

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, October 28, 2025 at 12:00 pm.

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

Commission Members Absent: 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

Others Present: Jessica Campbell, Public Facilities Project Manager  
Olivia Estright, Louisville Business First  
Brandon Frazier, Prime AE Group  
Isaiah Fritz, KGF Homes  
Amanda Hale, MAC Construction  
Jeff Jaehaen, YMCA  
Loren Miller, Hoosier Action/SO Informed  
Linda Moeller, City Controller  
Max Monahan, New Directions  
Keeley Stingel, Temple & Temple

The President called the meeting to order at 12:03 PM. The Vice President called roll. All members were present except Jennie Collier. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Bid Opening** for the **CDBG-CV Fairmont Neighborhood Center HVAC Replacement**. The Director of Redevelopment & Economic Development stated this **Invitation to Bid** was published on October 3, 2025, and the responses were due back to our office by noon yesterday, but we did not receive any bids on this project. She advised we will likely re-bid, and she and the Grant Manager will evaluate our next steps.

The Second item of **Business** was the **Approval of the Minutes** from the **September 23, 2025** meeting. Mr. Norwood made a motion to approve the **September 23, 2025** minutes. Mr. Dickey seconded, and Mr. Guess abstained as he was not present at the September 23<sup>rd</sup> meeting, and the motion carried 3-1-0.

The Third item of **Business** was the **Approval of the Minutes** from the **October 14, 2025** meeting. Mr. Norwood made a motion to approve the **October 14, 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:

New Business:

The First item of **New Business** was the **Resolution of the New Albany Redevelopment Commission of New Albany Formally Concluding the Neighborhood Stabilization Program (NSP) and Transferring Remaining Funds to the New Albany Homeownership Assistance Program**. The Director of Redevelopment & Economic Development stated we have partnered with New Directions Housing Corporation for over 15 years on this program, and we've been talking through the remaining funds, which have all been profits or proceeds from the construction and sale of homes. She advised that none of this is part of the original allocation that the city received around 2007-2008, and there is about \$125,000.00 left, which is not enough to sustain the program to move forward with building new homes to sell. She explained that in conversations with New Directions, we believe that we have more than fulfilled our commitment to the NSP, and an exhibit is attached to this resolution that shows the 45 parcels that have been affected by this program, as well as the creation of a community garden, the sale of the parcel to the adjoining property owner, and the construction of a new community space. She further advised that we felt moving forward we could utilize these funds in our Homeownership Assistance Program, and it would be serving the same clientele that would have been served through the NSP. She also stated to recognize and thank New Directions for their commitment to this program and all the hard work they did facilitating this program; we would provide them with 20% of the roughly \$125,000.00 remaining in the NSP fund. Mr. Dickey made a motion to approve the **Resolution of the New Albany Redevelopment Commission of New Albany Formally Concluding the Neighborhood Stabilization Program (NSP) and Transferring Remaining Funds to the New Albany Homeownership Assistance Program**. Mr. Norwood seconded, and the motion carried 4-0.

The Second item of **New Business** was the **Claims Worksheet** dated 10/20/25 in the amount of **\$24,541.87** and the **Claims Worksheet** dated 10/27/25 in the amount of **\$289,542.38**. Mr. Dickey made a motion to approve the **Claims Worksheet** dated 10/20/25 in the amount of **\$24,541.87** and the **Claims Worksheet** dated 10/27/25 in the amount of **\$289,542.38**. Mr. Norwood seconded, and the motion carried 4-0.

Other Business:

The Director of Redevelopment & Economic Development stated copies of the **Quarter Three 2025 ARPA Compliance Report** were provided, and this details all of the disbursements thus far. She added that the disbursements are currently at 95% and that the report is also available on the City Hall transparency portal.

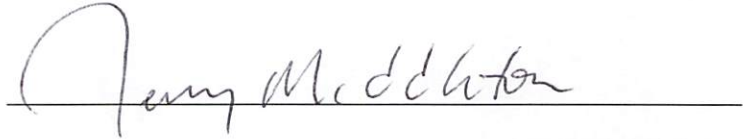
The Director of Redevelopment & Economic Development provided a list of upcoming ribbon cuttings and groundbreakings throughout October and November.

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

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

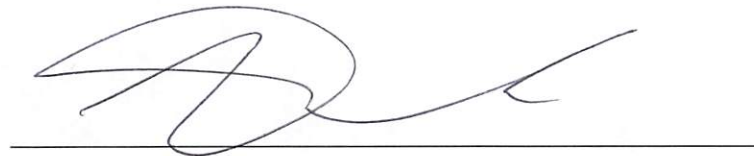
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Approved and adopted the 12<sup>th</sup> day of Nov, 2025.

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

Terry Middleton, President

ATTEST:

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

Daniel Guess Jr., Secretary