

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 10, 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

Commission Members Absent: Elaine Murphy, School Board Advisory Member

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: Josh Darby, Jacobi, Toombs & Lanz  
Shane Gibson, Corporate Counsel  
Greg Goodnight, Connecting Strategies LLC  
Makenna Hall, News and Tribune  
James Hartman, Northwest Ordinance Distilling  
John Kraft, Young, Lind, Endres & Kraft  
Tara Meachum, Floyd County Head Start  
Linda Moeller, City Controller  
Max Monahan, New Directions Housing Corporation  
Jill Saegesser, Wheatley Group LLC  
Daniel Suddeath, News and Tribune  
Larry Summers, City Engineer  
Heather Trueblood, Develop New Albany

The President called the meeting to order at 2:32 PM. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the **July 27, 2021** meeting. The President asked if there were any necessary additions or modifications. Mr. Dickey motioned to approve the **July 27, 2021 minutes**. Mr. Applegate seconded and the motion carried 5-0.

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 OCRA/ARP Small Business Grant Award**. The Director stated that the final piece was sending all of the applications to OCRA and that all have been approved. He added that the attached exhibit displayed the 43 total companies. The Director stated that \$173,750 is requested to be allocated to award the requested grant amount of up to \$10,000 to all 43 eligible and approved businesses. He stated that 288 jobs have been retained through this program. He added that final approval is needed in order to move forward and to get these grants in the hands of the small business owners. The Director stated that \$250,000 is from OCRA and \$173,750 would be from ARP bringing the available funds for small business grants to a total of \$423,750. Mr. Dickey stated that this is great because this allows for all businesses that applied to receive the grant. Mr. Applegate stated that quite a few businesses reached out to him and he passed them on to The Wheatley Group who assisted them in the application process and added that Ms. Saegesser has been a huge help to the small businesses to get this grant money. Ms. Saegesser stated that after the Commission takes action they can request the \$250,000 from the State, which will take about four to five business days for the money to come through. The President added that they are supportive of the business community. Mrs. Collier motioned to approve the **Resolution RC-14-21** to provide assistance for qualifying local businesses through the \$250,000 received from OCRA through an approved plan and review process and to allocate an additional \$173,750 from the American Rescue Plan Act bringing the available funds for small business grants to \$423,750. Mr. Applegate seconded and the motion carried 5-0.

The second item of New Business was the **Resolution of the New Albany Redevelopment Commission Approving of Assistance/Grant to Floyd County Head Start under the American Rescue Plan Act (ARPA) and Approving Project Agreement with Floyd County Head Start**. The Director stated that Tara Meachum from Floyd County Head Start is on the call and the Resolution would allow Head Start to relocate and develop new facilities at Colonial Manor shopping. He stated that the current location is on Corydon Pike and they would be relocating to a 13,000 square foot facility with an indoor gym and play area. He added that the City is pledging to help build out the new facility and that Head Start specifically is mentioned as part of the ARP program, which includes affordable childcare and established pre-K programs. Ms. Meachum stated that they serve zero to five year olds and currently have 30 students. She stated that they have a waitlist and but would be able to serve 70 in the new facility with seven classrooms. She stated that the proposed location is in the best interest for families in the area. She stated at their current location, there are no sidewalks or access through public transportation. She added that the majority of the families they serve live at the New Albany Housing Authority and this location on Charlestown Road would be more accessible to meet their needs and improve their lives. The Director stated that they talk a lot about workforce throughout the country and in many cases, one member of the family has to leave the workforce and that Head Start helps out by providing the opportunity for some parents to go back to work. Ms. Meachum stated that social workers work with the families to help them go back to school, work on resumes, and that the comprehensive services offered include the entire family which is vital to the child's success. Mr. Applegate stated that he has a five-year-old going into kindergarten and stated that finding childcare is difficult because both he and his wife work so this really hits home. He added that parents will benefit from this and he appreciates having this in New Albany. Mr. Dickey added that Head Start does an excellent job providing and building

up not just the care of the child but also to support of the family. He added that when we think about the impacts of the COVID-19 pandemic we can see that there is a need for childcare, education, and emotional health services. He stated that this support will create long term opportunities in our community. Mr. Dickey motioned to approve the **Resolution of the New Albany Redevelopment Commission Approving of Assistance/Grant to Floyd County Head Start under the American Rescue Plan Act (ARPA) and Approving Project Agreement with Floyd County Head Start** approving funding up to \$800,000 in ARPA Funds to Floyd County Head Start to aid in the development of the Project. Mrs. Collier seconded and the motion carried 5-0.

The third item of New Business was the **HWC Contract Amendment #3**. The Director stated that this is the contract for the Silver Creek Landing Project. He added that this is one part of a larger project that is being broken down into Phases with Phase 1 being the trail on top of the flood wall that will connect to the Ohio River Greenway, surrounding neighborhoods and end up around the Spring Street area around Providence Landing. He added that Phase II of this project is the kayak launch and both phases will be completed at the same time. Mr. Dickey noted that he attended the recent Next Level Trails Grant Workshop and that Floyd County is listed as one that does not have sufficient trails for its population size. He added that this project will improve quality of life, provide opportunities for physical fitness, and that this is a project that will enrich the community and attract more people to the area. Mrs. Collier motioned to approve the **HWC Contract Amendment #3** for \$35,016. Mr. Middleton seconded and the motion carried 5-0.

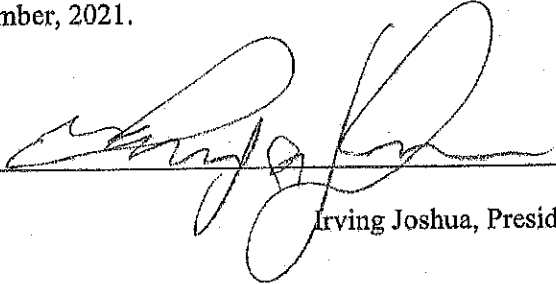
The fourth item of New Business was the **Resolution NARC CDBG Owner-Occupied – Minor Housing Rehabilitation and Emergency Repair Program Policies**. The Director stated that New Directions Housing Corporation brought up the concerns addressed here at the CDBG Public Hearing. He stated that this resolution would raise the lifetime limit on a home from \$7,500 to \$10,000 to account for the rise in cost of labor and material. The Director added that this will allow for more work to be completed on certain homes. He stated that the other piece is the language that has been reviewed by legal and the building department. He stated that in addition, the resolution will also allow the process of vetting contractors to be more streamlined. He stated that they have experienced difficulty finding contractors because of how the policies and procedures are written. He stated that this resolution updates the City's housing rehabilitation rules and allows this program to be better streamlined and added that this program does a lot of good for the community and these updates allow the program to operate at its most efficient level. The President asked what the limits for the program are. The Director responded that they are currently \$7,500 for the lifetime of the home and that this resolution would update the limits to \$10,000. Mrs. Collier stated that she believed that they used to be even lower and that they have been updated before when the costs of repairs have gone up. Mrs. Collier motioned to approve the **Resolution NARC CDBG Owner-Occupied – Minor Housing Rehabilitation and Emergency Repair Program Policies**. Mr. Applegate seconded and the motion carried 5-0.

The fifth item of New Business was the **Claims Worksheet** dated 8/11/2021. The President asked if the Murphy Elevator fee was the monthly fee for operating the elevator in the parking garage. The Director responded that it was. Mr. Dickey motioned to approve the **Claims Worksheet** dated 8/11/2021 for \$626,475.86. Mr. Middleton seconded and the motion carried 5-0.

Other Business:

There being no Other Business, the meeting was adjourned at 2:57 PM.

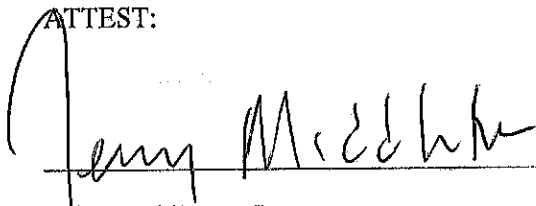
Approved and Adopted this 14th day of September, 2021.



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Irving Joshua, President

ATTEST:



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Terry Middleton, Secretary