

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 8, 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  
Elaine Murphy, School Board Advisory Member

Commission Members Absent:

Staff Members Present: Josh Staten, Director  
Jessica Campbell, Public Facilities Property Manager (PFPM)  
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: Makenna Hall, News & Tribune  
Tonya Fischer, Urban Enterprise Association  
John Kraft, MAC Construction  
Linda Moeller, City Controller  
Bob Stein, United Consulting

The President called the meeting to order at 2:31 p.m. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the **February 22, 2022** meeting. The President asked if there were any necessary additions or modifications. There being none, Mr. Applegate motioned to approve the **February 22, 2022 minutes**. Mrs. Collier 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 first item of Old Business was the **Griffin Floor Improvements Project**. The President noted that at the March 8<sup>th</sup> meeting, the Commission received the bid for this project and staff has taken it under consideration to make a recommendation. The Director stated that this a FY21 CDBG project and that they met with Upton Pry and the Parks Department to review the bid. He stated that the revised bid eliminates moving and storage and scope of work for the kitchen and gym storage. He stated that the revised bid of \$164,115 is still a great project and eliminates two rooms where the floor is of sound quality. He stated that they have \$170,000 they can spend on this project. He said that this project is part of continued efforts to develop that center for the neighborhood and the surrounding area. The President noted that the bid has been modified in

terms of removing furnishing and storage and not replacing floors in the storage and kitchen area and asked what the estimate was originally. The Director responded that the estimate was approximately \$130,000 and noted that the project does also include asbestos removal. The President noted that staff is recommending that the Commission approve of the revised bid of \$164,115. Mr. Dickey noted that it is important that they fulfill their commitment to this facility. He stated that this will make the facility safer for people to utilize and added that staff did a good job to revise the bid. Mr. Dickey motioned to approve the **FY21 Griffin Recreation Center Flooring Improvements Project** revised bid from Upton Pry, Inc. in the amount of \$164,115. Mr. Middleton seconded and the motion carried 5-0.

**New Business:**

The first item of New Business was **American Rescue Plan Act – Liberty Place**. The Director noted that the representative from Liberty Place couldn't be here today. He stated that the organization has been open for three years and that they offer sober transitional living for veterans and can house 12 to 24 residents. He added that this support of \$50,000 would support this organization that helps veterans return to the community as a positive and productive member of society. Mr. Dickey commended the Commission on utilizing rescue dollars in an appropriate manner to help those in need and those that have been impacted by COVID-19. He stated that this a great way to couple both that mission with the regular line mission of serving veterans. He stated that there is no way they can repay veterans for the services that they render to our country. He added that this proposal illustrates their due diligence to programs that value an important part of our community. He added that Council Members feel strongly about this as well. Mr. Applegate stated that this is a small piece to get veterans backs and to be there for them after they have fought for our freedom. He noted that this will never be enough to repay them for their service. He added that ARPA funds used with recovery is a perfect fit. The President added that they are addressing veterans and homelessness and couldn't imagine a better way to utilize these funds. Mrs. Collier motioned to approve **RC-03-2022 Resolution Approving of Assistance/Grant to Liberty Place per the American Rescue Plan Act** in the amount of \$50,000. Mr. Applegate seconded and the motion carried 5-0.

The second item of New Business was the **Professional Services Agreement**. The Director stated that this is the renewal of the yearly contract they hold with the Wheatley Group. He stated that they advise on economic projects and fiscal analysis tax impacts. He added that they do a lot of great stuff to help them make better decisions moving forward. He stated that the contract is for the amount not to exceed \$30,000. The President asked if this contract was the exact same as last year. The Director confirmed that it was. Mr. Applegate asked if they work closely with staff and if they are satisfied with their work. The Director responded that they are a tremendous resource. Mr. Dickey motioned to approve the **Professional Services Agreement with The Wheatley Group, LLC** in the amount not to exceed \$30,000. Mr. Applegate seconded and the motion carried 5-0.

The third item of New Business was the **Property Purchase**. The Director noted that this property is located at 715 Vincennes Street and that is a former auto lot at the corner of Ekin and Vincennes. He stated that this is catty corner to the townhomes project that Redevelopment partnered on. He stated they continue development throughout the Uptown Neighborhood and added that residents and businesses have done a lot too. He stated that the negotiated price is for

\$125,000 and that this continues work with the recently purchased property on Vincennes. Mr. Applegate noted that he has been in New Albany for most of his life and that Vincennes is a different street than it was years ago. He added that Ms. Murphy can likely speak from the school side and see what they have done here. He added that this is what starts with public investment and that private investment will follow. Mr. Dickey asked what the plan was for the site and wanted to make sure that after closing, to act swiftly so that it doesn't become an eyesore for the community. The Director noted that the property needs to be evaluated for potential hazards, and likely there will be a demolition of the structure and something new will be built to benefit the community. The President asked if any vehicles remained on the property. The Director responded that they were all gone. Mr. Applegate motioned to approve the **Property Purchase of 715 Vincennes Street** in the amount of \$125,000. Mr. Dickey seconded and the motion carried 5-0.

The fourth item of New Business was the **Emergency Repair Program Applicant**. The Director stated that the commission has done this before with ERP applicants when they live outside of the CDBG target area. He added that they qualify in every other aspect but that they have to go through this body for approval when they live outside of the target area. He noted that they have seen an increase in this program due to less expendable income to fix houses and that many residents may have barely had any expendable income to begin with and that has been exasperated over the past couple of years. Mr. Middleton noted that the address was right outside of the boundaries of the target area. The Director responded that they are very close and that there might have been a time that they were within the CDBG target area and that just because they are outside the district doesn't mean that there aren't residents on that block that need assistance. The President noted that with the cost of materials going up they may need to revisit the cap on repairs. Mr. Applegate suggested that they look at the average estimate that come in and figure out how close we are as way to judge what a possible increase might look like. The Director stated that he would talk with New Directions. Mrs. Collier asked if the commission can review it on a case by case basis. The Director responded that he would check with HUD rules and regulations. Mr. Applegate noted that they would need to balance the number that they are able to serve with how much help one household would receive. Mr. Dickey requested that New Directions come in to have a conversation about what would make the most sense to them. Mrs. Collier motioned to approve the **Emergency Repair Program Applicant**. Mr. Middleton seconded and the motion carried 5-0.

The fifth item of New Business was the **Claims Worksheet** dated 3/7/2022. The President noted that the staff was available to answer any questions that the commission might have. The President asked how much longer was expected on the alleyway. The Director responded that they were a month or so out on that project. Mr. Dickey asked when Main Street would be going out to bid. The Director responded that the project is scheduled to let this spring and noted that this is a federal aid project. Mr. Dickey motioned to approve the **Claims Worksheet** dated 3/7/2022 in the amount of \$232,973.34. Mrs. Collier seconded and the motion carried 5-0.


#### Other Business:

The first item of Other Business was Ms. Murphy's updated from the **NAFC School Board**. She stated that Sprign Break starts soon and that during the intercession mediation and help will be provided for students. She stated that if students need extra help it is available, otherwise they get

two weeks off. She added that the education foundation gala raised over \$250,000. She added that former Board member Jan Anderson passed away and stated that she loved New Albany Floyd County Schools. Mr. Dickey added that Jan Anderson had served on Redevelopment. He stated that the gala was a well done event and was happy to be there and to see several community leaders in attendance. He noted that the legislative session is almost over and that some of the worst legislative proposals that impact education are going to die.

There being no Other Business, the meeting was adjourned at 3:00 PM.

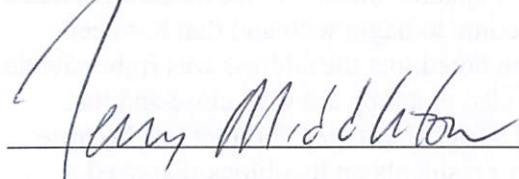
Approved and Adopted this 22<sup>nd</sup> day of March, 2022.



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Irving Joshua, President

ATTEST



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Terry Middleton, Secretary