

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 14, 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)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Madison Lindsay, Planning and Zoning Intern
Derek Misch, Dan Cristiani Excavating
Linda Moeller, City Controller
Bob Stein, United Consulting
Daniel Suddeath, News and Tribune

The President called the meeting to order at 2:33 p.m. Roll was called. All members were present.

The first item of business was the **Public Hearing for the Coronavirus Aid, Relief, & Economic Security Act (CARES Act) amendment to the 2015-2019 Consolidated Plan & Fiscal Year 2019 (FY19) One-Year Action Plan for the Community Development Block Grant (CDBG)**. The Director explained that this amendment is concerning the additional \$397,196 awarded to the City in addition to the 2019 CDBG funds to prevent, prepare for, and respond to COVID-19. The Director stated that he sent an email to the commission outlining how these funds could be used. The President suggested looking at using a portion of this funding to partner with NAFCS to ensure that low-income students have all the necessary resources to participate in schooling, such as access to internet. He asked Ms. Murphy if the school corporation could use any assistance. Ms. Murphy responded that face masks, hand sanitizer, and heat thermometers are being provided for teachers and students, however they will likely need more. She also noted the need for more internet hot spots, especially in the county and asked if that would be applicable. The Director stated that CDBG funds have to be spent within the City limits. The President noted that some families at the New Albany Housing Authority do not have access to Wi-Fi and that might be feasible there. Mr. Applegate emphasized using the funds as outlined in the guide to assist businesses, including special economic development assistance to avoid job loss by providing short-term working capital assistance to small businesses to enable retention of jobs and provide grants or loans to support new business or business expansion to create jobs and manufacture medical supplies necessary to respond to infectious disease. The President noted that the loss of the Sav-A-Lot grocery on State Street has created a food desert and suggested using the funds to bring groceries to the area. Mr. Applegate noted the Kroger Mobile Market that visits the New Albany Housing Authority and possibly using the funds to support having the mobile market make a stop at the Sav-A-Lot parking lot or nearby. The

President allowed time for the public to comment on the amendment. There were no public comments. The Public Hearing closed at 2:38 PM.

The second item of business was the **Approval of the Minutes** from the **June 23, 2020** meeting. Mr. Applegate motioned to approve the June 23, 2020 minutes. Mr. Middleton seconded and the motion carried 5-0.

The third item of business was the **Comments from the Public**. The President allowed time for the attendees of the virtual meeting to speak and 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 were the **Quotes for Demolition of Structures**. The President noted that there were five (5) properties located at 1730 Division Street, 1732 Division Street, 2201 E. Spring Street, 2202 E. Spring Street, and 2557 Charlestown Road. The Director stated that quotes for demolition of structures were submitted individually for each property and could be awarded to different companies based upon the lowest quote. He also noted that 1730 Division Street is in the process of being transferred to the City and that the demolition wouldn't start until that process was completed. The President read the Quotes for Demolition of Structures Recap Sheet aloud. **1730 Division Street** received three (3) quotes in the following amounts: Dan Cristiani Excavating Co., Inc. for \$6,429, Clark Nickles, Inc. for \$7,500, and CCE, Inc. for \$7,600. The President noted that the quote from Dan Cristiani for \$6,429 was the lowest quote and recommended that it be awarded pending staff review. Mr. Dickey motioned to approve the Demolition of **1730 Division Street** to Dan Cristiani Excavating Co., Inc. in the amount of \$6,429 pending staff review. Ms. Collier seconded and the motion carried 5-0. **1732 Division Street** received three (3) quotes in the following amounts: Dan Cristiani Excavating Co., Inc. for \$6,548, Clark Nickles, Inc. for \$8,900, and CCE, Inc. for \$9,950. The President noted that the quote from Dan Cristiani for \$6,548 was the lowest quote and recommended that it be awarded pending staff review. Mr. Middleton motioned to approve the Demolition of **1732 Division Street** to Dan Cristiani Excavating Co., Inc. in the amount of \$6,548 pending staff review. Mr. Dickey seconded and the motion carried 5-0. **2201 E. Spring Street** (commercial property) received three (3) quotes in the following amounts: Dan Cristiani Excavating Co., Inc. for \$12,546, Clark Nickles, Inc. for \$24,000, and CCE, Inc. for \$22,500. The President noted that the quote from Dan Cristiani for \$12,546 was the lowest quote and recommended that it be awarded pending staff review. Mr. Middleton motioned to approve the Demolition of **2201 E. Spring Street** to Dan Cristiani Excavating Co., Inc. in the amount of \$12,546 pending staff review. Mr. Applegate seconded and the motion carried 5-0. **2202 E. Spring Street** (commercial property) received three (3) quotes in the following amounts: Dan Cristiani Excavating Co., Inc. for \$29,979, Clark Nickles, Inc. for \$32,000, and CCE, Inc. for \$48,000. The President noted that the quote from Dan Cristiani for \$29,979 was the lowest quote and recommended that it be awarded pending staff review. Mr. Dickey motioned to approve the Demolition of **2202 E. Spring Street** to Dan Cristiani Excavating Co., Inc. in the amount of \$29,979 pending staff review. Mr. Middleton seconded and the motion carried 5-0. **2557 Charlestown Road** received three (3) quotes in the following amounts: Dan Cristiani Excavating Co., Inc. for \$39,514, Clark Nickles, Inc. for \$29,000, and CCE, Inc. for \$36,450. The President noted that the quote from Clark Nickles for \$29,000 was the lowest quote and recommended that it be awarded pending staff review. Mr. Dickey motioned to approve the Demolition of **2557 Charlestown Road** to Clark Nickles, Inc. in the amount of \$29,000 pending staff review. Mr. Applegate seconded and the motion carried 5-0. Mr. Dickey noted the wide spread amongst the quotes for several properties and requested

that staff discuss with the companies to ensure that there weren't any discrepancies. The Director stated that they would. The President asked if the commercial properties on E. Spring Street had any underlying issues. The Director responded that the gas station at 2202 E. Spring Street had been looked at by environmental and that the tanks had been pulled and remediation completed. He stated that they are waiting on the go ahead from IDEM.

The second item of New Business was the Claims Worksheet dated 7/6/2020. The President stated that staff was available for any questions or concerns. Mr. Dickey motioned to approve the Claims Worksheet dated 7/6/2020 in the amount of \$443,058.18. Mr. Applegate seconded and the motion carried 5-0.

Other Business:

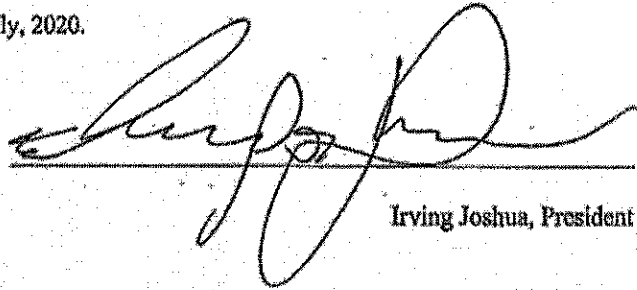
The first item of Other Business was Mr. Middleton commending the Director for the purchase of the former Salvation Army property on Grant Line Road now that the sale has been finalized.

The second item of Other Business was Mr. Middleton applauding The Director and City Operations for the installation of the City Flag on the median at Market Street.

The third item of Other Business was the President reiterating that if there is anything that the Redevelopment Commission can do to support the educational community and low income students, they would entertain that possibility. Ms. Murphy stated that as of this point in time, school is scheduled to begin July 29th. She added that Dr. Harris has been monitoring the health situation carefully and how, when, and what school will look like. Ms. Murphy stated that the safety of the students and the teachers is the biggest concern and that the School Board had a lengthy meeting last night discussing measures to keep everyone safe. Mr. Dickey added that City Council has a measure to support masks before them at the next meeting. Ms. Murphy stated that masks are required in schools and will be provided for students that do not have masks.

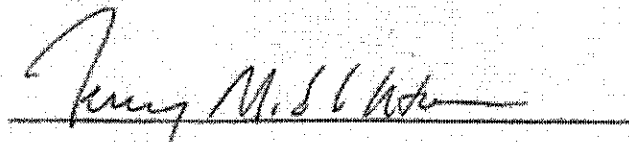
There being no other business, the meeting was adjourned at 2:59 PM.

Approved and Adopted this 28th day of July, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary