

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, November 24, 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  
Elaine Murphy, School Board Advisory Member

Commission Members Absent: Jennie Collier

Staff Members Present: Josh Staten, Redevelopment Director  
Jessica Campbell, Public Facilities Specialist (PFS)  
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: Trent Baker, TJB Consulting  
Tim Berry  
Jorge Lanz, Jacobi, Toombs, and Lanz  
Linda Moeller, City Controller  
Bob Stein, United Consulting  
Daniel Suddeath, News and Tribune  
Larry Summers, City Engineer  
Beau Zoeller, Frost Brown Todd LLC

The President called the meeting to order at 2:31 PM. Roll was called. Jennie Collier was absent. All other members were present.

The first item of business was the Director's request to amend the meeting's agenda to hold a **Public Hearing** after the **Comments from the Public**. The Director stated that the Public Hearing is to receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the **Declaratory Resolution No. RC-02-20** that will amend the Economic Development Plan and associated allocation area for the Charlestown Road Economic Development Area. Mr. Dickey motioned to approve the addition of the Public Hearing to the agenda. Mr. Applegate seconded and the motion carried 4-0.

The second item of business was the **Approval of the Minutes** from the November 10, 2020 meeting. Mr. Middleton motioned to approve the November 10, 2020 minutes. Mr. Dickey seconded and the motion carried 4-0.

The third item of business was the **Comments from the Public**. The President allowed time for the public to comment not pertaining to the Resolution. The President noted that there were no comments.

The fourth item of business was the **Public Hearing** for the **Declaratory Resolution RC-02-20**. The President opened the Public Hearing at 2:34 PM. The President asked if there were any comments. Mr. Zoeller asked if any written comments were received. The Director responded that no written comments were received. Mr. Dickey motioned to close the Public Hearing. Mr. Applegate seconded and the motion carried 4-0.

New Business:

The first item of New Business was the **Confirmatory Resolution – Charlestown Road TIF Amendment**. The Director stated that this is the last piece for approval to expand the TIF district. The Director noted that the Resolution received unanimous approval at the Planning Commission and approval from City Council. Mr. Dickey motioned to approve the Confirmatory Resolution – Charlestown Road TIF Amendment. Mr. Applegate seconded and the motion carried 4-0.

The second item of New Business was the **New Albany Emergency Repair Program Applicant**. The President stated that this applicant is before the commission because the location is outside of the CDBG Target Area. The Director added that this address on Willian Avenue is outside the CDBG Target Area but that the applicant qualifies for the Emergency Repair Program in every other regard. The Director noted that any applicant outside the CDBG Target Area would have to come before the Commission. He noted that repairs include electrical and window repairs. Mr. Middleton motioned to approve the New Albany Emergency Repair Program Applicant. Mr. Applegate seconded and the motion carried 4-0.

The third item of New Business was the **2016 Culbertson Avenue Project Agreement**. The Director noted that the acquisition of this property predates his time but would be willing to look into it further if requested. The Director added that this property was put out to bid, but that no bids were received, and that likely the size of the lot played in role. He stated that BARE Investments LLC is interested in purchasing the property for \$1,000 and has been working with the Planning Department. The Director added that if approval is received today from the Commission, BARE Investments LLC is still required to secure Planning and Zoning approval. The President asked if they have to develop the property. The Director responded that they are required to build a single family home. The President asked if there had previously been a building on this site. The Director responded that he was unsure, but that currently there is not a building. The President noted the width of the parcel and wanted to ensure that BARE Investments works with the Planning Department and noted the demand and need for single family housing in New Albany. Mr. Dickey noted that the neighborhood is dense and that the build on a lot of this size will fit the characteristics of the neighborhood. The Director reiterated that the purchaser will still need to get approval from Planning and Zoning. Mr. Dickey motioned to approve the 2016 Culbertson Avenue Project Agreement in the amount of \$1,000. Mr. Applegate seconded and the motion carried 4-0.

The fourth item of New Business was the **Claims Worksheet** dated 11/16/2020. The President stated that staff was available for any questions or concerns. Mr. Middleton motioned to approve the Claims Worksheet dated 11/16/2020 in the amount of \$183,067.95. Mr. Applegate seconded and the motion carried 4-0.

Other Business:

The first item of Other Business was Mr. Applegate's discussion about the **Emergency Repair Program** customer service facilitated through **New Directions Housing Corporation**. Mr. Applegate noted that Mrs. Collier had a family emergency was unavailable to attend today's meetings but that they had discussions about the Emergency Repair Program, and that he was asked to speak on her behalf. Mr. Applegate stated that COVID-19 has slowed things down but that Mrs. Collier noted that applicants from the program had contacted her about concerns regarding the response time from New Directions Housing Corporation. Mr. Applegate wanted to make sure that it was understood that these repairs are emergencies, and that the follow up from New Directions needs to be quicker, especially with winter and cold weather ahead. The President asked if there was any funding available through the CARES Act to

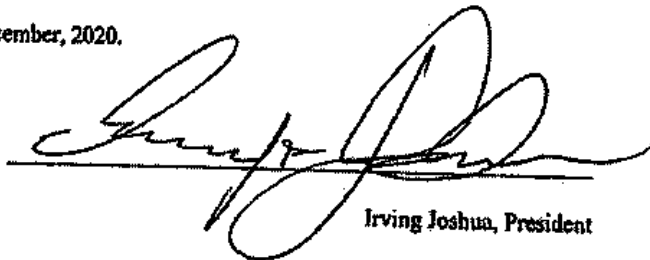
supplement this program. The Director stated that he would check to see if CARES funding can be used for the Emergency Repair Program, and noted this is something to consider moving forward. The President emphasized the concern with the incoming colder weather and the need for emergency repairs, and that we should track what that need looks like this year. The Director stated that he would speak with New Directions Housing Corporation to see how things are going and the need to ensure that everyone is able to perform the program at the highest level.

The second item of Other Business was the President's request for an update on current Redevelopment projects. The Director responded that the work on the Grant Line Road Sight Distance Corrections Project is completed and that they should be closing out that project soon. He added that the Cross Walk on Green Valley Road by the Industrial Park is near completion. The Director stated that with the expansion of the Charlestown Road TIF, they can expect the design stage of the Charlestown Road Intersection to begin soon. The President asked about the New City Hall building. The Director stated that he was not sure about the opening date for that building yet. The Director added that Lancaster Lofts and the former Steiner property are moving along and should be open next spring. He added that they are working with the Building Commissioner to get the site at PCS Appliance Repair cleaned up. The Director added that the back of the Centenary building should be open soon as well. The President noted that Slate Run Road looks nice and the Director added that the work is complete but not officially closed out yet. Mr. Dickey asked that the signage be reviewed along Slate Run Road. The President reiterated this request, noting that there is a lot of signage.

The third item of Other Business was Ms. Murphy's update from the New Albany Floyd County School Board. Ms. Murphy stated that students are 100% virtual and teachers are working from the classroom while the kids are at home. Families with any connectivity issues have been asked to contact their respective Principal. The Director added that the City is working with the IT Department to improve the strength of the WIFI and to add WIFI spots across the City.

There being no other business, the meeting was adjourned at 2:55 PM.

Approved and Adopted this 8th day of December, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary