

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 12, 2024 at 12:00 pm.

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

Commission Members Absent: Daniel Guess Jr., Secretary

Staff Members Present: Claire Johnson, Director of Redevelopment & Economic Development  
Shelby Carnforth, Grant Manager  
Taryn Feeney, Administrative Assistant  
Tyler Ferree, City Housing Coordinator  
Tonya Fischer, Business Relations Manager

Others Present: Jessica Campbell, Public Facilities Project Manager  
Bob Stein, United Consulting  
Linda Moeller, City Controller  
Kathy Wilkerson, Parks and Recreation  
Angela Graf, Hope Southern Indiana  
Sarah Alstott, Rauch Inc.  
Melissa Richardson, Lifespan Resources  
Brandi Pirtle, Homeless Coalition of Southern Indiana  
Anna Kordsmeier, Blessings in a Backpack  
Allison Pruit, Blessings in a Backpack  
Jackie Issacs, Habitat for Humanity  
Max Monahan, New Directions Housing  
Alisha Collett, Open Door Youth Services  
Deanne Woods, Rauch Inc.  
Dan Lowe, Rauch Inc  
Melissa Woods, River Hills  
Chelsea Crump, River Hills  
Michelle Hurley, YMCA  
Stephanie Griffith, New Albany City Council  
Joost Rosenbaum, Habitat for Humanity  
Jill Saegesser, Wheatley Group  
Linda Reynolds, Hope Southern Indiana

The President called the meeting to order at 12:04 PM. Roll was called. All members were present except secretary Daniel Guess Jr. The Pledge of Allegiance was conducted.

The First item of Business was the opening of the **Public Hearing for the Fiscal Year 2024 (FY24) One-Year Action Plan for the Community Development Block Grant (CDBG)**. The President opened the **Public Hearing** at 12:05 PM. The grant applicants presented on behalf of their organizations in the order they were signed in.

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Kathy Wilkerson presented for the **New Albany Parks and Recreation's Youth Enrichment Program** which addresses the social and environmental needs of children. It includes the following four areas: consistent after-school and summer resources for youth, vandalism, and bully prevention programs, lifestyle changes through leisure team activity, and a special focus on meaningful safety education. The primary target population is approximately 250 boys and girls in grades K-6, plus 100 middle school pre-teens. Family participation is recommended throughout the year. The major activities take place at local community centers, including the Griffin Center (west end), Parkview Center (central), and Riverside Center (east end), all low-income neighborhoods.

Angela Graf presented for **Hope Southern Indiana's Clothe-A-Teen program**, which seeks to provide middle and high school students (plus eligible younger siblings within their household) in the NAFC school system whose families are low to moderate income with \$100 worth of new back-to-school clothing in time for the late-July school term. For this grant, Hope Southern Indiana will use New Albany Housing Authority campuses for nature and location, but the overall program is designed to provide support for eligible students throughout the New Albany Floyd County school system.

Sarah Alstott presented for **Rauch Inc.** seeking grant assistance to fund the renovation of Rauch's Fairmont Neighborhood Center. The Center has been a foundation for people with disabilities for more than six decades. This project will allow for needed updates, enhancements, and renovations that adhere to ADA accessibility standards and take into consideration all the organization has learned from continuing services through the COVID pandemic. With the improvements, Rauch will be able to safely serve many more persons and accommodate programs in a more equipped environment. Long overdue for renovations, the current health and safety issues at the Fairmont Neighborhood Center include noncompliance with ADA accessibility standards. Narrow entryways and hallways, old carpeting, and small bathrooms that lack proper space and grab bars are just a few examples of such issues. Also, the lack of a covered entryway for drop off and pick up can be dangerous for clients in inclement weather. They can accidentally slip or possibly damage their electric wheelchair in rain or snow. Additionally, mold can have a serious impact on respiratory health. Addressing many of the changes brought about by the COVID pandemic, Fairmont will improve its ventilation system and install easy-to-sanitize, stain-resistant surfaces. The improvements will also eliminate barriers to access by constructing covered, accessible pathways with seating and improving safety and disease prevention. This project will provide a safe, accessible environment for adult day programs, ensure support and resources for current and future clients, and support self-sufficiency and independence across all ages and barriers.

Melissa Richardson presented for the **Lifespan Resources program**, New Albany Rides to Go, which offers medical and social transportation services for New Albany residents who are low-income, aged 60+, or are individuals with disabilities. This program will provide transportation to medical visits, such as dialysis, testing, and general doctor visits, as well as life-enhancing locations, such as grocery stores, pharmacies, government buildings, day or work programs, 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. Rides to Go is requesting funds to cover the cost of one dedicated driver for New Albany in order to provide these services five days a week for our residents.

Brandi Pirtle presented for the **Homeless Coalition of Southern Indiana** for their White Flag shelter. There is no local, low-barrier shelter that allows individuals access to warm, safe lodging when weather can potentially cause severe injury or death. The population to be served are those who are homeless, at risk of homelessness, those fleeing domestic violence, as well as those who are without heat during the winter months. The White Flag shelter also provides meals for dinner and breakfast. Guests are also given lunch bags to-go. While at the shelter, guests can connect to outreach workers to get key documents needed to work toward housing. It also serves as an entry point for vulnerability assessments.

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Allison Pruitt presented for **Blessings in a Backpack**, which provides food on the weekends to pre-K through 6<sup>th</sup> grade participants within the New Albany Floyd County school district. The program supplies food across 40 weekends throughout the school year, including school breaks, to help bridge the gap between meals offered by New Albany Floyd County schools' free or reduced lunch programs. Every Friday, participants go home with pre-packaged bags of nutritious, ready-to-eat food. These bags are sorted and distributed to classrooms by volunteers at each school. Teachers then discreetly place these bags in the students' backpacks for them to take home.

Jackie Isaacs presented on behalf of **Habitat for Humanity** for the Pearl Street Affordable Homes Assistance. Habitat for Humanity Clark & Floyd Indiana is building three affordable homes on Pearl Street in New Albany for low-income families. Through volunteer labor and the donations of money and materials, Habitat builds and renovates simple, decent houses for people who make between 30%-80% of the area's median income. All partner families must be employed and meet credit guidelines to qualify. In addition to closing costs of \$2,000, clients are required to invest 250 hours of sweat equity in financial literacy and homeownership education, and "hammer swinging" in their own homes and in the homes of other partner families. Houses are sold at no profit with a zero percent interest, 25-year term loan, with payments at 28% or less of their monthly income, approximately \$650 per month. Habitat's overarching goals are to pull qualified families out of the rental vortex, put them into affordable housing, and allow them to build generational wealth. Homeownership creates stability and accountability for family and community. Additional goals for clients include increased nutrition, access to better healthcare, and holistic wellbeing.

Max Monohan presented for **New Directions New Albany Emergency Repair Program (NA-ERP)**, which has been implemented in New Albany since 2006, as well as free home repair programs in the region since 1993. In that time, New Directions has become the region's largest provider of free home repair services. All policies and procedures for NA-ERP are in place to continue the program. There is a population of low to moderate-income homeowners living in the CDBG Target Area that are in need of home repair, but due to limited incomes, cannot afford to pay for them. The CDBG Target Area is a collection of areas in New Albany that are primed for revitalization, and there is a need to foster that recovery. Without the NA-ERP, such homes could fall even further into disrepair.

Alisha Collet presented for **Open Door Youth Services (ODYS)**. ODYS began as the Floyd County Youth Shelter, which opened to address what members of the community saw as a need for an alternative to detention for children. In 1993 the shelter merged with New Directions, an afterschool program for elementary-aged children started by the county prosecutor's office that focuses on character development and early delinquency prevention. New Directions has approximately 70 participants a year, many of whom have remained in the program for several years. New Directions has added another component by providing sexual abuse prevention education to all preschool and elementary schools in Clark and Floyd Counties, reaching approximately 4,000 students, in addition to those in the afterschool program. ODYS continues to offer emergency shelter care, long-term residential treatment, psychological testing, and New Directions.

Melissa Hurley presented for **YMCA's Building Assets program**. YMCA started afterschool childcare in the 1970s to address the issue of "latchkey kids," youth returning home after school to empty homes. This program, along with the schools, has taken on many new responsibilities for youths. Combining the summer day camps, youths can spend over 800+ hours of out-of-school time with the Y each year. The curriculum aligns with the Y's core values of respect, responsibility, caring, and honesty. The Y weaves into their programming active healthy play, nutrition education, educational support, and strong character development lessons that help youths become healthy physically, mentally, and spiritually. In addition to fostering positive youth development and recouping learning loss as a result of virtual education, this funding also contributes to the overall economic recovery of our community. The program works to aid

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schools and families by engaging youth during the out of school hours, and as the national and local leader in childcare, the Y will do all that is possible to be available and effectively serve youths of the community.

There being no further applicants for the **Fiscal Year 2024 (FY24O One-Year Action Plan for the Community Development Block Grant (CDBG)** to present, Mrs. Collier made a motion to close the **Public Hearing** at 12:48 PM. Mr. Dickey seconded, and the motion carried 4-0.

The Second item of Business was the **Approval of the Minutes** from the **February 27, 2024** meeting. Mr. Dickey motioned to approve the **February 27, 2024** minutes. Mr. Norwood seconded, and the motion carried 4-0.

The President asked if there were any **Comments from the Public**. There were no comments from the public.

The Second item of Business was **Old Business**. There was no old business.

**New Business:**

The First item of New Business was the **Claims Worksheet** dated **3/11/2024** in the amount of **\$144,204.37**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated **3/11/2024** in the amount of **\$144,204.37**. Mrs. Collier seconded, and the motion carried 4-0.

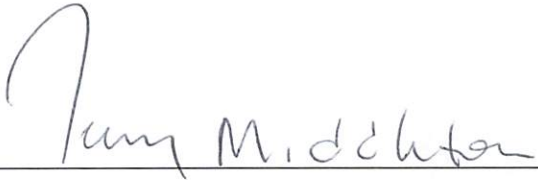
**Other Business:**

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:50 PM.

Prepared by Taryn Feeney, Administrative Assistant, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

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Approved and adopted the 26<sup>th</sup> day of March, 2024.



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Terry Middleton, President

ATTEST:



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~~Daniel Guess Jr., Secretary~~

Bob Norwood, Vice President