

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, April 25, 2023 at 2:32 pm.

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

Commission Members Absent: Daniel Guess Jr., Secretary

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

Others Present: Jeff Jaehnen, Floyd County Family YMCA
Jeffery Mayott
Linda Moeller, City Controller
Andrew Nicholson
Marley Schmidt, MAC Construction
Bob Stein, United Consulting

The President called the meeting to order at 2:32 PM. Roll was called. All members were present with the exception of Daniel Guess Jr., Secretary.

The First item of Business was the **Approval of the Minutes** from the **April 11, 2023** meeting. The Director of Economic Development stated that there was a small change to the meeting minutes, on the first line it states Wednesday, April 11 but it should say Tuesday, April 11. The Director stated this change has been made on the original copy. Mr. Dickey motioned to approve the April 11, 2023 minutes. Mrs. Collier seconded and motion carried 4-0.

The President asked if there were any **Comments from the Public**. The sign-in sheet was handed to the President, and he read the names off in order.

The President called Mr. Jeffery Mayott to the podium. Mr. Mayott stated that he wanted to know the process to receive the packets. The Interim Redevelopment Director stated that he would need to complete a public records request. Mr. Mayott stated this meeting does not do the pledge and he thought that this board would do the pledge.

The President called Mr. Andrew Nicholson to the podium. Mr. Nicholson stated that last month he brought to attention the live streaming of meetings. Mr. Nicholson stated that he hopes the board has talked about placing these meetings on the transparency portal.

The President stated that was all the individuals that had signed in to speak.

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 **Ohio River Greenway Trail Extension Retainage Release Request**. The Interim Redevelopment Director stated this is the retainage release. He stated that each time a pay app or pay claim is completed, there is a certain percentage withheld. Once the project is completed, approval is requested from the board to release this retainage back to the contractor. The Interim Redevelopment Director stated this retainage is in the amount of \$71,958.04. Mr. Dickey motioned to approve the **Ohio River Greenway Trail Extension Retainage Release Request in the amount of \$71,958.04**. Mr. Norwood seconded, and motion carried 4-0.

The Second item of New Business was the **Sidewalk Inventory**. The Economic Development Director stated that this is a professional services agreement with Clark Dietz. She stated that this would allow for an inventory and condition report to be taken on all the existing city own sidewalks through GIS and on-site visual inspections to assess the condition and connectivity to the forthcoming South Monon Freedom Trail. The Director stated that it would provide a map to the City to assess preexisting conditions and prioritize and appropriate funding based upon on those needs. Mr. Dickey stated that from a council standpoint, they have been wanting to see and been very eager to have improvements to the sidewalks. Mrs. Collier motioned to approve the **Sidewalk Inventory in the amount of not to exceed \$82,600**. Mr. Dickey second, and the motion carried 4-0.

The Third item of New Business was **Resolution RC-06-23**, Resolution of the New Albany Redevelopment Commission Authorizing the Sale of Certain Real Property Located Near Obama Way in New Albany, IN. The Interim Redevelopment Director stated this is the lot on the other side of their current facility, and it will allow for them to expand their facility, creating approximately 25 full-time jobs, at \$25 per hour and about \$3.5 million dollar investment. The Interim Redevelopment Director stated that this is for two of those parcels and the lot around the curb will still be City owned. Mr. Norwood motioned to approve **Resolution RC-06-23**, Resolution of the New Albany Redevelopment Commission Authorizing the Sale of Certain Real Property Located Near Obama Way in New Albany, IN . Mr. Dickey seconded, and the motion carried 4-0.

The Fourth item of New Business was the **Real Estate Offer**. The Economic Development Director stated that this property located on E. 12th Street. She stated that it went out for RFP, and did not receive any interest. The Economic Development Director stated that this prospective buyer contacted the City and would like to build a single family home at this location. She stated that the offer is \$10,000 for the vacant lot. Mr. Dickey asked if staff was able to find any details about the tree. The Economic Development Director stated that it ultimately is out of the control of the Redevelopment Commission but the buyer would investigate the setback to possibly retain the tree but it is possible once they start building, there would be substantial damage to the root system of the tree. Mr. Dickey stated that from a tree board standpoint, the tree may be approaching the end of its life and they may want to have someone come out to take a look. Mr. Dickey motioned to approve the **Real Estate Offer** for 126 E. 12th Street in the amount of \$10,000. Mr. Norwood seconded, and the motion carried 4-0.

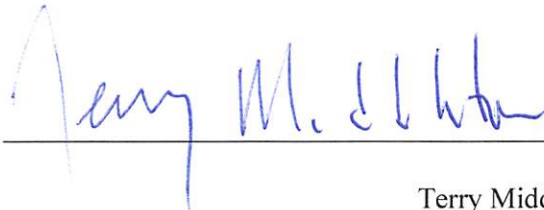
The Fifth item of New Business was the **Claims Worksheet** dated 4/24/23 in the amount of **\$233,358.73**. Mr. Norwood motioned to approve the Claims Worksheet dated 4/24/23 in the amount of \$233,358.73. Mrs. Collier seconded and the motion carried 4-0.

Other Business:

The First item of Other Business was the **Updated TIF Report**. The Economic Development Director stated there was small change to the TIF Report that was approved at the last meeting. The Director stated on the first page, the term for Jason Applegate was updated. She stated that the end date of December 31, 2022 was changed to the corrected date of May 10th, 2022, and that this was updated and what was submitted to DLGF. The Director stated that she wanted to make the Commission aware and request approval of that change. Mr. Norwood motioned to approve the **Updated TIF Report**. Mrs. Collier seconded, and the motion carried 4-0.

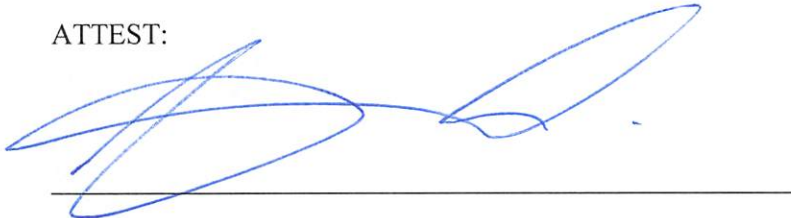
The President noted that there was no other business. There being no other business, the meeting was adjourned at 2:46PM.

Approved and adopted the 9th day of May, 2023.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary