

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 28, 2023 at 2:32 pm.

Commission Members Present: Irving Joshua, President
Terry Middleton, Vice President
Bob Norwood, Secretary
Jennie Collier
Adam Dickey

Commission Members Absent:

Staff Members Present: Shane Gibson, Interim Redevelopment Director/Corporate Counsel
Claire Johnson, Director of Economic Development
Maymie Owens, Redevelopment/Economic Administrative Assistant

Others Present: Trent Baker, TJB Consulting
Jeff Jaehnen, Floyd County Family YMCA
Linda Moeller, City Controller
Darrell Neeley
Andrew Nicholson
Jacob Resch, Resch Construction
Steve Resch, Resch Construction
Chad Sprigler, The Sprigler Company
Larry Summers, City Engineer
Beau Zoeller, Frost Brown Todd

The President called the meeting to order at 2:32 PM. Roll was called. All members were present. Mr. Norwood joined virtually via Zoom.com.

The First item of Business was the **Approval of the Minutes** from the **February 28, 2023** meeting. Mrs. Collier motioned to approve the February 28, 2023 minutes. Mr. Dickey seconded. Roll call vote was called by Mr. Norwood, and motion carried 5-0.

The President asked if there are any **Comments from the Public**. The sign-in sheet was handed to the President and he read the names off in order.

The President called Mr. Darrell Neeley to the podium. Mr. Neeley asked how does one speak on something that no one knows about? And added that it's like giving a quiz without the class. He stated that the meeting dates are from last year so one does not know when these meetings are taking place if they just go to the website and don't have people who really know how to figure it out. Mr. Neeley stated that there's not a title page of what's going to go on the day, agenda, nothing like that so he doesn't know what the Commission is talking about until he gets here. Mr. Neeley stated that on the 16th of March of this year, Council member Josh Turner sponsored a resolution to make all public meetings stream on the transparency portal. He stated that there were only three votes in support. He stated that he was here today

to respectfully request that the Commission stream live meetings. He stated that the stream could be downloaded and stored in YouTube for free. He added that all of these meeting are important to the public, that citizens already attend and some already stream the meetings so legality is not a problem. He said don't wait on state legislation to tell you what to do. He thanked the Commission for their time.

The President thanked Mr. Neeley and stated that the staff and board will look at this. He stated there are a number of considerations that have to be taken in doing something like this but that he does appreciate his comments. He stated that he will check on listing the agendas to the meetings ahead of time. The Economic Development Director stated that the agendas are posted in City Hall at least 48 hours prior to the meeting. The President stated that they've made a lot of technological advances, and there may be more that can be done. The President stated that he appreciates him coming and voicing his concerns. He added that they will look into them and ask what things can be done.

The President called Mr. Andrew Nicholson to the podium. Mr. Nicholson asked, not the council members, but for Dr. Joshua and Mr. Middleton to explain what a TIF is. The President stated there are areas in the city where taxes associated with the TIF are used to improve those areas and not only to improve the businesses but also improve the lives of those individuals either in that area or individuals that might benefit somewhere from that area. He added that these improvements wouldn't be able to be completed without using TIF as a tool. Mr. Nicholson stated that he wants Dr. Joshua to keep that in mind as he goes to vote on this TIF coming up in this meeting. He added that is not the main reason he spoke. He said that he just recently found out about this because like Mr. Neeley said he can't find this anywhere so this was recently brought to him. The reason he came to speak to the Commission today is to talk about about live streaming videos. He stated that today, the state of Indiana passed House Bill 1167 which clarifies that by July 25th or July 2025 that all these be archived and live streamed. Mr. Nicholson stated that he saw Mr. Dickey livestream not too long ago and that he was one that opposed this. I stated that he is demanding that the redevelopment commission, who makes a lot of decisions of where money goes, be publicly streamed and archived to be looked back on in 6 months, so that when he wants to ask where this TIF is going or he wants to see the progress of where this goes, he can go back and look at them. He stated that will be his demand and that he will be here till the State makes them do it. Mr. Dickey stated that he wanted to clarify that he has publicly said that he is in favor of live streaming of public meetings as long as it is properly staffed and supported to ensure a quality product for the citizenry. Mr. Nicholson stated that he has seen that it was properly staffed today as the IT people came and helped with the zoom. He stated that this is not, this is for meetings that are happening during business hours that most people work; that he had to take time off work to come and do it. Mr. Dickey stated that he wanted to ensure that his position is very clear for Mr. Nicholson because Mr. Nicholson misspoke at the podium and he wanted to make that clear. Mr. Nicholson asked, what was his position. Mr. Dickey stated that his position is in favor of live streaming as long as it is properly supported and staffed.

