

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, January 28, 2025 at 12:00 pm.

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

Commission Members Absent:

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: Matthew Bell, S&J Excavating
Hope Browning, Resource Consultants
Jessica Campbell, Public Facilities Project Manager
Josh Darby, Jacobi, Toombs & Lanz
Matt Duncan, Frost Brown Todd
Mike Flynn, Excel Excavating
Vicki Glotzbach, City Clerk
Stephanie Griffith, New Albany City Council
Morgan Guthrie, G&G Excavating and Demolition
Derrick Harter, Dan Cristiani Excavating
Rob Huckaby, Clark Dietz
Jeff Jaehnen, Floyd County YMCA
John Kraft, MAC Construction
Brooke McAfee, News & Tribune
Elizabeth McNannay, Resource Consultants
Linda Moeller, City Controller
Laura Renwick, Indiana Landmarks
Michael Runion, Ragle, Inc.
Dana Shu, Labors Local 795
Jeremy Shumate, Delta Services
Larry Summers, City Engineer
Steve Triplett, APC

The President called the meeting to order at 12:07 PM. Roll was called. All members were present. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Public Hearing** for the **Fiscal Years 2025-2029 Five-Year Consolidated Plan** and **FY25 One-Year Action Plan** for the **Community Development Block Grant**. Mr. Dickey made a motion to open the **Public Hearing** at 12:09 PM. Mrs. Collier seconded, and the

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motion carried 5-0. The Director of Redevelopment & Economic Development stated at the last meeting on January 14th this board approved a notice advertising this public hearing that was published in the News & Tribune on January 16th. She advised this is to consider comments and suggestions as we are developing our **Five-Year Consolidated Plan and One-Year Action Plan**. No public comments were received. Mr. Dickey made a motion to close the **Public Hearing for the Fiscal Years 2025-2029 Five-Year Consolidated Plan and FY25 One-Year Action Plan for the Community Development Block Grant** at 12:10 PM. Mr. Guess seconded, and the motion carried 5-0.

The Second item of **Business** was the **Approval of the Minutes** from the **January 14, 2025** meeting. Mr. Norwood made a motion to approve the **January 14, 2025** minutes. Mrs. Collier seconded, and the motion carried 5-0.

The President asked if there were any **Comments from the Public**. There were no comments from the public.

The Third item of **Business** was the **Bid Opening for Beechwood Ave & Lopp Ave Sidewalk Improvements**. Mr. Darby with Jacobi, Toombs, & Lanz opened and read aloud the bids received: S&J Excavation for \$392,995, Dan Cristiani Excavating for \$227,279, Excel Excavating for \$252,632, G&G Excavation for \$147,425, and All-Terrain Paving & Construction for \$212,445. The City Engineer asked the board to move to award the lowest responsive and responsible bidder, after review from the Engineer and legal department. Mr. Dickey made a motion to award the **Bid for Beechwood Ave & Lopp Ave Sidewalk Improvements** to the lowest bid, **G&G Excavation** in the amount of **\$147,425**, subject to Engineer and legal review. Mr. Norwood seconded, and the motion carried 5-0.

The Fourth item of **Business** was the **Bid Opening for Colonial Manor Traffic Signal Reconstruction**. Mr. Darby opened and read aloud the bids received: Ragle for \$444,966.86, with a deduct alternate of \$3,702, Libs Paving for \$469,985, with an added alternate of \$10,000, and MAC Construction for \$435,989.65. The City Engineer asked the board to move to award the lowest responsive and responsible bidder, after review from the Engineer and legal department. Mr. Dickey made a motion to award the **Bid for Colonial Manor Traffic Signal Reconstruction** to the lowest bid, **MAC Construction** in the amount of **\$435,989.65**, subject to Engineer and legal review. Mrs. Collier seconded, and the motion carried 5-0.

Old Business:

The First item of **Old Business** was the **Proposals for 200 & 201 Vincennes Street**. The Director of Redevelopment & Economic Development stated we published a **Request for Proposals** for these properties in December 2024, with a deadline of January 27th. She advised the proposals will be opened at the meeting today and the final selection will be brought to the February 11th meeting. She further advised four proposals were received, and she requested the President read those aloud into the minutes. The President stated proposals were received from: Ceremonial Studios, Witten Builders, Vincennes Main, LLC, and the Sprigler Company. Mr. Dickey made a motion to accept the received proposals for **200 & 201 Vincennes Street** and approve staff to review and bring their recommendation for selection to the next meeting on February 11th. Mr. Guess seconded, and the motion carried 5-0.

The Second item of **Old Business** was **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:

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The First item of **New Business** was the **Resource Consultants Presentation**. Elizabeth McNannay and Hope Browning gave a presentation on what they are working on with Redevelopment staff on the CDBG program, emphasizing its goals to provide decent housing and expand economic opportunities for low and moderate-income residents. They discussed community participation, leveraging partnerships, and targeted investments.

The Second item of **New Business** was the **Real Estate Offer for 119 W Market Street**. The Director of Redevelopment & Economic Development stated we put out a notice of sale for this property in December 2024, and an offer was received for property expansion by an abutting landowner. Mr. Dickey made a motion to approve the **Real Estate Offer for 119 W Market Street** for \$8,001.00, contingent on City Engineer review for safety concerns regarding parking flow. Mrs. Collier seconded, and the motion carried 5-0.

The Third item of **New Business** was a **Resolution Regarding Potential Animal Shelter & Street Department Projects**. The Director of Redevelopment & Economic Development stated this resolution would authorize the issuance of these two **Request for Proposals and Qualifications** for public-private agreements for potential animal shelter and street department projects. She advised with board approval, these will be published in the News & Tribune on February 1st and February 8th, with proposals and qualifications due back on February 21st, and those would be brought back before the Commission at the February 25th meeting. Mr. Dickey made a motion to approve the **Resolution of the City of New Albany Redevelopment Commission Authorizing the Issuance of Requests for Proposals and Qualifications and Related Matters, Pursuant to Indiana Code Section 5-23 Regarding Potential Animal Shelter and Street Department Projects in New Albany, Indiana, RC-01-25**. Mr. Guess seconded, and the motion carried 5-0.

The Fourth item of **New Business** was the **New Albany Shoreline Masterplan Updates**. The Director of Redevelopment & Economic Development stated this is an agreement with HWC for updates to the master plan for the **River Recreation Site**, focusing on feasibility studies for an RV park and mountain bike park. She explained that there are some environmental issues that need to be addressed at that site, and there will be some mapping that needs to be done, which will give us an opportunity to take advantage of what that topography would need, and she advised these updates are in the amount of **\$39,500**. Mr. Norwood made a motion to approve the **New Albany Shoreline Masterplan Updates** in the amount of **\$39,500**. Mrs. Collier seconded, and the motion carried 5-0.

The Fifth item of **New Business** was the **Claims Worksheet** dated 01/20/25 in the amount of **\$1,911,275.49**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated 01/20/25 in the amount of **\$1,911,275.49**. Mr. Guess seconded, and the motion carried 5-0.

Other Business:

The Director of Redevelopment & Economic Development stated we have a **Public Hearing** that will be coming up at the February 11th meeting regarding the **Proposed Lease Agreement** between NARC and NARA. She advised this was advertised in the News & Tribune on January 25th.

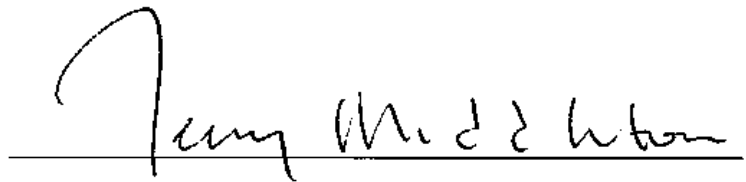
The Director of Redevelopment & Economic Development stated we have our **Big Ideas Open House** for the **Comprehensive Plan** to receive input from the community on February 5th at 5:30 PM.

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The President noted that there was no other business. There being no other business, the meeting was adjourned at 1:02 PM.

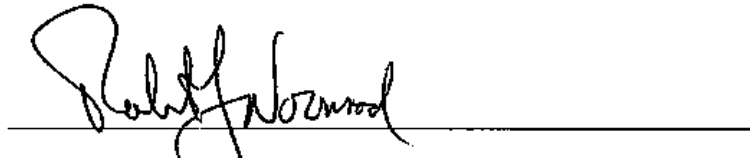
Prepared by Taryn Feeney, Financial Administrative Facilitator, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 25th day of Feb, 2025.

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