

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, September 10, 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
Tyler Ferree, City Housing Coordinator
Tonya Fischer, Business Relations Manager

Others Present: Jacob Arbital, The Wheatley Group
Jessica Campbell, Public Facilities Project Manager
Josh Darby, Jacobi, Toombs and Lanz, LLC
Stephanie Griffith, New Albany City Council
Brooke McAfee, News & Tribune
Linda Moeller, City Controller
Larry Summers, City Engineer

The President called the meeting to order at 12:07 PM. Roll was called. Mr. Norwood was not present when roll was called, but arrived at 12:15 PM. The Pledge of Allegiance was conducted.

The First item of Business was the **Public Hearing** for the **CDBG Program Year 2023 Consolidated Annual Performance and Evaluation Report (CAPER)**. Mr. Dickey motioned to open the **Public Hearing** at 12:09 PM. Mrs. Collier seconded, and the motion carried 4-0. The Director of Redevelopment & Economic Development stated we did not receive any comments in our office and no one has signed in to comment at the **Public Hearing**. She added we will have the **CAPER** available at the September 24, 2024 NARC meeting for the board's review, and we plan to submit the **CAPER** to HUD on September 30, 2024. Mr. Dickey made a motion to close the **Public Hearing** for the **CDBG Program Year 2023 Consolidated Annual Performance and Evaluation Report** at 12:10 PM. Mr. Guess seconded, and the motion carried 4-0.

The Second item of Business was the **Approval of the Minutes** from the **August 27, 2024** meeting. Mr. Dickey made a motion to approve the **August 27, 2024** minutes. Mrs. Collier seconded, and the motion carried 4-0.

The 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**. The Director of Redevelopment & Economic Development stated we received two proposals for the **CDBG FY25-29 Consolidated Plan** from Resource Consultants and Engaging Solutions, LLC. She advised we calculated for this expense within

Minutes – New Albany Redevelopment Commission Meeting
September 10, 2024

our CDBG budget for administrative cost, and after review of the proposed budgets, we would ask for approval to select the proposal from Resource Consultants, subject to staff and legal review. Mr. Norwood arrived at 12:15 PM during this discussion. Mr. Dickey made a motion to approve the proposal from Resource Consultants for the **CDBG FY25-29 Consolidated Plan**. Mr. Guess seconded, and the motion carried 5-0.

The Director of Redevelopment & Economic Development stated the **CDBG Beechwood Sidewalk Project** was approved at the August 13, 2024 meeting for staff to review and the proposal evaluations completed by the City Engineer have been provided in today's packet. The City Engineer stated the highest scoring engineering firm was Jacobi, Toombs, & Lanz, LLC. He further advised that they have worked with us on CDBG projects in the past, and they have a great track record with delivering a great product. Mr. Dickey made a motion to approve the selection of Jacobi, Toombs, & Lanz, LLC for the **CDBG Beechwood Sidewalk Project**. Mrs. Collier seconded, and the motion carried 5-0.

The Director of Redevelopment & Economic Development stated the schedule for Request for Proposals for the **Downtown GROWTH Site**, which is 303-305 E. Main Street, set September 10, 2024 as the developer selection date, and she advised our recommendation for this project is the **Sprigler Company**. She stated this developer is also working on an adjacent project, the Main Street Truck Yard, and the timeline of that project will be lined up with this **Downtown GROWTH Site**. Mrs. Collier made a motion to approve the selection of the **Sprigler Company** for the **Downtown GROWTH Site**, subject to approval from the Planning Commission. Mr. Norwood seconded, and the motion carried 5-0.

The Director of Redevelopment & Economic Development stated we received four proposals for the **GROWTH Site 3**, which is located at 1730-1732 Division Street, and after review of those proposals, our recommendation for developer on this project is **Millennium Builders**. She added this developer has experience building the cottage-style homes that we want built for this project, and referenced two homes they successfully built in Clarksville. The Director of Redevelopment & Economic Development stated this project is a great opportunity for the City of New Albany to diversify its housing stock. Mr. Norwood made a motion to approve the selection of **Millennium Builders** for the **GROWTH Site 3**. Mrs. Collier seconded, and the motion carried 5-0.

New Business:

The First item of New Business was the **Harvest Homecoming Rain Location Request**. The Director of Redevelopment & Economic Development stated the Harvest Homecoming has requested to use the lower level of the State Street Parking Garage in case of rain on Sunday October 6, 2024 between 1:00 PM and 6:30 PM for the Pumpkin Decorating Contest and on Saturday October 12, 2024 between 7:00 AM and 3:00 PM for the Big Wheel Race, Kid's Tractor Pull, Costume Contest, and the Baby Crawl. She stated they have used the lot for this purpose in the past, and it has worked well. Mr. Dickey made a motion to approve the **Harvest Homecoming Rain Location Request**. Mr. Guess seconded, and the motion carried 5-0.

The Second item of New Business was the **New Albany Main Street State Street Parking Garage Request**. The Director of Redevelopment & Economic Development stated this is a request from New Albany Main Street to operate the State Street Parking Garage during the Harvest Homecoming Festival on October 10-14, and as in previous years they would like to continue the agreement of a 75% (New

Minutes – New Albany Redevelopment Commission Meeting
September 10, 2024

Albany Main Street), 25% (Redevelopment Commission) split. Mr. Dickey made a motion to approve the **New Albany Main Street State Street Parking Garage Request**. Mrs. Collier seconded, and the motion carried 5-0.

The Third item of New Business was the **Claims Worksheet** dated **9/9/2024** in the amount of **\$82,344.73**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated **9/9/2024** in the amount of **\$82,344.73**. Mr. Dickey seconded, and the motion carried 5-0.

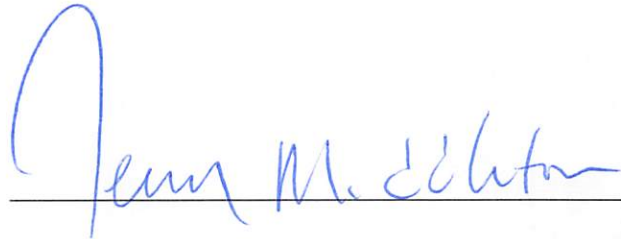
Other Business:

The Director of Redevelopment & Economic Development stated on September 4, 2024 there was a public meeting for TARC 2025 Concepts, and they have a survey that she encourages everyone to complete, as this will have an impact on Southern Indiana. She added that the TARC On-Demand service ends at the end of this month, which has been a big success here in New Albany, and asked everyone to advocate for that program in the comment section of the survey.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:36 PM.

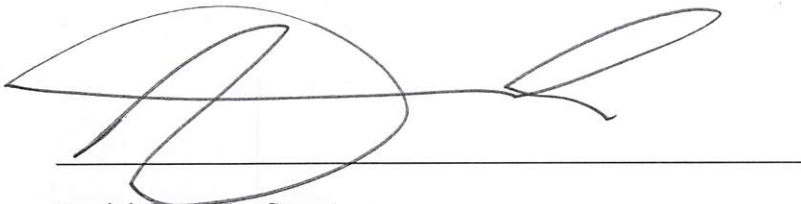
Prepared by Taryn Feeney, Administrative Assistant, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 24th day of Sept, 2024.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary