

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA,
HELD A REGULAR COUNCIL MEETING VIA ZOOM.COM ON THURSDAY,
FEBRUARY 18, 2021 AT 7:00 P.M.**

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

ALSO PRESENT: Amy Stein, Josh Staten, Linda Moeller, Warren Nash, Shane Gibson and Vicki Glotzbach

CALL TO ORDER:

President Phipps 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. McLaughlin moved to approve the Regular Meeting Minutes for February 1, 2021, Mrs. Collier second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Dr. Knable stated that he wanted to reiterate what he said at the last meeting because we had some inclement weather this week. He said that he knows the street department has been very busy so he just wants to thank them for the overtime that they have been putting in with that. He also said that if the council can give them words of encouragement from time to time when they run into them, he thinks they should do that.

Mr. Applegate stated that he just wanted to remind everyone to wear masks when they are out and to be accountable for themselves and others even if they have been vaccinated. He said that we are halfway through Black History Month and he wanted to recognize the entire month. He stated that he saw the release about LifeSpring going into Colonial Manor and he knows that has been worked on really hard by redevelopment as well as the mayor's office. He said that he is really excited about it and if Mr. Staten could elaborate on it, that would be nice.

Mr. Aebersold stated that the Caesars Foundation is trying to put together a booklet of memorabilia such as pictures, letters, comments, etc. for Mr. Jerry Finn because he is going to be retiring next month. He said that you can go online to submit those.

Mr. Blair stated that he would like to thank the controller and her staff for putting that financial information together for the county concerning the animal shelter. He said that he knows that wasn't an easy task and right now they are working on year end financials.

Mr. Turner stated that there were some sewer issues that came about with the storm that came through and the city was very responsive to some people that reached out to him and they did a great job. He added that the people are very satisfied with the service they received. He said that the Colonial Manor thing is very exciting for the 5th District and he would like to congratulate all of those people in 2019 that had that grassroots movement and really created a buzz around that whole Charlestown Road corridor. He

stated that he wanted to thank the previous council as well because if they wouldn't have made that crucial vote, we wouldn't have LifeSpring now.

Mr. McLaughlin stated that he thinks that we caught up on the roads pretty quickly during the storm and he hopes to get into spring soon and get COVID behind us by getting vaccines. He added that the masking and distancing is still to be in place even if you get vaccinated.

Mr. Caesar stated that he would just like to thank the road crew for being out and working in the middle of the night and getting the job done because he knows that is not an easy job. He stated that he would also like to thank Mr. Staten and redevelopment for all of their work on Colonial Manor and to get LifeSpring out there is a pretty big accomplishment for New Albany.

Mrs. Collier stated that she just wanted to reiterate what her colleagues have said especially with the potential clinic going in at Colonial Manor. She said that she knows it has been a monumental effort with Mr. Staten and his entire staff as well as LifeSpring and even the developer. She stated that she is just grateful for all of the effort that each entity has put into that. She said that this will provide services for people who don't have primary healthcare and that is a wonderful thing.

Mr. Phipps stated that he doesn't have anything to add and would concur with what all that the other council people mentioned.

COMMUNICATIONS – MAYOR:

Mr. Staten stated that the mayor is pretty excited about what is in front of the council tonight as far as the Phase 3 of the OCRA grant. He explained that this is something that we have the opportunity to apply for and hopefully will receive more funding from the state to help with the pandemic response, specifically, financial assistance towards our small businesses that have been affected by this pandemic. He stated that the mayor wanted to issue his support and is excited to move forward and hopes that we can work together and get the state to award some money our way.

Dr. Knable asked Mr. Staten to spell out the acronym because he wanted anyone listening to know what that stands for.

Mr. Staten said that it is the Indiana Office of Community and Rural Affairs.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

Mr. Staten stated that today they did announce the partnership between LifeSpring, the City of New Albany and Mr. Brian Forrest for Hoagland Realtors to bring a 4,500+ sq. ft. affordable care clinic to the Colonial Manor Shopping Center. He said this is something that they are extremely excited about and on Tuesday the redevelopment commission will see the final details and get to vote on the final parts of this project. He stated that to sum it up right now, redevelopment will take the lead on the construction aspect and will be using \$350,000.00 of their CDBG Cares Act money to build out this clinic. He said at that point LifeSpring will take over and operate it on a yearly basis. He added that all details will be put forth at the redevelopment meeting on Tuesday.

Dr. Knable asked what percentage of the available square footage within that entire area is the clinic going to use.

Mr. Staten stated that is a huge, huge area so he doesn't have that exact number but will look that up for Dr. Knable.

Dr. Knable asked if it is roughly half or two thirds.

Mr. Staten stated that it is 4,500 sq. ft. so probably not even that. He said that it is still a good size for a doctor's office and will have 10 patient rooms. He added that they have a similar location in Jeffersonville that has been pretty effective so they are excited to bring this into New Albany and he thinks it will be the only clinic in New Albany of its kind. He said they will take people who are uninsured or underinsured and have a scale system as to how they work people in.

Dr. Knable asked if he has any idea who will be staffing that at this point.

Mr. Staten replied LifeSpring.

Dr. Knable stated that he has always been interested in getting IU Medical School to bring residents down here on a rotating basis so with this there is a seed that may be able to be expanded upon.

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

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

COMMUNICATIONS PUBLIC: G-21-02 AMENDING 119.06 (TAXI CABS)

COMMUNICATIONS PETITIONER: G-21-02 AMENDING 119.06 (TAXI CABS)

G-21-02	AN ORDINANCE AMENDING CITY ORDINANCE 119.06	Applegate 3
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Mr. Applegate introduced Bill G-21-02 and moved to approve the third reading, Mr. Caesar second, all voted in favor with the exception of Mr. Turner who voted no. Bill G-21-02 becomes Ordinance G-21-02.

Mr. Applegate stated that nothing has changed on it since the last meeting. He said that he did investigate with some different insurance folks and if you have a good driving record, good credit, etc. and you are applying for a license, you are going to see very little difference in the limit. He stated that in a lot of cases, depending on who your carrier is, you may even drop rate in some fashion if you are at a higher limit. He said that he spoke with Mr. Gibson and they decided to keep it at the 100/300/100 and they also agreed that they will send a letter to anyone coming in for the renewal of their license that would let them know ahead of time of the limits they have to have to renew.

Dr. Knable stated that after his discussion with Mr. Applegate, he is comfortable with the minimum requirements for insurance as stated. He said that Mr. Applegate was also able to give him some quotes with regards to how that would impact drivers' insurance and it didn't look like it would be anything extraneous that would keep someone from wanting to work in New Albany. He stated that he has no further reservations about that part of the proposed ordinance change. He also stated that he did discuss the possibility of entertaining an increase in the penalty but he wants to take that off of the table because he doesn't feel it is necessary. He said as it turns out, it looks like some of those fines are going to be established at the state level and we may not have any latitude on that anyway with them lowering it.

Mr. Turner stated that the data to him doesn't support any changes to these taxis. He said that we had about 1,400 accidents and none of them involved taxis. He said we only have four taxis so he just doesn't see why we would change an ordinance for four taxis. He then added that the data indicated that there were 1,400 accidents at a minimum average of \$12,500.00 and that does support city wide traffic calming so if we really want to make a big difference, he thinks traffic calming should be high on their agenda.

Mr. Aebersold asked if the certificate of insurance that is provided to the city by the taxi company is valid for one year or do they get a certificate for six months then provide another one.

Mr. Gibson stated that we usually ask to be notified if there is a change in the insurance so that is part of the process. He said that the City of New Albany will be listed on the insurance for notification purposes. He said that he will verify that.

Mrs. Collier stated that she doesn't care if it is one taxi or 20,000 taxis operating in the city, she is grateful that the citizens are given that amount of protection if they need it.

Mr. Caesar stated that he wanted to thank Mr. Applegate for all of his hard work on this and his efforts to help protect our citizens and make sure that people are doing the right thing.

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS PUBLIC: R-21-02 PTG Silicones, Inc.

COMMUNICATIONS PETITIONER: R-21-02 PTG Silicones, Inc.

**R-21-02 Resolution Concerning Statement of Applegate
 Benefits for PTG Silicones, Inc. by the
 Common Council of the City of New Albany**

Mr. Applegate introduced R-21-02 and moved to approve, Mr. Caesar second, all voted in favor.

Mr. Applegate stated that this is an abatement for property tax reduction.

Mr. Brendan Cahill stated that he would just like to thank the council for considering their property tax abatement and all the folks in economic development and redevelopment for their support too. He said that they had a great 2020 and were growing at over 31% and they are going to use this capital equipment investment of over \$403,000.00 to put more equipment in for their planned growth in 2021. He stated that they are also looking to hire 2-4 people in maintenance, plastics processing, and an office supervisor and bookkeeper.

Dr. Knable asked how long ago he started his business.

Mr. Cahill stated that he started 14 years ago and wrote a business plan and started from scratch. He said that they opened in the industrial park and have been there ever since and it has been a great run.

Dr. Knable asked Mr. Cahill who he had with him tonight.

Mr. Cahill stated that is their General Manager, Mr. John Marshall. He said that Mr. Marshall runs the day-to-day business and keeps them on the course that they have planned for 2021.

Dr. Knable stated that he is pleased to vote yes for this and thanked Mr. Cahill for the blood, sweat and tears that he has put into it because he thinks that is what makes the community and ultimately the country great.

Mr. Cahill thanked Dr. Knable and invited anyone to come to their place to see what they do. He said that they are an incredibly advanced manufacturing company that runs 24-hours a day, 7-days a week. He added that for what they produce, they are incredibly lean and mean and that allows them to be competitive both here and in North America as well as globally.

Mr. McLaughlin stated that he wanted to commend the company on staying here long enough to do this and he greatly appreciates it. He said that a lot of people misunderstand abatements and think that we are giving money away or something like that, but a lot of companies have stayed and increased their employee membership which in turn increases property taxation in the city. He stated that it really helps out to keep the businesses growing and keep them in New Albany. He said he appreciates this company sticking with us.

Mrs. Collier stated that she would like to add to what Mr. McLaughlin just said. She said that if we didn't allow these tax abatements, some of these businesses would go other places that are allowing them and we would have so many missed opportunities to bring more revenue into our community. She stated that tax abatements are wonderful for businesses as well as the city itself. She added that she is very thankful for businesses that have put their faith in New Albany and stuck it out with us.

COMMUNICATIONS PUBLIC: R-21-03 COVID-19 Response Application

COMMUNICATIONS PETITIONER: R-21-03 COVID-19 Response Application

R-21-03 Resolution of the City Council of the Collier
City of New Albany, Indiana Authorizing
the Submittal of the Phase 3 COVID-19
Response Application to the Indiana Office
of Community and Rural Affairs and
Addressing Related Matters

Mrs. Collier introduced R-21-03 and moved to approve, Mr. Caesar second, all voted in favor.

Mrs. Collier stated that she thinks this is a nice complement to other things that we have done regarding small businesses and the everyday person living here in New Albany. She said that she is very happy to support this and hopes everything goes well.

Dr. Knable said that he would like to ask how it was decided how that money would be allocated among different resource bases and then how that process was undertaken with regards to selecting who the grant recipients would be.

Mr. Staten explained that this is an extremely competitive grant and we are asking for the full \$250,000.00 which will go towards small businesses financial assistance grants. He stated that they don't have to pay the money back to us; it will be money going out to them. He said that they wanted to go the small business route on this because redevelopment was also awarded \$580,000.00+ through CDBG money that they were able to put into various public service programs including the LifeSpring project for the clinic. He stated that while they were doing that with one side, the opportunity came to apply for Phase 3 here and put money into our small businesses.

Dr. Knable asked when it comes time to cut checks on this, how will the recipients be chosen.

Mr. Staten stated that if it is approved tonight, there will be a public hearing at the redevelopment meeting on Tuesday for additional comments to go within the applications. He said this resolution, additional comments and the applications will all go to OCRA. He said that we will not hear back until mid-April on whether or not we were awarded money.

Dr. Knable asked when the application deadline is.

Ms. Saegasser, Wheatley Group, stated that it is March 11th. She said that it was originally February 28th but due to the volume of the proposals they received, they extended the deadline so they would have time to do all of their proper review.

Dr. Knable asked if it is all or none.

Mr. Staten stated that it is his understanding that they can award a piece of the grant and don't have to award the whole \$250,000.00. He said that they have their own scoring system and their own group of people who are going to look at these and there are well over 100 cities that have applied for Phase 3 so they have their work cut out for them. He stated that they thought they would ask for the maximum amount and if they choose not to award it that way, then we could get zero or could get half. He said that in April if we are awarded money, the redevelopment commission will accept applications from businesses for a certain amount of time and then the commission will score each application and those scores will be tabulated. He stated that they will submit the ones that have been selected up to OCRA for final approval.

Dr. Knable asked if we hired Ms. Saegasser's firm specifically for this grant.

Mr. Staten stated that Ms. Saegasser formerly worked with River Hills Economic Development District and is now with the Wheatley Group. He said that she helped them put together the application and if we are awarded the grant, she will help them administer it and help his staff with the technical side of things. He stated that she will also be available to businesses who have questions about how to go through the application process. He said that if you look at the resolution at item number 2, there is a fee for \$6,250.00 which is the administration fee that would be paid to the Wheatley Group for them to help us work our way through this if we are awarded money. He said that if we are not awarded money, there would be no contract so we wouldn't have to pay.

Dr. Knable stated that the soonest that an individual business owner might be able to apply would be mid-April and asked how long they anticipate the application and awarding process would take. He also asked if we could get money in people's hands by late May conceivably.

Mr. Staten said conceivably, yes. He stated that they would look at the application process and how long the application period will be opened and he would assume that they are going to get quite a few small businesses applying for this. He said that he can hope for mid-May but he is not going to promise that.

Dr. Knable stated that he understands that but there are some people just hanging on by a thread. He commended everyone involved in this and asked if it is awarded that they know as soon as they can so that they as individual council people can broadcast this to get as large of an applicant pool to make this as fair as possible for those business owners.

Mr. Staten said he agrees 100%.

Mr. Blair stated that if we are fortunate enough to receive the grant, he would like to see some kind of financial projection in the applications from the businesses. He said that it doesn't have to be anything sophisticated but he thinks it is important that businesses tell them what they are going to do and how they are going to succeed. He stated that has been his contention in the past with other grants because we just ask them to give us the minimal amount of paper and it has sort of been on a first come, first serve basis.

Mr. Staten said he thinks that is something they can work in and added that OCRA has pretty strict reporting requirements over the next two years for this and businesses will have to report back to us. He said we will then send that up to OCRA as we move forward through this.

Mr. Turner asked when the additional CDBG money be available to us to use for other services.

Mr. Staten stated that it is already. He said that they were awarded it throughout last year as part of the Cares Act and they have been putting it to use. He stated that they were told when they received it that they would have to put it toward amendments to our 2020 fiscal year plan and they have done that. He said that the second amendment is coming Tuesday which is the project that includes LifeSpring and they had the first amendment last fall.

Mr. Turner stated that some of the public services that we could use this OCRA grant for are to enhance mental health which would include substance abuse and suicide prevention. He said we could also include childcare expanded services, rental assistance and potentially Wi-Fi in public spaces for those kids who don't have high speed internet at home to do e-learning in a public place. He said that in his mind, he thinks about Griffin Park.

Mr. Staten stated that Silver Street Park and the Farmer's Market have Wi-Fi right now as well as the high school and libraries so there are places that do have it now. He said that they have also had discussions in their meetings about potentially the parking garage getting it if they can wire on four levels. He also said that Mr. Turner mentioned rental assistance and last fall redevelopment partnered with the trustee's office using this exact CDBG money that we are talking about to put \$100,000.00 towards rental and utility assistance including Wi-Fi. He stated that they included Wi-Fi so that people that may not have the ability to pay for it right now, especially with remote learning, can go in and work with the trustee because they are already doing this program. He said it made sense to partner with them so we wouldn't duplicate services.

Mr. Turner asked if they would be doing anything for substance abuse.

Mr. Staten said that LifeSpring does a significant amount of that type of work as far as mental health services, etc. He stated that he doesn't know specifically if they will be doing it in the new clinic because that is going to be mostly primary care, but they can certainly refer out for different things. He said that he does think the work with LifeSpring is pretty all encompassing as far as a lot of different healthcare services.

Mr. Turner asked when they will be going in.

Mr. Staten stated that they hope to have them in sometime this summer.

Mr. Turner asked who gets the 2.5% for administration.

Mr. Staten stated that his staff's salaries come from either TIF or CDBG depending on what project they are working on so he keeps their hours specific to those types of projects. He said that HUD requires you to have a certain percentage of administration fees in everything you do through HUD or CDBG programs so part of the administration fees goes to paying for part of his staff. He stated that doesn't mean they make any more; it just means that is the pot the money is pulled from for their salaries.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

There being no further business before the board, the meeting adjourned at 7:43 p.m.

Greg Phipps, President

Vicki Glotzbach, City Clerk