

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,
INDIANA, HELD A REGULAR COUNCIL MEETING IN THE COUNCIL
CHAMBERS AT NEW ALBANY CITY HALL ON THURSDAY, JANUARY 18,
2024 AT 7:00 P.M.**

MEMBERS PRESENT: Council Members: Mrs. Collier, Mr. Phipps, Mr. FitzGerald, Mrs. Gohmann, Mr. Blair (Zoom), Mrs. Griffith, Ms. Murphy and President Dickey. Mr. Unruh was not present.

ALSO PRESENT: Ms. Stein, Ms. Johnson, Mr. Hall, Mrs. Moeller and Mrs. Glotzbach.

CALL TO ORDER: President Dickey called the meeting to order at 7:00 p.m.

INVOCATION: Given by Reverend Kristen Dollar

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Committee Meeting Minutes for December 21, 2023, Mrs. Collier second, all voted in favor with the exception of Mr. FitzGerald, Mrs. Gohmann and Ms. Murphy who abstained and Mr. Unruh who was not present.

Mr. Phipps moved to approve the Regular Meeting Minutes for December 21, 2023 with Mr. Blair's correction, Mrs. Collier second, all voted in favor with the exception of Mr. FitzGerald and Mrs. Gohmann who abstained and Mr. Unruh who was not present.

Mr. FitzGerald moved to approve the Regular Meeting Minutes for January 4, 2024, Mrs. Gohmann second, all voted in favor with the exception of Mr. Unruh who was not present.

COMMUNICATIONS – COUNCIL:

Ms. Murphy stated that it was a pleasure to celebrate with some of her colleagues last Thursday at the Dr. Martin Luther King Jr. dinner held by the New Albany Floyd County School Corporation. She said that they celebrated a great man and also celebrated a local legend, Ms. Anna Catherine Hickerson. She stated that it was a great evening and she enjoyed that. She then said that she would like to say Happy Birthday to her dad if he is watching because he is 94 today.

Mrs. Griffith said Happy Birthday to Elaine's dad and then thanked Ms. Johnson for handing out information on the housing study presentation. She also thanked Mr. Dickey for helping with the call that she received on some dogs that were running loose within a neighborhood. She stated that the gentleman didn't know which number to call because animal control was closed, so if that happens, you call dispatch at the non-emergency number at 812-944-6411. She thought that was great information and thanked Mr. Dickey again for passing that along.

Mr. Blair reminded everyone to please speak into their microphones so they can be heard.

Mrs. Gohmann stated that she had the opportunity to check out the White Flag Shelter on Monday because it was so cold and they had 60 people, four dogs, two cats and a bird. She said they also had a family of four waiting for housing. She added that they were open for 24 hours and they plan to open 24 hours again this coming weekend when it is going to be 2 degrees overnight. She stated that they can use any donations. She then said

that spring is coming and 4-H is doing a Spring Into Art on March 2nd at the 4-H Fairgrounds and they are now accepting applications for artists, vendors and food trucks.

Mr. FitzGerald stated that he wanted to piggyback on Mrs. Gohmann's comments on the White Flag Shelter. He said that everyone hopefully will be able to be safe and warm in our community, and if not, the shelter is located at the Culbertson Baptist Church, 407 Grant Line Road. He stated that you can take the TARC Bus Route #71 there, but there is also the hotline number for those who may need it which is 812-913-5368.

Mr. Phipps stated that he just wanted to say Happy Birthday to Elaine's dad and that's all he has.

Mrs. Collier stated that tonight at the Develop New Albany meeting it was mentioned that they are always in need of volunteers, so if anyone can find any spare time, she is certain they would appreciate a call and they will find a place for you to help out.

Mr. Dickey stated that Mr. Unruh is not present tonight due to a rather sudden illness and he apologizes. He said that Mr. Unruh did send a communication that stated due to a sudden and unforeseen illness, I am unable to attend or participate in the Thursday, January 18th council meeting, so for the purposes of this meeting, please allow Councilwoman Elaine Murphy to be added and serve as a co-sponsor for R-24-02. He stated that Ms. Murphy also requested and accepted that.

Ms. Murphy said that is correct.

Mr. Dickey then stated that he wanted to echo about the MLK observance both with our school corporation and the annual dinner, and he wanted to compliment our New Albany Parks Department for what was an outstanding service on Saturday. He said that he talked to several people who were really moved by that performance and ceremony. He stated that he knows some of his colleagues here were with him. He said that if you have not gone to that event in the past, he would encourage you next year to go to that. He stated that it is usually always the Saturday before MLK Day and he just really wants to give kudos to Ms. Cathy Wilkerson and the entire staff that put that together; it was a well-done event. He also stated that the New Albany Parks Department is now hiring for River Run Waterpark because it is time to get lifeguards, so if you have someone that is interested, please check out the hiring announcement because he knows that they would eagerly like to employ those that have that certification. He wanted to also note that in between their last meeting, INDOT held a hearing with regards to their Improve I65 Project. He stated that he was at the MLK Event but he has reviewed some of the communications and information that they put out at that hearing. He said that he would note for this council, so the members will be aware, that last term we sponsored some legislation calling for consideration of sound barriers. He stated that there are several sound barriers in that project's plan and that project is slated to start in 2025. He stated that they have a public access website, so please take a look at that, as it will impact some of our freeways running through our city. He then said that Mrs. Griffith mentioned the dog issue and he won't belabor that anymore, but would remind folks to be on the lookout. He understands that sometimes our four-legged friends can get away from us and we try to be very tolerant, but unfortunately, some animals appear to be a little more dangerous and aggressive. He said that he, for one, would not want to be caught on a trail facing several dogs and that was part of the concern over the MLK weekend. He asked to please, if you see animals running out like that, report it so that we can deal with that effectively. He then stated that tonight we do have a somewhat lengthy agenda so he wanted to remind the public that the rule about public speaking allows for three minutes. He said that for the council members, he will again be recognizing the council rule on five minutes with the ability to extend, so he just wanted to remind all members to ask for recognition.

COMMUNICATIONS – MAYOR:

Mr. Hall wished everyone a Happy New Year and apologized because he couldn't make the last meeting, but he wanted to congratulate the returning council persons and say

congratulations to the new council persons as well. He said that the mayor is looking forward to a great year and looking forward to working closely with all of you. He thanked Mr. Dickey for his comments on the MLK event. He stated that the parks department works very hard on that every year and it is a wonderful event honoring a great person, so he will definitely pass along those comments to them. He then said that we were expecting a little bit of snow and ice today, but it didn't quite happen this afternoon, but there is a chance later tonight. He stated that they do have some teams on standby if that does occur, so if you have any issues, feel free to reach out to our street department team.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

Housing Study Presentation – Ms. Claire Johnson, Economic Development Director

Ms. Johnson stated I am here today to discuss the recently completed Housing Study with the University of Louisville Urban Studies Institute. As many of you have observed, New Albany has been undergoing a noticeable transformation in recent years. The cityscape has seen an increase in new construction, from residential buildings to commercial properties. This boom in construction has led us to pause and reflect on the direction that we're headed. We wanted to examine how we can promote, encourage, and incentivize the right kinds of housing that our current and future residents need. We also want to make sure that we are keeping pace with the evolving demographics of our city. The key reasons for this study are due to the following:

1. **The City's Changing Dynamics:** Over the years, New Albany has seen significant changes in its demographics and economic landscape. It's crucial that our housing options evolve to meet the changing needs and preferences of our residents.
2. **Accessibility to Housing:** Ensuring housing accessibility for all our residents is a top priority. When I say “accessible housing” I am talking about an inclusive concept that applies to residents across the entire income spectrum. The goal is to ensure that everyone, regardless of their economic background, can find a suitable and comfortable home in New Albany. It is a multi-faceted approach that ensures that housing is not only financially attainable but that it is also safe, well-located, and integrated into a community that offers a high quality of life.
3. **Supply and Demand Dynamics:** We know that in order to proactively address the supply of housing options we need to match the demands of our population, so to do this, we need a data-driven approach to focus on areas of improvement.
4. **Sustainability and Growth:** We need to formulate a well-planned housing strategy for the sustainable growth of New Albany. That means we need to balance sustainability and growth in housing by optimizing land use, reducing environmental impacts, and ensuring that infrastructure improvements are aligned with the needs of our residents.
 - With all that in mind, to address these questions from the previous slide and to ensure that we're making the most of this momentum that we're seeing, the Redevelopment Commission initiated a comprehensive housing study in July of this year. This was led by an expert in the field, Dr. Matt Ruther with the Urban Studies Institute at the University of Louisville.
 - Dr. Ruther is an Associate Professor as well as the Director of the Urban Studies Institute. He is an esteemed population geographer. He has a track record of scholarly contributions, including articles in prestigious journals, which demonstrates his commitment to advancing our understanding of urban dynamics and housing-related issues. Dr. Ruther's research spans demographic analysis, population forecasting, small area estimation, neighborhood growth and change, and spatial methodology. His expertise in these areas makes him highly qualified to conduct this housing study.
 - What did we ask Dr. Ruther to examine with this study?

- 1. We asked him to Assess our Current Housing Conditions:** This helps us to understand the quality, accessibility, and availability of housing in New Albany.
- 2. We asked him to Identify Demographic Shifts:** This helps us to recognize changes in our population, such as the rise in young professionals, empty nesters, as well as diverse family structures, and how these shifts affect housing preferences in New Albany.
- 3. We asked him to help us Plan for the Future:** We asked him to anticipate future housing needs based on the 2 previous findings.
- 4. We asked him to look at how housing can help Enhance Economic Development in New Albany:** We firmly believe that a well-planned housing strategy is a key driver of economic development, which can lead to job creation, business investment, and a thriving local economy. This means taking a closer look at land use, ways to promote homeownership, and how we can best incentivize and encourage new home construction.

This study was completed in late September and encompassed several principal goals:

- 1. Demographic and Housing Characteristics:** Understanding the current population, household types, income levels, housing tenure, homeownership rates, and vacancy rates in New Albany.
- 2. Parcel-level Land Use:** Examining land use patterns within the city and even getting down to that neighborhood level.
- 3. Homeownership:** Analyzing the distribution and characteristics of home ownership within the city. Homeownership is considered a cornerstone of the American dream and a crucial goal for many individuals and families by providing a sense of stability and security. With this metric - we also aim to balance the housing market. In some cases, there may be an oversaturation of multifamily housing or apartment complexes in a given area. An oversupply can lead to an imbalance in the housing market.
- 4. Population and Household Projections:** Generating projections for the city's population and households to ensure that we make smart land use decisions and properly plan for our future.

What were some of the key findings from this study?

- 1. Single-Person Households:** The number of single-person households in New Albany is quite high – more than one-third of housing units in New Albany are occupied by a single individual. This number has also been quickly increasing. In terms of the market, this suggests that in our strategy, we may want to consider building smaller, single-family homes that are affordable and manageable for a single individual. These homes can still provide the benefits of homeownership, such as equity building, without the need for a larger family-sized property.
- 2. Homeownership Rate by Age:** A high rate of homeownership was found among New Albany seniors, this suggests that older populations within the city might be less likely to move to senior facilities than older populations in other cities. This means that we need to continue our programs that help keep our seniors in their homes for longer, like the CDBG Emergency Repair Program. In addition, it may imply that there are barriers to homeownership for our younger generations and provides us with the opportunity to address this. We firmly believe that providing homeownership opportunities and reducing barriers for younger generations is crucial for enabling them to have the option to choose to buy a home rather than being limited to apartment living and renting.
- 3. New Albany's owner vacancy rate: this limited availability -** the low owner vacancy rate in New Albany implies that there is a significant demand for housing in the area. However, this high demand is met with a limited supply, making it a competitive market for homebuyers and potentially contributing to barriers to homeownership. A low owner vacancy rate, suggests that a very small proportion of owner-occupied homes are currently vacant and available for sale. In other words, most homeowners are not putting their homes on the market, which means

that we need to help to encourage the construction of more homes. In a market with a limited supply of homes for sale, some individuals who might have otherwise considered buying may continue renting, not due to personal preference but out of necessity. This low rate underscores the need for proactive measures to address housing supply issues and maintain a balanced and accessible housing market.

Which leads into the final key finding:

High demand for owner-occupied units: The study found that the future demand for owner-occupied units will outpace demand for renter-occupied units, however this is pursuant to the availability of such homes.

Let's dive a little deeper into the Multi-Family Housing metric:

- The low homeownership rates exhibited within New Albany's newer housing points to a potential culprit in explaining at least part of its low overall homeownership rate – the type of housing that has recently been built. Additional data from the American Community Survey shows that almost half of the housing units built in New Albany since 1980 were multi-family units, which are far less likely to be owner-occupied housing.
- Conversely, less than 10% of the housing built prior to 1960 was multi-family housing, explaining the higher homeownership rates within this housing cohort. New Albany's homeownership rates within its oldest housing – built prior to 1940 – is the 6th highest among its peer cities.
- The number of units in a structure is the primary measure of the type of housing unit that a household lives in. This variable refers to the physical structure of the dwelling, allowing us to characterize homes as single-family, multi-family, or some other type (mobile homes, boats, etc.). The figure above illustrates the distribution of single- and multi-family homes across the city of New Albany.
- New Albany ranks low in the share of housing that is small multi-family – defined as less than 10 units – although it ranks higher in the share of housing that is large multi-family – defined here as 10 units or more. In fact, the number of small multi-family units and large multi-family units is nearly the same in New Albany. Of course, the number of structures is not equal, due to large multi-family developments containing more units per structure.
- I will note that the small multi-family units are these structures defined as the “missing middle housing” across America, these are a range of multiunit clustered housing types, compatible in scale with single-family homes, that help meet the growing demand for walkable urban living, respond to shifting household demographics, and meet the need for housing choices at different price points. The majority of these types accommodate four to eight units in a building or on a lot, say in the case of a cottage court. We label these as “missing” because even though they have played an instrumental role in providing housing choices and affordable options historically in cities across the country, we are building very few of these housing types today and have built very few in the past 30 to 40 years.
- New Albany has a notably higher number of STRs as a share of its housing than its peers, (5.8 STRs per 1,000 housing units) although New Albany's rate is similar to that of Jeffersonville. The presence of STRs may be contributing – or may contribute in the future – to the lack of owner-occupied housing in the city. The AirDNA website – which is geared towards Airbnb hosts – suggests that the city has high rental demand and investability potential. This suggests that future STR growth within the city is likely.
- I will note that any rental that was listed specifically as a “Derby rental” was excluded from this analysis. And the active rentals were primarily located within the Downtown, Midtown, and Uptown neighborhoods, as well as along the State Street corridor. Of these 104 STRs, approximately two-thirds of the rentals were houses, condominiums, or townhomes, with the remaining one-third comprised of

apartments, lofts, and shared rooms. These numbers indicate that Airbnb listings account for a little over 0.5% of total housing units in the city.

- Nearly all the STRs in the city (93%) are the entire home and most are rented for more than 90 days out of the year. This number is on the high side relative to its peer cities. A rental for an entire home would be expected to have a greater impact on the local housing market than a rental that is a private room or partial unit. Entire home rentals are likely those that are revenue generators for institutional out-of-town investors.
- As we conclude our discussion on the current state of the housing market in New Albany, it's imperative that we turn our attention to the actionable steps that will shape the future of our community. The insights gained from the housing study have provided us with a roadmap, and it's time to chart the course ahead.
- **1. Review and Evaluate Apartment and Short-Term Rental Registrations:** The first crucial step involves a comprehensive review and evaluation of our apartment and short-term rental registrations. Ensuring that these registrations align with the evolving needs of our residents.
- **2. Review and Evaluate the Comprehensive Plan:** Our Comprehensive Plan is the foundational document that guides the long-term vision for New Albany. It's time to revisit and evaluate this plan to ensure it reflects the current dynamics of our city and with the findings of the housing study.
- **3. Review and Evaluate the Zoning Ordinance:** Zoning plays a pivotal role in shaping the physical landscape of our community. We will conduct a thorough review and evaluation of our zoning ordinance to ensure that the ordinance encourages responsible development and addresses the demands of our growing population.
- **4. Review and Evaluate Peer Communities Next Steps:** Learning from the experiences of our peer communities is a valuable resource. We will conduct a comprehensive review of the next steps taken by similar cities facing similar housing challenges. This process will provide us with insights, best practices, and innovative solutions that can be adapted to New Albany's unique context.

Ms. Murphy asked Ms. Johnson when she talked about the smaller units for rental, the two to ten family, would those include older homes downtown New Albany that have apartments within their homes?

Ms. Johnson replied that those would be included as long as they have less than ten units.

Ms. Murphy stated so we have a good handle on how many of those we have? She asked if that is part of the study?

Ms. Johnson stated that the numbers that are used for this were pulled from census American Community Survey, so that is how Dr. Ruther conducted this study.

Mr. Blair stated that it sounds like we have targeted some of our preferences of what we think we need as far as new developments, and asked if there has been any consideration to do a moratorium on certain type of housing units in order to let us sort of catch up or prioritize the type of housing units that we want? He said for instance, he knows Sellersburg just put a moratorium on multiple family housing. He added that moratoriums can be done by districts or areas and can be very specific. He said that his second question is what are the names of the peer cities that we are modeling ourselves after?

Ms. Johnson stated that there were 21 peer cities and she can tell him the criteria for those as well. She listed Alton, IL, Barberton, OH, Belleville, IL, Covington, KY, Elyria, OH, Garfield Heights, OH, Goshen, IN, Granite City, IL, Henderson, KY, Huntington, WV, Massillon, OH, Middletown, OH, Mishawaka, IN, Moline, IL, Pekin, IL, Rock Island, IL, Superior, WI, Warren, OH, and then our local peers Clarksville, IN and Jeffersonville, IN, not based on metrics but based on proximity. She said that the criteria for these was based on the percent of MSA housing, the MSA housing change between

2000 and 2020, housing per square mile, percent housing built pre-1940, percent housing built post-1989, median household income and percent college degree.

Mr. Dickey asked Mr. Blair if that was sufficient?

Mr. Blair said yes and thanked Ms. Johnson. He stated that he couldn't hear everything but he will catch up with the transparency portal.

Mrs. Griffith thanked Ms. Johnson for the presentation and said it was great. She asked if they can get a copy of the slides or if that will be anywhere on a website where people can go back to look at for the information?

Ms. Johnson stated that she could provide a copy to the council.

Mrs. Griffith thanked Ms. Johnson and said that she likes to be able to refer back to things. She then stated that Ms. Johnson mentioned the comprehensive plan and she wanted people to know that is available on the website, right?

Ms. Johnson said yes, it is on planning and zoning's page of the website.

Mr. FitzGerald thanked Ms. Johnson for the wonderful presentation as well. He stated that his very excited to see how we can create different forms of housing for different competing demographics, communities and populations for New Albany as we continue to grow. He said that he is very excited about that. He then stated that there are 104 Short-Term Rentals that were picked up from the website that scrapes the data and asked if we know how many of those are registered already?

Ms. Johnson said five of those are registered.

Mr. FitzGerald asked when the most recent comprehensive plan was approved?

Ms. Johnson replied 2017.

Mr. FitzGerald asked if that was along with the code or if that is the same thing?

Mr. Dickey stated that they were two separate things.

Mr. FitzGerald stated that he thinks they were parallel tracts and he is very excited about digging into that. He thinks it has been about five years since the code, so he thinks it is a good time to see where we have been, where we can grow and where we might need some changes.

Mr. Phipps told Mr. Blair that the plan commission is having a special meeting on January 30th to explore the issue that he raised about a possible moratorium on apartments.

Mr. Blair thanked Mr. Phipps.

Mr. Dickey stated that just for the record on that, it is an item that will require passage by this body as well once it moves beyond the plan commission, so members should be advised that may be something that comes to your desk very soon. He then thanked Ms. Johnson for her presentation and stated that Mrs. Collier and he have been working with Ms. Johnson through redevelopment in connection with this. He said that there are a lot of moving pieces to this type of study and taking action with regards to its findings, and there will be plenty of opportunities for the public to weigh in on these things further, so please stay informed and involved on this as we move forward.

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

Mr. Dickey stated that Mrs. Collier provided the council with a written report from the Public Health and Welfare Committee. Said report is on file in the city clerk's office.

Mrs. Collier read the following report into the record:

Public Health and Welfare Committee Meeting
January 9, 2024

In Attendance:

Council Members

Jennie Collier - committee chair

Louise Gohmann

Stephanie Griffith

Elaine Murphy

Others

Julie Rigrish - Purdue University

Tracy Skaggs - Project Recovery

The committee met to bring the new committee members up-to-date on what the previous committee had been working on for use of the opioid funding the City of New Albany has received. The new members were informed that the previous committee had been working towards establishing a program to help deal with the negative impact of the opioid crisis in our community. The committee chair explained that the previous committee had been looking into three components for the program: education, grants and a support program that could possibly continue to be funded once the initial funding source is depleted.

The new committee members were asked to reflect on the information until the next committee meeting. The committee chair was tasked with getting the following information together for the next committee meeting:

- >List of relevant potential grant recipients
- >Current figures for the funding source
- >Cost and other relevant details for a youth education program

The next committee meeting was scheduled for Friday, January 19, 2024 at 2:30 pm at City Hall.

Mrs. Collier stated that there was no favorable or unfavorable vote from the committee because there was no action taken.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES FOR FIRST READING:

G-24-01 Ordinance Repealing G-79-737 An Ordinance FitzGerald 1
Regarding Coin-Operated Amusement Devices

Action Taken: G-24-01 was referred to the Committee on Development and Annexation.

Mr. Dickey stated that per the changes that occurred to our ordinance at the end of 2023, this stage is now an announcement of the legislation so the clerk will read the introduced information.

Mrs. Glotzbach read Bill G-24-01 into the record by title only.

Mr. Dickey stated that bill has been introduced by Mr. FitzGerald and the action taken in advance of this meeting was that it was referred to the Committee on Development and Annexation per our ordinance rules. He said that committee is due to meet on Monday, January 22, 2024 at 3:00 p.m. in the City Council Conference Room.

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS PUBLIC: R-24-02 TG Missouri Corporation

COMMUNICATIONS PETITIONER: R-24-02 TG Missouri Corporation

R-24-02 Resolution Concerning Statement of Benefits for TG Missouri Corporation by the Common Council of the City of New Albany Unruh/Murphy

Ms. Murphy introduced R-24-02 and moved to approve, Mr. Phipps second, all voted in favor with the exception of Mr. Unruh who was not present.

Ms. Murphy stated that Mr. Scott Dick is here and Ms. Johnson is here to give us some information as well. She said this is TG Missouri Corporation asking for an abatement for the next five years. She stated that they are purchasing equipment and TG Missouri is working with car manufacturing parts, and has been selected in our region to work on parts for electrical cars. She said that they were selected in part because of their proximity to Toyota of Kentucky and Toyota of Indiana. She stated that they will provide 86 new jobs, adding to their current 239 jobs, with a wage rate of \$23.07 per hour. She said this is moving more towards their commitment to carbon neutrality and the amount for the equipment is \$11,295,159.00.

Ms. Johnson stated that Mr. Scott Dick is here with us today. She said she is sure that many of you are familiar with TG Missouri, they are in our industrial park and have expanded to Grant Line West as well, so we are happy to have them here tonight and to see that they are continuing an investment here in New Albany. She stated that they have 239 current jobs and 86 new jobs with an average wage of \$23.07 per hour. She said that if anyone has any questions specific to the project, Mr. Dick is happy to answer those.

Mrs. Griffith thanked Mr. Dick for their investment. She then asked about the temporary jobs and if they were mostly locals? She asked if there is a certain education they need?

Mr. Dick stated that their business requires engineers, administration, management and direct labor primarily. He said that their biggest scope of employment is direct labor and they are a little over a total of 360 employees at New Albany currently, and they continue to grow. He stated that they are excited about that growth and excited to be here in New Albany as well. He said that Georgetown in Kentucky is also expanding their electric vehicles, and as everyone knows and reads the news, that is the new trend and they are seeing that specifically in their industry. He stated that they are purchasing new forklifts on a routine basis as capital equipment and new injection molding machines. He said that all of these are electric type vehicles and electric machines. He stated that that their commitment is to be carbon neutral by 2030 to provide a better environment for all of us.

Ms. Johnson stated that the job numbers that are listed here on SB1 are not inclusive of those temporary positions.

COMMUNICATIONS PUBLIC: R-24-03 Appointment to Caesars Board

COMMUNICATIONS PETITIONER: R-24-03 Appointment to Caesars Board

R-24-03 Resolution for Appointment to Caesars Board Blair/Griffith

Mr. Blair introduced R-24-03 and moved to approve, Mrs. Griffith second, Mrs. Collier, Mr. Phipps, Mr. FitzGerald and Ms. Murphy voted no, Mr. Blair and Mrs. Griffith voted yes, Mrs. Gohmann and Mr. Dickey abstained and Mr. Unruh was not present. Resolution did not pass.

Mr. Blair stated that at the last meeting, there was a nomination to fill the democratic position on the Caesars Board and then the council did the ratification of all of the appointments including this democratic position. He said that he just wants to make sure that we get this done right and to make sure that we abide by the Caesars qualifications and criteria for appointments to their board. He stated that the first requirement is that the board member must be a member of the city council and we also have to have one member from each political party appointment. He said that since we only have two major political parties represented on our council, we should have one appointment from the democratic party and one appointment from the republican party. He stated that the other thing is that the appointment is by all members of the city council and is not just the president. He said that his purpose with this resolution is to make sure that we do this right and acceptable and make sure that we get someone appointed to the Caesars Board. He stated that it is a little embarrassing from a city council standpoint because we did not appoint the republican member of the council to the board at the last meeting, and they conducted their first meeting of the year which is always the second Wednesday in January, and they couldn't do their organizational meeting because we did not have those seats filled. He said that they held off doing the organizational meeting until the city council appoints a member to that board, so he thinks it is important that as a group they take nominations tonight and do a roll call vote and make that appointment. He stated that obviously, the only two people on the council that qualify are Mrs. Griffith and himself.

Mr. Dickey stated that he does want to quickly address a couple of things because he is not sure if this resolution is specifically addressed to him or is just a general affirmation. He does believe that it has always been the intent of this body to make appointments to its boards and commissions where it has that responsibility. He wants to be careful though because we have only had one meeting until tonight of this council and he thinks there is some sort of false implication that there is some sort of "the sky is falling". He stated that as a quasi-public institution, the Caesars Board was not prevented from operating effectively by the lack of an appointment last time by our council. He said indeed the Caesars Board own bylaws anticipate and address that issue. He stated that the board was able to meet and conduct its business and he had follow-up conversations with Dr. Kornberg to assure and reflect that. He said that it is true that the board did delay the election of officers, and that's a decision that it reached and is in its purview as the Caesars Board to make that courtesy whether it be for us or just to delay until all members have been seated. He stated that he personally respects the board members and Dr. Kornberg to make those decisions. He said that none of that however changes the process and deliberation of this council and any other appointing authority. He said as previously stated, it was his sense as the new president of the council that additional time is needed to consider an appointment to the board in addition to delaying other appointments such as CASI and the human rights commission. He stated that as president, he wants to make sure when we make an appointment to a body, this body is comfortable and has consensus. He said that is not the same as unanimous agreement but that we do have consensus. He stated that was not his feeling at the first meeting of the year and he will let members speak to that if they wish as appropriate.

Mrs. Collier stated that she wanted to confirm that Mr. Dickey is correct because even today she is still not comfortable with making that appointment because of some issues that she feels have not been unresolved from some events that happened a few months ago. She said that she feels that the Caesars Foundation is something that requires someone in those seats to have a lot of integrity, and with the events that happened that she is referring to, she is just not ready to make that appointment or vote on it as this point.

Mr. Phipps stated that he concurs 100% with what Mrs. Collier said and he is not ready to make an appointment until we can get to the bottom of some of those unresolved issues from last year.

Mrs. Griffith thanked them for telling her. She then asked what the unresolved issues are because she has not been approached about those?

Mrs. Collier stated that she believes they are all aware of the issue that Mr. Phipps and she are referring to where confidential information was leaked that was only given to members of the council and a very limited number of other people. She said until she knows what happened with that situation, she is just not comfortable.

Mrs. Griffith asked how we will resolve that?

Mrs. Collier stated that she doesn't know how to resolve it. She asked Mrs. Griffith if she had any suggestions.

Mrs. Griffith stated that they have talked about a few things regarding that and she has no idea how to gain the council's confidence back. She said that they could go through emails. She stated that she signed a confidentiality statement and she stands behind that. She is not speaking for Mr. Blair but she feels the same with him too because that is not something they would do. She said that that it does really upset her that they would say that about her integrity or Mr. Blair's.

Mr. FitzGerald stated that the resolution just maintains where we are already. He said that it is not saying in timeframe or listing any sort of stipulations about the process we are going to use to appoint someone, so he is not sure of the usefulness of the resolution as it is written. He said that he believes that when it is all said and done, we do have to have a republican appointment to the board, and however that gets settled, he is game to listen to all. He also said that as this resolution is written, it doesn't really solve the issue at hand.

Mrs. Griffith asked what happens if this isn't appointed this evening?

Mr. Dickey stated that if the appointment was made, that appointment would have to receive five votes and if it receives five votes that would be reflected to the Caesars Board. He added that we do not have an agenda item under appointments, so the agenda should be amended to reflect that agenda item being added if there is an intent to make an appointment tonight.

Ms. Stein stated that the proper procedure would be to amend the agenda.

BOARD APPOINTMENTS:

Mrs. Griffith moved to amend the agenda to include the appointment to the Caesars Board, Mr. Blair second, Mrs. Collier, Mr. Phipps and Ms. Murphy voted no, Mr. Blair and Mrs. Griffith voted yes, Mr. FitzGerald, Mrs. Gohmann and Mr. Dickey abstained and Mr. Unruh was not present. Motion to amend the agenda did not pass.

Mr. Dickey stated that that he would like to see the council try and move forward so we may be able to add this to agenda for the first meeting in February, and see if we can move forward on some of the discussions that need to happen with members around this issue.

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Mr. Brian Moore, 1515 E. Oak Street, stated that he is a member of Hoosier Action and he is here to talk to the council about the housing and overdose crises. He said those are two issues that our members are deeply concerned about. He stated that these two

deeply connected issues have been wreaking havoc on the people of New Albany and southern Indiana at large for years, which is precisely why we would request that you support two critical pieces of legislation going before the Indiana State Legislature. He said first is Senate Bill 96 which seeks to decriminalize possession of fentanyl test strips, a critical harm reduction tool in the fight against overdose. He stated this allows people who use an opportunity to assess what they are putting in their body. He said currently possession of these test strips is a Class C Misdemeanor, which prevents them from arriving in the hands of the people who need them most for fear of jail time. He stated that for communities struggling with addiction, this kind of resource is a harm reduction tool that meets people where they are at, and can be the difference between our neighbors and loved ones living or becoming another name on the long list of those who have been lost to the opiate crisis. He said that second is Senate Bill 227, a bipartisan piece of legislation that will give the many renters in New Albany the power to hold their landlords accountable when they fail to keep their properties in livable condition. He stated that this bill proposes several much-needed protections for tenants and renters regarding maintenance of essential systems, and access to their landlords and property management companies. He said that it requires that landlords ensure that rental properties are free of rodents, invasive insects, mold and rot. He stated that it requires that a clear procedure be set out for all renters to request and receive repairs that must be resolved within a 72-hour period. He said that it also requires that out-of-state landlords retain a physical office in the area or appoint a licensed broker or property management company in their stead. He stated that in addition to these requirements, the bill outlines the resources made available to renters should said requirements go unmet. He said that a landlord's failure to comply with requested repairs would allow tenants to pay rent into an escrow account managed by the county clerk or an attorney, and it would allow our judges to appoint a receiver for cases against large landlords who fail to pay to any damages incurred. He stated that these two protections empower renters in our community to stand up for themselves when landlords fail to uphold their end of the bargain when it comes to maintenance, and would prevent the efforts of bad actors to keep a revolving door of tenants while putting in as little effort as possible to maintain their properties. He said that for both of these bills they want to ask for each council member to sign onto them. He stated that he would be here with the rest of his colleagues after the meeting if you wish to sign and they can try to answer any questions that the members may have. He said additionally, they are going to head up to the statehouse on both Wednesday, January 24th and then on Monday, January 29th. He stated that on the 24th they will be going in support of House Bill 1053, which is a partner bill to Senate Bill 96 that is going before the legislature that day.

Mr. Dale Bagshaw, 85 Galt Street, stated that he wanted to commend the council and the mayor or whoever put this housing study together because he thinks it is needed. He then said that he is very much in favor of infill building and we probably have a lot. He stated that would be a part process of changing the building code because where he lives, there is an empty lot between his house and another house, but according to the building codes now, we can't build there. He said that he would like to commend Clarksville for their idea of tiny houses because they are really cool houses. He stated that he just wanted to commend everyone that was a part of this including Ms. Johnson because it was very informing for him and he really appreciates the city moving forward with this.

ADJOURN:

There being no further business before the board, the meeting adjourned at 8:16 p.m.

Adam T. Dickey, President

Vicki Glotzbach, City Clerk