

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 9, 2024 at 12:00 pm.

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

Commission Members Absent:

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
Brooke McAfee, News & Tribune
Darrell Neeley

The President called the meeting to order at 12:01 PM. The Vice President called roll. All members were present. The Pledge of Allegiance was conducted.

The First item of Business was the **Approval of the Minutes** from the **June 25, 2024** meeting. Mr. Dickey made a motion to approve the **June 25, 2024** minutes. Mr. Guess seconded, and the motion carried 5-0.

The 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 **Request for Proposals- Beechwood Sidewalk**. The Director of Redevelopment & Economic Development stated this is a part of the Fiscal Year 2024 CDBG Program, and is for sidewalk improvements on Beechwood Ave. in conjunction with the improvements happening now with the Beechwood Development. She advised this is just informational to let the board know this **Request for Proposals** will be going out and we expect proposals to come back before the commission in early August. Mr. Dickey made a motion to approve the **Request for Proposals- Beechwood Sidewalk**. Mrs. Collier seconded, and the motion carried 5-0.

The Second item of New Business was the **Residential Housing Programs- Payne Koehler and Greenway Commons**. The Director of Redevelopment & Economic Development stated this is part of the process to establish the Residential TIF. She advised these **Housing Programs** details the geographic

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areas of the **Payne Koehler** and **Greenway Commons** sites, the goals, objectives, and estimated cost of the construction improvements to the areas, as well as the current economic condition of the areas. She explained the **Payne Koehler** site is vacant and roughly 9 acres, and this development will add an estimated 59 new single-family residential housing lots to the site. She also explained there are currently no residential housing lots in **Greenway Commons** site, which is roughly 13 acres, and this development seeks to add 33 new single-family residential housing lots and 28 single-family townhomes to that site. The Director of Redevelopment & Economic Development stated this is all a part of moving forward with the City's **GROWTH** Initiative to increase the supply of single-family homes in New Albany. She further stated from the housing study we have an aggressive scenario of an initial 933 units by the year 2030, and these two developments help us get closer to that goal. Mr. Dickey made a motion to approve the **Residential Housing Program- Payne Koehler**. Mr. Guess seconded, and the motion carried 5-0. Mrs. Collier made a motion to approve the **Residential Housing Program- Greenway Commons**. Mr. Norwood seconded, and the motion carried 5-0.

The Third item of New Business was the **Housing TIF Declaratory Resolution**. The Director of Redevelopment & Economic Development stated this is the next step in establishing the **Residential TIF**. She explained this **Resolution** would remove the Greenway Commons parcels from the commercial Loop Island TIF in order to create a new **Residential TIF**. She further advised this **Resolution** would also remove the Payne Koehler parcel from the Charlestown Road allocation area and establish a **Residential TIF** in that area. These **Residential TIFs** would allow us to provide support for infrastructure improvements serving and benefitting those areas. She stated with board approval today, the next steps are for this to go before the Planning Commission, then before the City Council, and then back before this Commission on August 13th for a Public Hearing, to consider a **Confirmatory Resolution** approving the **Declaratory Resolution**. Mr. Dickey made a motion to approve the **Housing TIF Declaratory Resolution, RC-11-24**. Mr. Guess seconded, and the motion carried 5-0.

The Fourth item of New Business was the **Joint Resolution Effecting the Exchange of Real Property- McDonald Street**. The Director of Redevelopment & Economic Development stated the City Housing Coordinator presented this **Joint Resolution** to the Board of Works this morning where it was approved to transfer this property at 2555 McDonald Street to the Redevelopment Commission. She advised she would request board approval to finalize this transfer. Mrs. Collier made a motion to approve the **Joint Resolution Effecting the Exchange of Real Property- McDonald Street, RC-12-24**. Mr. Norwood seconded, and the motion carried 5-0.

The Fifth item of New Business was the **Joint Resolution Effecting the Exchange of Real Property- Oak Street**. The Director of Redevelopment & Economic Development stated the City Housing Coordinator presented this **Joint Resolution** to the Board of Works this morning where it was approved to transfer this property at 308 E Oak Street to the Redevelopment Commission. She advised she would request board approval to finalize this transfer. Mr. Guess made a motion to approve the **Joint Resolution Effecting the Exchange of Real Property- Oak Street, RC-13-24**. Mr. Dickey seconded, and the motion carried 5-0.

The Sixth item of New Business was the **Request for Proposals- Downtown GROWTH Development Site**. The Director of Redevelopment & Economic Development stated this is a site at the corner of E. Third Street and Main Street, and as we have this **Request for Proposals** written, we would like to see a

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development here for downtown condominiums. She advised we would ask for board approval for this to be published July 10th, proposals to be opened by the Commission on August 13th, and the selection of the developer potentially on September 10th. Mr. Dickey made a motion to approve the **Request for Proposals- Downtown GROWTH Development Site**. Mr. Norwood seconded, and the motion carried 5-0.

The Seventh item of New Business was the **Request for Qualifications- Griffin Center & Bicknell Park**. The Director of Redevelopment & Economic Development stated this **Request for Qualifications** was published on June 18th and June 25th, and we received a statement of qualifications from one architecture firm, Michell Allen Ritz, and after review we will bring our recommendation for selection before the board at the next meeting on July 23rd. She advised this would be a FY 2024 Public Facilities project through CDBG. Mrs. Collier made a motion to approve the **Request for Qualifications- Griffin Center & Bicknell Park**. Mr. Guess seconded, and the motion carried 5-0.

The Eighth item of New Business was the **Claims Worksheet** dated 7/8/2024 in the amount of **\$156,403.07**. Mr. Guess made a motion to approve the **Claims Worksheet** dated 7/8/2024 in the amount of **\$156,403.07**. Mr. Dickey seconded, and the motion carried 5-0.

Other Business:

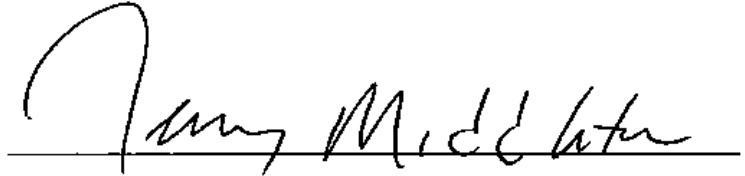
The Director of Redevelopment & Economic Development advised the Neighborhood Stabilization home at 616 E Elm Street has sold, and there is a new buyer who will be closing on the home this week. She explained as part of the Neighborhood Stabilization Program we provide \$10,000 in down payment assistance to first-time homeowners in New Albany.

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 23rd day of July, 2024.

A handwritten signature in black ink, appearing to read "Terry Middleton", written over a horizontal line.

Terry Middleton, President

ATTEST:

A handwritten signature in black ink, appearing to read "Daniel Guess Jr.", written over a horizontal line.

Daniel Guess Jr., Secretary