

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,
INDIANA, HELD A REGULAR COUNCIL MEETING IN THE COUNCIL
CHAMBER AT NEW ALBANY CITY HALL ON WEDNESDAY, JUNE 18, 2025
AT 7:00 P.M.**

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

ALSO PRESENT: Mrs. Manning, Ms. Johnson, Mrs. Fischer, Mr. Wood, Mr. Gibson and Mrs. Glotzbach

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

INVOCATION: Given by Reverend Jim Moon.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Regular Meeting Minutes for June 2, 2025, Mrs. Collier second, all voted in favor with the exception of Mr. Blair and Mrs. Murphy who were not present.

COMMUNICATIONS – COUNCIL:

Mr. Unruh wanted to remind everyone that the Bicentennial Park Free Summer Concert Series continues this Friday evening. He said it runs from 6:30 p.m. to 9:30 p.m., and of course, it's all free. He added that this Friday's event will be a Juneteenth celebration, so we hope to see everyone out there on Friday evening. He stated that on Saturday, the library is having a book sale from 8:00 a.m. to 12:00 p.m. and they are going to have some events that go along with it, including a mobile coffee shop.

Mrs. Griffith stated that someone just reached out to her today regarding the playground at the riverfront. She asked if anybody knows what's going on with that since it was torn down? She knows the bathrooms were closed so the playgrounds were affected by the flooding too, and they are still undergoing repairs and refurbishment as she understands it. She asked if they are going to replace those?

Mr. Dickey stated that his understanding is that they are going to repair that.

Mrs. Griffith stated that they did bring up another point and asked if there was a way to add additional fencing in the front of the playground to keep kids from the road. She thought that was a very good suggestion, and they also asked about an additional speed table by the skate park, because they have a younger son who plays on that but sometimes, he goes out into the road. She said that she told her they're great where the new boat ramp is and up further, but there is one missing, so she thought she would bring that to their attention tonight. She stated that safety is important, and it's summertime, and we're all getting back out there and she is glad people are enjoying the riverfront. She then said happy early 4th of July. She also stated that with Mrs. Murphy being absent, she knows she always announces the Main Street New Albany events and the SIP is this Saturday at the Culbertson Mansion. She said that tickets are still available from 4:00 p.m. to 8:00 p.m., so if you pre-buy your tickets, you can save some money, but there will be tickets available at the door.

Mrs. Gohmann stated that she had some information she wants to share for those of you that do not get the Tribune. She said this is information was printed in the June 12th edition of the News and Tribune. She read the following into the record:

Court records show that the city of New Albany has received invoices relating to the placement of the rock at the Glen Mill Dam. The invoices total \$127,122.00 since July 31, 2024. Of this \$127,000.00, \$14,000.00 is incurred late fees. This does not include legal fees related to the dam litigation. That information has not been forthcoming despite numerous requests from the newspaper and this council. Because they refused to give us this information, it has led to rumors of millions of dollars of taxpayer money coming from who knows where spent on never-ending litigation, so it's time for this embarrassment to end. It is irresponsible for our city to continue to throw away money on what they will inevitably lose, so enough is enough.

Mr. FitzGerald stated that he just wanted to thank everyone for attending a lot of the Pride events this past few weeks during Pride Month. He said with the current situation around us all, it's really good to have uplifting voices and uplifting spirits. He then stated that he wanted wish everyone a fully celebratory Juneteenth tomorrow. He added coming from General Order No. 3 in Texas, that was when the 13th Amendment of the Constitution was passed, and then a couple months after that amendment was passed, word got to the final enslaved folks, and they celebrate it with Juneteenth. He stated that some people refer to it as their 2nd, 4th of July as well, so it's good that these next couple weeks are all about freedom. He said in addition to that usually the third Wednesday of the month, he is at Liberty Place attending their graduation. He is always glad that we celebrate and we support Liberty Place for taking a group of veterans who are housing insecure or homeless, and transition in the court system and making sure that they're doing the best they can to turn their circumstances around. He added that it's always good to see those families just celebrate these events. He then said have a great Fourth of July, too.

Mr. Phipps stated that he is a big fan of the farmer's market downtown, and they go down there every Saturday. He said last week he noticed that there was a trip hazard on the sidewalk in front of Market Street, and he passed that along to city officials. He knows we can't fix every single crack in every sidewalk, but there's a lot of foot traffic down there on the weekends, and it would be very easy for particularly maybe a senior citizen to trip on that. He said hopefully that will be fixed soon. He then stated that he would like to wish everyone a happy Juneteenth, which is tomorrow, and Friday evening is the summer solstice, so for his Pagan and Wiccan friends, he would like to wish them a happy Letha, which they will be celebrating on Saturday.

Mrs. Collier stated that she too, would like to just wish everybody happy Juneteenth tomorrow. She said something she noticed this year, which she hasn't in years past, was going into the bank yesterday, she saw they were actually closed tomorrow.

Mrs. Gohmann stated it is a federal holiday so no mail, no trash.

Mrs. Collier said she has never noticed the signs up before now, so she is glad it's being recognized because a decade ago it wasn't. She hopes everybody enjoys the day and enjoys the 4th of July coming up, and be safe.

Mr. Dickey stated that we've been celebrating graduations and whatnot, but we actually have a pretty great track and field state champion, Jada Harper. He said she won the state championship for track and field about a week ago, and we certainly want to be very proud of that. He then stated that we do have the July 3rd event that is planned, which will be at the amphitheater, weather permitting. He also stated that he wanted to just take a minute and discuss kind of an update that has also been in the paper today, which is the potential elimination of the solid waste program. He said at yesterday's meeting of the solid waste board there was public comment and a discussion in which the commissioners reflected upon SB1 and the impact of property tax and other budget cuts. He stated that they felt like the best way to provide for, in their words, essential services was to look at the elimination of the recycling and solid waste program that would probably necessitate some private contracting for household hazardous waste options for the county. He said that would essentially shutter the facilities at Galena, at Grant Line Road. He added that the good news for us is that it does not affect our city recycling because that is a program that we have put in place through our sanitation services. He

stated that he wants everyone to be aware that this process has started after the Solid Waste Board met at the commissioner's actual meeting. He said they voted to unanimously move forward with shuttering the program. He stated there is a process and it will be discussed on June 24th at a joint meeting between the commissioners and the county council, followed by a public hearing period. He said if that is something that is important to you that you have concerns about, his reflection would be to communicate that to the commissioners and members of the county council. He also said obviously as a city we will look to see what we need to do if there's any additional items that we feel like we need to provide for in that case for the city residents. He then stated that the last thing he'll say is just kind of echoing his friends with regards to Juneteenth. He thinks that this is a pretty important recognition of some pieces of American history that often get overlooked. He then said echoing Mr. Unruh, he thinks those of us who are able to come together on Friday or in whatever way to celebrate tomorrow, the observance he would suggest is to just recognize the importance of that day for members of our community.

Mr. FitzGerald asked if he could make one correction? He said Ecotech will be collecting trash tomorrow, so they are still operating during the holidays.

COMMUNICATIONS – MAYOR:

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

ADMINISTRATIVE ITEMS:

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

APPROVAL OF CF-1 FORMS:

Beach Indiana Real Property LLC (affiliated with NYX New Albany), (RE)
Compliance with Statement of Benefits referencing R-15-13

Clark Foods, Inc. (RE), Compliance with
Statement of Benefits referencing R-23-06

Clark Foods, Inc., (PP), Compliance with
Statement of Benefits referencing R-23-06

MP Global Products, LLC, (PP) Compliance with
Statement of Benefits referencing R-21-05

PAAR, LLC (RE), Compliance with Statement of
Benefits referencing R-19-01

Progressive Materials, LLC (PP), Compliance with
Statement of Benefits referencing R-18-06

PTG Silicones, Inc. (PP) Compliance with
Statement of Benefits referencing R-21-02

Sunnyview, LLC (on Behalf of Chester Pool Systems, Inc.)
(RE), Compliance with Statement of Benefits referencing R-14-12

TG Missouri Corporation (RE), Compliance with
Statement of Benefits referencing R-21-12

TG Missouri Corporation (PP), Compliance with
Statement of Benefits referencing R-21-10/11/12

TG Missouri Corporation (PP), Compliance with

Statement of Benefits referencing R-24-02

United Investment Group LLC (RE) Compliance with
Statement of Benefits referencing R-18-06

Young Cimtech, LLC (PP), Compliance with
Statement of Benefits referencing R-19-09

Young Holdings, Inc. (RE), Compliance with
Statement of Benefits referencing R-22-03

Young Cimtech, LLC (PP), Compliance with
Statement of Benefits referencing R-22-03

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

Mrs. Collier moved to approve the above CF-1s, Mr. Phipps second, all voted in favor with the exception of Mr. Blair and Mrs. Murphy who were not present.

Mr. Dickey stated that Tonya Fischer with our Redevelopment and Economic Department is here to address questions or concerns in your packet. He said they should have the forms and the listing.

Mrs. Fischer stated that as Adam said, we have 16 abatements up for approval tonight. She said she would like to add that from 2016, which was on your spreadsheet and is when the first abatement dated on there is, we've gained 400 plus jobs and we've gained \$11,214,171.00 in investments. She stated that takes us to a total current count of 1,599 employees, so it's all really good news. She then asked the council if they had any questions.

Mr. FitzGerald stated that the estimated additional employees for Beach was 160, but the actual number was 15. He asked if there is a reason?

Mrs. Fischer said that goes back to when they were bought out and then they lost several lines of business as it relates to the automotive industry, so there has been a long-running shortage since then.

Mr. FitzGerald asked of the near 1600 jobs, do you know how many are New Albany residents who have those jobs?

Mrs. Fischer stated that she does not know. She also stated that she is sure they could get that, but it'd be difficult to try to figure that out.

Mrs. Griffith stated that she is pleasantly surprised seeing all the impacts that we've had this year, a lot of increases. She then said there was only one that kind of went down and she didn't know if they were having troubles. She stated it was United Investment Group and it looks like they were down a few employees on both. She then asked if they downsized or if they are hitting a bump in the road?

Mrs. Fischer stated that they have 56 current employees, and they added 40. She also said that they had two abatements last year and one of them fell off.

Mrs. Griffith said no, because they had 67 employees last year and then this year it was 53, is that right?

Mrs. Fischer stated that it's two different buildings. She said it's United Investment in one building and then, the roofing company in the other but they're owned by the same entity; it's just two different businesses.

Mrs. Griffith said she understands. She stated she just was curious if there was a reason for the dip.

Mrs. Fischer stated she would need to check on that for her.

Mrs. Griffith stated that her other question was about Sazerac and asked if they just did not apply?

Mr. Dickey stated that they will be on the next meeting agenda.

Mrs. Fischer stated she is still working with them to complete their CF1s and so forth, so we're going to try to get them on the agenda for the next meeting. She said we just didn't have it completed in time.

Mrs. Gohmann asked is they have an average salary on the 1,000 added jobs?

Mrs. Fischer said she could probably add that up here shortly and have that for her.

Mr. Dickey stated that in the spreadsheet, each of the salary pots relates to the total number of employees for the preceding section, right?

Mrs. Fischer stated that is correct.

Mr. Dickey said so the current number of employees on Beach Indiana is 665 for \$24M and then the next section is the same number until you get to the number of additional employees at 160 which is correlating to the five nine and so on and so forth. He stated that even in their case where circumstances changed, you're still seeing a salary increase of \$573,000.00, which equates to, as a reminder, income tax.

Mrs. Fischer said yes.

Mrs. Griffith stated that Clark was up almost \$3M in salaries, was that a typo or is that for real?

Mrs. Fischer stated that they added on to their existing building, and she thinks it was last year when they came before the council and took quite a few questions.

Mrs. Griffith stated that she is very appreciative of them and that is great for our community. She said kudos to them because that was huge.

Mr. FitzGerald stated that he did a rough estimate on the 1,000 jobs added, and the average salary is about \$54,000.00.

Mrs. Gohmann said great, that's excellent.

INTRODUCTION OF ORDINANCES FOR FIRST READING:

INTRODUCTION OF ORDINANCES FOR SECOND READING:

INTRODUCTION OF ORDINANCES FOR THIRD READING:

COMMUNICATIONS PUBLIC: Z-25-02 Official Zone Map Amendment

COMMUNICATIONS PETITIONER: Z-25-02 Official Zone Map Amendment

Z-25-02	Ordinance Amending the Code of Ordinances and the Official Zone Map of New Albany, Indiana, Title XV Chapter 156	Phipps
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Mr. Phipps introduced Bill Z-25-02 and moved to approve the third reading, Mr. FitzGerald second, all voted in favor with the exception of Mr. Blair and Mrs. Murphy who were not present. Bill Z-25-02 becomes Ordinance Z-25-10.

Mr. Phipps stated that it's basically updating the zoning map for the Reas Lane property that we thoroughly discussed at the last meeting, so he didn't have anything else to add. He said that Mr. Wood was present if anyone had any additional questions that were not addressed at the last meeting.

Mr. Dickey stated that for the record, Mr. Fifer is also here representing the petitioner's interest as well.

Mr. Wood stated that he just wanted to reiterate that the applicant has met with the residents around the developing area, and they're supportive of the change to residential from industrial. He added that they're continuing to keep in communication with them.

Mr. Dickey said very good.

Mrs. Griffith asked if for some reason the development doesn't happen, it stays mixed residential versus going back to commercial?

Mr. Wood stated that once it is changed, it's changed regardless going forward. He added that the seller had asked that there be a reversion clause if the council did not perfect a zone map amendment at tonight's meeting, so regardless, it's going to be residential.

Mrs. Griffith stated that she wanted to make sure she understood that.

Mr. Wood stated that at the plan commission meeting, the Zip family was there, and they felt very strongly that they wanted that to be used for housing. He added that because it had been a family farm for years, they wanted to make sure that whoever were the stewards of that land going forward would be people that could live there and raise families and so forth.

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS PUBLIC: R-25-06 Resolution Recognizing Juneteenth

COMMUNICATIONS PETITIONER: R-25-06 Resolution Recognizing Juneteenth

R-25-06 A Special Resolution Recognizing Juneteenth and Phipps the Emancipation of African-American Slaves

Mr. Phipps introduced R-25-06 and moved to approve, Mrs. Collier second, all voted in favor with the exception of Mr. Blair and Mrs. Murphy who were not present.

Mr. Phipps stated that this is a relatively new federal holiday, he thinks, just within the last five or six years. He said it pretty much explains in the packet the importance and the historical significance of this, and now, he simply wants to add to that because it's even more important this year in the United States because we are having an attack on diversity by the presidential administration. He stated it's an attempt to erase the history of people of color, of women, of LGBT folks, of anyone who's basically not white and he doesn't know how long this holiday may be with us. He added it might be next on the chopping block, so we all have to make sure that we support diversity and we remember the important contributions of minority groups in this country, and their history cannot and shall not be erased.

Mrs. Griffith stated that she does agree. She knows that Governor Holcomb on June 19, 2023, proclaimed Juneteenth for the state of Indiana, so she appreciates Mr. Phipps recognizing it for the city of New Albany because we are deeply rooted with the town clock, the Carnegie Center. She said that both of those are huge, and she would love to

have seen a little bit more of that put into this resolution and how it affects New Albany personally. She appreciates him putting in there that it was the gateway to freedom.

Mr. Phipps stated that he'll make note of that for next year. He said if he's not the one that introduces it, he will pass it on to whoever does it. He said we will put something about New Albany because that's a very good suggestion.

COMMUNICATIONS PUBLIC: R-25-07 Resolution Recognizing Pride Month

COMMUNICATIONS PETITIONER: R-25-07 Resolution Recognizing Pride Month

R-25-07 A Resolution Recognizing the Month of June as Collier
LGBTQ+ Pride Month in the City of New Albany

Mrs. Collier introduced R-25-07 and moved to approve, Mr. Phipps second, all voted in favor with the exception of Mr. Blair and Mrs. Murphy who were not present.

Mrs. Collier stated that she thinks it's important that we as a city recognize June and the LGBTQ+ community because now more than ever they need our support. She said they need to know that they are an asset in our community and that they make important contributions on every level. She stated by supporting this resolution, it's a way we can say that they are important to us, and that's why she wanted to do this.

Mr. Phipps stated that he would like to add that this is extremely important this year because today the Supreme Court ruled that the state of Virginia can deny gender-affirming health care to transgendered minors. He said that's going to basically open the floodgate for other states as well. He added that Indiana and Kentucky already have such laws in place, so while those were put on hold until the Supreme Court ruling, it's going to be put back in place within our own state. He also said that he was reading in the paper just this afternoon that, again, the presidential administration is planning on shutting down the LGBTQ+ hotline that's available for LGBTQ+ folks that maybe are considering suicide. He stated that both of these decisions are going to be life-altering, have life-altering impacts, and people can be harmed from these, so all the more reason that we need to support this resolution at this terrible point in our history.

Mrs. Griffith stated again, along the same lines, she just likes to see things that are more locally put in here. She said on June 30th, 1990, Indiana had their first Pride Month, so the state of Indiana recognizes June as being Pride Month. She asked what are we doing here in the city of New Albany to make this resolution more prevalent? She stated that we have a Human Rights Board, but when she went to look that up, it's not been updated. She asked if they still meet? She said on there you can report a hate crime or you can report discrimination that's happening within our community. She asked if someone is getting those emails? She thinks it would be important to add. She asked how many hate emails have we had and how many of those have been resolved because she personally feels our community as a whole in New Albany respects each other. She doesn't really think that we have a hard issue and that could be her living in her little fantasy because she does try to always see the good, but she is very proud of our community. She thinks we're very welcoming and if you contribute and you're respectful, you are welcomed no matter what you are. She thinks that's important to state because she feels like everybody has to have a label nowadays. She stated that we're people so let's start judging people for people and treating everybody with respect. She said she is for this and doesn't have any issues with any of it, but she would just like to see, if it's going to be something that we do on a yearly basis, it be made more for New Albany and how can we as a community be better and how can we be promoting that?

Mr. Phipps stated to answer Mrs. Griffith's question about the Human Rights Commission, it's basically been defuncted now for several years because there are vacancies on the commission that have not been reappointed. He has brought this up several times, and it falls on deaf ears. He is willing to try to spearhead that and get a meeting together because the ordinance states, in the absence of board members, the

existing board members can elect their own representatives. He said that he doesn't want to do that alone. He would like to maybe have help with someone else on this committee, so over the next couple of months, let's make an effort to do that. He also said it's not simply limited to LGBTQ+ discrimination. He stated it's discrimination based on race, gender, ethnicity, veteran status, health, etc. He said it would prevent an employer from firing someone simply because they get sick and don't want to pay the insurances. He stated like Mrs. Griffith said, labels, which he doesn't like to use that term, but underserved groups in society or discriminating groups that can face discrimination are the reason for the Human Rights Commission. He said that it got the press of being a gay rights ordinance, but it was not. He stated it was simply adding that and then updating, and people with disabilities is also included in there. He thinks we're a pretty accepting community as well, but that's not to say that acts of discrimination don't occur, and when they do occur, we do need to address those. He said he is asking today if somebody would like to maybe help him on that, contact him after the meeting, and let's see what we can do to get this commission up and functioning.

Mrs. Gohmann stated that he is on that committee, so he would be very happy to meet with Mr. Phipps and get it going again.

Mr. Phipps thanked her.

Mrs. Collier stated that we were just talking about this after the last meeting of last month and how we really did need to get this out of its defunct status and get it up and running because it is important. She said we have been talking about that because we recognize it's inactive and it shouldn't be.

Mr. Phipps stated that he hopes that we never need to use it, but it should be there if we do. He added that educational efforts can be put forth from this committee as well.

COMMUNICATIONS PUBLIC: R-25-08 Fox Run Commons TIF

COMMUNICATIONS PETITIONER: R-25-08 Fox Run Commons TIF

R-25-08	A Resolution of the Common Council of the City of New Albany Approving the Order of the Plan Commission and Confirming the Declaratory Resolution of the City of New Albany Redevelopment Commission Establishing the Fox Run Commons Residential Economic Development Area, Allocation Area, and Residential Housing Program	Unruh/ Dickey
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Mr. Unruh introduced R-25-08 and moved to approve, **Mr. Phipps** second, all voted in favor with the exception of **Mrs. Griffith** who voted no and **Mr. Blair** and **Mrs. Murphy** who were not present.

Mr. Unruh stated this resolution provides funds for the Fox Run Commons Development off Reas Lane. He said it will provide roads for safe access to the area, for utilities, for street lights, for sidewalks, for drainage and all the infrastructure that's necessary to make the property safe and developable. He stated it has been approved by the Redevelopment Commission and the Planning Commission and there could be 130 new homes and a 50-acre nature preserve. He stated that we have **Ms. Johnson** with us this evening, and he thinks **Mr. Fifer** is going to speak for **Mr. Elder** in case there are additional questions.

Mr. Phipps stated that he just wanted to thank them for making part of the land available for a nature reserve. He said that's very rare for developers to do, and we need more of that. He stated we need more green space, and they should be held up as a model for others to do so.

Mr. Dickey stated that the point he would make about this is he always thinks about these things in terms of what we're putting in. He said obviously, we've worked on

several pieces of this development, but he thinks about it in terms of what we're leveraging here. He stated this is a private investment of \$43.5M with roughly a share from our part of about 5.4% of the total investment. He said that is a tremendous return in his view both providing housing options, particularly affordable housing options for the community where we know we have that need, in addition to just bringing good future development and a portion into our city as Mr. Phipps noted with a nature park preserve. He stated that he is very proud to be associated with this and to have worked both as a council member and a redevelopment commission member on this related project and just again wholeheartedly support it.

Mrs. Griffith said ditto on both Mr. Dickey's and Mr. Phipps's comments. She loves the project and the idea of it as well as the park. She appreciates them putting in the economic development to help with the housing the city does have a hefty goal for. She is happy that they're helping with that and giving back to the public with employment opportunities and the list could go on. She stated that on the flip side, it's still going to be the TIF zone and we're still promoting that for the 20 years. She said that's the problem she has and she knows it's a very small portion of it. She then stated that she just wants to commend them for doing the project, but unfortunately, she will be voting no because of the TIF area. She said she worries about where our financial future is going to be going over the next 20 years, and she just wants to make sure we're not setting ourselves up to not be able to handle anything that might happen. She apologized.

Mr. Unruh asked Ms. Johnson if it is true that this is state-backed financing with a zero city general fund risk to us?

Ms. Johnson stated that's correct, it's not an obligation from the general fund in regards to the loan through the IFA. She said as part of that process, as you all know, this project's been before you a few times now, but that is pledged through our State Street TIF. She stated that will cover this and those who loan through the IFA. She said this residential TIF would allow us to collect the increment to be able to more than cover and repay ourselves for those payments that are being made from our State Street TIF. She said there's more of a return than is even our investment through the IFA for this project that allows us to not only serve the residential TIF area, but to also serve the surrounding area, which, as we know, Reas Lane needs improvements. She also said it would allow us to serve the Park East Industrial Park, so there are some real benefits that can come from setting up this residential TIF here.

Mrs. Griffith said but heaven forbid something happened and the development doesn't go forward, what happens then?

Mr. Beau Zoeller, Frost Brown Todd, stated that in the previous two council meetings related to the bond ordinance, we discussed the taxpayer agreement, so there's going to be a taxpayer agreement executed. He said let's say somehow, extremely unlikely, one house doesn't even go up, that developer is still going to be on the hook to make certain payments to the city, so that's kind of how you're going to be protected. He stated there's also a finance agreement where they have a slew of covenants as well, which was attached to the bond ordinances.

COMMUNICATIONS PUBLIC: R-25-09 Budd Road TIF

COMMUNICATIONS PETITIONER: R-25-09 Budd Road TIF

R-25-09	A Resolution of the Common Council of the City of New Albany Approving the Order of the Plan Commission and Confirming the Declaratory Resolution of the City of New Albany Redevelopment Commission Establishing the Budd Road Residential Economic Development Area, Allocation Area, and Residential Housing Program	Collier
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Mrs. Collier introduced R-25-09 and moved to approve, Mr. Phipps second, all voted in favor with the exception of Mrs. Griffith who voted no and Mr. Blair and Mrs. Murphy who were not present.

Mrs. Collier stated that again, this is very similar to the one we just previously heard on the Fox Run development. She said it also has a significant private investment that goes along with it and is in line with moving forward our plan to increase our single-family housing here in the city. She just asked that they all please approve this and move it along so we can have this project as another development. She said we need to do this to stay on plan with our housing goals.

Mr. Beau Zoeller, Frost Brown Todd, stated this is substantially similar to the Reas Lane Fox Run comments. He said taxpayer agreement, financing agreement as well with covenants and requirements to pay if they don't perform.

Mr. Dickey stated that if he remembers correctly here, the private investment on this is \$9.42 M, so again, we're talking about a significant piece allowing us to make investments in that Budd Road area that, judging by the previous public comments that we had, by their own reflection, are needed for servicing the existing state, not just any new developments.

Mrs. Griffith stated that she also wanted to thank them for the clause in there where they included the superintendent. She thinks that's very important to bring in the school board with the uptick in housing. She noticed that in there in the public meeting but her feelings are the same as the first one because they are pretty much identical.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Mr. Jim Moon, 1818 Wesley Court, Jeffersonville, Indiana, stated that he was coming on behalf of Catalyst Rescue Mission, the homeless shelter in Jeffersonville. He said one of the things that's been hard to convey to the council is who from New Albany is at the shelter. He stated that if you look behind him tonight, these people are the residents that are from New Albany that currently reside at Catalyst Rescue Mission. He said that they're going to have some public comment for you. He stated that he doesn't know how to convey it any other way that we need the resources and help of the three municipalities. He said we've had the help of Jeffersonville consistently for six years, Clarksville for three years, and New Albany for the last six years, for whatever reason, has decided not to help fund the shelter in any way, shape, or form. He stated we would love to have assistance in any way that you think that you might be able to help us, either for a specific project or overall. He said the issue for us is that the funding for something like what we're doing is not everywhere; it's not low-hanging fruit and is something you have to work at every day. He stated that it's been from the inception of the shelter that his goal to have the three municipalities agree to help fund it, not just where we have to come back every time and literally throw ourselves on the floor and beg for it. He said that we realize that it's a part of the needed infrastructure that every city or area region like ours needs in order for folks to be able to get on track and move forward. He added that he would love to be on the agenda and talk further. He then stated that he had some information that he would like to pass around to the council members. He then thanked the council

Ms. Oma Sue Johnson, Catalyst Mission, stated that she has been an Indiana resident for 20 years, and is proud to be an Indiana resident. She said that two years of that has been here in New Albany, and for reasons she didn't want to go into, she was forced to leave her husband and take her son with her. She stated that because there was nowhere here in New Albany to go, she had to leave the city, which meant transferring her son to a new school, where he had no friends, and him losing the only stability he had at that time. She said she is not telling the council what to do because that's not her place. She said assisting Catalyst Rescue Mission seems to be something that should matter. She added as Mrs. Griffith said, what can we do better? She stated there are residents at Catalyst

who come from New Albany and Catalyst is the only place between Jeffersonville, Clarksville, New Albany, and as far as she knows, in southeast Indiana. She added that is just something to think about. She then thanked the council.

Stacy Bostic-Tutt, Catalyst Mission, stated she would like the council to consider funding Catalyst Rescue Mission in Jeffersonville, Indiana. She said she is a former resident of New Albany and this is about community, so the homeless people that are in New Albany are a part of the community. She added they make up a big part of the community, unfortunately. She stated that houselessness is a big thing now, so if you will, please just consider funding Catalyst Rescue Mission. She then thanked the council.

Steve Wilburn, Catalyst Mission, stated that he is 57 years old and his birthday is June 24th of this month. He said that he has been a resident of the state of Indiana and city of New Albany since the day he was born. He stated that under some circumstances, which bewildered him, he found himself homeless in the month of January of this year. He was living on Gap Hallow Road, and we had a big snowstorm and they shut down Gap Hallow Road for two weeks. He said his truck sat in a ditch for three or four days because he couldn't even get off the road. He stated that the mail wouldn't even run, and the SSI checks didn't come in, so we were late paying our rent. He stated that the landlord didn't care and he filed an eviction on him. He said with that eviction, it made it hard for him to find another place to live because he has to show that he was evicted for nonpayment, which he tried his best to make all of his payments. He stated that he used to be a former owner of a residence here in the city of New Albany at 1422 Chartres Street, however, the house was in very, very bad disarray and falling down. He said that he is asking for the funding of the Catalyst House because he has nowhere to go. He stated that all over this town in New Albany, there's no place to go and he can't stand on the corner. He added he can't go to the restaurants and hang out at McDonald's, and he is not allowed to hang out in the pavilion down here at the flood wall. He said if it hadn't been for the Catalyst House in Jeffersonville, he would be still sitting on the street right now tonight, however, by the blessings of the Catalyst House, even though it's not in New Albany, he has a place to go tonight. He stated that he is here to ask for the council to give whatever funding you can afford to the Catalyst House. He said or if you want, fund him and he'll put one here in New Albany. He stated he would put it right over there across the street, and he'll run the place for New Albany. He said if you don't want to fund Catalyst, then buy him a building right over here in New Albany, and he'll ask Mr. Moon to help him run it. He added that in this state of misery that he's in, even though he's miserable, he still has a way to make people smile and feel good. He then thanked the council.

Mandy Bostic-Munenr, Catalyst Mission, stated that she is a former resident of New Albany and she is currently at the Catalyst. She said that last year, she was a business owner and that her husband and she owned Lynch Lane Bistro. She stated he was the sole provider of our family and she stayed at home with their nine-year-old autistic son. She said that since her husband has been deported, she has lost everything, and luckily, we have the Catalyst to be at. She stated that if the council could fund Catalyst, we need funding and that would be greatly appreciated. She then thanked the council.

Kurtis Knode, Catalyst Mission, stated that he is a former resident of Floyd County and he and his wife got divorced, and if it wouldn't have been for Catalyst, he'd be on the street. He said that Catalyst helps a whole lot of people and if it wasn't for Mr. Moon, a lot of people probably wouldn't know what to do. He stated that he would appreciate it if you could find your heart to fund us. He then thanked the council.

Alex Heavrin, Catalyst Mission, stated that back in 2020, he was staying on Olive Street here in New Albany, renting a house until some things happened with his father, Jeremy Hevrin. He said that he got out of jail and proceeded to take everything that he had worked for in the last eight months, so he ended up being homeless, and he just moved into the Catalyst in May. He stated that since then, he has gotten a valid driver's license and a job that's working great. He loves his job now. He stated that Mr. Moon has been helping him with every step. He said he's taken him to the DMV to get his license, to health department to get his birth certificate and everything that he needed to get back on track. He has now saved over a thousand dollars and is working on rebuilding his life

and it's all thanks to the Catalyst. He stated it's a really great place. He added that if you're wanting to do better, they give you every resource that they can to help out with that. He said we'd really appreciate for you to consider helping them help more people. He then thanked the council.

Robin Brimberry, Catalyst Mission, stated that she has never been in a situation like this before but after coming to the Catalyst Rescue Mission, she has met a lot of great people that have been put through a lot of things that they should not have been through. She said there is nowhere for homeless people to go as well as domestic violence victims who have been trapped and now have been thrown out with their children. She stated it would be really, really great if you the council would help out a lot. She then thanked the council.

Michael Proctor, Catalyst Mission, stated that he also is a lifetime resident here in New Albany, Indiana. He has been working at the Catalyst Rescue Mission for two years now and he is also on the board of Uplift Them, Inc. here in New Albany, which is an outreach. He said we feed at the St. Paul Episcopal Church on Wednesdays, and we also on Saturdays go out to the homeless camps and to the people. He stated that our mission is to meet these people where they're at and build relationships with them. He said that when he is out doing his outreach and meeting these people, a lot of times he learns their stories and a lot of these people, they just need some help and some guidance. He stated that working at the Catalyst, he is going out in New Albany and finds these people in the homeless camps in New Albany along the river, in the woods, etc. He said getting these people out of the woods, getting them to the Catalyst to where they can acquire their documentations, get their jobs, get to LifeSpring, start seeing a therapist, start getting on the medications and seeing them improve their life. He stated that seeing them do better has been a passion for him, and like he said, he is a lifetime resident here in New Albany and a lot of these people he either went to school with or he knows their families. He said it's helped him a lot to help them, and being able to get them to come to the Catalyst and getting them into the housing and getting them back into school, whether to be in sober living or to a treatment center, we do that at the Catalyst. He added getting these people off the street into the Catalyst is his goal as well as to get them to better places in life. He then thanked the council.

Sheila Hope-Spencer, 1727 D.L. Motley Jr. Way, Jeffersonville Indiana, stated that she is going to get emotional. She said that coming to the Catalyst truly became a catalyst in her life because it made her a more positive person. She said they've allowed her to continue on with her creativity and she has more sisters and brothers than she ever thought she would have, considering that her family is from Florida. She stated they have saved her life in more ways than they understand yet and she only wants to make them proud of her as she becomes proud to be a resident at the Catalyst. She then thanked the council.

Mary Franklin, 1727 D.L. Motley Jr. Way, Jeffersonville, Indiana, stated that she is a former resident of New Albany. She said if it wasn't for Catalyst, she would be on the street, and as you can see, she has to use a walker so Catalyst has helped her a lot and she would really appreciate it if the council would help fund the organization. She then thanked the council.

Sue Johnson stated that she has never actually run a homeless shelter, but she has volunteered at a transitional housing facility tutoring their children and from what she understands, it costs around \$40,000.00 a month to run a shelter like that. She added that there's around 85 people at Catalyst at the moment, so that's a lot. She stated that a little help wouldn't hurt. She then thanked the council.

ADJOURN:

There being no other business before the board, the meeting adjourned at 8:14 p.m.

