

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held following a Public Hearing and Bid Opening on Tuesday, February 22, 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)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present:

Mark Boone, York Academy
Mark Ellis, Maker 13
Denis Enix, YMCA Floyd County
April Glover, MAC Construction
Makenna Hall, News & Tribune
John Kraft, MAC Construction
Ramona Miller, LifeSpan Resources
Max Monohan, New Directions Housing Corporation
Katie Morgan, Vulnerable Adult Care Advocates, Inc.
Leanne Oberhausen, Vulnerable Adult Care Advocates, Inc.
Leah Pezzarossi, Open Door Youth Services
Dale Sariscsany, Upton Pry, Inc.
April Starks, Olive Tree Resources
Bob Stein, United Consulting
TRC, LLC Representative
Linda Reynolds, Hope Southern Indiana
Kathy Wilkerson, New Albany Parks Department

The President called the meeting to order at 2:30 p.m. Roll was called. All members were present.

The first item of business was the Director's request for the **American Rescue Plan Act Neighborhood Stormwater Initiative** to be moved to the first item of the agenda. Mr. Dickey motioned to move the American Rescue Plan Act Neighborhood Stormwater Initiative to be the first item on the agenda. Mr. Applegate seconded and the motion carried 5-0.

The second item of business was the **Resolution No. RC-02-22, Resolution of the New Albany Redevelopment Commission Authorizing Award of Bid and Approving the Execution of Project Agreement for Neighborhood Stormwater Initiative**. The Director stated the fifth WHEREAS should be amended to read five, not four separate City projects. He stated that this is for five neighborhood level stormwater projects totaling \$539,991.36. He added that the projects are located on Slate Run Road, Vincennes and Lopp, Ealy and Griffin, Oakwood and Pennwood, and Woodside and Mellwood. He stated that TRC, LLC was the low bidder in response to the RFQs for the Slate Run Road, Vincennes and Lopp, Ealy and Griffin, and Oakwood and Pennwood projects. He added that the Dan Cristiani Excavating Co., Inc. was the low bidder for the Woodside and Mellwood project. The Director stated that the City Engineer was available for any questions and they have gone through the recommended process to get to this point. The President asked for the timeline. The City Engineer responded that everything will get keyed up quickly and hopefully be completed as soon as possible. The Director stated that many of these projects are smaller neighborhood level and the benefit is that the results will be seen quickly. Mr. Dickey stated that with projects like this near resident property he would like confirmation from the City Engineer that any impact to these neighborhoods is quickly addressed. He added that these are not only Stormwater projects that are primed to move forward but that other projects are still going through development and that there will be a public hearing. The City Engineer stated that the Stormwater Master Plan is currently being updated and that they are looking at issues all over the City. He added that these projects were identified as something that could go in and make an immediate impact. He stated that this is more than what the Stormwater Board can do on a regular basis and that these projects will make an impact quickly. The Director added that these projects are designed and ready to go and they are ready to mobilize the contractor. The President asked about how they can work with the Stormwater Board and commended the master plan process to guide priority projects across the City. The City Engineer responded that they will be looking at the City comprehensively and prioritizing projects that can feasibly be completed. Mr. Dickey noted that he wanted to make sure that the public understood that there are multiple processes going on and that just because a Stormwater project isn't here today doesn't mean that it is not being looked at. The Director stated that there is an important distinction, that these projects are ready to go and will have a high return of investment for these neighborhoods. He stated that they will look at the Stormwater Master Plan to determine what needs to be done, both big and small. He noted that there have been a significant number of improvement over the past decade and that this is a small piece of a larger puzzle. Mr. Middleton motioned to approve **Resolution No. RC-02-22, Resolution of the New Albany Redevelopment Commission Authorizing Award of Bid and Approving the Execution of Project Agreement for Neighborhood Stormwater Initiative** for the total cost of \$539,991.36. Mr. Applegate seconded and the motion carried 5-0.

The third item of business was the **Public Hearing for the Fiscal Year 2022 (FY22) One-Year Action Plan for the Community Development Block Grant**. The President opened the Public Hearing at 2:39 PM. The President noted that a number of organization will be presenting today and requested that speakers limit their time to three minutes. The President read the names from the sign-in sheet in order of sign-in to speak. The Director noted than in the summary sheet the cap for public service is at 15 percent.

Kathy Wilkerson, New Albany Parks and Recreation, presented the application for the **Youth Enrichment Program**. Ms. Wilkerson stated that the New Albany Parks & Recreation provides year round activities after school and during school breaks and special programs, including summer camps, spring and fall break camps. All activities are directed towards disadvantaged intercity youth. With the support of parents and community volunteers, the Youth Enrichment Program has become an endless resource for learning and motivating youth to get involved in positive experiences. She stated that the goal of the Youth Enrichment Program is to improve social skills and overall behavior of youth 5-17 years old. She added that this is accomplished through team sports, weekly group workshops and field trip experiences and that evaluation fosters quality programming and can refine strategies for great impact. She added that they will collect data and examine how the program is helping them to meet the needs of our participants. She stated that they will serve some 300 children throughout the program year. The President asked for the budget. The Director responded that the application was for \$30,000. Mr. Dickey stated that he is glad that the program continued last year and that they figured out ways to meet through program goals.

Linda Reynolds, Hope Southern Indiana, presented the application for **Clothe A Teen**. Ms. Reynolds stated that the objective of the Clothe A Teen program is to provide New Albany-Floyd County school system middle and high school students in need with new back-to-school clothing in time for the late-July school term. Students are referred by teachers, school administrators or social services case workers; and students enrolled in the program receive \$100 to purchase school-appropriate clothing, as defined by the NA-FC school system in a special shopping trip at a local department store. She stated that through the requested \$12,000, they would serve 120 students.

Leann Oberhausen, Vulnerable Adult Care Advocates, Inc., presented the application for the **Adult Guardianship Program**. She stated that there is a need for guardianship services nationwide and New Albany is no exception. In 2019, we along with the social workers at Baptist Health Floyd conducted a survey and found that 64 elderly people were in need of guardianship and had no family willing or able to provide this service. This survey was only conducted through nursing homes located in New Albany, so it does not include people living in group homes, assisted living facilities or isolated at home. Since becoming fully operational in March 2021, we have been able to provide services to nine individuals. She stated that they are hoping to expand that number exponentially once they have more staff in place. She added that their current goal is to help ten new individuals each year with only being one guardian at present. She stated that as soon as we can get a new guardian hired, this number will double, and so on and that they are also in need of a Case Manager on a part time basis. She stated with the requested funding, they could potentially help 25 new individuals per year. She stated that they track all of our cases and report them to the court and to the state on a regular basis. Mr. Applegate asked if this potential program would serve all of New Albany or would be specific to the CDBG area. Katie Morgan, Vulnerable Adult Care Advocates, responded that they currently serve 11 people in New Albany and if they were to receive funding they wouldn't use any fund outside of the City limits. The President asked if they had an idea of the number of individuals that need their service. Ms. Oberhausen responded that they have more individuals than they can take in with Ms. Morgan as the only certified guardian. Mr. Dickey stated that he appreciated that work that they are doing and noted that far too often those that suffer from advanced stages

of dementia and mental health issues do not have a proper caregiver. He asked for clarification on the type of assistantship they are providing and to highlight what a typical day would be for a caregiver. Ms. Oberhausen responded that it is dependent on the client and if they determine that they will benefit from guardianship, they can help with extended care plans through conversations with medical providers in the hospital and as the individuals transition back home or to locate a long term care facility. Ms. Morgan added that the advocates go weekly to make proper decisions. She stated that they keep a charting process that compiles to a data system and that everything circulates back to her as the certified guardian.

Mark Boone, York Academy, presented the application for the **Pre-K Enrichment Preparation**. He stated that the goal of the program is to add social and emotional development support programs for low income and at risk children in a technology rich learning environment. He stated that this is an expansion of their existing program and that they want to add an additional class to reach more students from a growing wait list. He stated that their program includes outreach and support for parents and siblings of our students. He added that enrichment includes developing motor and emotional skills through arts, fitness and counseling. He stated that with the requested funding they would potentially serve seven students. The Director noted that most of those served live in the CDBG area. Mr. Applegate noted that he would like to know how many families are specifically in that area to make sure they would potentially be serving 51% of those residing in CDBG areas.

Ramona Miller, LifeSpan Resources, presented the application for the **New Albany Rides to Go! Program**. Ms. Miller stated that they are the Area Agency on Aging and that they are requesting funding to offer social transportation for New Albany residents who are low-income, age 60 plus, or who are individuals with disabilities. She stated that the program will provide transportation to life-enhancing locations such as grocery stores, pharmacies, government buildings, day or work programs, senior centers, congregate nutrition centers, or to social programs offered at the library, through New Albany Parks, the YMCA, or other organizations in the New Albany area. Mr. Dickey asked if they are continuing to see an increase in need. Ms. Miller responded that transportation is consistently shown to be one of the largest unmet needs, particularly for elderly and disabled individuals. She stated that LifeSpan Resources operates one of very few para-transit services in the community capable of transporting individuals in wheelchairs and the need greatly outweighs the capacity. Mr. Dickey asked if they are required to follow federal COVID guidelines. Ms. Miller responded that they receive federal grants so they are required to follow those guidelines. The President asked if they only transport to the grocery. Ms. Miller responded that they don't do the shopping for them. The President asked if they would allow for curbside pickup for groceries. Ms. Miller responded that they haven't had anyone request those services but they would try to accommodate.

Dennis Enix, YMCA of Greater Louisville, Floyd County SACC, presented the application for **Building Assets for New Albany Youth**. Mr. Enix stated that the program offers children a safe, engaging, active, and educational space to spend the hours before and after school each day. He stated that the program provide age appropriate activities for school age children with caring, trained staff. Activities include homework assistance, physical play, outside time, STEM related games, art projects, dramatic play, and healthy snacks. He added that children become more successful when they are provided with a structured, caring environment after school with

mentors who are able to provide trauma informed care, homework assistance, a healthy snack, gross motor activity and character development daily. He stated that they offer a consistent five day a week program from 2:30pm-6pm. He stated that prior to the COVID-19, the Floyd County Family YMCA served over 600 youth daily through 11 Floyd County before and after-school Childcare Enrichment Program sites. He added that despite the hardships of COVID, they have reopened 10 sites, five of which primarily serve low-income communities. Through the requested funding, they will support families with low-income to access affordable childcare for students from Fairmont Elementary, Green Valley Elementary, Mt. Tabor Elementary, Slate Run Elementary, and S. Ellen Jones through the Fairmont Elementary site. Mr. Applegate stated that he personally understands the need for childcare and added that they do a great job.

Max Monohan, New Directions Housing Corporation, presented the application for the **Emergency Repair Program**. Mr. Monohan stated that New Directions has been implementing the City of New Albany's Emergency Repair Program for more than 10 years. He added that this program assists New Albany homeowners with high skill repairs completed by contractors. Repairs typically include: roofs, windows, HVAC and structural repairs. To qualify for the program, a homeowner must own and live in their home for more than a year, maintain homeowner's insurance, live in the CDBG Target Area and make less than 80% of the Area Median Income, \$43,050 for a one-person household. He stated that the goal for FY2022 would be to assist 12 homeowners with repairs. If a homeowner cannot afford to complete a costly repair, the problem only worsens. He added that completing these repairs keeps homes from becoming vacant and abandoned and furthermore, these homes remain on the tax rolls. Mr. Dickey asked if lead issues were still prevalent in requests. Mr. Monohan responded that it depends on what the homeowner needs, for instance a roof is not disturbing lead paint but windows and doors might. He added that they have to make sure that they have the right contractor and if they know they are going to disturb it they now have to have a third party come in. He stated that they use Microanalytics to do testing. Mr. Applegate asked if the cap of \$10,000 per home goes quickly with lead remediation. Mr. Monohan responded that it depends on where, how big, and makeup of households. For example, a project like new gutters, that will have to be tested and making sure that the ground is clear. He stated that it depends on the project and that they write up a scope of work and determine what can be accomplished within the allotted budget then they sit down with the homeowner to pick and choose. Mr. Applegate thanked them for what they are doing.

April Starks, Olive Tree Presented the application for **The Weekend Academy Childcare Learning Program** and **Financial Planning and Generational Wealth Building Program**. She stated that The Weekend Academy Childcare Learning Program is designed to assist parents who work on the weekends or need time to care for family needs. She stated that program allows children four to twelve years old to be in a structured creative learning space on Saturdays and Sundays. She added that there is a daily learning plan with concentration in various sectors of society to expose youth to curriculum not necessarily covered during school. She stated that the goal is to serve fifteen youth each Saturday and Sunday. She stated that each parent will have access to a monthly parenting support group. She stated they are in a convenient location and are developing a relationship with the hospital and within walking distance from the Housing Authority. Ms. Starks stated that the Financial Planning and Generational Wealth Building Program was created out of the need their organization has experienced while serving their teens.

She stated that many have patterns evolved from their home environment and that through their teen training sessions, they have crafted a plan to not only help teens escape unhealthy patterns but to also help parents reshape the future of the family. She stated that program will serve five single parents using the United Credit Education Services financial model and that the goals of the program will be monitored monthly. Mr. Dickey asked if the Financial Planning and Generational Wealth Building Program was new and if they would be following with people years after they move on. He noted that is a valuable program and supports anything to help people become more self-sufficient and wants to ensure that see long term impacts and collect data when participants move on from the program. Ms. Starks responded that they utilize participants to become leaders and that as they are developing the parents, they ask each of them to empower one other individual to help them learn what they have learned. She stated that they stay with them for 12 months. The President asked if the Childcare program is currently operating. Ms. Starks responded that they just started and that they have four enrolled and that they have a free parent day out coming up. She stated that they have partnered with Graceland's community service day to come and help and that the parents night out have been successful. Ms. Murphy noted that not everyone has a nine-to-five and that daycare options outside of these hours are very limited. Mr. Dickey noted that it also allows for other things that parents need to take care of like a doctor's appointment. Ms. Starks stated that even going to the grocery, and that the children will be in a structured environment and that even for people with other childcare options, the structured environment could mean that they see results in school.

Leah Pezzarossi, New Directions, presented the application for **Open Door Youth Services**. She stated that the program include the Curriculum Based Support Group Program that is a unique, multi-cultural, evidence-based preventive intervention for selective and indicated populations. The program is designed for ages 4 to 17, whose high risk situations, attitudes, and behaviors place them at elevated risk for future behavioral and health problems including substance abuse, delinquency and violence. She stated that their other program they utilize is Project Drug Free: Reaching for the Stars, which focuses on alcohol, tobacco, marijuana, and other drugs. She stated that this program stresses the consequences of drug use, parent and community involvement, good health practices and self-confidence, acceptance of difference of others, importance of family and how families differ, and problem solving and decision-making skills. She stated that they will conduct 60 sessions for 60 youth at Fairmont, Green Valley, S. Ellen Jones, and Slate Run, providing prevention and early intervention programming for children to aid them in developing personal strength and resources to minimize risk-taking behaviors.

Mark Ellis, Maker 13, presented the application for **STEAM Education in New Albany**. Mr. Ellis stated that they plan to utilize the Maker Mobile to create STEAM engagement opportunities. He stated that they will be able to connect the students to clubs, class pathways, regional organizations, or manufacturing companies that are accessible to them at this time and that each student will leave the experience with something they had a hand in making and the encouragement to think big and outside of the box to create amazing things. He stated that they will create two onsite field trip experiences for Fairmount, Green Valley, and S. Ellen Jones Elementary schools. He added that the intent of the visits will be to see 100% of the students and create a connection to the lessons they are learning with an application of those lessons using the equipment on board. He added that they will also conduct two visits with the community events at the New Albany Housing Authority to connect the parents to the activities as well as education

and employment opportunities in their community. Mr. Dickey noted that this a valuable program and asked if they can give more information about how a follow up may happen if a child were to be involved with the program and go home and be interested in learning more. Mr. Ellis stated that they offer summer camps, competitions, and they have a workshop in Jeffersonville and that they can come there or hope to be invited back to the school. The President noted that STEM education is very important for low-income areas and noted that this is the first time that he has seen it include art. Mr. Applegate added that the exposure to STEM education through this program may be the only exposure that a child gets and that if a child doesn't get that exposure by the age of nine, they are going to be behind later in life. The President stated that it needs to be introduced early on.

Mr. Dickey motioned to close the **Public Hearing for the Fiscal Year 2022 (FY22) One-Year Action Plan for the Community Development Block Grant**. Mr. Applegate seconded and the motion carried 5-0. The Public Hearing closed at 3:41 PM.

The fourth item of business was the **Bid Opening for the FY21 Griffin Recreation Center Floor Improvements Project**. The Director noted that this project is to replace the flooring at Griffin Center and that they are budgeting through CDBG with an estimate of \$130,000. One bid was received from Upton Pry Inc. The President opened the bid and read it aloud for the total amount of \$196,900. The Director recommended staff review and see what we can do from here. Mr. Dickey motioned to approve the bid from Upton Pry, Inc. for the FY21 Griffin Recreation Center Floor Improvement Project contingent upon staff review and negotiating the bid amount. Mrs. Collier seconded and the motion carried 5-0.

The fifth item of business was the **Approval of the Minutes from the February 8, 2022 meeting**. The President asked if there were any necessary additions or modifications. There being none, Mrs. Collier motioned to approve the **February 8, 2022 minutes**. Mr. Applegate seconded and the motion carried 5-0.

The sixth 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 **Request for Qualifications**. The Director noted that the Commission have in their packet the public notice that was sent out for qualifications for the inspection services for the Silver Creek Landing Phase One, Silver Creek Landing Phase Two, and the Ohio River Greenway Extension. He stated that we received two qualifications for the inspection services from HWC and from Structurepoint. He stated that staff recommends moving forward with HWC Engineering for the inspection services. He stated that they are a group that is very familiar with the Ohio River Greenway and these projects and they think they are best qualified to handle the inspections for the construction at this time. Mrs. Collier motioned to

approve the awarding of the construction inspection services in connection with multiple trail extensions to HWC Engineering. Mr. Middleton seconded and the motion carried 5-0.

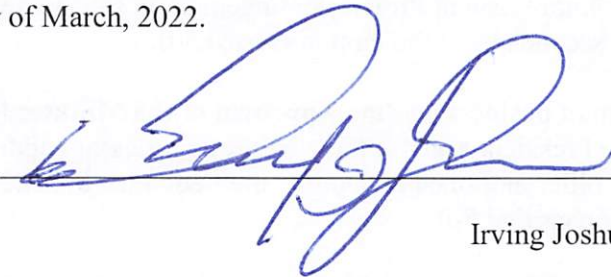
The second item of New Business was the **Claims Worksheet** dated **2/21/2022**. The President noted that the staff was available to answer any questions that the commission might have. Mr. Applegate motioned to approve the **Claims Worksheet** dated **2/21/2022** in the amount of \$98,339.55. Mr. Dickey seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was Ms. Murphy's updated from the School Board. She stated that following that Indiana Health Department Guidelines that masks are now optional. She stated that they have their education celebration coming up on March 4th at Plantation Hall at Huber's. She stated that the new Albany Floyd County Education Foundation sponsors this event and all the proceeds go to students, teachers, and schools. Ms. Murphy noted that it was heartwarming today to hear people come forward today to talk about helping kids become connected, helping to reduce anxiety and insecurities, people wanting to support early learning lessen the impact of childhood trauma, and take care of our most vulnerable adults. She states that it gives you hope and inspires you and thanked everyone that presented today.

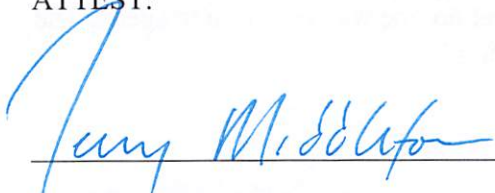
There being no Other Business, the meeting was adjourned at 3:37 PM.

Approved and Adopted this 8th day of March, 2022.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary