

**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, NOVEMBER 16,
2017 AT 7:00 P.M.**

MEMBERS PRESENT: Council Members Mr. Coffey, Mr. Caesar, Mr. Phipps, Mr. Nash, Mr. Blair, Mr. Aebersold, Dr. Knable and President McLaughlin. Mr. Barksdale was not present.

ALSO PRESENT: Ms. Stein, Mr. Hall, Mrs. Moeller, Mr. Thompson, Mr. Gibson, Police Officer Watson and Mrs. Glotzbach

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

MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Regular Meeting Minutes for November 6, 2017, **Mr. Coffey** second, all voted in favor with the exception of **Mr. Barksdale** who was not present.

COMMUNICATIONS – PUBLIC (AGENDA ITEMS):

COMMUNICATIONS – COUNCIL:

Mr. Blair reminded President McLaughlin that per city ordinance, the council is to receive an annual report from storm water and the sewer utility and they haven't had one this year.

Mr. McLaughlin stated that he spoke with both boards and they are getting their financials together and they will be in.

Mr. Coffey informed the council that he spoke with Mr. Thompson about possible flooding issues off Country Club Drive and he has agreed to help out.

COMMUNICATIONS – MAYOR:

Mr. Hall stated that Mayor Gahan wanted to invite everyone to the holiday fest and tree lighting ceremony on November 25th at 6:00 p.m. at Bicentennial Park. He explained that the Mayor also wanted to show his support for the two financial measures on the docket this evening. He added that the refinancing will save them \$220,000.00 per year along with the tourism bond supporting those projects.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

Mrs. Moeller presented the financial records for the month of October 2017 and asked that they be read into the minutes.

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

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

A-17-08	Ordinance for the Appropriation of Riverboat Funds for the Friends of the Town Clock Church Underground Railroad Gardens Project	Knable/ Barksdale 3
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Dr. Knable introduced A-17-08 and moved to approve the third reading, Mr. Coffey second, all voted in favor with the exception of Mr. Barksdale who was not present. Bill A-17-08 becomes Ordinance A-17-17.

Dr. Knable stated that they discussed this in detail at the last meeting and asked if anyone had any further comments.

Mr. Caesar stated that a couple of people had some questions about whether the parishioners of church were 100% on board and after speaking with several individuals he believes that they are and they feel that it will be a great benefit to the church.

Mr. Aebersold stated that the question was raised regarding the committee having the first right of refusal if the church was up for sale and they do have that.

INTRODUCTION OF RESOLUTIONS:

R-17-12	Resolution of the Common Council of the City of New Albany Approving the Issuance of Bonds of the City of New Albany Redevelopment Commission, and Related Matters	Caesar/ Barksdale
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Mr. Caesar introduced R-17-12 as Amended and moved to approve, Mr. Coffey second, all voted in favor with the exception of Mr. Barksdale who was not present.

Mr. Caesar explained that when this was written they put in the maximum rate of 5% that could be charged and he would like to change that to the maximum of 3.75%. He stated that these three loans were taken out when things were going good in 2007/2008 and added that this is not making it any longer and is a genuine savings.

Mr. Blair asked what the savings would be if it hit the 3.75% rate.

Mr. Caesar replied somewhere in the \$100,000.00 range.

Mr. Blair asked when the redemption period burned off.

Mr. Frierson stated that there is no redemption period.

Mr. Blair clarified that he is talking about the ones they are paying off.

Mr. Frierson replied 10 years.

Mr. Caesar stated that as soon as the rate is locked in he will bring it back to the council to let them know exactly what the rate is.

Mr. Blair asked if the administrative costs are financed into the bond.

Mr. Caesar replied yes.

Dr. Knable thanked Mr. Caesar, Mr. Gibson and Mayor Gahan for getting this information to the council well in advance so that they had plenty of time to study it.

**R-17-13 Resolution of the Common Council of the City of Nash
New Albany to Amend R-16-11 and R-17-08**

Mr. Nash introduced R-17-13 and moved to approve, Mr. Caesar second, all voted in favor with the exception of Mr. Barksdale who was not present.

Mr. Nash stated that this is cleaning up some language in two resolutions that were done in the past regarding tax abatements for Beach Mold and Tool and Integrity Sign.

**R-17-14 A Resolution of the New Albany Common Council Caesar/
Describing the New Albany Visitor and Historic Barksdale
Generator Project, and Requesting Funds from the
Clark/Floyd Counties Convention & Tourism Bureau**

Mr. Caesar introduced R-17-14 and moved to approve, Mr. Phipps second, all voted in favor with the exception of Mr. Barksdale who was not present.

Mr. Caesar explained that this is a grant that is coming to the City of New Albany from the Tourism Bureau and the city would be the agent handling the money. He stated that the total amount of money is \$825,000.00 with \$231,000.00 being used to restore the cast iron fence at the Culbertson Mansion and the remaining \$594,000.00 will be used to complete greenway projects and increase accessibility.

Mr. Blair asked if that is the QRS side.

Mr. Caesar replied yes. He explained that they will open up Loop Island a lot more by clearing out the weeds and addressing a levy problem with the pond. He reiterated that there is no financial obligation for the city to repay and thanked the Tourism Bureau for their generosity and help with this.

Dr. Knable asked if the work has already been bid out and contracts signed.

Mr. Gibson replied no and explained that this would be additional amenities to the greenway project focusing in the Loop Island area.

Dr. Knable asked if the iron work has been bid yet.

Mr. Gibson stated that iron work is being ran specifically through Culbertson Mansion and their experts. He added that Jack Vissing, Stephanie Griffith and Connie Sipes are here tonight to answer any question. He explained that this is funded through the hotel tax that is implemented in the two counties and this is the first step in getting the ball rolling.

Jack Vissing, Tourism Bureau, stated this is the only bi-county convention and tourism bureau and explained that the enabling statute that was amended 1984 which added an additional 1% tax money. He stated that the money could only be used to pay bonds for something that would generate tourism and detailed a few of the things that the money has been spent on in the past. He explained that the next step in this resolution would be to take it back to the bureau to get a pledge to pay the bonds and then it will come back to the council. He added that they are allowed to pay the bonds but they can't issue them.

Dr. Knable stated that is one reason that they need to consider Airbnb with the new zoning statute, because they aren't capturing that 1%.

Mr. Coffey stated that he doesn't think people realize how much history is at Loop Island and he is very happy that they are starting to address it.

Mr. Blair asked Mr. Caesar to clarify that there is no financial reliability on behalf of the city.

Mr. Vissing stated that it goes against the levy and how much money they can bond.

Mr. Blair asked what happens if the bureau doesn't pay.

Mr. Vissing stated that they have a pledge agreement that it never comes back to the city.

Mr. Blair stated that this includes picnic areas, boat docks, and boat ramps and asked if this is just Loop Island or if it is QRS.

Mr. Gibson stated that this will hopefully encompass several components of the entire agreement which will include Loop Island all the way down to the QRS site.

Mr. Blair asked how that coordinates with the Horseshoe grant.

Mr. Gibson stated that this will allow them to reach the amenities that they are shooting for while some of the other items like shelters and such are the ultimate plan but will be done in phases.

Mr. Blair asked if he is talking about another boat ramp.

Mr. Gibson replied no and stated that the idea is one local area for boat docking for right now and one boat ramp.

Mr. Blair asked if it has already been approved by the Tourism Bureau Board.

Mr. Gibson replied yes.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Julia Adams, Youth Outreach Coordinator of We Are New Albany and resident of district 1, spoke to the council regarding the issue with affordable housing and the infrastructure. She stated that her friends that are NAHA residents are at risk of losing their homes and while this may not be a City Council issue, they are asking them to use

their privilege as elected officials to speak out about it. She asked that they adopt the demands that no housing buildings be demolished without a plan to replace them.

Brandon Brown, Deputy Chairperson of We Are New Albany and Parkview Terrace Resident, stated that he was born and raised in New Albany and he loves this city so he hates to see a plan like this come forward. He explained that he was bounced around from home to home annually because his parents couldn't afford rent which had a social effect on him, and he would hate to see that happen to others. He added that he is calling on each council member to use their platform to check into the plan for NAHA so that they can share it with their constituents. He stated that the rumors that they are hearing are very scary for them because they can't afford the more expensive housing like Breakwater that is coming into the city.

Candice Brewer, Chairperson for We Are New Albany and resident of Broadmeade, stated that before she moved into housing she was homeless and is still pending disability, so to not know the plan for the future of affordable housing is terrifying. She asked that they make sure that not a single building is torn down without a plan to replace it with something they can afford and transparency with the plan. She asked that the council use their positions as their representatives to get them more information.

Anthony Beard, member of We are New Albany and Culbertson Avenue resident, stated that when he heard that they were planning to tear down some of the 600 affordable housing units he was heartbroken, and then he found out that none of the residents effected knew the plan so he had to get involved. He added that when the Breakwater Apartments went up downtown his rent went up and if the economic development keeps going in that direction he will no longer be able to afford to live here. He asked that they all use their seats and the privilege that they have been given as elected officials to come together with them and at least find out what the plan is.

ADJOURN:

There being no further business before the board, the meeting adjourned at 7:37 p.m.

Pat McLaughlin, President

Vicki Glotzbach, City Clerk