

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA, WILL HOLD A REGULAR COUNCIL MEETING IN THE COUNCIL CHAMBERS AT NEW ALBANY CITY HALL ON MONDAY, AUGUST 5, 2024 AT 7:00 P.M.**

**INVOCATION:** To be given by ministers of different faiths, if present. If none are present, then a moment of reflection.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

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

**Public Hearing Meeting Minutes for July 18, 2024**

**Regular Meeting Minutes for July 18, 2024**

**COMMUNICATIONS – COUNCIL:**

**COMMUNICATIONS – MAYOR:**

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

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

**APPROVAL OF CF-1 FORMS:**

**INTRODUCTION OF ORDINANCES FOR THIRD READING:**

**COMMUNICATIONS PUBLIC: A-24-02 Appropriation of Opioid Funds**

**COMMUNICATIONS PETITIONER: A-24-02 Appropriation of Opioid Funds**

<b>A-24-02</b>	<b>Ordinance for Appropriation of Opioid Settlement Funds</b>	<b>Collier/ 3 Gohmann/ Griffith</b>
----------------	---	---

**INTRODUCTION OF RESOLUTIONS:**

**BOARD APPOINTMENTS:**

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

**ADJOURN:**

**INDIVIDUALS WITH DISABILITIES WHO MAY REQUIRE SPECIAL ASSISTANCE TO ATTEND THE ABOVE-MENTIONED MEETINGS MAY MAKE THEIR REQUEST KNOWN BY CONTACTING THE CITY CLERK IN ROOM 114 OF THE NEW ALBANY CITY HALL OR BY CALLING 948.5336**

**THE NEW ALBANY CITY COUNCIL HELD A PUBLIC HEARING ON THURSDAY, JULY 18, 2023 AT 6:45 P.M. IN THE COUNCIL CHAMBER, ROOM 100, NEW ALBANY CITY HALL, 142 E. MAIN STREET.**

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

**ALSO PRESENT:** Mrs. Manning and Mrs. Glotzbach

**President Dickey** called the public hearing to order at 6:45 p.m. He asked if anyone would like to speak on the following:

**A-24-02      Ordinance for Appropriation of Opioid Settlement Funds**

**There was no one to speak.**

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 6:48 p.m.

\_\_\_\_\_  
Adam T. Dickey, President

\_\_\_\_\_  
Vicki Glotzbach, City Clerk

**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, JULY 18, 2024  
AT 7:00 P.M.**

**MEMBERS PRESENT:** Council Members: Mrs. Collier, Mr. Phipps, Mr. FitzGerald, Mrs. Gohmann, Mr. Blair, Mrs. Griffith, Ms. Murphy, Mr. Unruh and President Dickey.

**ALSO PRESENT:** Mrs. Manning, Mr. Hall, Ms. Johnson and Mrs. Glotzbach.

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

**INVOCATION:** Given by VFW District 8 Chaplain Darrell Neeley

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

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

**Mr. Phipps moved to approve the Regular Meeting Minutes for June 20, 2024, the Public Hearing Meeting Minutes for July 1, 2024 and the Regular Meeting Minutes for July 1, 2024, Mr. FitzGerald second, all voted in favor.**

**COMMUNICATIONS – COUNCIL:**

**Mr. Unruh** stated that he wanted to recognize and congratulate Director Dave Duggins and the New Albany Housing Authority on the \$1.9M Job Plus Federal Grant. He thinks only one out of 14 housing authorities in the country received that and it is direct support for residents in public housing. He then said that it is less than two weeks until school starts again, in fact, it will already be started by our next meeting. He just wants to remind drivers to be mindful, because of increased traffic, of children at the bus stops.

**Ms. Murphy** stated that she wanted to give a shout out to Mrs. Glotzbach for getting all of those minutes organized and done. She said that was quite the task and thanked her for that. She then stated that this past Monday she had the opportunity to attend the Justice Reinvestment Advisory Council for Floyd County JRAC, and they shared information that she emailed to all of the council members about a great opportunity for Floyd County opioid funds and the deadline for that is August 6<sup>th</sup>. She said you can go to [www.floydcounty.in.gov](http://www.floydcounty.in.gov) to find the application for that. She also said that if anyone would want to share that with their constituents, that money will be available.

**Mrs. Griffith** asked Mr. Dickey if he found out anything on the Monon Trail?

**Mr. Dickey** stated that he believes there is another slated event, but he will confirm that.

**Mrs. Griffith** stated that it is exciting and people keep asking her and she doesn't know where to send them to get the information. She said that the one website has it, but it is not all the way down to New Albany yet. She stated that Ms. Johnson may know a little more about that too.

**Mr. Dickey** stated that you've got a little bit of dichotomy between Radius, who is coordinating with the communities in largely Washington into Orange and Lawrence Counties. He said then you've got us and our responsibility coming through and out of New Albany into Clark County. He guesses that Clark County is involved as well and asked Ms. Johnson if that is correct?

**Ms. Johnson** replied no and stated the portion that is from the Floyd County/Clark County line just south of the Bedford/Mitchell area is ultimately owned and operated by

Radius too. She said the Floyd/Clark County line through Walsh is owned and maintained by us.

**Mrs. Griffith** thanked Ms. Johnson for explaining that and said that she is looking forward to our community having that and it is really excited about it. She then stated that a couple of uptown businesses have gotten together and they are doing a Back in School event, and it is going to be 11:00 a.m. to 1:00 p.m. on August 8<sup>th</sup>. She said that they have 192 backpacks to give away with supplies, so if you know of anyone in need of backpacks or supplies, please send them to that event. She stated there will be free ice cream and they have a couple of salons that pitched in, so they will be doing a few free haircuts too. She said that it is at Forward Church on Vincennes Street. She then stated that 1st is having their annual meeting on August 6<sup>th</sup> and SoIN has their team meeting that same day, and she is really torn because they are two great events, so be sure to attend one of those. She was fortunate to attend the emergency training exercise with Mrs. Gohmann and it was great to see how everyone collaborated. She explained that they came up with the scenario of what would happen if you had a chemical spill and this one was on State Street. She stated that a semi had fallen over the ramp and leaked out down to State Street too, so it is something that could happen that you don't think about. She said that then everyone has to go do their job basically and figure out anything that may not be working properly, which they did pick up on a couple of snags. She stated that the only part that kind of upset her personally was that we had no representation from our police department. She said that we had one fireman there, Mr. Kyle Mayfield, and he did a wonderful job, but we didn't have that representation from the police department, and that kind of put a kink in their plan. She hopes that next year we can figure out how to collaborate a little more on that and make sure that all key players are in place. She added that at least someone from the police department could show up for that because it was great. She said that they had to make those hard decisions and we got to see them in action, and there is a lot more behind the scenes than you know. She stated even thinking about the finances, because with that chemical spill, they had to get the sand in and who pays for the sand? She said at that point, no one is thinking about that because they just want to get the sand they need, so it was really getting those details down. She said it was a great exercise and thanked Mr. Dickey for promoting that.

**Mrs. Gohmann** stated that she is going to piggy back on what Mrs. Griffith said. She said this was the Emergency Planning Committee Functional Exercise, so it helped to raise awareness in the emergency plan and identify gaps in the planning process. She stated that as Mrs. Griffith said, it was attended by Floyd County Emergency Management Agency, most of the local and surrounding fire departments, EMS, the sheriff, state police, Red Cross and the Salvation Army was there with coffee and lunch. She said that the only disappointment was that there was not a single representative from the New Albany City Police. She said for us it was an opportunity to see how the different agencies would react and handle a toxic spill event, which was really very impressive. She stated that hopefully when they do this training next year, we will see our police department participate. She then stated that she had the opportunity to go out to the dog park with a constituent and it is very cool. She said that there was actually some overgrown bushes and stuff, so we looped the parks department in and they were extremely attentive, and within a day, they had someone out there to clean everything up and that's excellent.

**Mr. FitzGerald** stated that he would like to reiterate something that Mrs. Griffith was also saying. He said that we had the groundbreaking for the Monon Trail in Salem for starting at the north end of the trail, which is exciting news, and it will continue to come through New Albany, especially through the 4<sup>th</sup> District. He added that he is very excited for that. He then stated that he is glad that we have a little break in the heat and just wanted to reiterate there are cooling stations for when it does get hot again.

**Mr. Phipps** stated that paving has started in the 3<sup>rd</sup> District on E. Main Street from E. 5<sup>th</sup> Street to Vincennes Street and will continue through July 26<sup>th</sup>. He said that there will be lane closures during that time.

**Mrs. Collier** stated that she wanted to remind everyone that they are having kid's day at the Farmer's Market this Saturday from 8:00 a.m. until noon. She said they will have live music, a craft for the kids and also some snacks provided by Jeanette's Fine Baked Goods. She stated that Develop New Albany is now New Albany Main Street and they have several events coming up, the next of which will be on August 17<sup>th</sup> and that will be the New Albany Summer Sipper. She said that it is going to be kind of like a wine booth festival with some Artisan booths, maybe some beer samples and what not, but tickets are on sale and you can get those now.

**Mr. Dickey** stated that each council member received a data card with several sewer related items on it. He said that it includes DMLO reports for the sewer utility from August 2023 through May 2024. He stated that the last couple of months are still being finalized by DMLO. He said that it also includes that additional data that was previously provided that included the 10+ years of related data. He then stated that he had conversations with the administration and they come up with 2025 Budget Calendar. He then reviewed the calendar with the council. Said calendar is on file in the city clerk's office.

**Mr. FitzGerald** stated that his understanding is that if we are not able to make a meeting during these times, there are meetings that we are not able to Zoom in and asked which meetings those are?

**Mr. Dickey** stated that under Indiana Code, members are specifically prohibited from participating in budget setting meetings. He said that he is sure that Mrs. Manning can give him more precise language there if she would.

**Mrs. Manning** stated that she is not sure what the definition of that type of meeting is, so she can get that and get back with them on it.

**Mr. Dickey** stated that in the past, generally the way our attorney has interpreted is that you're are essentially barred from the meeting and from participating virtually. He said that he would think that all of the meetings on the budget calendar would fall under that.

**Mrs. Manning** said that she can research that and report back at the next meeting.

**Mr. Blair** asked her to please research that because he doesn't think you are barred from the meetings; you just cannot vote is the way it reads. He thinks it is only for the readings, and besides budget, there are salary ordinances and anything dealing with appropriations. He said that it is very specific in our city code.

**Mr. Dickey** stated he wanted to give everyone a heads up that the city had its initial audit meeting with SBOA to go forward with the annual audit, so you may receive communications from SBOA requesting survey information or what not. He said that if anyone has questions about those, please let him know, but he would advise everyone to please respond accordingly. He stated that it is largely rudimentary, but if you have any questions, please let him know and he will address anything that you may have. He then said that River Hills Regional Planning Commission and Economic Development District is having its annual dinner celebrating the 50<sup>th</sup> Anniversary of the organization. He would like to strongly encourage as many of us as possible to attend that event. He stated that River Hills provides a number of services to the region, and particularly to the municipalities in the region in terms of grants and other economic development activity. He said that they are planning to have a few special perks as part of this program because of the 50<sup>th</sup> Anniversary, including updating the total of millions of dollars that have come in over the history of this organization to the region. He stated that has included the READI activity that serves the staff for the regional development commission, so he does think that we want to be supportive if at all possible and really celebrate the milestone of achieving the 50-year mark for that organization.

**COMMUNICATIONS – MAYOR:**

**Mr. Hall** stated that earlier this week Mayor Gahan joined other southern Indiana leaders to celebrate the Monon South Trail. He said it is a nearly 60-mile trail that will run from Mitchell, Indiana right to New Albany and connect into the Greenway. He stated that this will bring a ton of new connections to New Albany as well as our neighbors throughout the region. He stated that it is something that we have been working on for a while and we are all super excited about it. He then said that paving started in numerous areas throughout the city. He stated that there is curb and gutter work going on at Houston Street, there is concrete work and other spot repairs on sidewalks and ADA ramps on Aebersold Drive, Aebersold Court and Beeler Street. He said that Beeler Street was also paved last week, but striping work hasn't been finalized yet, but they are going to come back and do that so if you guys get any questions about it, that should be finalized soon. He stated that as Councilman Phipps mentioned, E. Main Street between E. 5<sup>th</sup> Street and Vincennes Street is also currently being paved, so everyone be careful when traveling through those areas. He then said that he wanted to let everyone know that there was a joint training exercise this morning between flood control, fire department and storm water. He stated this was with the Army Corp of Engineers to come in and prepare for severe flood events. He said that if you haven't seen it before, they put the flood walls up, and this was actually sand bag training, so they were learning proper ways to fill the sand bags and actually support those flood walls during critical and severe flood events. He added that was a pretty interesting training this morning. He then stated that they had to cancel the July 3<sup>rd</sup> Independence Celebration and they are close on finalizing a reschedule date. He said they are hoping to have it later this fall or summer before the Harvest Homecoming arrives, and they are still working with some of their partners to get that date exact, but they are close. He added that as soon as that date is finalized, he will let the council know.

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

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

- **CASA Presentation – Lauren Broderick**

**Ms. Broderick, Executive Director**, passed out CASA's Annual Impact 2023 packet to the council members to review. Said packet is on file in the city clerk's office. She thanked the council for having her and giving her the opportunity to share a little bit about CASA and just what is going on, and to give a quick update on their organization. She stated that today she is here to share the significant impact of CASA's work on our community and right here in the City of New Albany. She said we are a dedicated organization advocating for the best interest of abused and neglected children in the Floyd County Court System. She stated that they have been instrumental in providing ways for vulnerable children to receive what they need and ensuring their wellbeing. She said that their mission is simple and is to empower community members to advocate for abused and neglected children. She stated that since their inception of a stand-alone nonprofit in 2019, they have remained steadfast in their mission to recruit, train and support volunteers to serve as court appointed special advocates for vulnerable youth in our community. She said that these volunteers are every day citizens of Floyd County that stand up and decide to just share, and be a part of a child's life who is experiencing foster care and navigating the child welfare system. She stated that we are making sure that their voice is heard in the court room; we learn about their life and we ensure that their voices, wishes and desires for the future are heard by the judge. She said that we give a robust perspective of the case, so that when the judge is making a decision on what happens next in that child's life, he really has a good idea of what is going on in the actual case. She stated that we have really tried to change our mission a little bit and there is now a plurality of mission. She said yes, we are providing advocacy for these children in the court room, but we are also being a steadfast presence in their lives understanding that is the building blocks of resiliency. She stated that all of our children have experienced adverse childhood experiences, which are called ACEs. She said we have found through studies that children who are exposed to a profound number of ACEs are more likely to experience adverse health outcomes as they develop into adulthood. She

stated that at CASA, we want to mitigate the trauma that these children have experienced, by again, forming a relationship with them, standing in the gap and knowing that they have an adult that is safe and stable that they can rely on. She said that in the face of Covid-19 and the pandemic in 2020, it changed the landscape of our organization. She stated that we lost two-thirds of our volunteers, we lost extreme financial footing and we have worked really hard through so much to just really build this organization up to what you see today. She is proud to report that their organization has grown substantially and has a total of 11 staff members now advocating for the welfare of children, 40 volunteers working tirelessly to represent them, and in 2023, they expanded their services. She said no longer are we just serving children who have active children in need of services cases, but also children who have informal adjustment cases, in hopes that we can provide crucial intervention to at-risk families in collaboration with the Department of Children Services and with service providers to help get that family to a more stable and healthy space. She stated that they served 471 children in 2023 and 90% of the children that they served are in the 47150-zip code. She said that a tremendous amount of their caseload comes from right here in the City of New Albany. She stated that the dedicated individuals of their CASA network are steadfast in standing in those hard spaces knowing that this community needs people who are willing to invest in the lives of these children and combat and mitigate ACEs. She said they recognize that their work can only be sustained with your support and the community's support, so they are deeply grateful for the City of New Albany and everything they have done to build up our organization, but we continue to need help. She stated that despite their progress, they still have 55 children on their wait list. She said that when she came to CASA three years ago, we were in the 300s, so we have made a significant dent in that wait list, but we still have children that are going unserved and do not have a CASA advocate that is navigating with them as they journey through foster care. She stated that this evening she is going to ask for the council's help. She asked them to join in encouraging this community to get involved and to step in this space for vulnerable children, and help us build a more robust and compassionate New Albany for generations to come. She thanked the council for their support and for having her.

**Mr. FitzGerald** stated that it is amazing the work that they do, and just the fact that they went from hundreds to now 55 is just amazing.

**Ms. Broderick** stated that they had some amazing strides and she knows that many of the council members know Mrs. Jess Staten, who was the Executive Director before herself. She said that she did some amazing things and then we have just continued on a forward progressive trajectory.

- **Public Health & Welfare Committee Meeting – Mrs. Collier**

**Mrs. Collier** presented the following report:

July 9, 2024 - 11:00 AM  
City Hall - Council Conference Room  
142 E Main Street  
New Albany, Indiana 47150

In Attendance:

Jennie Collier, Chair  
Louise Gohmann, City Council  
Stephanie Griffith, City Council  
Darrell Neeley, citizen

The Public Health and Welfare Committee met on July 9, 2024 to discuss the appropriation ordinance A-24-02 to appropriate funds received from the opioid settlement.

The committee voted 3-0 in favor to support the appropriation to fund all three of the proposed requests:

Our Place Drug and Alcohol Education Services-\$15,000 for education/prevention program in New Albany elementary schools, middle schools and high school.

Thrive-up to \$17,000 for reliable used vehicle and related expenses (registration fee, excise tax, one year insurance premium, etc.) to help them meet their transportation needs for program participants.

Liberty Place-\$10,000 to provide housing assistance to veterans participating in the Veterans Court of Southern Indiana that are residing at the facility on Grant Line Road, New Albany, Indiana.

**APPROVAL OF CF-1 FORMS:**

**INTRODUCTION OF ORDINANCES FOR SECOND READING:**

**COMMUNICATIONS PUBLIC: A-24-02 Appropriation of Opioid Funds**

**COMMUNICATIONS PETITIONER: A-24-02 Appropriation of Opioid Funds**

<b>A-24-02</b>	<b>Ordinance for Appropriation of Opioid Settlement Funds</b>	<b>Collier/ 2 Gohmann/ Griffith</b>
----------------	---	---

**Mrs. Collier introduced Bill A-24-02 and moved to approve the second reading, Mrs. Griffith second, all voted in favor.**

**Mrs. Collier** stated that the Public Health & Welfare Committee has met extensively this year to explore several different options on what they can reasonably do with these funds. She said that after a lot of hard work, they feel that this is a good start to seeing an impact against the negative effects of the opioids in our community. She would just like to see this go forward tonight and on to the third reading at the next meeting.

**INTRODUCTION OF RESOLUTIONS:**

**COMMUNICATIONS PUBLIC: R-24-05 Residential Housing Program**

**COMMUNICATIONS PETITIONER: R-24-05 Residential Housing Program**

<b>R-24-05</b>	<b>A Resolution of the Common Council of the City of New Albany Approving the Order of the Plan Commission and the Declaratory Resolution of the City of New Albany Redevelopment Commission</b>	<b>Phipps</b>
----------------	--	---------------

**Mr. Phipps introduced R-24-05 and moved to approve, Mrs. Collier second, all voted in favor with the exception of Mr. Blair and Mrs. Griffith who voted no.**

**Mr. Phipps** stated that this passed unanimously at the plan commission meeting two nights ago and Ms. Johnson is here to answer any technical questions they may have about creating these two TIF Districts.

**Ms. Johnson** stated that Mr. Matt Duncan with Frost Brown Todd is here as well regarding the legal process and the role of the council in the establishment of these housing TIFs. She then said that this really ties back to our growth initiative and she came before this board to present that earlier this year or maybe fall of last year. She stated that we have an aggressive goal here in the City of New Albany to increase homeownership, and both of these developments help us to incrementally get closer to that goal. She thinks that this ties back with the moratorium on the multi-family buildings right now and helps to increase the feasibility of single-family developments here in the



city. She said she is happy to answer any questions that they may have or go into more detail. She stated that Mr. Blair sent over a few questions to her earlier this week, which she responded back to him. She said she can briefly kind of go through those as well. She asked Mr. Dickey to let her know how he would like for her to proceed.

**Mr. Blair** thanked Ms. Johnson for her responses and said that they were detailed and thorough and he appreciates that. He stated that the compelling reason to this from what he gathered in the emails is that the project wouldn't get done without the subsidy. He said that the developer needed the additional help in order to complete the project. He asked Ms. Johnson if that is correct?

**Ms. Johnson** stated that she would refrain from calling it a subsidy because these are all improvements that go directly towards infrastructure improvements. She said that the costs that are associated with it that are estimated within the housing programs that have been provided to the council are quite a feat for these developers to pay, and it makes the price of those homes more and more unattainable for folks here in New Albany. She stated that ultimately, the goal is that by providing assistance to offset some of those costs, the project becomes feasible as well as hoping to cut down on the selling costs of those homes.

**Mr. Blair** stated that when he refers to subsidy, he means financial assistance and asked if that is fair to say?

**Ms. Johnson** replied yes and stated that she would refer back to the housing study and the fact that these single-family homes haven't been happening in New Albany in the past 20 or 30 years, and not just in New Albany, but across the country.

**Mr. Blair** asked if we got the developers financial plans to see what financial assistance was necessary? He said first of all, you expect the private sector to make a reasonable profit from doing this development, but you get to the point where it could be too much profit. He stated that if we give them financial assistance, it may really be to their benefit to do it. He said that we just had a development off of Glenmill Road that the city didn't provide any kind of assistance for, and the developer did it on their own. He stated that the Gahan administration has done a lot to improve the community with a lot of amenities and making this a desirable place to live, and you want people to actually just come here because they want to be in New Albany. He added that we wouldn't have to incentivize them to come. He asked is it really necessary to incentivize these developments, and if it was, did we get their financial plans so that we knew the incentive was necessary? He asked how did that come about? He said that it looks to him like typically the incentives are in the infrastructure improvements. He asked if there was any other due diligence done on the developer's financials?

**Ms. Johnson** replied yes and stated that she did receive that information from them and analyzed that as well as sent it to our financial advisor to analyze it too. She said the answer is yes and we have not made any commitments for any type of assistance or a specific number at this time.

**Mr. Blair** said so those are just estimates in the material.

**Ms. Johnson** stated those are estimates for the total infrastructure cost.

**Mr. Blair** said so we could actually be less than that.

**Ms. Johnson** stated that is correct. She said those numbers are not a commitment of assistance of any kind.

**Mr. Blair** asked who our financial advisor is?

**Ms. Johnson** stated that she used Bondry to review this.

**Mr. Blair** stated that in your response to me you mentioned that some of this money is done upfront and then we get reimbursed for it. He asked how you fund something at the beginning when we haven't received the additional tax revenue from that project? He added that when you look at the Loop Island development, it looks to him like there is already infrastructure in place, so someone had to pay for that. He asked how do we fund it from a cashflow standpoint initially and then turn around and get reimbursed maybe a couple of years later when we start to realize the TIF tax revenues?

**Ms. Johnson** stated that part of what she responded to in this too is that could be developer equity that is on the front that is able to fund those infrastructure improvements. She said it could also be if we look at exploring the IFA funding. She stated that there are other communities that have set up housing TIFs and then they had that low interest loan through the IFA, and they are able to pay that back through the increment too, so that is another option for us also.

**Mrs. Griffith** asked Ms. Johnson to explain residential TIFs versus commercial TIFs because right now both of them are existing TIFs?

**Ms. Johnson** stated that currently they are both in a commercial TIF, so the Payne Koehler parcels are in the Charlestown Road TIF and the Greenway Commons parcels are in the Loop Island TIF. She said that they would not allow us to collect the increment for these residential properties because it is for commercial only. She stated that by cutting this out and creating a residential TIF, we can collect that increment from that 1%, and that would allow us to make improvements in infrastructure and otherwise to serve and benefit that area. She added that it really allows us to take advantage of the development so that we can best serve these residents.

**Mrs. Griffith** asked if the Loop Island TIF goes close to the State Street Parking Garage TIF because she thought she read that they overlap?

**Ms. Johnson** stated that she thinks it is the State Street Parking Garage EDA that is overlapping, so that was part of the expansion of the riverfront liquor license.

**Mr. Matt Duncan** stated that in 2022, they expanded the State Street Parking Garage Economic Development Area, because in order to have a riverfront district, it has to be within an economic development area. He said that extended area which went pretty far to the east of where the existing economic development area is was actually not TIF, it was just expanded into the State Street Parking Garage EDA.

**Mrs. Griffith** stated that we have so many existing TIFs and that is a concern of hers. She knows that the goal is to have 900 homes, and asked if that means that every developer from here on out, we are going to try to TIF the residential? She asked how do you choose? She added that like Mr. Blair said, Glenmill isn't a TIF District but then these two are kind of combined together. She asked if they have a process or something in place that you are thinking on those?

**Ms. Johnson** stated that these will be two separate residential TIFs. She said that it is based upon a developer coming to the City of New Albany and letting us know that they are thinking about a development, however, there are certain obstacles in place that are not allowing for it to happen. She stated that they then provide us with information and we then see what that gap is, and if that means it is feasible for the City of New Albany to potentially provide support in some way, then we would honor that in this way by bringing it before this body. She said that it really would depend upon the development and our analysis and feasibility, and moving forward, there certainly are developers that will be able to do a certain type of development. She stated that we also have a certain standard here in New Albany and limited land to continue to build, so we want to make sure that part of it is being built to that highest standard. She said that if we can assist in some way to assure that happens, she thinks it makes sense for us to do that.

**Mr. Duncan** stated that they are really individual decisions.

**Mrs. Griffith** stated that it is individual decisions so it is not the same developer or anything?

**Mr. Blair** said that it was confusing because it was combined together.

**Mrs. Griffith** said and it is the same wording.

**Ms. Johnson** stated that they are two separate developers and they are not combined.

**Mr. Blair** stated that in the documentation in the resolution, they are put together.

**Mr. Duncan** replied yes.

**Ms. Johnson** stated that they are listed together, yes.

**Mr. Duncan** stated that there are separate maps and separate cost programs as well.

**Mrs. Griffith** asked if Greenway Commons has changed ownership because wasn't it a couple years ago that all of that was approved?

**Ms. Johnson** stated that in 2023, the state legislature lifted a few barriers that previously made it more difficult to establish these residential TIFs, so one of those included that less than one-third of a development in your community could be single-family homes. She said that you had to show that you have that need there and she is not sure if at that time they were able to exhibit that. She stated there was also the requirement for a school board, which has also been lifted. She said that both of those were lifted until July 1, 2027, so she thinks it is recognized that there is a need for single-family housing now and they have lifted those requirements allowing people to move forward.

**Mr. Blair** stated that he believes Mr. Matt Toole was awarded the purchase of that property several years ago and then it just sort of sat, and now all of a sudden, there is movement because there is a TIF. He asked if there is a reason why there was a delay in him developing it and then why all of sudden did it become a TIF District? He asked why he didn't go ahead and develop it previously?

**Ms. Johnson** stated that Mr. Matt Toole is still involved in that development and she doesn't have an answer. She added that it has been in the Flood Control District up until this time. She said that she can get with Mr. Brad Fair to get some answers from him. She said it was her understanding that there were some market conditions that they were waiting to tend to before building. She thinks a lot of it too was the coordination with the Corp of Engineers because there have been several years of delays getting approvals from them. and she thinks that was a big part of it.

**Mrs. Griffith** stated that Ms. Johnson brought up the school board and she is glad to see Ms. Gardenour here and said that her article was very good in the Tribune and it did raise some questions. She then asked if they were invited for the public hearing? She said that we are such a small community and she hopes that we are bringing all of the players to the table when things like this are happening.

**Ms. Johnson** stated that we always publish our public hearings on our website, on redevelopment's site so they are available to the public.

**Mrs. Griffith** stated that she knows there are extra questions on that. She then said that with the goal of being 900 houses, 50% of those will have kiddos, and if we are putting TIFs on them where that is not going to the schools and we are going to have all of those extra kiddos, she just wants to make sure that we are not setting ourselves up for failure.

**Mr. Dickey** stated that is only one part of the school funding formula in the state of Indiana. He said that a big part of the school funding formula is the actual census of kids,

so that plays another piece of that because if there are kids moved into newly developed houses, that will apply. He stated that at some point when the sunset clause hits, the assessed valuation will go back into the general AV and be assessed by all of the taxing units accordingly, so you are only talking about that surplus amount for the period of the TIF.

**Mr. Blair** stated that it is fair to say that there is going to be reduced funding.

**Mr. Dickey** stated that in consideration for other things like public vouchers in Indiana, he thinks that is a much bigger threat to public education than what would be lost through the AV to the schools.

**Mr. Blair** stated that no one is arguing that, we are just saying they are losing some funding from this TIF District, that's all.

**Mr. Dickey** said assuming that the project would happen without the TIF District, yes.

**Mr. Blair** said that is true.

**Mr. Dickey** stated that if the project doesn't happen, there is no assessed value for any taxes.

**Mr. Blair** stated that there are no additional kids in the school system too.

**Mr. Dickey** said or there are, they are just in other housing options in the city.

**Mr. Blair** stated that those property taxes would be contributing to the school budget.

**Mr. Dickey** stated that part would, but not necessarily assessed value because you could have multiple people in a single-family house or apartments as opposed to being more spread out or what have you. He said that the point he is making is that if we don't have available housing and a family can't find a single-family house and are forced to live in a more constricted state through an apartment or through another housing option, that is obviously not benefitting them and it's not necessarily benefitting the growth of the community.

**Mr. Blair** stated that there are a lot of positives to this and benefits such as increased housing, but one of the big problems with TIF Districts is, it syphons money or doesn't contribute towards other budgets. He said that it doesn't contribute towards the school system and it doesn't contribute to the operational budget of the city. He stated that is just the nature of TIFs.

**Mr. Dickey** stated that his issue with what Mr. Blair is saying is he is casting a very negative light on TIFs when they are one of the few tools that municipalities have in order to make improvements in developments in that city. He said that if you look at our TIF Districts as an example, many of the positive projects that have come to this city that we all tout over and have touted over a number of years have come from TIFs. He stated that things such as our parks improvements, including the development of River Run, including road and sidewalk projects, have all been incentivized through a carefully managed and financially responsible TIF program that has worked to bring those developments here, and improve the quality of life for our citizens. He said that he thinks that is the piece, and he is not saying that if you TIF the whole city that there wouldn't be a burden put onto the taxing units and ultimately the citizens, so you can use TIFs incorrectly. He thinks that our counsel and Ms. Johnson would agree with that, but he wants to make sure that we are taking stock of the appropriate use of TIFs and the responsible use of TIFs like we have been doing for a number of years in the city, and making sure that they are beneficial to the program. He would also add that we have added to, as was noted in the article in the paper, and given back to the school systems a number of times with regards to improvements at New Albany High School for example.

He said that we have benefited the school system by alleviating other costs and providing those through TIF funds in some cases.

**Mr. Blair** stated that it is funny that Mr. Dickey says that about the school system because he sees what Jeffersonville is doing. He said that they are adding back to scholarship programs in addition to their swimming complex and so forth. He stated that what New Albany did was a weight room and a scoreboard, which he doesn't think were really necessary. He hasn't seen New Albany do anything real extensively with TIFs. He said those are the only two items that he has seen given back to the school corporation.

**Mr. Dickey** stated that he thinks in his time on the redevelopment commission, there have been other items and he can get Mr. Blair a full accounting if he would like.

**Mr. Blair** said please do.

**Mr. Dickey** stated that he does believe that we have done more for the schools than just those two items.

**Mr. Blair** asked Ms. Gardenour if the school system recalls anything else besides those two items?

**Mr. Hall** stated that he thinks it is very disingenuous to say it is just a scoreboard and that is completely unfair to those media students and what they are learning there.

**Mr. Blair** stated that he is just naming them.

**Mr. Hall** stated that he doesn't think that is accurate at all. He said that he thinks the mayor in Jeffersonville from Mr. Blair's party said what you're saying was completely wrong.

**Mr. Blair** stated first of all, you said my party and we are all here together working for the best for New Albany, so it's not just a party. He then said that residential TIF is different than a commercial TIF. He stated that with commercial TIFs, you are creating jobs and creating growth, but you are not necessarily creating additional residential developments that are going to use resources from the school system. He said you are also probably not doing some of the other things because it is not going to our general fund. He then stated that he heard hard and clear from a lot of his constituents when the latest tax bills came out that their taxes are so high. He can tell everyone that this is not going to contribute to lowering and taxes. He said that it may not increase them but it is still not going to help in a tax situation by carving out additional developments and not letting the general fund use it or not letting the school use it. He said it means that everyone else that is not in those TIF Districts are forced to step up and pay additional taxes. He stated that he already named a subdivision that didn't need to have a TIF, so why do we feel like these two projects need a TIF?

**Mr. Dickey** stated that he thinks Ms. Johnson answered that question earlier when she went through the process of how this came forward. He then just wanted to remind everyone that the biggest factor in your taxation on your property taxes has been your assessed valuation, your market valuation. He said that has gone up significantly. He knows that since he bought his house in 2008 until now, he is amazed by what his new valuation is and that has a big bearing and impact on the tax bill. He feels for the constituents and is very mindful that we have some constituents that have very little ability to absorb those increases and pay that, but he wants to be clear on what is driving that. He stated that our actual tax rate has not gone up and he thinks that is something that we can again document as part of our budgetary process.

**Mr. Blair** stated that the needs of the city have continue to grow, everyone is going to have to contribute their fair share of taxes and what Mr. Dickey is talking about is reallocation of taxes through the assessed values. He said that even though the rate doesn't go up, the assessed value goes up and the amount of taxes increase. He added that

it is not the rate or the assessed value that really matters to people, it is how much it cost them each six months and that has continued to increase in this community. He stated that by us doing other projects that don't go into the general fund or the school system, it is not helping our tax situation and is not helping the amount of dollars that someone has to pay for their property taxes.

**Mr. Phipps** stated that what is different about these than the ones in the commercial districts is that these are helping establish homes for people. He said that home ownership is the bedrock, the foundation and the stability of the community, and we desperately need that here. He then said that Mr. Blair said that constituents are complaining about high tax rates, we have one of the lowest tax rates in the whole state of Indiana in Floyd County. He then stated that he would concur with what Mr. Dickey said, if Mr. Blair is really concerned about funds being syphoned away from public education, he needs to contact the representatives of his party, who advocate for vouchers and charter schools that have potentially decimated public education in the states for those where it is in place.

**Mr. FitzGerald** asked if some of the Greenway TIF is going to be improving the access to the Greenway so that more community members will have access as well, benefitting not just the residents in the development, but our entire city for that matter.

**Ms. Johnson** stated that as part of that development, the City of New Albany will retain public parking that will allow for folks that are visiting the Loop Island Wetlands and the Ohio River Greenway to park within those spots as well as some improvement to public spaces within that development.

**Mr. FitzGerald** stated that if that could include bike racks as well, that would be great.

**Mrs. Griffith** stated that she feels like we have too many TIF areas and that we are borrowing from our future instead of investing, so her vote is no on this resolution.

**Ms. Murphy** stated that she thinks providing support to family homes where students can have a stable environment to grow up in, be a part of our school corporation, and have "butts in seats", which means dollars for our school, would be the way to go so she is voting yes to this resolution.

#### **BOARD APPOINTMENTS:**

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

**Mr. Darrell Neeley** stated that he is here tonight to discuss and plead for the council's intervention for the stoppage or revision of the redevelopment growth site. He said that for those that do not know, the redevelopment commission is currently accepting proposals for the acquisition of the development of 1730 and 1732 Division Street plus Division Street Park. He stated that redevelopment bought the 1730 and 1732 properties in 2020 and the park was transferred to redevelopment through a quit claim deed in January of this year. He said that the property is zoned as traditional residential and it would be nice to have houses on the two properties again or something that adds onto Division Street School. He stated that for those that do not know Division Street Park, it is just a basketball court with a bench, a garbage can and some greenery. He said that it doesn't sound like much, but oh the stories it could tell. He stated that it is located near Division Street School in District 3. He said that Division Street Park in 1982 or 1983 going by memory, was erected through the help of New Albany's first and only black Councilman Robert Mitchell. He stated that many New Albany High School basketball stars have played on that court before, during and after their illustrious high school days. He said that even Navy and NBA great David Robinson shot around that court. He stated that the court still serves as a great place for the younger neighborhood and future New Albany High School stars to practice and play. He said that if we are saving history, well the history of this basketball court can still talk and tell its story if you are willing to sit down and listen; it deserves to be saved. He stated that when asked about what the kids in

the area neighborhood would do about a place to play basketball, he was told from redevelopment that the kids could just go down to Bicknell Park because the basketball court was just redone down there. He said that is a good haul for a kid walking or on a bike with a basketball and is it really safe? He stated that for those who are not familiar with the area, the Bicknell Court has been for decades used by adults for evening pick-up games while the kids wait and might get to shoot around. He said that if kids get there at the right time, they get to use it. He is not saying there is anything wrong with adults playing there because we all need fun and exercise as we get older, but if that is the answer for the citizens and since folks can just go to another park, why do we need E. Spring Street Park? He is not trying to pick on anybody but it is great ground for a couple of houses. He stated that you can go right on down to River Park at S. Ellen Jones. He asked why spend the money on a park when you can build more houses and that neighborhood can go to an already existing park? He doesn't remember this coming up in the surveys and he has questioned the neighborhood and others around there about the park, and no one around there knows about it. He said that the only way it was found out was that he was looking in the Tribune, and in the back under public notices, it was there for redevelopment for growth site 3. He stated that when you look into it, that's when you find out that the park is listed. He said going to a redevelopment meeting, the agenda again is still not on the website and it is still not here. He asked how is someone supposed to discuss at the public speaking part when they don't know what is on the agenda until it is already spoken about? He asked where is the transparency, and again, no one in that area knows about it. He added that this park is still listed on the parks department website. He stated that all he is asking for is time to have a meeting and discuss with all of those interested and get neighborhood input before this all goes through and is final. He thinks the council would be surprised of some of the names of those that are concerned that he has talked to. He read some of their thoughts. One was they were to use the properties to add on to Division Street School and the history of that neighborhood or sell the park separately because there are those that are interested in buying it and keeping it the way it is. Another one was to meet and listen to the citizens because it is their park in their neighborhood. Another one was to go back and look at why it is called Division Street back in the history. He thanked the council for their time and consideration.

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 8:10 p.m.

---

Adam T. Dickey, President

---

Vicki Glotzbach, City Clerk