

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 9, 2023, 2023 at 2:31 pm.

Commission Members Present: Terry Middleton, President
Bob Norwood, Vice President
Daniel Guess Jr., Secretary
Jennie Collier
Adam Dickey

Commission Members Absent:

Staff Members Present: Shane Gibson, Interim Redevelopment Director/Corporate Counsel
Claire Johnson, Director of Economic Development
Jessica Campbell, Public Facilities Project Manager

Others Present: Jill Saegesser, The Wheatley Group
Josh Darby, Jacobi, Toombs, & Lanz
John Kraft, MAC Construction
Jeffery Mayott
Linda Moeller, City Controller
Darrell Neeley
Jacob Resch, Resch Construction
Bob Stein, United Consulting
Beau Zoeller, Frost Brown Todd

The President called the meeting to order at 2:31 PM. Roll was called. All members were present. The Pledge of Allegiance was conducted.

The First item of Business was the **Public Hearing** for the **Elsby Hotel Project**. The sign-in sheet was given to the President for public comments.

The President called Darrell Neeley to the podium. Mr. Neeley stated that he has fond memories of him and his mom in the Elsby building but asked if there is another way to do it. He asked if it needs a TIF. He stated the TIF money should go to value creating projects that cannot happen any other way and he believes this can happen since they have been planning this for a while. Mr. Neeley stated that he believes Resch and others will do this project without any other TIF because the TIF would be a bonus. He stated that Mr. Resch said a separate TIF district would serve as incentive package to help out with this project, he did not say, until the last council meeting, that we needed this TIF for this to go through all the way. Mr. Neeley stated on May 2nd on hotelmag.com, he quotes "Resch Property Group and Sprigler Company has announced the construction of the Elsby building." He stated on May 2nd on hospitalitynet.org he quotes, "In spring of 2025 Elsby Hotel will debut as a full-service site." He stated then as far back as March 5th in the travel daily news, he quotes, "Resch Property Group and Sprigler Company announce the construction of the Elsby Hotel in spring 2025 and renovation and new construction will begin late spring of 2023." Mr. Neeley stated that this tells him that someone has been planning this for a while. He stated that you have the other companies, the Hilton, and this has been going on before citizens and tax payers knew about this. Mr. Neeley stated he does believe they will continue without this TIF or is there another

way the City can help out. He asked again is this the only way and this is great since it saves the building. He asked what if this project goes bankrupt. Mr. Neeley stated hopefully we can make this project work but not on the backs of the citizens of New Albany. The President thanked Mr. Neeley. There were no other comments from the public. Mr. Dickey motioned to close the **Public Hearing**. Ms. Collier seconded, and the motioned carried 5-0.

The First item of Business was the **Approval of the Minutes** from the **April 25, 2023** meeting. Mr. Norwood motioned to approve the **April 25, 2023** minutes. Mr. Dickey seconded, and 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**. The President noted that there was none.

New Business:

The First item of New Business was the **Confirmatory Resolution**. The Economic Development Director stated that the Declaratory Resolution came before the board on March 28th, then was sent to the Planning Commission on April 18th and was approved and sent to the council for approval on May 1st. She stated that after listening to the comments during the public hearing today the Redevelopment Commission will make a determination based on those findings listed in the resolution. Mr. Dickey stated that he wanted to confirm something for the public knowledge. He stated there may be some misunderstanding about how TIF's work. Mr. Dickey stated that in this particular instance, we have an existing TIF, it has been used to incentives the construction of the garage, other street improvement projects, one way to two way conversion, and market street have all been apart of this TIF. He stated that it has performed over the years to enhance the downtown area through mainly public improvement projects. Mr. Dickey stated that in no shape, form, or fashion has it been a failure and the way TIFs work is they capture that AV from the improvements that are done to properties, they freeze it where it was when it was created and capture that AV so that produces the money to use for those improvements. He stated that in this particular case that we are talking about a new TIF district and that new TIF district will be used to bond and back the \$2 million dollars for the improvements that are being proposed to the Elsby building. He stated this would allow the project to stand on itself and use the assessed valuation that is gained from the improvements to fund the project. Mr. Dickey stated that he wants to make sure that the public is fully aware that the TIF currently in place hasn't failed us in any way and this is simply a mechanism to allow these improvements and project to move forward. The Economic Development Director stated that the current revenue collected on these particular parcels in total is about \$8,500, which means that removing these from the current TIF does not have an adverse impact on the state street parking garage TIF. She stated that, in turn, establishing this new TIF will allow for the Elsby project to move forward. Mr. Dickey stated he thinks we already heard from the development team but the Resch team is under the assumption that without this incentivization, this project does move forward, correct? Jacob Resch responded that was correct. The Interim Redevelopment Director stated that he wanted to be clear that this is a partnership between the City, developers, the state of Indiana and the Federal government. Mr. Dickey motioned to approve the **A CONFIRMATORY RESOLUTION OF THE NEW ALBANY REDEVELOPMENT COMMISSION CONFIRMING A RESOLUTION OF THE COMMISSION AMENDING THE STATE STREET PARKING GARAGE ALLOCATION AREA, AND CREATING THE ELSBY ALLOCATION AREA, AMENDING THE AREA'S**

ECONOMIC DEVELOPMENT PLAN, AND OTHER MATTERS RELATED THERETO REGARDING HISTORIC PRESERVATION AND REDEVELOPMENT. Mrs. Collier seconded, and the motioned carried 5-0.

The Second item of New Business was **Vincennes St. EnviroForensics**. The Interim Redevelopment Director stated that this property is located at 725 Vincennes St, and that is an old, blighted auto dealership owned by the Commission. He stated that they are wanting to remove that structure and since it was an auto dealership, we did have it tested by EnviroForensics. The Interim Redevelopment Director stated that they do need to go through an independent closure process through IDEM. He stated that this means there that there were no significant findings but they still have to report to IDEM and that will allow them to go through their own process of closing out this process. He stated that that is the first item of the professional services contract to fulfill that paperwork and obligations to IDEM, for the amount not to exceed \$7,375 contract. Mr. Norwood motioned to approve the **Vincennes St. EnviroForensics**. Mr. Dickey seconded, and the motion carried 5-0.

The Third item of New Business was the **Vincennes St. Quote for Demolition**. The Interim Redevelopment Director stated that they did reach out to at least three individual companies for services regarding removing that old structure on site. He stated they received one quote back for \$15,000 from Clark Nickles. He stated that they are requesting approval of that quote for demolition for \$15,000. Mr. Norwood motioned to approve the **Vincennes St. Quote Demolition** in the amount of \$15,000 to Clark Nickles, Inc.. Mr. Dickey seconded, and the motion carried 5-0.

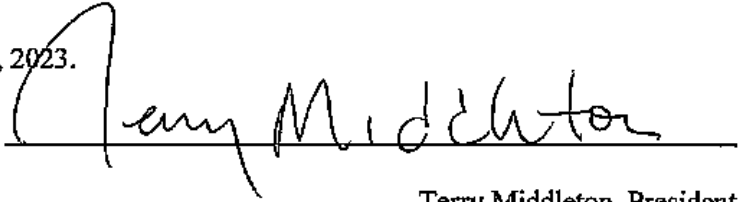
The Fourth item of New Business was the **FY23 CDBG One-Year Action Plan**. The Economic Development Director stated staff have been working with Jill Saegessar with The Wheaty Group on the CDBG One-Year Action Plan. She stated that she is present at the meeting today. She stated that this is pretty typical, that the One-Year Action Plan comes before the Commission each year before being submitted to HUD. She stated that the public service programs, public facility improvements, and other uses of the CDBG funds have been updated for FY23. She stated that if the commission has any specific questions related to the plan that is laid out before them, she or Jill Saegessar are happy to answer those at this time. Mrs. Collier motioned to approve the **FY23 CDBG One-Year Action Plan**. Mr. Norwood seconded, and the motion carried 5-0.

The Fifth item of New Business was the **Claims Worksheet** dated 5/8/23 in the amount of \$226,030.19. Mr. Norwood motioned to approve the **Claims Worksheet** dated 5/8/23 in the amount of \$226,030.19. Mr. Guess seconded and the motion carried 5-0.

Other Business:

The President noted that there was no other business. There being no other business, the meeting was adjourned at 2:48PM.

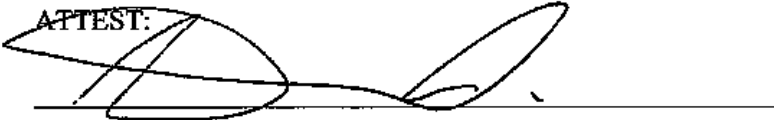
Approved and adopted the 23rd day of May, 2023.



A handwritten signature in cursive script, reading "Terry Middleton", is written over a horizontal line.

Terry Middleton, President

ATTEST:



A handwritten signature in cursive script, reading "Daniel Guess Jr.", is written over a horizontal line.

Daniel Guess Jr., Secretary