

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,
INDIANA, HELD A REGULAR COUNCIL MEETING VIA ZOOM.COM ON
MONDAY, NOVEMBER 2, 2020 AT 7:00 P.M.**

MEMBERS PRESENT: Council Members: Mrs. Collier, Mr. Phipps, Mr. McLaughlin, Mr. Turner, Mr. Blair, Mr. Aebersold, Mr. Applegate, Dr. Knable and President Caesar.

ALSO PRESENT: Ms. Stein, Mr. Gibson, Mrs. Moeller, Mr. Nash, Mr. Staten and Mrs. Glotzbach.

CALL TO ORDER:

President Caesar called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Public Hearing Minutes for October 15, 2020 (Jollissaint Vacation), Mr. McLaughlin second, all voted in favor.

Mr. McLaughlin moved to approve the Public Hearing Minutes for October 15, 2020 (Virginia Vacation), Mr. Turner second, all voted in favor.

Mr. Blair moved to approve the Regular Meeting Minutes for October 15, 2020, Mr. Phipps second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Mr. Turner stated that during the recent rain storms, the entire interior area of Silver Creek Drive was flooded out and it has been a problem that he has addressed several times. He said that he sent an email to Mr. Gardner and Mr. Summers because there is some new development going on back there and he wanted them to be aware of the flooding. He said that he also emailed the mayor but has not received any response from anyone. He stated that he did receive read receipts from Mr. Gardner and Mr. Summers so he knows that they saw it. He then stated that the bottom of Slate Run Road where the drainage is, there was standing water from both directions and it was pretty bad, so that needs to be addressed. He said that he emailed Mr. Gardner, Mr. Summers and the mayor on that as well. He stated that he asked them to go out on their lunch hour to see it for themselves and he received read receipts from Mr. Gardner and Mr. Summers and no response from the mayor. He then asked how the traffic committee is doing on the traffic calming stuff.

Mr. Applegate stated that there is no new news and they still have to get with Police Chief Bailey and start putting a package together. He then stated that COVID cases have spiked all throughout the state and he just wanted to remind everyone to be accountable in protecting themselves and others. He said that we need to do that for our small businesses and our whole community. He also said that the holidays are coming up and it will be easy to let our guard down so we really need to be accountable and help our community stay safe.

Mr. Phipps stated that he just wanted to concur with what Mr. Applegate just said and make sure people keep wearing their masks and practice social distancing because according to the experts, the next 6-12 weeks is probably going to be the most deadly period of the COVID epidemic. He then said that he wanted to encourage everyone that hasn't done so to go out and vote tomorrow because this clearly is the most important election in a lifetime. He stated that the very future of our Republic and our way of life is at stake and one day your posterity will judge you. He said to make sure that you were

on the right side of history; the one supporting diversity, tolerance and inclusion and not the side supporting xenophobia, racism, exclusion and division.

Dr. Knable stated that he wanted to congratulate Mr. Turner who was named the best politician in Floyd County by the people who read the News and Tribune so he has resonated with some folks and his hat is off to him for that. He then said that he wanted to thank Mrs. Denita Burks and the county clerk's office team because they are going to have one very long day ahead of them tomorrow. He stated that there is potential there for them to have a record turn-out for the presidential election in Floyd County. He said that of what he has seen, she is doing a very good job and she has some folks from the previous administration in there that stayed around and helped her out, but she is doing an excellent job in leadership. He added that he thinks she deserves our support and applause on that.

COMMUNICATIONS – MAYOR:

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

REPORTS – COMMITTEES, BOARDS OR OTHER OFFICIALS AS REQUESTED BY A MAJORITY VOTE OF THE COUNCIL:

RIVER HERITAGE CONSERVANCY – Mr. Scott Martin

Mr. Turner introduced Mr. Scott Martin and Mr. Madison Hammond to give their presentation.

Mr. Martin explained that Mr. Hammond is their Vice Chair on the board and he will do a brief intro and then hand it over to him.

Mr. Hammond gave a little history of River Heritage Conservancy and stated that he is with Blue Sky Foundation. He explained that he spends the majority of his time looking for opportunities for Blue Sky or other investment opportunities for the owner's of Samtec. He stated that a few years ago Blue Sky was looking for an opportunity around the wetlands and during their diligence, they understood that the city bought Loop Island and the wetlands. He said that he then spent some time with the Shine family to find out their interest in the area and it was a first step for John and Jane Shine in the conservancy as a way to develop the community of New Albany and Southern Indiana. He explained that they pointed out that the greenway has this missing link between Jeffersonville and Loop Island and the interest was to some how rehabilitate Loop Island and bring people back to that region of New Albany. He stated that so far as the greenway is concerned, it was clear that something was going to have to be improved along the Clarksville properties of the Ohio River. He said that they put their heads together at the Ogle Foundation and identified a conservancy model as the best, most efficient way to effect change in the landscape. He stated that they got to work and luckily, they kind of poached Scott Martin from 21st Century Parks but really, he was brought to their attention by his old boss, Mr. Dan Jones. He explained that they put together an effective board and decided that someone was going to have to do the heavy lifting and not care who gets credit for it so the Blue Sky contribution up to this point has been the underwriting or the cash made available to secure the properties. He stated that to-date they have around 50% which is a little over half of the property of the entire project area some of which was acquired by the good old fashion way of buying it and other partnerships, MOUs and land-use agreements are in play as well. He then turned if over to Mr. Martin.

Mr. Martin stated that they have been at work now for about the last two years on the planning of the site and the big takeaway is that this is the last gap in our region for a park at this scale. He said that this our chance to do a Shawnee Park or Cherokee Park in Southern Indiana and the model on the design has been that scale of work. He explained that a lot of the plans they have are unapologetically aggressive but they also show a belief in the future of our community and if we were a Dayton or Toledo, we probably wouldn't need to think as ambitiously as we do. He also explained that jurisdictional boundaries do not enter their mind and their task is to think about the visitors that use the

park, the critters that call it home and its regional context. He stated that the designs he is going to show in a minute are unlike that of any other park you have ever seen and are unlike any other park or landscape that he has worked on and this will be the piece that hits the Wall Street Journal and the New York Times and gets the attention. He explained that this is the first climate change adaptive park that's been designed for the upper South and Midwest and is a new design space where they have taken lessons from Miami, New York but also from the Yangtze and the Yellow River in Melbourne and deployed them on the Ohio. He then stated that as a conservancy, they can only go where invited.

Mr. Gibson told Mr. Martin to try to share screen now.

Mr. Martin stated that it is not coming up so he will use the map behind Mr. Hammond and email the masterplan to the council and the clerk. He said that the map contains about 600 acres combined of Floyd County, New Albany, Clark County and Clarksville that they have done a masterplan for. He explained that the dark green is what they recommend as an urban forest and the plan projects the planting of 75,000 trees and this would be the largest new urban forest built in the United States in the last 30 years. He said that the intent there is to add air conditioning to our urban heat and cool our communities down. He stated that the blocks that all connect are for habitat and their biologists spent the last two years on the site and the species they found surprised them. He said there were river otter, mink and southern flying squirrels and that wildlife all live within 20 minutes of 1.2M people. He added that your Denver, Colorado or your San Francisco do not have this ecological diversity in their downtown. He explained that by linking those forest blocks together, it allows for sustaining those critters and give them the habitat they need to breathe and it is also absolutely vital for some of the bird species. He said that they catalogued at least 180 bird species in this space over the last year and a half as well. He stated that is a diversity of wildlife that you would think you would have to go out West or to Ashland, North Carolina to find. He said that if you look at the medium light green on the map, those are meadows and are critical for the small mammals. He then stated that there is only 35 acres of lawn in this park and the bright green indicates that on the map. He said that he wanted to emphasize that because the last thing our region needs is another waterfront park or another amphitheater. He also said that they market studied and market tested what was in the vicinity and this is a space that our region cries out for because it is unique. He then asked Mr. Hammond to point out the infinity loop and stated that this whole thing is really defined by this and it is a 16-foot-wide path that all of the trails would connect to. He said neighborhoods in east New Albany would be able to walk across a trail and walk onto this 5-kilometer infinity loop without crossing a road so you don't have to worry about a distracted driver taking out a kid. He said that what you have there in effect by adding this park to those neighborhoods is a reversed engineered kind of Highlands neighborhood in Louisville. He stated that the other thing the infinity loop does is that it is elevated and anticipates increased flooding. He asked Mr. Hammond to point out the yellow parkway on the map and stated this is the one where they think they have a real handshake opportunity. He explained that we have about a mile and a half of parkway that moves through the park and this is a blue ridge parkway scaled design that would connect Clark Boulevard in the east with Main Street in New Albany in the west. He said that they really think that would give New Albany another anchor with a vibrant downtown on one end and then a world class park and landscape on the other. He also said it would provide redevelopment opportunities through there and maximize quality of life, livability, walkability and economies and efficiencies of scale which they think would set a trajectory for New Albany for the next 100 years. He then stated that one of the little architectural tricks they did was have the parkway go underneath the buffalo trace lawn so there is a bit of drama there and you will be able to sled when it snows on one side and come through the tunnel on the other side. He said that all in all there are about 22 miles of trails in the park and about a mile and a half of road. He then stated that their first project is the removal of the dam on Silver Creek and is the beginning phase of reactivating Silver Creek as a public way by providing access to 4 ½ - 5 miles of that creek. He added that they anticipate a lot of paddling activities there such as kayaks, canoes, etc. He said that putting that within walking distance of 25,000-35,000 people is not an opportunity you get in too many cities across the United States. He stated that the

two big ponds in the middle in blue on the map are quarry ponds and wetlands and they want to connect. He explained that those sections will flood but when they flood, you will be able to paddle board and kayak through those woods and landscape with no current. He stated that you may hike that area in June and you may paddle it in April. He then moved on to the Clark Cabin Complex and stated there is enormous erosion along the banks there that have exposed Native American personation remains for many years and they are going to finally ask the court to finally fix this. He explained that it is now the time to end the amount of shoreline and cultural resources that have been lost there and their proposal is to put in groynes like you see at the beach that that stick out and trap sand on one end and drains on the other and that would balance the shoreline. He stated that they recommend extending those down because the current Corp plan does not protect the Loop Island Wetlands or any of the erosion in New Albany so they really think that a regional approach makes sense here. He also stated that it locks that shoreline in and gives us a variety of options not least of which is on that southern side where Silver Creek comes out. He said that is the site of what they think are two of the most wonderful underappreciated recreational features in our region which are Bambi and Thumper. He stated that they are both kayak waves in the summer that are clearly the most dependable white-water features in our region and probably the closest would be within 100-200 miles. He said that their access plan will allow access to those and get families out there. He added that you could even learn to surf there. He then stated that New Albany has very heavy sites in history and they require a level of sensitivity and thoughtfulness in how we steward them, how they are shaped and how we bring them to life in a way that can be reflected upon but then grown upon for the next 100 years. He said that the next step for them is to go ahead and work on their capital development campaigns with the public sector and the private sector because this will be a public/private partnership. He stated that the next year is going to be one of discovery and dialogue.

Mr. McLaughlin asked if there have been any discussions with the neighboring residents on Providence Way regarding the dam removal that will take place.

Mr. Martin stated that they have not engaged any of the citizens but they have engaged Indiana because it is a state-owned dam and it was on the state's list of dams to be removed because of it hazards.

Mr. McLaughlin asked if he is talking of re-releasing wildlife in the area or is it like if you build it, they will come.

Mr. Martin stated that they don't need to because it is there and nature is pretty resilient. He added that he didn't think at any time they would ever see them introducing new species.

Mr. McLaughlin stated that it would almost take a re-release of deciduous fauna that was there.

Mr. Martin said that he doesn't see it.

Mr. McLaughlin stated that when entering into the Ohio River in a kayak, he doesn't want to give someone the idea that it is just a playground because we had someone drown there two years ago. He added that they didn't have life preservers on but they were kayaking and they went out towards the hydro plant.

Mr. Martin pointed out on the map that their takeout is actually on Silver Creek so you would take out before you enter the Ohio River.

Dr. Knable asked what the formal name of the conservancy is.

Mr. Martin replied River Heritage Conservancy.

Dr. Knable asked if the 50% of properties that they have already acquired are contiguous to one another or if they have a critical mass with those.

Mr. Martin stated that they do and they have been aggressively moving for riverfront properties.

Dr. Knable asked if there is a park in the world that is comparable to this.

Mr. Martin stated that this is the first one like this on a major poorly behaved adult river.

Dr. Knable asked if they were going to have their own security and will not need daily use of our law enforcement.

Mr. Martin stated that they are not law enforcement but they will have rangers operationally. He said that when it comes to law enforcement, that is the local government's role.

Dr. Knable asked where in New Albany would be the key part of this.

Mr. Martin stated from the K&I Bridge through Loop Island Wetlands and up through Spring Street.

Dr. Knable stated that he is enthusiastically in support of this and wants to go on public record as saying that we should be involved in this as New Albany in a big way and if we are not going to be, he wants to know why we are not. He said that this is a generational project and could redefine the area for multiple lifetimes so he wants to be on the right side of history with this particular project.

Mr. Blair stated that he is really enthused about this project for the community because it is going to be a game changer for Southern Indiana and for the Louisville Metropolitan area. He also stated that they have engaged world renowned park planners for this park and he would also like to know the city's intent and plans. He said that he would also like to get the council's support and receive a presentation from the administration on what the city's plans are for the Floyd County side. He stated that he thinks it is important to have consistency between the two parks. He said that he doesn't want to be in a situation where everyone wants to go to the Clark County side and no one wants to come to the New Albany side because they are not compatible or one is perceived to be better than the other. He stated that before we spend large sums of money, he thinks it is important that the council get the opportunity to weigh in and understand what the plans are because these are tax dollars that we are paying. He said that there is a big opportunity for the neighborhood east of Bicknell Park to be revitalized with this.

Mr. Gibson stated that he thinks it is important to point out that Mr. Chris Gardner is our point guy on this and is in monthly discussions with Mr. Martin about this so he just doesn't want it to be construed in this meeting that there is not communication between the two entities.

Mr. McLaughlin pointed out that it isn't just money that we are looking at to bring this along, we are also giving real estate away that belongs to the taxpayers and that is something that we have to look at critically and know what River Heritage and the city may have planned for that as well. He added when it is all said and done, it does belong to the taxpayers of New Albany.

Mr. Martin stated that he wanted to add on to that and say there is no giving away. He said no conservancy takes a gift of land; they are all about partnerships and interlocking agreements. He stated that Central Park is a great example because it is still owned by the residents of New York City and is run by the conservancy with the mayor of New York City on their board. He said that he never wants it to be that the conservancy is after land because that is a failed model.

Mr. Caesar stated that this is all very exciting and the council is thrilled to have them here and thrilled to see this project moving forward.

Mr. Staten stated that redevelopment is leading some of the designs that were talked about and when they get to a good point, he would be happy to come in and share those in a meeting or go over them in a presentation. He said that Mr. Gardner is leading the charge on the New Albany shoreline and discussing frequently with Mr. Martin our plans and their plans so he does think that it is something that he would be happy to come in and show the council what they are working on and what they are trying to do.

Mr. Caesar stated that they will be very anxious to hear about that because this has been happening for a long time and for those who don't know, this idea started in 1988 and it seems like a different world back then.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

COMMUNICATIONS PUBLIC: Z-20-04 Dennison Avenue Vacation

COMMUNICATIONS PETITIONER: Z-20-04 Dennison Avenue Vacation

**Z-20-04 An Ordinance for the Vacation of a Public Way Aebersold 1&2
Pursuant to a Petition filed by Inspired Living
Solutions, LLC and Reservation of Permanent
Utility Easement**

Mr. Aebersold introduced Bill Z-20-04 and moved to approve the first and second readings, Mr. Phipps second, all voted in favor with the exception of Mr. McLaughlin who abstained.

Mr. Aebersold stated that this is for an alley and the owners are Matthew and Danielle Wermuth. He said that it is down off Dennison Avenue which used to be Washington Street and Vine Street. He stated it is a 15 ft. easement that they want to build a duplex on.

Mr. Caesar asked if all of the neighbors have been notified.

Mr. Gibson stated that that this is actually an easement that was granted by them a while back when they bought the other property to be used if they needed to service that property. He said that is actually not the case now and they are going to develop the other lot so it is just releasing something that they had actually given to the city. He stated that as far as adjoining property owners, he doesn't believe there are any because it is directly in their property.

Mr. McLaughlin asked if there is anything under it.

Mr. Gibson stated that there is nothing in it.

Dr. Knable asked if there is any difference between granting an easement to an LLC rather than an individual or are they both treated as equal entities.

Ms. Stein stated that she doesn't think there is any difference.

COMMUNICATIONS PUBLIC: Z-20-02 Jollissaint Avenue Vacation

COMMUNICATIONS PETITIONER: Z-20-02 Jollissaint Avenue Vacation

**Z-20-02 An Ordinance for the Vacation of a Public Way McLaughlin 3
Pursuant to a Petition Filed by Aletha Goodman
and Reservation of Permanent Utility Easement**

Mr. McLaughlin tabled this item because there seems to be some questions on it that need to be worked out.

COMMUNICATIONS PUBLIC: Z-20-03 Virginia Avenue Vacation

COMMUNICATIONS PETITIONER: Z-20-03 Virginia Avenue Vacation

**Z-20-03 An Ordinance for the Vacation of a Public Way Turner 3
Pursuant to a Petition filed by Kyle and Angela
Kraft and Reservation of Permanent Utility
Easement**

Mr. Turner introduced Z-20-03 and moved to approve the third reading, Dr. Knable second, all voted in favor with the exception of Mr. McLaughlin who abstained. Bill Z-20-03 becomes Ordinance Z-20-08.

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS PUBLIC: R-20-12 Redevelopment Commission

COMMUNICATIONS PETITIONER: R-20-12 Redevelopment Commission

**R-20-12 A Resolution of the Common Council of the Collier/
City of New Albany, Indiana, Approving the Applegate
Order of the Plan Commission and the
Declaratory Resolution of the New Albany
Redevelopment Commission**

Mrs. Collier introduced R-20-12 and moved to approve, Mr. Phipps second, all voted in favor with the exception of Mr. Turner who voted no.

Mr. Turner moved to amend the resolution to add to have the redevelopment director come to the council meetings once a year during the budget process and give a breakdown of our TIF health, revenues and expenditures, projects year-to-date and projects currently planned, Dr. Knable second,

Dr. Knable withdrew his second.

Mr. Applegate stated that it is the area where St. Joseph Road, Kamer Miller Road and Charlestown Road converge at the intersection. He said this essentially closes that loop that probably should have been incorporated at the beginning of the TIF. He explained that by allowing us to extend this TIF, it will allow them to redesign that intersection and, in his opinion, that is a great reason to extend it.

Dr. Knable asked for some clarification on that. He said that he doesn't know if they meant redesign the infrastructure of that corridor or the clientele.

Mr. Staten stated that they are in the design process for the intersection at St. Joseph, Kamer Miller and Charlestown Road. He said that the big piece of it, which is the first phase, is just the west side so they do want to come back in a year or two and fix the Prosser and One Southern Indiana side of it. He also said that the area cannot be developed with the current intersection the way it is now. He stated that they are going to go in and do a complete overhaul to make that area more development friendly and open it up to commercial expansion. He also stated that Cattleman's is open now and doing very well and one of the reasons that they moved in there was because they had talked about doing this project over the next year or two. He explained that it is 7 parcels stretching from and including the Cattleman's up to the Marathon Station and if you look at Exhibit "C" in your packet, there should be a colored map and it is important to note that the Waffle House is not included in the TIF expansion. He stated that it has already been developed, assessed and there would not be any type of increment on that. He said that right now the base value is somewhere in the range of \$1.2M and that's where it will lock in for that 11 or so acres and the taxes are somewhere in the neighborhood right now of \$35,000.00.

Dr. Knable stated that he assumes they will have to widen the road going down to Cattleman's and asked if he sees further expansion west of Cattleman's at this point.

Mr. Staten stated that most of that is neighborhood at that point. He said that the project addresses more of the intersection than it does right in front of Cattleman's. He said there may be some paving or something done on that part of St. Joseph Road but the main part of this project addresses a couple of things. He stated that it addresses the entry way into the intersection, the Dairy Queen area by Kamer Miller and a little of it cleans up some of that area by the car wash so there are three pieces that they are going to do here.

Dr. Knable asked Mr. Staten if we would come in for an annual TIF update when we get back to normal meetings.

Mr. Staten said he would. He then stated that he thinks Mr. Applegate brought up a good point that this area probably should have been in the TIF when we first established it in 2000 or in one of the amendments in 2005 or 2008. He said that this expansion does not extend the life of the TIF and it expires when the TIF expires.

Mr. McLaughlin asked if this is a revamp of what we have now or over a previous plan.

Mr. Staten stated that it is an amendment to the TIF land that adds the 7 parcels to it.

Mr. Caesar stated that he thinks if you just use the word safety for the intersection out there, he thinks that is enough to actually expand the TIF. He said that it is a very dangerous intersection and you have people coming from two different ways right next to a stoplight and he knows that will be designed out of there to make much better development in that area.

Mr. Turner asked if they have any idea what the cost of the intersection will be.

Mr. Staten said that he could give a rough projection. He stated that they are at about 25% of the design process and they still have to bid it out but as of right now, the projected cost is around \$2M for everything they would like to do out there.

Mr. Turner stated that he read a study from Ball State and one of the points they made was that more than half of the assessed value growth in Indiana TIF Districts is attributable to the capture of growth to the non-TIF areas that would have happened regardless of the presence of a TIF. He said that he is thinking here that we already have Cattleman's that is invested in this area, the new Waffle House and Dunkin Doughnuts so there is some investment going in there and he just doesn't see the point to subsidize growth that is already starting to occur. He stated that another very good point that this study makes is that we are taking potential money from our public schools and we just had a referendum this last election about school safety so designing this will take money from our schools. He then said that the biggest concern that he has experienced in this first year is transparency. He stated that it is mainly because with TIF and redevelopment, you can get around a lot of our budget process and it has a lot less scrutiny when it comes to spending. He said that in his first year he has had to do two public records requests and both had to do with redevelopment. He stated that prior to both of these requests, he tried for over a month to get questions answered and was unsuccessful. He explained that the first request was for revenues and expenditures for the last year which he did not get any answer from and the second was all of the electronic and written communications regarding the Slate Run Road project. He said that he did receive the electronic communications and is still going through those. He stated that the redevelopment commission is separate from us, however, tonight we have to vote to change the TIF and he thinks it is time that we are included more in the process. He said that he would like to propose an amendment to have the redevelopment director come to the council meetings once a year during the budget process and give a breakdown of our TIF health, revenues and expenditures, projects year-to-date and projects currently planned.

Mr. McLaughlin asked Mr. Turner if this means he is not comfortable with the two council appointments on redevelopment.

Mr. Turner stated that he thinks the appointments have done a good job but he would like a full breakdown of the things he mentioned.

Dr. Knable stated that he would second Mr. Turner's amendment but he doesn't know if it can be done as part of this or if it would have to be a stand-alone ordinance.

Mr. McLaughlin stated that considering that the state issued and started the charter school system, the state has basically taken money away from the public schools by itself anyway. He added that to turn around and say that these TIFs take away money from the schools is a bit of the pot calling the kettle black.

Ms. Stein stated that she doesn't think it is appropriate to amend this resolution because it pretty much parrots the statute so she wouldn't want to interject an ancillary matter into it. She said that secondly, she would need to look into it because she is not sure that you can order the director to come before the council.

Mr. Aebersold stated that the council has two people on the redevelopment board and he would suggest that sometime after this meeting the council discuss with those two exactly what we want as far as TIF information and seems it should be their responsibility to be able to report to us once a year or when an issue comes up.

Mr. Applegate stated that since the beginning of the year up to now if there have been questions asked, he has answered them. He said that he and Mr. Turner had emailed back and forth on some things and he got him the information that he requested so he wants to make sure that there is the element that if they are asked for something then they can bring things in front of redevelopment as Mr. Aebersold has mentioned. He stated that if there is an amendment on the table for something different then he doesn't know how they would approach that.

Mr. Turner stated that he is more concerned about the things they don't know about like the \$6,000.00 in hand sanitizer and he would like to have these things broken down.

Mr. McLaughlin stated that he agrees that transparency is very important and we should start with the highest priced items such as the sale of the hospital and what the other bids were and who they were regardless of who was on the committee.

Mr. Gibson stated that he is going to comment for the administration because he doesn't like what is being insinuated. He said that the redevelopment meetings are open to the public, minutes are taken and approvals are done on all expenditures. He also said that the council receives minutes from those meetings so he doesn't appreciate or think that the insinuation that this is some secret organization is appropriate.

Dr. Knable stated that he enjoys Mr. Staten's expertise and thinks he gives them a more comprehensive look at it and he thinks to have him in once a year to engage the council would be very helpful.

Mr. Gibson stated that on that he will not disagree with or have an issue with but the other statements he does.

Mr. Blair stated that he agrees with Dr. Knable and would like to have an annual review because TIF is complicated and it needs a forum where you can ask questions and get a better understanding. He added that he knows that they do an annual review of redevelopment for the commission and last year he attended that review which was very informative and he would like to have the same type presentation done for the council. He stated that the council does get a report annually about TIF and what the projects are as well as the spending and so forth so it is on us if we have questions to ask those questions. He then stated that adding these parcels to the TIF district he feels is an appropriate use of the TIF district. He explained that you have some parcels of land that

can be developed as commercial, we have a big expense to improve an intersection that has been a problem intersection for a long time and we are going to also enhance the value of that property through commercial. He said that we should be able to recapture those additional tax dollars from those properties to help reimburse us for the intersection so to him, it is a very appropriate use of our TIF district. He also said that someone mentioned the schools but if there is no development there then there is no increase in taxes so the schools wouldn't have gotten the dollars anyway.

Mr. Caesar stated that they have a motion for an amendment and a second on the floor and asked Ms. Stein if it can be voted on.

Dr. Knable stated that after having facilitated discussion and the fact that Ms. Stein has ruled that they can't go down that road, he withdrew his second on the amendment proposal.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

There being no further business before the board, the meeting adjourned at 8:24p.m.

Bob Caesar, President

Vicki Glotzbach, City Clerk