

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Friday, December 27, 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
Taryn Feeney, Financial Administrative Facilitator
Tyler Ferree, City Housing Coordinator

Others Present: Jessica Campbell, Public Facilities Project Manager
John Kraft, MAC Construction
Nick Lawrence, The Wheatley Group
Brooke McAfee, News & Tribune
Linda Moeller, City Controller

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 **December 10, 2024** meeting. Mr. Norwood made a motion to approve the **December 10, 2024** minutes. Mrs. Collier 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.

Old Business:

The First item of **Old Business** was the **Grant Line West Industrial Business Park Development Agreement**. The Director of Redevelopment & Economic Development stated at the December 10th meeting, this board approved the **Purchase Sale Agreement** with AML for the property located at the **Grant Line West Industrial Park**. She advised this is a **Development Agreement** that would allow us to use the Grant Line West bond to provide some necessary infrastructure improvements to the property, as well as to the neighboring property with Chalfant Industries. She asked for approval today on this **Development Agreement** to help facilitate the development at both of these sites, providing up to \$150,000 in assistance for necessary infrastructure improvements. Mr. Dickey made a motion to approve the **Grant Line West Industrial Business Park Development Agreement**, subject to legal and staff review. Mr. Norwood seconded, and the motion carried 4-0.

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The Second item of **Old Business** was the **Stormwater Infrastructure Project BOT**. The Director of Redevelopment & Economic Development stated we are leaving the **Stormwater Infrastructure Project BOT** under Old Business as we are still waiting to take action on this, as discussed at the previous meeting we are awaiting the official approval from the IDEC and for this to be uploaded onto their portal.

New Business:

The First item of New Business was the **Request for Quotes**. The Director of Redevelopment & Economic Development stated this is for the former Worden Auto Site located across from New Albany High School at **1105 Vincennes Street** and **1609 Locust Street**, and we would like to put out a **Request for Quotes** for demolition, with a due date of January 13th to be brought before the board to open at the next meeting on January 14th. Mr. Dickey made a motion to approve the **Request for Quotes** for **1105 Vincennes Street** and **1609 Locust Street**. Mrs. Collier seconded, and the motion carried 4-0.

The Second item of New Business was the **American Rescue Plan Act- Government Services**. The Director of Redevelopment & Economic Development stated as we're wrapping up this year, we need to make our final allocations with the ARPA funds, and this **Resolution** would give NARC the authority for the reversion of any unexpended ARPA funds that have been allocated, and this would set forth the guidelines for that. She advised any ARPA funds that have been allocated prior to January 1, 2024, would have until December 31, 2025 to spend down those dollars, and any ARPA funds that were allocated within 2024 will have until December 31, 2026. She further advised this **Resolution** is to ensure that these dollars are going into use as intended, and this would give us the authority to review those funds and use them for government services as needed. Mr. Norwood made a motion to approve the **American Rescue Plan Act- Government Services RC-22-24**. Mr. Dickey seconded, and the motion carried 4-0.

The Third item of New Business was the **American Rescue Plan Act- Maryland Community Center**. The Director of Redevelopment & Economic Development stated this is for the **Maryland Avenue Community Center**, and they are located within a qualified census tract and within our CDBG target area, with 62.74 % low to moderate income residents. She advised one of the goals for these ARPA funds is to respond to the negative impacts of COVID-19 and provide services to disproportionately impacted communities. She stated the **Maryland Avenue Community Center** will provide essential services to a historically underserved area and population by offering transportation services, social services, youth development, senior support, and community engagement initiatives. She also advised this funding would specifically be used to include construction, furnishing, technology implementation, and program development so that they can provide a fully functional community center. She stated we are requesting approval on an allocation of \$100,000, \$62,812.45 in ARPA funds, and \$37,187.55 in interest earnings. Mr. Dickey made a motion to approve the **American Rescue Plan Act- Maryland Community Center RC-23-24**. Mrs. Collier seconded, and the motion carried 4-0.

The Fourth item of New Business was the **American Rescue Plan Act- Sanitation/General Operations**. The Director of Redevelopment & Economic Development stated this resolution will take care of Sanitation and General Operations as they faced increased costs and operational challenges during the COVID-19 public health emergency, and this will help to cover those costs. She advised we all know the importance of maintaining an effective sanitation service, and we ask for approval for this allocation of ARPA funds in the amount of \$408,849.48. Mr. Norwood made a motion to approve the **American**

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Rescue Plan Act- Sanitation/General Operations RC-24-24. Mrs. Collier seconded, and the motion carried 4-0.

The Fifth item of New Business was the **Disposition of Property- 119 W Market Street.** The Director of Redevelopment & Economic Development stated a few meetings ago we accepted the transfer of this piece of property from the Board of Works, and we request approval under the determination that the highest and best use of this tract is sale to the abutting land owner. She advised contingent on that approval, we will post this on our website and mail that to the abutting land owner via certified mail. Mr. Norwood made a motion to approve the **Disposition of Property- 119 W Market Street.** Mr. Dickey seconded, and the motion carried 4-0.

The Sixth item of New Business was the **Joint Resolution- New Albany Redevelopment Commission & Board of New Albany Housing Authority, Indiana.** The Director of Redevelopment & Economic Development stated this is for the properties at 605, 607, and 613 State Street, as well as a property on W 1st Street, the former Riverview Tower site. She advised this Joint Resolution would allow for the Redevelopment Commission to have an option on these properties for a period of two years, and should we choose, at the end of that option period, to purchase the property, we would deduct that option amount off of the total purchase price. She further advised this two-year period allows us to do a feasibility study to find the best and highest use for these sites. Mrs. Collier made a motion to approve the **Joint Resolution- New Albany Redevelopment Commission & Board of New Albany Housing Authority, Indiana.** Mr. Norwood seconded, and the motion carried 4-0.

The Seventh item of New Business was the **Claims Worksheet** dated 12/23/2024 in the amount of **\$735,809.31.** Mr. Dickey made a motion to approve the **Claims Worksheet** dated 12/23/2024 in the amount of **\$735,809.31.** Mrs. Collier seconded, and the motion carried 4-0.

Other Business:

The Director of Redevelopment & Economic Development stated we request approval to publish a Notice to Bidders for the **Beechwood Avenue Sidewalk Improvements Project** to be published on January 3rd and 10th and it will come back before the board to be opened on January 28th. Mr. Dickey made a motion to approve the **Notice to Bidders** for the **Beechwood Avenue Sidewalk Improvements Project.** Mrs. Collier seconded, and the motion carried 4-0.

The Director of Redevelopment & Economic Development stated the **2025 NARC Meeting Schedule** was included in the packet so everyone has those dates. Mr. Dickey made a motion to approve the **2025 NARC Meeting Schedule.** Mr. Norwood seconded, and the motion carried 4-0.

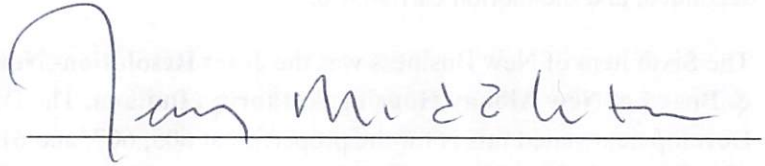
The Director of Redevelopment & Economic Development advised we have an upcoming ribbon cutting on January 22nd at 12 PM for LMH & MAR Architecture at their New Albany location on Bank Street.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:40 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 14th day of Jan, 2025.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary