

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 25, 2020 at 2:30 p.m., in the Assembly Room, City-County Building, New Albany, Indiana.

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 Project Manager (PFPM)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: John Boyle, News and Tribune
Andy Carter, Carter Management Co.
Mark Casper, St. Elizabeth Catholic Charities
Kathy Copas
Lisa Donohue, New Albany Housing Authority
Matthew Fleenor, Nomad Church Collective
Brian Forrest, Hoagland Commercial Realtors
Angie Graf, Hope Southern Indiana
Stefanie Griffith, Strandz and Threadz
Angie Kleer, Michell Allen Ritz Architects
Jorge Lanz, Jacobi, Toombs & Lanz
Shelley McDonald, Center for Women and Families
Jennifer McVeigh-Davis, St. Elizabeth Catholic Charities
Ramona Miller, LifeSpan Resources,
Linda Moeller, City Controller
Max Monohan, New Directions Housing Corporation
Leah A. Pezzarossi, Open Door Youth Services
Tomas Ramirez, Michell Allen Ritz Architects
Linda Reynolds, Hope Southern Indiana
Preston Searcy, Nomad Church Collective
Gwen Simmons, Engaging Solutins, LLC
Bob Stein, United Consulting
Larry Summers, City Engineer
Josh Turner, City Council 5th District
Kathy Wilkerson, New Albany Parks and Recreation

The President called the meeting to order at 2:30 p.m. Roll was called. All commission members were present.

The first item of business was the **Bid Opening** for the **REBID – 2019 Griffin Recreation Center Improvements Project – Phase 3**. Four bids were received. The President read the bids aloud. The results can be seen in the chart below. Mr. Dickey motioned to approve the awarding of the 2019 Griffin Recreation Center Improvements – Phase 3 to the lowest bidder, **ICDC**, in the amounts listed below, pending legal and architectural review. Mr. Applegate seconded and the motion carried 5-0.

2019 Griffin Recreation Center Improvements - Phase 3 - REBID

MAR # 719-2688							2/25/2020
CONTRACTOR	BASE BID	ALTERNATE #1 (Ceiling Repair on Main Facility & Classroom Wing, Restroom Construction & Stage)	ALTERNATE #2 (Ceiling Repair only Over Stage & Gymnasium)	ALTERNATE #3 (Clean and Seal Existing Brick over Main Facility & Classroom Wing (including Stage and Gymnasium))	ALTERNATE #4 (Clean and Seal Existing Brick over only Stage and Gymnasium)	ALTERNATE #5 (Brick Masonry around Existing Openings and Reinforce Floor Structure and Driveway)	TOTAL
Schickel Masonry Restoration	\$ 147,670	\$ 7,235	\$ 6,995	\$ 21,850	\$ 29,020	\$ 37,350	\$ 250,120
AHL Construction	\$ 162,800	\$ 14,500	\$ 17,500	\$ 17,600	\$ 31,350	\$ 13,400	\$ 257,150
Moyeta White, Inc	\$ 180,000	\$ 15,525	\$ 19,350	\$ 26,350	\$ 43,150	\$ 30,000	\$ 314,375
ICDC	\$ 70,966	\$ 12,936	\$ 16,586	\$ 7,671	\$ 12,015	\$ 25,905	\$ 146,079
							\$ -
							\$ -
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							\$ -

*note: all bid notices are rounded to the nearest dollar



The second item of business was the **Public Hearing** for the **Five-Year (2020-2024) Consolidated Plan & Fiscal Year 2020 (FY20) One-Year Action Plan for the Community Development Block Grant (CDBG)**.

Ramona Miller, **LifeSpan Resources**, presented the application for the requested amount of \$5,000 for the **New Albany Rides Program**. Ms. Miller explained that the program had been funded the past 2 years. She detailed the program as a social transportation service for New Albany residents who are age 60+ or who are individuals with disabilities. The program would provide transportation to life-enhancing locations such as grocery stores, pharmacies, government buildings, senior centers, congregate nutrition centers, or to social programs offered at the library, through New Albany Parks, the YMCA, or other organizations in the New Albany area. She stated that they have served a total of 257 unduplicated New Albany residents in FY2020 and they estimated the number in 2019 would be 260.

Angie Graf, **Hope Southern Indiana**, presented the applications for the requested amount of \$3,900 for the **Pack the Bus Program** and \$10,000 for the **Clothe A Teen Program**. Ms. Graf explained that the objective of the Park the Bus Program is to make school supplies available for elementary and middle school children in the New Albany-Floyd County school system who will be eligible for federal free lunch program during the 2019-2020 school year. She stated that they estimated serving 500 unduplicated students. Ms. Graf stated that the objective of the Pack The Bus Program is to provide New Albany-Floyd County School system middle and high school students (and any NA-FC school system elementary

school students in their families/household) in need with new back-to-school clothing in time for the beginning of the late-July school term. Students are referred by teachers, school administrators or social services case workers; and students who enroll in the program receive a \$100 voucher to purchase school-appropriate clothing (as defined by the NA-FC school system) in a special “shopping trip” at a local department store. They anticipate serving 100 participants through CDBG.

Max Monohan, **New Directions Housing Corporation**, presented the applications for the requested amount of \$8,400 for **Repair Affair Program** and \$75,000 for the **Emergency Repair Program**. Mr. Monohan explained that Repair Affair Program repairs range from simple yard work all the way up to more complicated carpentry, electrical and plumbing. In order to qualify for the program, a homeowner must be over the age of 60 or certified as disabled, own and live in their home and make less than 50% of the Area Median Income. He explained that in just one day, a volunteer team can completely change the life of an elderly and/or disabled homeowner. They anticipate serving 15 unduplicated participants in FY2020. Mr. Monohan explained that the Emergency Repair Program assists New Albany homeowners with high skill repairs completed by contractors. Repairs typically include: roofs, windows, HVAC and structural repairs. To qualify for the program, a homeowner must own and live in their home for more than a year, maintain homeowner’s insurance, live in the CDBG target area and make less than 80% of the Area Median Income, The goal for FY2020 would be to assist 12 homeowners with repairs.

Kathy Wilkerson, **New Albany Parks and Recreation**, presented the application for the requested amount of \$30,000 for the **Youth Enrichment Program**. Ms. Wilkerson explained that the Youth Enrichment Program provides year round activities after school and during the summer. These activities were for disadvantaged intercity youth. She stated the goal of YEP is to improve social skills and overall behavior of youth 5-17 year olds. This is accomplished through weekly group workshops and field experiences. They estimate serving 400 unduplicated participants in FY2020.

Leah Pezzarossi, Open Door Youth Services, presented the application for the requested amount of \$28,700 for the **Building Assets for New Albany Youth**. Lean Pezzarossi explained that the Building Assets for New Albany Youth is the umbrella for the 3 programs offered by the YMCA, Open Door Youth Services, and Our Place Drug and Alcohol Education Services. The **YMCA** requests \$20,000 to fund after school programming at S. Ellen Jones, Fairmont, Slate Run, and Green Valley Elementary schools that provides a structured, caring environment after school with mentors who are able to provide homework assistance, a healthy snack, physical activity, and a character enrichment daily. They estimate serving 63 students at 3 schools. **Open Door Youth Services** requests \$5,200 for their afterschool program that provides prevention education utilizing the Social Decision Making Model. They estimate serving 12 students at each of the 4 sites for a total of 48 students. **Our Place Drug and Alcohol Education Services** requests \$3,500 for their afterschool program that helps address the need for substance abuse prevention programming targeting youth in an afterschool setting. They estimate serving 55 participants in FY2020.

Gwen Simmons, **Engaging Solutions, LLC**, stated that she was the program consultant for the Five-Year (2020-2024) Consolidated Plan and encouraged those in the audience to complete the online survey and to attend the two upcoming meetings at the Floyd County Library on Thursday at 10:30 am and 2 pm.

The President closed the **Public Hearing**.

The third item of business was **Approval of the Minutes** from the **February 11, 2020** meeting. Ms. Collier motioned to approve the February 11, 2020 minutes. Mr. Dickey seconded and the motion carried 5-0.

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

Old Business:

The President noted that there was no old business.

New Business:

The first item of New Business was the awarding of the **Olive Ave. Sidewalk Improvement Project – Design and Inspection Proposal**. The City Engineer explained that there were three submitted proposals from HWC Engineering, Jacobi, Toombs, and Lanz, Inc. and Clark Dietz. He added that this a CDBG project. He stated that the decision making came down to cost, so it was awarded to the proposal with the lowest costs, which was from Clark Dietz for a total of \$28,000. Mr. Dickey motioned to approve to award the Olive Ave. Sidewalk Improvement Project – Design and Inspection Proposal to Clark Dietz, Inc. for the total amount of \$28,000. Ms. Collier seconded and the motion carried 5-0.

The second item of New Business was the **New Albany Emergency Repair Applicant**. The Director explained that the home is located one mile from the CDBG Target Area off Grant Line Road. He explained that water is leaking into the home from faulty gutters and that besides living outside of the CDBG Target Area, the homeowner qualifies for the program. Mr. Applegate motioned to approve the New Albany Emergency Repair Program Applicant at 328 Ingram Avenue. Mr. Middleton seconded and the motion carried 5-0.

The third item of New Business was the **2201 E. Spring Street Purchase Agreement**. The Director stated that the Spring Street Corridor is an important entry way into the City and that with this emphasis, NARC considers property acquisition and blight removal to be vital for the revitalization of this corridor. He recommended that NARC purchase this property for equal to the average of two appraisals \$132,500. Mr. Dickey motioned to approve the 2201 E. Spring Street Purchase Agreement not to exceed \$132,500. Ms. Middleton seconded and the motion carried 5-0.

The fourth item of New Business was the **2202 E. Spring Street Purchase Agreement**. The Director reiterated his previous points about the Spring Street Corridor and recommended that NARC purchase this property for less than the average of two appraisals, \$240,000. Mr. Middleton motioned to approve the 2202 E. Spring Street Purchase Agreement not to exceed \$240,000. Mr. Dickey seconded and the motion carried 5-0.

The fifth item of New Business was the **Brian Forrest – Hoagland Commercial Realtors – Project Agreement**. Mr. Forrest presented his plans for the recently purchased Colonial Manor for the negotiated price of \$2.6 million and is intending to invest another \$3-4 million into property improvements. The Director stated that he is recommended that the New Albany Redevelopment Commission award \$1 million in incentives to partner with Mr. Forrest in this revitalization project. He added that the funding can only be used through a matching façade grant, a matching historic preservation grant, design, and/or

site work such as sidewalks, public parking, and utilities. He stated that the funds can and will only be released through reimbursement for expenditures made or on completion of respective work outlined in the final Development Agreement. Mr. Dickey motioned to approve the Brian Forrest – Hoagland Commercial Realtors – Project Agreement in the amount of \$1 million and authorized the staff to author and act on such agreement. Mr. Middleton seconded and the motion carried 5-0.

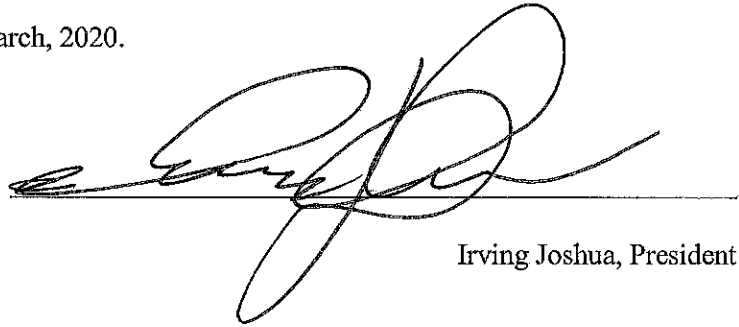
The sixth item of New Business was the **Claims Worksheet** dated 2/24/2020. Mr. Dickey asked if this was the final draw for the AT&T Parking Lot. The FCM responded that there is still \$1,000 left. Mr. Applegate motioned to approve the Claims Worksheet dated 2/24/2020 in the amount of \$134,471.29. Mr. Collier seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was the Director's request to purchase the old Sonic at **2557 Charlestown Road**. He stated that the environmental and the appraisals had been completed and he requested their approval to move forward to purchase the lot for \$150,000. Mr. Dickey motioned to approve the purchase of 2557 Charlestown Road for \$150,000, pending due diligence by staff. Mr. Applegate seconded and the motion carried 5-0.

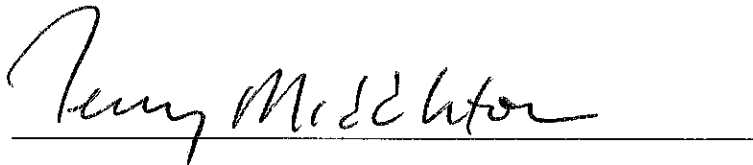
There being no other business, the meeting was adjourned at 3:52 PM.

Approved and Adopted this 10th day of March, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary