

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, November 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)

Others Present: Buddy Bockweg, Vsimple
Greg Criscillis, Vsimple
Josh Darby, Jacobi Toombs & Lanz
Makenna Hall, News and Tribune
John Kraft, MAC Construction
Linda Moeller, City Controller
Jill Saegesser, The Wheatley Group
Larry Summers, City Engineer
Elia Tautua, Vsimple
Mary Jo Wallin-Orlowski, One Southern Indiana

The President called the meeting to order at 2:33 PM. Roll was called. All members were present.

The first item of business was the **Public Hearing** for the **Community Development Block Grant (CDBG) Phase 3 COVID-19 Response Program**. The President opened the Public Hearing at 2:34 PM. The President asked if there were any comments from the public. The Director responded that no one signed in to speak and stated that this public hearing is the close out for program. Jill Saegesser, Wheatley Group, stated that this is the second required public hearing for the Phase 3 COVID-19 Response Program. She explained that the awarded amount of \$250,000 in April of 2020 was for the CDBG portion, and that the City awarded 25 businesses a maximum of \$10,000 each. She stated that this allowed for the retention of 209 jobs and that with the addition of the ARP funds, they were able to fund 43 businesses and retain 288 jobs. She added that the distinction between the ARP and CDBG businesses was the income requirements of employees of those businesses and that she worked with Redevelopment staff to make sure that they meet those requirements. She stated that OCRA will review documentation and take it to the next step. She asked if the commission had any questions about grantees or the

process and that she would be happy to answer those. The Director asked if all of the businesses had under ten employees. Ms. Saegesser responded that was correct, including the owner, and clarified that in order to qualify for CDBG, 51% had to be low/moderate income and that most businesses were well over the 51%. The President asked if the businesses are still open. The Director stated that as far as they know, none of the businesses supported through this program have closed and added that the program has been effective. Ms. Saegesser stated that there is a required report next summer after close out to list the status of each business and to go through the income limits of employees. Mr. Applegate noted that quite a few smaller businesses put in applications and needed a lot of help. He stated that several of these businesses called him and told him how much the Wheatley Group helped them get all the information filled out correctly. He wanted to say thank you on behalf of all the small businesses that worked with Ms. Saegesser. Mr. Applegate motioned to close the **Public Hearing for the Community Development Block Grant (CDBG) Phase 3 COVID-19 Response Program**. Mr. Dickey seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes** from the **October 12, 2021** meeting. The President asked if there were any necessary additions or modifications. Mr. Middleton motioned to approve the **October 12, 2021 minutes**. Mrs. Collier seconded and the motion carried 5-0.

The third item of business was the **Comments from the Public**. The President asked if there were any comments from the public. The Director responded that no one was signed in to speak. The President noted that there were no comments from the public.

Old Business:

The first item of Old Business was the **Proposal for the Firehouse Project**. The Director stated that they received two proposals, one from GM Development and one from ENVOY. He stated that staff recommends GM Development based on their past experience and work on these types of projects. Mr. Dickey stated that both submittals were well done and that prior experience is a major factor for this type of project. He added that previous projects from GM Development have gone well and that provides a reasonable level of security. He asked what the Director is expecting in terms of schedule for this project. The Director stated that they are looking at 15 to 16 months. Mrs. Collier motioned to approve the **Proposal for the Firehouse Project** from GM Development. Mr. Dickey seconded and the motion carried 5-0.

The second item of Old Business was the **Bid Award for the Alleyway Project**. The Director stated that they are awarding it to the low bidder, MAC Construction, for the revised amount of \$531,000. He stated that this includes different material that is sourced locally and some design changes. Mr. Dickey noted that it was important that the design compliments the design of the City Hall building. The Director noted that it is a thin alley and that it will be fully pedestrian and ADA compliant. He stated that it will not be open to vehicular traffic and they should start construction early January and lead into early Spring. The President asked if there will be pavement. The Director responded that it will be an extension of the plaza and will have brick pavers. Mr. Middleton motioned to **Award the Bid for the Alleyway Project** to MAC Construction for the total of \$531,000. Mr. Applegate seconded and the motion carried 5-0.

New Business:

The first item of New Business was the **American Rescue Plan Act – Token Club**. The Director explained that the Floyd County Token Club building and organization is a valuable resource to the community and continues to help people throughout the pandemic. He stated that the grant would help to restore and provide maintenance to the building so that the organization can provide drug and alcohol treatment programming in a better environment. Mrs. Collier motioned to approve **Resolution RC-22-21** approving of assistance/grant to the **Floyd County Token Club** per the American Rescue Plan Act (ARPA) in the amount of \$56,000. Mr. Applegate seconded and the motion carried 5-0. The President requested a summary of the American Rescue Plan and the Director responded that he would email that out to the commission.

The second item of New Business were the **Emergency Repair Program Applicants**. The Director stated that there were two applicants and that they both qualify for the program except that they live outside the CDBG Target Area and therefore, they have to come before the Commission. The President asked for the lifetime limit for each home under ERP. The Director stated that over the summer, NARC increased it from \$7,500 to \$10,000. Mr. Applegate asked how repairs were prioritized during the colder months and if they were based on priority or by application date. He requested that those repairs that are needed to ensure that the recipients have a warm home are prioritized. The Director stated that the sooner that they get applicants like those before them today approved, the sooner New Directions can get out there to do the repairs. The President asked about the change to the policies that allowed for more flexibility to individuals who could be solicited for work. The Director responded that they have made it easier for New Directions to contract out the work. Mr. Applegate motioned to approve the **Emergency Program Applicants** located at 1010 Harbook Drive and 3325 Ashley Court. Mr. Middleton seconded and the motion carried 5-0.

The third item of New Business was the **Property Purchase Agreement**. The Director stated that the properties include: 1115, 1115 ½, and 1105 Vincennes Street and 1609 Locust Street. He stated that the negotiated price was \$399, 900 and the first appraisal came in at \$400,000. The Director added that the purchase amount needs to be the average of two appraisals. He stated that the environmental Phase 1 came back fine and that they will have to something once the building is demolished but it isn't anything big. He stated that this project will continue the improvements on Vincennes Street and focus on housing throughout the city and the Uptown neighborhood. He pointed out that the site is located near New Albany High School. The President asked how it became available. The Director stated that the property was listed and he called the realtor. Mr. Dickey stated that they should have a discussion with the high school regarding the adjacent parking lots and that there is an opportunity here. The President stated that he is in favor of cleaning up the area and noted that the high school had plans on Shelby Street for some parking but didn't know the plans for the adjacent parking lots. Mr. Applegate noted the murals, businesses, coffee shops, and housing along this corridor and said that all of these things demonstrate the ongoing redevelopment in this area. He said that taking an area and putting a little care into it and doing these type of projects and continuing to do them, helps to bring in private businesses and investment. He stated that it is nice to see the progress in Uptown and that the school is thriving off of it and noted that this project fits alongside of that. He stated that this project will only be positive from where the private property sits today. Mr. Applegate motioned

to approve the **Property Purchase Agreement** in the amount of \$399,900 pending the final appraisal. Mr. Dickey seconded and the motion carried 5-0.

The fourth item of New Business was the **Educational Programming Agreement**. The Director stated that this is a workforce development training agreement. He stated that Vsimple is a tech firm that is looking to bring their corporate headquarters to downtown New Albany. He stated that this is a training grant over several years. Mr. Bockweg, Vsimple, stated that he is the CEO and that they build technology for supply chains. He stated that they currently have a warehouse on Corydon Pike and originally looked at moving to Louisville but have been encouraged to build a successful tech business in New Albany. He stated that they are excited for the support and to develop in downtown New Albany. Ms. Wallin-Orlowski, One Southern Indiana, stated that One Southern Indiana fully supports bringing the business to the area. She stated that this will bring 70 full-time jobs at \$37 per hour. She stated that this will support the community and that building a campus of tech in New Albany is a smart move. The President asked if the program is targeted toward Floyd County or New Albany residents. He suggested that they talk to IUS and Purdue to help train people in the area. Mr. Applegate stated that this will bring employees to Downtown and that all the restaurants and boutiques will benefit. He stated that people come in to Downtown to work then bring their families back to play. Mr. Dickey stated that this is a win-win and that any opportunity where they bring in new business or help existing business grow are great opportunities. He added that it really couples together with three features of what to do with Downtown which include: growing and enriching the downtown shopping area, anchoring the downtown with professional space, and providing a service. He stated that this type of venture is a professional service, coupled together with folks that are hiring people that are going to want to live here and work. He stated that this agreement will work to provide housing downtown. He thanked Vsimple for sticking with New Albany and look to them to bring other high tech firms to the same area. He stated that lack of office space is a good problem that they will work to figure out. Mr. Dickey motioned to approve the **Resolution RC-23-21** approving the allocation of funds for a worker training and education program by an eligible entity and execution of a worker training and **Education Program Agreement** in the amount of \$120,000. Mrs. Collier seconded and the motion carried 5-0.

The fifth item of New Business was the **Professional Services Agreement**. The Director stated that this agreement is with Jacobi Toombs and Lanz for design and right-of-way engineering for phase two of Slate Run Road. He stated that this will begin where the previous project left off to Ekin Ave. for a total distance of 4,425 feet. He added that they will start working with approval today. He stated that Mr. Darby was present at the meeting to answer any questions. The President asked how many phases there were for this project. The Director responded that there would be two. Mr. Applegate asked if this agreement includes right-of-way. The Director responded that it includes right-of-way services and engineering. Mr. Applegate motioned to approve the **Professional Services Agreement** in the amount not to exceed \$1,236,870. Mr. Dickey seconded and the motion carried 5-0.

The sixth item of New Business were the **Claims Worksheet** dated 10/18/2021 and 11/1/2021. The President stated that the staff was available to answer any questions that the commission might have. Mr. Dickey asked if the grass cutting was finished for the year. The Director responded that they should be getting close but will check. Mr. Dickey motioned to approve the

Claims Worksheets dated **10/18/2021** in the amount of \$175,461.57 and **11/1/2021** in the amount of \$386,476.08. Mrs. Collier seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was **A Joint Resolution Effecting the Exchange of Real Property**. The Director stated that in the purchase of the federal parking lot the deed was under the City of New Albany and it should have been under New Albany Redevelopment Commission. He stated that Board of Works passed the resolution to fix that deed and that it was an oversight on our end that needs to be corrected. Mr. Dickey motioned to approve **RC-24-21, A Joint Resolution Effecting the Exchange of Real Property**. Mr. Applegate seconded and the motion carried 5-0.

The second item of Other Business was Mr. Dickey's discussion about the **sidewalk project on Schell Lane**. The City Engineer stated that he did the final walk through and that there are a couple of sidewalk panels that need to be put in and curb work is being worked on as well. He added that it is nearly complete with a few punch list items remaining. He said that having a chance to walk on the sidewalk was very impactful to the neighborhood and commends the commission on the success of this project. The Director stated that the Schell Lane sidewalk project went extremely well and that it was a quality of life and connectivity project and the council members have been pushing for it for quite some time.

The third item of Other Business was the President's discussion about the **playground at Griffin Street**. The Director responded that for the most part, the playground is complete and noted that it is a phenomenal playground and that kids that go to the Griffin Center every day, as well as the surrounding neighborhood, will benefit from this project.

The fourth item of Other Business was the President's inquiry about an update for the **Charlestown Road Project**. The Director stated that the project at the intersection of Kameron Miller Road and Charlestown Road is on pace to start construction in the spring of next year.

The fifth item of Other Business was the President's concern about the state of the panels on the **State Street Parking Garage**. The Director responded that he would take a look at them.

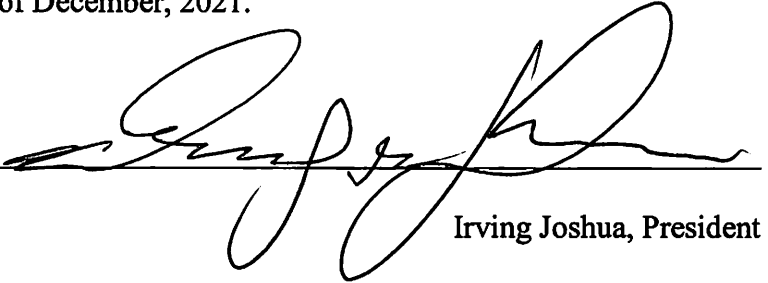
The sixth item of Other Business was Mr. Middleton's inquiry about the **Green Valley Daisy Lane Intersection**. The City Engineer stated that given the constraints of the environment with the creek and also the recent study regarding the amount of traffic, this intersection does not warrant four lanes. He added that even if it did, with the buildings as close as they are, it wouldn't allow for a full take. Mr. Middleton noted that with more apartments will come more traffic. The Director stated that timing issues on the signals should be resolved and will alleviate any issues at this intersection.

The seventh item of Other Business was Ms. Murphy's update from the **School Board**. Ms. Murphy stated that the Board had a meeting last night and they approved the 2021-2023 and beginning salary from \$42,000 to \$46,000 to help them draw in the best educators for Floyd County. She noted that good schools grow a good community. Ms. Murphy stated that they have also applied a stipend to bus drivers in the amount of \$450. She stated that they are continuing to

look for bus drivers. She stated that they are not at an emergency level but don't want to get to that point.

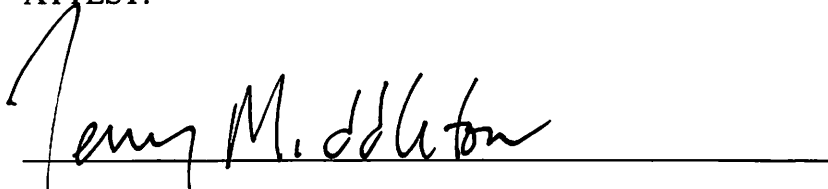
There being no Other Business, the meeting was adjourned at 3:17 PM.

Approved and Adopted this 14th day of December, 2021.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary