

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, May 27, 2025 at 12:00 pm.

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

Commission Members Absent: Terry Middleton, President

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

Others Present: Trent Baker, Redevelopment Consultant
Josh Darby, Jacobi, Toombs, & Lanz
Jeff Jaehan, YMCA
Angie Kleer, LMH Architecture
John Kraft, MAC Construction
Brooke McAfee, News and Tribune
Linda Moeller, City Controller
Jason Newton, Temple & Temple
Laura Renwick, IN Landmarks
Keeley Stingel, Temple & Temple
Larry Summers, City Engineer

The Vice President called the meeting to order at 12:02 PM. Roll was called. The Vice President called roll. All members were present except the President. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Approval of the Minutes** from the **May 13, 2025** meeting. Mr. Dickey made a motion to approve the **May 13, 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.

The Second item of **Business** was the **Bid Opening** for the **Bicknell Park Improvements**. The Director of Redevelopment & Economic Development stated this is for the **Bicknell Park Improvement Project**, which is a CDBG project. She advised the base bid we asked for was for three new pickleball courts and adjusting the the walkway around, and the alternate was to do some additional work at the basketball court with some fencing and resurfacing. Angie Kleer with LMH Architecture opened the bid received and read it into the minutes. Ms. Kleer stated we received one bid from Temple & Temple Excavating with a base bid of \$128,267.00, an alternate, which was for the basketball court resurfacing, of \$46,480.00, and a second alternate to replace the existing fencing at the basketball court for \$18,900.00.

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Mr. Dickey made a motion to approve the **Bid for the Bicknell Park Improvements from Temple & Temple Excavating for \$128,267.00**, subject to legal and staff review. Mr. Guess seconded, and the motion carried 4-0.

Old Business: There was no Old Business.

New Business:

The First item of **New Business** was the **Budd Road Bond Resolution**. The Director of Redevelopment & Economic Development stated this Resolution for Budd Road is amending and restating the resolution that came before this board on May 13th, and the only change to that is that originally we had pledged all of the TIF Allocation Areas to this project and this moves it to the State Street Allocation Area, which will allow this to be a cleaner process on our end. Mr. Dickey made a motion to approve the **Budd Road Bond Resolution, RC-09-25**. Mrs. Collier seconded, and the motion carried 4-0.

The Second item of **New Business** was the **Reas Lane Bond Resolution**. The Director of Redevelopment & Economic Development stated this Resolution for Reas Lane is amending and restating the resolution from May 13th, with the same change as the previous item for Budd Road. Mr. Dickey made a motion to approve the **Reas Lane Bond Resolution, RC-10-25**. Mr. Guess seconded, and the motion carried 4-0.

The Third item of **New Business** was a **Project Amendment for the Beechwood/Lopp Ave. Sidewalks**. The Director of Redevelopment & Economic Development stated we have a project amendment for the **Beechwood Sidewalk Project**, which has been completed and turned out exceptionally well. She advised that this was a CDBG project and it was well in advance of the deadline, and was under budget by \$16,319.00, and she requested approval on the amendment so we can move forward with closing out the project. Mr. Dickey made a motion to approve the **Project Amendment in the amount of \$16,319.00 for the Beechwood/Lopp Ave. Sidewalks**. Mrs. Collier seconded, and the motion carried 4-0.

The Fourth item of **New Business** was the **CDBG Reimbursement Resolution**. The Director of Redevelopment & Economic Development explained that the City has historically used HUD's advance method for CDBG drawdowns, which requires extensive tracking and timing compliance. The proposed resolution allows the City to transition to HUD's reimbursement method for routine program expenses, which will improve administrative efficiency and reduce compliance risks. She further explained that the Redevelopment Commission would authorize the temporary use of TIF deposits to pay eligible CDBG expenditures until reimbursements are received from HUD. This approach ensures continued project implementation while reducing administrative burden. The Director recommended adoption of the resolution as a best practice in federal grant management. Mr. Dickey made a motion to approve the **CDBG Reimbursement Resolution, RC-11-25**. Mrs. Collier seconded, and the motion carried 4-0.

The Fifth item of **New Business** was the **Notice of Excess Assessed Value**. The Director of Redevelopment & Economic Development stated we are required by Indiana code to send this notice before June 15th of every year. She advised it essentially states that there was no excess valuation, and we will need to capture all of the incremental assessed value from the TIF allocation areas within the City. Mr. Dickey made a motion to approve the **Notice of Excess Assessed Value**. Mrs. Collier seconded, and the motion carried 4-0.

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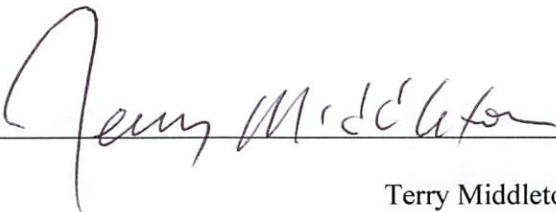
The Sixth item of **New Business** was the **Claims Worksheet** dated **5/19/25** in the amount of **\$269,470.94**. Mrs. Collier made a motion to approve the **Claims Worksheet** dated **5/19/25** in the amount of **\$269,470.94**. Mr. Guess seconded, and the motion carried 4-0.

Other Business:

The Vice President noted that there was no other business. There being no other business, the meeting was adjourned at 12:16 PM.

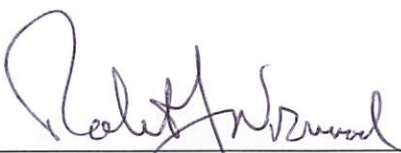
Prepared by Taryn Feeney, Financial Administrative Facilitator, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 10th day of June, 2025.



Terry Middleton, President

ATTEST:



~~Daniel Guess Jr., Secretary~~ Bob Norwood, Vice President +