The President stated that was all of the individuals that had signed in to speak.

The Second item of Business was **Old Business**. The President noted that there was none.

New Business:

The First item of New Business was **Adoption of DRAFT Summary of FY23 One-Year Action Plan**. The Economic Development Director stated that pending the Commission's approval to adopt the draft

summary today, this will publish on April 1st in the News and Tribune with the thirty-day comment period opening on Monday, April 3rd through May 3rd. She stated that moving forward, on Tuesday May 9th staff will bring the final FY23 One-Year Action Plan, hoping to receive final approve by mid-May and submit on May 12th to HUD. The President stated that this plan is based on the estimated allocation. He added that HUD may change this but that the Commission does not have any control over that. The President asked if the commission had any questions about the plan. Mr. Dickey stated that he wanted to make note of the number of items that the Commission has previously supported. He stated there are some items that add to the current youth engagement programs. He noted that the New Albany Housing Authorities youth engagement middle school program is a quality program that is in addition to that that Commission has previously supported. Mr. Dickey stated there is a 30-day comment period and if there are citizens with concerns, that the Commission encourages them to bring them forward during the 30-day comment period before final adoption. Mr. Dickey motioned to approve the DRAFT Summary of FY23 One-Year Action Plan. Mrs. Collier second. Roll call vote was called by Mr. Norwood, and the motion carried 5-0.

The Second item of New Business was **Ohio River Greenway Trail Extension Change Order No. 2**. The Economic Development Director stated this is Change Order No. 2 and that this is for the modification of an existing manhole and the replacement the outfall pipe in the amount of \$31,801.00. She stated that this change order is associated with identified cost overruns in the amount of lowering the existing manhole to the proposed trail grade using a watertight casing and lid, for the purchase of outfall pipe replacement materials, and the remainder of the work associated with the outfall pipe replacement. Mrs. Collier motioned to approve the Ohio River Greenway trail Extension Change Order No. 2 in the amount of \$31,801.00. Mr. Middleton second. Roll call vote was called by Mr. Norwood, and the motion carried 5-0.

The Third item of New Business was **Resolution Amending Allocation Area and Establishing Elsby Allocation Area**. The Economic Development Director stated that this Resolution before the Commission proposes to remove the parcels that are listed from the State Street Parking Garage Allocation Area and establish a new Allocation Area called the Elsby Allocation Area. She stated that Beau Zoeller with Frost Brown Todd is present to address any questions that the Commission may have about the process or directly about the resolution. She stated that also present today is the development team and they are available to answer any questions that the Commission may have about the Elsby project. The Economic Development Director stated the commission should be really excited about this opportunity to preserve a historic structure here in the City of New Albany. She stated that over the past decade or so is public investment into the infrastructure and buildings of the area and now private investment is following. She stated that projects like the YMCA and New Albany City Hall have lead the way and now projects like the Elsby are moving forward to make a catalytic impact on the city. Mr. Dickey asked Mr. Zoeller to come forward to discuss the process of the Elsby Allocation Area. Mr. Beau Zoeller, Frost Brown Todd stated that Frost Brown Todd is serving as counsel by helping to establish allocation of the surface area. He stated that the process from this point is going to the Plan Commission to receive approval from them. He added that then it will go to New Albany City Council for a Resolution and approval as well. After that, it will come back to Redevelopment Commission for a Confirmatory Resolution and a Public Hearing. Mr. Zoeller stated that there are several steps but that is the process in a nutshell. He asked if there were any questions related to the process or resolution. The President asked the Development Team to speak about the plan for the project. Mr. Jacob Resch, Resch Construction, stated that Resch

Construction is the general contractor on this project, as well as 50% of the development team, along with the Sprigler Company. Mr. Resch provided background on what they do. He stated that his father Steve, started working on historic properties while he was still in high school. He added that a lot of the properties that were purchased and renovated are historic properties. He stated that this is a project and a property that they have wanted for a very long time. He stated that their goal has been to create a destination in New Albany. He added that they are very proud of their hometown and want to share that with everyone. He stated that the goal is to create an 82 room boutique Hotel with several different amenities including a lower level lounge speakeasy, first floor restaurant lounge, rooftop lounge and restaurant, as well as a event center. He stated that the event center will be large enough to hold around 400 people seated and up to 1,000 people standing room. He stated that in year one, they are estimating 20,000 guest nights per room and upwards of 20,000 to 40,000 people coming downtown and staying downtown. Mr. Resch stated that in regards to job recreation, they are estimating roughly 90 full-time employees, adding more seasonal employees. Mr. Dickey asked how many construction jobs will be a part of this project. Mr. Resch responded that they have secured a large portion of the development team, architects, interior designer; and the architect is Tower Pinkster, who is moving right across from Elsby. He stated that they are trying to keep as much of the development team local as possible. Mr. Dickey stated that the estimated number in the packet was 252 temporary construction and the 87 permit retail service industry, which is a very nice increase. The President stated as well as the hourly rate estimated to be \$27 an hour for those working within the establishment. The President added that they do not know the exact amount but this brings a lot of potential to improve the downtown and that this will attract people to the area and help other businesses located nearby with an increase in foot traffic. Mr. Dickey asked if he could speak to the importance of the city helping incentivize this project and making this possible. Mr. Resch states that this is a huge part of making this project possible. He stated that there are several moving parts of a project this large including between the private side such as the developers with the city, the state, the federal government, and the national park service. He added that there are several different players between the hotel operator, branding company, and interior design company so there is a lot going on and they have to have every single one of those boxes checked in order to make this project happen. Mr. Dickey asked if from a historic standpoint this was a sensitive project as well. Mr. Resch stated that they specialize in historic preservation and that this project is at a grander scale. He stated that they want to preserve as much as they possibly can and that they are working with the national park service. He stated that they are going to be very sensitive to layout of the building and the historic integrity. Mr. Resch stated that this building is one of the largest historic buildings in New Albany so they are wanting to bring the community into the building that they may not have had a chance to see in the past. Mr. Dickey noted that as part of the exhibits they have drafted finding of facts. Mr. Dickey asked if as a part of the motion they are establishing those as finding of facts of deliberations today. Mr. Zoeller responded yes. Mr. Dickey asked the Economic Development Director to speak to the changes to the existing TIF. The Economic Development Director stated that staff and the City's financial advisor determined that there is not adverse effect to the state street garage TIF. She stated that there is roughly \$8,500 collected on these parcels so that removing them from the State Street Parking Garage TIF does not present any concerns regarding any of the current obligations. The Economic Development Director stated the State Street Parking Garage TIF has been amended a few times. The original allocation area included the parcels that have been discussed here today, which will sunset in 2026. Mr. Dickey stated that the area we are specifically talk about are the parcels the Elsby building sits on and the old PNC drive thru. Mrs. Collier motioned to approve the Resolution Amending Allocation Area and Establishing Elsby

Allocation Area. Mr. Middleton seconded. Roll call votes was called by Mr. Norwood, and the motion carried 5-0.

The Fourth item of New Business was **Professional Services Agreement**. The Economic Development Director stated that this agreement is for consulting services to facilitate the work and projects of the Commission relating to the City's redevelopment, economic development, housing market, and other areas. The President asked if this is a yearlong contract for \$3,500 a month. The Director stated that is correct. Mr. Dickey asked if the contract is any different from the previous contract. The Director stated that the only difference is the addition of housing market analysis. Mr. Dickey motioned to approve Professional Services Agreement with Connecting Strategies LLC in the amount of \$3,500 per month. Mrs. Collier seconded. Roll call vote was called by Mr. Norwood and the motion carried 5-0.

The Fifth item of New Business was the **Claims Worksheet** dated 3/20/23 in the amount of \$46,429.00. Mr. Dickey motioned to approve the Claims Worksheet dated 3/20/23 in the amount of \$46,429.00. Mrs. Collier seconded. Roll call vote was called by Mr. Norwood and the motion carried 5-0.

Other Business:

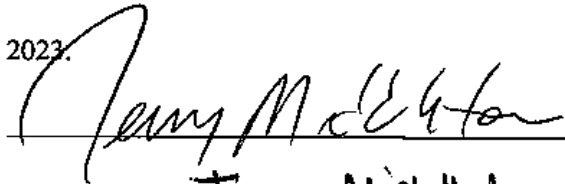
The First item of Other Business was the **Project Update** from the City Engineer. The City engineer stated the **Green Street Project** work is substantially complete other than a couple of alley approaches. He stated that there is a walkthrough scheduled for Thursday. He added that for the the **Silver Creek Trail project**, the Electrical subcontractor is looking at replacing the 2 streetlights which do not work. He stated that the contractor has been told by the subcontractor that it could be Mid-May before lights are received. He added that the RPR is working on final close out. In addition, the City Engineer stated that for the **ORG Trail Extension project**, work on site is complete and the RPR is working on final close out. For the **Kayak Launch/Fishing Access project**, the contractor completed work on the stairs and railing. A site walk through is scheduled with contractor, RPR, and the city this week. The City is planning to install a lighted sign at the site. Details for a location and electrical service are being reviewed and the City is looking into installation of a flow meter in Silver Creek for this access site. For the **River Recreation project**, the City Engineer stated that it is on schedule for substantial completion near the end of October and the concrete wall for the shelter area has been poured and forms have been removed. Lastly, the City Engineer stated that for the **Main Street project**, the contractor is ahead of schedule and the concrete work is nearing completion on south side. He stated that that the South side nearing completion including pavers, electrical, and plantings. He added that the change to phase 2 is currently anticipated to occur between April 10-17th

The Second item of Other Business was the **Claim Worksheet** dated 3/06/2023 in the amount of \$137,481.59. The Director stated there was an additional claim worksheet before the commission today due to the cancellation of meeting on March 14, 2023. She stated that the claim worksheet is dated 03/06/23 in the amount of 137,481.59. Mrs. Collier motioned to approve the **Claim Worksheet** dated 3/06/2023 in the amount of \$137,481.59. Mr. Dickey seconded. Roll call vote was called by Mr. Norwood and the motion carried 5-0.

The Third item of Other Business was the President stating that this meeting would be his last meeting. The President stated that he has enjoyed being on the board for many years and thanked everyone for allowing him to be a part of the board.

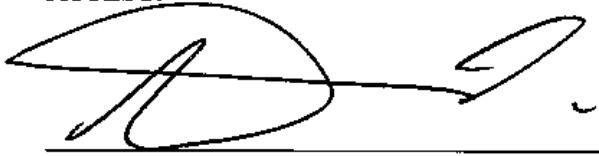
The President noted that there was no other business. There being no other business, the meeting was adjourned at 3:27PM.

Approved and adopted the ___ day of April, 2023.



Terry Middleton President

ATTEST:



~~Bob Nerwood, Secretary~~

Daniel Guess Jr.