

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 10, 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, Redevelopment & Economic Development Director
Taryn Feeney, Financial Administrative Facilitator
Tyler Ferree, City Housing Coordinator
Tonya Fischer, Business Relations Manager

Others Present: Trent Baker, TJB Consulting
Sandy Boofter, Deputy City Controller
Jessica Campbell, Public Facilities Project Manager
Matt Duncan, Frost Brown Todd
Jake Elder, Fox Run Commons
Greg Fifer, Fox Run Commons
John Kraft, MAC Construction
Brooke McAfee, News and Tribune
Laura Renwick, IN Landmarks
Keeley Stingel, Temple & Temple

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

The First item of **Business** was the **Approval of the Minutes** from the **May 27, 2025** meeting. Mr. Norwood made a motion to approve the **May 27, 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.

The Second item of **Business** was the **Public Hearing** for the **Creation of Budd Road Residential Allocation Area and Residential Housing Program**. Mrs. Collier made a motion to open the **Public Hearing**. Mr. Norwood seconded, and the motion carried 3-0. The Public Hearing opened at 12:04 PM. There were no comments from the public. Mr. Norwood made a motion to close the **Public Hearing** for the **Creation of Budd Road Residential Allocation Area and Residential Housing Program**. Mrs. Collier seconded, and the motion carried 3-0. The Public Hearing closed at 12:04 PM.

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The Third item of **Business** was the **Public Hearing for the Creation of Fox Run Commons Residential Allocation Area and Residential Housing Program**. Mrs. Collier made a motion to open the **Public Hearing**. Mr. Norwood seconded, and the motion carried 3-0. The Public Hearing opened at 12:05 PM. There were no comments from the public. Mrs. Collier made a motion to close the **Public Hearing for the Creation of Fox Run Commons Residential Allocation Area and Residential Housing Program**. Mr. Norwood seconded, and the motion carried 3-0. The Public Hearing closed at 12:05 PM.

Old Business: The First item of **Old Business** was **2573 Charlestown Road (NAFD #6)**. The Director of Redevelopment & Economic Development stated we published a Request for Proposals for this property in August and September of last year, and we received those back in late September. She advised this is the **Purchase and Sale Agreement** with Chad Sloan and Dustin Detzler for a multi-functional workspace and residential area, personal training facility, and a music studio. She further advised within this agreement there is the purchase price of \$25,000.00, and the Purchaser has sufficient financial resources for the construction cost of \$294,300.00 with an estimated 28-week construction timeline. The Director of Redevelopment & Economic Development added that we feel this would be an improvement to this building here as it is a way to maintain the structure that is already there, and add some economic revitalization to the Charlestown Road corridor. Mrs. Collier made a motion to approve the **Purchase and Sale Agreement for 2573 Charlestown Road (NAFD #6)**. Mr. Norwood seconded, and the motion carried 3-0.

New Business:

The First item of **New Business** was the **Declaratory Resolution of the City of New Albany Redevelopment Commission Establishing the Budd Road Residential Economic Development Area, Allocation Area, and Residential Housing Program**. Mr. Matt Duncan with Frost Brown Todd advised this is just the first step in forming the **Residential Housing TIFs**, and the Budd Road Residential TIF is in an area that is going to be annexed by the City as of January 1, 2026. He stated should this resolution be approved today, then the next step will be to go before the Planning Commission to determine whether or not these TIFs conform to the comprehensive plan of the City, and then after that it goes to City Council for approval by resolution. Mrs. Collier made a motion to approve the **Declaratory Resolution of the City of New Albany Redevelopment Commission Establishing the Budd Road Residential Economic Development Area, Allocation Area, and Residential Housing Program**. Mr. Norwood seconded, and the motion carried 3-0.

The Second item of **New Business** was the **Declaratory Resolution of the City of New Albany Redevelopment Commission Establishing the Fox Run Commons Residential Economic Development Area, Allocation Area, and Residential Housing Program**. Mr. Duncan advised this resolution is very similar to the previous item, but the Fox Run Commons is in an area that was annexed by the City on January 1, 2025. Mrs. Collier made a motion to approve the **Declaratory Resolution of the City of New Albany Redevelopment Commission Establishing the Fox Run Commons Residential Economic Development Area, Allocation Area, and Residential Housing Program**. Mr. Norwood seconded, and the motion carried 3-0.

The Third item of **New Business** was '**The District' Development Agreement**. The Director of Redevelopment & Economic Development stated this is for a project on East 15th Street that Andy Carter

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with Crest LLC is working on. She advised it will have 25 vendor spaces with local artisans, entrepreneurs, and small businesses, and they have asked up to provide some assistance for improvements, so we have structured this agreement for reimbursements for those right-of-way improvements, including lighting, new sidewalks, curb improvements, landscaping, and some signage and wayfinding. Mr. Norwood made a motion to approve **'The District' Development Agreement**, in an amount not to exceed **\$165,000.00**. Mrs. Collier seconded, and the motion carried 3-0.

The Fourth item of **New Business** was the **Claims Worksheet** dated **6/9/25** in the amount of **\$137,201.27**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated **6/9/25** in the amount of **\$137,201.27**. Mrs. Collier seconded, and the motion carried 3-0.

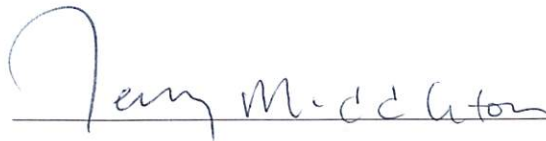
Other Business:

The Director of Redevelopment & Economic Development stated we just received this **Project Amendment** from the engineer for the **Beechwood Ave and Lopp Ave Sidewalk Project** for **\$6,706.00**. She noted that there was a project amendment that came before the Commission at the last meeting. She advised the contractor just received some late invoices on a few items, including the current sod, so it's still a deduction in total of about \$10,000.00. Mrs. Collier made a motion to approve the **Project Amendment** for the **Beechwood Ave and Lopp Ave Sidewalk Project** for **\$6,706.00**. Mr. Norwood seconded, and the motion carried 3-0.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:17 PM.

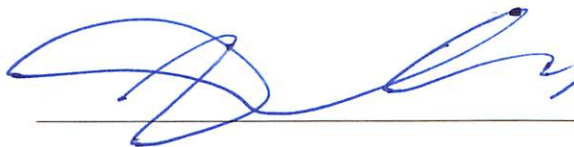
Prepared by Taryn Feeney, Financial Administrative Facilitator, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the ___ day of ____, 2025.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary