

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, December 10, 2024 at 12:00 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: Jessica Campbell, Public Facilities Project Manager
Stephanie Griffith, New Albany City Council
John Kraft, MAC Construction
Brooke McAfee, News & Tribune
Linda Moeller, City Controller
Larry Summers, City Engineer

The President called the meeting to order at 12:03 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 26, 2024** meeting. Mrs. Collier made a motion to approve the **November 26, 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. Purchase and Sale Agreement- Barack Obama Way**. The Director of Redevelopment & Economic Development stated this is the Purchase and Sale Agreement for the property on Barack Obama Way and Durgee Road. She advised AML and Bobby Libs came before this commission and presented their proposal for this property, and she asked for board approval on this agreement so that work on this industrial park can commence. Mr. Dickey made a motion to approve the **Purchase and Sale Agreement- Barack Obama Way**. Mr. Norwood seconded, and the motion carried 4-0.

The Third item of Business was **Old Business. Padgett BOT**. The Director of Redevelopment & Economic Development stated there was an announcement at the Our Southern Indiana RDA meeting that the City of New Albany was awarded \$5,000,000.00 for the **Padgett District Project**, and the

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Stormwater Drainage Project that is associated with it. She further advised we will wait to hear more from the RDA. She noted that they need to expend 65% of the READI 1.0 dollars before they can begin making disbursements for READI 2.0, so we want to make sure that is all lined up and that we receive the approval from IDEC.

New Business:

The First item of New Business was the **Emergency Repair Program Updated Policies and Procedures**. The Director of Redevelopment & Economic Development stated there has been one change that's been made to the **ERP's Policies and Procedures**. She advised that ERP applicants must not have non-home assets exceeding a total value of \$50,000, and non-home assets include, but are not limited to savings accounts, stocks, bonds, additional properties, and other investments. The Director stated that this is a typical policy in Emergency Repair Programs. Mr. Dickey made a motion to approve the **Emergency Repair Program Updated Policies and Procedures**. Mrs. Collier seconded, and the motion carried 4-0.

The Second item of New Business was the **Down Payment Assistance Program Policies and Procedures**. The Director of Redevelopment & Economic Development stated this is for our **Down Payment Assistance Program** and this will allow for up to \$10,000 in down payment assistance to first-time homebuyers in the City of New Albany. She advised we have roughly \$160,000 in HOME funds that we can use for this purpose, so that's potentially 16 new homeowners here in the city that we can assist. Mr. Dickey asked if these policies and procedures have been set up to potentially allow for use with other available funds should those become available. The Director responded that they were. Mr. Dickey made a motion to approve the **Down Payment Assistance Program Policies and Procedures**. Mr. Norwood seconded, and the motion carried 4-0.

The Third item of New Business was the **State Street & Daisy Lane Intersection Drainage Improvements Project Amendment**. The City Engineer stated the contractor for this project was given approval by the Board of Public Works to do night work given the importance of the State Street corridor and that shopping center located there. He advised they put together a **Project Amendment** to be able to take care of that request, including night premiums and the additional maintenance of traffic that was necessary. Mrs. Collier made a motion to approve the **State Street & Daisy Lane Intersection Drainage Improvements Project Amendment** in the amount of \$10,767.50. Mr. Norwood seconded, and the motion carried 4-0.

The Fourth item of New Business was the **Request for Proposals- New Albany Vincennes Anchor Project**. The Director of Redevelopment & Economic Development stated this is for 200 and 201 Vincennes Street, and we would like to put these properties out for a Request for Proposals, and come back before this board on January 28, 2025. She advised we are potentially seeking residential development in that area, and we propose that townhomes facing along Main Street and Vincennes Street might be a good use for these properties. Mr. Norwood made a motion to approve the **Request for Proposals- New Albany Vincennes Anchor Project**. Mrs. Collier seconded, and the motion carried 4-0.

The Fifth item of New Business was the **Claims Worksheet** dated 12/9/2024 in the amount of \$10,096.94. Mrs. Collier made a motion to approve the **Claims Worksheet** dated 12/9/2024 in the amount of \$10,096.94. Mr. Dickey seconded, and the motion carried 4-0.

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Other Business:

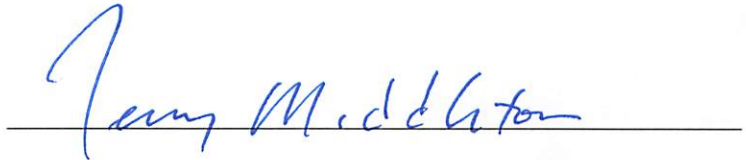
The Director of Redevelopment & Economic Development stated the next meeting scheduled for Thursday December 26, 2024 will be rescheduled to Friday December 27, 2024.

The Director of Redevelopment & Economic Development stated we have a few ribbon cuttings coming up that she wanted to make everyone aware of. They are as follows: KCS Foundation and Waterproofing, December 11th at 4 PM, Two Maids of New Albany, December 12th at 1 PM, Milo's Boba and Bakery, Friday December 13th at 4 PM, and ADE Food African Kitchen and Catering, Friday December 20th at 11 AM .

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:22 PM.

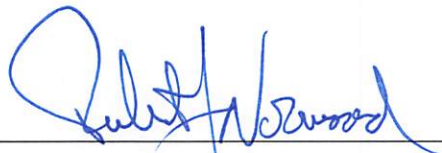
Prepared by Taryn Feeney, Administrative Assistant, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 27th day of Dec, 2024.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary