

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, October 22, 2024 at 12:00 pm.

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

Commission Members Absent:

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

Others Present: Jessica Campbell, Public Facilities Project Manager
Josh Darby, JTL Engineers
Nick Lawrence, The Wheatley Group
Bobby Libs, AML Properties
Linda Moeller, City Controller
Larry Summers, City Engineer

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 was the **Approval of the Minutes** from the **September 24, 2024** meeting. Mr. Dickey made a motion to approve the **September 24, 2024** minutes. Mr. Guess seconded, with Mrs. Collier abstaining, and the motion carried 4-1-0.

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**. There was no old business.

New Business:

Mr. Dickey made a motion to move the **Agreement for Professional Engineering Services** item to the top of the agenda in the interest of allowing the City Engineer time to speak as he had another meeting to attend. Mrs. Collier seconded, and the motion carried 5-0.

The First item of New Business was the **Agreement for Professional Engineering Services**. The City Engineer stated this is an agreement for the design of a new connection for St. Joe Road at the shopping center near Kohl's. He explained this has been a problem for years, but we've identified a solution, and this is an agreement to move forward on the design to modify that intersection. Mr. Dickey made a

Minutes – New Albany Redevelopment Commission Meeting
October 22, 2024

motion to approve the **Agreement for Professional Engineering Services in the amount not to exceed \$49,000**. Mr. Norwood seconded, and the motion carried 5-0.

The Second item of New Business was a **Request for Proposals/Qualifications**. The Director of Redevelopment & Economic Development stated this is for a Storm Drainage Pipe Relocation located at the Padgett Redevelopment site. She advised this would put the City in motion to start the design process on the BOT, which will save us about three months. She further advised we are still waiting on information from the RDA as far as our request for READI 2.0 funds, but with this structure as a BOT we can get this in motion, and depending on whether or not we receive funding we can decide whether to proceed. The Director of Redevelopment & Economic Development stated we ask for approval today on this **Request for Proposals/Qualifications** so that we may send it for publication tomorrow. The City Engineer added this is a 48-inch storm pipe that runs diagonally through the property, which would limit construction on top of that area, adding that the pipe itself is over 100 years old and is in rough condition. He advised this would allow us to relocate that facility so that it makes it easier to develop that site, as well as improve the condition of the infrastructure we have in place. Mr. Dickey made a motion to approve the **Request for Proposals/Qualifications**. Mrs. Collier seconded, and the motion carried 5-0.

The Third item of New Business was **Property Disposition- Barack Obama Way 1**. The Director of Redevelopment & Economic Development stated she prepared a memorandum giving some information on the background of this property. She advised we issued a Request for Proposals for the purchase and development of the Grant Line West Tract B property in May of this year, but we did not receive any proposals at that time. She stated following that process, we received a notable proposal from AML Construction for the development of this site, and we would ask for approval to enter into negotiations for the disposal of this property and will bring a Purchase and Sale Agreement back before the Commission at the November 12th meeting. The Director of Redevelopment & Economic Development advised this project consists of two phases, with the first phase consisting of roughly 19,000 square feet for a trade shop, and the second phase involves a 16,000 square foot light industrial flex space, comprising a 10,000 square foot professional office anchor and 6,000 square feet dedicated to flex tenants. She stated they expect to complete construction of the project within 14 months of commencement. Mr. Norwood made a motion to approve the **Property Disposition- Barack Obama Way 1**. Mr. Dickey seconded, and the motion carried 5-0.

The Fourth item of New Business was the **Property Disposition- Barack Obama Way 2**. The Director of Redevelopment & Economic Development stated we issued a Request for Proposals in August 2022 for the acquisition and improvement of an approximately 16-acre site at the intersection of Obama Way and Durgee Road. In April 2023 the New Albany Redevelopment Commission approved the sale of approximately 8 acres of the original 16-acre parcel to W.M. Kelley Co., Inc., and this current proposal concerns the remaining portion of this property. She advised Chalfant Industries, Inc. has expressed interest in purchasing the remaining portion of the property approximately 8-acres, and the proposed development includes a multi-building campus aimed at small to mid-sized employers and potential uses include small manufacturing facilities, distribution centers, and professional office/warehouse businesses. She further advised the project has the potential to generate 15-20 new jobs within the first year, with the possibility of scaling up to 30-50 new jobs by the third year. She asked for approval for staff and legal to enter into negotiations with Chalfant Industries, Inc. for the disposal of this remaining portion of the property, and will bring a Purchase and Sale Agreement back before the Commission for review and final

Minutes – New Albany Redevelopment Commission Meeting
October 22, 2024

approval before execution. Mr. Dickey made a motion to approve the **Property Disposition- Barack Obama Way 2**. Mr. Norwood seconded, and the motion carried 5-0.

The Fifth item of New Business was the **Claims Worksheet** dated 10/7/2024 in the amount of **\$182,922.77** and the **Claims Worksheet** dated 10/21/2024 in the amount of **\$326,415.70**. Mr. Guess made a motion to approve the **Claims Worksheet** dated 10/7/2024 in the amount of **\$182,922.77** and the **Claims Worksheet** dated 10/21/2024 in the amount of **\$326,415.70**. Mr. Norwood seconded, and the motion carried 5-0.

Other Business:

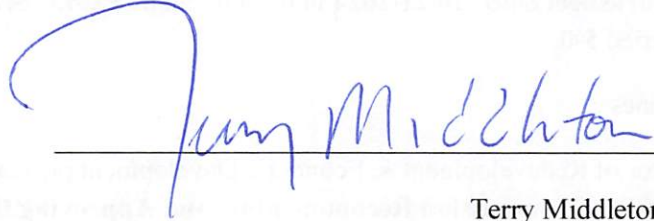
The Director of Redevelopment & Economic Development presented a **Resolution of the New Albany Redevelopment Commission Recommending and Approving the Allocation of American Rescue Plan Act of 2021 Funds for Furniture, Fixtures, and Equipment for the New Albany Police Department Headquarters RC-17-2024**. She advised in February 2023, the New Albany Redevelopment Commission approved RC-3-23 approving and allocating \$2,000,000 to construct a new headquarters for the New Albany Police Department, and we are now asking for approval to allocate \$590,000 in ARPA funds to purchase FF&E for the New Albany Police Department Headquarters project, which will align with the City of New Albany's commitment in maintaining a strong and well-equipped police force to serve and protect the community. Mr. Dickey made a motion to approve the **Resolution of the New Albany Redevelopment Commission Recommending and Approving the Allocation of American Rescue Plan Act of 2021 Funds for Furniture, Fixtures, and Equipment for the New Albany Police Department Headquarters RC-17-2024**. Mr. Norwood seconded, and the motion carried 5-0.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:30 PM.

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

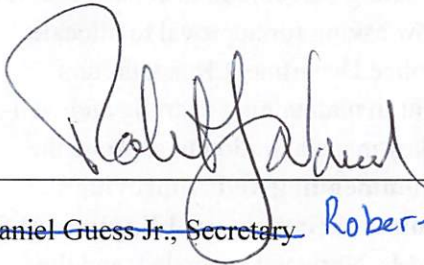
Minutes – New Albany Redevelopment Commission Meeting
October 22, 2024

Approved and adopted the 12th day of Nov., 2024.



Terry Middleton, President

ATTEST:



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