

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, February 11, 2025 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
Tyler Ferree, City Housing Coordinator
Tonya Fischer, Business Relations Manager

Others Present: Jessica Campbell, Public Facilities Project Manager
Josh Darby, Jacobi, Toombs & Lanz
Oscar Gutierrez, Bondry Consulting
John Kraft, MAC Construction
Linda Moeller, City Controller
Marielle Rujevcan, Bondry Consulting
Larry Summers, City Engineer
Beau Zoeller, Frost Brown Todd

The President called the meeting to order at 12:04 PM. Roll was called. All members were present except the Secretary, Daniel Guess Jr. Mrs. Collier participated virtually via Zoom. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Public Hearing** for the **Proposed Lease Between the City of New Albany Redevelopment Authority and the City of New Albany Redevelopment Commission**. Mr. Dickey made a motion to open the **Public Hearing** at 12:05 PM. Mr. Norwood seconded, and the motion carried 4-0 via a roll call vote. The Director of Redevelopment and Economic Development stated the notice for this was published in the News & Tribune on January 25th. No public comments were received. No one signed in to speak. Mr. Dickey allowed time for anyone in the audience to come forward to speak. Mr. Dickey made a motion to close the **Public Hearing for the Proposed Lease Between the City of New Albany Redevelopment Authority and the City of New Albany Redevelopment Commission** at 12:06 PM. Mr. Norwood seconded, and the motion carried 4-0 via a roll call vote.

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 **Proposals for 200 & 201 Vincennes Street**. The Director of Redevelopment & Economic Development stated these proposals were received and opened at the last meeting on January 28th. She advised that she and the City Housing Coordinator met with those who

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submitted proposals and she asked that all these proposals be rejected by the Commission to further negotiations, and ultimately bring a recommendation back before this board at a later date. Mr. Norwood made a motion to reject the **Proposals for 200 & 201 Vincennes Street**. Mr. Dickey seconded, and the motion carried 4-0 via a roll call vote.

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 IEDC and for this to be uploaded onto their portal.

The Third item of **Old Business** was the **Beechwood Ave & Lopp Ave Sidewalk Improvements**. The City Engineer stated in the packet there is a letter from JTL confirming the lowest responsive and responsible bidder was **Dan Cristiani Excavating** in the amount of **\$227,279**. He advised there were two bids that were disqualified because they were not responsive to the bid documents that were required. Mr. Dickey made a motion to approve the bid from **Dan Cristiani Excavating** in the amount of **\$227,279**. Mr. Norwood seconded, and the motion carried 4-0 via a roll call vote.

The Fourth item of **Old Business** was the **Colonial Manor Traffic Signal Reconstruction**. The City Engineer stated in the packet there is a letter from JTL confirming the lowest responsive and responsible bidder was **MAC Construction & Excavating** in the amount of **\$435,989.65**. Mr. Norwood made a motion to approve the bid from **MAC Construction & Excavating** in the amount of **\$435,989.65**. Mr. Dickey seconded, and the motion carried 4-0 via a roll call vote.

New Business:

The First item of **New Business** was a **Resolution of the City of New Albany Redevelopment Commission Approving and Authorizing the Execution of Lease Agreements and Amendments and Matters Related to the Issuance of the City of New Albany Redevelopment Authority Lease Rental Revenue Bonds**. Beau Zoeller with Frost Brown Todd advised that the Common Council has approved the leases and the bond ordinances, or the bonds, and the Redevelopment Authority has also approved the lease and bonds. He stated the last step is with the Commission, and we just held the public hearing on the lease at today's meeting. He further advised we will publish two notices in the News & Tribune, one will be a notice of execution of the lease, and the other a notice of preliminary determination to issue the bonds, and then we'll move into the settlement bonds. He stated with this resolution there's going to be two series of bonds, one to refund the current outstanding bonds to achieve a lower interest rate and some savings. He stated those bonds were originally issued for Silver Street Park, as well as the swimming pool and some other projects, so we're going to achieve some savings there, adding that there's already an existing lease that we're amending to change payment dates because we're refunding these bonds and issuing new ones. He advised there's going to be a separate series, a Series B bonds, which are for the new projects for the animal shelter, the street department building, and some other projects that will have a new lease since these are new projects. He added that's what the public hearing was for so there will be two leases, two series of bonds that will be secured by a pledge of special benefits tax, but they're going to be paid from TIF revenues essentially. Mr. Dickey made a motion to approve the **Resolution of the City of New Albany Redevelopment Commission Approving and Authorizing the Execution of Lease Agreements and Amendments and Matters Related to the Issuance of the City of New Albany Redevelopment Authority Lease Rental Revenue Bonds, RC No. 2025-02**. Mr. Norwood seconded, and the motion carried 4-0 via a roll call vote.

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The Second item of **New Business** was the **ARPA Quarterly Report**. The Director of Redevelopment & Economic Development stated the City Controller has prepared an overview for the quarterly 2024 ARPA Report. She advised this is for informative purposes only and no approval is needed. She added that these allocations were wrapped up at the end of 2024 and this is a recap of how those dollars have been allocated and expended.

The Third item of **New Business** was the **Earthwork Agreement**. The Director of Redevelopment & Economic Development stated this is for the River Recreation Site for public park improvements at the site, including an RV park and a mountain bike park. She advised there is substantial work that needs to be completed before we can start construction on both of these projects, so that is what is to be included on this agreement with HWC for survey, IDEM environmental coordination assistance, construction documents, permitting approvals, bidding, and contract awarding, administrations, and observation. Mr. Norwood made a motion to approve the **Earthwork Agreement with HWC engineering** in the amount of \$115,000. Mr. Dickey seconded, and the motion carried 4-0 via a roll call vote.

The Fourth item of **New Business** was the **FY25 Citizen Participation Plan**. The Director of Redevelopment & Economic Development stated we are starting our next fiscal year with the **Community Development Block Grant Fund**. She advised we ask for approval on these key dates included on pages two and three of the **Participation Plan**. She added that we no longer need to post this in the News & Tribune, and can post this on our website and document it that way, which saves us some money in our general administration. She advised the March 11th meeting will be a long session as we will have folks there that are potentially interested in being funded. Mr. Dickey made a motion to approve the **FY25 Citizen Participation Plan** and the key dates provided. Mr. Norwood seconded, and the motion carried 4-0 via a roll call vote.

The Fifth item of **New Business** was the **Claims Worksheet** dated 2/10/25 in the amount of \$2,716,084.63. Mr. Dickey made a motion to approve the **Claims Worksheet** dated 2/10/25 in the amount of \$2,716,084.63. Mrs. Collier seconded, with Mr. Norwood abstaining, and the motion carried 3-1-0 via a roll call vote.

Other Business:

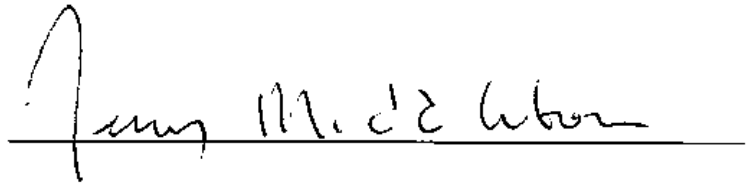
The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:27 PM.

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

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

A handwritten signature in black ink, appearing to read "Terry Middleton", is written over a horizontal line.

Terry Middleton, President

ATTEST:

A handwritten signature in black ink, appearing to read "Daniel Guess Jr.", is written over a horizontal line.

Daniel Guess Jr. Secretary