

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 11, 2024 at 12:00 pm.

Commission Members Present: Terry Middleton, President
Bob Norwood, Vice President
Daniel Guess, Jr., Secretary
Jennie Collier

Commission Members Absent: Adam Dickey

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

Others Present: Trent Baker, TJB Consulting
Jessica Campbell, Public Facilities Project Manager
Brooke McAfee, News & Tribune
Linda Moeller, City Controller
Todd Rush, McRae Enterprises
Larry Summers, City Engineer

The President called the meeting to order at 12:02 PM. The Vice President called roll. All members were present except Adam Dickey. The Pledge of Allegiance was conducted.

The First item of Business was the **Approval of the Minutes** from the **May 28, 2024** meeting. Mr. Norwood made a motion to approve the **May 28, 2024** minutes. Mrs. Collier seconded, and the motion carried 4-0.

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 **Colonial Manor Traffic Signal Reconstruction**. The City Engineer stated this is a professional services agreement for the reconstruction of the traffic signal at Colonial Manor on Charlestown Road. He advised before that area was redeveloped, we were looking at the possibility of removing the signal if it wasn't needed, but with the redevelopment of that shopping center, it is imperative that we still have the traffic signal there. He further advised it is one of the oldest signals in the city, and this agreement will modernize the signal and bring it up to our current standards. The City Engineer added that as part of that, we are also looking at turning the northern entrance into the shopping center into a right-in, right-out, to encourage people to take the left at the traffic signal and improve the traffic flow on Charlestown Road. Mr. Norwood made a motion to approve the **Colonial**

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Manor Traffic Signal Reconstruction not to exceed **\$60,500.00**. Mrs. Collier seconded, and the motion carried 4-0.

The Second item of New Business was the **New Albany GROWTH Site 2**. The Director of Redevelopment & Economic Development stated this is the Request for Proposals that the Commission put out in May, and we received one proposal back. She asked for acknowledgment of the proposal being received and advised we will review and evaluate the proposal between June 12th- June 21st, and the proposed date of the developer selection is set for the next NARC meeting on June 25th. Mrs. Collier stated the proposal was received from Witten Builders on June 7, 2024 at 12:00 PM.

The Third item of New Business was the **Resolution of the New Albany Redevelopment Commission Determining Needs to Capture Incremental Assessed Valuation**. The Director of Redevelopment & Economic Development stated this comes before the commission every year, and advised before June 15th we will send this to the other taxing units that overlap with our allocation areas. She explained this shows that we do not expect to generate more than 200% of the amount of TIF revenues necessary to pay the principal and interest on bonds, lease obligations, and other amounts that are projected to be spent for legally authorized purposes from the TIF revenues. She advised an analysis of each TIF was completed to verify we will not exceed that 200% threshold, and with board approval today we will send the attached written notice (Exhibit A) to each of the overlapping taxing districts. Mrs. Collier made a motion to approve **RC-10-2024, Resolution of the New Albany Redevelopment Commission Determining Needs to Capture Incremental Assessed Valuation**. Mr. Guess seconded, and the motion carried 4-0.

The Fourth item of New Business was the **Claims Worksheet** dated 6/10/2024 in the amount of **\$113,214.37**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated 6/10/2024 in the amount of **\$113,214.37**. Mr. Guess seconded, and the motion carried 4-0.

Other Business:

The Director of Redevelopment & Economic Development stated we have a request for an **Emergency Repair Program applicant** who is outside the CDBG Target Area, but otherwise qualifies for the program. The applicant is requesting assistance with the following repairs: replacement of roof and gutters, and replacement of front door unit. She advised we have had seven ERP applicants so far this year, and this would potentially be the eighth, and we are on track to fulfill the total allocation amount through CDBG. Mrs. Collier made a motion to approve the **Emergency Repair Program applicant**. Mr. Norwood seconded, and the motion carried 4-0.

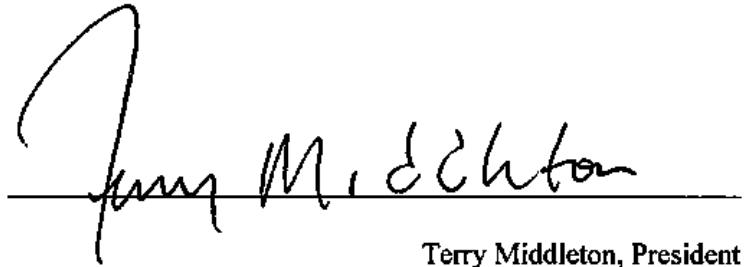
The Director of Redevelopment & Economic Development stated we have a **Development Agreement** between the Redevelopment Commission and the Sprigler Company for properties that are located at 213, 217, 221, and 223 E Main Street for a reimbursement of work that is directly related to the health and welfare of the community and public right of way. She advised there will be a total investment of \$3.2 million into that development, and with this agreement a reimbursable amount not to exceed **\$267,830.00**. Mr. Norwood stated this development has been a long time coming, and he is thrilled to see this progress. The President agreed adding that this is very much needed and will finish out this part of Main Street. Mr. Norwood made a motion to approve the **Development Agreement**. Mr. Guess seconded, and the motion carried 4-0.

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The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:15 PM.

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

Approved and adopted the 25th day of June, 2024.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary