

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held, on Tuesday, February 11, 2014, 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
John Gonder
Dan Coffey

Commission Members Absent: Edward Hancock, Secretary

Staff Members Present: John Rosenbarger, Public Works Project Supervisor (PWPS)
Cyndi Krauss, Financial/Compliance Manager (FCM)
Tonya Fischer, Economic Development Business Coordinator (EDBC)
Jessica Campbell, Public Facilities Specialist (PFS)
Trish Tobbe, Neighborhood Initiatives Assistant (NIA)

Others Present: Daniel Suddeth, News and Tribune
Robbie Norrington, AFL-CIO
Mark Casper, St. Elizabeth's Catholic Charities
Danielle Archer, St. Elizabeth's Catholic Charities
Lisa Donohue, New Albany Housing Authority
Amanda Schamel, New Albany Housing Authority
Tom Schellenberg, Jacobi, Toombs & Lanz

The President called the meeting to order at 2:35 p.m., and the roll was called. Mr. Hancock was absent.

The first item of business was the **Approval of the January 14, 2014, Regular Meeting Minutes**. Mr. Coffey made a motion to approve the minutes. The motion was seconded by Mr. Dickey and carried by a vote of 4-0.

The President opened to floor to **Comments from the Public** and noted there were none.

The next item of business was the **Examination of the Financial Report**. The FCM stated there was a correction to the line item "PC Home Center". The cost should read \$15.49, not \$15,349. This changed the total expenditures to \$98,032.99.

The President asked for a status update regarding the Murphy elevator in the parking garage. The FCM said that everything was in working order at this time. Mr. Dickey asked for information about the Floyd County Auditor Reimbursement. The FCM stated the Auditor's office over paid in the Spring Settlement. Mr. Coffey wanted to know if this was based on Redevelopment's records or the Auditor's and wanted to confirm that the office did its due diligence.

Mr. Coffey asked for a status of the Brownfields project. The PWPS stated about \$200,000-\$250,000 of work is in line to be undertaken, and the deadline for the project is next October. The amount budgeted for administration is almost completely used up. The main target of the project is the 18th Street Dump. The dump has been reviewed for more than a year. However, there is trouble getting approval from the EPA to move onto Phase II. The PWPS stated that a main issue for clearance was the depth of the steep, sloping sides. Mr. Coffey asked about security measures around the dump to keep people safe. The PWPS said there was a fence that can be circumvented laterally, but he would speak with Mickey Thompson about more fencing and warning signage.

The first item of new business was the **Authorization of the FY 2014 Community Development Block Grant Citizens Plan Dates for Publication**. The FCM stated the Citizens Plan was the first step in the annual planning

process. The Commissioners need to authorize the dates for the Citizens Plan in order to be published in the Tribune. Mr. Coffey made a motion to approve the provided dates. The motion was seconded by Mr. Gonder and carried by a vote of 4-0. Before the vote, the President stated he had no problems with the dates, but the Griffin Center listed on the document needs to be changed to its new name, the Kathleen Wilkerson Center.

The first item of other business was a **Progress Update on the Aquatic Center and Fire Station**. Mr. Dickey said that the fire station is slightly behind schedule due to the weather. The roofing materials require a certain temperature. The PWPS said he would have to ask the Director when he gets back about the status of the aquatic center. The FCM stated that all the property has been acquired for the aquatic center.

Mr. Coffey stated that one of the homeowners has been selling parts of one the Daisy Lane houses set to be demolished online. He wanted to know if this violated any agreements between the homeowner and the City. The President said the integrity of the building is a concern to prevent hazards causing the home to collapse. Mr. Dickey stated that the homes should be more secure and to watch carefully for vandalism. The President asked for a timeline regarding demolition. The PWPS stated he would pass the question along to the Director.

The next item of other business was the **Request for Funding for St. Elizabeth's Catholic Charities**. Mark Casper, St. Elizabeth's Catholic Charities stated the transitional housing program for young mothers has taken a permanent \$83,000 cut from HUD, effective this past November first, which equates to approximately \$7,000 a month. This program consists of seven mini-apartments that houses young mothers for up to two years. The apartments are always full, and there is always a waiting list. The program can provide services for seven mothers and seven to ten children. St. Elizabeth's is in the process of trying to replace the funding. This program exceeded the two outcome measures set by HUD. Mr. Casper stated that most of the women enter into public housing through the New Albany Housing Authority.

Mr. Casper stated that St. Elizabeth's purchased five units and is in the process of purchasing two more which will all be used for affordable housing. If the funding is not replaced, the program could be canceled. There are only eleven people working full time to run nine programs. St. Elizabeth's is restructuring some of their programs to find more funding, and they have contacted the Salvation Army for additional funds. Mr. Coffey stated he would like to support this program. For several years, the focus of Redevelopment has been on business and not enough on the people living in the community. There have been discussions about buying property on Charlestown Road; why not turn it into an accessible living community instead of another business.

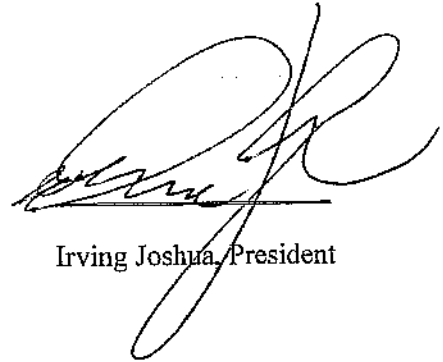
The President asked from where the money would come. The PWPS stated that CDBG funding could be possible for this upcoming fiscal year. It would fall under the "Public Service" title. The FCM said that only 15% of the entitlement can be used for Public Services, which is from where the afterschool, recidivism and repair programs receive funding until the contracts are expired on June 30th. Mr. Coffey stated that there are items that can be removed from the budget. Mr. Dickey asked what St. Elizabeth's long term plans are to handle the budget cut. Mr. Casper said that they raise about \$350,000 dollars a year, which will have to bump up to \$436,000. Over the next few years, St. Elizabeth's will focus on more affordable housing, and this help would be a bridge to get to that goal. The President suggested to possibly looking at rental management to generate revenue to put back into the program since St. Elizabeth's already has the experience of managing its own rental properties. Mr. Norrington, AFL-CIO asked if that would make St. Elizabeth's lose their not-for-profit status. The President stated that since the income would go back into St. Elizabeth's other programs and not be used as profit, they would not lose their status.

The President stated it is not a matter of disinterest, but rather a matter of finding the funding and the flexibility of that funding. Mr. Dickey suggested looking into using the Midtown NSP proceeds as funding for St. Elizabeth's.

There being no other business, the Mr. Dickey moved to adjourn the meeting. The motion was seconded by Mr. Coffey and carried by a vote of 4-0.

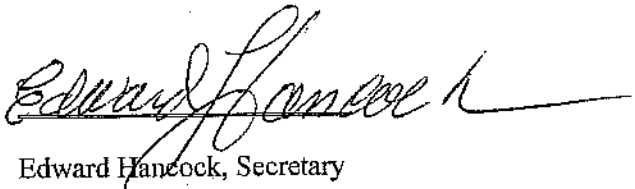
The meeting adjourned at 3:41 p.m.

Approved and Adopted this 11th day of March, 2014.

A handwritten signature in black ink, appearing to read 'Irving Joshua', written over a horizontal line.

Irving Joshua, President

ATTEST:

A handwritten signature in black ink, appearing to read 'Edward Hancock', written over a horizontal line.

Edward Hancock, Secretary