

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 25, 2025 at 12:00 pm.

Commission Members Present: Terry Middleton, President
Bob Norwood, Vice President
Jennie Collier

Commission Members Absent: Daniel Guess, Jr., Secretary
Adam Dickey

Staff Members Present: Claire Johnson, Director of Redevelopment & Economic Development
Taryn Feeney, Financial Administrative Facilitator
Tyler Ferree, City Housing Coordinator
Tonya Fischer, Business Relations Manager

Others Present: Stephanie Griffith, New Albany City Council
Jon Hainline, Redemption Solar & Roofing
Wayne Hampton, Insulated Roofing Contractors
Angie Kleer, LMH & MAR Architecture
Kyle Lenn, Insulated Roofing Contractors
Brook McAfee, News & Tribune
Linda Moeller, City Controller
Tomas Ramirez, LMH & MAR Architecture

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 **Bid Opening for the Griffin Recreation Center Improvement Project- Phase 6 (1140 Griffin Street)**. The Director of Redevelopment & Economic Development stated this is a CDBG project and Angie Kleer with LMH & MAR Architecture is here to open the bids and read them into the minutes. Mrs. Kleer stated the first bid received was from Insulated Roofing Contractors with a base bid of \$98,777.00 and an alternate of an additional \$15,000.00. She stated the second bid received was from Redemption Solar and Roofing with a base bid of \$145,000.00 with an alternate listed as a \$155,000.00 even add, and she added that it should be clarified that is not a total price for the add, but that is how it's listed on the document. Mrs. Collier made a motion to approve the lowest and most responsible bidder for the **Griffin Recreation Center Improvement Project- Phase 6 (1140 Griffin Street)** after it has staff, legal, and architectural review. Mr. Norwood seconded, and the motion carried 3-0.

The Second item of **Business** was the **Approval of the Minutes** from the **March 11, 2025** meeting. Mr. Norwood made a motion to approve the **March 11, 2025** minutes. Mrs. Collier seconded, and the motion carried 3-0.

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

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Old Business: There was no old business.

New Business:

The first item of **New Business** was the **April TIF Report**. The Director of Redevelopment & Economic Development stated this is the **April Report** that is due to the Redevelopment Commission and then the Controller's Office will submit it to DLGF. She advised that we go through this every year, and it lists our employees, the members of this commission, salaries, grants, and so on. She explained it's all broken out by each TIF, when they were established and when they will expire, and there is a breakout of the parcel list that has each parcel within each TIF listed with the gross AV, the net AV, the base AV, and the incremental AV. She stated we are requesting approval on this so that the City Controller and her team can get this submitted before the April 15th deadline. Mrs. Collier made a motion to approve the **April TIF Report**. Mr. Norwood seconded, and the motion carried 3-0.

The second item of **New Business** was a **Resolution of the New Albany Redevelopment Commission Authorizing the Implementation and Administration of the Homeownership Assistance Program**. The Director of Redevelopment & Economic Development stated this is a resolution to formalize the **Homeownership Assistance Program** and associated documents. She stated that we are asking for the authority to move forward so that we can expedite the approval process rather than bringing each application back before the board. She explained that we've outlined the policies and procedures, and since our staff is familiar with federal funds and similar programs, like the NSP program, HOME, CDBG, and ARPA, we have the expertise and the staff to be able to move this forward. She advised this is for an allocation of **\$167,321.28**, with **\$7,321.28** to be designated for administrative costs associated with operating the program, and the remaining **\$160,000.00** to be allocated for providing direct assistance to eligible homebuyers with up to **\$10,000.00** for a first-time homebuyer to assist with closing costs and down payment, inspection fees, and things like that. She stated this could potentially help 16 or maybe a little more first-time homebuyers here in the City of New Albany. Mrs. Collier stated she is happy we are bringing this program back. Mrs. Collier made a motion to approve the **Resolution of the New Albany Redevelopment Commission Authorizing the Implementation and Administration of the Homeownership Assistance Program, RC-05-25**. Mr. Norwood seconded, and the motion carried 3-0.

The third item of **New Business** was the **Draft Summary CDBG Five-Year Consolidated Plan and FY25 One-Year Action Plan**. The Director of Redevelopment & Economic Development stated this is our One-Year Action Plan for the Community Development Block Grant, and this will open up our 30-day comment period, and with board approval we will publish this on March 28th and accept public comment from April 1st until May 2nd. She advised this outlines what we believe will be our allocations for this year in line with last year's allocation, sometimes it's a little more, sometimes it's a little less, and then it's broken down by the activities that will be planned for this upcoming fiscal year in line with our Five-Year Consolidated Plan. Mr. Norwood made a motion to approve the **Draft CDBG Five-Year Consolidated Plan and FY25 One-Year Action Plan**. Mrs. Collier seconded, and the motion carried 3-0.

The fourth item of **New Business** was the **Purchase and Sale Agreement for Barack Obama Way**. The Director of Redevelopment & Economic Development stated this is with Chalfant Industries, and stated at the end of last year we had a proposal come in from them for a flex workspace multi-building campus on this piece of property that is roughly eight acres at our Grant Line West Industrial Business Park. She

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advised we would ask for board approval on this substantially final form of this Purchase and Sale Agreement. Mr. Norwood made a motion to approve the **Purchase and Sale Agreement for Barack Obama Way**. Mrs. Collier seconded, and the motion carried 3-0.

The fifth item of **New Business** was an **Emergency Repair Program Applicant**. The Director of Redevelopment & Economic Development stated we have a memo from New Directions Housing Corporation that advises we have an applicant located on Hillview Drive that is outside of our CDBG target area, but other than being outside of that area, they meet all the other requirements for the program. She advised they are asking for repairs on a fuse box and other electrical repairs, and we would ask for board approval to move forward with this. Mrs. Collier made a motion to approve the **Emergency Repair Program Applicant**. Mr. Norwood seconded, and the motion carried 3-0.

The sixth item of **New Business** was the **Claims Worksheet** dated 3/24/25 in the amount of **\$947,728.62**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated 3/24/25 in the amount of **\$947,728.62**. Mrs. Collier seconded, and the motion carried 3-0.

Other Business:

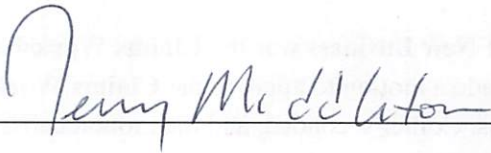
The Director of Redevelopment & Economic Development stated we have the New Albany Police Department Headquarters ribbon cutting coming up on Friday, April 4th from 10 AM until 2 PM, and there will be an open house so you can walk around this excellent new building here in the City. She also advised we have several other ribbon cuttings that week, two with 1si, Budget Blinds on Wednesday, April 2nd at 12 PM, and Open Door Youth Services also on Friday, April 4th at 1 PM.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:20 PM.

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

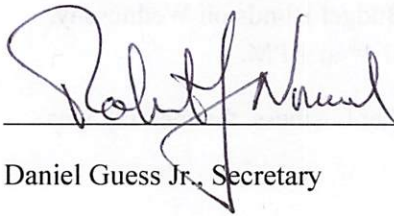
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Approved and adopted the 8th day of April, 2025.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary