

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, December 8, 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: Shane Gibson, Corporate Counsel
John Kraft, MAC Construction & Excavating
Linda Moeller, City Controller
Bob Stein, United Consulting
Daniel Suddeath, News and Tribune

The President called the meeting to order at 2:32 PM. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the November 24, 2020 meeting. Mr. Applegate motioned to approve the November 24, 2020 minutes. Mr. Middleton seconded and the motion carried 4-1-0, with Mrs. Collier abstaining from the vote.

The second item of business was the **Comments from the Public**. The President allowed time for the public to comment. The President noted that there were no comments.

New Business:

The first item of New Business was the **Grant Line Road Sight Distance Corrections Project – Change Order No. 1 & Retainage Release**. The Director requested approval of the Change Order No.1 decrease of \$29,538.87 and retainage release to close out the Grant Line Road Sight Distance Corrections Project. Mr. Dickey noted the good work on the project by Clark Dietz, Inc. Mr. Dickey motioned to approve the Grant Line Road Sight Distance Corrections Project - Change Order No.1 for a decrease of \$29,538.87 and the Retainage Release. Mrs. Collier seconded and the motion carried 5-0.

The second item of New Business was the **Claims Worksheet** dated 12/7/2020. The President stated that staff was available for any questions or concerns. Mr. Middleton motioned to approve the Claims Worksheet dated 12/7/2020 in the amount of \$415,148.45. Mr. Applegate seconded and the motion carried 5-0.

Other Business:

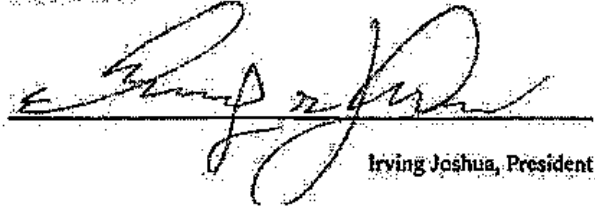
The first item of Other Business was the **Resolution Authorizing the Donation and Conveyance of Certain Real Property to Support Development of Low or Moderate Income Housing**. The Director

stated that this resolution will clean up the title work on this property. He added that the title is currently reported as The City of New Albany, Indiana for the use and benefit of the New Albany Redevelopment Commission and the resolution would convey the property to New Hope Development Services, Inc. He explained that this project is in partnership with the New Albany Housing Authority to develop low to moderate income housing on the property. Corporate Counsel gave the background on the project explaining that this dates back to 2004/2005, and that it was originally designed and being implemented by CHODO, a community housing development corporation. He explained that the hospital was expanding at that time and was taking out housing nearby and that the original plan was to move these homes to Linden Meadows. He explained that infrastructure work was done including sewers, storm, and roadways, then the houses were moved. He stated that after this was completed, due to litigation from neighbors at the time that dragged on for years, the former CHODO went bankrupt. He added that after CHODO went bankrupt, the homes sat vacant and went into disrepair. He explained that Indiana Housing Development Corporation had interest and that PNC Bank was the main underwriter of CHODO then and had \$1 to \$1.2 million in the project. The City had to take action as the structures were unsafe and had been demoed. The City foreclosed on the liens and costs for demolishing those houses, the properties went to Sheriff's sale, the City got title to the property at the Sheriff's sale. He explained that this didn't cost any additional funds to the City and that PNC signed off on any claims of interest from a collateral standpoint and so did the Indiana Housing Development Corporation. He stated that the property was bought by the City of New Albany through the Board of Public Works and during the transfer of title it went to the Redevelopment Commission. He explained that the New Albany Housing Authority will partner with New Hope Development Services, a non-profit community development organization, to redo the property as low and moderate income housing, for the \$8 million project. He stated that the project will provide low-moderate income housing for families. He stated that closing on the property is occurring in about a week and a half and during this process, it was determined that there were slight errors in the titling of property. The resolution is before the commission today because it states for the use of and benefit of the Redevelopment Commission. He stated that the resolution would transfer the property to New Hope Development Services who will implement this project. He added that construction would be expected to start in the spring or summer of next year and this resolution today would allow this project to move forward. Mr. Dickey asked if New Hope Development Services would be the property owner. Corporate Counsel responded that was correct. Mr. Dickey asked if there were sufficient guarantees on the type of affordable housing. The President responded that this project is designed to provide home ownership for low to moderate income families in New Albany and would be beneficial to the City. Mr. Applegate asked if this project was an example of others that have been successful in providing opportunities for home ownership across the country. The President responded that it was. Corporate Counsel added that this is a credit project and that it is a working project structured to help people become homeowners of these properties in about 15 years. Mr. Dickey motioned to approve the Resolution Authorizing the Donation and Conveyance of Certain Real Property to Support Development of Low or Moderate Income Housing. Mr. Middleton seconded and the motion carried 5-0.

The second 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 that they hope to have students back in the classroom after Christmas break. She added that this decision will be based on the COVID situation at the time.

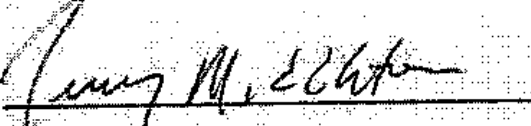
There being no other business, the meeting was adjourned at 2:49 PM.

Approved and Adopted this 22nd day of December, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary