

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, April 7, 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
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: Scott Blair, New Albany City Council District 6
Linda Moeller, City Controller
Josh Turner, New Albany City Council District 5

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

The first item of business was **Approval of the Minutes** from the **March 10, 2020** meeting. Mr. Dickey motioned to approve the March 10, 2020 minutes. Mr. Applegate seconded and the motion carried 5-0.

The second 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 approval of the **Draft CDBG Five-Year Consolidated Plan and FY20 One Year Action Plan**. The Director stated that after approval, the draft is released on the website for a 30 day public comment period before it will be finalized. He added that they are expecting another amount of money to come in this year thanks to the federal stimulus and they will have to add an amendment once they know the amount. He added that the funds do need to be used directly related to the COVID-19 response. Mr. Middleton motioned to approve the Draft CDBG Five-Year Consolidated Plan and FY20 One Year Action Plan. Ms. Collier seconded and the motion carried 5-0.

The second item of New Business was the **Analysis of Impediments to Fair Housing**. The Director explained that this is a required part of the 5 year plan being conducted by the consulting firm. He explained that it will be submitted to HUD, along with the 5 year plan. He explained that it is a breakdown of the goals from the previous 5 year plan, along with an overview of the current housing

conditions within the City. He added that a survey is attached, which was sent out to numerous local non-profits. Mr. Dickey stated that he appreciated the data and noticed some issues that needed to be looked into further. He noted the 63% of residents surveyed reported that lenders were reluctant to loan and pointed out that the lending community needs to be challenged to do a better job. He noted some solutions that have been identified, such as more education and awareness, prevention and protection proceedings for customers, and tenant advocacy organizations. Mr. Applegate noted the need for more public transportation and asked how Redevelopment can help. The Director stated that Redevelopment can continue to communicate and advocate with TARC and continue to work to expand service and coverage. The President suggested that if COVID-19 response funds are received, this data should be used to improve situations for the areas and demographics identified. He also suggested using the data to see how it fits into the current TIFs and possibly modifying them accordingly. The Director explained that they are expecting a larger amount of CDBG funds and will work with the Commission as to how best respond to the current crisis and by using this report to identify those that may have been impacted the most. Mr. Dickey motioned to approve the Analysis of Impediments to Fair Housing. Mr. Applegate seconded and the motion carried 5-0.

The third item of New Business was the **Annual TIF Report**. The Director explained that this comes out every year and details the spending of the previous year. He added that the TIFs look good and pointed out that there were several major projects last year like Mt. Tabor Road, Slate Run Road and Grant Line Road. He stated that once approved by the Commission, it will be delivered to City Council at the next meeting and to DLGF at the State level. The President noted that all of the TIFs are financially sound and noted that the report does represent the balance at the end of 2019. The Director explained that the money comes in biannually, first a spring settlement around June, however the settlement this year may come later, as it will depend on when people pay their taxes, and the second settlement typically around November or December. He stated that Loop Island is not currently a very active TIF, but that the riverfront has potential to be a useful tool for developments in the future. Mr. Dickey noted that some of the TIFs are doing very well and others that had projects going on last year, were expending out more than received. He wanted to make sure that the public is aware that when the City does these types of projects, they are applying a year or more worth of TIF revenue that has rolled over from previous years. Mr. Dickey motioned to approve the Annual TIF Report. Ms. Collier seconded and the motion carried 5-0.

The fourth item of New Business was the **Claims Worksheets** dated 3/23/2020 and 4/6/2020. Mr. Dickey motioned to approve the Claims Worksheet dated 3/23/2020 in the amount of \$170,765.01 and the Claims Worksheet dated 4/6/2020 in the amount of \$328,084.34. Mr. Middleton seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was the Presidents inquiry into the **apartment complex on Charlestown Road** near Serenity Springs currently being constructed. The Director responded that this is not a partnership with the City and stated that this is a project by Matt Chalfant. The President asked what type of housing this would be and what segment of the community would be able to take advantage of this new development. He added that this is positive that it is being built without the public incentive ask. The

Director stated that he will reach out to the Planning Director to get more information. Mr. Middleton pointed out that this project will work nicely in coordination with the Colonial Manor project.

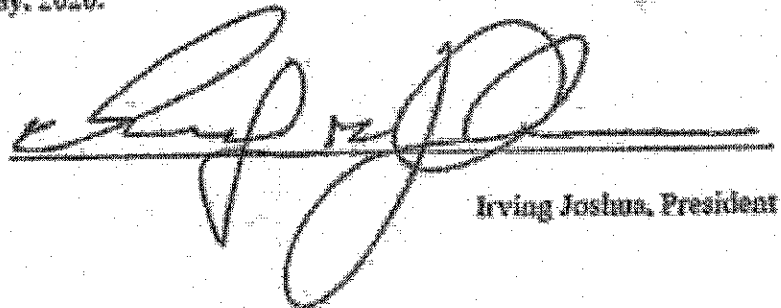
The second item of Other Business was Mr. Dickey's announcement that the City had been selected as a recipient for the Community Crossings Matching Grant again this year.

The third item of Other Business was Ms. Murphy's update from the School Board. She stated that school is moving forward and teachers are adapting accordingly. She stated that they do plan to have some sort of graduation. She added that Dr. Snyder is working hard every day and that the principals are working with staff to give the best education given the circumstances. The President noted that the New Albany Housing Authority is offering free Wi-Fi to accommodate the need for remote learning. Ms. Murphy added that there are hot spots at the high schools and that the younger kids are offered hard packets that they can pick up. The Director asked about the meal program partnered with the City. Ms. Murphy responded that City had pitched in funds for meals and that breakfast and lunch are being offered.

The fourth item of Other Business was Mr. Middleton's inquiry into the status of the Salvation Army and the former Super America location. The Director stated that the Salvation Army acquisition is moving forward and that steps are being taking for a demolition in the future. The Director added that as far as the former Super America location, he is monitoring the current COVID-19 situation before committing to moving forward with acquisition.

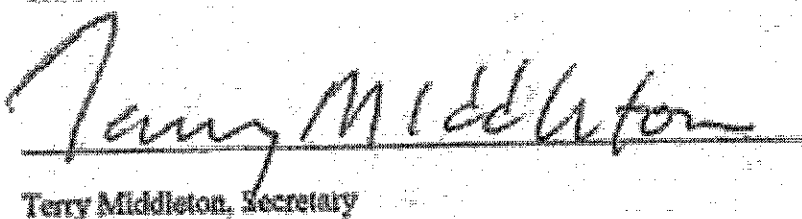
There being no other business, the meeting was adjourned at 3:01PM.

Approved and Adopted this 13th day of May, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary