

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, September 28, 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
Elaine Murphy, School Board Advisory Member

Commission Members Absent: Jennie Collier

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Project Manager (PFPM)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Kimberly Caballeros, VOA
Emily Carter-Essex, Big Brothers Big Sisters
Leslea Townsend Cronin, Homeless Coalition of Southern Indiana
Gary Friedman, Big Brothers Big Sisters
Greg Goodnight, Connecting Strategies LLC
Makenna Hall, News and Tribune
Doug Scofield, VOA
Bob Stein, United Consulting

The President called the meeting to order at 2:33 PM. Roll was called. All members were present with the exception of Mrs. Collier.

The first item of business was the **Approval of the Minutes** from the **September 14, 2021** meeting. The President asked if there were any necessary additions or modifications. Mr. Applegate motioned to approve the **September 14, 2021 minutes**. Mr. Middleton seconded and the motion carried 4-0.

The second 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 from the public.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **American Rescue Plan Act – Friends of Town Clock Church**. The Director stated that Reverend Marshall couldn't be on the call today and added that

they are excited about the continued development and restoration including the Underground Railroad center that they are working on. He stated that this funding would cover the addition of audio-visual equipment to help further the visitor experience and promote additional tourism and educational visitors to the Town Clock Church and historic downtown New Albany. He added that the implementation of audio-visual equipment will better allow the Friends of Town Clock Church to provide educational and tourism programming digitally, mitigating the spread of COVID-19 and other infectious diseases while promoting the site as a tourism and cultural heritage site. The President stated that it is Underground Railroad month and that this funding is most appropriate. Mr. Dickey added that this continues building cultural heritage awareness as well as building on cultural and historic assets in the City of New Albany. Mr. Dickey motioned to approve **Resolution RC-17-21** approving of assistance/grant to the **Friends of Town Clock Church** per the American Rescue Plan Act (ARPA) in the amount of \$50,000. Mr. Applegate seconded and the motion carried 4-0.

The second item of New Business was the **American Rescue Plan Act – Big Brothers Big Sisters**. The Director introduced Ms. Carter-Essex and Mr. Friedman from Big Brothers Big Sisters Kentuckiana and stated that they are looking to expand their reach into Southern Indiana. Mr. Friedman stated that never before have young people needed mentorship and guidance like they do today. He stated that isolation during the pandemic has magnified mental health challenges and this is an opportunity to serve current families in New Albany and to serve more young people and families. He stated that the program is evidence based and that the outcomes are phenomenal and that they want to get more kids in mentoring to raise up the future leaders of New Albany. Ms. Carter-Essex stated that they are currently serving eleven kids and their families in New Albany with twenty-one kids on a waitlist. She added that those are the people that they want to get to. She added that they have invested in a specific position for the Southern Indiana region to help make those matches happen. She added that the funding would go directly to getting those twenty-one kids off of the waitlist. The Director asked if they expected the number on the wait list to expand. Ms. Carter-Essex stated that this new position will get the word out about their program and the resources available. She stated that their goal is to get more kids involved and get more off of the waitlist. Mr. Applegate thanked Big Brothers Big Sisters for their work stated that the funding is one part but that mentors are needed as well. He asked Ms. Carter-Essex and Mr. Friedman to discuss what goes into being a Big. Mr. Applegate urged the organization, if funding gets approved today, to reach out to other organizations in the area and encouraged them to work closely with them. He added that this program, along with others funded through ARP so far will have a tremendous impact on the youth in the City of New Albany. Mr. Friedman stating that they are ramping up recruitment efforts and that all it takes to be a mentor is to care and they ask for six to eight hours each month. He added that they ask for a year commitment for consistency of volunteers. He added that every match has a match support coach that is fully trained with a social work background. He added that they help to provide a connection to wrap around services for the family and that is one way they collaborate with other agencies. The President stated that the Littles are ages seven to twenty-four and added that data shows that adolescence has progressed to age twenty-four. He added that there is a definite need and it is expanded. He stated that this funding will have an immeasurable impact on those individuals and the community. Mr. Applegate motioned to approve the **Resolution RC-18-21** approving of assistance/grant to community services to **Big Brothers Big Sisters Kentuckiana**

per the American Rescue Plan Act (ARPA) in the amount of \$50,000. Mr. Dickey seconded and the motion carried 4-0.

The third item of New Business was the **American Rescue Plan Act – Homeless Coalition of Southern Indiana**. The Director stated that Leslea Townsend Cronin was on the call and available for any questions. Ms. Cronin stating that HCSI would use this funding to ensure collaboration for non-duplication of services amongst providers, provide direct client care for those at risk of eviction, refer clients to mental health services, and continue to reduce barriers so clients may receive substance abuse treatment. Mr. Applegate stated that the pandemic put some people near homelessness and he appreciates the work that they are doing in the community to provide opportunities to mix and match organizations together to help. The President asked Ms. Cronin where she thinks we are in regards to the impact of eviction issues. He asked if they are talking about addressing issues now and into the colder months. Ms. Cronin responded that they are working to make sure that tenants understand their rights and noted that eviction numbers are steadily increasing. Mr. Dickey stated that HCSI does a good job of advocating for wrap around services for individuals. He added that the programmatic pieces are directly adopted from ARP. Mr. Dickey motioned to approve the **Resolution RC-19-21** approving of assistance/grant to community services to **Homeless Coalition of Southern Indiana** per the American Rescue Plan Act (ARPA) in the amount of \$50,000. Mr. Applegate seconded and the motion carried 4-0.

The fourth item of New Business was the **American Rescue Plan Act – Volunteers of America Mid-States**. The Director stated the VoA works with seniors, veterans, and those with intellectual and developmental disabilities and added that Mr. Scofield and Ms. Caballeros are on the call today to answer any questions. Ms. Caballeros stated that the VoA's programming surrounding service towards adults with intellectual and developmental disabilities provides around the clock comprehensive residential care that currently serves twenty-five individuals in New Albany/Floyd County. Ms. Caballeros stated that often people with disabilities are isolated and hidden in communities and they work to make sure that they are living meaningful lives with ties to the community. She stated that they have two services under the mental disability program which includes residential and a support and employment program. She stated that they help them find meaningful and competitive fair wage jobs in their community and that they help to customize the employment for the individual. She stated that it is important for the individuals to be out in their communities because they have things to contribute and become valued members of businesses and organizations. She stated that overall this benefits the community of New Albany. She stated that they had challenges during the pandemic and were forced to slow community work down and added that the people that they support are high risk and as a result experienced a high number of costs. Mr. Scofield stated that there is an area of need especially in the supportive employment and that they are currently hiring personnel for the program. He added that he appreciated the opportunity to talk about the program. Mr. Dickey stated that supporting and carving out a piece for the intellectually and developmentally disabled helps ensure that a full scope of services is being offered to the community and that no one is being left behind with ARP funding. He stated that all of these programs today have talked about how they have been impacted and how they intend to grow moving forward. Mr. Dickey motioned to approve the **Resolution RC-20-21** approving of assistance/grant to community services to **Volunteers of America Mid-States** per the American Rescue Plan Act (ARPA) in the amount of \$50,000. Mr. Applegate seconded and the motion carried 4-0.

The fifth item of New Business was the **Emergency Repair Program Applicant**. The President noted that the address was outside of the CDBG Target Area. The Director stated that the program applicant is in front of the commission today only because the home is outside of the CDBG Target Area but that the applicant qualifies in every other aspect. The Director noted that the applicant lives on Georgianna drive off of Corydon Pike just outside the CDBG district. Mr. Applegate stated that if the applicant is a little outside of the target area but they match the program in every other way, it is tough not to include them. Mr. Dickey asked how the applicant was referred by the Parks Department. The Director responded that New Directions is experiencing an uptick in applicants. He added that the applicant reached out to the Parks Department which then relayed to the Redevelopment Department and then to New Directions. Mr. Dickey suggested that since the Parks Department is doing programming, a representative should be considered to interface with community about the Emergency Repair Program. Mr. Applegate motioned to approve the sale of **Emergency Repair Program Applicant** located on Georgianna Drive. Mr. Middleton seconded and the motion carried 4-0.

The sixth item of New Business was the **Proposals for 2202 E. Spring Street**. The Director stated that the proposals were due today at 2:30 PM. He stated that this location was the former gas station that was purchased and demolished. He stated that the proposals are for single family housing at this location and that two proposals were received. He added that they will be distributed to the commission for consideration. Mr. Applegate motioned to put the **Proposals for 2202 E. Spring Street** under advisement. Mr. Dickey seconded and the motion carried 4-0.

The seventh item of New Business was the **Claims Worksheet** dated **9/20/2021**. The President noted the playground equipment/installation at Griffin expense and asked for an update. The Director responded that the final pieces are being installed and the playground is almost complete. He noted that shipping the pieces took longer than expected. The Director added that it is a great playground. Mr. Middleton motioned to approve the **Claims Worksheet** dated **9/20/2021** in the amount of \$383,358.04. Mr. Applegate seconded and the motion carried 4-0.

Other Business:

The first item of Other Business was Mr. Middleton's suggestion to add an additional lane to the Green Valley Road and Daisy Lane planned construction.

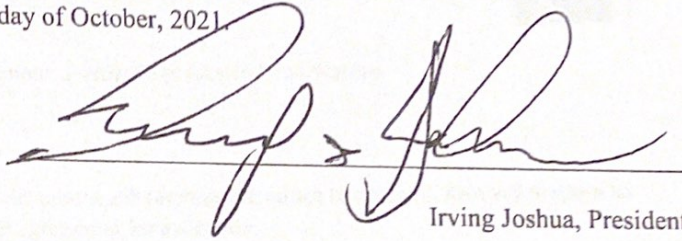
The second item of Other Business were Mr. Middleton's concerns about light bulbs in the downtown alley that need to be replaced and the rocks on Market Street. The Director responded that he would take a look at these concerns.

The third item of Other Business was Mr. Applegate's announcement that the Harvest Homecoming parade is this weekend. He encouraged everyone that is going to be careful and noted that it is nice to have that started.

The fourth item of Other Business was Ms. Murphy's thank you to Big Brothers Big Sisters, Homeless Coalition of Southern Indiana, and the VoA for everything they do to support public schools. She noted that students need mentors, are homeless, have disabilities and want jobs and added that these organizations make communities better all around.

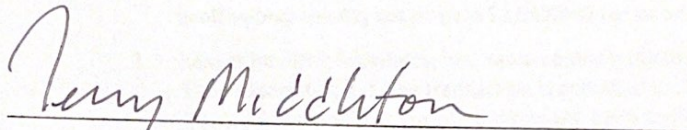
There being no Other Business, the meeting was adjourned at 3:21 PM.

Approved and Adopted this 12th day of October, 2021.

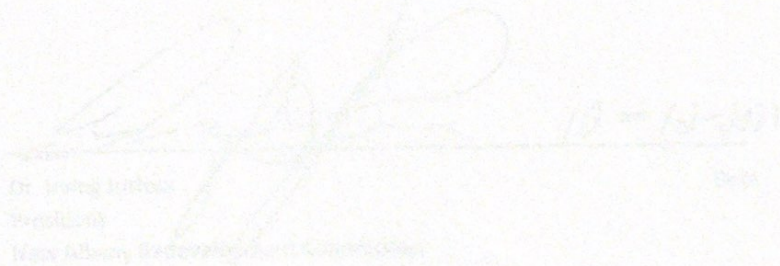


Irving Joshua, President

ATTEST:



Terry Middleton, Secretary



[Faint signature] 10-12-2021
New Albany Redevelopment Commission