

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 13, 2025 at 12:00 pm.

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

Commission Members Absent:

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

Others Present: Jacob Arbital, The Wheatley Group  
Terry Becker, New Albany Redevelopment Authority  
Daniel Bowman, Louisville Paving  
Michael Curry, Dan Cristiani Excavating  
Jacob Elder, The Elder Company  
Caleb Ellison, Dan Cristiani Excavating  
Josh Hillman, Dan Cristiani Excavating  
Sally Hughes, HWC Engineerings  
Austin Kemp, Dan Cristiani Excavatng  
John Kraft, MAC Construction  
Brooke McAfee, News and Tribune  
Matt Peyton, Peyton's Barricade  
Laura Renwick, IN Landmarks  
Ken Rush, IMI  
Marty Sabla, Hall Contracting  
Keeley Stingel, Temple & Temple  
Danny Stulti, Labors Local 795  
Larry Summers, City Engineer  
Beau Zoeller, Frost Brown Todd

The President called the meeting to order at 12:10 PM. Roll was called. The Secretary called roll. All members were present. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Approval of the Minutes** from the **April 22, 2025** meeting. Mr. Dickey made a motion to approve the **April 22, 2025** minutes. Mr. Guess seconded, and with Mr. Norwood abstaining, the motion carried 4-1-0.

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

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The Second item of **Business** was the **Bid Opening** for the **South Monon Freedom Trail Project**. Sally Hughes with HWC Engineering opened the bids in order of receipt and read them into the minutes. The bids received were from Hall Contracting for \$7,675,969.42, Dan Cristiani Excavating for \$7,699,998.00, Louisville Paving, \$7,334,124.14, and MAC Construction \$7,228,000.00. Mr. Dickey made a motion to approve the lowest and most responsive and responsible bidder, which was MAC Construction for \$7,228,000.00, pending legal and engineering review. Mrs. Collier seconded, and the motion carried 5-0.

Old Business:

The First item of **Old Business** was the **ARP Quarterly Report Q1 2025**. The Director of Redevelopment & Economic Development stated this is the quarterly report for the American Rescue Plan funds that this board oversees, and she wanted to make sure they had this information. She also advised this is posted on the City Hall transparency portal as well.

New Business:

The First item of **New Business** was a **Joint Resolution Effecting the Exchange of Real Property**. The Director of Redevelopment & Economic Development stated this was approved at the Board of Works meeting this morning, and is for a small piece of property on State Street. She advised the potential developments next to that site will not be possible without this small sliver to square it off, and asked for approval today to accept this transfer from Board of Works. Mr. Dickey made a motion to approve the **Joint Resolution Effecting the Exchange of Real Property**. Mr. Guess seconded, and the motion carried 5-0.

The Second item of **New Business** was an **ERP Applicant**. The Director of Redevelopment & Economic Development stated we are requesting approval on this **ERP Applicant**, who resides outside the CDBG Target Area, but otherwise qualifies for assistance. They have asked for assistance with the following home repairs: bathroom renovation, shower, toilet, vanity, grab bars, flooring, and drywall. Mrs. Collier made a motion to approve the **ERP Applicant** located on Willian Drive. Mr. Dickey seconded, and the motion carried 5-0.

The Third item of **New Business** was the **Development Agreement**. The Director of Redevelopment & Economic Development stated this is for 303 & 305 E Main Street and the Commission put out a Request for Proposals for these properties back in July of 2024. Those proposals came back in August, and the project was awarded to Sprigler Development Company for the development of three single-family townhomes on that plot. She advised this development agreement between the Commission and Sprigler Development would allow for some infrastructure improvements that are needed on the site. Mr. Dickey made a motion to approve the **Development Agreement** in substantially final form. Mr. Norwood seconded, and the motion carried 5-0.

The Fourth item of **New Business** was the **Purchase and Sale Agreement**. The Director of Redevelopment & Economic Development stated this is attached to the **Development Agreement** that was just approved, and it goes through the details of what is required to develop this lot and the infrastructure. Mr. Dickey made a motion to approve the **Purchase and Sale Agreement**. Mrs. Collier seconded, and the motion carried 5-0.

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The Fifth item of **New Business** was the **TIF Pledge Resolution Budd Road**. The Director of Redevelopment & Economic Development stated this is for a residential development for 40 homes to be developed in this area, and we applied for a loan through the Indiana Financial Authority and were awarded \$1 million towards this project for infrastructure needs and site development. She advised Beau Zoeller with Frost Brown Todd is here today and can explain this **Pledge Resolution**. Mr. Zoeller stated this resolution and the line item of the agenda following it for Fox Run Commons are substantially similar content, with the only difference being the amount that's going into the project, as well as the number of homes and project-specific details. He explained that we are pledging tax increment from each of our allocation areas to the repayment of these bonds, and the resolution also says what other obligations or bonds we have outstanding that are payable from those allocation areas. Mrs. Collier made a motion to approve the **TIF Pledge Resolution Budd Road**. Mr. Norwood seconded, and the motion carried 5-0.

The Sixth item of **New Business** was the **TIF Pledge Resolution Fox Run Commons**. The Director of Redevelopment & Economic Development stated this is a similar structure to the previous agenda item, but the loan received for this project was for \$2.5 million as it is a larger development with a total of 130 homes on this site, plus a park facility potentially as part of this development. Mr. Dickey made a motion to approve the **TIF Pledge Resolution Fox Run Commons**. Mr. Guess seconded, and the motion carried 5-0.

The Seventh item of **New Business** was the **Claims Worksheet** dated **5/5/25** in the amount of **\$139,805.44**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated **5/5/25** in the amount of **\$139,805.44**. Mrs. Collier seconded, and the motion carried 5-0.

**Other Business:**

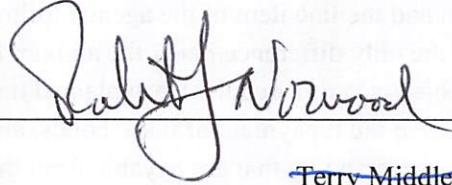
The Director of Redevelopment & Economic Development stated we have a Notice of Sale of property on State Street that to be published with Commission approval. Mr. Dickey made a motion to approve the Notice of Sale. Mr. Norwood seconded, and the motion carried 5-0.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:36 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 27<sup>th</sup> day of May, 2025.



~~Terry Middleton, President~~  
Bob Norwood, Vice President

ATTEST:



Daniel Guess Jr., Secretary