

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, September 24, 2024 at 12:00 pm.

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

Commission Members Absent: Jennie Collier

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

Others Present: Jessica Campbell, Public Facilities Project Manager
Stephanie Griffith, New Albany City Council
Brooke McAfee, News & Tribune
Linda Moeller, City Controller

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

The First item of Business was the **Approval of the Minutes** from the **September 10, 2024** meeting. Mr. Dickey made a motion to approve the **September 10, 2024** minutes. Mr. Norwood 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 on proposal for **2573 Charlestown Road**. She advised the proposal was received on September 23rd at 9:03 am from Chad Sloan and Dustin Detzer. Mr. Dickey made a motion to take the proposal received for **2573 Charlestown Road** under advisement. Mr. Guess seconded, and the motion carried 4-0.

The Director of Redevelopment & Economic Development stated we received one proposal for the **FY24 CDBG Administrative Services** from Jill Saegesser with the Wheatley Group, submitted on August 22nd before the September 16th deadline. She advised her proposal includes her qualifications and a not to exceed amount of \$10,000.00, and added that Ms. Saegesser has been extremely helpful to the Grant Manager and herself throughout the past fiscal year, and we would request approval to retain her services for this fiscal year. Mr. Dickey made a motion to approve the proposal from Jill Saegesser with the

Minutes – New Albany Redevelopment Commission Meeting
September 24, 2024

Wheatley group for the **FY24 CDBG Administrative Services**, subject to staff and legal review. Mr. Norwood seconded, and the motion carried 4-0.

New Business:

The First item of New Business was the **CDBG Program Year 2023 Consolidated Annual Performance and Evaluation Report (CAPER)**. The Director of Redevelopment & Economic Development stated this is a substantially complete CAPER for the board's review, and she added that there are a number of reports that still need to be added that the Grant Manager and Jill Saegesser with the Wheatley Group are working on. She advised this is due at the end of this month, and we ask for board approval on this report and any changes that are needed before it is submitted. Mr. Dickey made a motion to approve the **CDBG Program Year 2023 Consolidated Annual Performance and Evaluation Report (CAPER)**, subject to director and staff review. Mr. Norwood seconded, and the motion carried 4-0.

The Second item of New Business was the **Development Agreement- E. Market Street**. The Director of Redevelopment & Economic Development stated we sent out a **Request for Proposals** for **2107-2109 E. Market Street** and **2115-2117 E. Market Street** in May of this year, and we received one proposal from **Witten Builders**. She advised they plan to redevelop this property for a single-family townhome project, with homes at 2107 and 2109, both with rear garage entries off the alley, and they plan to rehab and remodel the existing home at 2115. She added that they plan to continue using 2117 as a workshop as they are doing construction in New Albany, and we would build into the agreement a timeline that requires them to build another single-family home on this site after the other projects are complete. Mr. Dickey stated part of our work here is to address and improve sections of the community that need attention, and he believes this will help accomplish that goal. Mr. Dickey made a motion to approve the **Development Agreement- E. Market Street**, subject to staff review. Mr. Guess seconded, and the motion carried 4-0.

The Third item of New Business was the **Claims Worksheet** dated **9/23/2024** in the amount of **\$77,820.15**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated **9/23/2024** in the amount of **\$77,820.15**. Mr. Dickey seconded, and the motion carried 4-0.

Other Business:

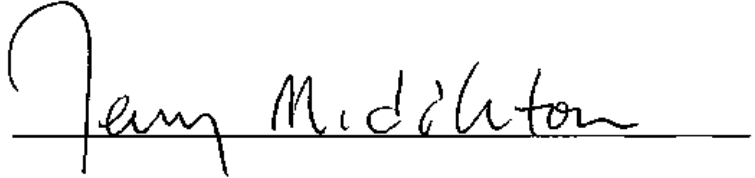
The Director of Redevelopment & Economic Development stated we received a **Real Estate Offer** from the resident at 1306 State Street for a piece of property that is directly next to their residence, which located at **1310 State Street**. She advised this property is about 17 feet wide and is not developable, adding that the resident made an offer to purchase the property at **1310 State Street** for \$1,000.00 and they will maintain the area and utilize it as a side yard. Mr. Dickey made a motion to approve the **Real Estate Offer** for **1310 State Street** for \$1,000.00, and empower the director and legal staff to undertake any appropriate measures and signatures . Mr. Norwood seconded, and the motion carried 4-0.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:19 PM.

Minutes – New Albany Redevelopment Commission Meeting
September 24, 2024

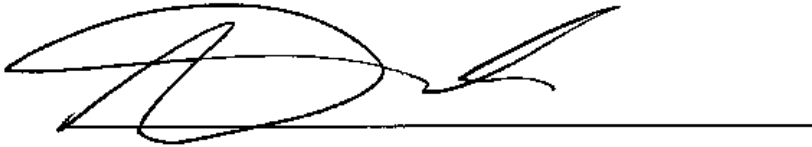
Prepared by Taryn Feeney, Administrative Assistant, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 22nd day of Oct, 2024.

A handwritten signature in cursive script, reading "Terry Middleton", written over a horizontal line.

Terry Middleton, President

ATTEST:

A handwritten signature in cursive script, reading "Daniel Guess Jr.", written over a horizontal line.

Daniel Guess Jr., Secretary