

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held immediately following two bid openings on Tuesday, March 9, 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  
Jessica Campbell, Public Facilities Project Manager (PFPM)  
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)  
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Jennifer Birge, Bluegrass Recreation Sales and Installation  
Greg Goodnight, Connecting Strategies LLC  
Linda Moeller, City Controller  
Todd Rush, AML Construction

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 **Bid Opening** for the **Griffin Playground Project**. The Director stated that one bid was received. The Director opened the bid and stated that the bid was from PlayPower LT Farmington, Inc. care of Bluegrass Recreation Sales and Installation, LLC in the amount of \$313,100.00. The President asked if this would not just be replacing what is currently there, but would be a new design. The Director responded that this project would include the complete removal of the current playground and replace with a new playground and added that he would send out a picture to the Commission members. The President asked if there were any plans for the basketball courts. The Director responded that this project was only for the playground and added that this playground is highly used. Mr. Applegate asked how the basketball courts look at Griffin. The President responded that they are in good shape and had been recently refinished. The Director added that the Parks Department has refinished all of their outdoor basketball courts in the last few years. The President asked if there will be any type of shelter by the playground. The Director stated that he will look into that with the Parks Director and Recreation Director but that this is a CDBG project and they do need to stay within the budget of \$250,000. The President stated that whatever is decided for the final design, he would like for it be brought back to the Commission. Mrs. Collier motioned to approve the bid from PlayPower LT Farmington, Inc. care of Bluegrass Recreation Sales and Installation, LLC for the FY20 Griffin Recreation Center Playground Improvements Project, contingent upon staff approval and not to exceed the budget of \$250,000. Mr. Applegate seconded and the motion carried 5-0.

The second item of business was the **Bid Opening** for **1310 State Street**. The Director stated that no bids were received for 1310 State Street. He explained that the disposal process requires the property to be put out to bid, but that this lot is only 17 feet wide and is not buildable. He stated that they can move forward, he will contact abutting property owners and will have to come back to the Commission for approval. The President asked about the appraisal process for this property. The Director stated that it was appraised

about a year ago, but that it is essentially a non-buildable lot, no bids were received, so no action is required at today's meeting.

The third item of business was the **Approval of the Minutes** from the February 23, 2021 meeting. The President asked if there were any necessary additions or modifications. Mr. Dickey motioned to approve the February 23, 2021 minutes. Mrs. Collier 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 **Adoption of FY20 CARES Act Amendment (Health Clinic)**. The Director stated that there is a summary of the amendment in the packet and that this was approved at the last meeting. He added that staff worked on the final language, sent to HUD for their review, and have been working back and forth with HUD over the past month. The Director stated that the amendment before them today has no changes from last week and includes the \$348,000 for the Public Facility Neighborhood Health Clinic. He stated that he is requesting approval from the commission today for the adoption of the CARES Act Amendment, then it will be sent back to HUD and hopefully they can get started on construction of the health clinic, with bids expected in April. The President asked what the deadline is for the expenditure of these funds. The Director responded that there is no hard deadline. Mr. Middleton motioned to approve the Adoption of FY20 CARES Act Amendment (Health Clinic). Mr. Applegate seconded and the motion carried 5-0.

The second item of New Business was the **Purchase Agreement – Southeast Corner of West Market Street and Scribner Drive**. The Director stated that a map of the location was included in the packet and that he was requesting approval of the funding to purchase this property. He stated that the federal government is disposing of this parking lot as they no longer have a need for this location. The Director explained that if approved today, the purchase agreement will be tentatively accepted, and the federal oversight committee will review. He added that the offer is for \$200,000 and that it was appraised at \$240,000 for a little less than half of an acre in the middle of the downtown. He stated that if approved today and if Congress approves, this is a site for a potential project right in the downtown and that the first step is the willingness to commit to the funding. The President asked if there were any other offers for this property. The Director responded that this was the only offer. Mr. Applegate motioned to approve the Purchase Agreement – Southeast Corner of West Market and Scribner Drive in the amount of \$200,000. Mrs. Collier seconded and the motion carried 5-0.

The third item of New Business was the **Claims Worksheet** dated 3/8/2021. The President stated that staff was available to answer any questions or concerns. Mr. Dickey motioned to approve the Claims Worksheet dated 3/8/2021 in the amount of \$604,026.51. Mrs. Collier seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was Mr. Middleton's request for an update on the **gas meter covers** in the downtown. The Director stated that he would get an update and get back to Mr. Middleton.

The second item of Other Business was Mr. Applegate's discussion about the property located at **Southeast corner of West Market Street and Scribner Drive**. Mr. Applegate stated that if everything goes through with the purchase of the property, the site could potentially be a good location for a grocery store. The Director responded that they should know late summer if the purchase agreement is accepted and they can turn around and do an economic development project at the site. The President suggested a census of residents in the downtown area to entice new businesses. The Director stated that he was expecting to receive the updated housing study sometime this week and that should provide some information to that regard, and added that since the last census the Breakwater and Centenary apartments have been added to the Downtown as well. He added that something could be put together to get a better idea about the number of residents living downtown and noted that grocery stores look at a lot of different metrics.

The third item of Other Business was Mr. Middleton's inquiry into the **Save A Lot** building. The Director stated that he has not heard anything official but will look into it and get back to Mr. Middleton.

The fourth item of Other Business was Mr. Middleton's note that a new winery is moving into the Baer Building on Pearl Street. The Director agreed that it was exciting to see that property up and running again, noting that it is right next to Bicentennial Park.

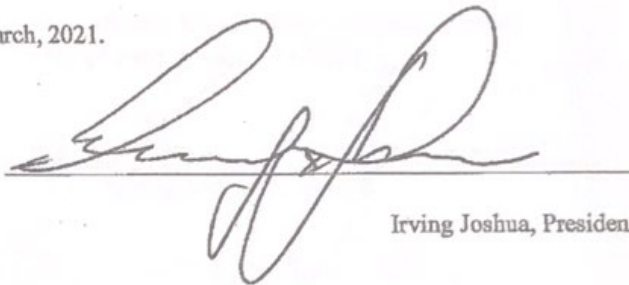
The fifth item of Other Business were Ms. Murphy's updates from the **School Board** meeting. Ms. Murphy stated that the Board voted to pass resolutions opposing House Bill 1005 regarding the expansion of the school voucher program. Ms. Murphy stated that they are also preparing for House Bill 1266. There was discussion regarding House Bill 1005 and 1266 and the implications that those may have on the City. The President thanked Ms. Murphy for the information and to let the Commission know if there is anything that they can do. Ms. Murphy responded that they will have to see how budgeting comes out. She added that students are still taking standardized tests, adding that they were not graded, only collected. She stated that the information was collected to find out how the students are doing and where they may need funds to remediate the students. The President asked if the outcomes are directly related to the COVID-19 pandemic. Ms. Murphy responded that even if students were connected to internet, some experienced difficulty concentrating. Ms. Murphy stated that NAFCS had more seat time than any other schools in the area and they are looking at the possibility of completely opening up. Mr. Applegate noted that with Spring Break approaching, there may be kids that are out of school that need food and inquired about partnering with Blessings in a Backpack. Ms. Murphy noted that Spring Break this year was only one week instead of two, from March 29 to April 2. She noted that NAHS collects food and more with Blessings in a Backpack and if she hears of schools in need she will let the Commission know.

The sixth item of Other Business was the President's inquiry about the plans for **Harvest Homecoming** for 2021. The Director responded that he did not know, that they were a separate organization but that he was certain that they will take the evidence at hand and make the best decision that they can. The President noted that Harvest Homecoming is a great time to showcase downtown New Albany.

The seventh item of Other Business was Mr. Middleton's inquiry about a possible date for City Hall to open. The Director stated that he would check with the City Attorney and provide that information to Mr. Middleton.

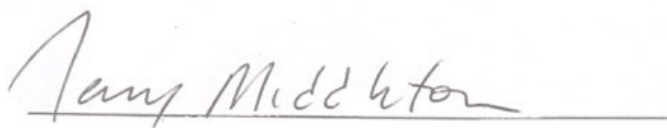
There being no other business, the meeting was adjourned at 3:05 PM.

Approved and Adopted this 23rd day of March, 2021.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary