

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 8, 2025 at 12:00 pm.

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

Commission Members Absent: Daniel Guess, Jr., Secretary

Staff Members Present: Claire Johnson, Redevelopment & Economic Development Director
Taryn Feeney, Financial Administrative Facilitator
Tonya Fischer, Business Relations Manager
Keeton Gibson, Grant Manager

Others Present: Trent Baker, TJB Consulting
Cara Bezuska, Hoosier Action
Jessica Campbell, Public Facilities Project Manager
Jake Elder, Fox Run Commons
Greg Fifer, Fox Run Commons
Tony Hostetler, Hoosier Action
John Kraft, MAC Construction
Brooke McAfee, News and Tribune
Linda Moeller, City Controller
Laura Renwick, IN Landmarks
Keely 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. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Public Hearing** for the **Fox Run Commons Residential Economic Development Area**. Mr. Dickey made a motion to open the **Public Hearing** at 12:03 PM. Mrs. Collier seconded, and the motion carried 4-0. There were no comments from the public. Mrs. Collier made a motion to close the **Public Hearing** at 12:04 PM. Mr. Norwood seconded, and the motion carried 4-0.

The Second item of **Business** was the **Public Hearing** for the **Budd Road Residential Economic Development Area**. Mrs. Collier made a motion to open the **Public Hearing** at 12:05 PM. Mr. Dickey seconded, and the motion carried 4-0. There were no comments from the public. Mr. Dickey made a motion to close the **Public Hearing** at 12:06 PM. Mrs. Collier seconded, and the motion carried 4-0.

The Third item of **Business** was the **Approval of the Minutes** from the **June 24, 2025** meeting. Mr. Norwood made a motion to approve the **June 24, 2025** minutes. Mr. Dickey 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: None

New Business:

The First item of **New Business** was the **Confirmatory Resolution of the City of New Albany Redevelopment Commission Confirming Resolution No. 12-2025 Establishing the Budd Road Residential Economic Development Area, Allocation Area, and Residential Housing Program**. The Director of Redevelopment & Economic Development stated this is the last step in the formation of the residential TIFs, and we closed on the bonds on June 25. She advised this is for the Budd Road Economic Development Area, Allocation Area, and Residential Housing Program, and we are moving forward on these projects with loans through the IFA, and these residential TIFs will be used as a way to help us pay those back. Mr. Dickey made a motion to approve the **Confirmatory Resolution of the City of New Albany Redevelopment Commission Confirming Resolution No. 12-2025 Establishing the Budd Road Residential Economic Development Area, Allocation Area, and Residential Housing Program, RC-14-25**. Mrs. Collier seconded, and the motion carried 4-0.

The Second item of **New Business** was the **Confirmatory Resolution of the City of New Albany Redevelopment Commission Confirming Resolution No. 13-2025 Establishing the Fox Run Commons Residential Economic Development Area, Allocation Area, and Residential Housing Program**. The Director of Redevelopment & Economic Development stated this is very similar in nature to the previous item, but is for the Fox Run Commons project. She advised the resolutions detail the other approvals this TIF has gone through, including the City Council and Planning Commission. Mr. Dickey made a motion to approve the **Confirmatory Resolution of the City of New Albany Redevelopment Commission Confirming Resolution No. 13-2025 Establishing the Fox Run Commons Residential Economic Development Area, Allocation Area, and Residential Housing Program, RC-15-25**. Mr. Norwood seconded, and the motion carried 4-0.

The Third item of **New Business** was the **Claims Worksheet** dated 7/7/25 in the amount of \$161,915.64. Mr. Dickey made a motion to approve the **Claims Worksheet** dated 7/7/25 in the amount of \$161,915.64. Mrs. Collier seconded, and the motion carried 4-0.

Other Business:

The Director of Redevelopment & Economic Development stated we also have the **Resolution of the New Albany Redevelopment Commission of New Albany, Indiana for the Acquisition of Property at 2410 Shelby Street Pursuant to IC 36-7-14-19**. She advised this is for the acquisition of 2410 Shelby Street to be used for a future infrastructure project. She explained two appraisals were completed for this property and the average of those two appraisals comes to \$145,000. She advised the **Resolution** states we will pay an amount not to exceed \$145,000 and would give her the authority to sign for the purchase of this property. Mr. Dickey made a motion to approve **Resolution of the New Albany Redevelopment Commission of New Albany, Indiana for the Acquisition of Property at 2410 Shelby Street Pursuant to IC 36-7-14-19, RC-16-25**. Mr. Norwood seconded, and the motion carried 4-0.

The Director of Redevelopment & Economic Development stated we have a couple of upcoming ribbon cuttings she wanted to let everyone know about. One is for the WM Kelly site with 1si, which is on

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Thursday July 17th at 10 am, and the other is for Paul Kieger Group at Caldwell Banker McMahan moving their offices into downtown on Pearl Street on Thursday July 24th at 3:00 pm.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:13 PM.

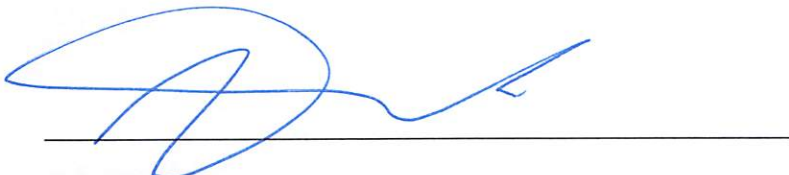
Prepared by Taryn Feeney, Financial Administrative Facilitator, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 22nd day of July, 2025.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary