

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

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

Commission Members Absent: Elaine Murphy, School Board Advisory Member

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  
Greg Goodnight, Connecting Strategies LLC  
Frank Heinz, HQ135 West  
John Kraft, MAC Construction  
Linda Moeller, City Controller  
Jill Saegesser, The Wheatley Group  
Bob Stein, United Consulting  
Danny Stults, LIUNA Local No. 795 Field Representative

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 **March 8, 2022** meeting. The President asked if there were any necessary additions or modifications. There being none, Mr. Applegate motioned to approve the **March 8, 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 President noted that there was no Old Business.

New Business:

The first item of New Business was **American Rescue Plan Act – Small Business Grants Phase II**. The Director stated that Phase I was a successful win aiding 43 small businesses, for a

total of \$423,750 that retained 288 employees. He explained that in the first round \$250,000 was from OCRA. He stated that in Phase II they listened to businesses and the community that have expressed that they are still facing hardships, including a labor shortage. He stated that there was a tremendous response from the call out in January. The Director recommended awarding 67 businesses, representing 371 employees for a total of \$590,750. Mr. Applegate thanked everyone that has helped with this, including Mrs. Saegesser of the Wheatley Group. Mr. Applegate noted that he has spoken with quite a few businesses and that this grant will go a long way. He stated that New Albany values small businesses as evidenced by this investment in the City. He added that he appreciates the effort of staff in preparing for these grants and also the follow up reporting process. Mr. Dickey added that when he thinks about the programs worked with regard to ARPA funding, this has been one that has helped to stabilize the community. The Director noted that if approved today, the small business grant program will have touched over 110 small businesses and allocated over \$1 million. The President noted that the small businesses are what makes New Albany a place that we like and enjoy, he noted that this is an infusion into the business sector of the community. Mr. Dickey noted that these folks may not have been able to weather the storm without this assistance. Mr. Applegate motioned to approve **RC-04-2022 Resolution Approving of COVID Relief Assistance/Grants to Small Businesses as Part of Phase II of the New Albany Small Business Grant Program** in the amount of \$590,750. Mr. Dickey seconded and the motion carried 5-0.

The second item of New Business was the **American Rescue Plan Act – COVID Pay for Essential Workers**. The Director noted that the Treasury bill allows City government to pay those classified as essential workers. He stated that the Controller's office is heading it up and that it would be for \$830,000 of ARP funding to essential pay. The President asked how many employees were included. The Director stated that they are finalizing the requirements and that there are over 300 employees with the City. The President noted that this would be a large number of City employees that it impacts and that were instrumental in keeping the City going during a difficult time. Mr. Dickey stated that City workers are a segment of essential and public safety workers that didn't have a choice and had to be out there in this. He stated that he knows that his colleagues on City Council feel the same way because they have spoken about this before. He gave kudos to all of the City workers that kept things going when it got tough. Mrs. Collier motioned to approve **RC-05-2022 Resolution Approving COVID Pay for Essential Workers** in the amount of \$830,000. Mr. Applegate seconded and the motion carried 5-0.

The third item of New Business was the **Educational Programming Agreement**. The Director stated that this is for a one year educational programming agreement with Theatre Works. He stated that they bring a unique, fun experience to the Downtown. The President noted that this is a major asset through a segment of the population that might not have had access to this otherwise. Mr. Dickey noted the ripple to the local economy through a program like this. He stated that folks go to a show and also go to a local restaurant or spend time downtown shopping. He added that there is an exponential impact from a program like this. Mr. Applegate stated that he was recently talking about the arts and how it activates different sides of the brain and well- rounds you. He added that there is a lot of preparation that goes in to being on stage and a lot of those lessons are in education. He stated that he felt that if Ms. Murphy was present today that she would feel the same way. He added that this is overall a good program that is going to keep encouraging groups of people to continue to bring their business Downtown. Mr. Applegate

motioned to approve **RC-06-22 Resolution of the New Albany Redevelopment Commission Approving the Allocation of Funds for an Education Program by an Eligible Entity and Execution of an Education Program Agreement** pending final legal review on both parties in the amount not to exceed \$60,000. Mr. Dickey seconded and the motion carried 5-0.

The fourth item of New Business was the **Economic Development On-Call Consulting Service Agreement**. The Director stated that this is with Connecting Strategies LLC. He stated that they are looking at the housing market and addressing things like promoting single housing and increasing density. He added that the more eyes we have on it the better we are. He stated that it is the same terms as last year. Mr. Middleton motioned to approve the **Economic Development On-Call Consulting Service Agreement with Connecting Strategies LLC** in the amount of \$33,000. Mrs. Collier seconded and the motion carried 5-0.

The fifth item of New Business was the **Proposals for Former Federal Lot Redevelopment**. The Director stated that the requests for proposals was issued on March 4<sup>th</sup> and closed on March 21<sup>st</sup>. He stated that they have received two proposals and will distribute to the commission members this afternoon and then be able to discuss if there are any questions and next steps. He requested that the commission approve taking both proposals under advisement. Mr. Dickey motioned to approve taking the two **Proposals for the Former Federal Lot Redevelopment** under advisement. Mr. Applegate seconded and the motion carried 5-0.

The sixth item of New Business was the **TIF Report**. The President stated that this is the annual TIF report and asked the Director if they needed to act on it. The Director responded that he is requesting that they approve the report to be sent on to City Council and to the Controller to upload to Gateway. The President stated that the TIF report includes information about the financial stability of the TIFs and asked if anyone had any questions activities in the TIF. The Director stated that it was important to point out the positives of a TIF program and that without a TIF a lot doesn't happen. He stated that it is the capital fund for projects from infrastructure to parks to housing. He stated that the commission should be happy with how they have handled these funds. He added that it continues to pay in how we develop the City. Mr. Dickey stated that he has read through the report and he can clearly see how they have used a mix of different leveraging options. He stated that these various TIF funds leverage the major improvements that happen in the community, everything from park improvements to roadway improvements and likely would not have happened if not for these monies. Mr. Applegate added that most everything is on a calendar year and that this is more like your bank account or accounts you normally hold. He added that each year more will come in, not all in one year and for these TIFs a lot of activities are planned out far in advance. He stated that the Director and staff do a great job of planning those out year after year. Mr. Applegate motioned to approve the **Redevelopment Commission Report Pursuant to I.C. 36-7-14-13**. Mrs. Collier seconded and the motion carried 5-0.

The seventh item of New Business was the **Draft Summary of FY22 CDBG One-Year Action Plan**. The Director stated that with approval to adopt the draft summary today, this will publish on March 26<sup>th</sup> with the thirty day comment period opening on Monday, March 28<sup>th</sup> through April 26<sup>th</sup>. The President asked if the commission will be asked to adopt the final FY22 One-Year Action Plan in April. The Director responded that was correct, the commission would be asked

on April 26<sup>th</sup> to adopt the final plan. Mr. Applegate motioned to approve. Mr. Middleton seconded and the motion carried 5-0.

The fifth item of New Business was the **Claims Worksheet** dated **3/21/2022**. The President noted that the staff was available to answer any questions that the commission might have. Mrs. Collier motioned to approve the **Claims Worksheet** dated **3/21/2022** in the amount of \$118,525.91. Mr. Applegate seconded and the motion carried 5-0.

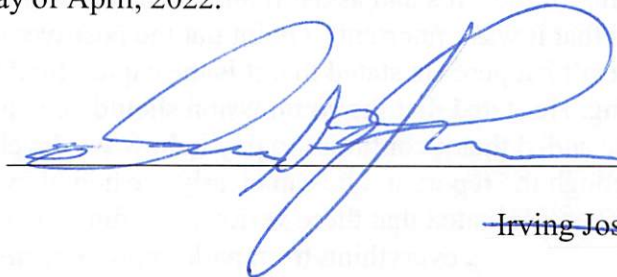
Other Business:

The first item of Other Business was Mr. Middleton's discussion of the entry to City Hall and parking. Mr. Middleton suggested painting the concrete block on the wall of the adjacent building that is facing the entry to City Hall. Mr. Middleton asked if there were plans to restripe the parking lot. The Director stated that it was in discussion to pave and restripe. Mr. Dickey added that it takes some time for all the finishing touches to get completed. He noted that the progress of the alley looks good. The Director responded that the project should be completed next month. Mr. Dickey asked if there would be a ribbon cutting. Mr. Middleton asked if plaques will be added. The Director responded that he would check on these items.

The second item of Other Business was Mr. Applegate's recommendation to make sure that all new green spaces and buildings being taken down are including on the grass cutting list. The Director responded that the list has been updated and that staff will check to make sure that the all properties are included.

There being no Other Business, the meeting was adjourned at 2:53 PM.

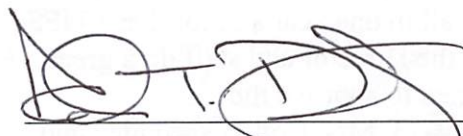
Approved and Adopted this 12<sup>th</sup> day of April, 2022.



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Irving Joshua, President

ATTEST:



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Adam Dickey, Vice President