

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 14, 2024 at 12:00 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 Redevelopment & Economic Development  
Shelby Carnforth, Grant Manager  
Tyler Ferree, City Housing Coordinator  
Tonya Fischer, Business Relations Manager

Others Present: Jessica Campbell, Public Facilities Project Manager  
Jim Johns, Millennium Builders  
Linda Moeller, City Controller  
Larry Summers, City Engineer

The President called the meeting to order at 12:02 PM. Roll was called. All members were present except Daniel Guess Jr. The Pledge of Allegiance was conducted.

The First item of Business was the opening of the **Public Hearing for a Proposed Substantial Amendment to the CDBG 2020-2024 Consolidated Plan**. The President opened the **Public Hearing** at 12:03 PM. There were no members of the public present. Mr. Dickey made a motion to close the **Public Hearing for a Proposed Substantial Amendment to the CDBG 2020-2024 Consolidated Plan** at 12:04 PM. Mrs. Collier seconded and the motion carried 4-0.

The Second item of Business was the **Approval of the Minutes** from the **April 23, 2024** meeting. Mr. Norwood made a motion to approve the **April 23, 2024** minutes. Mr. Dickey seconded, and the 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 **GROWTH Site 2 Request for Proposals**. The Director of Redevelopment & Economic Development stated this is a part of the City's **GROWTH Initiative** to work on residential sites and infill projects. She advised our City Housing Coordinator has been working on this Request for Proposals, and she asked for board approval to publish the **GROWTH Site 2 Request for Proposals** on May 17<sup>th</sup> and May 30<sup>th</sup>, and to bring any received proposals back on June 11<sup>th</sup> to be opened before the board, with the deadline for developer selection set for June 25<sup>th</sup>. She further advised

Minutes – New Albany Redevelopment Commission Meeting  
May 14, 2024

the RFP is for the four parcels located on E. Market Street right by Silver Street and was formerly being used by an electrical company. She noted that it is surrounded by a residential area. Mr. Dickey made a motion to approve the **GROWTH Site 2 Request for Proposals**. Mrs. Collier seconded, and the motion carried 4-0.

The Second item of New Business was the **Professional Services Agreement**. The Director of Redevelopment & Economic Development stated that we are asking for board approval on this agreement with HWC for the Northern Segment of the South Monon Freedom Trail for construction documents. She advised with have a grant with DNR Next Level Trails that will cover the cost of engineering for this portion. Mr. Dickey made a motion to approve the **Professional Services Agreement** in the amount of \$839,500.00. Mr. Norwood seconded, and the motion carried 4-0.

The Third item of New Business was the **Resolution of the New Albany Redevelopment Commission Supporting the Consideration of Establishing Certain Housing Allocation Areas and Housing Programs Within the City of New Albany, Indiana**. The Director of Redevelopment & Economic Development stated this is a resolution that would support the consideration of two housing TIF areas and start the process of establishing two residential TIFs for the City of New Albany. She advised one of the sites is where Greenway Commons is being built, and is currently within the Loop Island allocation area, which as far as a commercial TIF we collect little increment. This resolution will allow us to potentially collect increment on a residential area, and then provide infrastructure improvements that will serve that neighborhood at Greenway Commons. The Director of Redevelopment & Economic Development further advised Jim Johns with Millenium Builders is here today in regards to the other area, which is a site off of Payne Koehler Road for a single-family development that is not currently within an existing allocation area, so it would be establishing a residential TIF here alone. Mr. Norwood made a motion to approve the **Resolution of the New Albany Redevelopment Commission Supporting the Consideration of Establishing Certain Housing Allocation Areas and Housing Programs Within the City of New Albany, Indiana**. Mrs. Collier seconded, and the motion carried 4-0.

The Fourth item of New Business was the **American Rescue Plan Act- Stormwater Drainage**. The City Engineer stated the way the current curb and gutter system flows on Houston Street, there is a low point before the intersection with Roanoke Avenue, and with the existing configuration the water stands six to eight inches every time there is a rain fall, which overtops the curb and gutter and goes into the neighbors' yard. He advised this is a design to get the water to move from one side of the road to the other, and we will have an inlet that captures that water, pipes it, and then discharges it into the curb and gutter on Roanoke Avenue. He stated this is a **Resolution** to appropriately fund that modification on Houston Street. Mr. Norwood motion to approve the **Resolution of the New Albany Redevelopment Commission Approving the Disbursement of ARPA Funds for Drainage Improvement Projects** in the amount of \$138,890.00. Mr. Dickey seconded, and the motion carried 4-0.

The Fifth item of New Business was the **Development Agreement**. The Director of Redevelopment & Economic Development stated in October of 2023 we had a Request for Proposals that included the site located at 725 Vincennes Street, and we received one proposal from Witten Builders for four townhomes to be built at that location and put up for sale. She advised this **Development Agreement** has been prepared for the sale of that property to Witten Builders for \$1,000.00, and explained that by selling this property at a lower price, we encourage them to pass on those cost savings to potential homeowners there.

Minutes – New Albany Redevelopment Commission Meeting  
May 14, 2024

Mr. Dickey made a motion to approve the **Development Agreement** and to empower the Director of Redevelopment & Economic Development and her staff to execute any of the necessary paperwork to finalize the transaction. Mr. Norwood seconded, and the motion carried 4-0.

The Sixth item of New Business was the **CDBG FY24 One-Year Action Plan**. The Director of Redevelopment & Economic Development stated the Grant Manager provided in the packet a summary of the projects for this fiscal year, along with a breakdown of the budget, and a map of the CDBG target area, which was amended based on the 2020 census. She noted that the full One-Year Action Plan was provided to the Commission in a digital version via email. She advised we are asking for board approval on this so the Grant Manager can submit the plan by our deadline of May 17<sup>th</sup>. Mr. Norwood made a motion to approve the **CDBG FY24 One-Year Action Plan**. Mrs. Collier seconded, and the motion carried 4-0.

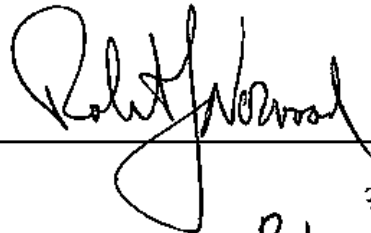
The Seventh item of New Business was the **Claims Worksheet** dated 5/6/2024 in the amount of \$84,243.16. Mr. Dickey made a motion to approve the **Claims Worksheet** dated 5/6/2024 in the amount of \$84,243.16. Mr. Norwood seconded, and the motion carried 4-0.

Other Business:

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:25 PM.

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

Approved and adopted the 28<sup>th</sup> day of May, 2024.



~~Ferry Middleton, President~~

Robert Norwood, Vice President

ATTEST:



~~Daniel Guess Jr., Secretary~~

Jennie Collier, Board Member