

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, December 12, 2023 at 2:30 pm.

Commission Members Present: Terry Middleton, President
Bob Norwood, Vice President
Adam Dickey
Jennie Collier

Commission Members Absent: Daniel Guess Jr., Secretary

Staff Members Present: Claire Johnson, Director of Economic Development
Jessica Campbell, Public Facilities Project Manager
Shelby Carnforth, Grant Manager
Taryn Feeny, Administrative Assistant

Others Present: Larry Summers, City Engineer
Tonya Fischer, Manager Urban Enterprise Association
Bob Stein, United Consulting
Jeff Jaehnen, Floyd County YMCA

The President called the meeting to order at 2:34 PM. Roll was called. All members were present. The Pledge of Allegiance was conducted.

The First item of Business was the opening of the **Public Hearing for the CDBG FY 2023 Annual Action Plan- Substantial Amendment**. Mrs. Collier motioned to open the **Public Hearing** at 2:36 PM. Mr. Dickey seconded and the motion carried 4-0. There was no one signed in for the **Public Hearing**. Mrs. Collier made a motion to close the **Public Hearing** at 2:37 PM. Mr. Dickey seconded, and the motion carried 4-0.

The Second item of Business was the **Approval of the Minutes** from the **November 28, 2023** meeting. Mr. Norwood motioned to approve the **November 28, 2023** minutes. Mrs. Collier seconded, with Mr. Dickey abstaining, and the motion carried 3-1-0.

The President asked if there were any **Comments from the Public**. There were no comments from the public.

The Third item of Business was **Old Business**. There was no old business.

New Business:

The First item of New Business was the **Agreement for Preliminary Engineering Services**. The Director of Economic Development stated this is an agreement with Norfolk Southern Railway Company. She advised the City owns an easement next to the active rail line, and this section of the South Monon Freedom Trail goes from 10th Street to Bank Street alongside of the active rail line. She explained HWC is the engineer on this project, and that they have completed their design, and now we need to have Norfolk Southern review those designs and give us the ok to proceed. This agreement allows Norfolk

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Southern to review those designs and let us know if any adjustments need to be made to our plans. Mr. Dickey added that this is standard protocol when dealing with railroads and is a necessary step in proceeding with this project. Mr. Dickey made a motion to approve the **Agreement for Preliminary Engineering Services** in the amount of **\$30,877.00**. Mr. Norwood seconded, and the motion carried 4-0.

The Second item of New Business was the **Klerner Lane Shoulder Widening Project Amendment**. The City Engineer advised this amendment is for the Klerner Lane Shoulder Extension Project, and that the work is substantially complete at this point. He explained the primary reason for the amended amount is that there was a driveway affected by the construction that we addressed as part of that. The City Engineer stated that this closes out the quantities and equalizes them to where they are all finalized, so we can move forward to close out that contract. Mr. Dickey stated he did not see an issue with the details, and similar to the previous item of business, this is also a standard practice and the amount is within our normal allowance. Mr. Dickey made a motion to approve the **Klerner Lane Shoulder Widening Project Amendment** in the amount of **\$11,487.00**. Mrs. Collier seconded, and the motion carried 4-0.

The Third item of New Business was the **Claims Worksheet** dated 12/11/2023 in the amount of **\$69,177.87**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated 12/11/2023 in the amount of **\$69,177.87**. Mrs. Collier seconded and the motion carried 4-0.

Other Business:

The Director of Economic Development stated before the Commission is a Development Agreement with NB Develop, who recently completed a project on E. Main Street close to Vincennes St. She advised they made improvements to the ingress and egress at that site, which they removed and replaced with landscaping, as well as improvements to the alleyway entrance off of Main Street. She added there has been some additional traffic coming through that area with new residents, and the landscape improvements there are in line with the rest of that portion of Main Street. The Director of Economic Development stated this is for a total of **\$67,500.00** that she would request the Commission's approval. Mr. Dickey inquired if this will match the aesthetic of the existing Main Street, and the Director of Economic Development confirmed that it will, adding that this was one of the requests from Planning and Zoning Director Scott Wood. The City Engineer advised there was previously a driveway there, and with those bump outs they removed that, creating more on-street parking. The Director of Economic Development stated the City Engineer visited the site about a month ago and reviewed the work with NB Develop. Mr. Dickey made a motion to approve the Development Agreement in the amount of **\$67,500.00**. Mrs. Collier seconded, and the motion carried 4-0.

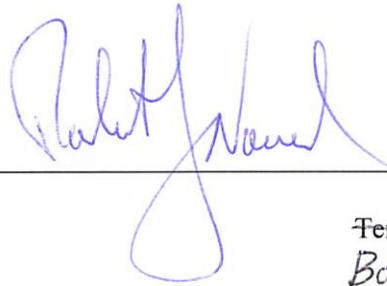
The Director of Economic Development advised she wanted to make the Commission aware that we will need some extra time to review the proposal was received from Witten Group. She explained the way the Request for Proposals was written was as a package for those properties and in their proposal, they excluded some of the properties. She stated she would like to have a chance to speak further with them and ask additional questions, and then get back with the board with that analysis and make a decision at a later date.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 2:46 PM.

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Prepared by Taryn Feeney, Administrative Assistant, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

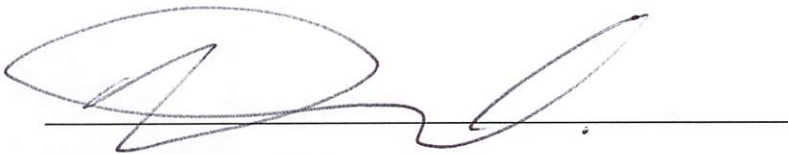
Approved and adopted the 27th day of Dec, 2023.



~~Terry Middleton, President~~

Bob Norwood, Vice President

ATTEST:



Daniel Guess Jr., Secretary