

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 25, 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: Claire Johnson, Director of Economic Development
Jessica Campbell, Public Facilities Project Manager
Shelby Carnforth, Grant Manager
Taryn Feeney, Administrative Assistant

Others Present: Brooke McAfee, News and Tribune
Linda Moeller, City Controller
Darrell Neely
Larry Summers, City Engineer

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 **Approval of the Minutes** from the **July 11, 2023** meeting. Mr. Norwood motioned to approve the **July 11, 2023** minutes. Mrs. Collier 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**. There was no old business.

New Business:

The First item of New Business was the **Green Street Sidewalks Project Amendment**. The Economic Development Director stated this is a CDBG project, and the change order is for costs associated with the crosswalk at Vine St., the sidewalk entrance at 242 Green St., and an additional driveway apron at 237 Green St. She added that the City Engineer, can provide an update on the progress of the project. The City Engineer advised that the project is complete at this point, and the Project Amendment will allow it to be closed out so that we can move forward. Mr. Norwood noted the street looks much better now. Mrs. Collier motioned to approve the **Green Street Sidewalks Project Amendment in the amount of \$14,956.00**. Mr. Dickey seconded, and the motion carried 4-0.

The Second item of New Business was the **Pre-Approved Housing Package**. The Economic Development Director stated that this is an agreement with TowerPinkster to develop construction building plans for 6 to 8 homes that would serve as a way to incentivize single-family housing

development within the City of New Albany. She added that this is similar concept to the housing available in Sears Roebuck catalogs of the past. The Economic Development Director advised this Housing Package would provide pre-approved housing plans at no cost to small-scale developers or someone that wants to build their own home on a lot in New Albany. She added that they would be preapproved from Planning and Zoning, which will cut down on time and costs normally spent on that process. Mr. Dickey inquired about other similar communities that have employed this program, and the Economic Development Director confirmed it was also implemented successfully in South Bend, Indiana. She further stated it is an innovative approach to help make housing more accessible. Mr. Norwood made a motion to approve the **Pre-Approved Housing Package in the amount of \$32,400.00**. Mrs. Collier seconded, and the motion carried 4-0.

The Third item of New Business was the **Claims Worksheet** dated 7/24/23 in the amount of **\$92,502.33**. Mr. Dickey motioned to approve the Claims Worksheet dated 7/24/23 in the amount of **\$92,502.33**. Mr. Guess seconded and the motion carried 4-0.

Other Business:

The City Engineer provided some project updates. He stated the **Main Street Project** is progressing really well. He added they are continuing sidewalk work and installing bench toppers along the southside. He advised the substantial completion for the project is August 26, 2023 and the final asphalt surface should be finished at the beginning of that week. The City Engineer stated he is excited to see this project come to fruition, and he believes others will be excited as well once it is completed.

The City Engineer reiterated that the **Green Street Sidewalks Project** is complete, and with the signing of the Project Amendment, it is able to be closed out. He also provided an update for the **Silver Creek Trail**, stating that project is complete, except for a few minor concerns with lighting which should be handled this week, allowing the project to be closed out.


The City Engineer advised for the **River Rec Project**, the ramp is now above the elevation of the normal river pool, so the only way the construction could be affected is if there was some sort of flood event, and we are on track to have that project completed on time at the end of October or potentially earlier.

The President noted the southbound travel lane of Main Street is open and the work on the benches in that area has progressed. The City Engineer stated some of the finishing touches to the Main Street Project are very unique and interesting, such as illuminated street signs at intersections.

The President inquired if there is an update on the four stand-alone units near the intersection of Spring St and Best Ave. The Economic Development Director advised that piece of property went out for proposals through this body a while back, approval from Planning and Zoning was received a few weeks ago, and the concrete footings have been constructed, so you can see where these four single-family houses are being developed. She further added that the Redevelopment Commission had a lot to do with this development, and put it out for the RFP process, and the developers that were awarded had proposed building four single-family homes. Mr. Dickey inquired about a concern with a hump in the sidewalk near the area where these houses are being developed, and Mr. Summers advised he will look into it further.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 2:43 PM.

Approved and adopted the ___ day of ____, 2023.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary