

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 11, 2025 at 12:00 pm.

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

Commission Members Absent: None

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: Alisha Collett, Open Door Youth Services
Chelsea Crump, River Hills
Stephanie Griffith, New Albany City Council
Rob Huckaby, Clark Dietz
Michelle Hurley, YMCA
Jeff Jaehaen, YMCA
John Kraft, MAC Construction
Brook McAfee, News & Tribune
Ramona Miller, Life Span Resources
Linda Moeller, City Controller
Max Monahan, New Directions
Brandi Pirtle, Homeless Coalition Southern Indiana
Becki Romans, Hope Southern Indiana
Jill Saegesser, The Wheatley Group
April Starks, Olive Tree Resources
Kathy Wilkerson, Parks Department
Apporva Wright, River Hills

The President called the meeting to order at 12:05 PM. Roll was called. The Vice President called roll. 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 motion carried 5-0. The grant applicants presented on behalf of their organizations in the order they were signed in.

Max Monahan presented for **New Directions Housing Corporation's Emergency Repair Program**, which assists homeowners in need of repairs. The program has been operational since 2006 and they helped 10 homeowners last year. Mr. Monahan noted challenges such as rising costs of materials and

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labor, which affect project completion. He stated the need for the program remains significant, especially among elderly residents living on fixed incomes.

Kathy Wilkerson presented for the **New Albany Parks Department's Youth Enrichment Program**, and she provided an overview of activities conducted over the past year, highlighting the need for after-school programs and community engagement. She noted an increase in demand for programs, particularly during school breaks, and emphasized the importance of food security for children in the community.

Becki Romans presented for **Hope Southern Indiana's Clothe-A-Teen Program**, which provides clothing vouchers to financially needy teens. She shared personal stories illustrating the impact of clothing on self-esteem and social inclusion. The program has seen a 400% increase in demand for emergency services, reflecting the rising needs of families in the community.

Brandi Pirtle presented for the **Homeless Coalition of Southern Indiana's White Flag Shelter**, which operates during cold weather months. She reported significant increase in service usage this year compared to previous years. She requested funding to support shelter operations. Mr. Dickey pointed out that they try to provide full service programming and the importance in utilizing HMIS to try and find ways to get people to a better position, whether it be through housing programs, counseling, or other methods. Mrs. Pirtle agreed stating they work on getting people into housing and getting them disability if they require it.

Alisha Collett presented for **Open Door Youth Services New Directions**, which is an after-school program focusing on character development and delinquency prevention for at-risk youth. She highlighted the need for expanded services in middle schools and the importance of addressing bullying and substance abuse.

Ramona Miller presented for **Lifespan Resources**, which provides transportation services for elderly and disabled New Albany residents, and she emphasized the challenges posed by recent changes in Medicaid transportation policies. She requested funding to support driver salaries and maintain service quality.

Mr. Guess Jr. had to leave and exited the meeting at 12:57 PM.

Michelle Hurley presented for the **YMCA's Child Care Program**, which serves working families and focuses on holistic youth development. She highlighted the importance of financial assistance to keep child care affordable and accessible.

April Starks presented for **Olive Tree Resources's Teen Life Leadership Development and Mentorship Program**, which provides preventative mental health services and counseling for middle and high school students. She emphasized the need for additional staff to enhance follow-up support for teens in the program.

Mr. Dickey made a motion to close the **Public Hearing** at 1:12 PM. Mr. Norwood seconded, and the motion carried 4-0.

The Second item of **Business** was the **Approval of the Minutes** from the **February 25, 2025** meeting. Mr. Norwood made a motion to approve the **February 25, 2025** 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.

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Old Business:

The First item of **Old Business** was the **Notice to Bidders** for the **CDBG Project** replacing and improving the **Griffin Center roof**. The Director of Redevelopment & Economic Development stated no action is needed, she just wanted to make the Commission aware that this will be published March 13th and March 18th, and there will be a bid opening at the March 25th meeting.

The Second item of **Old Business** was regarding an update on a piece of property at the corner of **Vincennes Street and Ekin Avenue** that the Commission disposed to Witten Builders with the intent of building homes in the price range of around \$200,000. The Director of Redevelopment & Economic Development stated no action is needed, she just wanted to provide the update that the townhomes were listed last week and the seller has entered into purchase agreements with someone for each one of those homes. She advised we will continue to look at other properties that we have and bring those forward to the commission.

New Business:

The First item of **New Business** was the **Claims Worksheet** dated **3/10/25** in the amount of **\$44,926.02**. Mr. Dickey made a motion to approve the **Claims Worksheet** dated **3/10/25** in the amount of **\$44,926.02**. 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 1:16 PM.

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

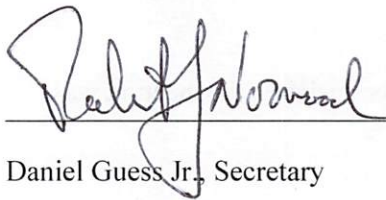
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Approved and adopted the 25th day of March, 2025.

A handwritten signature in blue ink that reads "Terry Middleton". The signature is written in a cursive style and is positioned above a horizontal line.

Terry Middleton, President

ATTEST:

A handwritten signature in black ink that reads "Daniel Guess Jr.". The signature is written in a cursive style and is positioned above a horizontal line.

Daniel Guess Jr., Secretary