

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, July 22, 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: None

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: Sandy Boofter, Deputy City Controller  
Jessica Campbell, Public Facilities Project Manager  
Kim Caufield, Hoosier Action  
Brooke McAfee, News and Tribune  
Laura Renwick, IN Landmarks  
Keely Stingel, Temple & Temple  
Larry Summers, City Engineer

The President called the meeting to order at 12:02 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 **Public Hearing** for the **Program Year 2025-2029 Consolidated Plan and Program Year 2025 One-Year Action Plan for the Community Development Block Grant**. Mr. Norwood made a motion to open the **Public Hearing** at 12:03 PM. Mr. Guess seconded, and the motion carried 5-0. There were no comments from the public. Mr. Dickey made a motion to close the **Public Hearing** at 12:04 PM. Mrs. Collier seconded, and the motion carried 5-0.

The Second item of **Business** was the **Bid Opening** for the **Water Tower Project**. The Director of Redevelopment & Economic Development stated this was published in the News & Tribune on June 26<sup>th</sup> and July 2<sup>nd</sup>, and advised we received one bid. She opened the bid and stated it is from **LC United Painting** from Sterling Heights, Michigan for **\$368,400.00**. Mr. Dickey made a motion to approve the **Bid** from **LC United Painting** in the amount of **\$368,400.00**, subject to legal and engineering review. Mr. Guess seconded, and the motion carried 5-0.

The Third item of **Business** was the **Approval of the Minutes** from the **July 8, 2025** meeting. Mr. Norwood made a motion to approve the **July 8, 2025** minutes. Mrs. Collier seconded, and with Mr. Guess 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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Old Business: None

New Business:

The First item of **New Business** was the **Draft 2025-2029 Consolidated Plan for the Community Development Block Grant and Draft 2025 One-Year Action Plan for the Community Development Block Grant**. The Director of Redevelopment & Economic Development stated there is a memo in the packet which is a summary of any updates in comparison to the plan from 2020, as well as a breakdown of the financial structure over the next five years, and for the 2025 allocation. She advised the biggest change is instead of having a specific target area for CDBG, we have the ability to expand citywide, pending approval from HUD. She stated our 2025 allocation is **\$691,524.00** and we will get this plan submitted to HUD by the end of this week. Mr. Dickey made a motion to approve the **Draft 2025-2029 Consolidated Plan for the Community Development Block Grant and Draft 2025 One-Year Action Plan for the Community Development Block Grant**. Mrs. Collier seconded, and the motion carried 5-0.

The Second item of **New Business** was the **Request for Proposals- Professional Administration Services for CDBG**. The Director of Redevelopment & Economic Development stated we went through this process last fiscal year, and we are asking for approval to publish and send out the certified mail for the **Request for Proposals** for CDBG administrative assistance throughout the year. She advised last year it was in the amount of \$10,000.00. She stated with approval, we will send this out and ask for their proposals back. This would be published in the News & Tribune on July 29<sup>th</sup>, with proposals due back on August 19<sup>th</sup>. Mr. Dickey made a motion to approve the **Request for Proposals- Professional Administration Services for CDBG**. Mrs. Collier seconded, and the motion carried 5-0.

The Third item of **New Business** was the **Emergency Repair Program Applicant**. The Director of Redevelopment & Economic Development stated this is an ERP applicant located on Beech Grove Avenue, and they are eligible for this program, other than being slightly outside the CDBG Target Area. She advised they have requested repairs for their roof, ceiling, and gutters. Mr. Dickey made a motion to approve the **Emergency Repair Program Applicant**. Mr. Guess seconded, and the motion carried 5-0.

The Fourth item of **New Business** was the **Norfolk Southern Railway Company Agreement**. The Director of Redevelopment & Economic Development stated this is for the trail section that crosses the railway on 10<sup>th</sup> Street, and a portion of that requires that we execute an agreement with **Norfolk Southern Railway Company** for them to finalize any of their engineering, as well as any construction related costs. She advised this is for an amount not to exceed **\$179,630.00**. The City Engineer stated he has worked with the railroad on plenty of our projects before, and generally when they send an agreement that's in a not to exceed amount, it ends up being well under that amount, as they tend to be on the conservative side with their estimates. Mr. Dickey made a motion to approve the **Norfolk Southern Railway Company Agreement**. Mrs. Collier seconded, and the motion carried 5-0.

The Fifth item of **New Business** was the **Claims Worksheet** dated 7/21/25 in the amount of **\$2,458,288.02**. Mrs. Collier made a motion to approve the **Claims Worksheet** dated 7/21/25 in the amount of **\$2,458,288.02**. Mr. Guess seconded, and the motion carried 5-0.

Other Business:

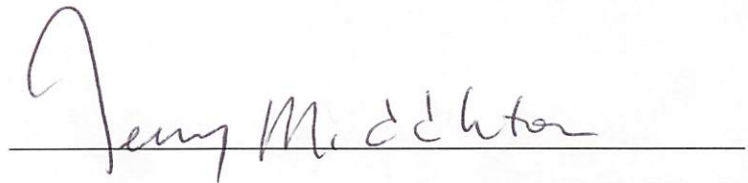
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The Director of Redevelopment & Economic Development stated we have an upcoming ribbon cutting for Paul Kiger Group at Caldwell Banker McMahan moving their offices into downtown on Pearl Street on Thursday July 24<sup>th</sup> at 3:00 pm.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:26 PM.

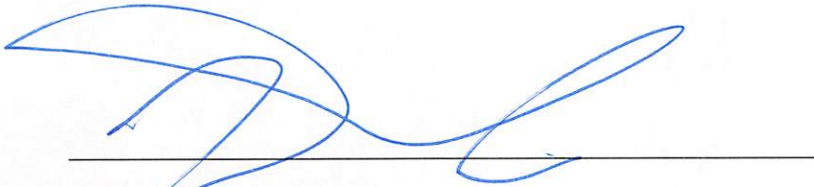
Prepared by Taryn Feeney, Financial Administrative Facilitator, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 12<sup>th</sup> day of Aug, 2025.

A handwritten signature in black ink, reading "Terry Middleton", written over a horizontal line.

Terry Middleton, President

ATTEST:

A handwritten signature in blue ink, appearing to read "Daniel Guess Jr.", written over a horizontal line.

Daniel Guess Jr., Secretary