

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, September 9, 2025 at 12:00 pm.

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

Commission Members Absent: Daniel Guess, Jr., Secretary
Jennie Collier

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

Others Present: Jessica Campbell, Public Facilities Project Manager
Glenn Dethy, Harvest Homecoming
John Kraft, MAC Construction
Linda Moeller, City Controller
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 the Secretary Daniel Guess Jr. and Jennie Collier. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Public Hearing** for the **CDBG Program Year (PY) 2024 Consolidated Annual Performance and Evaluation Report (CAPER)**. Mr. Dickey made a motion to open the **Public Hearing** at 12:03 PM. Mr. Norwood seconded, and the motion carried 3-0. The Director of Redevelopment & Economic Development stated this is the first step in receiving public comment on the CAPER and that we will open up the 15-day public comment period for the CAPER, which goes over our performance for this past year's CDBG programming. No one from the public was signed in to comment. Mr. Dickey made a motion to close the **Public Hearing** at 12:04 PM. Mr. Norwood seconded, and the motion carried 3-0.

The Second item of **Business** was the **Approval of the Minutes** from the **August 26, 2025** meeting. Mr. Norwood made a motion to approve the **August 26, 2025** minutes. Mr. Dickey 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.

Old Business: None

New Business:

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The First item of **New Business** was the **CDBG Program Year (PY) 2024 Consolidated Annual Performance and Evaluation Report (CAPER) Draft**. The Director of Redevelopment & Economic Development stated in the packet is a substantially complete version of the CAPER, and after the public comment period, this will be submitted on September 30th. She advised we are asking for approval of this substantially complete **CAPER**, along with any minor changes and the addition of public comment. Mr. Dickey made a motion to approve the **CDBG Program Year (PY) 2024 Consolidated Annual Performance and Evaluation Report (CAPER) Draft**. Mr. Norwood seconded, and the motion carried 3-0.

The Second item of **New Business** was the **Harvest Homecoming Garage Request**. The Director of Redevelopment & Economic Development stated Glenn Dethy, the interim president of Harvest Homecoming has submitted a request to utilize the first floor of the parking garage in the case of inclement weather on Sunday October 5th from 1-5 PM for the pumpkin decorating contest, and on Saturday October 11th from 8 AM to 2 PM for the children's events. Mr. Dickey made a motion to approve the **Harvest Homecoming Garage Request**. Mr. Norwood seconded, and the motion carried 3-0.

The Third item of **New Business** was the **Claims Worksheet** dated 9/9/25 in the amount of **\$90,615.55**. Mr. Dickey made a motion to approve the **Claims Worksheet** dated 9/9/25 in the amount of **\$90,615.55**. Mr. Norwood seconded, and the motion carried 3-0.

Other Business:

The Grant Manager provided an update on the **CDBG Consolidated Plan and Annual Action Plan**, advising that we submitted our **Five-Year Consolidated Plan** to HUD on July 25th, and she wanted to give an update so that we have in the public record the reasons why some changes were made. She stated on August 28th HUD emailed us indicating that they were questioning the accuracy of the City's certification that CDBG funds described in the Con Plan and Action Plan would be administered in conformity with applicable laws, including executive orders. She explained that the email went on to give us the opportunity to amend the Con Plan to be up to the standards they were providing, specifically pointing to language they identified within our plan that was not consistent with Executive Order 14151, ending radical and wasteful government DEI programs and preferencing, and Executive Order 14173, ending illegal discrimination and restoring merit-based opportunity. She advised that the language that HUD claimed to be in violation of these orders were the following statements: "these disparities reflect systemic inequalities in access to quality, affordable housing that disproportionately burden minority households, and the housing study also found that 42% of Floyd County renters are cost burdened with the highest burden falling on minority households, reinforcing CHAS findings, and highlighting structural inequities in the regional housing market". She stated they specifically bolded the systemic inequities and structural inequities aspects of those two statements, and in order to address the issues HUD found within our document, they required that we remove or replace all equity references throughout the document, and replace that with activities and actions that do not violate any applicable federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964, and provided that we require the following assurance within the plan, the City of New Albany agrees that it is compliant in all respects with all applicable federal anti-discrimination laws material to the US government's payment decisions for the purposes of section 3729 of Title 31 US code. She stated that essentially, we wanted it in the record that

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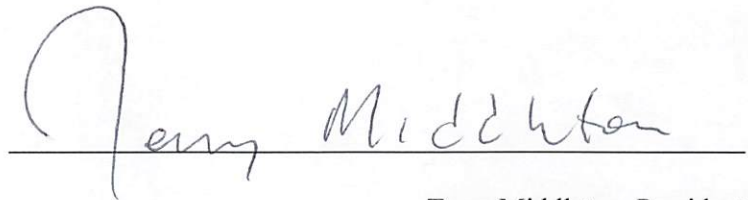
the reason we have removed all references of equity and any systemic inequality was not our choice so much as it was the federal government telling us that if we did not remove it that we would not receive our funds for the year. She advised we removed all such language and was told by our HUD representative today that our Con Plan and Action Plan were approved for the following year as of yesterday.

The Director of Redevelopment & Economic Development stated the Business Relations Manager has provided a list of upcoming ribbon cuttings and groundbreakings between now and through October.

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

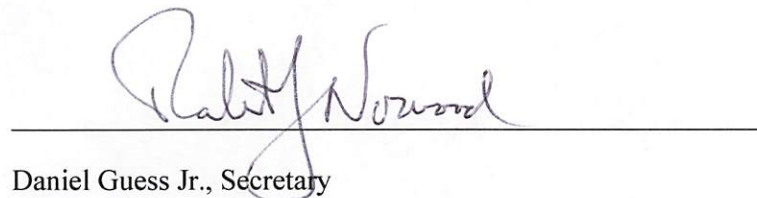
Prepared by Taryn Feeney, Financial Administrative Facilitator, Department of Redevelopment and Economic Development, City of New Albany, Indiana.

Approved and adopted the 23rd day of Sept, 2025.

A handwritten signature in blue ink that reads "Terry Middleton". The signature is written in a cursive style and is positioned above a horizontal line.

Terry Middleton, President

ATTEST:

A handwritten signature in blue ink that reads "Daniel Guess Jr.". The signature is written in a cursive style and is positioned above a horizontal line.

Daniel Guess Jr., Secretary