

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 13, 2024 at 12:02 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

Others Present: Jessica Campbell, Public Facilities Project Manager  
Matt Duncan, Frost Brown Todd  
Stephanie Griffith, New Albany City Council  
Jeff Jaehnen, Floyd County YMCA  
Linda Moeller, City Controller  
Nick Pierce, Clark Dietz, Inc.

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

The First item of Business the **Public Hearing: Greenway Commons Residential & Economic Development Area and Payne Koehler Residential & Economic Development Area**. Mrs. Collier motioned to open the **Public Hearing** at 12:03 PM. Mr. Norwood seconded, and the motion carried 5-0. The Director of Redevelopment & Economic Development stated this is one of the last steps in establishing the Residential TIF areas in the City of New Albany. There were not any members of the public signed in to speak at the **Public Hearing**. Mr. Dickey motioned to close the **Public Hearing: Greenway Commons Residential & Economic Development Area and Payne Koehler Residential & Economic Development Area** at 12:05 PM. Mrs. Collier seconded, and the motion carried 5-0.

The Second item of Business was the **Approval of the Minutes** from the **July 23, 2024** meeting. Mr. Norwood made a motion to approve the **July 23, 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**. The Director of Redevelopment & Economic Development stated we received three proposals for the **CDBG Beechwood Ave Sidewalks Project**. Proposals were received from Kapur, Jacobi Toombs & Lanz, and Clark Dietz Inc. She added that the City Engineer has asked for some time to review these as there is a difference in cost that has been

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outlined in the three proposals, and we request the authority to review, select an engineer for this project, and enter an agreement. Mr. Dickey made a motion to approve the request to give staff the authority to review the received proposals, select an engineer, and enter an agreement for the **CDBG Beechwood Ave Sidewalks Project**. Mrs. Collier seconded, and the motion carried 5-0.

The Director of Redevelopment & Economic Development stated we received two proposals for the **Downtown GROWTH Development Site** from the Sprigler Company and Witten Builders. She advised we request the authority to review and evaluate the proposals and make a selection by September 10, 2024. Mrs. Collier made a motion to approve the request to give staff the authority to review, evaluate, and make a selection from the proposals for the **Downtown GROWTH Development Site**. Mr. Dickey seconded, and the motion carried 5-0.

**New Business:**

The First item of New Business was **A Confirmatory Resolution of the New Albany Redevelopment Commission Confirming a Resolution of the Commission Adopted on July 9, 2024**. The Director of Redevelopment & Economic Development stated this is the last step in the approvals needed for the formation of the two **Residential TIFs**, and Matt Duncan with Frost Brown Todd is here to answer any questions about that process. Mr. Dickey noted that both of these areas are within existing TIF areas and inquired if there will be any internal clean-up after this is effective. The Director of Redevelopment & Economic Development advised we will just need to ensure the Auditor's office updates their T Codes on these parcels. Mr. Duncan added there is a 10-day challenge period once this resolution is adopted, making August 24, 2024 the effective day of these new TIFs, and his office will handle filing this with the Floyd County Auditor and the Department of Local Government Finance in Indianapolis. Mr. Dickey made a motion to approve **A Confirmatory Resolution of the New Albany Redevelopment Commission Confirming a Resolution of the Commission Adopted on July 9, 2024**. Mr. Norwood seconded, and the motion carried 5-0.

The Second item of New Business was the **FY24 CDBG Admin RFP**. The Director of Redevelopment & Economic Development stated this is a **Request for Proposals** for CDBG administrative work, which we also did last year. She added the only proposal received last year was from Jill Saegesser with the Wheatley Group, and she has been able to provide support on the administrative side of managing our CDBG grants. She further advised we are asking for approval to publish this **Request for Proposals**. Mr. Dickey made a motion to approve the **FY24 CDBG Admin RFP**. Mrs. Collier seconded, and the motion carried 5-0.

The Third item of New Business was the **Claims Worksheet** dated 8/5/2024 in the amount of **\$424,354.92**. Mr. Dickey made a motion to approve the **Claims Worksheet** dated 8/5/2024 in the amount of **\$424,354.92**. Mrs. Collier seconded, and the motion carried 5-0.

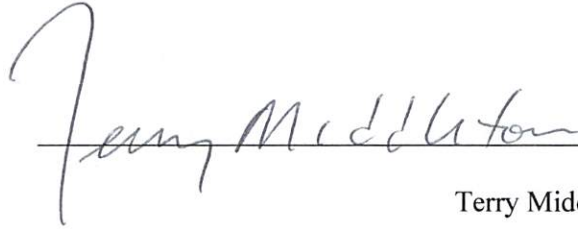
**Other Business:**

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:23 PM.

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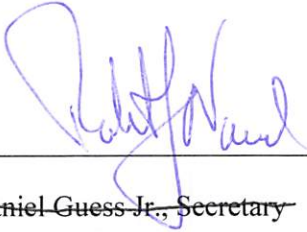
Prepared by Taryn Feeney, Administrative Assistant, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 21<sup>th</sup> day of Aug, 2024.



Terry Middleton, President

ATTEST:



~~Daniel Guess Jr., Secretary~~ Bob Norwood, Vice President