

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, November 10, 2020 at 2:30 p.m., virtually, through Zoom.com.

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, Redevelopment Director  
Jessica Campbell, Public Facilities Specialist (PFS)  
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: Josh Darby, Jacobi, Toombs, and Lanz  
Wes Christmas, Clark Dietz, Inc.  
Jorge Lanz, Jacobi, Toombs, and Lanz  
Linda Moeller, City Controller  
Bob Stein, United Consulting  
Daniel Suddeath, News and Tribune  
Larry Summers, City Engineer

The President opened the **Public Hearing** at 2:32 PM for the **Program Year (PY) 2019 Consolidated Annual Performance and Evaluation Report (CAPER)**. The Director stated that this will open the fifteen (15) day comment period. The Director noted that the report is available for viewing online or accommodations can be made emailing him to review the hard copy. The President asked if there were any comments from the public. There were no comments from the public. Mr. Applegate noted that St. Elizabeth's Catholic Charities and the Breakaway were not included in the report. The Director stated that this was possibly an oversight or may not have been included for a specific reason, he added that he will look into that. Mr. Dickey motioned to close the public hearing. Mr. Applegate seconded and the motion carried 5-0.

The President called the meeting to order at 2:36 PM. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the **October 13, 2020** meeting. Mrs. Collier motioned to approve the October 13, 2020 minutes. Mr. Middleton seconded and the motion carried 5-0.

The third item of business was the **Comments from the Public**. The President noted that there were none.

New Business:

The first item of New Business was the **Elm Street Sidewalk Improvement Project Proposal**. The Director stated that two proposals were received and that the proposal of \$25,940 from Jacobi, Toombs, and Lanz was accepted. The Director added that the total budget for this project is \$418,000. The budget

includes design, construction, inspection, and administrative time. The City Engineer added that this project will repair and replace the sidewalk along Elm Street, and that because this is a CDBG project, they have a strict budget, so depending on what is possible within that budget, the project will extend from Vincennes Street to Silver Street along Elm Street. The City Engineer stated that the proposal was decided based on qualifications and because both Clark Dietz and Jacobi, Toombs, and Lanz are qualified, they went with the cost. Mr. Middleton asked what this project will include. The City Engineer stated that this will depend on the engineer's estimate, but that they will replace as far as they can within the budget and may have to scale back based on what they can afford. The President asked if the sidewalk will be ADA accessible. The City Engineer stated that the ramps at 18<sup>th</sup> Street and Elm Street were recently replaced and that those would remain, along with addressing the current tripping hazards and some areas where trees may have damaged the sidewalks would be replaced with newer trees. Mr. Dickey noted that the Tree Board has made a significant amount of plantings in the City and that this project should make sure to coordinate with the Tree Board and the City Arborist. The City Engineer stated that they will make sure to coordinate with the City Arborist and Tree Board and ensure that any recently planted trees are not damaged. Mr. Dickey motioned to award the Elm Street Sidewalk Improvement Project to Jacobi, Toombs, and Lanz for the total amount of \$25,940. Mr. Applegate seconded and the motion carried 5-0.

The second item of New Business was the **Emergency Subsistence Payment Program**. The Director stated that this program is using the funding from the CARES Act and that these policies are open for discussion with the Commission and can be updated. Mr. Applegate asked for clarification regarding the six (6) consecutive months of assistance and if that would include 6 months total for a client, should they not need assistance for a month or two. Mr. Applegate asked for this language to be adjusted to be a one-time support for up to 6 consecutive months. The Director stated that this language would be updated and should there be an exception, the trustee will handle those. The President asked if this program will be administered through the Trustee's office. The Director responded that it was and that the Trustee's office will work with the City Controller to receive reimbursement. Mr. Dickey noted that the Township is larger than the City and that being a current resident of the City of New Albany and have resided there since March 1, 2020 needs to be specified. Mr. Applegate motioned to approve the Emergency Subsistence Payment Program with the two (2) corrections. Mrs. Collier seconded and the motion carried 5-0.

The third item of New Business were the **Claims Worksheet** dated 10/19/2020 and 11/2/2020. The President stated that staff was available for any questions or concerns. Mr. Dickey asked if the retainage for the Olive Street project closed out that project. The PFS explained that this is the retainage being held, not being paid out. Mr. Dickey motioned to approve the Claims Worksheets dated 10/19/2020 in the amount of \$139,393.03 and 11/2/2020 in the amount of \$126,335.58. Mr. Middleton seconded and the motion carried 5-0.

#### Other Business:

The first item of Other Business was the Director notifying the Commission that he intends to update the **housing study** from approximately two years ago because there have been new projects since then and he wants to make sure that we understand the need and demand. He added that he will keep the commission updated on that study before he moves forward.

The second item of Other Business was the President's request for an update on current Redevelopment projects. The City Engineer responded that the **Olive Avenue Sidewalk** project is ongoing and that they are currently coordinating with Storm Water on drainage for this project. The City Engineer stated that for

the Slate Run Road project, the contractor is working on punch list items and that there is still a small area of sidewalk that the contractor will finish after working with Duke Energy to move the poles. Mr. Lanz provided an update on the Schell Lane Sidewalk project, stating that the surveying was done and that there were some drainage issues that are being addressed.

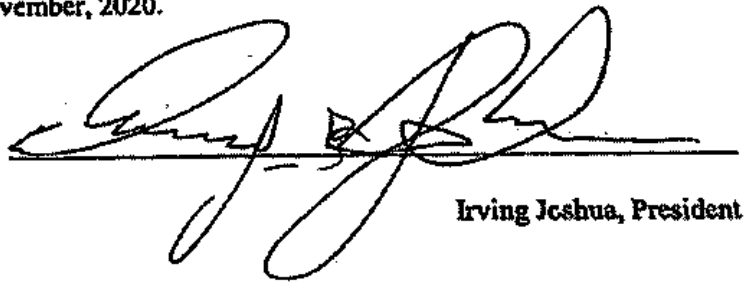
The third item of Other Business was Mr. Middleton's inquiry about the retainage wall at Padgett and Pearl Street. The Director stated that this is privately owned and if they were interested in cleaning it up, they could discuss working with them.

The fourth item of Other Business was Mr. Middleton's request for an update on the gas meter coverings and a strand of lights that was out on Market Street. The Director responded that a new design for the gas meter covers is forthcoming and that he would make sure to notify the appropriate department about the lights to be fixed.

The fifth item of Other Business was the President's request for an update from Ms. Murphy regarding the school corporation. Ms. Murphy stated that at this point the schools are maintaining their current plan and will stay in close contact with Dr. Harris.

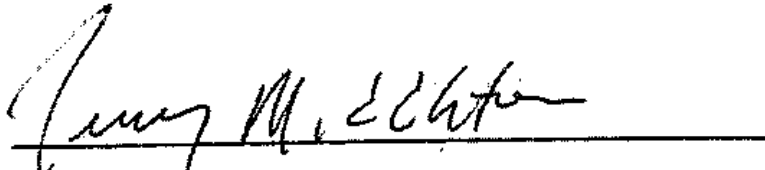
There being no other business, the meeting was adjourned at 3:03 PM.

Approved and Adopted this 24th day of November, 2020.



Irving Jeshua, President

ATTEST:



Terry Middleton, Secretary