

**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, JUNE 20, 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 Heck, Police Officer Applegate, Mr. Staten, Mr. Thompson and Ms. Milburn

President Blair 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 June 3, 2019, Mr. Barksdale second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Mr. Coffey stated that he had a constituents in the 5th, 2nd and 1st district ask about the money given to the Carnegie Center and if it was given by the City or the Mayor because they are already getting other money from the City.

Mr. Blair stated that he isn't aware of anything.

Dr. Knable stated that he doesn't know anything more than what he has read.

Mr. Coffey asked how they would go about getting those answers.

Mr. Caesar suggested Mr. Coffey ask the Mayor.

Mr. Blair stated that the constituents can do a public records requests as well.

Mr. Aebersold asked Mr. Coffey if he has financial information from the Carnegie Center on what they have received.

Mr. Coffey stated that he was told that they get their own money and were wondering why the City was giving them money as well.

Mr. Blair stated that the State Board of Accounts (SBOA) are in doing their annual audit so anyone on this body has an opportunity to meet with them and ask questions. He added that they are going to invite all the council members to the exit interview, not because there is anything wrong, but because he wanted them to be a part of the process. He stated that he doesn't expect any issues and when he was asked if he had concerns about City financials, he told them that he does not.

Dr. Knable asked about the schedule for their annual budget meetings because that will be another opportunity to do a deep dive into the financials.

Mr. Blair stated that last year he asked for specific general ledger accounts so if they provide what they need up front they can get it ready.

Mr. Coffey asked if any of the meetings can be open to the public.

Mr. Blair explained that they are under orders of confidentiality until the SBOA releases their report, so any meetings or conversations have to stay confidential among the members, auditors and the administration.

Mr. Coffey asked when the public would have a chance to ask questions because he doesn't want it to be after-the-fact.

Dr. Knable clarified that the Council Budget Hearings are open to the public.

Mr. Coffey asked if they all read the memo that was in the packet about the lack of funds in the TIF areas. He asked if the money that is not there is being dedicated to other projects in the future that they don't know about. He stated that he does know that there is a \$3M project that is in the wings and knows which TIF that they would have to take it out of so they need to know how much is in these TIF's and what is dedicated.

Mr. Nash stated that they got all this information when they were discussing Colonial Manor.

Mr. Coffey stated that the administration gave them what they wanted the council to know.

Mr. Nash stated that he received past, current and future information.

Mr. Blair stated that the administration did provide the information from a reporting standpoint of all the TIF's so they do know how much is in each one and what the current expenditures are. He added that anything new would have to go through Redevelopment for a vote and they all have a right to go to those meetings to express concerns/support.

Mr. Coffey stated that the key with that is anything that is going to be proposed which could be a year from now. He added that they aren't keeping track of where the money is going to be spent.

Mr. Phipps asked what the \$3M project is.

Mr. Coffey stated that he doesn't want to bring it up at this point.

Mr. McLaughlin stated that he got out in the Loop Island area today and it was rather muddy which is the location of where the pond starts to overflow towards Silver Creek.

Dr. Knable stated that there was a memo in their packet that is an annual requirement and asked Mr. Staten to speak on that for the record.

Mr. Staten stated that is a letter that is required to go out to all the taxing bodies reporting that they will be capturing the TIF Funds in the coming years from the TIF Allocation Areas. Said memo is on file with the City Clerk's office.

Dr. Knable asked if this is a new requirement.

Mr. Staten replied no.

Mr. Caesar stated that the on July 18 there will be someone coming in to give a presentation regarding the New Albany Riverfront/Greenway and what has been going on down there.

Mr. Aebersold asked about the railroad at 15th Street and Spring.

Mr. Thompson stated that the railroad meet with the City on Monday and they are getting ready to start work on Vincennes out to Sazerac.

Mr. Aebersold asked if they will start work this year.

Mr. Thompson replied yes and stated that Sazerac wants them to have it done by December.

COMMUNICATIONS – MAYOR:

Mr. Staten stated that the Mayor wanted to invite them to the July 3rd Independence Day Celebration at the riverfront. He added that the Louisville Crashers will be performing, there will be inflatables for kids as well as various local food vendors. He thanked the Horseshoe Foundation for contributing funds each year.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

Mr. Blair explained that he has requested information from Mrs. Moeller regarding a simple listing of the purpose of each checking account twice in council meetings and through an email. He stated that every time he asks for it she has said that she will get it to him but she never does, and he is getting frustrated. He added that he is obviously being dodged and doesn't know what the issue is but he might do a public records request for them. He asked Mr. Staten to relay his request again to Mrs. Moeller. He asked how the council as a whole would feel about sending a letter to Mrs. Moeller to request the information through their attorney on their letterhead.

Mr. McLaughlin asked if this is something they get annually or periodically already.

Mr. Blair stated that it is on the account reconciliation as “bank account 1” or “bank account 2” but it doesn't tell them what the account is for or what department it is associated with. He added that he would like to know how much funds are in each department and he just wants the code list to be able to get that information.

Mr. McLaughlin asked if he is wanting to know who the accounts are with.

Mr. Blair stated that he doesn't care who the accounts are with, he just wants to know what department in the city is associated with it and wants to know what the cash balances are for each individual department.

Mr. Coffey stated that SBOA has brought that up to the City numerous times over the years because they think there are too many accounts.

Mr. Blair asked for a show of hands on who is agreeable to having Ms. Stein send a letter to Mrs. Moeller to request that information.

Mr. Nash asked if the letter should go the city's attorney.

Dr. Knable suggested sending it to both.

Mr. Aebersold asked Mr. Blair if he wanted to wait until Mrs. Moeller got back since she is on vacation to give her a final chance.

Mr. Phipps stated that he would agree with Mr. Aebersold because things do slip your mind and it seems a little unprofessional to stir something like this up when she is on vacation.

Mr. Blair stated that he would disagree with that because he has asked her several times and sent her an email.

Mr. McLaughlin stated that he has no problems with asking for the information and would agree with Mr. Blair for bringing it up but he would also prefer to wait until she is present.

Mr. Caesar asked if they can see the letter before it goes out.

Ms. Stein stated that she can send them for approval beforehand if they would like her to.

Mr. Blair asked for a show of hands on who is agreeable to having Ms. Stein send a letter to Mrs. Moeller to request that information. All voted yes with the exception of Mr. Phipps and Mr. McLaughlin

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

HORSESHOE BOARD – Mr. Caesar and Mr. Aebersold

Mr. Aebersold reported that they had a loan for Jeff’s Donuts that is coming to New Albany. He stated that the checks are probably already in the mail for the 31 grants totaling \$350,000.00 this year.

Mr. Caesar reported that \$898,833.00 was requested and they were able to meet \$350,000.00 of that ask, so there is a lot of need out there. He stated that the grants committee did a great job sifting through these requests and dispersing the money. He added that a major topic of discussion at the meeting was the Sherman Minton Bridge and they are very concerned about the closure. He stated that they don’t know if it is going to be a total closure and for how long but whatever happens with the bridge is going to affect this community.

Dr. Knable stated that after the discussion for the community’s benefit for the bridge closure he hasn’t heard anything more and they need to get debriefed.

Mr. Caesar stated that he believes there will be some decisions made by September.

Mr. Blair stated that he would be more than happy to invite them to come to a meeting.

Mr. Caesar stated that they also talked about the \$5M grant that Horseshoe gave to the City and reported that the new windows and facades are on a number of the buildings. He added that this was money well spent and if they could come up with more money, more people would like to have it done. He added that they will know more on the 18th after the presentation.

Mr. McLaughlin asked about the Horseshoe grants and the options for application. .

Dr. Knable explained that there is a grant writing seminar that Horseshoe hosts to coach them on how to apply for the grants. He stated that the committee then meets as a whole and assigns 3-4 people to one grant request who go out into the community to look at the proposals. He explained that once that is done the proposals go back to the group as a whole for discussion.

Mr. Caesar stated that it is a heavily vetting process.

PLAN COMMISSION – Mr. Phipps

Mr. Phipps reported that they met Tuesday night and they had two items on the agenda. He stated that the first item was plat approval for a 2 lot subdivision on Chapel Brook Road which is a private drive. He explained that the second request was a plat for Old Vincennes Road that was platted years ago and the person that wanted to build the house wanted to move it slightly so it was platted on a separate location. He added that both were on private properties and both were dividing it to accommodate two houses.

COMMUNICATIONS – PUBLIC: CF-1 FORMS:

Mr. Cassidy stated that he thinks that abatements are a great way to incentivize a community but the problem is that they keep blinding renewing these requests when companies like Koetter and Fire King aren't meeting the projections. He added that he hears one reason for doing this is because they don't want to become anti-business but he thinks it makes them look like chumps, and he wants and answer as to why they keep renewing them.

APPROVAL OF CF-1 FORMS:

Mr. Staten stated that there are roughly 40 for them to review tonight and there are a couple of corrections on the spreadsheet that accompanied the CF-1's. He explained that L&D Mailmasters' required jobs should be 101 not 118 and the investment amount was what was listed on the SB-1 but the CF-1 is what has been reported. He reported the current group of abatements created 3,851 job which is 387 over the current projections and added that this is an economic development tool to promote expansion. He stated that there are 4 employers that are not currently meeting what they projected and each had various reasons for this. He added that he and Tonya Fisher have talked with all four regarding these issues and they include a decline in sales, losing contracts and facilities becoming more efficient due to new machinery.

Dr. Knable stated that he doesn't want any unnecessary details but asked if he can go into it a little bit more regarding the frequency of discussions when a company is not meeting their requirements. He added that he is glad to hear there is some remediation going on.

Mr. Staten stated that the ones that are obviously below projections, they are trying to do everything they can to figure out what is going on, beyond the City's control, and to see if there is anything the City can do to help them pick those numbers up.

Dr. Knable asked if they have examples of any municipality where they have rebuked an abatement.

Mr. Staten stated that he is not aware of any examples of an abatement being rebuked and added that he doesn't think the group they are working with provided any false information but were subject to certain events that have affected their projections. .

Dr. Knable stated that the track record is really good so he isn't advocating that they change this, but he is happy to know that Mr. Staten is meeting with the ones that have issues. He suggested getting more frequent updates when they are meeting with these troubled companies rather than just discussing it once a year.

Mr. Staten he stated that he would be happy to do that.

Mr. Caesar stated that this is a heavily vetted process that requires a lot of leg work and research. He added that he is excited about the number of jobs created is over what was projected and doesn't see how you can argue with that.

Mr. Barksdale brought up the fact that technology is changing and sometimes the better technology means less bodies needed so that will affect those projections.

Mr. Staten stated that they want to give these business the best chance they can to succeed and compete.

Mr. Blair stated that Mr. Staten has done a good job communicating with these companies which he really appreciates because he has seen a lot of improvement in this area.

Mr. Coffey stated that maybe if a company doesn't meet their projections they shouldn't receive the full abatement. He suggested a grading system and stated that it would be easy to track because they have a ten-year record.

Mr. Aebersold stated that each time they ask for an additional abatement it is because they are spending money on equipment or they are expanding their business and that is the main thing they need to look at.

Mr. Caesar stated that that not one company is overstating how many people they are going to hire, they just don't always meet their expectations. He added that he just doesn't see it as a problem. He thanked Mr. Staten for vetting these companies and stated that he thinks New Albany is doing a fantastic job.

Mr. Phipps stated that to Mr. Coffey's suggestion they would need to have a reasonable standard and possibly get a more conservative adjustment if they can't meet their projections. He added that he would be much more favorable if they were making sure that it is job creation rather than simply a business expansion.

Mr. Staten stated that he would be careful with that thought process because if a company is becoming more efficient and get cut off they may find somewhere else to expand.

Mr. Blair stated that companies do locate to areas because of economic incentives.

Mr. Staten stated that the first question he gets when a perspective business meets with him is what kind of incentives they offer. He added that another factor to keep in mind is that there is a worker shortage right now.

Dr. Knable stated that they might consider having another column with the application to show jobs available.

Mr. Blair asked for a show of hands to vote on the CF-1's as a group or individually, all voted in favor of voting as a group with the exception of Mr. McLaughlin who voted to consider them individually.

Advance Fabricators Inc., Compliance with
Statement of Benefits referencing R-14-05

Beach, Mold & Tool, Inc., Compliance with
Statement of Benefits referencing R-12-17, R-15-13

Blue Grass Chemical Specialties LLC., Compliance with
Statement of Benefits referencing R-18-02

The Carlisle Family, LLC, Compliance
with Statement of Benefits referencing R-16-14

Matt Chalfant d/b/a Chalfant Industries, Inc., Compliance with
Statement of Benefits referencing R-09-19

Chester Pool Systems, Inc., Compliance with
Statement of Benefits referencing R-14-12

Clark Foods, Inc., (American Beverage) Compliance with
Statement of Benefits referencing R-11-10 A&B

Fox Group, Inc. d/b/a Asempac, Inc., Compliance with
Statement of Benefits referencing R-14-08, R-14-08 A&B

Marlin Andres/Hartford Quality Assurance, LLC Compliance
with Statement of Benefits referencing R-12-07

Hitachi Cable America, Inc., Compliance with Statement of
Benefits referencing R-17-01, R-11-19

Jones Popcorn, Inc., Compliance with Statement of
Benefits referencing R-12-01, R-09-13

Koetter Development, Inc., Compliance with
Statement of Benefits referencing R-08-48

L& D Mail Masters, Inc., Compliance with
Statement of Benefits referencing R-18-01

L& D Mail Masters, Inc., Compliance with
Statement of Benefits referencing R-14-06

M&M Empire (on behalf of) Integrity Sign Solutions, Inc.,
Compliance with Statement of Benefits referencing R-16-11

Integrity Sign Solutions, Inc., Compliance with
Statement of Benefits referencing R-16-11

Sazerac Company, Inc, dba Sazerac of Indiana LLC
Compliance with Statement of Benefits referencing R-18-04

Samtec, Inc., Compliance with

Statement of Benefits referencing R-10-42

S&J Precision, Inc., Compliance with
Statement of Benefits referencing R-14-13

Wallace Family Properties, Compliance with
Statement of Benefits referencing R-14-13

Specialty Earth Sciences, LLC, Compliance with
Statement of Benefits referencing R-09-02

TG Missouri Corporation, Compliance with
Statement of Benefits referencing R-10-28

TG Missouri Corporation, Compliance with
Statement of Benefits referencing R-14-01

TG Missouri Corporation, Compliance with
Statement of Benefits referencing R-15-04

TG Missouri Corporation, Compliance with
Statement of Benefits referencing R-18-05

United Investment Group/Urethane of Kentuckiana, Compliance
with Statement of Benefits referencing R-14-02

W.M. Kelly Company, Compliance with
Statement of Benefits referencing R16-17

ZAM Properties, LLC, Compliance with
Statement of Benefits referencing R-16-06

Approval of CF-1's by rollcall vote. All members voted in favor with the exception of Mr. Blair who abstained.

INTRODUCTION OF ORDINANCES:

READING

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS – PUBLIC: R-19-04 (Samtec, INC.)

COMMUNICATIONS – PETITIONER: R-19-04 (Samtec, INC.)

R-19-07	Resolution Concerning Statement of Benefits for Sametec, INC. by the Common Council of the City of New Albany	Caesar
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Mr. Caesar introduced R-19-07 for approval, Mr. Phipps second, all voted in favor.

Mr. Caesar stated that it is a golden moment for the City of New Albany to have a home grown company that has become a multi-national company. He explained that this is a 5 year abatement for manufacturing and they will be adding \$9M worth of equipment and 29 additional employees. He stated that he is very excited about this and it is a wonderful opportunity for New Albany.

Sarah Teegarden, Samtec, she stated that they are bring an exciting technology to New Albany and explained that 3 years ago they acquired a California company for their technology. She passed around a demo and information packet on the product that they will be manufacturing and explained that it ultimately ends up in a cardiac monitoring machine using Bluetooth technology. She reported that they are purchasing ~ \$7M worth of equipment and transferring ~ \$2M worth from the California location to New Albany. She stated that they estimate that the will hire 29 new employees at around \$2M which includes engineers that will be relocating to the area. She added that they do no currently have this technology in the area which is exciting.

Dr. Knable asked if she knew how many individuals would be relocating.

Ms. Teegarden replied ~3-4 of the individuals from the California company and that is not included in the projected 29 new employees listed on the CF-1. She added that they also acquired a company in Franklin, IN about a year ago and five of those people are relocating to this area.

Mr. Barksdale asked about the salaries.

Ms. Teegarden replied \$43,000.00-\$150,000.00. She stated that with this new technology they are estimating \$2.5M a month in sales next year.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Mr. Cassidy stated that his problem with the CF-1 program is when they don't hold companies to them.

ADJOURN:

There being no further business before the board, the meeting adjourned at 8:21 p.m.

Scott Blair, President

Mindy Milburn, Deputy City Clerk