

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 12, 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
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: Matt Hall, One Southern Indiana
Doug Jones, IQPack
Linda Moeller, City Controller
John Moore, IQPack
Bob Stein, United Consulting
Daniel Suddeath, News and Tribune
Josh Turner, City Council 5th District

The President called the meeting to order at 2:31 PM. Roll was called. All members were present.

The first item of business was the **Election of Officers**. Mr. Dickey nominated Irving Joshua for President. There were no other nominations. Mr. Dickey motioned for Irving Joshua to continue as **President**. Mr. Middleton seconded and the motion carried 5-0. Mr. Middleton nominated Adam Dickey for Vice President. There were no other nominations. Mr. Middleton motioned for Adam Dickey to continue as **Vice President**. Mr. Applegate seconded and the motion carried 5-0. Mr. Dickey nominated Terry Middleton for Secretary. There were no other nominations. Mr. Dickey motioned for Terry Middleton to continue as **Secretary**. Mrs. Collier seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes** from the December 22, 2020 meeting. The President asked if there were any necessary additions or modifications. Mrs. Collier motioned to approve the December 22, 2020 minutes. Mr. Dickey seconded and the motion carried 5-0.

The third 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 **Training Grant Resolution – IQPack**. The Director explained that this resolution and three year agreement is for a training grant for IQPack, a tech firm inside the Purdue Research Park and would fund trainings for Floyd County residents hired. Matt Hall, One

Southern Indiana, explained that the jobs will pay more than \$80 an hour plus benefits, about four times the Floyd County average. Mr. Hall noted the innovative approach to incentivize the expansion with a training reimbursement. Mr. Hall stated that the Indiana Economic Development Corp. has offered up to \$1.5 million in conditional tax credits over the next decade for IQPack contingent upon hiring Hoosier workers. John Moore, IQPack, stated that they plan to hire 55 additional workers over the next 5 years and recently agreed to stay at the Purdue Research park with a one-year extension. Mr. Moore explained that the company creates efficiencies in supply chains by following a model that capitalizes on cutting-edge, agnostic packing solutions combined with proprietary business intelligence tools. Doug Jones, IQPack, stated that they plan to expand through a \$1.17 million project. Mr. Dickey noted that there were measures in the agreement to ensure that the Redevelopment Commission can get back its investment if IQPack doesn't live up to its end of the bargain, though he doesn't expect that to be an issue. Mr. Applegate asked IQPack to continue to stay in New Albany, suggesting the industrial park, when and if they outgrow their current location. Mrs. Collier asked how many new hires would be trained per year with the allocated amount. Mr. Jones responded that it would likely be used on one employee per year because these jobs require specialized skills. Mr. Dickey motioned to approve the Training Grant Resolution – IQ Pack not to exceed \$30,000 and such expenditures shall not exceed \$10,000 per calendar year. Mrs. Collier seconded and the motion carried 5-0.

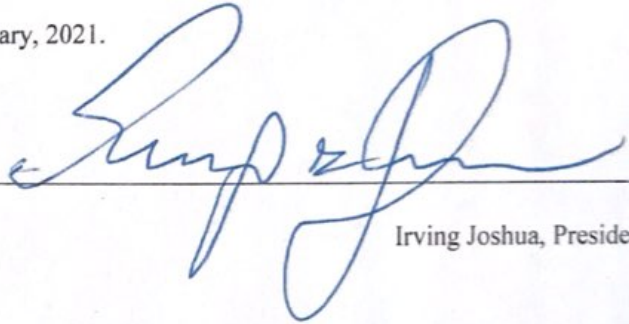
The second item of New Business was the **Reas Lane Stream Mitigation C.O. – Redwing Ecological Services, Inc.** The Director explained that the mitigation project consists of three parts, Joe Kraft Park, Binford Park, and an on-site ephemeral stream relocation adjacent to Barack Obama Way. He stated that mitigation monitoring for the project was initiated in 2015 and continued through 2019. This change order covers monitoring of the on-site stream relocation in 2020 through 2023, including monitoring visits, reporting, and coordination. It also includes basic monitoring of site integrity for the Joe Kraft Park and Binford Park site in 2020 through 2023 because the USACE and IDEM are expected to periodically confirm the stability of these sites following their sign-off from formal monitoring requirements. Mr. Dickey motioned to approve the Reas Lane Stream Mitigation C.O. – Redwing Ecological Services, Inc. in the amount of \$17,200, or \$4,300/year for four years. Mr. Middleton seconded and the motion carried 5-0.

The third item of New Business was the **Claims Worksheet** dated 1/4/2021. The President stated that staff was available to answer any questions or concerns. Mr. Dickey asked when the Fire House Loan Payment will drop off. Mr. Staten stated that he would find out and relay that information back to the Commission. Mr. Middleton asked about the payment to Centenary on Spring. The Director stated that this was the final payment, will be closed out and that this project is nearly completed. The Director stated that there is a high demand for residential housing in New Albany and that this project will bring new residents to New Albany. Mr. Applegate motioned to approve the Claims Worksheet dated 1/4/2021 in the amount of \$487,293.07. Mrs. Collier seconded and the motion carried 5-0.

Other Business:

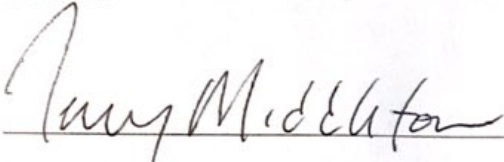
There being no other business, the meeting was adjourned at 3:06 PM.

Approved and Adopted this 26th day of January, 2021.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary