

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, November 26, 2024 at 12:01 pm.

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

Commission Members Absent: 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: Teresa Baxter, New Albany Main Street
Sandy Boofter, Deputy City Controller
Jessica Campbell, Public Facilities Project Manager
Oscar Gutierrez, Bondry Consulting
Jeff Jaehaen, YMCA
John Kraft, MAC Construction
Brooke McAfee, News & Tribune
Marielle Rujevcan, Bondry Consulting

The President called the meeting to order at 12:01 PM. Roll was called. All members were present except Daniel Guess, Jr. The Pledge of Allegiance was conducted.

The First item of Business was the **Approval of the Minutes** from the **November 12, 2024** meeting. Mr. Norwood made a motion to approve the **November 12, 2024** minutes. Mr. Dickey seconded, and with Mrs. Collier abstaining, the motion carried 3-0-1.

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. Proposals/Qualifications - Padgett BOT**. The Director of Redevelopment & Economic Development stated we have the proposals and qualifications that we received for the **Storm Drainage Pipe Relocation Project**. She advised the Commission approved the request to advertise this proposal on October 22, 2024, and it was advertised twice on October 29th and November 5th. She stated we received three proposals and asked those be read into the minutes, and then give staff and legal time to review those and bring our recommendation to the board at the December meeting. The President advised proposals were received from 1.) GM Development with Municipal Development Solutions, HWC Engineering, and Dan Cristiani Excavating, 2.) MAC Construction with Clark Dietz and Primavera Associates, and 3.) Temple & Temple with Progressive Engineering Concepts,

Minutes – New Albany Redevelopment Commission Meeting
November 26, 2024

JTL, and Keeley Stingel. Mr. Dickey made a motion to take the **Proposals/Qualifications- Padgett BOT** for the **Storm Drainage Pipe Relocation Project** under advisement pending staff and legal review. Mrs. Collier seconded, and the motion carried 4-0.

New Business:

The First item of New Business was the **Demolition Quotes for 3010 St. Joe Road and 2005 Grant Line Road**. The Director of Redevelopment & Economic Development stated we procured quotes for both of these properties, which are former Marathon (St. Joe Rd.) and Super America (Grant Line Rd.) locations. She advised we requested quotes on the demolition of these properties and asked that the quotes be read into the minutes, as well as the Commission's recommendation for the lowest bidder, dependent on legal and staff review. The President read aloud the **Demolition Quotes** received for 3010 St. Joe Road: 1.) C.C.E. Inc. for \$64,500, 2.) Clark Nickles Inc. for \$92,000, 3.) Dan Cristiani Excavating for \$79,500, and for 2005 Grant Line Road: 1.) C.C.E. Inc. for \$68,400, 2.) Clark Nickles Inc. for \$92,000, 3.) Dan Cristiani Excavating for \$84,500, and the lowest bidder for both properties is from **C.C.E. Inc.** Mr. Dickey made a motion to approve the lowest bidder, **C.C.E. Inc.** for **\$64,500** and **\$68,400** subject to staff and legal review. Mr. Norwood seconded, and the motion carried 4-0.

The Second item of New Business was the **2024 Annual Tax Increment Report**. The Director of Redevelopment & Economic Development stated this report is brought before the board every year. Oscar Gutierrez of Bondry Consulting went over the **2024 Annual Tax Increment Report** with the board. Mr. Dickey made a motion to approve the **2024 Annual Tax Increment Report**. Mrs. Collier seconded, and the motion carried 4-0.

The Third item of New Business was the **2025 Spending Plan**. Mr. Gutierrez presented the **2025 Spending Plan** to the board, advising this is a new requirement, and it is not unusual for unexpected opportunities to arise that may make it appropriate for the Commission to make expenditures not currently contemplated by the spending plan and submit an amended spending plan to the DLGF following its adoption. Mr. Dickey made a motion to approve the **2025 Spending Plan**. Mrs. Collier seconded, and the motion carried 4-0.

The Fourth item of New Business was the **American Rescue Plan Act - New Albany Main Street**. The Director of Redevelopment & Economic Development stated this is a resolution for an allocation of American Rescue Act funds that has two parts, with a reallocation of **\$18,765.87** that was unexpended by the Token Club and allocation of **\$41,234.13** for a total allocation of **\$60,000** to support New Albany Main Street's executive director position. She advised New Albany Main Street plays a vital role in supporting small businesses, and they experienced severe financial impacts from the COVID-19 pandemic. She stated a salaried director will allow them to continue providing this crucial support to the community. Mrs. Collier made a motion to approve the **American Rescue Plan Act - New Albany Main Street Resolution RC-20-2024** in the amount of **\$60,000**. Mr. Dickey seconded, and the motion carried 4-0.

The Fifth item of New Business was the **American Rescue Plan Act - Beechwood/Grant Line/Daisy Engineering**. The Director of Redevelopment & Economic Development stated this is a resolution for an allocation of American Rescue Plan Act funds for the professional design and engineering of the Grant Line Road, Daisy Lane, and Beechwood Avenue intersection for **\$385,000**. She advised this area has been

Minutes – New Albany Redevelopment Commission Meeting
November 26, 2024

a focus of the Redevelopment Commission and has been identified as a critical infrastructure improvement need within the City. Mr. Dickey made a motion to approve the **American Rescue Plan Act - Beechwood/Grant Line/Daisy Engineering Resolution RC-21-2024** in the amount of \$385,000. Mr. Norwood seconded, and the motion carried 4-0.

The Sixth item of New Business was a **Joint Resolution Effecting the Exchange of Real Property**. The Director of Redevelopment & Economic Development stated earlier today the Board of Works approved the transfer of this property at 119 W. Market Street to the Redevelopment Commission, and she asked for board approval to accept the transfer so that said property can be redeveloped and put to its highest and best use. Mrs. Collier made a motion to approve a **Joint Resolution Effecting the Exchange of Real Property**. Mr. Dickey seconded, and the motion carried 4-0.


The Seventh item of New Business was the **Claims Worksheet** dated **11/25/2024** in the amount of \$241,338.69. Mr. Norwood made a motion to approve the **Claims Worksheet** dated **11/25/2024** in the amount of \$241,338.69. Mrs. Collier seconded, and the motion carried 4-0.

Other Business:

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:57 PM.


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

Approved and adopted the 10th day of Dec, 2024.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary