

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, November 25, 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  
Keeton Gibson, Grant Manager

Others Present: Jessica Campbell, Public Facilities Project Manager  
Luke Clark, C3 Mechanical  
Jeff Jaehaen, YMCA  
John Kraft, MAC Construction  
Brooke McAfee, News & Tribune  
Linda Moeller, City Controller

The President called the meeting to order at 12:02 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 at the last meeting we asked for approval to re-bid this project, and we received three bids. She opened the bids, and advised we received one from C3 Mechanical for \$75,000.00, one from Dennis Ott & Company, Inc. for \$103,673.00, and one from New Albany Heating & Cooling for \$63,900.00. Mr. Dickey made a motion to approve the apparent lowest bidder, **New Albany Heating & Cooling for \$63,900.00**, subject to staff, legal and engineering review. Mr. Norwood seconded, and the motion carried 4-0.

The Second item of Business was the **Approval of the Minutes** from the **November 12, 2025** meeting. Mr. Norwood made a motion to approve the **November 12, 2025** minutes. Mr. Guess 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.

Old Business:

New Business:

The First item of New Business was the **2026 Spend Plan**. The Director of Redevelopment & Economic Development stated this is a fairly recent requirement from the DLGF where they ask us to project our

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spending plan for the following year. She advised we used conservative estimates for our tax increment revenue, and then we show our disbursements, which includes our debt service, as well as grants, professional services, capital expenditures, and education and training. She added there is a note at the end that this is subject to change throughout the year, and these are just estimates and projections. Mr. Dickey asked about the revenue carryover from the previous year to account for disbursements that appear to be greater than the incoming revenue. The Director stated that is correct and is to account for expenditures such as infrastructure improvements in the various allocation areas. Mr. Dickey made a motion to approve the **2026 Spend Plan**. Mr. Norwood seconded, and the motion carried 4-0.

The Second item of New Business was the **Professional Design Services- Maryland Ave Community Center**. The Director of Redevelopment & Economic Development stated the Maryland Ave Community Center was awarded \$100,000.00 through ARPA, and this is an agreement with Tower Pinkster for their professional design services for **\$18,750.00**. She advised this would be a renovation to the area that will serve as a community center, and spaces will include a large assembly area that will be used for the summer feeding program, educational classes, and other programming, as well as a commercial kitchen, dry storage, and restrooms. Mr. Dickey made a motion to approve the **Professional Design Services- Maryland Ave Community Center** for **\$18,750.00**. Mr. Guess seconded, and the motion carried 4-0.

The Third item of New Business was the **Greenway Commons Agreement**. The Director of Redevelopment & Economic Development stated this is an amendment to the original project agreement, and they provided curbs and public parking that were in excess of what was originally planned in the area, that are being used to access the Loop Island Wetlands and the Ohio River Greenway, so this will add some extra parking into that in addition to what was required for the residential development. She advised this is a development agreement for **\$62,800.00** to cover the costs for the additional curbs and parking area. Mr. Dickey made a motion to approve the **Greenway Commons Agreement** in the amount of **\$62,800.00**. Mr. Guess seconded, and the motion carried 4-0.

The Fourth item of New Business was the **Resolution of the New Albany Redevelopment Commission of New Albany, Indiana Authorizing the Sale of Real Estate to Chalfant Industries, Inc. and Granting Signature Authority**. The Director of Redevelopment & Economic Development stated back in the spring of this year, this board approved the purchase and sale agreement for this property on Barack Obama Way to Chalfant Industries for the development of a multi-building campus for small to mid-sized businesses, including manufacturing, distribution, professional offices, and warehouses. She advised this resolution would essentially give Mr. Middleton and herself the ability to sign on the Redevelopment Commission's behalf at closing, which has been set for December 4<sup>th</sup>. Mr. Dickey made a motion to approve the **Resolution of the New Albany Redevelopment Commission of New Albany, Indiana Authorizing the Sale of Real Estate to Chalfant Industries, Inc. and Granting Signature Authority, RC-23-25**. Mr. Norwood seconded, and the motion carried 4-0.

The Fifth item of New Business was the **Claims Worksheet** dated 11/24/25 in the amount of **\$1,181,315.09**. Mr. Norwood made a motion to approve the **Claims Worksheet** dated 11/24/25 in the amount of **\$1,181,315.09**. Mr. Guess seconded, and the motion carried 4-0.

Other Business:

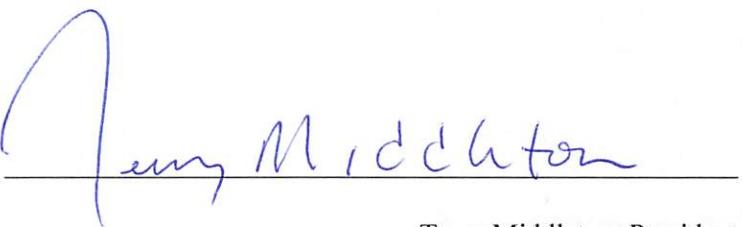
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The Business Relations Manager stated we have a ribbon cutting with 1si on December 9<sup>th</sup> at 3 PM for Primavera & Associates.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:28 PM.

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

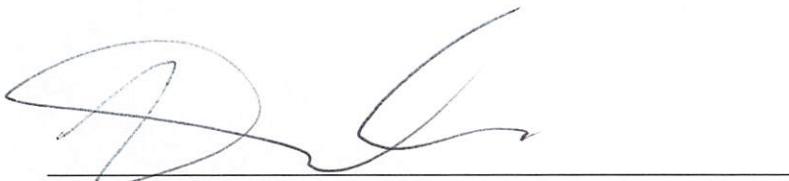
Approved and adopted the 9<sup>th</sup> day of Dec., 2025.



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

Terry Middleton, President

ATTEST:



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

Daniel Guess Jr., Secretary