

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

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

Others Present: Rachel Henry, HMB Professional Engineers, Inc.  
Jerry Leonard, Habitat for Humanity Clark & Floyd Indiana  
Linda Moeller, City Controller  
Bob Stein, United Consulting  
Daniel Suddeath, News and Tribune  
Tyler Williams

The President called the meeting to order at 2:32 PM. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the December 8, 2020 meeting. Mr. Applegate motioned to approve the December 8, 2020 minutes. Mr. Dickey seconded and the motion carried 5-0.

The second item of business was the **Comments from the Public**. The President allowed time for the public to comment. The President noted that there were no comments.

Old Business:

The first item of Old Business was the **Community Development Block Grant (CDBG-CV) Coronavirus Grant Governing Policies and Procedures**. The Director explained that these were the policies and procedures for the Community Development Block Grant Coronavirus grant allocated through the CARES act to prevent, prepare, and respond to the coronavirus. Mr. Dickey asked if there was anything different that should be pointed out. The Director stated that it is similar to previous years but that there is a separate reporting system for the Coronavirus grant. The President asked if the Coronavirus grant money is separated from the CDBG money. The Director responded that it operates separately but similarly in that the money is drawn down. Mr. Dickey motioned to approve the Community Development Block Grant (CDBG-CV) Coronavirus Grant Governing Policies and Procedures. Mrs. Collier seconded and the motion carried 5-0.

The second item of Old Business was the **Revised Emergency Subsistence Payment Program Policies**. The Director explained that this originally came before the commission in November, and after being edited and approved by the Commission, the document was sent to HUD for approval. The Director stated

that the highlighted items on the document are the edits sent back by HUD. The President asked if there were any substantial changes. The Director responded that policies are requiring more supporting documentation to approve expenses. Mr. Applegate asked about the process for funding this program. The Director explained the draw down process, reporting, and reimbursement. Mr. Applegate asked if the funding can be applied to administrative costs. The Director responded that there is a cap on the amount that can be used for administrative costs but that there is a percentage built in to cover administrative costs for this program. Mr. Applegate asked that the staff be checked in on with staff to ensure that they are not being overextended. Mr. Dickey noted that he feels comfortable with the changes and partnership with the Trustee's office. Mr. Dickey added that the Trustee's office should remain solution oriented for those that may not have the required documentation to qualify for the HUD program. The President discussed the possibility of receiving documentation from the school system for those that have internet connection needs. Ms. Murphy responded that the school board currently has a procedure in place for parents that need hot spots and they are able to serve students as of now but this program will be helpful for the future. The Director responded that he will get more information to the school board after final approval. Mr. Dickey motioned to approve the Revised Emergency Subsistence Payment Program Policies. Mr. Applegate seconded and the motion carried 5-0.

#### New Business:

The first item of New Business was the **Habitat for Humanity Deed for 252 Jackson Street**. The Director stated that this property is currently deeded to the City and the building has been demolished. He added that he has been pleased with the work that Habitat for Humanity has done in the past in partnership with the Redevelopment Commission. Mr. Leonard stated that he is thrilled to partner with the Redevelopment Commission again and that the build for this property would be similar to the build they did on Oak Street. He stated that the home would be a three bedroom, two bath, single family home for a single mom with two teenage boys. Mr. Leonard explained that the family currently resides in New Albany and attend school here and that this home would allow them to stay in New Albany. Mr. Leonard added that work would begin as soon as they got the deed and that they are ready to start after the holidays. Mrs. Collier motioned to approve the Habitat for Humanity Deed for 252 Jackson Street. Mr. Middleton seconded and the motion carried 5-0.

Mr. Dickey recused himself from the meeting at 2:53 PM.

The second item of New Business was the **HMB Contract Amendment No. 2**. The Director stated that this is for the Kamer Miller Road and Charlestown Road intersection. He added that they are close to the final design. The President asked if there might be potential problems regarding right of way with property owners. The Director responded that they do not have an exact amount for the cost of right of way yet but hope that to have it donated. Mr. Middleton asked about the positioning of St. Joseph Road. The Director responded that a potential concept did show St. Joseph Road going behind Waffle House to make the flow of traffic better but that a final design has not been chosen yet. Mr. Applegate stated that he doesn't like that this costs more money but emphasized that it is important to make sure that the design chosen is the right one for this intersection because there are issues at this location. Mr. Middleton motioned to approve the HMB Contract Amendment No. 2 in the amount of \$66,429. Mr. Applegate seconded and the motion carried 5-0.

Mr. Dickey returned to the meeting at 2:59 PM.

Minutes – New Albany Redevelopment Commission Meeting  
December 8, 2020 Page 3

The third item of New Business was the **Claims Worksheet** dated 12/21/2020. The President stated that staff was available for any questions or concerns. The President asked about the monthly elevator servicing at the State Street Parking Garage and if there were any issues. The Director stated that they are monitoring the garage and that everything is up to par currently but that the garage may need attention in the future. Mr. Middleton asked about the financial status of the parking garage. The Director stated that the bank currently rents many of the spots and that the free parking keeps the local economy booming. Mr. Middleton motioned to approve the Claims Worksheet dated 12/21/2020 in the amount of \$1,825,052.78. Mrs. Collier seconded and the motion carried 5-0.

Other Business:

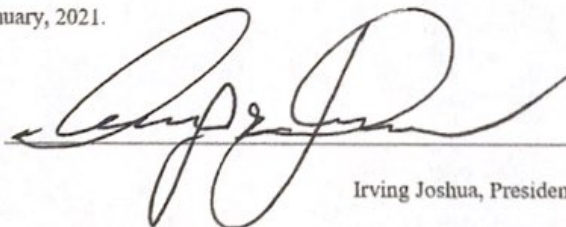
The first item of Other Business was the Director's acknowledgement of the work by board and staff in the past year.

The second item of Other Business was Mr. Middleton's inquiry about City Hall.

The third item of Other Business was Mrs. Collier's comment about the sidewalks on Galt Avenue.

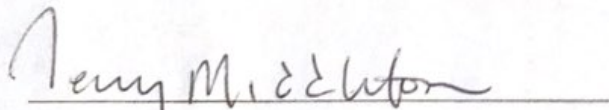
There being no other business, the meeting was adjourned at 3:07 PM.

Approved and Adopted this 12th day of January, 2021.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary