

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, April 12, 2022, in the Council Chambers, New Albany City Hall, New Albany, Indiana.

Commission Members Present: Irving Joshua, President  
Adam Dickey, Vice President  
Jason Applegate  
Jennie Collier  
Elaine Murphy, School Board Advisory Member

Commission Members Absent: Terry Middleton, Secretary

Staff Members Present: Josh Staten, Director  
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: Makenna Hall, News & Tribune  
John Kraft, MAC Construction  
Jerry Leonard, Habitat for Humanity Clark & Floyd County  
Linda Moeller, City Controller

The President called the meeting to order at 2:32 p.m. Roll was called. All members were present with the exception of Terry Middleton, Secretary.

The first item of business was the **Approval of the Minutes** from the **March 22, 2022** meeting. The President asked if there were any necessary additions or modifications. There being none, Mr. Applegate motioned to approve the **March 22, 2022 minutes**. Mrs. Collier seconded and the motion carried 4-0.

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 Director stated that the proposals for the federal lot are not up for discussion at today's meeting but will be brought to the Commission at the meeting on the 26<sup>th</sup>.

#### New Business:

The first item of New Business was **American Rescue Plan Act – Habitat for Humanity**. The Director stated that Habitat for Humanity provide individuals with assistance providing quality affordable housing and educating individuals on financial literacy and have an increased demand on their services as a result of the COVID-19 pandemic. He stated that their current facility is not what they need in order to expand their services including offices, developing classroom spaces for educational purposes and develop warehouse and workshop space. He added that the new space would be a 7,500 square foot building located on approximately three acres on Barack Obama Way and that the paperwork is currently being corrected for a property donation and that today's resolution is solely for funding. Jerry Leonard, Habitat for Humanity Clark & Floyd

County stated that the organization has been serving this area for 31 years and that their current location is under 1,000 square feet. He added that they are looking to continue their long-term relationship with the City of New Albany by planting their roots in New Albany with a new facility. He stated that it will allow the organization to build new homes in Floyd County, New Albany, and Clark County. He stated that they currently do not have the space to store materials and they can save money by buying in bulk and storing in a warehouse space. He added that the workshop space would allow for panel builds. He stated that part of their strategic plan is find a place to plant their roots so that they can build more homes and to have a community education center. He stated that they currently offer classes but that in order to serve more clients, they need the space to accommodate them. The Director noted that without organizations like Habitat for Humanity, the homeowners may not be able to live in an owner-occupied home. He added that a majority of those served are single parent households. Mr. Leonard responded that 80 percent of their clients are single mothers. He stated that because of partnerships with the City, they have been able to provide them with a stable home, do infill projects, and improve the neighborhood. Mr. Leonard stated that when he was at the School Board Meeting, they discussed their partnership with Prosser and found out that one of the students had been a recipient and that teachers noted that they had seen a difference in the student now that he didn't have to worry about housing instability. Ms. Murphy stated that she saw Mr. Leonard at the School Board meeting last night and appreciated what the program has done for students at Prosser. She shared a quote that Elizabeth Galligan said at the meeting. Mr. Leonard said they would not be able to do it without a partnership with the City of New Albany. Mr. Applegate stated that he used to work with Habitat for Humanity in Indianapolis and noted that the organization does great work throughout the country. He asked Mr. Leonard if this funding was approved would Habitat for Humanity also seek out funds from Floyd County and Clark County. Mr. Leonard responded that he intends to speak with them next. Mr. Applegate asked if the Board was aware of this direction, to take on more homes and a larger building and that he wanted to check that everyone was on the same path. Mr. Leonard responded that the board has been talking about it for a while and that it is part of the strategic plan to build capacity and have the capability and resources to build more homes. Mr. Applegate stated that he has talked with a lot of families and that Habitat for Humanity does a lot all the way around with other services. He added that the more people that understand and go through the program, the better. Mr. Dickey noted how impactful this would be to their program and that they have been in a small office for decades. He stated that people will come in to donate windows or other useful commodities and because of where they are currently, they aren't able to take them in because they don't have anywhere to store them. He stated that it would be so exciting to be able to accept donations like that from the public and that it would be transformational for long term growth of the organization. Mrs. Collier stated she has volunteered with Habitat for Humanity Women Build in 2020 and that the organization is an asset to the community, she noted that she learned firsthand that they needed the workspace when they were building walls and had to move over to Padgett due to the weather. Mr. Leonard responded that the new space would allow them to do things like that in their own space. The President stated that it was a worthwhile project and asked for the total project cost. Mr. Leonard responded that to build the facility is \$1.3 million. The President asked for a timeline for the project. Mr. Leonard stated that if this funding is secured then they can start their campaign and hope to get started later this year or earlier next year. The President noted that Habitat for Humanity should seek out other partnerships with Floyd County and Clark County and that they should be involved as this organization is an asset to those communities as well, especially to

those that are lower-income. Mrs. Collier motioned to approve **RC-07-2022 Resolution Approving of Assistance/Grants to Habitat for Humanity per The American Rescue Plan Act** in the amount of \$500,000. Mr. Applegate seconded and the motion carried 4-0.

The second item of New Business was the **Claims Worksheet** dated 4/11/2022. The President noted that the staff was available to answer any questions that the commission might have. The President asked if the cost for the alleyway is the final cost. The Director responded that this was a portion of the cost. Mr. Dickey noted that the cost for the translation of the plan seemed low. The NIC responded that this was per document. Mr. Dickey motioned to approve the **Claims Worksheet** dated 4/11/2022 in the amount of \$154,194.87. Mr. Applegate seconded and the motion carried 4-0.

Other Business:

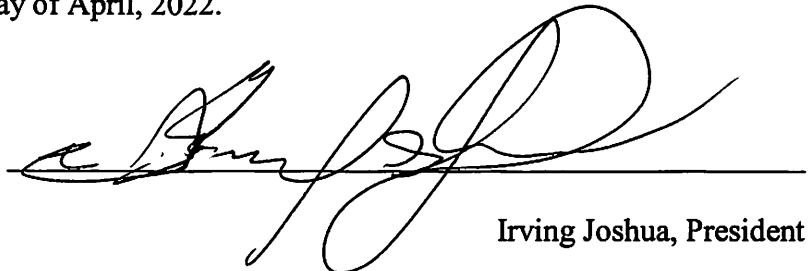
The first item of Other Business was Mr. Dickey's inquiry about an estimated date of completion for the alley. The Director stated that it should be soon and noted that they are waiting on some supplies to arrive and they will determine that date once they get here. And added that for heavy construction, that is almost completed.

The second item of Other Business was Mr. Applegate's discussion about the recent passing of City Council member Bob Caesar. He stated that he was a big supporter of redevelopment and entrusted everyone in council to move the ARPA fund here. He stated that Mr. Caesar was such a pillar in the community and he understood the importance of small businesses. He added that he was New Albany through and through and that sends his message and thoughts. Mr. Dickey noted that Mr. Caesar was on this board for a few cycles and that he loved this community and he truly wanted to see it do well and see people make the most out of their opportunities. He added that Mr. Caesar was passionate about making it a better place to live, work, and raise a family and that he is going to be greatly missed. The President stated that Mr. Caesar was a champion for New Albany and that he will be sorely missed.

The third item of Other Business was Ms. Murphy's update from the New Albany Floyd County School Board. She stated that they are focusing on these last 8 weeks of school and that graduation is the 3<sup>rd</sup> for Prosser and is on the 5<sup>th</sup> for New Albany and Floyd County. She stated that they approved a new calendar for the 2022-2023 school year. She added that they had a great year and had more days in person than any other school around. She stated that she wanted to comment on Theatreworks from the last meeting and that this is a great opportunity for the kids and will teach authenticity and public speaking.

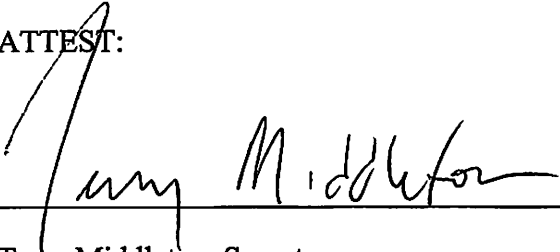
There being no Other Business, the meeting was adjourned at 2:55 PM.

Approved and Adopted this 26<sup>th</sup> day of April, 2022.



Irving Joshua, President

ATTEST:

A handwritten signature in black ink, appearing to read "Terry Middleton", is written over a solid horizontal line.

Terry Middleton, Secretary