

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 25, 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: Shane Gibson, Corporate Counsel
Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Project Manager (PFPM)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)
Cyndi Krauss, Financial Compliance Manager

Others Present: Emily Essex, Dare to Care Food Bank
Angela Graf, Hope Southern Indiana
Greg Goodnight, Connecting Strategies LLC
John Kraft, MAC Construction & Excavating, Inc.
Linda Moeller, City Controller
Casey Nesmith, Our Place Drug & Alcohol Education Services Inc.
Jill Saegesser, The Wheatley Group
William Stauffer, Hoosier Action
Bob Stein, United Consulting
Daniel Suddeath, News and Tribune
Rick Williams

The President called the meeting to order at 2:30 PM. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the May 11, 2021 meeting. The President asked if there were any necessary additions or modifications. Mr. Dickey motioned to approve the **May 11, 2021 minutes**. Mrs. Collier seconded and the motion carried 5-0.

The second item of business was the **Comments from the Public**. William Stauffer introduced himself as the Community Organizer for Hoosier Action, a non-partisan group. Mr. Stauffer stated that Hoosier Action is interested in partnering with the Commission on gathering public input on the American Rescue Plan expenditures. Mr. Applegate suggested that if it would work for City Council, they are planning to hold public meetings and can find out how that is going to be organized. Mr. Dickey suggested that Mr. Stauffer get in contact with the Redevelopment Director to work on coordinating the public engagement piece. Mr. Dickey stated that the Director should be his point of contact, that Mr. Stauffer can put together a proposal and then they can move forward from there. The President stated that he has no problem with partnering on collecting community input. The President allowed time for additional comments. The President noted that there were no additional comments.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **CDBG FY2021 One-Year Action Plan – Revised per HUD Correction**. Corporate Counsel stated that the memo in the packet explained that since issuing the Fiscal Year 2021 allocation letters, the Office of Community Planning and Development discovered an error in the formula calculations for the Community Development Block Grant program and that an additional \$10,014 has been allocated. The FCM stated that for the second year that HUD has increased the allocation. She stated that this time it has been increased by \$10,014 and the revised budget summary includes the \$10,014 in the Sidewalk Improvement activity. Mr. Middleton motioned to approve the **CDBG FY2021 One-Year Action Plan – Revised per HUD Correction** in the amount of \$10,014. Mrs. Collier seconded and the motion carried 5-0.

The second item of New Business was the **OCRA CDBG Small Business Grant Program**. Corporate Counsel stated that Jill Saegesser was on the call to answer any questions today and will help to administer the program. He stated that they have \$250,000 for a small business grant program and that he is requesting approval of a timeframe to accept applications from June 1 to June 30, 2021. He added that they have the ability to fund a similar program through the ARPA funds and they can use this template, since the program will already be set up. Mr. Applegate noted that this program is for small businesses and asked about non-profits' eligibility if a similar program is funded with the ARPA funds. Corporate Counsel responded that this program will supply a good template for any potential programs in the future and will require a federal audit, going through OCRA and could potentially expand to include nonprofits. Mr. Middleton asked if the program covered small businesses only within a certain area. Ms. Saegesser responded that the boundaries are the City of New Albany limits. Corporate Counsel clarified that the funding for this program is not a part of the ARP funds and is through the CARES Act. Ms. Saegesser added that this round was the first time that entitlement cities, like New Albany, were able to apply. The President asked for the deadline on expenditures. Ms. Saegesser responded that the grant agreements came out on Friday and that they have one year to award, with the intent to get funds out as quickly as possible to assist businesses. Mr. Dickey stated that there are concerns about the federal program changing and that he would like to get this program up and running as quickly as possible. He added that if there are any needs or efficiencies to please let them know so they can be sure to address those quickly if necessary. Corporate Counsel stated that assuming that the Commission accepts this schedule, then after staff review, they can expect that first or second meeting of July for ultimate review of applications with about two months to get the money out to businesses. Ms. Saegesser added that during the in-between time, applications would be reviewed and that she would reach out to applicants for further clarifications as needed. The President asked about advertising for the program. Corporate Counsel responded that press releases would be sent to the media, Develop New Albany and One Southern Indiana would be contacted, and a post would be made on the City's webpage. The President asked what will happen if there are more applications than funds available. Corporate Counsel responded that this will be a good avenue to look at how effective the program is and that after this initial phase, or possibly during, additional funds may be allocated at that time. The President responded that he would prefer to forgo rejecting a small business if there are additional sources of support available. Mr. Applegate asked that

assuming they stick to the original plan, for the approximate timeframe for when the checks would be cut to small businesses and if the funds would be released immediately. Ms. Saegesser responded that once NARC decides which businesses will be awarded, OCRA will review as well. She stated that will take about two business days and pending their approval, they can request the funds electronically, which would take five to seven business days to get to the city. She said that they can expect mid-august at the latest to get money into peoples' hands. The President asked for clarification about the year time line, if that meant that NARC had a year to appropriate or if the organization had to spend the awarded amount within that timeframe. Ms. Saegesser responded that the year time line is just when they city has to spend the funds. Corporate Counsel added that the city is on a claims schedule, with generally two claims cycle per month and once they receive the funds from the State, they have the discretion to release those checks based on that schedule. Mr. Applegate motioned to approve the **OCRA CDBG Small Business Grant Program application period from June 1, 2021 to June 30, 2021**. Mr. Dickey seconded and the motion carried 5-0.

Corporate Counsel stated that there are four resolutions today for the **American Rescue Plan Act**.

The third item of New Business was **Resolution No. RC-02-21, Adoption Rules, Policies, and Internal Controls for Administering the American Rescue Plan Act**. Corporate Counsel stated that this resolution acknowledges and recognizes that the City of New Albany Redevelopment Commission has been tasked by the New Albany City Council with implementing programs and funds from the American Rescue Plan Act pursuant to the guidance and rules of the United States Treasury. He added that the resolution outlines policies and internal controls related to expenditures from the ARPA funds, that NARC will follow the internal control and policies adopted by the City of New Albany, and will enter into an agreement with any individual or entity receiving funds. Mrs. Collier motioned to approve **Resolution No. RC-02-21, Adoption Rules, Policies, and Internal Controls for Administering the American Rescue Plan Act**. Mr. Applegate seconded and the motion carried 5-0.

The fourth item of New Business was **Resolution No. RC-03-21, Resolution Approving of Assistance/Grant to Dare to Care per the American Rescue Plan Act**. Corporate Counsel stated that Emily Essex from Dare to Care was on the call if anyone had any questions. He added that the goal is to get this funding to organizations and individuals who have an immediate need. He stated that this way they can get funds into organizations' hands so that they can directly impact the people that have been negatively impacted by COVID-19. He stated that Dare to Care provides food for those in need and that a formal resolution outlines how funding for this organization meets the requirements of the American Rescue Plan Act, audits, and why this is an appropriate expense. The President stated that he would like to have something clearly articulated in a report detailing how the funds were utilized, not only for the organizations but also for NARC and potential audits. He added that he would like to know how the funds were utilized for justification. Corporate Counsel responded that will be added to the project agreements and sub recipient agreements. Mr. Dickey asked if Ms. Essex had any comments about the program. Emily Essex, Dare to Care, assured the commission that the funds will go directly to those that are needing food. She stated that they have been working with the library to feed children over the summer and noted the closing of the Sav-A-Lot grocery in New Albany and increasing food costs. Mr. Dickey emphasized the importance of getting funding out early to help someone that

might be starving today. He stated that it is important to remember that this is a rescue plan and Dare to Care provides the type of programming that these funds are intended to support. Mr. Dickey motioned to approve **Resolution No. RC-03-21, Resolution Approving of Assistance/Grant to Dare to Care per the American Rescue Plan Act** providing financial assistance to Dare to Care in the amount of \$50,000 from the American Rescue Plan Act. Mr. Middleton seconded and the motion carried 5-0.

The fifth item of New Business was **Resolution No. RC-04-21, Resolution Approving of Assistance/Grant to Hope Southern Indiana per the American Rescue Plan Act**. Corporate Counsel stated that Angela Graf from Hope Southern Indiana was on the call to answer any questions from the commission. Ms. Graf, Hope Southern Indiana, stated that her organization is seeing record numbers. She stated the people's bills are higher, needs are greater and with evictions coming in, they are trying to help bail people out so that people do not become homeless. She stated that they have been working with the Township Trustee but that they need extra support to continue the services they are doing this year. The President stated that the commission is familiar with these organizations would like to set a protocol for how the commission awards these funds. Corporate Counsel responded that it is important that these organizations on the front line receive funding immediately so that they can put them to use and that they can talk to them about future needs too. Mrs. Collier motioned to approve **Resolution No. RC-04-21, Resolution Approving of Assistance/Grant to Hope Southern Indiana per the American Rescue Plan Act** providing financial assistance to Hope Southern Indiana in the amount of \$50,000 from the American Rescue Plan Act. Mr. Dickey seconded and the motion carried 5-0.

The sixth item of New Business was **Resolution No. RC-05-21, Resolution Approving of Assistance/Grant to Our Place per the American Rescue Plan Act**. Corporate Counsel stated that Casey Nesmith with Our Place was on the call. He added that these organizations hit the areas specifically identified in the American Rescue Plan including food assistance, eviction relief, utility assistance, and Our Place with mental health and addiction prevention services. Mr. Nesmith stated that Our Place provides prevention, treatment, and intervention services to the community and that no one is turned away, regardless of insurance status. He stated that there are addiction issues associated with COVID-19, including a lot of research and reports that show increased drug and alcohol use. He stated that they are seeing an influx of numbers in adolescent and youth groups. Mr. Dickey asked Mr. Nesmith if there was anything unique that he was seeing with adolescents stemming from the pandemic. Mr. Nesmith responded that they look at points in time like graduation, beginning and end of school, but that the pandemic was different. He stated that they saw an influx in March when students were either in-person or all virtual as well as with older students that were left at home. He stated that Our Place works to educate the parents as well. Mr. Dickey asked Mr. Nesmith to share Our Place's contact information for the record if anyone needs help. Mr. Nesmith provided Our Place's telephone number: 812-945-8500. Mr. Dickey motioned to approve **Resolution No. RC-05-21, Resolution Approving of Assistance/Grant to Our Place per the American Rescue Plan Act** providing financial assistance to Our Place in the amount of \$50,000 from the American Rescue Plan Act. Mr. Middleton seconded and the motion carried 5-0.

The seventh item of New Business was the **2021 Neighborhood Health Clinic – J. Lake Architecture & Design Contract**. Corporate Counsel stated that they are working with LifeSpring for a COVID-19 related facility located at Colonial Manor. He added that J. Lake Architecture & Design is overseeing the construction and reporting back. He stated that the contract is not to exceed \$15,000. Mr. Dickey noted that providing health care is another level of support that is needed in the community. Mr. Middleton motioned to approve the **2021 Neighborhood Health Clinic – J. Lake Architecture & Design Contract** in the amount not to exceed \$15,000. Mrs. Collier seconded and the motion carried 5-0.

The eighth item of New Business was the **Claims Worksheet** dated 5/24/2021. The President stated that staff was available to answer any questions or concerns. Mr. Dickey motioned to approve the **Claims Worksheet dated 5/24/2021** in the amount of \$188,631.08. Mr. Middleton seconded and the motion carried 5-0.

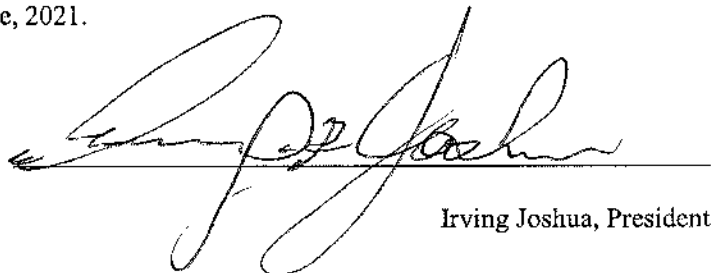
Other Business:

The first item of Other Business was the Mr. Applegate's discussion about the **American Rescue Plan** funds. He stated that they are getting money into action as soon as possible and for the exact use that the bill stated. He added that everyone, from City Council, executive offices, and NARC should be proud that these funds are getting put to use immediately and working out as scheduled. Mr. Dickey thanked Mr. Applegate and Mrs. Collier for their confidence in NARC. He added that NARC impacts the community and involves community services and other areas of support for New Albany. Mrs. Collier thanked staff for getting the resolutions together so quickly so that they could come before them today.

The second item of Other Business was the President's request for the **School Board** Advisory member to provide an update. The President asked if there was anything that NARC could do to assist with students being out of school soon. Ms. Murphy stated that they are working with students over the summer to provide remediation to get back up to speed on their academics. She added that nutritional components were also considered and that students will be fed. She stated that she appreciated NARC expediting the ARP funds for mental health and shelter concerns. Ms. Murphy stated that there are so many families in need. She stated that Prosser has graduation on Wednesday and that New Albany High School and Floyd Central have graduation on Saturday. She added that school resumes on August 1st and that they are working to use grant money to go directly to student remediation.

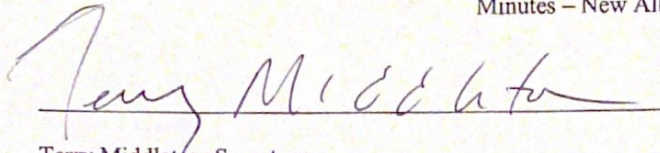
There being no other business, the meeting was adjourned at 3:15 PM.

Approved and Adopted this 8th day of June, 2021.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary