

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, September 22, 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: Trent Baker, TJB Consulting
Bo Beaulieu, Purdue Regional Development Center
Vitor Bueno, NB Develop
Anthony Coke
Emily Del Real, Purdue Regional Development Center
Wesley Epperson
Linda Moeller, City Controller
April Starks, Olive Tree Resources, Inc.
Bob Stein, United Consulting
Daniel Suddeath, News and Tribune
Stephanie Watson, Blessings in a Backpack
Beau Zoeller, Frost Brown Todd LLC

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 the **Bid Opening for 706 Shelby Street**. The Director stated that the minimum bid was set at \$8,700 and that four (4) bids had been received. The Director opened the sealed bids and read them aloud; Wesley Epperson for \$8,763.92, DBA SoIn Real Estate Properties LLC for \$10,078, Sprigler Co. for \$12,700, Richard Gingras and Anthony Coke for \$10,021.12. The Director stated that the highest bid was from Sprigler Co. for \$12,700 and recommended a motion to move forward with the highest bid. The President asked about any stipulations. The Director stated that this is a vacant house and would be sold as-is, that the buyer is responsible for rehab and preference is given to the bids where the home would be owner occupied. He stated that bid states that Sprigler Co. would rehab and sell to a qualified owner. Mr. Dickey asked if the property only the lot with the structure on it. The Director responded that yes, and that it was the highlighted area on the attached map. Mr. Dickey motioned to approve the bid of \$12,700 for 706 Shelby Street from Sprigler Co. Mr. Middleton seconded and the motion carried 5-0.

The second item of business was the **Approval of the Minutes** from the **August 25, 2020** meeting. Mr. Applegate motioned to approve the August 25, 2020 minutes. Ms. Collier seconded and the motion carried 5-0.

The third item of business was the **Comments from the Public**. Mr. Coke stated that the Notice of Sale for **706 Shelby Street** stated that strong preference would be given to abutting land owners and single family housing. Mr. Coke stated that his partner on the bid was an abutting land owner and that he had planned to owner occupy the home himself.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **Retainage Release for Griffin Phase 3**. The Director stated that the retainage is \$10,941.62 and stated that this is the final portion and will close out Griffin Phase 3. The Director commended the contractor I.C.D.C. for their attention to budget, which is incredibly important on a CDBG project, and their ability to add additional improvements to this project within the budget. Mr. Dickey motioned to approve the Retainage Release for Griffin Phase 3 in the amount of \$10,941.62. Mr. Middleton seconded and the motion carried 5-0.

The second item of New Business was the **NB Develop – Development Agreement**. The Director stated that this is the project currently underway by NB Develop at 2239 Charlestown Road, located at the former Steinert's Grill and Pub. He stated that it is being redeveloped into a 22,000+ square foot, 24-unit apartment complex with one- and two- bedroom apartments ranging in monthly rents from \$859-\$1294. The Director added that the total private investment is currently projected at \$3,000,000. The Director noted the emphasis from the Mayor and the Redevelopment Commission on the redevelopment on Charlestown Road and added that this project continues to further the mission of NARC and will aid in the revitalization efforts underway in this portion of the New Albany. The Director explained that if approved, NARC would partner with NB Develop for up to but no greater than \$568,000 to include funding for infrastructure/site work such as sidewalks, public parking, utilities, etc. and related design fees for the project at 2239 Charlestown Road, a project increasing the water capacity to meet compliance standards set forth by the New Albany Flood Storm Sewer Manual for the project at 2239 Charlestown Road and surrounding areas, and NB Develop will deed over to NARC the property at 2241 Charlestown Road for blight removal purposes and a potential future infrastructure or beautification project or any other purpose that best fits the needs of the area as deemed by NARC. Ms. Collier motioned to approve the NB Develop – Development Agreement for up to but no greater than \$568,000. Mr. Applegate seconded and the motion carried 5-0.

The third item of New Business was the **FY 20-24 CDBG Citizen Participation Plan Amendment**. The Director stated that this is the first amendment for the CARES Act funding awarded to respond to the changing needs of the community as a result of the COVID-19 Pandemic. He stated that the public notice will open the public comment period between September 25, 2020 and October 13, 2020 with the public hearing to be held on October 13, 2020 at the NARC meeting via Zoom. The Director explained that this round of funding will go to three proposed activities. Those activities include **Emergency Subsistence Payments** in the amount of \$100,000, this activity will provide payments including rental or mortgage assistance, utilities, deposits, etc. for a maximum of up to 6 consecutive months to those households affected by financial loss due to the COVID-19 Pandemic and prevent foreclosures and evictions. The second proposed activity addresses **Food Insecurity** in the amount of \$35,000, this activity will respond

to and provide food to those affected by the COVID-19 Pandemic through **Blessings in a Backpack**. The third activity is the **Economic Gardening Program** in the amount of \$17,500, a Purdue Program meant to support and provide technical assistance for retention and recovery for business related to the effects of the COVID-19 Pandemic. Ms. Murphy commended the Blessings in a Backpack Program and noted that this program will help to provide kids with food over the weekend. Mr. Applegate appreciated the well-rounded approach, helping kids, individuals, and businesses, and thanked staff for their hard work. Mr. Dickey noted that all programs provide a direct outcome and that the need for each is there. Mr. Dickey motioned to approve the FY 20–24 CDBG Citizen Participation Plan Amendment. Ms. Collier seconded and the motion carried 5-0.

The fourth item of New Business was the **Teen Leadership Development Program – Olive Tree Resources, Inc.** The Director stated that the YMCA is not able to do their afterschool program this year and therefore opened up a new opportunity for a different program to receive CDBG funding. April Starks, founder of Olive Tree Resources, Inc. explained that this is a 12-month teen life leadership development program for economic and entrepreneurial excellence for teens, 13 to 17 years old. She explained that the program is a comprehensive approach to leadership development and challenges the mind and vision of youth as they navigate adolescence. Mrs. Starks emphasized connecting teens to the city early and coming back to New Albany after graduating college. Mr. Applegate asked how students would apply. Mrs. Starks stated that there is a registration form on the website, and will begin recruiting, with the program proposed to start in January 2021. Ms. Collier asked what the qualifications were to take part in the program. Mrs. Starks responded that no one would be turned away, but did note that a higher percentage of participants generally would not have access to the resources provided through this program otherwise. The President asked if the school corporation would be included in the recruitment. Mrs. Starks responded that she has received referrals from schools. Mr. Dickey reiterated the need to make the community aware of this programming. The Director stated that this program fits in the plan to replace the YMCA afterschool program and requested approval to adjust the plan by switching out the YMCA program from the Olive Tree program. Mr. Dickey motioned to approve the Teen Leadership Development Program – Olive Tree Resources to replace the YMCA After School Program for CDBG funding. Mr. Middleton seconded and the motion carried 5-0.

The fifth item of New Business were the **Claims Worksheets** dated 9/7/2020 and 9/21/2020. The President stated that staff was available for any questions or concerns. Mr. Applegate motioned to approve the Claims Worksheets dated 9/7/2020 in the amount of \$506,552.08 and 9/21/2020 in the amount of \$730,343.87. Ms. Collier seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was the President's discussion about the criteria for the bid for **706 Shelby Street**. The President asked for specifications on the weight of the owner occupied criteria and to allow for equal opportunity. The Director stated that staff will look at this and get back with the Commission.

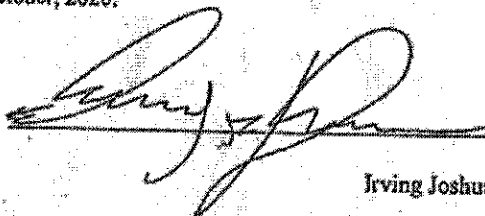
The second item of Other Business, Mr. Dickey provided an update on **Slate Run Road** from Board of Works and asked if the Director had anything to add. The Director stated that the project is wrapping up and when the former Zesto's lot is no longer being used to stage equipment they will begin to have conversations about plans for that lot. Mr. Applegate noted that signage is needed along the sidewalk by

Mao's Hideaway. The Director stated that he will reach out to the City Engineer to see what the plan is to address this issue.

The third item of other business was the President's request for an update from Ms. Murphy on the School Board meeting. Ms. Murphy stated that Dr. Snyder was renewed as super intendent, passing 5-2. Ms. Murphy stated that Dr. Snyder is a devoted member of the community and has been with the school corporation for 27 years. Ms. Murphy stated that they have had no COVID -19 transmission at school and they are working hard to stay open.

There being no other business, the meeting was adjourned at 3:16 PM.

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



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary