

**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 MONDAY, JUNE 3, 2019 AT  
7:00 P.M.**

**MEMBERS PRESENT:** Council Members Mr. Coffey, Mr. Caesar, Mr. Phipps, Mr. McLaughlin, Mr. Nash, Mr. Aebersold, Mr. Barksdale, Dr. Knable and President Blair.

**ALSO PRESENT:** Ms. Stein, Police Officer Watson, Mr. Hall, Mr. Staten, Mr. Thompson Mr. Gibson and Ms. Milburn

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

**MOMENT OF REFELCTION:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:**

**Mr. Caesar moved to approve the Regular Meeting Minutes for May 16, 2019, Mr. Phipps second, all voted in favor with the exception of Dr. Knable and Mr. Coffey who abstained.**

**COMMUNICATIONS – COUNCIL:**

**Mr. McLaughlin** stated that he went bike riding today and saw a lot of cyclists out and asked that everyone be aware.

**Mr. Barksdale** reminded the council that the Slate Run Elementary School Ribbon Cutting is tomorrow at 11:30 a.m. and invited them all to join.

**COMMUNICATIONS – MAYOR:**

**Michael Hall** stated that they kicked off the Summer Concert Series last Friday with a really good crowd and thanked them for their support of that event. He explained that Saturday was Fest of Ale at the riverfront with another great crowd and raised money for Crusade for Children. He added that the Fire Department has raised \$46,180.00 in donations and the Mayor wanted to thank them for all of their hard work. He stated that the annual car show was on Sunday and that is another fun event for downtown and thanked everyone for coming out. He explained that the yearly paving program is scheduled to start on June 17 and once they finalize the street schedule they will get that out to the public.

**Mr. Blair** asked if they have to install the handicap ramps and curbs before they can begin paving.

**Mr. Hall** replied yes and stated that some of that work is ongoing right now.

**Mr. Blair** asked if that is at the city's cost

**Mr. Hall** replied yes and added that it is an ADA requirement.

**COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:**

## **Redevelopment – Mr. Barksdale**

**Mr. Barksdale** reported the following:

- Approved the CBDG FY19 final plan and budget
- Released the retainage fees on several NARC projects
- Approved the contract for the State & Oak and State & Cherry streets traffic signals
- Approved the disposal of several city lots
- NARC purchased the AT&T parking lot at E. 5<sup>th</sup> and Spring streets for public parking
- Opened bids on two NARC properties, 2402 Jollisant Avenue and a vacant lot between 1703 and 1711 State Road 111. No bids on the Jollisant property and one only bid, the minimum asking price for the other

**Mr. Coffey** asked about the disposal process for the lots that are up for sale.

**Mr. Staten** stated that it is a substantial process and explained that they have to go out to bid first with a minimum asking price and if there isn't a bid they have to wait 30 days before they can start talking to anyone else interested in the site.

**Mr. Coffey** stated that the reason he is asking is because someone might be interested in a piece of property but aren't told that it comes up for sale when others are given that information in a seeming attempt to get it at a lower asking price.

**Mr. Staten** stated that the bids go out in the paper and they get calls all the time asking for a list of properties, which they do have.

**Mr. Coffey** asked if someone wants to know what properties are for sale what they should do.

**Mr. Stated** explained that that they will talk with anyone interested about the properties but they have to go out to bid first.

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

### **PLAN COMMISSION – Mr. Phipps**

**Mr. Phipps** stated that they approved a secondary plat for a 60 lot subdivision on Kamer Miller Road as well as a processing center/warehouse in the Industrial Park that is ~ 80,000 square feet.

**Mr. Blair** asked if the new zoning ordinance helped any on that new subdivision.

**Mr. Phipps** replied yes.

**Mr. Barksdale** asked if it is in the city limits

**Mr. Phipps** stated that it is in the fringe

**Mr. Aebersold** stated that he wasn't at the last meeting for Horseshoe but he received an email vote today having to do with a \$55,000.00 donation for fireworks and several other events that are coming up in the City.

**Mr. Caesar** stated that the donation is for City entertainment.

**Mr. Hall** stated that the donation is for the Riverfront Independence Day Celebration on July 3 with fireworks, Children’s Community Theatre at the riverfront, and the Summer Movie Program.

**RIVER HERITAGE CONSERVANCY – Mr. Scott Martin**

**Mr. Blair** stated that because of the lack of agenda items he will allow Mr. Martin a little more time than normal and the ability to ask questions.

**Mr. Martin** thanked the Council for having him and stated that as he understands this is their first briefing on the project. He explained that he will take them on a multiple step description that will include introducing the Conservancy and the Cause, setting Our region’s place in this urban century, discussing uniqueness of transformational city-shaping parks, introducing commitment of intentionally focused park planning, discuss critical challenges unique to our industrialized Ohio River landscape, humbling earlier learnings from the site and what is next.

**River Heritage Conservancy**

He stated that the Conservancy is a donor funded, non-profit park conservancy established by local citizens to spur the creation of an unexcelled park system for unexcelled communities on the Ohio River’s North Shore.

**21<sup>st</sup> Century Application in terms of parks.**

Transformational Urban Park Systems are partnerships

- No big project goes it alone
- Cross Jurisdictional Boundaries with ease
- We are in an era of innovative public/private park partnerships – examples are Central Park (NYC), Piedmont Park (ATL), Millennium Park (Chicago) and Parklands (Louisville)

**The Why for Here and Now**

- We are in the midst of the greatest migration in human history with the move to urban areas. Starting in 2008, most people live in cities for the first time in world history.
- Great parks shape entire urban regions. Livable regions will thrive.
- Great design matters in urban areas. Olmsted set our design bar.
- Southern Indiana’s 230K residents lack an iconic urban park.
- The Ohio River Falls & Greenway complex offers a unique landscape for a world class park experience.
- The benefits of this project will be regional. The lift is bigger than any one agency, locality, or organization. Thus, success requires never tried before creative collaborations.

**Urban Growth**

“We’re going through the largest disruption in human history as power shifts from nation-states to cities and city clusters.” – Richard Florida

He stated that studies show that when they look at the growth of where urban cities is 23% is projected to be in cities of fewer than 300,000 people, but the challenge is that sprawl is inefficient. He explained that sprawling to the edge is affordable and attractive up front, the numbers show that it ends up being a death spiral. He stated that the data

globally has shown that the only way to have livable/survivable cities is to encourage quality density.

### **Mental Health and the City**

A number of factors, including elements of the social environment (such as inequality and isolation) and physical stressors (such as pollution and noise) could explained how the city erodes well-being. He added that the data is overwhelming, but livable cities are still possible if we invest in green spaces.

### **Livable Urban Cities Facts**

- For every \$1 spent on trees, cities save \$7 in health care, energy and environmental costs (Nature UK)
- Learning in nature supports relationship skills and reduced anger and aggression. (The Nature Fix, Florence)
- Buildings with green views see 48% fewer property crimes and 56% fewer violent crimes. (Kou, et. Al)
- Time outdoors increases creativity and cognitive skills by up to 47% (Psychology Today)
- Outdoor play significantly increases the chance girls will remain active into adolescence. (Tough women rule, SM)

### **Urban Community Health is Economic Health**

According to the latest America's Health Rankings Report from the United Health Foundation, Indiana ranks 38th in health overall. Some of the lowest health rankings in Indiana include:

- Smoking (41st place)
- Obesity (40th place)
- Infant Mortality (42nd place)
- Diabetes (37th)
- Air Pollution (46th place)

### **21<sup>st</sup> Century Application**

- Urban residents use safe parks
  - Urban residents demand clean parks
  - Great city parks serve all age groups
- Public visitation is driven by beautifully designed & maintained public parks

A city with twice as many picturesque locations as another city saw 10 percent growth or greater in population and jobs from 1990 to 2010. Housing values were 16 percent higher in the top quartile of picturesque cities than the bottom. Urban beauty ties with lower taxes as the most important predictor of overall population growth in cities. Beautiful places do not just occur naturally: They are the product of public policy and investment.

### **Public Lands Can't Carry the Task**

We have to ask our parks to do more in Indiana because there are fewer of them which means the margin of error on park design is minuscule. He stated that what they are interested in for this project is the property that sits within 30 minutes of 1.2M people. He added that if he were having this conversation in many other cities the conversation would be very different because this area would have already become the wild heart of the community.

## **Olmsted Park System**

Shawnee Park, Iroquois Park and Cherokee Park were originally visualized as part of the loop and what they want to develop connects to this loop. He explained that once you overlay the Louisville Loop Project this project sets inside that loop as well. He explained that all of the loops that are developing in this area seem to want to come together because of this undeveloped part of land.

## **Weaknesses in the Area**

Levies

Second crossing of the Ohio needed to loop the entire area

Destination park needed here to bring the four communities together that is different from Waterfront Park and Big Four Crossing.

## **Falls of the Ohio**

This 1.5 mile stretch is the only location on the whole river set aside for recreation and conservation and it happens to sit right downtown in our major metropolitan area. This is an unbelievable asset if it was deployed for this use, but it only had 23,000 visits last year.

## **Park Development Process**

Greenway Strategic Plan – Summer 2014

Phase 1 Project Area Selected – Spring 2017

Park Program and Design RFP – July 2018

Design Firm Selections/ Public Unveiling of Project Team – January 2019

OLIN Create Park Design – Summer 2019

Design & Development Prelims (Construction Money & Phasing) – Fall 2019

Capital Campaign - 2020

## **Goal**

Design iconic and timeless park because Iconic design inspires entire communities

## **Architect – OLIN**

Selected from 59 firms from across North America that submitted proposals to this project and they utilized an experienced jury to make their recommendation.

Early Learnings since January

- Over 40 Meetings
- Over 1000 Public Comments Received
- Over 20 Public Agencies Consulted
- Over 400 Hours Spent on Investigation/Site Recon

They mapped out the wetlands on site and found many healthy/existing species on site and discovered that this area was downtown US at one point, which means there is a rich cultural landscape.

## **Outdoor Recreation**

\$887 billion annually - about \$702 billion by travelers and vacationers support nearly 8 million jobs, and bring in just over \$59 billion in state and local tax revenue. For comparison, the entire nation's financial services and insurance industry generates \$912 Billion. Outdoor recreation matters because consumers are shifting spending from goods to experiences. This landscape fits with what is in demand which includes, hiking trails, canoe/paddling, riverwalk and biking trails. Needs not being met in the area are high adventure, wildlife conservation and river access.

### **Industrial Land Use Legacy Challenges**

The site has been abused just like many other sites up and down the Ohio River and they have mapped out the hazardous areas. The good news is there isn't anything so scary that they don't think they can manage it. Flooding is a major concern and is guiding every bit of their design which is why they design in preparation of that. This will be the park that floods and they will be okay with that going forward.

### **Ongoing Park Land Acquisition Ongoing**

- Keep Public Expectations in Check Always
- January 23 Public Introduction 2019
- Master Plan Team Collaboration 2018-19
  - Public Partners
  - NGO Partners
- Complete Implementation Plan Late 2019
  - Iconic Design Achieved
  - Amenities/Circulation Plans Serve Identified Audiences
  - Realistic Cost/Construction
  - Sustainable (Environmentally & Financially)
  - Practical Phaseable
- Develop Capital Campaign Strategy 2019
  - Public Funding
  - Private Funding
  - Philanthropic Engagement
  - Revenue Modeling Plan

**Dr. Knable** asked about and his opinion on White River State Park in Indianapolis in regards to what to do and what not to do with parks.

**Mr. Martin** stated that one can always critique but they do have a much smaller river so it is a piece of cake compared to the Ohio. He explained that he would have been a little softer on the edges with less concrete and hard materials.

**Dr. Knable** asked about what happens to the property after it has been rehabbed and who ends up policing it.

**Mr. Martin** stated that they would be responsible and explained that in the Parklands they had some issues and hired their own rangers.

**Dr. Knable** asked if they have to be given jurisdiction.

**Mr. Martin** replied no because it was on private land.

**Dr. Knable** asked what local agencies do and if there is an active role they can take.

**Mr. Martin** stated that they have a planning team that has come together and have invited New Albany through the Mayor's office to be part of that team, but unfortunately

at this time they have elected not to join. He added that the Mayor has said they will share any data sets but that is the extent of New Albany's participation at this time.

**Mr. Caesar** asked what he views as the first few hurdles for them to get over.

**Mr. Martin** stated that they have to bring a park design forward that wows everyone from the onset because they want to elevate people and view this as the park that brings all four communities together in a new way.

**Mr. McLaughlin** stated that he did his own hike, bike and canoe in the loop and the area is not just a flood zone but it is a floodway that is always going to be there. He explained that the pond in area is beautiful now but it will be under water. He asked about the type of plans they have for those situations. He asked about the proposed kayak/canoe area and stated that they would have to go over the road at some point.

**Mr. Martin** stated that they would removed the dam before they open.

**Mr. McLaughlin** asked if they are working with the neighbors that own the properties on the New Albany side.

**Mr. Martin** stated that their boundary would end at Spring Street and there aren't any private homes or residences in that area. He explained that they did the analysis and they think there are about 120-130 paddle days on Silver Creek from Blackiston Mill to their project site, but the Ohio behaves differently than Silver Creek. He stated that days when Silver Creek might be good for paddling they can get out to the Ohio and paddle around, but on other days they would have to paddle upstream and the design team is trying to figure out how those work together. He explained that they are applying a lot of post-Sandy designs to deal with flood areas which includes utilizing circulation with elevation as a caveat. He stated that they want to be the park that people come to when it floods by making it part of the design.

**Dr. Knable** ask if they are incorporating Gallagher station

**Mr. Martin** replied no and stated that the K&I Bridge is their western boundary.

**Dr. Knable** asked if they take on policing do they incur most of the liability.

**Mr. Martin** explained that if it is law enforcement you would work with your localities.

**Dr. Knable** asked if they anticipate any species returning to the area.

**Mr. Martin** replied absolutely and mentioned mink, reptiles and birds as just a few that they believe will come back. He explained that 7% of the globe goes through what we go through here in terms diversity.

**Mr. Aebersold asked about the groups that they have on their planning team.**

**Mr. Martin** replied the U.S. Army Corps of Engineers, Indiana Department of State Parks, INDR, IDEM, IEDC, Clarksville, Clarksville Parks District, Jeffersonville/Clarksville Flood Control District and the Ohio River Greenway Commission.

**Mr. Blair** asked about the timeline and as far as implementation and completion.

**Mr. Martin** stated that he isn't prepared to give a date right now but in October they will have real budget numbers and once the capital campaign comes in line with that it will shape phasing and construction timelines.

**Mr. Blair** asked if he is talking decades.

**Mr. Martin** replied no and added that the Parklands (4,000 acres) was built in seven years.

**Mr. Blair** asked who they are targeting for their funding.

**Mr. Martin** stated that they have a comprehensive list of private and public donors, each of which will have its own strategy attached to it. He added that it will be a private/public partnership and he thinks it is about time that the State of Indiana invests in state/public parks in the south as much as they have in Indianapolis. He stated that the one thing that has been lacking is a design to take to them that will reshape a region the same way they have been able to consider in other communities.

**APPROVAL OF CF-1 FORMS:**

**INTRODUCTION OF ORDINANCES:**

**READING**

**INTRODUCTION OF RESOLUTIONS:**

**BOARD APPOINTMENTS:**

**COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):**

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 8:03 p.m.

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Scott Blair, President

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Mindy Milburn, Deputy City Clerk