MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 23, 2026 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:	
Staff Members Present:	Claire Johnson, Director of Redevelopment & Economic Development Taryn Feeney, Financial Administrative Facilitator Keeton Gibson, Grant Manager
Others Present:	Jessica Campbell, Public Facilities Project Manager Molly Gergory, News & Tribune Austin Kemp, Dan Cristiani Andrew Lanoue, MAC Construction Lily Merkle, TRC LLC Keith Meyer, HWC Linda Moeller, City Controller Doug Owens Laura Renwick, IN Landmarks Kenneth Rush, Heidelberg Materials Todd Rush, Heidelberg Materials Nate Smith, Dan Cristiani Excavating Larry Summers, City Engineer Kayla Temple, Louisville Paving

The President called the meeting to order at 12:09 PM. The Vice President called roll. All members were present. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Bid Opening** for the **Silver Street Park Turf Field Equipment Procurement.** The Director of Redevelopment & Economic Development stated we received one bid from **MAC Construction** for a total of **$291,409.00.** Mr. Dickey made a motion to approve the **Silver Street Park Turf Field Equipment Procurement Bid** from **MAC Construction** in the amount of **$291,409.00** subject to staff and legal review. Mr. Norwood seconded, and the motion carried 5-0.

The Second item of **Business** was the **Bid Opening** for the **MSFT- North Segment.** The Director of Redevelopment & Economic Development stated we received four bids, and she opened and read aloud each one: **Hall Contracting** for a total base bid of $6,669,949.25, alternate 1 add $69,000.00, alternate 2 add $126,000.00, alternate 3 add $150,000.00, alternate 4 add or deduct $350,000.00, alternate 5 add $80,000.00, alternate 6 add $400,000.00, alternate 7 add or deduct $10,000.00, alternate 8 add $45,000.00, alternate 9 add $47,500.00, for a total bid with alternates of **$7,947,449.25; MAC Construction** for a total base bid of $5,544,000.00, alternate 1 add $75,000.00, alternate 2 add $49,000.00, alternate 3 add $64,000.00, alternate 4 add or deduct $159,000.00, alternate 5 add

$87,000.00, alternate 6 add $470,000.00, alternate 7 add or deduct $8,900.00, alternate 8 add $10,200.00, alternate 9 add $10,000.00, for a total bid with alternates of **$6,477,100.00; Louisville Paving** for a total base bid of $6,438,345.83, alternate 1 add $70,500.00, alternate 2 add $46,800.00, alternate 3 add $57,800.00, alternate 4 add or deduct $405,750.00, alternate 5 add $78,300.00, alternate 6 add $762,300.00, alternate 7 add or deduct $8,500.00, alternate 8 add $16,000.00, alternate 9 add $30,000.00, for a total bid with alternates of **$7,914,295.83,** and **Dan Cristiani Excavating** for a total base bid of $7,186,500.00, alternate 1 add $73,437.00, alternate 2 add $48,695.00, alternate 3 add $60,687.00, alternate 4 add or deduct $413,160.00, alternate 5 add $137,845.00, alternate 6 add $747,480.00, alternate 7 add or deduct $8,758.00, alternate 8 add $7,680.00, alternate 9 add $49,873.00, for a total bid with alternates of **$8,734,115.00.** Mr. Dickey made a motion to approve the lowest, most responsive and most responsible bidder, contingent upon staff review of the alternates to determine which the city is willing to move forward with, as well as ensuring everything is in order with the bid packets. Mrs. Collier seconded, and the motion carried 5-0.

The Third item of **Business** was the **Approval of the Minutes** from the **June 9, 2026** meeting. Mrs. Collier made a motion to approve the **June 9, 2026** minutes. Mr. Norwood seconded, and with Mr. Dickey and Mr. Guess abstaining, the motion carried 3-2-0.

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 **Emergency Repair Program Extension Request.** The Director of Redevelopment & Economic Development stated this is for the Emergency Repair Program with New Directions through CDBG, and they have prepared a memo requesting a three-month extension, which we have provided to them in the past, so that they will be able to reach their accomplishment of 12 homes. Mrs. Collier made a motion to approve the **Emergency Repair Program Extension Request.** Mr. Guess seconded, and the motion carried 5-0.

The Second item of **New Business** was the **MSFT IUS Gateway Project Agreement.** The Director of Redevelopment & Economic Development stated this is an agreement our legal team outlined between IUS, the trustees of Indiana University, and the City of New Albany. She advised IUS was the recipient of READI funds for this project, and the way we have this agreement structured is that the City of New Albany would oversee and facilitate the construction of the trail nodes and trailhead on the IUS campus and IUS would fund it through their grant that they've received through READI. She explained there are still some details to work out with this agreement, and IUS still needs to receive their official approval from the IEDC, but this would allow us to begin those negotiations. Mr. Dickey made a motion to approve the **MSFT IUS Gateway Project Agreement** in substantially final form. Mr. Norwood seconded, and the motion carried 5-0.

The Third item of **New Business** was the **Quotes- Silver Street Park Turf Project- Security Equipment and Install.** The Director of Redevelopment & Economic Development stated this is through CDBG, and our Grant Manager sent out this request for quotes for security equipment and installation for the Silver Street Park Turf Field Project. She advised that we were hoping to have these to review today, however, we did not receive any quotes, and we are asking for approval to table this item and bring back before the Redevelopment Commission at the July 14th meeting. Mr. Dickey made a motion to approve tabling the **Quotes- Silver Street Park Turf Project- Security Equipment and Install** and to bring them back at the July 14th meeting. Mrs. Colier seconded, and the motion carried 5-0.

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The Fourth item of **New Business** was the **Claims Worksheet** dated **6/22/26** in the amount of **$135,379.08.** Mr. Guess made a motion to approve the **Claims Worksheet** dated **6/22/26** in the amount of **$135,379.08.** Mr. Norwood seconded, and the motion carried 5-0.

Other Business:
The Director of Redevelopment & Economic Development stated the city is hosting a **Homeownership Fair** in partnership with the New Albany Housing Authority, HUD, and IHCDA which will be tomorrow, June 24 from 4 PM to 7 PM at the Silver Street Park. She advised we'll have lenders, realtors, and other local organizations there to talk through the programming and resources that we have available.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:36 PM.

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

Approved and adopted the 14th day of July, 2026.

Terry Middleton

Terry Middleton, President

ATTEST:

Robert Norwood

Daniel Guess Jr., Secretary