MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 11, 2026 at 12:00 pm.

Commission Members Present:	Terry Middleton, President Daniel Guess Jr., Secretary Bob Norwood, Vice President Jennie Collier Adam Dickey
Commission Members Absent:	
Staff Members Present:	Claire Johnson, Director of Redevelopment & Economic Development Taryn Feeney, Financial Administrative Facilitator Tonya Fischer, Business Relations Manager Keeton Gibson, Grant Manager
Others Present:	Jessica Campbell, Public Facilities Project Manager Ron Craycraft, Martin Construction Co. Molly Gregory, News & Tribune Amanda Hunsucker, Tower Pinkster Leland Jones II, Tower Pinkster Brage Koetter, Koetter Construction Linda Moeller, City Controller Mike Rothrock, McRae Enterprises Larry Summers, City Engineer

The President called the meeting to order at 12:05 PM. The Secretary called roll. All members were present. The Pledge of Allegiance was conducted.

The First item of **Business** was the **Bid Opening** for the **Maryland Ave Community Center.** The Director of Redevelopment & Economic Development noted that three bids were received and opened the received bids in order of receipt and read them aloud: Koetter Construction with a Base Bid of $738,190.00, Alternate No. 1A of $33,400.00, Alternate No. 1B of $48,000.00, Alternate No. 2 of $40,000.00, Alternate No. 3 of $0.00; McRae Enterprises with a Base Bid of $727,965.00, Alternate No. 1A of $29,512.00, Alternate No. 1B of $49,660.00, Alternate No. 2 of $28,284.00, Alternate No. 3 deduct of $1,318.00; and Martin Construction with a Base Bid of $690,000.00, Alternate No. 1A of $45,000.00, Alternate No. 1B of $68,000.00, Alternate No. 2 of $25,000.00, Alternate No. 3 of $5,000.00. Mr. Dickey made a motion to approve the bids for the **Maryland Ave Community Center** to the lowest, most responsive, and most responsible bidder subject to review by staff, legal counsel, and the architects. Mrs. Collier seconded, and the motion carried 5-0.

The Second item of **Business** was the **Approval of the Minutes** from the **July 28, 2026** meeting. Mr. Norwood made a motion to approve the **July 28, 2026** minutes. Mrs. Collier seconded, and with Mr. Guess abstaining due to absence, the motion carried 4-1-0.

The President asked if there were any **Comments from the Public.** There were no comments from the public.

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August 11, 2026

Old Business:

There was no **Old Business.**

New Business:

The First item of **New Business** was the **Spring Street & Beharrel Ave Intersection Supplemental Agreement No. 1.** The Director of Redevelopment & Economic Development stated this is a supplemental agreement to our current agreement with Prime AE Group in order to satisfy INDOT NEPA development process requirements. The City Engineer added that as part of the development of this contract, we did not think Section 106 would be required, given that there are no historic areas identified in the state or national record, but the State Historic Preservation Office identified one that is eligible, so we are then required to do this environmental step in order to move forward with the project. Mr. Dickey asked about the placement of the existing historical marker near this project location and the City Engineer responded that it would be possible to move this marker and that may make sense to place it in a more appropriate location. Mr. Dickey noted that this is required due diligence to make sure that this project does not disturb any historic aspects of the project area. The City Engineer added that this is a process that the City is required to follow. Mr. Dickey made a motion to approve the **Spring Street & Beharrel Ave Intersection Supplemental Agreement No. 1** in an amount not to exceed **$67,900.00.** Mr. Guess seconded, and the motion carried 5-0.

The Second item of **New Business** was the **Claims Worksheet** dated **8/10/26** in the amount of **$2,155,911.65.** The Director noted that this claims sheet contains several bond payments as it is that time of year that these come due and also that the READI 1.0 funds on the Southern Segment of the Monon South Freedom Trail have been fully expended and we are now seeking reimbursement from the IDNR Next Level Trail grant funds for this project. Mrs. Collier made a motion to approve the **Claims Worksheet** dated **8/10/26** in the amount of **$2,155,911.65.** Mr. Norwood seconded, and the motion carried 5-0.

Other Business:

The First item of **Other Business** was the **Consolidated Annual Performance Evaluation Report (CAPER).** The Director of Redevelopment & Economic Development stated this is the public notice for the public hearing at our meeting on September 8th and publication of the draft of the CAPER, which will be available electronically for examination and public comment from September 9th-September 25th at 3:00 pm. No action was required.

The Second item of **Other Business** was the **Supplemental Agreement No. 1** for the **Charlestown and Slate Run Road Intersection Modernization Project.** The Director of Redevelopment & Economic Development stated this is to provide part-time construction inspection for this project, and work should begin around August 17th. The Director noted that representatives for this project were at the Board of Public Works meeting today seeking approval on the maintenance of traffic plan. Mr. Dickey made a motion to approve the **Supplemental Agreement No. 1** in a not to exceed amount of **$27,700.00.** Mr. Norwood seconded, and the motion carried 5-0.

The Third item of **Other Business** was the **Resolution of the New Albany Redevelopment Commission of New Albany, Indiana for the Acquisition of Property at 1702 Graybrook Lane Pursuant to IC 36-7-14-19.** The Director of Redevelopment & Economic Development stated this is for the former New Albany Country Club clubhouse, which recently burned down, is a vacant structure, and is currently a blight in our city. As such, it currently poses a safety hazard . She also noted that the Redevelopment

Commission recently acquired 1706 Graybrook Lane, adjacent to this property, and acquiring this property will have an overall benefit to the City by eliminating blight, removing a fire-damaged structure, and support future improvements in the area. She advised we had two appraisals completed, the average of those came out to be $275,000.00, and the offer that was accepted contingent on approval from this board was for **$230,000.00.** Mr. Dickey made a motion to approve the **Resolution of the New Albany Redevelopment Commission of New Albany, Indiana for the Acquisition of Property at 1702 Graybrook Lane Pursuant to IC 36-7-14-19, RC-06-26.** Mr. Norwood seconded, and the motion carried 5-0.

The President noted that there was no other business. There being no other business, the meeting was adjourned at 12:30 PM.

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

Approved and adopted the ____ day of _____, 2026.

Terry Middleton, President

ATTEST:

Daniel Guess Jr., Secretary