

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 25, 2024 at 12:00 pm.

Commission Members Present: Terry Middleton, President
Daniel Guess, Jr., Secretary
Jennie Collier
Adam Dickey

Commission Members Absent: Bob Norwood, Vice President

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: Trent Baker, TJB Consulting
Jessica Campbell, Public Facilities Project Manager
Stephanie Griffith, City Council
Brooke McAfee, News & Tribune
Linda Moeller, City Controller
Thad Neafus, NAFC School Board
Todd Rush, McRae Enterprises

The President called the meeting to order at 12:07 PM. Roll was called. All members were present except Bob Norwood. The Pledge of Allegiance was conducted.

The First item of Business was the opening of the **Public Hearing for the Creation of Residential Housing Allocation Areas and Residential Housing Programs**. The President opened the **Public Hearing** at 12:08 PM. There were no members of the public present. Mrs. Collier made a motion to close the **Public Hearing for the Creation of Residential Housing Allocation Areas and Residential Housing Programs** at 12:09 PM. Mr. Guess seconded, and the motion carried 4-0.

The Second item of Business was the **Approval of the Minutes** from the **June 11, 2024** meeting. Mrs. Collier made a motion to approve the **June 11, 2024** minutes. Mr. Guess seconded, and with Mr. Dickey abstaining, the motion carried 3-1-0.

The Vice 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 **Emergency Repair Program Applicant**. The Director of Redevelopment & Economic Development stated this is a request for an **Emergency Repair applicant** who is outside the CDBG Target Area, but otherwise qualifies for the program. The applicant is

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requesting assistance with the following repairs: electrical and plumbing repairs, as well as installation of CO2/smoke alerts to code. Mr. Dickey made a motion to approve the **Emergency Repair Program Applicant**. Mrs. Collier seconded, and the motion carried 4-0.

The Second item of New Business was **Award GROWTH Site 2**. The Director of Redevelopment & Economic Development stated this is the site that is located off of E. Market Street, 2107, 2109, 2115, and 2117 E. Market Street. She advised we received one proposal from Witten Builders, and she and the City Housing Coordinator met with them. She stated they will bring the site back into residential use, and we are requesting board approval, contingent on approval from Planning & Zoning. Mr. Guess motion to approve **Awarding GROWTH Site 2 to Witten Builders**. Mr. Dickey seconded, and the motion carried 4-0.

The Third item of New Business was the **Obama Way Proposals Due**. The Director of Redevelopment & Economic Development stated responses were due by June 24th for this parcel located on Obama Way, but we did not received any proposals for this site. She advised this puts us in the position where in 30 days we will be able to negotiate a future project at that site. She explained no action is needed from the board, she is just providing the update.

The Fourth item of New Business was the **Request for Proposals for GROWTH Site 3**. The Director of Redevelopment & Economic Development stated we have a schedule set out with the issuance of this RFP for today, June 25th, advertised on June 20th and July 10th, submission deadline on July 22nd, proposals opened before this board on July 23rd, and potential selection of developer on August 13th. Mr. Dickey wanted to note that in the RFP it states we are looking for Cottage Court-style housing as this lot lends itself well to that type of development. Mr. Dickey made a motion to approve the **Request for Proposals for GROWTH Site 3**. Mrs. Collier seconded, and the motion carried 4-0.

The Fifth item of New Business was the **Request for Proposals for 317 E 5th Street**. The Director of Redevelopment & Economic Development stated we are asking for board approval to advertise this RFP, adding that the timeline lines up with the aforementioned RFP for GROWTH Site 3. She advised we are seeking to develop this site for commercial use, potentially a tech start-up. Mr. Dickey made a motion to approve the **Request for Proposals for 317 E 5th Street**. Mr. Guess seconded, and the motion carried 4-0.

The Sixth item of New Business was the **Claims Worksheet dated 6/24/2024** in the amount of **\$213,640.61**. Mrs. Collier made a motion to approve the **Claims Worksheet dated 6/24/2024** in the amount of **\$213,640.61**. Mr. Guess seconded, and the motion carried 4-0.

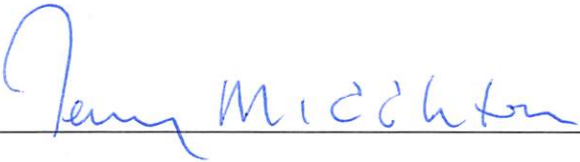
Other Business:

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:22 PM.

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

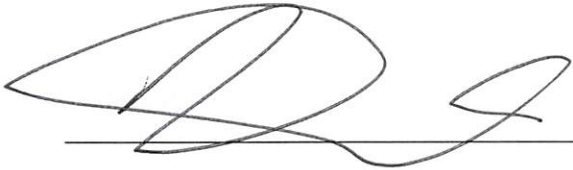
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Approved and adopted the 9th day of July, 2024.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary