

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 25, 2022, in the Council Chambers, New Albany City Hall, New Albany, Indiana.

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)

Others Present: Trent Baker, TJB Consulting  
Josh Darby, Jacobi, Toombs & Lanz, Inc.  
John Kraft, MAC Construction  
Bob Stein, United Consulting

The President called the meeting to order at 2:30 p.m. Roll was called. All members were present with the exception of Elaine Murphy, School Board Advisory Member.

The first item of business was the **Approval of the Minutes** from the **January 11, 2022** meeting. The President asked if there were any necessary additions or modifications. There being none, Mrs. Collier motioned to approve the **January 11, 2022 minutes**. Mr. Applegate seconded and the motion carried 5-0.

The second item of business was the **Comments from the Public**. The President asked if there were any comments from the public. The NIC responded that no one was signed in to speak. 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 **Professional Services Agreement** with Jacobi, Toombs, and Lanz, Inc. The Director stated this is for full time construction administration and inspection service for the City Hall Alleyway Improvements. He added that typically there are inspectors for construction projects. The President asked for the total. The Director responded that it was not to exceed \$80,000. Mr. Dickey noted that this is a pretty standard agreement and didn't see anything out of the ordinary. Mr. Dickey motioned to approve the **Professional Services Agreement** with Jacobi, Toombs, and Lanz, Inc. for **City Hall Alleyway Inspection** for the amount not to exceed sum of \$80,000. Mr. Middleton seconded and the motion carried 5-0.

The second item of New Business was the **Professional Services Agreement** with AXIS Architecture + Interiors. The Director noted that this was for the preliminary design process for the New Albany Police Station Facility Programming and Preliminary Design. He stated that they will be finalizing a site selection, the preliminary design, and develop construction. He estimated the time to be about six weeks. He stated that they are looking to March to have final numbers for the project if everything goes accordingly. He added that they have spoken to Mr. Applegate and the safety committee. Mr. Applegate noted that as a member of the Public Safety Committee, they have met with police, fire, and the safety and traffic committee and that members have all met together several times to talk about moving forward to figure out the costs and do the due diligence on the project and location. He added that from the City Council side and the Committee side, they are all in agreement that this is the next step. The President asked for the agreement amount. The Director responded that this agreement is for a fixed fee of \$52,000 and reimbursable expenses to not exceed \$4,000. Mr. Dickey noted that this is similar to other improvement projects and consistent with work by the Redevelopment Commission. Mr. Dickey motioned to approve the **Professional Services Agreement** with AXIS Architecture + Interiors for the New Albany Police Station Facility Programming and Preliminary Design for the fixed fee of \$52,000 and reimbursable expenses to not exceed \$4,000. Mr. Applegate seconded and the motion carried 5-0.

The third item of New Business was the **Retainage Release** for the Neighborhood Health Clinic. The Director noted that this is the LifeSpring project with Upton Pry for the Neighborhood Health Clinic. He stated that they are ready to open and get moving and that this is an exciting project. He stated that the retainage is for \$32,207.80. He added that they will set up a tour with the Commission members once they are settled in. Mr. Dickey noted that Upton Pry is finishing up the project and that this is a standard milestone. Mr. Dickey motioned to approve the **Retainage Release** for the Neighborhood Health Clinic in the amount of \$32,207.80. Mrs. Collier seconded and the motion carried 5-0.

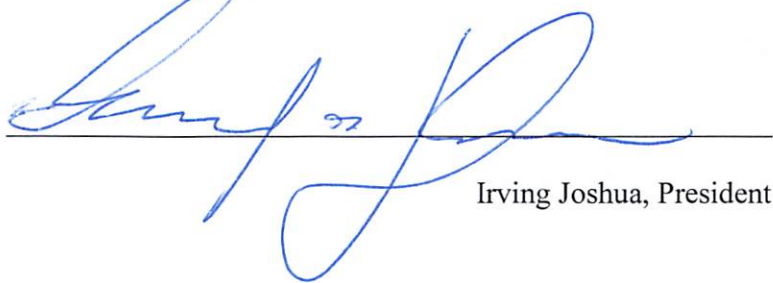
The fourth item of New Business was the **Claims Worksheet** dated 1/24/2022. The President noted that the staff was available to answer any questions that the commission might have. The Director noted the amount for the playground equipment and installation and asked the PFPM to confirm if that was the final amount. The PFPM responded that it was the final amount. The President noted that this is a great piece for the neighborhood. Mr. Dickey asked about the landscaping amount. The Director responded that this was for the former Zesto's Lot at Charlestown and Slate Run Roads. Mr. Dickey noted that he wanted to make sure that everyone was aware of the project because it turned out nicely. The President asked if benches will be added. The Director stated that they will look into that and that the priority was to get it landscaped and looking nice. Mr. Dickey noted that the site had been a carwash and was asphalt and that people were trying to utilize for parking and trailer storage and that now it has been turned into an asset and dresses that area up. Mr. Applegate asked about the location of the crosswalk and noted that this may need to be looked at to help with the strip center there. He noted that this improvement goes nicely with the work completed along Slate Run Road. The Director stated that he can request for the City Engineer to take a look at that crosswalk and noted that the Commission should be proud of all work completed in that area and along Charlestown Road. Mr. Dickey motioned to approve the **Claims Worksheets** dated 1/24/2022 in the amount of \$1,019,307.34. Mr. Applegate seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was Mr. Applegate's inquiry about the **Small Business Grant Applications**. Mr. Applegate noted that the application period ends January 31<sup>st</sup>. The Director responded that there has been a phenomenal response in this round and that the grants are capped at \$10,000 per business. He noted that the majority of businesses that applied in the first round are not eligible this round because they met that cap. He added that they are well approaching the total number of applications and will be reviewing those and get to the Commission after the deadline. Mr. Dickey asked if the volume of requests means that they should look at where they are in terms of funding for the provision. The Director responded that the Commission will receive a list of the total applications and total amount and that will be up to discretion of the board but that they are find right now in terms of funding. Mr. Dickey responded that if there is a heavy interest they want to make sure that they are not failing to meet that need. The President stated that they thought that by now the pandemic would be winding down and that especially for those businesses that applied in the first round, they may want to revisit that. He noted that they would hate to exclude businesses if they can provide additional support. The Director responded that he get an update to the Commission next week and noted that at some point the businesses may have to adapt to a new reality. Mr. Dickey noted that that first and second rounds helped to get funds into the hands of local businesses to keep the local economy going. He noted that this is a paramount concern for the Commission and when people ask where that money has gone, they can say that they have made sure that it goes to keep the local economy humming. Mr. Applegate noted that the program follows that of the original CARES funding. He added that they've done a lot for non-profits and he wants to make sure that they aren't missing any groups that didn't qualify. Mr. Dickey stated that they should get feedback from those businesses that they've assisted and to find out how they've utilized the funds to their advantage. The director responded that is part of the agreement that they signed and they are required to submit reporting. He noted that all 43 that received funding are still open, which is evidence that the program worked. Mr. Dickey stated that they should gather testimonials from the businesses.

There being no Other Business, the meeting was adjourned at 2:52 PM.

Approved and Adopted this 8<sup>th</sup> day of February, 2022.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary