

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, March 10, 2026 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 Feeny, 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
Molly Gregory, News & Tribune
Jeff Jaehaen, Floyd County YMCA
Nick Lawrence, The Wheatley Group
Linda Moeller, City Controller
Laura Renwick, IN Landmarks
Chad Sprigler, Sprigler Company

The President called the meeting to order at 12:00 PM. The Secretary called roll. All members were present, except Jennie Collier. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Approval of the Minutes** from the **February 24, 2026** meeting. Mr. Norwood made a motion to approve the **February 24, 2026** 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.

Old Business:

New Business:

The First item of **New Business** was the **CDBG FY26 Citizen Participation Plan**. The Director of Redevelopment & Economic Development stated this has been amended slightly as there was a duplication of the Tuesday March 10th date within bullet number five, so that's been removed. She also advised there was an update to the way we are pushing out information, including social media and emails, which was updated within bullet number one, and we also have a draft summary of the FY26 Annual Action Plan, that we will distribute and post with your approval today. Mr. Norwood made a

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motion to approve the **CDBG FY26 Citizen Participation Plan**. Mr. Dickey seconded, and the motion carried 4-0.

The Second item of **New Business** was the **Revised CDBG Policies & Procedures**. The Director of Redevelopment & Economic Development stated within the packet there is a QR code to the **Policies & Procedures** document, which has been updated for 2026, so it reflects software updates, including our accounting software, as well as Neighborly that we're using to help with applicants and managing the CDBG programs. Mr. Dickey made a motion to approve the **Revised CDBG Policies & Procedures**. Mr. Guess seconded, and the motion carried 4-0.

The Third item of **New Business** was the **CDBG FY26 One-Year Action Plan Summary**. The Director of Redevelopment & Economic Development stated we have an estimated allocation amount for CDBG of roughly \$691,000.00, which we know from previous years that can sometimes fluctuate, and once we have a final number from HUD, then we will update accordingly. She also advised we have listed an overarching view of what the activities will look like for the year, adding that something we've had success with is the Homeownership Assistance, and we were able to find a way to continue that through CDBG, contingent on HUD approval. Mr. Dickey made a motion to approve the **CDBG FY26 One-Year Action Plan Summary**. Mr. Guess seconded, and the motion carried 4-0.

The Fourth item of **New Business** was the **General Services Agreement**. The Director of Redevelopment & Economic Development stated this is an agreement between the Redevelopment Commission and Prime AE Group for a contract that we've had in the past, but revised to show the contract entity as Prime AE instead of JTL, as JTL was acquired by Prime AE. She advised this allows us to be able to do some smaller projects like sidewalks and similar improvements without having to take extra time to be able to expedite those types of smaller projects. She added that within this **Master Services Agreement**, we have a **Task Order #1** for a not-to-exceed amount of **\$30,000**, which would allow us to be able to accomplish those types of projects that come up throughout the year. Mr. Dickey made a motion to approve the **General Services Agreement**. Mr. Norwood seconded, and the motion carried 4-0.

The Fifth item of **New Business** was the **Development Agreement**. The Director of Redevelopment & Economic Development stated this is a development agreement with Padgett District, LLC for the development of the former Padgett Industrial property. She advised this commission approved the BOT agreement for the sewer and stormwater relocation project that we received \$5.4 million in READI funds to help accomplish that, which includes the reconstruction of parts of Oak Street, Pearl Street, and Culbertson Ave, upgrades the aging stormwater infrastructure beneath those streets, helps us complete our goal of a one-way to two-way conversion, as well as some pedestrian scale lighting, landscaping, and other improvements in an underutilized, former industrial area. Mr. Dickey made a motion to approve the **Development Agreement** in substantially final form, subject to staff and legal review. Mr. Guess seconded, and the motion carried 4-0.

The Sixth item of **New Business** was the **Claims Worksheet** dated 3/9/26 in the amount of **\$427,021.52**. Mr. Dickey made a motion to approve the **Claims Worksheet** dated 3/9/26 in the amount of **\$427,021.52**. Mr. Norwood seconded, and the motion carried 4-0.

Other Business:

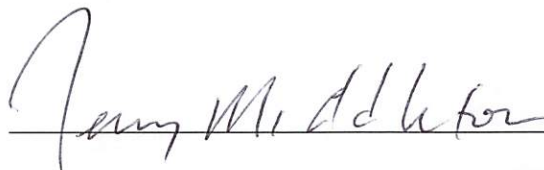
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The Director of Redevelopment & Economic Development stated that the Commission was provided with the **CDBG 2026 Public Service Applications** in their packet and that they were due mid February. She advised we have 12 total applicants, and we are estimating our expected allocation at \$103,700, and the total requested in public service funds was roughly \$231,000. She went through each of the applicants so they could be entered into the record: **CASA of Floyd County** for Child Safety in New Albany requesting \$24,360.00, **Catalyst Rescue Mission** for Housing Permanency Program requesting \$11,480.00, **City of New Albany Parks & Recreation** for Youth Enrichment Program requesting \$30,000.00, **Hope Southern Indiana** for Clothe-A-Teen Program requesting \$15,000.00, **Kerith Family Recovery** for Camp Kerith requesting \$10,000.00, **Lifespan Resources** for New Albany Rides-to-Go Transportation Program requesting \$10,000.00, **NAFC Education Foundation** for Blessing in a Backpack requesting \$50,000.00, **Olive Tree Resources** for Teen-Parent Connections requesting \$12,000.00, **Open Door Youth Services** for New Directions requesting \$9,827.00, **Our Place Drug & Alcohol Education Services** for Raising Our Children's Kids (ROCK) requesting \$3,633.00, **The Salvation Army** for Emergency Assistance Program & Homeless Prevention Program requesting \$15,000.00, and **YMCA** for School Age Childcare Program requesting \$40,000.00. She stated there is no action needed at this time as this will be incorporated into our Annual Action Plan, and then we will have more information after we get through the comment period. She added that the draft will be posted and provided at several local locations.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:38 PM.

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

Approved and adopted the 24th day of Mar., 2026.



Terry Middleton, President

ATTEST:



Daniel Guess Jr., Secretary

Adam Dickey