

**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, OCTOBER 16,  
2014 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, Mr. Blair, Mrs. Baird, Mr. Gonder, Mr. Zurschmiede and President McLaughlin.

**OTHERS PRESENT:** Mr. Lorch, Mr. Duggins, Mr. Gibson, Mr. Robinson, Mrs. m. Moeller, Mr. Hall 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 September 25, 2014, Mr. Caesar second, all voted in favor.**

**Mr. Phipps moved to approve the Work Session Meeting Minutes for October 3, 2014, Mrs. Baird second, all voted in favor.**

**Mrs. Benedetti moved to approve the Work Session Meeting Minutes for October 6, 2014, Mr. Phipps second, all voted in favor except Mr. Blair and Mrs. Baird who abstained.**

**Mr. Coffey moved to approve the Public Hearing Meeting Minutes for October 6, 2014, Mr. Phipps second, all voted in favor except Mr. Blair and Mrs. Baird who abstained.**

**Mr. Phipps moved to approve the Regular Meeting Minutes for October 6, 2014, Mr. Gonder second, all voted in favor except Mr. Blair and Mrs. Baird who abstained.**

**COMMUNICATIONS – PUBLIC:**

**COMMUNICATIONS – CITY OFFICIALS:**

**Mrs. Benedetti** stated that she has received a few phone calls about the city acquiring properties that didn't go to the tax sale and asked if anyone could educate her on what happened.

**Mr. Duggins** explained that in the past when Mr. Brewer finds a dilapidated property they tear it down and lien the property or if they cut the grass several times they lien the property. He stated that the lien causes it to go to tax sale and if the property sales the liens are paid back but 9 out of 10 times those properties don't sell because they are vacant or dilapidated. He explained that after a period of time these properties would revert back to ownership directly to the county and the city would then have to go buy it from the county even though they have a lien on it and this happened because no one paid any attention to it. He stated that they noticed that this was happening last year so he asked Mr. Baker to monitor these with Mr. Brewer's office and the sewer office so they now have a spreadsheet with utility liens, code enforcement liens, and redevelopment liens. He explained that coming up on the last tax sale they looked at the spreadsheet and

noticed 10 properties that has significant liens on them where the house had been torn down which they knew would not sell but the city does have interest in those vacant properties so they asked for permission from the Redevelopment Commission to pay the minimum on those properties to take them out of the tax sale and 95% of that minimum is city liens so that check will be coming back to pay them for the utility and code enforcement liens and now they have redevelopment liens on those that they are working to foreclose on. He stated that what happens is that they have paid themselves back and they will foreclose against the new lien and get the property for the difference and a piece of that tax goes back to the city as well.

**Mrs. Benedetti** asked how they would market that.

**Mr. Duggins** explained that once they get through the whole process and get all the ownership he will go to the Redevelopment Commission and asked how they would market it but what they are doing right now is protecting the money they city has already spent through a coordinated effort with these different departments.

**Mrs. Benedetti** asked about the foreclosure process and what happens if they aren't first on the list to be paid.

**Mr. Duggins** stated that the nice thing about all of these properties is that there is no mortgage so they are in first position but if there was a mortgage they can go to the banks after they were on the demo list to ask them to donate. He explained that this is the first time they have done anything like this but it is significant money being spent by the city on this so it has value and they are protecting the city's money.

**Mrs. Benedetti** stated that Mr. Duggins said a lot of these houses are in the NSP area and asked where that is and if they would purchase the lot through the NSP so the money comes back to the city.

**Mr. Duggins** explained that for example they already own 922 Culbertson and they gave it to the NSP to build houses, and 115 Beeler was donated which was transferred to New Directions.

**Mrs. Benedetti** asked if they could see the spread sheet.

**Mr. Duggins** said absolutely and explained that it is very important that once the lien is filed it is added to that spreadsheet so that it doesn't get lost. He explained that this is very low risk and helps the city recover the money that has been invested.

**Mr. Caesar** asked if they are eliminating the county owning any of these.

**Mr. Duggins** stated that they are selective about what they use this process for and there will be some properties that they don't want.

**Mrs. Benedetti** asked if he knew what was going to happen with the house that was demoed at Spring and Cost.

**Mr. Duggins** explained that it is on the list to foreclose against so they can get the property.

**Mr. Coffey** stated that this is the first time that they city has had a program to recoup their money instead of the county getting it and if people want to question that they can but for the first time the city is being proactive makes this a win for the city.

**Mrs. Benedetti** stated that she doesn't think people understand the process and she wants to make sure everyone gets a fair shake.

**Mr. Duggins** stated that they are subject to the same laws that they were before.

**Mr. Phipps** asked if they were going to do a press release on this.

**Mr. Duggins** stated that they have done several stories on this.

**Mrs. Baird** stated that there was a house across the street from her that was torn down and it looks so much better as a vacant lot and she understands exactly what they are doing once it was explained and she thinks that will help out a lot.

#### **COMMUNICATIONS – MAYOR:**

**Michael Hall** stated that Harvest Homecoming went really well this year and explained that October 25<sup>th</sup> is the annual Trunk or Treat event and invited the council to come down and have a vehicle in the lineup.

#### **APPROVAL OF CF-1 FORMS:**

**Mr. Duggins** handed out a spreadsheet regarding the following CF1's and asked they table 6000 Foundation Boulevard. He explained that the spreadsheet gives them more information than they have gotten in the past and went over this information with the council. He stated that he will do a complete totals page on the finalized spreadsheet and explained that the tax abatement policy is working and it is well done and monitored and this spreadsheet will show that.

**Mr. Zurschmiede** asked if he could put an extra column to put what the actual abatement is.

**Mr. Duggins** stated that he can add how much is being abated and how much they are paying.

Samtec, Inc., Compliance with  
Statement of Benefits referencing R-10-42

Samtec, Inc., Compliance with  
Statement of Benefits referencing R-08-51

6000 Foundation Boulevard, LLC, Compliance  
with Statement of Benefits referencing R-04-36

Chalfant Industries, Inc., Compliance with  
Statement of Benefits referencing R-09-19

Lee Supply Corp., Compliance with  
Statement of Benefits referencing R-06-37

Retailers Supply Co., Inc., Compliance with  
Statement of Benefits referencing R-04-33

Ideal Door, Compliance with  
Statement of Benefits referencing R-09-17 (RE)

Ideal Door, Compliance with

**Mr. Zurschmiede moved to table 6000 Foundation Boulevard and to approve the rest of the CF1's, Mr. Coffey second, all voted in favor.**

**INTRODUCTION OF ORDINANCES AND RESOLUTIONS:                    READING**

R-14-14            Resolution Regarding Certain 2015 Projects                    Caesar

**Mr. Caesar introduced R-14-14 and moved to approve, Mr. Zurschmiede second, all voted in favor.**

**Mr. Caesar** stated that this is in response to the money that they were going to allocate for financial management records, the dog park, downtown lights and other items that they want to see before it is implemented, but in order to get things moving they wanted it to be in the budget.

**Mrs., Benedetti** stated that she thought they gave the okay to go ahead with the financial management records.

**Mr. Blair and Mr. Coffey** stated that they thought so as well.

**Mr. Phipps** stated that he doesn't think they voted on it.

**Mr. Caesar** stated that he thinks it is a good idea to have it.

**Mr. Coffey** asked if they are having a work session to understand the project or to vote.

**Mr. Blair** stated that it doesn't say to vote.

**Mr. McLaughlin** stated that they can't vote in a work session.

**Mr. Caesar** stated that it will be for information and input. He explained that all of this doesn't have to happen in one work session.

**Mr. Gonder** stated that his understanding is that these work sessions were for them to have some input and kill the project if they couldn't agree with it.

**Mrs. Benedetti** stated that the money is budgeted in but she would think that they could create an ordinance to kill it.

**Mr. Zurschmiede** stated that if it is in the budget then if someone wants to do it then they can regardless of what the council says.

**Mr. Gonder** stated that he thought they put the money in the budget with the stipulation that if anything changes they will have a say over it.

**Mrs. Baird** stated that this was her understanding as well.

**Mr. Phipps** stated that he thought they were all on board for the lighting and the financial records but the other things they had questions about.

**Mr. Blair** stated that he would like to have a presentation on the downtown lights.

**Mr. Coffey** stated that they won't come to an agreement with the city unless the city gets up to code so that they are ready for the installation.

**Mr. Blair** asked if they are spending money before they have a say in it.

**Mr. Coffey** stated that they are guaranteeing it.

**Mr. Zurschmiede** asked if they are just doing this because they are an energy company and have a monopoly on it. He stated that he doesn't understand why they can't get them to come in and make a presentation.

**Mrs. Benedetti** stated that she thinks he will but they have to get to that phase first and they are working with Mr. Summers.

**Mr. Blair** stated the he personally wants to understand the complete project before they commit to any spending at all.

**Mr. Gonder** stated that it sounds like they need to assure them that they are interested before they will even move forward.

**Mr. Blair** stated that they could allocate money for the infrastructure and then allocate the money for the lights.

**Mrs. Benedetti** stated that they aren't going to know the exact dollar amount until they get in there.

**Mr. Coffey** stated that this is part of the problem because two weeks ago they were all ready to go with the lights and now there are all these questions. He explained that you get 9 opinions in a room and a lot of times nothing gets done.

**Mrs. Benedetti** stated that she would like to hear back from the engineer and they can move forward from there but she would like to leave it in the line item.

**Mr. Blair** stated that he would like to see the word approved added into the resolution.

**Mrs. Baird** stated that the resolution was just dealing with work sessions, not the approval process.

**Mr. Coffey** stated that they can end up picking something apart and then nothing will get done.

**Mrs. Benedetti** stated that they don't want to go back to square one.

**Mr. Zurschmiede** stated that adding the word approval doesn't take them back to square one.

**Mrs. Benedetti** stated that they don't want to sabotage a project either with someone getting half way through it and then yanking the funding.

**Mr. Blair** stated that he doesn't want any project to get half way done before they know what is going on.

**Mr. Gibson** stated that the idea is to have the work session and get all of these questions answered and their input added. He explained that his understanding was to get the council in the loop on all of these projects.



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

**TABLED ORDINANCES:**

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 7:40 p.m.

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Pat McLaughlin, President

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Vicki Glotzbach, City Clerk