

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA,
HELD A REGULAR COUNCIL MEETING IN THE THIRD FLOOR ASSEMBLY
ROOM OF THE CITY/COUNTY BUILDING ON THURSDAY, MARCH 19, 2015
AT 7:30 P.M.**

The meeting of the **New Albany City Council** was called to order by Mr. McLaughlin at 7:30 p.m.

PRESENT: Council Members, Mr. Coffey, Mr. Caesar, Mr. Phipps, Mrs. Benedetti, Mrs. Baird, Mr. Gonder, Mr. Zurschmiede, and President McLaughlin. Mr. Blair was not present.

OTHERS PRESENT: Mr. Lorch, Mr. Gardner, Mrs. Moeller, Mr. Gibson, Mr. Robison, Mr. Michael Hall, Mr. Thompson, Major Will Popp and Mrs. Glotzbach

MOMENT OF REFLECTION:

PLEDGE OF ALLEGIANCE:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Work Session Meeting Minutes for March 2, 2015, Mrs. Baird second, all voted in favor.

Mrs. Baird moved to approve the Regular Meeting Minutes for March 2, 2015, Mr. Phipps second, all voted in favor.

COMMUNICATIONS – PUBLIC:

COMMUNICATIONS – CITY OFFICIALS:

Mrs. Benedetti explained that there has been a decision rendered by Duke to install and maintain all of the downtown lights and all the parts are in the process of being ordered. She stated that she is very excited about this and the administration has been diligent in getting this done and it should be up and running in the next 6-8 weeks.

Mr. Phipps asked if they are keeping the existing fixtures.

Mrs. Benedetti stated that is correct.

Mr. Duggins stated that Duke apologized for that lack of service and for this even being on the Mayor's desk. He explained that they are working with a new individual at Duke and she has been great to work with.

Mr. Coffey pointed out that they were told that this would cost \$300,000.00 and in all fairness the administration is the one that kept pushing the issue to get it to this point.

Mrs. Benedetti stated that if they decided to put metering points that \$300,000.00 could still be used for that.

There was a lengthy discussion regarding the background of the process to get these lights and issues with the wiring.

Mr. Coffey stated that he learned at the solid waste meeting that they are going to be limited on what can be picked up and it is going to cost more. He explained that he would

like Mr. Caesar to sit in with them when they discuss what is going on and they will have to work with the county on this.

Mrs. Benedetti asked about the jobs that were lost.

Mr. Gonder stated that it is going to be about 1/8th of what it was.

Mr. Thompson stated that Mr. Jeff Libbs contacted them and told them that the plant was open so they have stopped using the cold patch on the potholes. He explained that they have a meeting with MAC tomorrow to find out when they can start up on paving and gave them the list for striping. He stated that they expect to start on the striping in the next two weeks.

Mr. Phipps stated that the new street signs look great.

Mrs. Benedetti asked if there was a grant for the street signs.

Mr. Thompson replied yes but explained that the grant wasn't enough to get to street names so they went around and replaced the ones that were missing or faded with the intention of replacing them all as they get the money.

Mr. Gonder asked how many signs there are.

Mr. Thompson stated that they ordered about 230 to replace the faded and missing ones and that is just a drop in the bucket.

Mr. Gardner stated that the river did crest on Monday and is on a slow decline. He explained that the New Albany Flood Control has been working round the clock with the assistance of the street department and anticipate the flood event to be over by Saturday and cleanup will begin.

COMMUNICATIONS – MAYOR:

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES AND RESOLUTIONS: READING

R-15-04 Resolution Concerning Statement of Benefits Caesar
For TG Missouri Corporation

Mr. Caesar introduced R-15-04 and moved to approve, Mr. Coffey second, all voted in favor with the exception of Mr. Blair who was not present.

Mr. Caesar explained that it is a five year abatement and stated that they have 65 new employees.

Mr. Duggins stated that they are consistent in expansion and they always do exactly what they say. He fully recommended approval and stated that he is proud to bring these type to them.

R-15-05 Resolution of the Common Council of the City Phipps
of New Albany, Indiana, Approving the Order of
the New Albany Plan Commission and the Amendment
by the New Albany Redevelopment Commission of the
Declaratory Resolution for the State Street Parking
Garage Economic Development Area

Mr. Phipps introduced R-15-05 and moved to approve, Mr. Coffey second, all voted in favor with the exception of Mr. Blair who was not present.

Mr. Duggins explained that this is the Coyle property that they received the Industrial Revenue Tax Credit from the Governor for. He stated that this is a huge project which is very exciting for the city and they couldn't have done it alone. He explained that this is a perfect project for this credit as it has to be part of an economic revitalization area and stated that currently the old building sits in there but the one across the street does not so they would like to expand the TIF to capture that portion. He stated that the project is moving at a fast pace so that they can get under construction and they are all very excited. He passed out a packet of information for the council to review regarding this project and explained that they will be asking for funding for the project through the TIF based on the increments that the project generates. He stated that the key thing for him when they present these projects to the council is that they makes sense and are profitable, and this project is both of those and the key is the potential for \$4M of expendable income in the downtown area. He went over a few details in the packet and encouraged the council to read it carefully. He stated that the vote tonight should be an easy one but he knows when he comes back he will have to answer the larger questions about the project and how they will pay for it so this packet will help them to prepare for those questions and he will bring Flaherty & Collins in when they are prepared to talk more about the project.

Mr. Phipps stated that the renderings in the newspaper show a different style on Spring Street and asked if they would be similar

Mr. Duggins stated that when they were doing the renderings the main difference was the front. He explained that they designed it to be able to take a little off the back if they needed to and now they don't have to so they will all be similar. He stated that they keep in mind that they are just renderings and many things will change and it will come before them when it is all finalized.

Mr. Phipps stated that he hopes that the Historic Preservation doesn't try to turn them into 18th century buildings because they can blend old with new without doing that.

Mrs. Benedetti asked if the \$3.3M is what the city has to match.

Mr. Duggins replied yes and explained that the bond financing will only be based on the increment that this project generates and Flaherty & Collins will sign a minimum assessment agreement. He stated that the taxes on this project will go back into the project.

Mr. Gonder asked if there will be a point in the process where they will bring a tentative plan to the council that they will be able to have input on.

Mr. Duggins replied yes and no. He explained that the historic piece they will have input on but they aren't going to get into the business with telling this company what they need because they are experts and they know what they are doing.

Mr. Gonder stated that he was looking at a condo project over on Bardstown Road and they had an alley in between the two buildings for services and he wondered if those types of things could be incorporated.

Mr. Duggins stated that he would welcome that kind of input and he thinks that they will be open to that as well.

Mr. Caesar asked if they will have any kind of a fund that they will hold back for maintaining these buildings 15 years from now.

Mr. Duggins stated that they have maintenance numbers in their budget and if at any time anyone from the council wants to ask questions they will be more than happy to answer them. He explained that they are selling the amenities and they are the major holder of most of the debt so they can't tell them what they have to hold back but it is such a huge project that they aren't going to let it go down.

Mrs. Benedetti stated that the company has a wonderful reputation

Mr. Caesar stated that he would hope that they would have a 15 or 20 year plan for these buildings and it sounds like they do.

Mr. Duggins suggested that he ask them directly when they come.

Mr. McLaughlin stated that they could look at some of their other projects that might be 20-25 years old to see how they have held up.

Mr. Gonder asked if they have weighed in on the street study.

Mr. Duggins stated that they would prefer that Spring Street be two-way.

Mrs. Benedetti asked if that was a deal breaker.

Mr. Duggins stated that it is not.

Mr. Coffey stated that he has heard that the city is giving them X amount of dollars to build this but what they are really doing is "in kind" where they fix up an area and everyone benefits. He explained that before Mr. Duggins came in their bond rating was a B- and now they are at an A+ rating which allows them to bond at a lower rate.

Mr. Duggins stated that the improvements to the project improve the area.

Mr. Gonder stated that the tax credit has to be matched in kind

Mr. Duggins stated that is correct and explained that part of it is the bond issuance and some other things like tap fees and possibly adjacent areas.

Mr. Gonder asked if the sewer tap-ins were waived and if so that is a contribution to the project.

Mr. Duggins stated that it is.

Mrs. Benedetti stated that we really cannot forgive sewer tap-in and asked if that is in the project.

Mr. Duggins stated that they are looking for all of that to be part of the package.

Mr. Zurschmiede asked if they are just purchasing one block.

Mr. Duggins stated that they are buying the whole thing.

Mr. Zurschmiede asked about the second piece of property and if they are going to purchase the homes that are there.

Mr. Duggins stated that the homes will stay.

Mr. Zurschmiede asked if there has been any discussions about taking in those homes.

Mr. Duggins stated that there was no benefit because they are very nice homes and are well maintained and the vacant lot next to it will just be parking so the construction won't be on top of them.

Mr. Zurschmiede asked if he could attend the meeting with the developer.

Mr. Duggins stated that he would get back to him about that.

G-14-01 Ordinance Adopting the International Property Maintenance Code Standards for the City of New Albany Zurschmiede 1&2

Tabled until April 16th .

A-15-01 Ordinance for Appropriation of Riverboat Money for Blessings in a Backpack Baird 3

Mrs. Baird introduced A-15-01 and moved to approve the third reading, Mr. Phipps second, all voted in favor with the exception of Mr. Blair who was not present. Bill A-15-01 becomes Ordinance A-15-02.

BOARD APPOINTMENTS:

Mrs. Benedetti asked the Mr. McLaughlin what they are doing with their appointments on the Sewer Board and Storm Water Board.

Mr. Gibson stated that it was an error on his part and they need to appoint someone to the Storm Water Board.

Mrs. Benedetti stated that she just wants to know how they are moving forward.

The council set executive session for 6:30 p.m. before the next meeting and start asking for resumes and advertise the position.

Mr. Coffey stated that he thinks all the board appointments are overdue and they need to get resumes to be reappointed.

Mrs. Benedetti stated that they might just need to ratify or asked them to put in a resume

Mr. Coffey stated that he would like to see it in the paper and posted on the website.

Mrs. Glotzbach stated that she will.

Mr. McLaughlin stated that they have been asking for a City Engineer for years and it was assumed that once we had that person they could automatically be on the boards but when they looked more closely at the ordinance that isn't the case.

Mrs. Benedetti expressed concern over decisions that have been made while Mr. Summers was sitting on the board because he isn't an officially appointed member.

MISCELLANEOUS ITEMS:

COMMUNICATIONS – PUBLIC (non-agenda items):

IN COMMITTEE:

TABLED ORDINANCES:

ADJOURN:

There being no further business before the board, the meeting adjourned at 8:30 p.m.

Pat McLaughlin, President

Vicki Glotzbach, City Clerk