

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, September 14, 2021 at 2:30 p.m., virtually, through Zoom.com immediately following a Public Hearing.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
Terry Middleton, Secretary
Jason Applegate
Elaine Murphy, School Board Advisory Member

Commission Members Absent: Jennie Collier

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Project Manager (PFPM)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Josh Darby, Jacobi, Toombs & Lanz
Susan Duncan, News and Tribune
Jacob Elder, Elder Law Office
Greg Goodnight, Connecting Strategies LLC
Paul Kiger, Paul Kiger Group
Sarah King, Paul Kiger Group
John Kraft, MAC Construction
Dr. Laleh Rezaei, Complete Pediatrics and Specialty Care
Bob Stein, United Consulting
Larry Summers, City Engineer

The President called the meeting to order at 2:30 PM. Roll was called. All members were present with the exception of Mrs. Collier.

The first item of business was the **Public Hearing** for the **Community Development Block Grant (CDBG) Program Year (PY) 2020 Consolidated Annual Performance and Evaluation Report (CAPER) and Integrated Disbursement and Information System (IDIS) Report**. The President allowed time for comments and noted that there were no comments from the public. Mr. Applegate motioned to close the Public Hearing for the Community Development Block Grant (CDBG) Program Year (PY) 2020 Consolidated Annual Performance and Evaluation Report (CAPER) and Integrated Disbursement and Information System (IDIS) Report. Mr. Middleton seconded and the motion carried 4-0.

The second item of business was the **Approval of the Minutes** from the **August 10, 2021** meeting. The President asked if there were any necessary additions or modifications. Mr. Dickey

motioned to approve the **August 10, 2021 minutes**. Mr. Applegate seconded and the motion carried 4-0.

The third 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 from the public.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **American Rescue Plan Act Affordable Care Clinic Appropriation**. The Director explained that the projected project cost was higher than the previous allocated funding from the CARES Act due to the rising cost of building materials, labor, and needed additional site improvement. The President asked what the total amount including the CDBG CARES Act funding. The Director responded that \$300,000 was appropriated from the CDBG CARES Act and that the \$296,156 requested today through ARP would bring the total to \$596,156. Mr. Applegate motioned to approve the **Resolution RC-15-21** approving of assistance/grant to Lifespring Inc. under the American Rescue Plan Act (ARPA) in the amount of \$296,156. Mr. Dickey seconded and the motion carried 4-0.

The second item of New Business was the **American Rescue Plan Act Functional Health Center**. The Director stated that Complete Pediatrics is creating a “Functional Health” center in a designated Community Development Block Grant district providing multiple services in one location bettering the overall health and wellness of pediatric patients including free classes in nutrition, breastfeeding, functional medicine, and parenting. The Director added that it is specifically mentioned in the ARP that funds can be used for investment in qualified census tracts such as this, to support public health and behavioral healthcare, promote healthy childhood environments. The Director noted that the drive-thru will be utilized to administer care to patients and the importance of this feature in response to the COVID-19 public health emergency. Dr. Rezaei discussed the functional medicine component of the center, the need for good environmental support and nutrition, and the utilization of the drive-thru area and outdoor exam rooms in the health center. Mr. Kiger added that this facility will be a flagship for children’s wellness in the area. Mr. Kiger stated that this is a \$1.3 million project and that this project will serve the 50% low income clientele. Mr. Middleton asked how often the free education will be offered to the public. Dr. Rezaei replied that the classes are offered throughout the year in varying subject matter, such as the breastfeeding classes that are offered once a week. Mr. Applegate asked the President how New Albany Housing Authority can be involved and emphasized the importance of having access to these services. The President responded that the New Albany Housing Authority noted that a major housing complex was not far away from the location of this future health center and noted that that they do have a less mobile population, however they do have transportation for them and they should look into a partnership as healthcare to low income children is not only an issue locally but nationwide. Mr. Dickey noted that the health center is bringing an asset to the community and neighborhood, improving livability downtown and supporting and serving adjacent neighborhoods. Mr. Middleton motioned to approve the **Resolution RC-16-21** approving of assistance/grant to community

services to be provided by Complete Pediatrics and Specialty Care under the American Rescue Plan Act (ARPA) in the amount of \$375,000. Mr. Dickey seconded and the motion carried 4-0.

The third item of New Business was the **Green Valley and Daisy Lane Intersection Improvement**. The Director stated that the Developer intends to construct a traffic intersection on Green Valley Road in the City and the construction of the intersection and widening of Green Valley Road adjacent to the project to address the current traffic issues that back up from the Industrial Park and other areas along Green Valley Road. The Director stated that this project would include the Green Valley and Daisy Lane intersection to extend the left turn lane to make traffic smoother. He added that currently there are cars blocking the right turn and this \$175,000 project is simple and effective and will take care of this issue. Mr. Dickey asked if this recommended improvement is based on traffic projections including the enhancements to State Street and Daisy Lane. The Director responded that much of the increase in traffic is due to the growth in the knobs and he is not aware of projections but will talk to the City Engineer to see if they have done one. The President noted that this project is being proactive as this area is becoming a major an economic hub for New Albany and that he would like to look at projections so that they can know what to do know instead of having to react to something down the road. Mr. Dickey motioned to approve the **Green Valley and Daisy Lane Intersection Improvement** in the total amount of reimbursement not to exceed \$175,000. Mr. Middleton seconded and the motion carried 4-0.

The fourth item of New Business was the **Retainage Release Request for Slate Run Rd. – Phase 1**. The City Engineer stated that Slate Run Road is complete and that the contractor has completed all the items that were suggested to them to address and that contractors have met all obligations they were required to meet. Mr. Applegate motioned to approve the **Retainage Release Request for the Slate Run Rd. – Phase 1** in the amount of \$130,593.73. Mr. Dickey seconded and the motion carried 4-0.

The fifth item of New Business was **1324 E. Oak Street**. The Director stated that Bare Investments, LLC has submitted an offer of \$2,500 for this property and noted that they have worked with them before and they do a good job. The President asked if there is parking on the street or behind the home. Mr. Dickey responded that he drove by the property and there is street parking and alley access. The Director stated that they have worked with this group before and they are good at sticking with the character of the neighborhood. The President asked if there was currently a structure on the property. The Director responded that it is vacant. Mr. Dickey noted the success of the NSP program and trying to spread out those homes and this will help with that pursuit. Mr. Dickey motioned to approve the sale of **1324 E. Oak Street** in the amount of \$2,500 to Bare Investments LLC. Mr. Applegate seconded and the motion carried 4-0.

The sixth item of New Business was **1734 E. Main Street**. The Director noted that the address is 1734 E. Main Street, to be amended from the 1736 E. Main Street as stated on the real estate offer form. Mr. Dickey about the size of the lot. The Director stated that it is large enough for a small single family home. The Director added that this offer for \$7,000 is from B&T Equity who owns the adjoin property and that they might use the property for a show home or to extend their business. Mr. Dickey asked if there was a structure on the property. The Director responded that there was not a structure on the property. The President asked for the appraised value. The Director stated that this property went through the disposal process however no one bid on it and

that the \$7,000 is the appraised value of the property and ask for the vacant lot. Mr. Dickey noted that the purchaser will need to take responsibility for any zoning required to build a model home. The Director stated that they are just transacting the sale and that Mr. Dickey motioned to approve the sale of 1734 E. Main Street to B&T Equity in the amount of \$7,000 and to authorize the Director to act accordingly. Mr. Middleton seconded and the motion carried 4-0.

The seventh item of New Business were the **Claims Worksheets** dated **8/23/2021** and **9/6/2021**. Mr. Middleton asked about the alleyway light repair bill for \$397.34 on the 9/6/2021 Claims Worksheet and noted that the lights were out between Pearl and State Street. The Director stated that he would look into this concern. Mr. Dickey asked about the tree stump removal on Elm Street in the amount of \$2,750. The Director stated that this was for the sidewalk project. Mr. Applegate motioned to approve the Claims Worksheets dated 8/23/2021 for \$326,787.61 and 9/6/2021 for \$259,873.21. Mr. Middleton seconded and the motion carried 4-0.

Other Business:

The first item of Other Business was the President's inquiry into a potential Request for Proposals for **2202 E. Spring Street**. The Director responded that this property would be used for residential, potentially for two to three single family homes. Mr. Dickey asked if this included 2201 E. Spring Street across the street. The Director responded that it did not and that property may be used for a potential infrastructure project down the line.

The second item of Other Business was Mr. Applegate mention that City Council had commented on how great the **Charlestown Road** project had turned out and wanted to share that with the City Engineer to pass along to the contractor.

The third item of Other Business was Mr. Middleton's comment about **Colonial Manor Shopping Center**. He noted that the project is looking better every day and has been a great addition to the City.

The fourth item of Other Business was Ms. Murphy's update on **New Albany Floyd County Schools**. Ms. Murphy stated that Indiana Department of Health has a new requirement and then students and teachers will no longer be required to quarantine. She stated that they are beginning to start collective bargaining with the teachers. Ms. Murphy thanked Mr. Applegate and Mr. Dickey for helping with Blessings in a Backpack. Ms. Murphy asked for an update on the intersection by Prosser. The Director responded that they are currently in the right-of-way engineering phase and that phase one is the other side and phase two will be the Prosser side. He added that they expect construction to begin in spring of 2022 and that they are right in line to meet that date. He stated that even fixing the side for phase one will improve that entire intersection. Ms. Murphy added that fall break will start on October 4th and will run for two weeks.

The fifth item of Other Business was the Sarah King's comment about a feature on NPR with Ms. Murphy. She stated that Ms. Murphy represented the school board and city very well and added that the interview was played nationally.

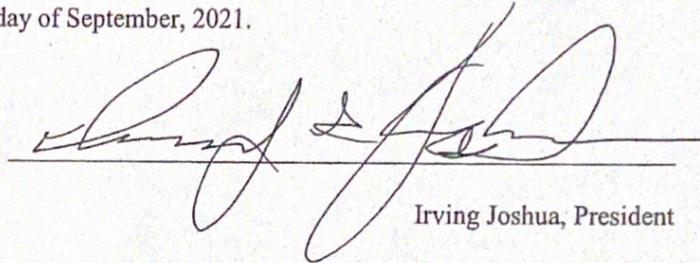
The sixth item of Other Business was the President's inquiry about public notification of **bridge closures**. The President asked if the closures have had an effect on traffic in New Albany. The

City Engineer responded that he hasn't seen anything crazy outside of the weekend closures and noted that for the most part it has functioned. He stated that he will continue to monitor the situation and maintain contact with INDOT.

The seventh item of Other Business was Mr. Dickey's comment about **public transportation**. Mr. Dickey stated that this is an issue we need to interface with the state and other bodies such as City Council and noted that we alone cannot solve that problem. He added that public transport can better serve the community and the public and has the capability to improve social and economic disparities. The City Engineer stated that TARC is very aware of his stance on the shortage of routes in New Albany. He added that he has been told that the 82 route would return as soon as ridership increases and financial issues have been resolved by TARC. The City Engineer stated that he encourages TARC to return the 82 route as soon as possible as well as add additional routes and extend existing routes. He added that he is now on a committee to rewrite the comprehensive plan for TARC.

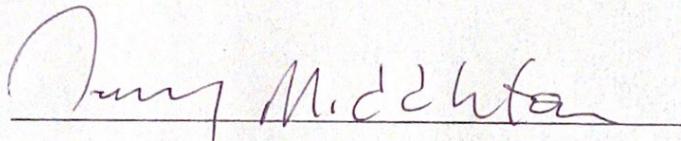
There being no Other Business, the meeting was adjourned at 3:19 PM.

Approved and Adopted this 28th day of September, 2021.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary