

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

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

Commission Members Present: Terry Middleton, President
Bob Norwood, Vice President
Adam Dickey

Commission Members Absent: Jennie Collier
Daniel Guess, Jr., Secretary

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: Sarah Alstott, Rauch Inc.
Jessica Campbell, Public Facilities Project Manager
Stephanie Griffith, New Albany City Council
Brooke McAfee, News & Tribune
Linda Moeller, City Controller
David Rake, Street Department Director
Larry Summers, City Engineer
Paul Wheatley, The Wheatley Group

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

The First item of Business was the **Approval of the Minutes** from the **October 22, 2024** meeting. Mr. Norwood made a motion to approve the **October 22, 2024** minutes. Mr. Dickey seconded, and the motion carried 3-0.

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 a letter from the Department of Housing and Urban Development Indianapolis Field Office advising that our **CDBG Annual Performance Review Program Year 2023 (CAPER)** was accepted and there were no findings or concerns noted.

The Director of Redevelopment & Economic Development stated the **ARP Quarterly Report 2024 3rd Quarter** is available on the Transparency Portal, and advised it is submitted to the Treasury every quarter to show that these dollars that have been allocated by the New Albany Redevelopment Commission are being spent responsibly.

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New Business:

The First item of New Business was the **CDBG-CV Check Presentation**. The Director of Redevelopment & Economic Development stated we previously made an amendment to our Consolidated Plan to allow for CDBG-CV dollars to be allocated to Rauch Inc. She advised Rauch Inc. originally applied for CDBG dollars, but the Grant Manager took a closer look at their application and realized these would be eligible expenses for the Coronavirus (CV) dollars that we also received. She further explained these funds will be for improvements to the HVAC system at the Fairmont Neighborhood Center, and we have asked Rauch Inc. representatives to be here at today's meeting so that we can present them with a check for **\$90,000**. The Commission presented Sarah Alstott and two other Rauch Inc. representatives with a check for **\$90,000** and posed for a picture.

The Second item of New Business was a **Cottom Avenue Two-Way Conversion Project Amendment No. 1**. The City Engineer stated this project is substantially complete at this point, and this is a final project amendment to do the quantity close-outs. He explained the only reason there was a slight increase of **\$751.00** is that the two ADA ramps that crossed to the hospital didn't have detectable warnings, so we put those new ramps in as part of this project to make sure that was compliant. Mr. Dickey made a motion to approve the **Cottom Avenue Two-Way Conversion Project Amendment No. 1** in the amount of **\$751.00**. Mr. Norwood seconded, and the motion carried 3-0.

The Third item of New Business was **Oxbow Development Agreement**. The Director of Redevelopment & Economic Development stated Paul Wheatley with the Wheatley Group is here today to give a presentation on the **Oxbow Mixed-Use Development**, which is located on the vacant parcel at the corner of the intersection at Bank and Main Streets. She advised this went before the Council a few meetings ago, and we are excited to see some movement happening on that corner, continuing with the improvements that have been happening along Main Street. Mr. Wheatley stated this is a downtown mixed-use project covering the referenced lot, and this is a joint venture project between the Wheatley Group and Denton Floyd Real Estate Group. He advised this will bring approximately 6,000 square feet of commercial and 43 new housing units to downtown New Albany and will tie directly into the trail system that New Albany has invested in, which is a major amenity to this site. He added we have council approval on the investment deduction, a signed contract with the State of Indiana for the Redevelopment Tax Credit, and with the Commission's approval today, we are on track to begin construction early next year. Mr. Wheatley advised the development team is requesting financial support up to **\$750,000** to be reimbursed by the New Albany Redevelopment Commission. Mr. Dickey made a motion to approve the **Oxbow Development Agreement** in the amount of **\$750,000** in substantially complete form subject to legal and staff review and the authority for staff to execute the agreement. Mr. Norwood seconded, and the motion carried 3-0.

The Fourth item of New Business was the **State Street Parking Garage Evaluation**. The Director of Redevelopment and Economic Development stated this is a proposal for a structural engineer to evaluate the **State Street Parking Garage**, adding that as we see more development occurring downtown, we expect to see more use of the parking garage, and we want to ensure that it is safe and has a long life. She advised that **VCS Engineering** was recommended to us by TowerPinkster, we received a proposal from them for **\$29,700**, and we request approval to accept this proposal. Mr. Dickey made a motion to approve

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the **State Street Parking Garage Evaluation** in the amount of **\$29,700**. Mr. Norwood seconded, and the motion carried 3-0.

The Fifth item of New Business was the **Purchase and Sale Agreement- Chalfant Industries**. The Director of Redevelopment & Economic Development stated we had the proposal for this property on Barack Obama Way come before the Commission at the last meeting, and today we are asking for approval to move forward with this **Purchase and Sale Agreement** with **Chalfant Industries**. Mr. Norwood made a motion to approve the **Purchase and Sale Agreement- Chalfant Industries** in substantially complete form, subject to staff and legal review. Mr. Dickey seconded, and the motion carried 3-0.

The Sixth item of New Business was the **Purchase and Sale Agreement- AML Properties**. The Director of Redevelopment & Economic Development stated similar to the previous item, we had the proposal for this property on Barack Obama Way come before the Commission at the last meeting, and we are asking for approval to move forward with this **Purchase and Sale Agreement** with **AML Properties**. Mr. Dickey made a motion to approve the **Purchase and Sale Agreement- AML Properties**, subject to staff and legal review. Mr. Norwood seconded, and the motion carried 3-0.

The Seventh item of New Business was the **American Rescue Plan Act- Camp Kerith**. The Director of Redevelopment & Economic Development stated as we approach the end of 2024, we will need to make all of our **American Rescue Plan Act (ARPA)** allocations before the end of the year. She advised this one is for **Camp Kerith of Southern Indiana** for **\$20,000** to support their camp program, and we have **Resolution 18-2024** showing the relation to COVID-19 and mental health services needed as a result of the pandemic. Mr. Dickey made a motion to approve the **American Rescue Plan Act- Camp Kerith, Resolution 18-2024** in the amount of **\$20,000**. Mr. Norwood seconded, and the motion carried 3-0.

The Eighth item of New Business was the **American Rescue Plan Act- Street Department**. The Director of Redevelopment and Economic Development stated this is an allocation of **\$500,000** to go to the City of New Albany's **Street Department** to be used for needed equipment purchases and operations, including a salt truck, mowers, pickup truck, trailer, and a small dump truck. She advised we are all aware that our Street Department works very hard, and we want to ensure that they are able to continue doing their job efficiently. Mr. Norwood made a motion to approve the **American Rescue Plan Act- Street Department, Resolution 19-2024** in the amount of **\$500,000**. Mr. Dickey seconded, and the motion carried 3-0.

The Ninth item of New Business was the **Claims Worksheet** dated 11/11/2024 in the amount of **\$203,605.94**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated 11/11/2024 in the amount of **\$203,605.9**. Mr. Dickey seconded, and the motion carried 3-0.

Other Business:

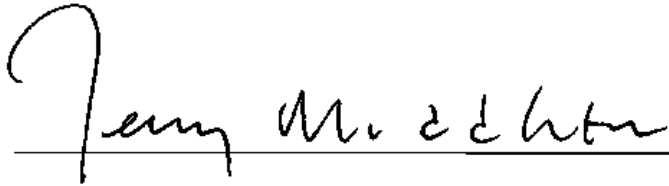
The President advised he will hold a free self-defense class at his martial arts school, Terry Middleton Martial Arts on Market Street on November 13th from 5:30-7:00 PM and invites anyone interested to attend.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:45 PM.

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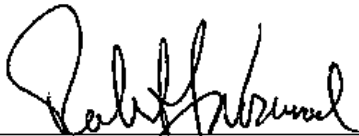
Prepared by Taryn Feeney, Administrative Assistant, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 26th day of NOV, 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