly contact the Director or himself.

Old Business:

The first item of Old Business was the **State St. Green Valley Detention Basin ROW Parcels**. Corporate Counsel explained that this is an updated list to the one that was approved at the February 13th meeting. He explained that this lists includes a few negotiations that were left off of the previous list. These are the final numbers. The PFS confirmed that these are the final numbers for these parcels. Mr. Barksdale motioned to approve the State St. Green Valley Detention Basin ROW Parcels. Mr. Stewart seconded and the motion carried 5-0.

New Business:

The first item of New Business was the **Claims Worksheet dated February 14, 2018 to March 13, 2018**. Mr. Barksdale noted the \$23,985 amount to St. Mark's United Church and explained that this was the City Façade Grant final reimbursement. Mr. Middleton asked about the Riverside Parking Management Settlement for January 2018 in the amount of \$33. The FCM responded that amount is the settlement owed to them for management (above what they collected). Mr. Middleton asked about the Security Pros 1 month service agreement for March in the amount of \$114. The FCM explained that this a recurring monthly charge for the cameras on the garage. Mr. Barksdale requested to receive the Claims Worksheet at an earlier time rather than receiving the worksheet at the meeting. The FCM explained that she received them the day of the meeting because the controller requested to prepare the claims worksheet. Corporate Counsel explained that these are the actual checks that are going to be cut and that Cyndi still prepares the claim sheet that was used previously. Corporate Counsel suggested that this sheet be given to them with the understanding that is a draft and there may be some differences from Cyndi's sheet and the Controller's claims sheet. The green sheet provided at the meeting will be the one that will need to be approved. Mr. Middleton motioned to approve the Claims Worksheet dated February 14, 2018 to March 13, 2018. Mr. Dickey seconded and the motion carried 5-0.

The second item of New Business was the **Annual TIF Report for 2017**. The FCM explained that no action is required. This will be distributed to the council as soon as the parcel list is received. The President suggested a workshop to review the TIFs and how the commission have been utilizing them. Mr. Barksdale asked about the difference in salaries between Section B and Exhibit A, Section 1, Personal Services. The FCM explained that the difference is due to the salaries not all being paid out of the TIF.

Mr. Dickey exited the meeting at 3:34 pm.

The third item of New Business was the **HMB Agreement for Engineering Services – Kamer Miller Road Planning Project in the amount of \$24,928**. Corporate Counsel explained that this is for the redesign of the intersection at Charlestown Rd. and Kamer Miller Rd. Corporate Counsel explained that the goal with this intersection is to make it more customer and user friendly for potential businesses that may want to develop close to this location. The City Engineer stated that this intersection is a confusing,

backed-up intersection and this redesign is to make this intersection more functional, which in turn would make that area more viable for redevelopment purposes. Mr. Barksdale motioned to approve the HMB Agreement for Engineering Services – Kamer Miller Road Planning Project in the amount of \$24,928. Mr. Stewart seconded and the motion carried 5-0.

Mr. Dickey returned to the meeting at 3:38 pm.

The fourth item of New Business was the **INDOT Invoice Change Order 2-5, 8&9 on the Ohio River Greenway in the amount of \$38,836.66**. The City Engineer stated that this is for the Greenway portion most recently under construction from E. 18th St. to E. 8th St. where the new path and boardwalks are located. The President inquired if the Greenway was affected by the flood waters, to which the City Engineer explained that it was built to sustain flooding. Mr. Middleton asked when the bridge connecting to Clarksville will be constructed, to which the City Engineer replied that the bridge is a Town of Clarksville project and is anticipated to be completed this year. Mr. Stewart asked the City Engineer to explain how INDOT fits in to the Greenway project. The City Engineer explained that this was a CMAQ project, or a congestion mitigation project. By putting a path on the Greenway, we are taking people that would be on the roadways and putting them on pathways, which helps us alleviate congestion. Mr. Dickey asked about Change Order No. 8 for trash removal. The City Engineer explained that the City's dump used to be located at E. 18th Street, and a portion of the slope that goes right beside the path, got in to it a little bit, so they had to clear that trash out, it could not be reused for fill like it normally would be. Mr. Dickey motioned to approve the INDOT Invoice Change Order 2-5, 8&9 on the Ohio River Greenway in the amount of \$38,836.66. Mr. Middleton seconded and the motion carried 5-0.

The fifth item of New Business was the **Reas Lane Phase 2 Change Order No. 1 in the amount of \$22,828**. Jim Silliman, Jacobi, Toombs and Lanz, explained that he is working on the inspection team for the Reas Lane project. Mr. Silliman stated that the primary purpose of this change order is for cost related to change in pipe material, from circular to an elliptical pipe as a result from the existing sanitary sewer. He explained that they can't lower the sewer and there is a concrete cap over the top of it that was in conflict with the invert of the originally planned pipe. He explained that there are a few other small items; the J10 inlet and the trench drain, these are for a couple of water main conflicts. Mr. Barksdale motioned to approve the Reas Lane Phase 2 Change Order No. 1 in the amount of \$22,828. Mr. Middleton seconded and the motion carried 5-0.

The sixth item of New Business was the **HMI New Albany, Indiana – Hotel Market Study in the amount of \$9,750** and the **HMI New Albany, Indiana – Field Research Analysis Report – Hotel Market Study in the amount of \$5,650**. The Director explained that there are two (2) studies. One being a more comprehensive study for what Dora Hospitality group is looking for at a specific site and the other is a general survey for the rest of the city, to find other areas that might possibly be able to support a hotel. He explained that Dora Hospitality reached out to the City through Mike Kopp, a local realtor. They are looking at possibly bringing a hotel into New Albany, and they wanted to take a look at a market study first. They put the City in touch with HMI, who is a group that specializes in hospitality studies. Mr. Barksdale motioned to approve the HMI New Albany, Indiana – Hotel Market Study in the amount of \$9,750. Mr. Dickey seconded and the motion carried 5-0. Mr. Dickey motioned to approve the HMI New Albany, Indiana – Field Research Analysis Report – Hotel Market Study in the amount of \$5,650. Mr. Middleton seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was the **Nomination of Commission Members to meet with the Floyd County Redevelopment Commission**. Mr. Dickey and Mr. Barksdale nominated themselves to meet informally with the Floyd County Redevelopment Commission.

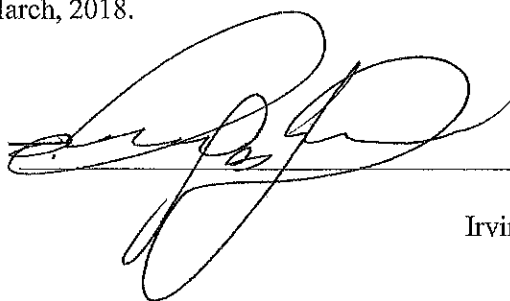
The second item of Other Business was Mr. Barksdale's inquiry into the **Adjustments of Manhole Covers**. The City Engineer stated that the paving contractor is going around and making the adjustments to the manholes from the list that was provided. Those are happening continuously over the next couple of months. The contractor is aware and is making those adjustments. Mr. Barksdale stated that he would like the record to show that he is very happy that these adjustments are being made.

The third item of Other Business was Mr. Barksdale's inquiry into the **Emergency Repair Program**. Mr. Barksdale explained that at the last City Council meeting, he provided an update to the council and there were a few questions that arose in regards to the Emergency Repair Program. One question from a council member was asking if there was a percent fee that New Directions Housing Corporation would charge the city for implementing this program. The FCM stated that we have a subrecipient agreement with New Directions Housing Corporation, and they have a budget, and their administrative and project delivery costs are at 18%, the maximum being 20%. Mr. Barksdale stated that another concern of the councilman was that the maximum of \$7,500 was not enough to cover all of these repairs. The FCM explained that when someone makes an application, they put all of their needs on the application. New Directions then decides if the applicant is income eligible, and this was the point at which the commission had it at the last meeting, to determine if she could become an applicant for the program. After that time, New Directions does an inspection to determine the top priority within the \$7,500 limit. The NIA noted that this applicant has also applied for the Repair Affair Program, which they can receive aid from as well.

The fourth item of Other Business was a request for comments from the New Albany Redevelopment Commission to be made to the Financial Compliance Manager regarding the **CDBG One Year Action Plan**.

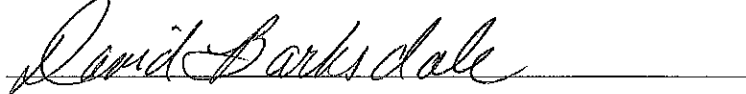
There being no other business, the meeting was adjourned at 4:00 PM.

Approved and Adopted this 27th day of March, 2018.



Irving Joshua, President

ATTEST:



David Barksdale, Secretary