

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 28, 2024 at 12:00 pm.

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

Commission Members Absent: Terry Middleton, President  
Daniel Guess Jr., Secretary

Staff Members Present: Claire Johnson, Director of Redevelopment & Economic Development  
Shelby Carnforth, Grant Manager  
Taryn Feeney, Administrative Assistant  
Tyler Ferree, City Housing Coordinator  
Tonya Fischer, Business Relations Manager

Others Present: Jessica Campbell, Public Facilities Project Manager  
Brandon Frazier, JTL  
Jeff Jaehnen, YMCA  
Brooke McAfee, News & Tribune  
Linda Moeller, City Controller  
Larry Summers, City Engineer

The Vice President called the meeting to order at 12:00 PM. Roll was called. All members were present except Terry Middleton and Daniel Guess Jr. The Pledge of Allegiance was conducted.

The First item of Business was the **Approval of the Minutes** from the **May 14, 2024** meeting. Mrs. Collier made a motion to approve the **May 14, 2024** minutes. Mr. Dickey seconded, and the motion carried 3-0.

The Vice 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 **Request for Proposals- Obama Way**. The Director of Redevelopment & Economic Development stated this is a **Request for Proposals** for a piece of property located on Barack Obama Way and Durgee Road, for a 9.6 acre site in the Grant Line Road Industrial Park. She advised we request approval to publish this **Request for Proposals** on May 31<sup>st</sup> and June 14<sup>th</sup>, and added that received proposals will be opened before the board on June 25<sup>th</sup> and tentatively on July 9<sup>th</sup> the developer selected. Mr. Dickey made a motion to approve the **Request for Proposals- Obama Way**. Mrs. Collier seconded, and the motion carried 3-0.

Minutes – New Albany Redevelopment Commission Meeting  
May 28, 2024

The Second item of New Business was the **Resolution Authorizing the Purchase of Property**. The Director of Redevelopment & Economic Development stated this is a resolution for the former Super America gas station, which has been a blighted piece of property for quite some time. She explained this resolution would allow the Redevelopment Commission to purchase this property for redevelopment and entice investment and would allow the Commission President and herself to execute any documents pertaining to the purchase of said property. Mrs. Collier stated she is happy to see this progress. Mr. Dickey agreed stating this has the potential to effect positive change and redevelopment to an area that really needs it. Mr. Dickey made a motion to approve the **Resolution of the New Albany Redevelopment Commission of New Albany, Indiana for the Acquisition of Super America Gas Station Pursuant of IC 36-7-14-19, for \$330,000.00 and all closing costs**. Mrs. Collier seconded, and the motion carried 3-0.

The Third item of New Business was the **Emergency Repair Program Applicant**. The Director of Redevelopment & Economic Development stated this ERP applicant is slightly outside the CDBG Target Area, but otherwise qualifies for the program. The applicant is requesting assistance with the following repairs: bathroom floor repair which requires gut rehab of the bathroom in order to properly repair damaged subfloor and joists, and replacement of two steel support beams in the basement that are rusted out at the bottom. Mrs. Collier made a motion to approve the **Emergency Repair Program Applicant**. Mr. Dickey seconded, and the motion carried 3-0.

The Fourth item of New Business was the **Cottom Ave Two-Way Conversion**. The City Engineer stated we have a quote for the conversion of **Cottom Ave** from a one-way to a two-way which will provide better connectivity to the hospital and that area of town. He advised the lowest quote received was from AllTerrain Paving for \$43,837.00, and he further explained this would primarily be re-striping each end of the street to show the two-way, changing the signs, and modifying some of the concrete work as well. Mr. Dickey motioned to approve the **Cottom Ave Two-Way Conversion** in the amount of \$43,837.00. Mrs. Collier seconded, and the motion carried 3-0.

The Fifth item of New Business was the **State Street and Daisy Lane Drainage Improvements**. The City Engineer stated the intersection of State Street and Daisy Lane has relatively flat terrain and there have been issues with water pooling there instead of draining properly, which can potentially cause hazardous conditions. He advised that it has been determined an inlet there is going to be the best solution to capture the water that gathers there at the intersection. Mr. Dickey made a motion to approve the **State Street and Daisy Lane Drainage Improvements** in the amount of \$32,000.00. Mrs. Collier seconded, and the motion carried 3-0.

The Sixth item of New Business was the **Claims Worksheet** dated 5/20/2024 in the amount of \$64,650.28. Mrs. Collier made a motion to approve the **Claims Worksheet** dated 5/20/2024 in the amount of \$64,650.28. Mr. Dickey seconded, and the motion carried 3-0.

Other Business:

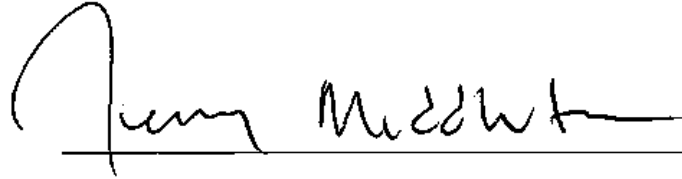
The Director of Redevelopment & Economic Development stated the Public Facilities Project Manager and the Grant Manager have been working on a Request for Qualifications for a CDBG FY23 program for parks improvements, and advised we will send out the RFQ for architecture services in the coming days.

Minutes – New Albany Redevelopment Commission Meeting  
May 28, 2024

The Vice President noted that there was no other business. There being no other business, the meeting was adjourned at 12:19 PM.

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

Approved and adopted the 11<sup>th</sup> day of June, 2024.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary