

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA,
HELD A REGULAR COUNCIL MEETING IN THE COUNCIL CHAMBERS AT
NEW ALBANY CITY HALL ON THURSDAY, FEBRUARY 17, 2022 AT 7:00 P.M.**

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

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

CALL TO ORDER:

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

MOMENT OF REFLECTION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Regular Meeting Minutes for February 7, 2022, Mrs. Collier second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Mr. Turner stated that he received a lot of messages since the last council meeting from people that had concerns regarding the last meeting and things going into committee. He said that he reviewed the video and he does share their concerns and as he watched the video, he did think of something that concerns him a little more. He stated that our committees that we send these things to, are designed with 1/3 of our council members not being on them. He said that he is one of them as well as Mr. Blair and Dr. Knable that do not serve on any active boards. He stated that he thinks about the expertise that they bring to table. He said Dr. Knable is a former council president and is on his second term and is a managing partner at his practice and probably deals with a budget that is about the size of the city's. He stated that Mr. Blair is in his third term and is a former council president as well and added that he is a career banker as well as a small business owner. He said that he thinks he brings a lot of knowledge to the table with compliance because we are getting a lot of grants and federal funding. He stated that they both bring a lot of value and he feels that value would be best served on some committees and he feels that the people are really missing out on that from them. He said that when the committees are designed the way these are, questions are avoided, diversity of thought is hindered and it takes away from the voice of the people. He stated that last year he and Mr. Blair were on the fire and police committee when it was not active and this year, they were removed from it and it has become active because we are getting ready to purchase a new place to house the police department and we are getting ready to build a new fire house. He told Mr. Applegate that he is an at-large council member and represents 37,000 people and since he has been president, we are enforcing the committees, which is reasonable, but they do seem one sided 6-3. He added that you can't just put Mr. Aebersold on every committee and call it bipartisan. He said that this isn't federal politics and doesn't need to be partisan so we need to go with experience and specific knowledge of things. He asked Mr. Applegate if it would be unreasonable to see that Mr. Blair and Dr. Knable bring value to the city?

Mr. Applegate stated that everyone is appointed to a standing committee so he doesn't know what Mr. Turner is talking about.

Mr. Turner stated that the committees that they are on are not active and they don't meet so it does take away from the people that they represent. He asked Mr. Applegate if it would be unreasonable for the three of them to be added to some of the working committees? He suggested police or public safety. He said that we have a doctor and he is not on public safety.

Mr. Blair stated that he agrees with Mr. Turner and Mr. Applegate says that he doesn't know what Mr. Turner is talking about, but all he has to do is look at the committee membership last year and at the committee membership this year and he will see certain people were removed from committees and have less committee participation than previously. He said that he was on the police committee and had been on there since he started on the council, and he looks at that as more of a political move because we have a new police station being considered. He stated someone who has a financial background as well as a construction background was taken off of that committee and he would think that you would want that person on the committee. He said for Mr. Applegate to say that he doesn't know what Mr. Turner is talking about, this was easy and transparent to show him what he is talking about.

Dr. Knable stated that he received two emails with regards to the Mt. Tabor Road intersection property and he believes that Mr. Gibson can speak to that.

Mr. Gibson stated that he understands that Mr. Feiock contacted everyone on the council regarding a neighbor that he believed was operating a business and the city investigated it and did not find anything to support that. He said that he claimed there was a trailer that was being used in a lot, but the trailer can be used by anyone and there was no evidence found that they were actually running a business out of there. He stated that the other issue that he has a complaint about that the city will look into further is an RV parking too close and obstructing vision. He said that the difficulty will be if he has something that is not illegally there and is on his private property, there is nothing they can do unless it is something that is seriously causing concern for safety.

Dr. Knable stated that when he was president, he liked to at least have a committee as a whole and have open discussions that brought everyone into it. He said that he thinks that when things are pushed back into committee, it does give the appearance of less transparency. He stated that he also knows that it is a political organization and to the victor go the spoils sort of speak. He said that he would just encourage Mr. Applegate to have more discussions as a committee as a whole which we can do. He also said that he would also remind everyone of the need for, not only the appearance of transparency, but pure transparency.

Mr. Applegate stated that they still have a discussion as a whole after the item comes back to the council from committee. He said that the committee is just there to look over the process after it is on the agenda. He mentioned again that all committees are bipartisan as the ordinance states.

COMMUNICATIONS – MAYOR:

Mr. Hall stated that Mayor Gahan wanted to express his appreciation to the council for their swift action on the American Rescue Plan. He said that without the steps that this council took, this money would not have gotten out to the people that needed it as quickly

as it did. He stated that there will be a presentation later tonight that goes into a little more detail about the program.

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

ARP Update

Mr. Staten stated that they did put together a video on the ARP update so they would show that and then be available afterwards for any questions.

The council was shown the video that updated them on the American Rescue Plan Funds.

Dr. Knable asked if there was any federally or locally imposed expectations for ongoing accounting of how that money is spent or once the money is out to those organizations, they are free to do as they see fit?

Mr. Staten stated that after it was approved there was a subrecipient agreement which is very similar to how they run their CDBG Program and part of that agreement requires them to comply with all of our reporting needs as well. He said that when they report back to us, we submit a report to the federal government which includes numbers from them as well so we do monitor that. He stated that they go through the numbers and see what they have spent so far and what they spent it on. He said they are required to provide all of that information to us and then we put that into the federal report as part of the yearly guidelines.

Dr. Knable stated that they are providing that information to redevelopment and then redevelopment reports that back to the federal government.

Mr. Staten said that is correct.

Dr. Knable asked if it would be possible at sometime to get those nitty gritty details on that?

Mr. Staten stated that he could probably get him a copy of the federal report.

Dr. Knable stated that would be fine. He said that some of these are rather large amounts and it would be very interesting to see how they are being laid out.

Mr. Turner stated that the county received American Rescue Funds as well and asked if we have had any communications on working with them on Head Start? He said that he noticed that was \$800,000.00 and asked if we reached out to the county to see if they wanted to spend \$400,000.00 on this as well?

Mr. Staten stated that we did not work with them on the Head Start project.

Mr. Turner asked what the vote totals were on all of these by the New Albany Redevelopment Commission? He asked if it was unanimous for everything?

Mr. Staten stated that he believes it was.

Mr. Turner asked who is on that board?

Mrs. Collier stated that she is on it.

Mr. Applegate stated that he is on it as well.

Mr. Turner stated that redevelopment has not said no in over two years on any vote. He said that he just wanted people to know that.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS PUBLIC: R-22-02 Withdraw from Building Authority

COMMUNICATIONS PETITIONER: R-22-02 Withdraw from Building Authority

**R-22-02 A Resolution Withdrawing from the New Albany- Caesar
 Floyd County Building Authority as Amended**

Mr. Caesar introduced R-22-02 and moved to approve as amended, **Mr. Phipps** second, all voted in favor.

Mr. Caesar moved to amend the resolution to add “Authority” after New Albany-Floyd County Building, **Mrs. Collier** second, all voted in favor.

Mr. Caesar stated that they are doing this to really just make it easier on the county and establish an end date of when we left to let them run their own show. He said that we are up-to-date on payments and everything looks like it is ready to go here.

Dr. Knable asked if there are any existing liabilities that we are on the hook for at this point in time?

Mr. Gibson replied no and stated that this will clean up any possibility of that. He said that there is no outstanding debt as far as he knows.

Dr. Knable asked if there are any further benefits to accrue on that?

Mr. Gibson stated that they had a litigation awhile back and it went a different way than he would have preferred, but no, there really aren’t as far as that.

Dr. Knable asked if this maneuver would not, in his opinion, increase our chance of future litigation over any existing agreement?

Mr. Gibson replied no.

Dr. Knable stated that he personally laments anything that takes the city and county governments further apart but given the realities of the situation, he thinks this is probably the most prudent thing to do.

Mr. Gibson stated that this was originally set up as a financial tool in the 1960s so the city didn’t have to take on debt and the county didn’t have to take on debt. He said that went away after 30 years and they just sort of remodeled it. He added that he thinks it

would be inappropriate and a hinderance for the city to meddle in the business of what they should do with that building since it is theirs.

Dr. Knable stated that he personally spoke to people at the county level as well and the majority were in favor of this move as well so he will be voting for it.

Mr. Applegate stated that he spoke with a member of the building authority as well and they seemed to be in favor of this. He also stated that the committee had a 3-0 vote in favor of this with no changes made to it.

Mr. Gibson stated that the only formality left is to let the appointments that are on there know and he can do that through his staff in his office if that is okay with the council. He said that the council has an appointment and the mayor has an appointment, so they can let them know effective March 21st their services on that board will no longer be necessary.

Mr. Blair stated that in the fifth whereas there is a statement that says “site accomplished several developmental aspects such as economic development” and asked Mr. Caesar what was accomplished with economic development with the creation of this building?

Mr. Caesar stated that he thinks we are sitting in economic development right here right now.

Mr. Blair stated that he thinks his definition of economic development is different. He said that he agrees that it took away the blight, but asked if we attracted other companies here locally to locate here and if we increased our tax base or number of employees downtown? He stated that is what he understands from an economic development standpoint. He added that he does agree that this a beautiful facility and they did a great job with it, but he didn't know if there were any examples of a business relocating here or someone adding employees because of this building.

Mr. Caesar stated that the complex right next door is a good example of that and there is going to be a building built at the corner of Bank Street and Main Street. He added that all of Main Street is getting a \$3M renovation to it. He said that he thinks this is one of things that has helped the entire downtown and especially this part of town.

Mr. Blair stated that there is a restaurant across the street that just announced they are closing.

Mr. Caesar stated that restaurants open and close every day.

Mr. Blair stated that he just wanted clarification of that statement.

Mr. Turner stated that he agrees with Mr. Blair questioning what economic development is. He asked if it is subsidized growth that comes from us putting money into a city building? He said that the project that is going to happen on the street is not privately financed either. He stated that he doesn't know if he can say that this is economic development either. He said that he does agree with the resolution and thinks this is what we should be doing. He then asked if the police department is separate from the building authority?

Mr. Gibson replied yes, that is correct.

Mr. Turner asked if there is a chance that we could get into a lawsuit with the county because he would hate to see a lawsuit that would cost the taxpayers dollars in the city.

Mr. Gibson stated that the jail and the police station are completely separate so it would have no bearing on any type of litigation or lawsuit. He said that this resolution is on the building authority only and they have authority over the building only (the four-story structure).

Dr. Knable stated that he saw quite a bit of loose equipment in the back room and asked if we are possibly making steps towards livestreaming their meetings.

Mr. Gibson replied yes.

Mr. Turner asked if there is any timeframe on that.

Mr. Gibson replied probably in a few weeks.

Mr. Turner stated that he, Dr. Knable and Mr. Blair are on only six committees. He asked why it is so lopsided?

Mr. Applegate stated that all committees are nonpartisan committees.

COMMUNICATIONS PUBLIC: R-22-03 Cimtech & Young Holdings

COMMUNICATIONS PETITIONER: R-22-03 Cimtech & Young Holdings

**R-22-03 Resolution Concerning Statement of Benefits for Collier
 Young Cimtech LLC D/B/A Cimtech, Inc. and
 Young Holdings, LLC by the Common Council of
 the City of New Albany**

Mrs. Collier introduced R-22-03 and moved to approve, Mr. Caesar second, all voted in favor.

Dr. Knable asked if this was going to be assigned to committee before discussing?

Mr. Applegate stated that any items with development and building are assigned to the council as a whole.

Mrs. Collier stated that they are asking for a new personal property and real estate abatement and they anticipate to add another five jobs with another \$200,000.00 in salaries. She said that they are planning to invest approximately \$2.3M into New Albany.

Mrs. Jesika Young, Young Cimtech, stated that Cimtech is a nationally recognized company providing solutions to industries across the United States including the department of defense, HVAC, food & beverage, rail, automotive, medical, aerospace and industrial, just to name a few. She also stated that they were named the top 10 precision manufacturer in the United States in 2020. She said that she doesn't have to tell them that 2020 was hard for everyone, especially a business owner on a crazy growth trajectory when the bottom fell out quite literally. She stated that they experienced irrecoverable revenue from some of the industries that they serve such as automotive, food & beverage, just to name a few. She said that despite all of that, they still posted over 25% growth in revenues. She stated that additionally they have shown commitment to their team, composed mostly of Indiana residents, and their commitment to the city by

purchasing the adjoining lot now giving them eight acres nestled in a cul-de-sac in the industrial park. She said that this is very important and allowed them to put in a turnabout for semis because they have had semis unsafely backing up in their parking lot since 1992. She stated that since their approval in December in 2019 and through the conclusion of 2021, they have added 18 total new team members which is 14 full-time and four part-time, and brought to the State of Indiana the first Micro Dynamics 5-Axis CNC Mill. She said that not only have they done that but their CF-1 form for 2020 reflects that they not only have increased their wages an estimated \$1.3M, they actually concluded in December 2021 at \$1.9M. She added that is an average wage of \$24.87 and that they have also increased their entry wages which now range from \$17.00 to \$22.00. She stated that they are now requesting an abatement not only on a long overdue real estate improvement, but also expansion on their equipment. She said that this expansion request will include an additional 13,900 square foot to their existing building, a wraparound drive for receiving as well as 22 additional parking spaces which are much needed. She stated that this equipment move will also allow them to bring over their large fabrication arm and new equipment to New Albany, their home, instead of being over in Louisville. She said budgeted in this expansion of \$1.7M for real estate, they plan to add a minimum of five positions. She added that if this gives them any idea of their growth trajectory, just from the start of this year they have added six and a half full-time employees and five of those team members are working over in Louisville, their fabrication arm. She stated that they want to bring their team members back home to New Albany. She said that they chose Indiana over Kentucky because 82% of their team members are Indiana residents with an average tenure of 20 years. She stated that they have also fostered fantastic relationships with Work One, Ivy Tech, Vincennes University, Purdue, Kinexus, The Metro Manufacturing Alliance, One Southern Indiana, Floyd, Harrison and Clark County Schools and, of course, Prosser. She said that they sit on all of their boards including welding and machining programs and they host students during their micro-internships for job shadowing and seasonal work. She stated that Cimtech and their team are highly engaged in the community giving back and bringing the next generation along and they certainly want to continue to do that.

Dr. Knable asked where the students that come in for the micro-internships come from.

Mrs. Young stated that they have had them come in from Purdue Polytechnical, Prosser, Ivy Tech as well as Work One. She said that it really is a myriad of places that these students are coming from.

Dr. Knable asked if they are leaving Kentucky all together.

Mrs. Young stated that they would love to be on their New Albany campus.

Mr. Turner thanked them for coming and stated that in 2019, he sees that the current number of employees were 32 with the projection of six additional employees. He said that today he sees that the current number of employees is 34 with the projection of five additional employees. He stated that if you add that all together, you really have a projection of one additional employee from the first abatement projection, which would make a total 39 employees.

Mrs. Young stated that is incorrect. She said that the 32 employees in 2019 did not include the Kentucky team members that they have. She stated that they run the action and material handling as a subsidiary. She said that when they would combine them all, they end up hitting that number of 40 full-time employees currently.

Mr. Turner asked if that is in New Albany?

Mrs. Young said that is across the board.

Mr. Turner asked how many are in Louisville?

Mrs. Young replied six.

Mr. Turner asked if they give anything back to New Albany other than having students come through their facility?

Mrs. Young stated that they sponsor several youth organizations and try to support their team members' children. She said that they also do scholarships for any type of student that has come through and is going on to Vincennes University or going on to any additional type of work.

Mr. Turner asked if this expansion is based on demand or just a want?

Mrs. Young stated that it is based on demand because they are growing. She said that from 2020 to 2021 they are up 33%.

Mr. Turner asked why leave Louisville?

Mrs. Young stated that it is because 82% of their team members are residents of Indiana and the infrastructure over here in way of the schools and curriculums, plus their reputation and because they have been here since 1992. She added that it just makes it a much better feed than over in Louisville.

Mr. Turner stated that he typically votes no to multiple tax abatements because we don't see a lot of companies give back and that is his biggest concern with these tax abatements. He said that it is nice to see that Cimtech does give back and he hopes that they do decide to move all of their stuff to New Albany. He then thanked them for their time and said that they check all of the boxes that he asks everyone, so he is voting in favor of this one.

Mr. Applegate thanked them for being part of New Albany and stated that family owned and operated is a big, big deal for this area. He said that he really appreciates what they are doing and to keep it up.

Mr. Blair thanked them for being here, for being based here and trying to consolidate here. He stated that the manufacturing reliance is significant to students because they have to see the opportunities and have to get out in the workplace. He said that he really applauds Cimtech for what they are doing. He added that this is what he would consider economic development.

Mrs. Young thanked the council for their service.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

There being no further business before the board, the meeting adjourned at 8:04 p.m.

Jason Applegate, President

Vicki Glotzbach, City Clerk