

**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 MONDAY, JULY 7, 2025 AT  
7:00 P.M.**

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

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

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

**MOMENT OF REFLECTION:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

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

**Mr. Phipps moved to approve the Regular Meeting Minutes for June 18, 2025 with corrections, Mrs. Gohmann second, all voted in favor with the exception of Mr. Blair and Mrs. Murphy who abstained.**

**COMMUNICATIONS – COUNCIL:**

**Mrs. Collier** stated that first off, she'd like to acknowledge Dr. Russell here tonight. She said she's one of her constituents on Martin Drive and she just really wanted to thank her because she's always been very open to reaching out to her over the years. She knows she's reached out to other council members as well and now she's here to talk to all of us in regards to the water situation in the rear of her property there on Martin Drive. She stated that Dr. Russell's property backs up to the hospital's property, and there's a creek that runs between the two properties. She said it is her understanding that that creek runs primarily on the property of Baptist Floyd, and she thinks she's going to speak on behalf of herself as well as her neighbors to give their perspective in regards to some significant water that gets built up at times as well as some erosion issues that they have been experiencing since Baptist acquired that facility. She stated that it seems that the issue started to surface after the hospital made some elevation changes to one side of the creek bank, and they also place some drainage pipes under their property that drain directly into that creek. She said she has welcomed her into her property many times so she could see the impact of these changes over the years. She stated that yesterday, President Dickey and she, we were able to go out there and he could revisit the area with her to see the current situation. She said unfortunately, as many times as she has been out there, she always inevitably hits a roadblock due to the property lines and hopefully tonight, since she sees her here bringing this matter to light, Baptist Floyd will be encouraged to be a better neighbor. She also said hopefully they will be willing to step up and address these issues for all the affected properties as they have already done to partially fix the problem for one property owner. She stated that the only other thing she has tonight is she'd like to put on the record that we are going to have a committee meeting for the Public Health and Welfare Committee on July 15th at 2:00 p.m., if the room is available, to discuss the opioid funding for this year.

**Mr. Phipps** stated that as his custom, he would like to point out things that are pertinent on the calendar and July is Disability Pride Awareness Month. He explained that it was designed to make the general public aware of the wide variety of disabilities that people can have. He also stated that being able-bodied is a temporary condition and that any one of us could become disabled in the blink of an eye, so he just wanted to remind everyone that it is Disability Pride Awareness Month.

**Mrs. Gohmann** stated it's the first Monday of the month so the library holds their community awareness program every first Monday of every month. She said they have representatives from the health department there, from other organizations to help people get signed up for insurance or other things. She stated that the library pantry can really use some additional funds or what they call walking items such as peanut butter crackers, things that our unhoused population can pick up and take with them and don't necessarily have to be cooked. She added they would appreciate any donations to the library. She then said that today is World Chocolate Day, so if you have an opportunity to stop and get an ice cream on your way home, do so.

**Mr. Blair** stated he had an opportunity to attend the July Fourth celebration on July 3rd at the riverfront and it was very well done. He just wanted to thank the administration for all the hard work they did there. He said with the planes, the music and fireworks, it was very enjoyable and was a good statement for this community. He then stated that we're getting ready to get into our budget sessions here in the next couple months, and he'd like to see more of extensive review on our street paving, such as the amount of street paving we do. He said also things like what our inventory of streets is and how many streets we have as well as how much should we be paving on a regular basis. He stated that is seems to him like we just sort of allocate as much money as we can and then we pave as many streets as we can, but he'd like to see from an efficiency standpoint what we should be doing. He has a feeling that we have a lot of deferred maintenance out there, and we're just not catching up. He knows this past effort had really focused on some of the major thoroughfares, but really did not do a lot of street paving in neighborhood streets, and so he would like to see a little more detail on street paving in this year's budget.

**Mrs. Griffith** thanked Mr. Blair for bringing that up and mentioned sidewalks, too. She would be curious about the sidewalks and walking paths because we are becoming so much more of a bikeable, walkable city. She then stated that she did get attend the 4th of July celebration on the 3rd and wanted to give kudos to the city. She stated that she is very excited that the live stream is live now and that's great because she was able to watch the Board of Works where Mrs. Murphy requested a bench for a friend off of Grant Line Road. She added that was great because that's one of the meetings that she is not able to attend. She said the last thing is the Schmitt Furniture Bash is going to be this Friday night on the riverfront, so come on down again for another fun night.

**Mrs. Murphy** said once again, kudos for the 4th of July celebration because it was great. She said they had all the little jumping things and rock climbing, and the crowd was great. She stated in regards to the bench on Grant Line Road, thanks to Ms. Johnson, Mr. Heeke with the street department, and Mr. Summers. She said that last year, Ms. Margaret Folger contacted her about a bench between the Hellenic Assisted Living Building and Walmart. She stated that she's 95 years old and was the resident council representative and had asked that a bench be put in place so that when they walked from the center to Walmart, they would have a place to rest. She added not for Ms. Folger to rest but there were others who were not as spry as she is. She said that now there's a bench in place, and they're happy campers. She thanked everyone that helped her with that. She then stated that on a more somber note, plenty of prayers going to the folks in Texas and the devastation there with the flooding. She said it's just heartbreaking, so if we could keep them in our thoughts and prayers, that would be nice.

**Mr. Dickey** stated that he did want to make note that the enhancements to the live stream system are all live and that is in alignment with the requirements that took effect on July 1<sup>st</sup>, so the various meetings are being live streamed. He added that all the packet items are right there so you can pull down the agenda and the other information which makes it very convenient. He also added that the requirement may impact some meetings that occur, so we may need to have a few more conversations when it comes to some of our committees and other sessions to make sure we're in compliance with that open-door law for those sessions. He then mentioned the 4th of July celebration and particularly wanted to thank Caesars, as well as the administration, Mr. Michael Hall, the staff that put all those pieces together, our performers, and most importantly also our public safety personnel. He was down there pretty much for the entire evening and the thing he saw was how diligent they were, how excellent they were to keep things in check. He said we

had a very peaceful concert and firework celebration, and he thinks that is a testament to what we want to continue to always offer our citizens. He also wanted to note two interactions with folks. He said that the first was a visitor and his wife that were coming down from Seymour, Indiana. He met them at the stairway, and they happened to overhear that he was a member of the city council talking to some other folks. He stated that they wanted to say how inspired and how pleased they were, not just with our event, but also with the attractiveness of our community. He thought it was very fulfilling to hear someone from outside our community coming here and talking about how attractive New Albany was to them. He said the other person that he had an interaction with was actually a business owner who was talking about how because of what we were doing with the fireworks, they felt like they were getting a ton of foot traffic into their business. He thought that was important to recognize as well, because we think of it sometimes as we're doing the concert and fireworks, but there are other impacts in the community whether it be dining, shopping or what have you. He then said that he wanted to join the comments on the Texas flooding. He stated that weather events like that, no creed, no party, no background, they hit us all, and when you see an area or community impacted with such a horrible loss of life, he thinks that pulls at your heartstrings. He added it makes you remember why community is important and our hearts go out to them. He then said that he has been in conversation also with the administration about a couple different items you might call policy review items. He stated that one of which is a tree policy that we've been discussing and this has kind of come into conversation because of some things that the administration ran into because of stuff pre-board, and because Mr. Fitzgerald has also mentioned some issues. He said to be specific, we sometimes are running into issues where a tree may not be distinctly a city tree, meaning it's on city right-of- away but there are still very big threats or impacts to that tree. He stated that it may be larger and thus outstrip the capacity of a resident to address it or it may be danger to public safety, but again, it's a private tree. He said we're having some discussions that he thinks at this point we will be calling the Committee on Public Works, which is myself, Ms. Collier, and Mr. Blair, together on to start a discussion and review of some potential options there to see if we want to move forward with some additional legislation on that subject. He added we will post a notice once that meeting is called. He then stated that we also had a weekend roadway issue up on Highland. He said that we had a pretty substantial void open up in the roadway, which spanned across about five feet but luckily only a foot of pavement collapsed. He stated that we believe it was caused by a more recent water main repair and some settling, but we were able to get the street department called out there right away. He wanted to commend the neighbors who actually brought out their own traffic cones or other obstacles to try and help keep traffic off of it until we could get the street crews there and get it plated. He wanted to thank Officer Paige Thomas who came out there as well and helped him out with that when he first got the call. He knows the board of works and the street department are going to be getting that looked at and repaired, but just wanted to really give a thanks to everyone involved since that was the holiday weekend and we did a great job responding to that. He then said he just wanted to add to the comment Mrs. Collier made. He stated there have been issues, not just the drainage, but some issues involving the hospital. He has been talking and working with the administration through that because it impacts to some of his constituents. He said that area, Bono Road, is a demarcation line between Mrs. Collier's district and his, and his hope is, as we continue to approach the hospital, that they would be the good neighbors that they should be and work to address these concerns and treat them seriously. He understands they have a very important role with public health and safety in this community, but we also need to be respectful of our neighbors and making sure that whether it be noise, whether it be drainage or other issues, that they are being a good steward and keeping up on their obligations to their neighbors.

#### **COMMUNICATIONS – MAYOR:**

**Mr. Hall** stated that he just wanted to wish everyone a happy holiday and hopes everyone had a great 4th. He then thanked everyone for all of their kind remarks about the July 3rd celebration. He said it's definitely one of our favorite events to put on every year and it feels like it gets bigger and better every year. He stated it truly is a team effort, top to bottom and a ton of people stepped up to really make that event so successful, so he just wanted to really thank everyone that was involved. He also stated that they can't forget

the Caesars Foundation of Floyd County; they've been our big premier sponsor of that event as long as he has been doing it, which he thinks that was his 14th one. He said it's great seeing everybody come together and just take a moment to really celebrate New Albany and our country. He then said we've got a great group of folks here from Ware Boiler and he thinks the council be hearing from them a little bit later. He stated that the mayor spoke with them briefly earlier and he just wanted to thank those guys for choosing New Albany because they can go anywhere or they can invest anywhere. He said we're really thrilled that they've come to New Albany and have brought some really amazing jobs for our city, so thanks to those guys.

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

### **ADMINISTRATIVE ITEMS:**

- **Request for presentation - Jim Moon of the Catalyst Rescue Mission – Louise Gohmann**

**Mrs. Gohmann motioned that the council vote to allow Mr. Moon to come to the next meeting that is agreeable so the rest of the council can hear and learn about what Catalyst's Mission is providing for Southern Indiana and how we can help, Mr. Phipps second, all voted in favor.**

**Mrs. Gohmann** stated that a few months ago, Mr. Dickey and Mrs. Collier and she met with Mr. Jim Moon to hear about Catalyst Mission and shortly after that, Mrs. Murphy, Mrs. Griffin, and she toured the facility. She said we were impressed with what they're doing with a limited budget, and we agreed we'd like to help. She stated that at our last council meeting, Mr. Moon came and brought some folks from New Albany who've been helped by Catalyst. She said just last week, a family of 10 from New Albany went to Catalyst and are currently staying there. She stated that there's a famous line that says, "these are the times that try men's souls". She said this was written by Thomas Paine and he wrote these words for his pamphlet series, The American Crisis, published during the American Revolution. She stated that Paine's intention was to rally the American colonists and soldiers, since its independence weekend, who were facing significant hardship and low morale during the war. She said he wanted to encourage them to persevere and not abandon the cause during difficult times, and he specifically criticized those who were only committed to the revolution when it was easy, calling them summer soldiers and sunshine patriots. She stated in other words those who talk a good game but don't actually do much. She said well, we are in a trying time again and she believes it's important for everyone to do what they can to help those who may not be able to help themselves. She stated that she would like the council to vote to allow Mr. Moon to come to the next meeting that it's convenient so that we can learn about Catalyst Mission and how we can help, so that everyone on the council can hear about this opportunity.

**Mr. Blair** stated that he agrees they're a great resource for our community. He said that he has had Reverend Moon a couple times come out and visit, encourage some homeless people in his district. He stated that he went to their camp and talked to them, and he thinks one couple refused to take assistance from them, but another couple did. He stated that the fact that he and his team were willing to come out and actually encourage people to get off the street and provide them assistance meant a lot to them. He added we don't have an entry point shelter here in New Albany. He also added that we do a lot for disadvantaged people through our housing development, but as far as an entry level, we don't have that, so he thinks it's just a great resource for us and he'd like to hear what they have to say and see how we can support them.

**Mr. Fitzgerald** stated that he appreciates the request as well, because when they were here at the last meeting, he really wanted to ask questions after the meeting, but he guesses the timing was that they needed to get back.

**Mrs. Collier** stated that the first time Catalyst came was in 2020, which was her first year on the council. She, too, would like to see a presentation from them and see some of the current stuff that they're doing and offering and whatnot. She said based on the last public

meeting and our last meeting in the public comments and then this presentation, she is assuming that they're probably looking for some help with some funding. She stated with that being said, she does have a couple things she wants to put on the record because there have been, in the past, issues and it wasn't because she doesn't see the relevance. She then said there are a few things she would like to see with that presentation. She stated that the last time Catalyst actually officially came before the council was in 2020, and they haven't officially come before us since then. She added we've kind of talked in the past since then, but nothing came to fruition. She said that in her opinion, that didn't pass in 2020 just because there were some issues and questions that the council had that the organization didn't answer. She stated that information and data that we had asked for was not provided, so if they're going to give a presentation, she'd like to be able to get some of that information. She said she would like to see their 2023 and 2024 budgets that have their actual expenditures and revenues provided for each line item, their 2025 budget with year-to-date totals for the expenditures and revenues for each line item and a breakdown of the total number of paid staff and board members. She would like for that to include the salary and wage information. She would also like for that to include the approximate number of hours for each rate of pay listed for each person. She added she doesn't want each person's name, just the number of hours that are being allocated at that rate. She would also like the 2024 and 2025 year-to-date totals for the number of people from New Albany that have stayed at Catalyst and the total number of nights each of those people have stayed at the facility, and then to contrast that, those same totals for others from each area Catalyst is serving and has a record of including Floyd County but separating the figures from what New Albany's are. She would like to know the last documented time that they actually went to the New Albany Trustee and to the Floyd County Council or Commissioners, and whether or not they received any funding from them. She would like to know the approximate cost to house each person that includes the time frame used to get that figure and a breakdown for that, the expected resolution and time frame for the current issues that they're experiencing right now for the ownership of the property to be resolved and then finally a financial plan that includes their fundraising plan for events to raise funding not to include grant funding or funds from local municipalities or any private or church funds or anything like that.

**Mrs. Gohmann** said that a great way to get that information is to let them come and make a presentation.

**Mrs. Collier** said that's why she wanted it in here. She has this typed up and we can get it to Mr. Moon so he can get it and check off some things.

**Mr. Dickey** said that's what he was going to ask for if we move forward because he will be the one that will have to make the invitation. He stated he would prefer a copy of that so he can provide it.

**Mr. Fitzgerald** asked if there is a deadline that she would like comments or questions to her?

**Mr. Dickey** said that if there are any comments or questions in that same regard that individual members have, especially after this meeting, yes, please just email him those, and he will communicate those over to Mr. Moon.

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

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

Sazerac of Indiana, LLC DBA Northwest Ordinance Distilling (RE),  
Compliance with Statement of Benefits referencing R-18-04

Sazerac Company, Inc, DBA Northwest Ordinance Distilling (PP),  
Compliance with Statement of Benefits referencing R-18-04

Sazerac Company, Inc, DBA Northwest Ordinance Distilling (RE),  
Compliance with Statement of Benefits referencing R-20-08

Sazerac Company, Inc, DBA Northwest Ordinance Distilling (PP),  
Compliance with Statement of Benefits referencing R-20-08

Sazerac of Indiana, LLC DBA Northwest Ordinance Distilling (RE),  
Compliance with Statement of Benefits referencing R-21-09

Sazerac Company, Inc, DBA Northwest Ordinance Distilling (PP),  
Compliance with Statement of Benefits referencing R-21-09

Sazerac of Indiana, LLC DBA Northwest Ordinance Distilling (PP),  
Compliance with Statement of Benefits referencing R-22-15

**Mr. Blair moved to approve the above CF1s, Mrs. Collier second, all voted in favor.**

**Mrs. Griffith** stated the final year says 23-24 and asked if that is correct?

**Ms. Johnson** stated this would be their final year and that might be a typo.

**Mr. Phipps** stated that on the first two under the current number of employees, it was zero and the number of employees retained were zero. He asked if those were positions that had been vacant for a long time?

**Ms. Johnson** stated that when these were reported on the SB1, this was the attraction piece for these abatements, so this was before any expansion was happening so it did start at zero. She thinks that the way that it's displayed is misleading within this. She said there were 110 jobs that were added to that within those two abatements that are being reported here on the CF1.

**Mr. Phipps** said okay, he sees the 110 below. He stated it's just kind of confusing the way it was laid out here. He said the perception was we're giving an abatement for zero employees and zero increases.

**Ms. Johnson** said so it was for 110 additional but starting at zero.

**Mr. Dickey** said that it might be more summary to say that you went from zero employees over the course of all of these to a total of 357.

**Ms. Johnson** said that's correct.

**Mr. Dickey** stated if you want to look at it that way, the total package of these has resulted in 357 jobs in the city.

**Mr. Fitzgerald** stated like he asked probably last meeting, is there any information about how many New Albany residents are employed at Sazerac for these tax abatements as well?

**Ms. Johnson** said she can ask Mrs. Fischer to get that information.

**Mr. Fitzgerald** then stated that whenever he has talked to the residents in the neighborhood around, they're saying that they are more appreciative of what Sazerac has been doing. He knew there has been sound issues before, so he's glad that that's happening as well and that things are improving.

**Mr. Blair** stated that precinct was in his district at one time, and they were very responsive in the sound issues and working with the residents and taking those concerns. He said to him, He thinks it's been a huge success. He stated that we had an abandoned facility that we didn't know what were we going to do with, and we were fortunate

enough with our partners who wanted to attract Sazerac here and Northwest Ordinance, so he thinks we're very fortunate.

**Mr. Dickey** wanted to thank Sazerac for being such a good corporate citizen and for bringing this investment to our community.

**INTRODUCTION OF ORDINANCES FOR FIRST READING:**

**INTRODUCTION OF ORDINANCES FOR SECOND READING:**

**INTRODUCTION OF ORDINANCES FOR THIRD READING:**

**INTRODUCTION OF RESOLUTIONS:**

**COMMUNICATIONS PUBLIC: R-25-10 Ivan Ware & Son, LLC**

**COMMUNICATIONS PETITIONER: R-25-10 Ivan Ware & Son, LLC**

**R-25-10      A Resolution Concerning Statement of Benefits for Real Property and Personal Property for Ivan Ware & Son, LLC      Murphy**

**Mrs. Murphy introduced R-25-10 and moved to approve, Mrs. Collier second, all voted in favor.**

**Mrs. Murphy** stated that this is a 10-year tax abatement for Ivan Ware & Son, LLC and they'll be taking over the old Hitachi building on Grant Line Road. She said this is for real property improvements of \$6,750,000.00, Equipment, \$60,757,551.00 and total project of \$67.5M. She stated that it is for 226 new positions with an average annual payroll of \$20,775,232.00 and \$68.72 per hour is the average wage. She thinks this would be a great benefit to our community.

**Ms. Johnson** stated that we do have Mr. Daniel Ware and Mr. Brent Falcone, the owners, are here tonight to speak to this project, as well as Mr. Jacob Barnett, the CFO. She said then we have Mr. Paul Wheatley and the rest of his team at the Wheatley Group as well, and they have been helping them through this process and this relocation. She stated that overall, this is a huge investment in the city of Albany, and as Mr. Blair was speaking to earlier regarding the former Pillsbury site, to see a vacant industrial site being utilized in this way is exciting, so it's a large investment. She said we're asking for this 10-year tax abatement, as Councilwoman Murphy has said, for both the real property and the personal property and we're happy to answer any questions that the council may have.

**Mr. Dickey** stated that he was going to offer to the individuals present if they want to come forward and take a few minutes and make any comments.

**Mr. Nick Lawrence, Wheatley Group**, stated that he has been working with the folks at Ware for several months now and trying to coordinate the proposed relocation to the former Hitachi building. He said that he has with them several members of the ownership group as well as CFO here this evening and happy to answer any questions.

**Mr. Daniel Ware, Owner**, stated we are just thrilled to be able to bring our business over to New Albany. He said we've been operating in Louisville for an awfully long time and making the drive ourselves, our family, for an awfully long time. He stated that we're really excited that this is going to be in our backyard and get to work with the folks of New Albany. He said we have a business that's very, we feel, very generous because one of our core values is generosity, and we look forward to being able to help out the folks of New Albany with that. He stated that we're always looking for really hardworking young men/women and are a very blue-collar type business with lots of training programs and great benefits and all kinds of stuff. He said we're really trying to build a young man or woman to enter the field who can go out and work with their hands and make a very, very good living. He stated that we're just really excited, feel very blessed. He said that

he has never really done this in front of a council like this, so forgive him if he doesn't have his words all polished but he just wanted to say thank you, and we look forward to being over here.

**Mr. Brent Falcone, Owner**, stated that he is not going add too much color to what Daniel said, but again, we're grateful for the opportunity and the proposal you're hearing tonight, and we're really excited to be in New Albany. He said we're all from Indiana and we make the drive to Louisville, so it's going to be kind of neat to make a pretty short drive to go to work. He stated we're excited to participate in the community and we have a lot of great paying jobs. He said we hire a lot internally, a lot of referrals, and our keep rate on that is 80 plus percent; our retention is extremely high. He stated we want to make it so that if you want to come work at our company and contribute to the overall culture, this is a place where upon retirement, you're not going to have to make some hard decisions like, hey, how am I going to make it now that I'm retired. He said we want to make sure that people pour into our company and we pour into them, so that when they're done, they can then pour into the community, either with their time or with their resources. He stated so, again, that's just a bit of an elevator pitch for the company, but that's what we would want to bring to the community.

**Mrs. Murphy** said they do extensive training with people, she is guessing, from across the nation that would be coming to New Albany to be a part of their training sessions.

**Mr. Ware** said so not only do we do retail training, which is bringing facility directors, operations managers, plant personnel to train on boilers, we have an internal training program as well. He stated we will find a candidate that wants to get into the field, and then we have a 2,000-hour curriculum program that we've developed internally. He said that employee comes in and is essentially overhead for 50% of the time, so we build that person and it's a 2,000-hour program. He stated once they complete that program, we then release them to go out and be a qualified service tech, so we build them and it's called Ware Way. He said we have a certain way that we want that person to go out and represent themselves in the community, whether it's we work on soft skills, technical skills; we go through all the gamut, but yes, retail as well as in-house training.

**Mr. Dickey** asked Mr. Ware to give a short summation of what you guys actually do there, mainly for the people watching at home who probably haven't looked at the extensive packet of material that we received.

**Mr. Ware** stated we are an industrial boiler rental and service company and we rent boilers all over the country and do some international. He said we service between seven and ten states and we have a sales division, a training division and we have a parts division. He stated we have 40,000 parts on our e-commerce site and if you're not familiar with what a rental boiler would do, if a company's boiler is to fail, they can call us and we can bring in equipment so that we can get the customer back up and going quickly, so the plant doesn't lose that time.

**Mr. Fitzgerald** asked if that includes chillers, the exact opposite of boilers as well?

**Mr. Ware** stated we used to be in the chiller side as well but we didn't do a very good job of it, so we went ahead and stepped out of the cold side and our tagline is Ware Always Steam. He said it didn't make sense to have the chillers and have the cold side.

**Mr. Fitzgerald** said it's good to know what you're good at and dive into it. He then asked with the relocation of the 226 employees, are those additional ones that will be here in addition to the relocated ones? He asked or how many of the employees are going to be relocated as well?

**Mr. Ware** stated we won't really be relocating many; that is all just local employees.

**Mr. Fitzgerald** stated that his question is, in regards to New Albany residents getting jobs as well, what type of outreach would you all perform to figure out how to fill these positions, preferably with New Albany residents as well?

**Mr. Ware** stated that for a technical training program, we like to work a lot with Prosser and with Ivy Tech, establishing some really good relationships with them. He said we have internships that we do currently with those guys. He also said that a lot of it is word of mouth. He stated that the word goes around, we have a, you got to say it humbly, a good place to work, so we feel the word of the mouth is just the best thing to do. He also stated that we'll put resumes on Indeed, all the social platforms, and usually we have a lot of good candidates come forward.

**Mr. Fitzgerald** said that he likes the partnership with Prosser and he thinks that's really vital. He also said trying to figure other inroads into the community as well, he thinks is great. He then stated that his final question is what the average salary starting?

**Mr. Ware** said it depends on the skill set of the guy coming in. He stated, let's say you have a guy fresh out of high school, they may be in the \$20.00 an hour or so range. He said if you have someone who has a good skill set and a good base and a maintenance background, he could be \$25.00 to \$30.00 an hour. He stated that once you go through our training curriculum, you immediately go to \$40.00 an hour, so after you pass our 2,000-hour boiler training program, that's when you go to \$40.00 an hour. He said we don't have a cap on our pay, so there is no ceiling, and again, we believe in generosity, and we do an average 4% wage increase annually. He added that's not held to that if a guy's doing really well. He added that's the benefit of having a business of your own, you can give the person whatever you want.

**Mrs. Gohmann** asked what the timeline is for the move?

**Mr. Ware** said that's the million-dollar question, but we're hoping we can be over within the year. He stated we feel like by the start of first quarter that we should be operational and building our maintenance equipment or building our rental boilers. He said we won't have everyone moved over by then because we do have infrastructure that we have to put in place, but we can start utilizing the facilities in that January time frame.

**Mrs. Murphy** stated that it says project estimated completion will be August of 2028.

**Mr. Ware** stated that's multi-phased.

**Mrs. Murphy** said right and that's redoing the Hitachi building and fitting it with your equipment, right?

**Mr. Ware** said yes.

**Mrs. Griffith** stated that she went on their website and loves the family. She added they go way far back. She then asked if they will be closing your Louisville one and completely relocating? She said you have a couple different locations, is that right?

**Mr. Ware** said that's correct. He stated we have three campuses over in Louisville right now. He said culture is such a big thing for us, and so is growth, so what we found when we were separating campuses, we were losing a little bit of touch by not having everyone under the same roof. He stated that's a big drive for us is to be able to get everyone back on the same campus. He said although we're only a mile and a half apart, you would still have those issues, so we don't know if we'll sell those properties or what we will do with those properties once we move the organization over.

**Mr. Falcone** said this will be home.

**Mrs. Griffith** said you made a good choice and thanked them.

**Mr. Blair** stated that he appreciates them considering Indiana and bringing their management team here. He said it's real meaningful for us. He then stated that at one time the tax abatement schedule time frame for personal property was five years. He asked Ms. Johnson if it is extended to ten years for certain circumstances?

**Ms. Johnson** said that is correct and this is a special abatement that allows for that 10-year time line. She also said this was suggested for DLGF because their type of manufacturing equipment actually fits the definition for this type of abatement.

**Mr. Blair** stated along those lines, he is assuming part of their equipment is rental inventory and a lot of this equipment will be located for periods of time in other locations in New Albany. He asked if there is anything in the manufacturer equipment that has to be located in New Albany, or can it be dispersed? He is thinking more like an occupancy tax because if you work in a sitting room for a day, you're subject to occupancy tax for that period.

**Mr. Lawrence** stated that's one of the reasons we had talked to DLGF about how this would qualify and that is kind of a moving target, and they'll reconcile at the end of the year when they pay that property tax and report on that. He said there will be some that will be out of state, but they'll pay on the in-state and in-county.

**Mr. Blair** said but the savings shown is for all their equipment.

**Mr. Lawrence** stated correct, it's shown for all their equipment in the event that equipment was sitting all on site.

**Mr. Blair** said but in actuality, some of it will be off site, so obviously we're not collecting abatement and it's not like we're giving them money, so it's indifferent, but from a mathematical standpoint, he just wanted to make sure he understood.

**Mr. Lawrence** said when they fill out their annual compliance forms and file their form 103s with their property taxes, that'll all be taken into account of what's on site.

**Mr. Blair** said he is assuming that you all value the equipment through an evaluation or something on the current. He said it's not the new value, it's what the existing value of equipment is.

**Mr. Lawrence** said there's a book value that appreciates as well, and that equipment is a mixture of new to Indiana and new equipment.

#### **BOARD APPOINTMENTS:**

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

**Mr. Dickey** told Dr. Russell, if his council colleagues will allow him a little liberty here, per their conversation, he did print out the photos that he took yesterday so he will pass those around. He said if she had more that she wanted to provide them, just let him know.

**Dr. Jo Russell, 8 Martin Drive**, stated that she didn't bring any but she does have the major one, which is the creek. She had a video of the rushing water on her phone that her friend showed the council members.

**Mr. Dickey** told Ms. Russell if she wanted to go ahead with her remarks while her friend is showing the video, he thinks that's fine.

**Dr. Russell** said she met with the people in her neighborhood, and this is a combination of everybody's wants and wishes. She stated that a lot of this is about the mayor and how things started. She said that she stands before council tonight not only as a homeowner, but also as a representative of the families of Martin Drive to formally present the serious and ongoing flooding issues affecting residents of Martin Drive, specifically related to the condition and management of Fallen Run Creek. She stated this matter has persisted for over a decade and requires immediate and transparent attention from city leadership. She said our problem actually began to escalate in 2014-2015, following the city's use of heavy machinery in the creek that runs behind our properties. She stated prior to that, the city responded to our creek concerns by manually clearing creek debris, which was

effective and caused no harm to the stream. She said since the machinery was used in the creek, flooding began and has worsened year after year. She stated properties have experienced erosion, excessive pooling of water, mosquito infestation, and a general degradation of livability. She stated that several homes, including hers, have lost land, due to major erosion and standing water, and she has some good pictures for you on that, too. She said despite more than 15 visits or more by Mayor Gahan and the hospital to our properties, and repeated discussions with some city officials, no meaningful remediation has ever occurred. She stated that the mayor told us there were no dollars, no grants, no funds available to help us. She said the responsibility for the creek's maintenance was passed from city officials to homeowners and later attributed to the local hospital, which provided only minimal help by trimming a few dead tree limbs and then not responding to our calls or willing to clean up any of the mess that they created. She stated that our neighborhood has made efforts to seek help; we have contacted the Department of Environmental Management, the Department of National Resources, and other engineering folks. She said our City Councilman, Dan Coffey, who truly went to bat for our neighborhood, was turned down by those who could help. She stated we have sought meetings, responded respectfully, endured miscommunication, dismissals, and canceled appointments. She said that her neighbors and she have had many meetings with the mayor in our own yards to give him a firsthand look at the situation and received no actual help, just rhetoric. She stated in one instance last year, she believes, she called and confirmed a meeting that the mayor and Mr. Larry Summers and she were supposed to have. She called the mayor's office and learned that he had turned the meeting over to Mr. Summers, so she called Mr. Summers to confirm the date of the next meeting because his assistant said he had a leg problem. She said she told her she couldn't do any other scheduling. She told her she was told by Mr. Summers that the mayor had met, and they agreed to give her the creek, meaning me. She asked why, and she said, because the mayor said, you are the only one who cares about the creek, so he is giving it to you and she said, to her, that speaks volumes. She stated that she now owns, according to the mayor, Fallen Run Creek, but her research tells her that he can't just give away a creek, but he could have fixed it. She then said according to the pictures that she doesn't have tonight, you can see where her land goes into the creek, her neighbor's land goes across the creek and up the hill to touch the hospital's property, yet we were never included in any discussions that the hospital and the mayor had about the creek. She now hopes that after talking to Mr. Adam Dickey, that if we meet with the hospital, we can get some things done but that we will have to see. She said what the neighbors want, and she knows that you can't do this overnight, but we're willing to help and work with you guys. She stated we're looking for immediate emergency assistance to address the existing damage because there's erosion and dangers that are presented by official assessments of the drainage system by licensed certified civil engineers. She said we know nothing's going to happen immediately, but if you come to ask, then you need to have some dates as to expectation, so that's why she's adding their expectations. She stated the pictures that she wanted to show the council were taken by a lady that's about three hours out, and she thinks she worked at IDEM. She said she came all the way down because she couldn't get anybody else to take any pictures, so she came out and she took the pictures. She stated the first thing she told her was to make sure she keeps the kids out and any other person who was trying to go into the creek. She said the creek is very deep and it's very dangerous. She stated that the second one was to design and install a concrete retaining wall to protect and shore up our properties within a timeline for action and a true point of contact for residents. She said we don't know who to call. She stated that we can call the mayor, we can call three or four other people, and nobody takes responsibility. She said then there is restoration of our properties which is essential. She stated we want to have Fallen Run Creek restored to its original configuration, including the flow mechanisms or lots for trees that have been knocked out previously. She also stated we want engagement and official assessment by a certified professional engineer to design and oversee appropriate solutions, and determine how this amount of water was allowed to continue for almost 10 years to be released on our families even after the flood was reported. She said so find release of the water's location and cut it back to the original state. She stated the last thing is to clear assignment of long-term maintenance responsibility, because again, we don't know who the owner of anything is and who is responsible to do what, so we want to get some follow-up actions. She said so that's the requests of the Martin Drive residents who have endured over a decade of neglect and they deserve fairness, safety,

and accountability. She stated we ask that the city of New Albany take this matter seriously and move forward with urgency and compassion.

**Mr. Dickey** stated this is typically a public comment period and he thinks it would probably be better if we proceeded afterwards. He said the one piece he will say is he has had a conversation with the stormwater department, and Mr. Phil Aldridge and he has discussed a couple things based on a conversation with himself, Mrs. Collier and Dr. Russell. He is sure there will be some follow-up conversations there. He does appreciate one thing, which is the struggle that comes with these issues, particularly with the erosion and who carries what responsibility. He said that a lot of times is on homeowners, but in this case, he thinks there are also some impacts caused directly by some of the infrastructure with the hospital. He thinks that we need to have a conversation about some of that and see where and how we might be able to be helpful there in facilitating improvements.

**Mr. Blair** stated that assumes he checked if there's any stormwater code violations or non-permitted work or anything like that.

**Mr. Dickey** said he would say that will be part of what stormwater would be involved with, yes.

**Dr. Russell** said Mr. Dickey saw firsthand how the water was moving through the back of the creek. She stated that it's almost like you have a gallon jug, and then it's full of water and you're just dumping it in a bowl or something and there's only a size of a penny for it to go out, so therefore it's hitting against the walls and it has taken all the dirt so there is nothing hardly left of the creek and all the trees are gone. She said it's so sad.

**Mr. Dickey** said again, if anyone wants to talk to Dr. Russell afterwards, he is sure she'll take a few minutes to talk to you individually.

**ADJOURN:**

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

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Adam T. Dickey, President

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Vicki Glotzbach, City Clerk